AGENDA

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

Tuesday, June 13, 2023
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.ci.oakley.ca.us.

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, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561. Agendas may be picked up at the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561 for no charge. To request information regarding placement on the City's agenda e-mail distribution list, please contact us at (925) 625-7000.

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If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7000.

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

1.OPENING MATTERS

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

1.1 Call to Order and Roll Call of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority

1.2 Pledge of Allegiance to the Flag

1.3 Proclamation Recognizing June as LGBTQ+ Pride Month (Jimmy Ramirez, Oakley Planning Commissioner; David Carrillo, Executive Director and Kevin Martin, Empowerment Program Coordinator and Training Manager, Center for Human Development's Empowerment Program)

Proclamation

1.4 Update from Contra Costa County Water District Director Connstance Holdaway and Oliver Symonds, Senior Public Information Specialist

1.5 Update from Contra Costa Mosquito and Vector Control District (Michael Krieg, Board Trustee)

1.6 Youth Council Report and Recognition from the National Alliance on Mental Illness (NAMI) (Lindsey Bruno, Recreation Manager)

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.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.

3.1 Approve Minutes from the Regular Joint City Council/City Council Acting as the Successor Agency to the Redevelopment Agency and Special Public Financing Authority Meeting Held May 23, 2023 (Libby Vreonis, City Clerk)

Minutes 05-23-23

3.2 Accept Report Out of Closed Session Memo (Derek P. Cole, City Attorney)

Memo

3.3 Acceptance of work associated with the Holly Creek Park Restroom Construction Project – Capital Improvement Project Number 248 (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Resolution
2. Notice of Completion

3.4 Award the City Parks and Landscape Maintenance Services Contract to Terracare Associates for Fiscal Year 2023/24 and Fiscal Year 2024/25 (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Proposal
2. Resolution

3.5 Award of Construction Contract to R & R Pacific Construction, Inc. for the Construction of Fiscal Year (FY) 2022/23 Street Repair and Resurfacing Project – Capital Improvement Project (CIP) Number 279 (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Resolution
2. Bid Summary

3.6 Acceptance of Subdivision Improvements Associated with the Oakley Logistics Center (Phase 1) Subdivision 9513 located at Bridgehead Road and Wilbur Avenue (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Resolution
2. Subdivision 9513 Location Map

3.7 Acceptance of Subdivision Improvements Associated with the Oakley Logistics Center (Phase 2) Subdivision 9549 located at Wilbur Avenue and Industrial Way (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Resolution
2. Subdivision 9549 Location Map

3.8 Annexation Number 34 (Brownstone Subdivision 8803) to the City of Oakley Community Facilities District Number 2015-2 (Parks, Streetlight, Landscape, and Stormwater Services) (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Unanimous Approval Form
2. Resolution Approving Annexation No. 34
3. Amended Boundary Map
4. Amendment to Notice of Special Tax Lien

3.9 Accepting the Subdivision Improvements Associated with Stonewood Unit 1A Subdivision 7662 located at southwest corner of Rose Avenue and Longhorn Way (Kevin Rohani, P.E., Public Works Director/City Engineer)
Staff Report
1. Resolution
2. Vicinity Map

3.10 Consideration of a Resolution Authorizing the Purchase of a 2023 Chevrolet Silverado 2500 HD for $55,858.54 from California Automotive Retailing Group, Inc. DBA Dublin Chevrolet (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report

1. Resolution

3.11 Adopt a Resolution Approving a list of projects for Fiscal Year 2023/2024 Funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 (Kevin Rohani, P.E., Director of Public Works/City Engineer)

Staff Report

1. Resolution

3.12 Creating Zone 188 within the Oakley Special Police Tax Area consisting of the Honey Creekside project (Subdivision 9579) located at 463 and 560 Honey Lane (APNs 033-030-028 and 033-030-032) (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report

1. Resolution Creating Oakley Special Police Tax Zone 188

1A. Exhibit A - Diagram

2. Ordinance Establishing a Special Tax

1A. Exhibit A - Diagram

2B. Exhibit B - Schedule for Police Service Tax

4.PUBLIC HEARINGS

4.1 Public Hearing to Consider Confirming the Diagrams and Assessments and Ordering the Levy and Collection of the Annual Assessments for Fiscal Year 2023-24 for the City of Oakley Street Lighting and Landscape Assessment District No. 1 (Kevin Rohani, P.E., Public Works Director/City Engineer)

Suggested Action: Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the City Council, 3) Open the Public Hearing, 4) Receive Public Testimony, 5) Close the Public Hearing, 6) Request information from the City Clerk as to whether any written protests have been filed and what level of assessable land the protests represent in order to determine whether a majority protest exists 7) Deliberate, 8) Summarize the Deliberation 9) Adopt the Resolution

Staff Report

1. Resolution

2. Final Engineer's Report

4.2 Machado Lane Subdivision 9615 Rezone, Vesting Tentative Map, Final Development Plan, and Design Review (RZ 06-21, TM 03-21, FDP 01-21, DR 10-21) – Request for approval of a Rezone to P-1 (Planned Unit Development)

District, a Vesting Tentative Map to subdivide approximately 20.11 acres into 76 single family residential lots, a Final Development Plan in conjunction with the P-1 District, and Design Review. APNs 033-190-003 and 033-190-004 and Adoption of a Mitigated Negative Declaration Findings, this Project, with Mitigations, Would not Require the Adoption of an Environmental Impact Report Under the California Environmental Quality Act. (Ken Strelo, Planning Manager)

Suggested Action: Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the City Council, 3) Open the Public Hearing, 4) Receive Comments from the Applicant, 5) Receive Public Testimony, 6) Close the Public Hearing, 7) Deliberate, 8) Summarize the Deliberation 9) Introduce the Ordinance 10) Adopt the Resolution

Staff Report
1. Vicinity Map
2. Notice of Public Hearing
3. Applicant's Plans
4. Machado Lane Subdivision - Notice of Intent to Adopt a Mitigated Negative Declaration
5. Machado Lane Subdivision - Initial Study/Mitigated Negative Declaration
5a. Errata to Machado Lane Subdivision CEQA Documents
5b. Machado Lane Subdivision - Responses to Comments on IS/MND
6. Planning Commission Staff Report from February 7, 2023
7. Planning Commission Meeting Minutes from February 7, 2023
8. Planning Commission Resolution 4-23
9. Proposed Ordinance
10. Proposed Resolution
10a. Proposed Resolution Exhibit "A" Mitigation Monitoring Program

4.3 Consideration of an Ordinance to Update Mitigation Fees Imposed to Implement the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (Ken Strelo, Planning Manager)

Suggested Action: Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the City Council, 3) Open the Public Hearing, 4) Receive Public Testimony, 5) Close the Public Hearing, 6) Deliberate, 7) Summarize the Deliberation 8) Introduce the Ordinance

Staff Report
1. Notice of Public Hearing
2. East Contra Costa County HCP/NCCP Mitigation Fee Audit and Nexus Study (February 2023)
3. Proposed Ordinance with Exhibit A-E

5.REGULAR CALENDAR

5.1 Consideration of Resolutions Adopting the Fiscal Year 2023-2024 Proposed Operating Budget, Statement of Financial Policies, Appropriations Limit, Adopting the Fiscal Year 2023-2024 Capital Budget and 5-Year Capital

Improvement Program (CIP) for Fiscal Years 2023-2024 through 2027-2028 and Making Findings Related Thereto, and Approving Additional Sworn Police Positions on a Temporary Basis (Tim Przybyla, Finance Director)

Staff Report
1. Proposed Operating Budget for Fiscal Year 2023-2024 and Proposed Capital Budget for Fiscal Year 2023-2024 and Recommended 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028
2. Internal Controls Report
3. First Resolution
4. Second Resolution
5. Third Resolution (pertaining to over-hiring of Police Officers)

5.2 Selection of Non-Profit Organizations to Operate Beer and Wine Concessions at select City Special Events (Lindsey Bruno, Recreation Director)

Staff Report
1. RFP from Rotary Club of Oakley
2. RFP from East County All Star Fundraising
3. FPPC Response to Advice No. A-23-059

5.3 Authorization for the City Manager to Execute a Purchase and Sale Agreement with Thomas Properties Inc. for the sale of property located at 1033 Main Street and 5400 Neroly Road (APN 037-050-013 and APN 037-050-014) (Harumi Murata, Economic Development Analyst)

Staff Report
1. Overview of the proposed retail development projects
2. Draft Purchase and Sale Agreement
3. Draft Resolution

5.4 Adoption of Resolution Authorizing the Mayor to Execute an Amendment to the City Manager's Employment Agreement Providing for an Increase in Salary from $250,000 to $277,500 Annually (Derek Cole, City Attorney)

Staff Report
1. Resolution
2. Amendment to City Manager Employment Agreement

5.5 Adopt a Resolution approving the Salary Schedule for Fiscal Year 2023/2024 and authorizing the addition and removal of specific job classifications (Jeri Tejeda, Human Resources Director)

Staff Report
1. Resolution
2. 2023-2024 Salary Schedule
3. Administrative Technician Job Description
4. Resolution 26-23 Compensation and Benefits General Staff

5. Resolution 27-23 Compensation and Benefits Police Management Staff
6. Proposed City Manager Contract Amendment

6.REPORTS

6.1 CITY MANAGER
(a) City Manager
(b) Fireworks Update

6.2 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

7.WORK SESSIONS

7.1 55-Acre Park Discussion (Joshua McMurray, City Manager and Kevin Rohani, P.E., Public Works Director/City Engineer)
Staff Report
1. 2019 55-Acre Park Master Plan

8.CLOSED SESSION

8.1 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: Letter dated May 25, 2023 received from Electronic Frontier Foundation and ACLU of Northern California concerning use of automated license plate readers

Electronic Frontier Foundation and ACLU Letter

8.2 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

County of Contra Costa et al. (and City of Oakley) v. Monsanto Company et al., Contra Costa Sup. Ct. Case No. C22-02818

Schaefers v. BNSF Railway Company et. al. (and City of Oakley), Contra Costa

Sup. Ct. Case Nos. C22-01552 and C22-01555

McCalister v. Moeckel at al. (and City of Oakley), Contra Costa Sup. Ct. Case No. C23-00834

City of Oakley v. Scelsi, Contra Costa Sup. Ct. Case No. MSN16-1620

9.ADJOURN

OAKLEY
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PROCLAMATION
LGBTQ+ PRIDE MONTH-JUNE 2023

WHEREAS, the City of Oakley is a welcoming community and an exceptional place to live, learn, work, play, and raise a family; and

WHEREAS, the nation was founded upon and is guided by a set of principles that includes that every person has been created equal, that each has rights to their life, liberty, and pursuit of happiness, and that each shall be afforded the full recognition and protection of the law; and

WHEREAS, the City of Oakley recognizes the importance of equality and freedom, and is dedicated to fostering acceptance of all its citizens and preventing discrimination and bullying based on sexual orientation and gender identity; and

WHEREAS, the City of Oakley is strengthened by the rich diversity of ethnic, cultural, racial, gender, and sexual identities of its residents; all of which contribute to the vibrant character of the City; and

WHEREAS, many of the residents, students, city employees, and business owners within the City of Oakley who contribute to the enrichment of the City are part of the lesbian, gay, bisexual, transgender, and questioning community; and

WHEREAS, June has become a symbolic month in which lesbians, gay men, bisexual people, transgender, questioning, and supporters come together in various celebrations of pride.

NOW, THEREFORE, BE IT RESOLVED that we, the Oakley City Council, do hereby proclaim June 2023 as LGBTQ+ Pride Month in Oakley and encourage all residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality and liberty.

DATED: June 13, 2023

Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency and Special Meeting of the Oakley Public Financing Authority held May 23, 2023

1) OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority

Mayor Aaron Meadows called the meeting to order at 6:30 p.m. in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Vice Mayor Anissa Williams and Councilmembers George Fuller, Hugh Henderson and Shannon Shaw were also present.

1.2 Pledge of Allegiance to the Flag

O'Hara Park Middle School students Adrianne Orais and Ashley Hopwood led the Pledge of Allegiance to the Flag.

1.3 Train Platform Update (Tamika Smith, San Joaquin Regional Rail Commission, Director of Rail Services)

Tamika Smith, San Joaquin Regional Rail Commission, Director of Rail Services, provided a PowerPoint presentation.

Councilmember Fuller inquired about the projected ridership now, if it is expected to be as it was originally before the pandemic, how they compare to other rail and transit systems, i.e. BART, and about the Cross Valley bus system going west from the foothills.

Ms. Smith shared their resilience during the pandemic and how they compare to other systems. She indicated she would respond through the City Manager regarding projected ridership and the status of the bus system.

Vice Mayor Williams requested the presentation slide regarding the transit connection be provided on the City's website.

2) PUBLIC COMMENTS

None.

3) CONSENT CALENDAR

3.1 Approve Minutes from the Regular Joint City Council/City Council Acting as the Successor Agency to the Redevelopment Agency/Public Financing Authority Meeting Held May 9, 2023 (Libby Vreonis, City Clerk)

3.2 Acceptance of work associated with Capital Improvement Project Number 275 - Fiscal Year 2022/23 Curb, Gutter, & Sidewalk Repair and Replacement Project (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.3 Acceptance of work associated with Capital Improvement Project Number 276 - Fiscal Year 2022/23 Street Restriping Project (Kevin Rohani, P.E., Public Works Director/City Engineer)

There were no public comments. It was moved by Councilmember Fuller and seconded by Councilmember Shaw to approve the Consent Calendar. Motion was unanimous and so ordered. (5-0)

4) PUBLIC HEARINGS

4.1 Consideration of a Resolution Establishing a Master Fee Schedule and Updating Certain City Fees and Refuse Fees (Tim Przybyla, Finance Director)

Finance Director Tim Przybyla presented the staff report.

There were no questions from the Council. Mayor Meadows opened the public hearing; there being no public comments, he closed the public hearing. There was no deliberation by the Council.

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

5) REGULAR CALENDAR

5.1 Strategic Plan SP 27+ Update (Joshua McMurray, City Manager)

City Manager Joshua McMurray presented the staff report.

Vice Mayor Williams requested a color-coded dashboard on the City's website for people to see the City's progress on the Strategic Plan which Councilmember Shaw also supported but without use of the color red. Mayor Meadows also supported it.

An audience member inquired about the Strategic Plan and asked whom to speak with regarding their family property.

Mr. McMurray explained the Strategic Plan and provided his business card to her.

Councilmember Fuller requested clarification regarding suggestions made by Vice Mayor Williams and Councilmember Shaw.

Mayor Meadows summarized that Vice Mayor Williams and Councilmember Shaw would like to have the multipage spreadsheet on the City's website with anything completed or in progress highlighted for the public.

It was moved by Councilmember Fuller and seconded by Vice Mayor Williams to accept the update as presented. Motion was unanimous and so ordered. (5-0)

Item 4.1 (return)

Mayor Meadows requested to return to Item 4.1 to make a comment.

It was moved by Councilmember Fuller and seconded by Councilmember Shaw to suspend the rules of procedure to allow Mayor Meadows to make a comment on item 4.1. Motion was unanimous and so ordered. (5-0)

Mayor Meadows mentioned shared he would like to see Oakley-based businesses pay the same as Oakley residents and non-Oakley businesses to pay the tier 4 pricing.

Recreation Director Lindsey Bruno inquired if he is referring to Oakley-based businesses having a valid business license and Mayor Meadows confirmed that is correct.

City Attorney Derek Cole opined the item should be brought back to the Council at a future meeting to be properly agendized as Oakley-based businesses and non-Oakley-based businesses are being distinguished which the current agenda does not reflect.

6) REPORTS

6.1 CITY MANAGER
(a) City Manager

City Manager Joshua McMurray announced the following events at Civic Center Plaza/Park:

- Memorial Day Remembrance, Saturday, May 27th,10:00 a.m.
- Friday Night Bites and Concert in the Park, Friday, June 2nd
- Retro Summer Block Party with movie, *Honey, I Shrunk the Kids*, June 3rd
- Inaugural Juneteenth Celebration, June 17th, 10:00 a.m.-1:00 p.m.

6.2 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 that the Ironhouse Sanitary District meeting was canceled, she attended the Water Safety Day event Sunday, and the Tri-Delta Transit meeting is tomorrow.

Councilmember Henderson mentioned the bass tournament was held this past weekend which brought a lot of activity to the area. He reported he attended the swearing-in ceremony yesterday for Oakley's 39th Police Officer.

Councilmember Fuller reported he attended the 164th commencement ceremony at the University of San Francisco last Friday where he received his Doctor of Education in Special Education with an emphasis on Disability Studies. He thanked everyone for the gift. He mentioned the next ABAG meeting will be held June 16thand as a voting member he will be sure to provide the agenda when it becomes available and receive comments. He mentioned his last time at the general assembly, there was discussion that coastal cities are joining to take a petition to the state to take back local control, especially in Berkeley where they are behind on their RHNA requirements; they want to be excused from RHNA requirements and for a bond to

be issued to developers that would have incentive and assistance to build in open areas of the state such as Oakley, Brentwood and other regions heading east through the Delta which are all vulnerable because coastal cities are in population centers and eastern cities do not carry that same population, so he would like to bring together local cities in this area including Rio Vista, Stockton, Sacramento, Lodi, and Elk Grove, to oppose coastal cities being excused of RHNA requirements and building being shifted eastwardly.

Mayor Meadows reported he attended the Contra Costa Transportation Authority meeting, TRANSPLAN meeting, and the swearing-in ceremony.

(b) Requests for Future Agendas

Mayor Meadows requested the fee schedule for Oakley-based businesses requesting to use the Recreation Center be brought back for the Council to consider the same fee as for Oakley-based residents. It was supported by Vice Mayor Williams.

Vice Mayor Williams requested an update on fireworks with 4th of July coming up. Mayor Meadows suggested adding the update to social media.

7) WORK SESSIONS

None.

8) CLOSED SESSION

8.1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code Section 54954.5(e)
Title: City Manager

8.2 CONFERENCE WITH LABOR NEGOTIATORS
Agency designated representatives: Mayor Meadows, Vice Mayor Williams, City Attorney Cole
Unrepresented employee: City Manager

Mayor Meadows announced the Closed Session items and mentioned the meeting will be adjourned after Closed Session. The Council heard the items in its antechamber.

9) ADJOURN

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectively Submitted,

Libby Vreonis
City Clerk

MEMORANDUM

Office of the City Attorney

Date:	May 24, 2023
To:	Mayor and Members of City Council
From:	Derek P. Cole, City Attorney
Cc:	Joshua McMurray, City Manager
Subject:	Closed Session Report-Out Memo

FOR CONSIDERATION AT THE CITY COUNCIL MEETING OF JUNE 13, 2023

Background and Analysis

The City Council considered the following closed session item during its regular meeting held May 23, 2023:

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code Section 54954.5(e)
Title: City Manager

CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6
Agency designated representatives: Mayor Meadows, Vice Mayor Williams, City Attorney Cole
Unrepresented employee: City Manager

Direction was provided to staff. There was no reportable action.

Fiscal Impact

None.

Recommendation

Receive and file this report.

Attachments

None.

OAKLEY
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STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Kevin Rohani, P.E. Public Works Director/City Engineer

SUBJECT: Acceptance of work associated with the Holly Creek Park Restroom Construction Project – Capital Improvement Project Number 248

Background and Analysis

The City's adopted FY 2022/23 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 our residents.

The demand for usage of the City of Oakley recreational fields has grown over the years for organized sports for the Baseball and Soccer leagues. The field at Holly Creek Park is one of the preferred locations and one of the highly sought after fields in Oakley for leagues to play their sporting activities. With the increased usage, it was a necessity to have a permanent restroom facility to replace the use of portable toilets at this park. The restroom facility eliminates operational and sanitary issues that have been a problem with the use of portable toilets. In addition, a water fountain was constructed to complement the new restroom facility.

On August 10, 2021, the City Council awarded a contract to McNabb Construction for the Holly Creek Park Restroom Construction Project. This work has been successfully completed by McNabb Construction and Community residents are now enjoying the new restroom facility.

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

Fiscal Impact

The authorized budget for the construction of this project was $265,298. This project was completed under the authorized budget in the amount of $265,155.56.

Pursuant to the contract documents, 5% of the accrued costs were withheld from the amount paid to the contractor. These funds are called “retention,” and are held until the end of the project to ensure that the contractor completes the project in a timely manner. Approval of this item will authorize the release of the retention payment to the contractor. The retention was already budgeted as part of the contract and change order approvals, so there is no additional fiscal impact associated with this action.

Staff Recommendation

Staff recommends that the City Council Adopt the Resolution accepting Capital Improvement Project Number 248 – Holly Creek Park Restroom Construction Project as constructed by McNabb Construction to be complete, and to direct the City Clerk to file a Notice of Completion for the project with the County Recorder.

Attachments

1. Resolution
2. Notice of Completion

RESOLUTION NO. __-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING THE WORK AS COMPLETE BY MCNABB CONSTRUCTION FOR CAPITAL IMPROVEMENT PROJECT NUMBER 248 – HOLLY CREEK PARK RESTROOM CONSTRUCTION PROJECT

WHEREAS, on August 10, 2021, by adopting Resolution No. 96-21 the City Council awarded a construction contract to McNabb Construction for the construction of the Holly Creek Park Restroom Construction Project – CIP No. 248; and

WHEREAS, McNabb Construction has satisfied the contractual requirements necessary for the acceptance of the Holly Creek Park Restroom Construction Project to be deemed complete in the final amount of $265,155.56.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Oakley that the Holly Creek Park Restroom Construction Project – CIP No. 248 is hereby accepted as complete.

BE IT FURTHER RESOLVED AND ORDERED, that the City Clerk is hereby directed to file a Notice of Completion for the Holly Creek Park Restroom Construction Project – CIP No. 248 with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 13th of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____ _____
Libby Vreonis, 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 248 – Holly Creek Park Restroom Construction Project

NOTICE IS HEREBY GIVEN THAT:

The CITY OF OAKLEY, a political subdivision of the State of California, did, on August 10, 2021, enter into an agreement with McNabb Construction for the construction of Capital Improvement Project (CIP) Number 248 – Holly Creek Park Restroom Construction Project, with work located at 4758 Hagar Court, Oakley, CA. 94561.

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 CIP Number 248 – Holly Creek Park Restroom Construction Project.

On June 13, 2023, 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 this 13th day of June 2023 at Oakley, California.

Date: _____

By: _____
Libby Vreonis, City Clerk
City of Oakley, California

OAKLEY
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STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager *Approved and Forwarded to the City Council*

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Award of contract to Terracare Associates, LLC for City Parks and Landscape Maintenance Services

Background and Analysis

The City of Oakley is responsible for the maintenance and operation of over 37 public parks, an assortment of street median and planter landscaping, and multiple facilities which include the Civic Center Campus and Oakley Plaza. It is of critical importance that these parks and facilities are maintained to high standards to show a positive image for the community and enhance the quality of life for the residents.

In an effort to efficiently and professionally maintain the City's parks, landscaping, and facility assets, the City utilizes the services of contractors. The City hires contractors to perform these major maintenance tasks, since the City does not currently have the large in-house staffing and support facilities to perform these services.

To ensure that the City of Oakley receives quality maintenance service, keeping the community's parks and facilities in the best condition, staff prepared a Request for Proposal (RFP) to select a landscape maintenance company to provide this service. The last time an RFP was issued was in 2018 and since then the City's inventory of parks and landscaping areas have increased and are expected to continue this upward path as new development projects construct new parks and landscaping.

The scope of work in this new RFP which was publicly published includes care and maintenance of turf, shrub/planter beds, weed control, irrigation maintenance, and fertilization. The scope of work is comprehensive and focused on all key elements of landscaping and irrigation services, which are needed to keep the public parks and landscaping areas to the highest standards for the community. The new RFP covered the intricate details of landscaping and irrigation maintenance service based on past experiences to ensure the City will receive a very professional and comprehensive maintenance service.

The City received two (2) proposals responding to the RFP from Terracare Associates, LLC ($1,799,832.00) and Brightview Landscaping Inc. ($1,734,999.96). Terracare

Associates, LLC is the current company who performs park and landscaping maintenance services for the City of Oakley, in addition to providing similar services for several municipalities in the East County region.

The proposals from the respective companies for park and landscape maintenance services were reviewed in detail by staff to ensure all of the content was based on the requirements of the RFP. The RFP selection process was not based solely on the lowest cost alone, staff reviewed each proposer for apparent strengths and specialties as well as client references, staffing levels, responsiveness to address urgent requests, and competitive cost.

Based on staff review and past expertise with these companies, staff concluded that Terracare Associates, LLC provided a superior proposal and will be best suited to provide continuity of the parks and landscaping service for the City of Oakley. The cost difference between Terracare Associates, LLC and Brightview Landscaping Inc. was not a major factor in the decision making as it was very small considering the overall cost of the contract. Terracare Associates, LLC will be providing six (6) crews to maintain the City's parks and landscaping, which is a much better model than the five (5) crew members proposed by Brightview Landscaping Inc.

Staff met with Terracare Associates, LLC and reviewed all details of their proposal, to make sure it is clear to both parties as to all the components of the maintenance work, and that there are no misunderstandings.

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

Approval of this resolution will accept the proposal and authorize the City Manager to execute an agreement with Terracare Associates, LLC, for a cost not-to-exceed $1,799,832.00 annually. The funding sources to pay for the park and landscape maintenance services from Terracare Associates, LLC will be provided by the City's Lighting and Landscape Districts (LLD), and Community Facilities Districts (CFD). The funds for all LLD's and CFD's are levied and collected to cover operating and maintenance costs for improvements within each district. The allocation and distribution of these funds is quantified during the annual Landscape and Lighting District Engineer's Report process which is part of the citywide budget.

Staff Recommendation

Staff recommends that the City Council adopt the resolution approving the proposal with Terracare Associates, LLC for maintenance services for the City's parks and landscape maintenance and authorizing the City Manager to enter into an agreement not to exceed $1,799,832.00 annually until June 31, 2026.

Attachments

1) Terracare Associates, LLC Proposal
2) Resolution

Landscape Maintenance Services

City of Oakley



OAKLEY
CALIFORNIA

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Prepared for:

Jesse Dela Cruz
Maintenance Manager

Proposal Issued:
May 30, 2023

Proposal Valid to:
July 30, 2023

Cover Letter

May 30, 2023

Attn: Jesse Dela Cruz
Maintenance Manager
City of Oakley, 3231 Main Street,
Oakley, CA 94561

Dear Evaluation/Selection Committee,

On behalf of Terracare Associates, LLC (TCA), we thank you, the City of Oakley for allowing us to propose Landscape Maintenance services for an additional contract period. We have enjoyed the opportunity to be your service provider over the past fourteen (14) years and look forward to continuing our successful partnership.

The intent of this proposal is to address your needs as we understand them and demonstrate our ongoing commitment to the City and its citizens. At the same time, we have sought to ensure that we are providing the best overall value for services to the City.

Additionally, we recognize that our team has become a part of your community, with our staff living, working and playing within its boundaries, therefore our approach has been to build upon this sense of "family" and provide a product which we are all proud of. We commit to continue participating in community outreach such as, the annual O'Hara and Delta Vista Middle School Garden Renovations and Friends of Marsh Creek clean up events, and other future projects. Our participation in your community events is something we take great pride in and look forward to!

TCA will provide the City of Oakley a Landscape Maintenance partner who will exceed the City's established standards of performance, communicate effectively, address problem resolution efficiently, and provide the knowledge of a company that has been providing similar services since 1985. We believe these actions are integral to the successful outcome of the agreement.

Terracare warrants that the requirements of the Agreement, as described in this RFP document, its enclosures, and all addenda, have been thoroughly reviewed and we have conducted all due diligence necessary to confirm material facts on which the proposal is based. We acknowledge the validity of the proposal contents, including proposed bid pricing.

Thank you once again for this opportunity, and we look forward to a continued partnership with the City of Oakley.

Warm Regards,

Kris L. Dasso

Kris Dasso
Branch Manager
2800 East 18 Street Antioch,
CA 94509
Cell: 925 383 0929
Email:
kris.dasso@myterracare.net

Justin Stewart
Vice President
2800 East 18 Street
Antioch, CA 94509
Cell: 303 419 2311
Email:
Justin.Stewart@myterracare.net

MONARCH
LANDSCAPE COMPANIES

February 02, 2021

Re: **Proposal & Contract Authorization Matrix**

To whom it may concern:

The Board of Directors of Monarch Landscape Companies oldings hereby authori e the following individuals to have the power to bind the company into legal contracts for services for which revenue shall be generated.

Name	Title	Employer	Division
Brian Helgoe	CEO	Monarch Landscape Holdings, LLC	All
Ozong Etta	CFO	Monarch Landscape Holdings, LLC	All
Scott Gilbert	SVP Corporate Services - Secretary	Monarch Landscape Holdings, LLC	All
Jeff Colton	President	Jensen Landscape Holdings, LLC	Construction
Kirk Brown	VP Construction	Jensen Landscape Contractor, LLC	Construction
Ben Green	Branch Manager	Jensen Landscape Contractor, LLC	Construction
Justin Stewart	Region Vice President	Terracare Associates, LLC	Central
Dave Mortensen	Region Manager	Terracare Associates, LLC	Central
Joe Weintraub	Region Vice President	Monarch Landscape Holdings, LLC	Maintenance
Frank Corzine	Region Manager	Monarch Landscape Holdings, LLC	Maintenance
Sergio Hernandez	Region Manager	Monarch Landscape Holdings, LLC	Maintenance
Matt Rogers	Region Manager	Terracare Associates, LLC	Maintenance
Various [1]	Branch Managers	Various	Various
Various [2]	Project/Ancillary/Area Managers	Various	Various

[1] Branch managers responsible for day-to-day operations of maintenance locations
[1] Managers with day-to-day responsibility for customer sites

The above authori ation shall cover the following revenue generation contracts or agreements:

Construction contracts

Change orders for existing contracts - Construction

Revenue generating contracts base maintenance work only on Monarch originated form

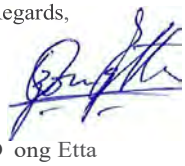
Revenue generating contracts for ancillary or add-on contracts on Monarch originated form

550 S. HOPE STREET, SUITE 1675 | LOS ANGELES, CALIFORNIA 90071

Revenue generating contracts base maintenance work only on Customer originated form

Revenue generating contracts for ancillary or add-on contracts on Customer originated form

Regards,



O ong Etta
EVP, Chief Financial Officer

TCA TERRACARE ASSOCIATES 2
A Monarch Landscape Company

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OAKLEY CALIFORNIA

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

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Form A

Name of Company: Terracare Associates, LLC

PROPOSER'S STATEMENT OF ORGANIZATION

1. Full Name of Business Concern (Proposer):
Terracare Associates, LLC

Principal Business Address:
2800 East 18 Street Antioch, CA 94509

2. Principal Contact Person(s):
Justin Stewart - Vice President - 303 419 2311

Kris Dasso - Branch Manager - 925 383 0929

3. Form of Business Concern (Corporation, Partnership, Joint Venture, Other):
Corporation

4. Federal Tax ID #: 26-4506454
(If applicable: A Social Security Number may be requested and substituted during the Proposer set-up process and prior to the approval of any Purchase Orders).

5. Provide names of partners or offices as appropriate and indicate if the individual has the authority to sign in name of Proposer. Provide proof of the ability of the individuals so named to legally bind the Proposer.

Name	Address	Title
Justin Stewart	2800 East 18 Street Antioch, CA 94509	Vice President

If a corporation, in what state incorporated: Colorado

Date Incorporated: March (Month) 25 (Day) 2009 (Year)

If a Joint Venture or Partnership, date of Agreement: N/A

6. Identify the provisions of any agreement between parties which assigns legal or financial liabilities or responsibilities:
There are no legal or financial liabilities.

Form A

Name of Company: Terracare Associates, LLC

7. If responding firm(s) are a partially or fully-owned subsidiary of another firm, or share common ownership with another firm, please identify the firms and relationships.
N/A

PROPOSER'S STATEMENT OF ORGANIZATION (Cont.)

8. Insurance Information:
Total amount of liability insurance carried: $10,000,000 with an umbrella policy above that

Insurance Agency: Willis Towers Watson Insurance Services West, Inc.

Agent's Name: Carmella Garcia Phone Number: 213-607-6305

Agent's Address: 300 South Grand Avenue, Suite 2000, Los Angeles, CA 90071 Fax Number: N/A

9. Bond Information:
Total amount of work the applicant can be bonded for at one time: $ 25,000,000

Bonding Agency: Lockton Companies – National Surety Practice

Agent's Name: Emily Newell Phone Number: 415-690-5457

Agent's Address: 777 S. Figueroa Street, 52nd Fl., Los Angeles, CA 90017 Fax Number: N/A

Form B

Name of Company: Terracare Associates, LLC

NON-COLLUSION STATEMENT OF PROPOSER

Name, Kris Dasso, being a designated representative of the company listed above, states the follwing:

1. I Kris Dasso **(name)** of Terracare Associates, LLC **(company),** the Proposer that has submitted the attached proposal;
2. I am fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
3. Such proposal is genuine and is not a collusive or sham proposal;
4. Terracare Associates, LLC (**company**) nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, connived, or agreed, directly or indirectly, with any other Proposer, firm or person to submit a collusive or sham proposal in connection with the Agreement for which the attached proposal has been submitted or to refrain from proposing in connection with such Agreement, or has in any manner, directly or indirectly, sought by agreement or collision or communication or conference with any other Proposer, firm, or person to fix the price or prices in the attached RFP, or of any other Proposer, or to fix any overhead, profit or cost element of the proposal or the response of any other Proposer, or to secure through any collusion, connivance, or unlawful agreement any advantage against San Ramon, CA or any person interested in the proposed Contract; and
5. The cost proposals in the attached RFP are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Kris L. Dasso Branch Manager

(Signed) (Title)

Form C

Name of Company: Terracare Associates, LLC

VIOLATIONS ISTORY

1. List any litigation with the owners of pro ects in the past five (5) years

Owner's Name	Address/Phone Number	Contract Amount

Nature of Litigation

N/A

2. as the organi ation been charged for li uidated damages in the past five (5) years

____YES ____NO If yes, when, where, and why _____

3. as any bonding company or agent of any bonding company ever completed this organi ations work

____YES ____NO If yes, when, where, and why _____

Form C

Name of Company: Terracare Associates, LLC

VIOLATIONS ISTORY (CONT.)

4. as this organi ation or any officer or principal ever failed to ualify or pre ualify as a proposer

____YES ____NO If yes, when, where, and why _____

5. as this organi ation or any officer principal ever had pre ualification denied, revoked, or suspended

____YES ____NO If yes, w where, nd why _____

N/A

6. as this organi ation or any officer or principal ever had a license denied, revoked or suspended, including City business license

____YES ____NO If yes, when, where, and why _____

7. as this organi ation or any officer or principal ever been found in break of a local, state or federal contract

____YES ____NO If yes, when, where, and why _____

Form C

Name of Company: Terracare Associates, LLC

VIOLATIONS ISTORY (CONT.)

8. Within the last five (5) years has the organi ation or any officer or principal, agent or employee of applicant been found to have violated any state or federal prevailing wage statute or regulation (including the federal Davis-Bacon and related Acts) in any final order of the California Department of Labor Relations or United States Department of Labor, or by any court of competent urisdiction

____YES ____NO If yes, provide copies of the final order(s) or udgment in which this occurred and explain in detail:

   a. The circumstances behind any violation, including the amount(s) not paid
   b. Whether the amount(s) have now been paid
   c. The reasons for the violation
   d. All efforts unde ken to ens e that fu ure violati ns will not occur

9. List of OS A violations and fine in the ast five (5) years

N/A

Form D

Name of Company: Terracare Associates, LLC

E UIPMENT INVENTORY

10. List all e uipment owned by Proposer pertaining to the re uested services. List only ma or items. Lump together small e uipment and tools. Attach additional pages, if needed.

uantity	Make, Model, and Description of Service Vehicles and E uipment	Age in Years or ours	Condition of E uipment	If applicable, provide estimated replacement month/ year
10	Exmark 72 Mower	2015- present	Satisfactory	N/A
6	Exmark 60 Mower	2015- present	Satisfactory	N/A
6	Exmark 36 Mower	2015- present	Satisfactory	N/A
10	Toro 21 Mower	2015- present	Satisfactory	N/A
3	Exmark 6' 3pt Aerator	2015- present	Satisfactory	N/A
3	Ryan Lawnaire Aerator	2015- present	Satisfactory	N/A
50	Shindaiwa Weed Eater	2015- present	Satisfactory	N/A
60	Echo PB411 Backpack Blower	2015- present	Satisfactory	N/A
3	John Deere 4520 Tractor	2015- present	Satisfactory	N/A
14	Big Tex 12' Maintenance Trailer	2015- present	Satisfactory	N/A
10	Wells Cargo 14' Trailer	2015- present	Satisfactory	N/A
2	Split Tank 200-Gallon Truck Mounted Sprayer	2015- present	Satisfactory	N/A
8	Tractor-Mounted Fertili er Spreader	2015- present	Satisfactory	N/A
2	Ewing Pressure Washer	2015- present	Satisfactory	N/A
as needed	Miscellaneous and Tools: Power Edgers, edgers, Loppers, Shears, Backpack Sprayers	Various	Satisfactory	N/A
27	Ford F250 2WD Regular Cab	2015- present	Satisfactory	N/A
3	Ford 350 Utility Irrigation Trucks	2015- present	Satisfactory	N/A
2	Cavie Carryall Golf Cart	2015- present	Satisfactory	N/A

11. Estimated Total market value of e uipment: $ $1,000,000

12. Does Proposer intend to rent any e uipment

X YES ____NO If yes, please provide a general description: If needed

Form D

Name of Company: Terracare Associates, LLC

13. Include a brief description of your company's equipment maintenance and replacement policy:

Effective equipment maintenance and timely replacement are critical factors in ensuring the smooth operation, productivity, and longevity of company assets. To optimize equipment performance, minimize downtime, and align with industry best practices, Terracare has implemented the following Equipment Maintenance and Replacement Policy:

Regular Maintenance: All equipment shall undergo regular maintenance as specified by the manufacturer's recommendations or guidelines. This includes routine inspections, cleaning, lubrication, calibration, and any other maintenance tasks outlined in the manufacturer's documentation.

Maintenance schedules shall be established for each type of equipment, taking into account the manufacturer's recommendations, usage patterns, environmental factors, and other relevant considerations.

Replacement Planning: Equipment replacement planning shall be based on a combination of factors, including the manufacturer's recommendations, equipment lifespan, historical performance data, technological advancements, and cost-benefit analysis.

Replacement decisions shall be made in a proactive and timely manner to avoid unexpected failures, excessive downtime, and productivity losses. The decision-making process should involve the equipment owners, maintenance personnel, and relevant stakeholders.

By adhering to this Equipment Maintenance and Replacement Policy, Terracare aims to maximize equipment reliability, minimize unexpected downtime, control maintenance costs, and ensure compliance with manufacturers' recommendations and industry standards.

Form E

Name of Company: Terracare Associates, LLC

MAINTENANCE YARD or BUSINESS LOCATION

Facility Location: 2800 East 18 Street Antioch, CA 94509

Business Address: 2800 East 18 Street Antioch, CA 94509

Phone/Fax Numbers: Kris Dasso - 925 383 0929

E-mail Contact(s): kris.dasso@myterracare.net

Facility Si e: 5 acres

Any other Facility Comments: Our branch is located on the immediate border of the City of Oakley.

Emergency Contacts information): Phone Numbers (include any after-hours/emergency response contact

Francisco Quintero - 925-383-0302

Juan Navarro - 925-588-1927

Alejandro Orduna - 925-383-0319

Form F

Name of Company: Terracare Associates, LLC

REFERENCES AND WORK EXPERIENCE

List at least three (3) ma or contracts for the re uested services during the past five (5) years, including contact information for reference checking purposes. Preference may be given to Proposers that have experience with municipalities and/or other government agencies.

Description of Services	Contracting Agency/Company Including name of the owner, contact person, and their address, phone number and/or e-mail address	Dates	Contract Amount
Terracare Associates provides the City of Brentwood landscaping services for all city parks (100 + acres), LLDs (200+ acres), and bathroom and trash services	City of Brentwood, California Bruce Mulder 925-516-5365 bmulder@brenwoodca.gov	2009 - Ongoing	$3,600,000 / yr
Our team provides, the landscape management in City parks, open space areas, medians, trails and cul-de-sacs throughout the City of Antioch.	City of Antioch, California Carlos Zepeda 925-382-5261 czepeda@antiochca.gov	2021 - Ongoing	$2,800,000 / yr
Terracare services all parks and sports fields for the City of San Carlos. This includes multiple synthetic turf fields and Bermuda grass fields.	City of San Carlos, CA Lou Duran 650-802-4144 lduran@cityofsancarlos.org	2016 - Ongoing	$460,000 / yr
Since 2013, Terracare has been the landscape contractor to maintain their parks and streetscapes throughout the city.	City of Livermore, California Joe Prime 925-525-2031 jgprime@cityoflivermore.net	2013 - Ongoing	$1,500,000 / yr

Qualifications

Experience/Education of Key Management Staff Resumes

We've assembled a team of seasoned landscape professionals to care for you and your landscape. We believe their collective experience, client-first focus, and success in solving challenges similar to yours make them an excellent fit for the job. Here's a quick introduction:



Justin Stewart | Regional Vice President

The municipal and infrastructure team is led by Justin Stewart. Justin attended Rutgers University studying horticulture and has been at TCA for 30+ years. Justin Stewart's team manages almost twenty major infrastructure projects including serving as the public works department for the City of Lone Tree, CO and the City of Centennial. He also leads major toll-road and highway authority road maintenance projects, some of the most successful public private partnerships in the country. His attention to detail and focused management style has allowed the division success through securing multi-year, multi-million dollar contracts.

Primary Responsibilities:

- Responsible to ensure on-site management has everything it needs to be successful on the property
- Overall success of client projects

RELATED EXPERIENCE:

- City of Brentwood, CA
- City of Gilroy, CA
- City of Livermore, CA
- City of Oakley, CA
- City of Folsom, CA
- City of Centennial, CO
- City of Lone Tree, CO

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Qualifications

Experience/Education of Key Management

Staff Resumes



Kris Dasso | Branch Manager

Kris Dasso has been with the company for 30 years. His vast experience in all aspects of landscape maintenance and landscape construction make him a very valuable asset on our California team. Kris is currently the Branch Manager for the Northern California locations and brings strong leadership through mentoring of his staff and providing expertise to his clients. Kris's strong communication skills provide clients and team members a cohesive forum for solving problems, creating opportunities for client enhancements and continued growth for the California team.

Primary Responsibilities:

- Ensure the City's KPIs are being met and exceeded
- Manage client interaction and expectations surrounding long term planning and high-level value-added services
- Attend monthly meetings
- Assists with the annual preparation of landscape asset management plan (LAMP)
- Coordinates with the Terracare team to send monthly/quarterly reports of landscape activities, proposals and other feedback

RELATED EXPERIENCE:

- City of Brentwood, CA
- City of Gilroy, CA
- City of Livermore, CA
- City of Oakley, CA
- City of Folsom, CA

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Qualifications

Experience/Education of Key Management Staff Resumes



Francisco Quintero | Operations Manager

Francisco Quintero has been with TCA for over 25 years and currently manages parks and recreation work for the City of Oakley. He is dedicated to supporting the vision and goals of our clients by building out budgets and enhancement plans. He has worked closely with the City of Oakley to make a your landscape budget and vision come to life. He works hand-in-hand with our Area and Branch manager to ensure that his budgets and enhancement plans support the goals of our clients and the maintenance tasks associated with them.

Primary Responsibilities:

- Evaluate accounts and develop an effective on-going landscape asset management plan for short- and long-term projects.
- Serve as point-of-contact for high level site and project issues to expeditiously and proactively identify, address, and resolve clients needs.
- Evaluate accounts and develop an effective and on-going landscape asset management plan

RELATED EXPERIENCE:

- City of Oakley, CA
- City of Brentwood, CA

Francisco has 20 years of centralized irrigation system programing with a high level skill of the irrigation software; including all RAINMASTER versions and City of Oakley WEATHERTRAC systems.

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Qualifications

Experience/Education of Key Management

Staff Resumes



Juan Navarro| Oakley Field Supervisor

Juan Navarro manages the day to day operations for the City of Oakley. He has been with Terracare and working on the City of Oakley project for 7 years and brings over 15 years of landscaping experience to the team.

Primary Responsibilities:

- Monitor daily budget goals and weekly labor cost analysis for each project
- Establish and maintain relationships with clients
- Lead and successfully manager crews and field managers to ensure all projects are administered and completed within guidelines, budgets, and work hours

RELATED EXPERIENCE:

- City of Oakley, CA

Juan has 15 years of centralized irrigation system field programing and a detailed understanding of all irrigation procedures including RAINMASTER and WEATHERTRAC systems.

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Qualifications

Experience/Education of Key Management

Staff Resumes



Brenda Soto| Office Manager

Brenda Soto manages administration for the City of Oakley. She has been with Terracare for 1 year and brings 3 years of administration experience to the group.

Primary Responsibilities:

- The timely delivery of accurate customer billing and capturing costs for financial reporting.

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Qualifications

Experience of Staff



Juan Navarro
Oakley Field Supervisor

Years with TCA: 7
Years in Industry: 15



Mario Alvarado
Field Supervisor

Years with TCA: 20
Years in Industry: 26



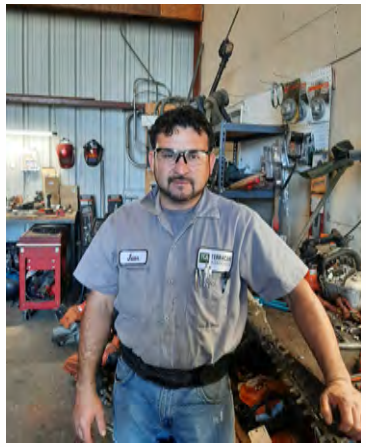
Alejandro Orduna
Irrigation Technician

Years with TCA: 7
Years in Industry: 8



Jose Ancira
Irrigation Technician

Years with TCA: 10
Years in Industry: 12



Juan Rivas
Mechanic

Years with TCA: 9
Years in Industry: 25

Our current staff has over 130 years of experience on the City of Oakley project!!!

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Executive Summary

Company Information

Terracare Associates, LLC, established in 1985, is a recognized leader in outdoor maintenance that proudly serves the Western United States. For the past 35 years, Terracare has been providing similar services as required in this RFP. Our certified and experienced staff improves landscapes, parks, roadways and infrastructure for beautiful, safe and sustainable outdoor environments. Terracare Associates, LLC is a part of a larger organization, Monarch Landscape, who acquired Terracare in August 2017. Monarch is a collection of top local and regional landscape companies, which includes over 30 branches, over 2,500 employees and has grown to become a $275 million / year company.

Terracare has a Dedicated Municipal Division of over 250 employees who work solely on special district and municipal projects. We operate with a high degree of professionalism, which allows us to continually deliver the timely completion of critical landscape and infrastructure projects and meet the highest standards of our special district and municipal clients.*Our service delivery model is based on establishing a project location inside of your city boundaries 100 percent dedicated to you!*

We recognize that our team has become a part of your community, with our staff living, working and playing within its boundaries, therefore our approach has been to build upon this sense of “family” and provide a product which we are all proud of. We commit to continue participating in your community events, and other future projects. Our participation in your community events is something we take great pride in and look forward to!

Over the years, we have successfully provided similar services to different municipalities across the Western United States. A few of these municipalities include:

- City of Brentwood, CA
- City of Folsom, CA
- City of Livermore, CA
- City of Tracy, CA
- City of Gilroy, CA
- City of Lafayette, CA
- City of Oakley, CA
- City of Centennial, CO
- City of Lone Tree, CO
- Arapahoe Parks and Rec., CO
- City of Longmont, CO



TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Financial Stability

ZURICH®

TRAVELERS

April 27, 2023

RE: Surety Prequalification for Monarch Landscape Companies

To Whom it May Concern:

Fidelity and Deposit Company of Maryland and Travelers Casualty and Surety Company of America are privileged to provide surety credit Monarch Landscape Companies. Monarch Landscape Companies currently has bonding capacity for single projects in excess of $25,000,000 and total program capacity of $50,000,000.

Fidelity and Deposit Company of Maryland and Travelers Casualty and Surety Company of America are admitted surety insurers authorized to issue bonds in all 50 States. Fidelity and Deposit Company of Maryland is a U.S. Treasury listed surety with an A.M. Best & Company credit rating of A+ (Superior) XV ($2 Billion or greater). Travelers Casualty and Surety Company of America is also a U.S. Treasury listed surety with an A.M. Best & Company credit rating of A++ (Superior) XV ($2 Billion or greater).

The commitment to provide bonds on any project is subject to review of acceptable contract terms and conditions, bond forms, confirmation of adequate project financing, and any other underwriting considerations at the time of the request. The issuance of any such bonds is a matter solely between Monarch Landscape Companies and ourselves, and we assume no liability to you or to other third parties by the issuance of this letter.

Sincerely,

Erin Brown, Attorney-In-Fact
Fidelity and Deposit Company of Maryland
Travelers Casualty and Surety Company of America

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Financial Stability

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)

County of Los Angeles)

On APR 27 2023 before me, D. Garcia, Notary Public
Date *Here Insert Name and Title of the Officer*

Personally appeared Erin Brown
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true an d correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

D. GARCIA
COMM. #2354770
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 18, 2025
NRO1 NRO1

Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name	Signer's Name
☐ Corporate Officer—Title(s)	☐ Corporate Officer—Title(s)
☐ Partner ☐ Limited ☐ General	☐ Partner ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer Is Representing	Signer Is Representing

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Financial Stability

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint B. ALEMAN, Ethan SPECTOR, Timothy NOONAN, Janina MONROE, Adriana VALENZUELA, Jennifer OCHS, Aidan SMOCK, Lisa CRAIL, Simone GERHARD, Erin BROWN, Paul RODRIGUEZ, Emily NEWELL, D. GARCIA, KD WAPATO, Marina TAPIA, Edward C. SPECTOR, Ethan SPECTOR **of Los Angeles, California,** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 07th day of February, A.D. 2022.

Colonial American Casualty and Surety Company CORPORATE SEAL
Zurich American Insurance Company CORPORATE SEAL 1877 NEW YORK
Fidelity and Deposit Company of Maryland CORPORATE SEAL 1893

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 07th day of February, A.D. 2022, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Financial Stability

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this _____ day of APR 27 2023.



By: Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
Ph: 800-626-4577

If your jurisdiction allows for electronic reporting of surety claims, please submit to:
reportsfclaims@zurichna.com

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Financial Stability
TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Erin Brown** of **LOS ANGELES** , **California** , their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **27th** day of **April** , **2023**

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

TERRACARE ASSOCIATES
A Monarch Landscape Company

Technical Proposals

Transition Plan

As the incumbent landscape provider, TCA offers unique advantages and added value to our clients compared to a new landscape provider. Here are the key benefits of continuing our long lasting partnership:

In-depth Knowledge and Experience: Our team has extensive knowledge and experience working on your landscape. We have developed a deep understanding of your specific requirements, environmental conditions, and unique challenges. This familiarity allows us to efficiently address issues and provide tailored solutions without a learning curve.

Established Relationships: Over the course of our partnership, we have built strong relationships with you and your organization. We understand your preferences, expectations, and long-term goals for your landscape. This established rapport enables us to provide personalized service and ensures a seamless working relationship, based on trust and open communication.

Proven Track Record: As the incumbent provider, we have a track record of delivering high-quality results. Our portfolio showcases successful projects, demonstrating our ability to meet and exceed expectations. Our consistent performance, reliability, and attention to detail provide peace of mind, knowing that your landscape is in capable hands.

Tailored Services and Continuous Improvement: Having worked with you for an extended period, we have fine-tuned our services to align with your evolving needs. We proactively adapt our approach based on your feedback and changing requirements. This commitment to continuous improvement allows us to deliver customized solutions that maximize the beauty, functionality, and sustainability of your landscape.

Efficient Transition and Minimal Disruption: Choosing a new landscape provider can involve a transition period that may disrupt your daily operations. As the incumbent provider, we ensure a smooth transition with minimal disruption. We seamlessly integrate our services, processes, and personnel, minimizing any potential challenges and maintaining business continuity

Technical Proposals

Transition Plan

Cost Efficiency and Value Optimization: Our longstanding relationship allows us to optimize costs and maximize value for your landscape. We have a deep understanding of your budgetary considerations, allowing us to provide cost-effective solutions without compromising quality. We leverage our experience to streamline operations, identify cost-saving opportunities, and provide accurate budget forecasting.

Comprehensive Knowledge of the City of Oakley: Over time, we have acquired comprehensive knowledge of your property's unique characteristics, such as soil conditions, irrigation systems, plant species, and infrastructure. This in-depth understanding enables us to implement proactive maintenance strategies, prevent potential issues, and deliver customized care to promote the long-term health and beauty of your landscape.

Choosing Terracare as your landscape provider like us ensures a seamless, efficient, and reliable service that leverages our established relationships, expertise, and comprehensive knowledge of your property. We are committed to exceeding your expectations, delivering outstanding results, and nurturing a long-term partnership focused on the success and sustainability of your landscape.



Technical Proposals

Proposed Methodology

Our team possesses an extensive understanding of the City's operational requirements. Having been the landscape partner since 2009, we have crafted a tailored and comprehensive plan that encompasses all aspects of your scope of work. Our plan prioritizes not only providing top-notch landscape management but also emphasizes the principles of LEAN management to maximize efficiency.

We provide our employees playbooks for our teams to follow each service visit and have our seasonal tasks mapped out for our crews in the form of monthly calendars. This helps us ensure we are always providing best in class quality; no seasonal tasks are missed, or any issues such as inclement weather, special events, holidays, traffic conditions, unscheduled employee absence.

Our by providing our employees these playbooks and additionally having a unique knowledge of the city, our approach is proven to save time and money on your property by guiding our crews through the site in the most smart and effective manner possible – ensuring that every park and facility is getting touched every week. Additionally, this allows us to do the following to help us better serve you:

- Sharpen our pencils. We can precisely estimate the labor needed to accomplish your landscape goals. If budget constraints require us trim specifications, we can do so quickly, enabling our team to still be your best choice even in challenging economic environments
- Optimize our city routes, equipment and decrease physical exertion on our crew members
- Reduces wasted time and increases the percentage of value-added maintenance time in order to reduce cost
- Less time on site allows for an increase in likelihood of an injury occurring.
- Communicate where we've been and where we're going on your property
- Give detailed instructions to our Operations Team to ensure what we communicate to you is implemented in the field
- Ensure that each location is maintained with the correct equipment, trained crews and through the most efficient property route
- Creates crew member functions broken out into weekly, bi-weekly, seasonal & yearly
- Continual improvement of landscape maintenance that delivers less down-time for the space
- Doing the work that matters most to our customers to match our service with their investment

Crisis Response

Proactive Alerts: Utilizing smart controllers and asset management to proactively identify & alert you to potential issues regarding your tenant safety and landscaping

Quick Solutions: In the event of an emergency, our team will dispatch teams to conduct an initial assessment, strategically plan our recovery, communicate the plan to you and go. We'll partner with you every step of the way

Business Continuity: Our team has clearly defined roles and responsibilities to ensure our service delivery to you remains unaffected during times of crisis.

Technical Proposal - Sample Schedule

Proposed Methodology

CITY OF OAKLEY MANAGEMENT SCHEDULE. PARKS / STREETSCAPE
5/2/2022

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Manuel Rios -Forem	City Park-service	Street Scapes on:	Street Scapes on:	Street Scape on:	City Park (mow day)
Elio Estrada	Civic Plaza-service	Laurel Rd: from Main St	Laurel Rd: from Main St	Main St: from Laurel Rd	Civic Plaza (service)
Ronaldo Delgado	Dewey P.(mow day)	to the Bypass	to the Bypass	to Simoni Open Space.	Marsh Creek G (mow day)
	Casa Blanca(service)			Simoni Ranch Open Sp	Creekside Park (mow day)
	Leopards Store Park			Rose Ave	Salvador St
	ing Lot			Live Oak Park (mow D)	
	24	24	24	24	24

	MONDAY	TUESDAY	WEDNESCDAY	THURSDAY	FRIDAY
Jesus Carranza-Forem	Manresa P.(mow day	Nunn Wilson (mow day)		Laurel B Fields(mow D)	Fredom (mow day)
Juan Hernandez	Lakewood.(mow day)	Koda Dog Park (Mow D)	Summer Lake(mow day)	Shady Oak.(mow day)	Oakley Ranch.(mow day)
Jose Escobedo	Leward P.(mow day)	Atletic Park (mow day)		Street Scape on:	Heartwood Park(mow day
	Lakeside.(mow day)	Holly Creek(mow day)		Live Oak St, El Dorado,	Harvest Park (mow day)
	Sycamore.(mow day)			and Neroly Ave	
	Catamaran(mow day)				
	Crockett P.(mow day)				
	24	24	24	24	24

Column1	Monday	TUESDAY	WEDNESAY	THURSDAY	FRIDAY
Jose Silva- Foreman					
Ismael Rios	Street Scapes On:	Street Scapes On:	Street Scapes On.	Street Scapes On.	Nugmet Park (mow day)
Jorge Soto	Main Street- from	Vintage Parkway	Carpenter from:	Neroly from:	Main Park (mow day)
	Ramp-1-60 to 7th St.		O'Hara to Brown	O'Hara to Empire Ave	Daffodil Park (mow day)
			Live Oak-Zone 3-18	Brown from:	Magnolia Park (mow day)
			Novarina Slopes	Neroly to Carpenter	Novarina Park (mow day)
	24	24	24	24	24

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Jesus Perez					
Vincent Baltazar	Street Scapes on:	Street Scapes on:	Street Scapes on:	Street Scapes on:	Street Scapes on:
Gabriel Gomez	Cypress Grove	Cypress Grove	Cypress Grove Subdivicio	Main and Almondtree	Brown from Carpenter to
	Subdivicion	Subdivicion		Main and Bernard Street	Laurel Rd
			Cypress Grove P(mow)	Main and Laurel East sid	Carpenter from Brown to
				Oak Grove Park(mow)	Empire Rd
				Teton Rd	O'Hara Ave from Fco Villa
					to Laurel Rd
	24	24	24	24	24

TCA TERRACARE ASSOCIATES

Technical Proposal - Sample Schedule

Ricardo Diaz-Foreman	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Miguel Llamas	Riata Park (Mow Day)	Street Scapes on:	Riata Park	Laurel Rd: From O'Hara	Recreation Center(mow D)
Christoper Cisneros	Claremon Park(Mow)	Neroly Rd from: O'Hara	Cypress / Ponderosa	to Main St.	Duarte Park (Mow Day)
	Oakley Rd Medians	to the End of Neroly	Sinammon Ridge		Duarte Basing
	Neroly Trail	O'Hara from: Neroly Rd	Brownstone Steet	Rose Ave: From Laurel	
	Lois Ln / Cypress	to Laurel Rd	Empire Ave: From	to Barn Dance	
		Key Street	Neroly to Main Street		
		Medians on Neroly and			
		Empire Rd			
	24	24	24	24	24

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Emilio Jasso	Emerson Ranch Park	Emerson Ranch Park	Emerson Ranch Park	Emerson Ranch Park	Emerson Ranch Park
Ronaldo Rivera	Delayne Park	Delayne Park	Delayne Park	Delayne Park	Delayne Park
Freddy Talavera	Mow Day				
	24	24	24	24	24

Juan Navarrro----------Field Supervisor----------925-588-1927

Pending

Alejandro Orduna---------Irrigation Tech----------925-724-3848

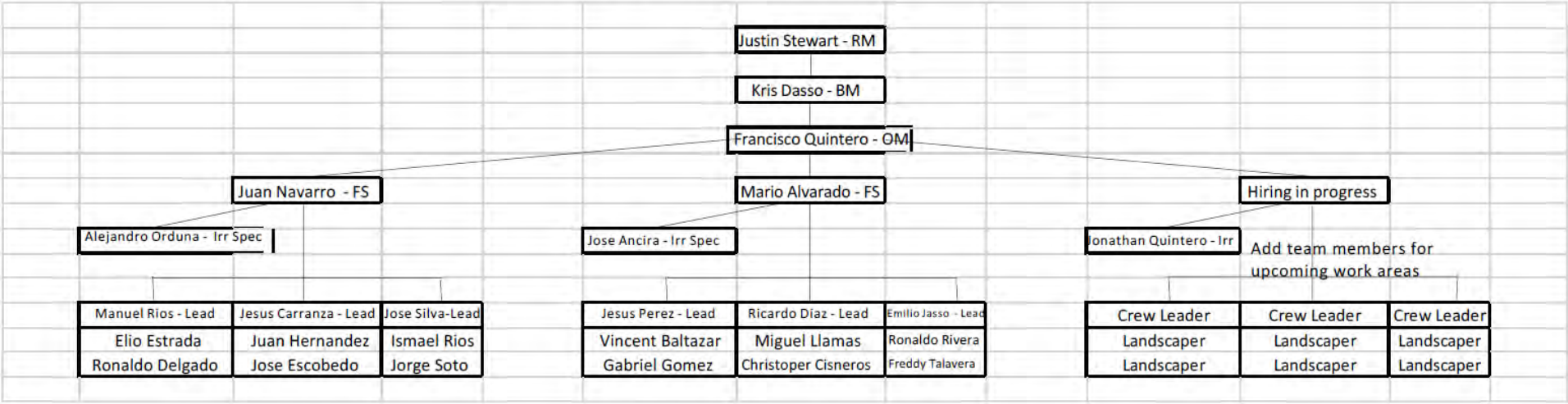
Jose Alcira----------Irrigation Tech----------925-490-5753

	24	24	24	24	24

Technical Proposal - Sample Org. Chart

EXHIBIT D

Sample Organization Chart



TERRACARE ASSOCIATES

Technical Proposals

Quality Assurance Methods

Terracare Associates will conduct routine, daily, weekly and monthly quality checks on each of the parks and streetscapes associated with this contract. Those checks will be conducted by the project team, and upper management. The various landscape areas will be rotated by different team members so each area is viewed by a different set of eyes each month. Below is an explanation of our quality assurance program.

Quality Assurance Program – Our Branch Manager, Operations Manager, Foremen and upper management will conduct quality control audits. We will then generate any necessary work orders for repair in our IFS work order management system and complete the necessary corrections.

Service Complaints – Since TCA is the service provider for many large municipal contracts, we have put in place many procedures to handle both work orders and client comments. As stated above, any comment or issue that comes into our office via email, text, phone or fax will be made into a work order in our IFS system and given a number for processing. The work order will then be reviewed by our Operations Manager, and he will distribute the work order to the appropriate field personnel to complete the repair.

1. Depending on the type of complaint and/or issue that is generated into a work order, the Operations Manager will assign a time of completion to each work order which will also be entered into our system. The system is set up to alert the Project Manager if the work order has not been closed by the time of assigned completion. It is a safeguard to make sure we take care of all our work orders in a timely manner. For all emergencies, we will respond within 30 minutes. Those emergencies will be logged and documented.
2. To minimize repeats of the same issues, the Operations Manager, our Branch Manager and our Vice President will review the monthly report generated from IFS and discuss with all involved how to better handle our service in a given location so as not to experience the same issues in the future.
3. Corrective actions will be immediate. Any items that are caused by the negligence of Terracare Associates will be corrected at no charge to the city . If emergency items are called in, we will get direction as to cost containment from the city contact prior to taking action, if at all possible.

Reports

We will continue to provide tailored to reports with the exact data that the City is interested in capturing. Generally, we capture labor hours, materials, costs consumed and equipment utilized on all of our projects. We conduct quality control checks weekly, bi-weekly and monthly, depending on the size and scope of the project.

Additional Information

Why TCA?

Everyone at TCA is excited at the opportunity to continue working with and for the City of Oakley. We have enjoyed our relationship with the city, and we are proud of the work we have accomplished together. Below are some of the main points of our proposal and a re-emphasis of our commitment to the City of Oakley.

- We are currently willing and have shown a willingness and ability to add landscape areas to the contract at a fair price. We have the capacity to expand our services as needed.
- We are reducing our current pricing and are able to pass along these savings due to efficiencies we have created in the field.
- Our Operations Manager and Oakley resident, Francisco Quintero, will remain in charge of the project.
- Our core group of field managers will also remain on the project.
- TCA's municipal management group is certified in all aspects of landscape management, including: Professional Landcare Network Certified, Water Manager, Pesticide Applicator, Arborist and Bay-Friendly Managers.
- All new hires for city-based work will go through a rigorous training program that is ongoing.
- We have a local office located at Antioch.
- Local TCA employees can respond immediately to after-hour emergencies.
- We are intimately familiar with the city's computer based irrigation system, on-site equipment and pump systems. We are also knowledgeable in working with reclaimed/recycled water and can be a source of expertise as the city increases its usage.
- We will continue to implement a more comprehensive Water Management Program.
- Our goal will be to continue saving the city water and resources by continuously refining the irrigation systems in each zone.
- The equipment we utilize for the project will continue to be the best on the market and serviced by our mechanics weekly.
- As a company, we utilize the latest technology to make doing business with TCA easy.
- We always think safety first. All of our work, whether in the parks or the streetscaping, will be conducted with all OSHA and traffic safety laws in mind. Our main goal is to keep our employees, users of the parks and the citizens of Oakley safe when we are working in the city.
- We will continue to invoice in the fashion that the city desires.
- All reports will be produced and distributed to the city on time and with the appropriate information for city management to make decisions from.
- Project management will continue to enforce our quality commitment to the city by conducting routine quality assurance surveys for each park and zone. We will be self-directed when correcting issues that come up during our surveys.
- We will respond immediately to issues that arise during business hours and after-hour emergencies.
- It will be a priority to continue our Integrated Pest Management program, using all the latest in IPM practices before resorting to pesticides. We will control invertebrates and fix damage that occurs.

Landscape Maintenance Services

City of Oakley



OAKLEY
CALIFORNIA

TCA TERRACARE ASSOCIATES
A Monarch Landscape Company

Prepared for:

Jesse Dela Cruz
Maintenance Manager

Proposal Issued:
May 30, 2023

Proposal Valid to:
July 30, 2023

Pricing

EXHIBIT C

BID PRICING SCHEDULE

Contracted Landscape Services
Landscape Services Pricing Matrix

ZONE 3	ANNUAL COST	MONTHLY COST	CODING
Cypress Pond CFD-1	$37,548.00	$3,129.00	110-35-253-6661
3-1 STREETSCAPE	$39,312.00	$3,276.00	170-31-001-5300
3 – 2 STREETSCAPE	$16,320.00	$1,360.00	171-31-002-5300
3-3 STREETSCAPE	$1,008.00	$84.00	172-31-003-5300
3-4 STREETSCAPE	$4,032.00	$336.00	173-31-004-5300
3-5 STREETSCAPE + OAK GROVE PARK	$13,200.00	$1,100.00	174-31-005-5300
3-6 STREETSCAPE	$3,780.00	$315.00	175-31-006-5300
3–7 STREETSCAPE	$3,024.00	$252.00	176-31-007-5300
3–8 Claremont Bay Park and Bayview Dr parking lot	$7,308.00	$609.00	177-31-008-5300
3-9 STREETSCAPE	$9,324.00	$777.00	178-31-009-5300
3–10 STREETSCAPE	$1,008.00	$84.00	179-31-010-5300
3–11 STREETSCAPE	$2,772.00	$231.00	180-31-011-5300
~~3–12 STREETSCAPE~~	~~Deleted~~	~~Deleted~~	~~181-31-012-5300~~
3-13 STREETSCAPE	$5,544.00	$462.00	182-31-013-5300
3-14 STREETSCAPE	$4,032.00	$336.00	183-31-014-5300
3 – 15 STREETSCAPE + HOLLY CREEK PARK, HEATHER PARK	$54,180.00	$4,515.00	184-31-015-5300
3-16 STREETSCAPE	$6,804.00	$567.00	185-31-016-5300
3 – 17 STREETSCAPE + CREEKSIDE PARK, HARVEST PARK	$44,856.00	$3,738.00	186-31-017-5300
3-18 STREETSCAPE + NUTMEG PARK	$29,364.00	$2,447.00	187-31-018-5300
3 – 19 STREETSCAPE + NUNNWILSON PARK + KODA PARK	$91,476.00	$7,623.00	188-31-019-5300
3 – 20 STREETSCAPE + MARSH CREEK GLENN PARK	$14,364.00	$1,197.00	189-31-020-5300
3 – 21 STREETSCAPE	$14,112.00	$1,176.00	190-31-021-5300
3-22 STREETSCAPE AND TRAILS + CYPRESS GROVE PARK, BRIARWOOD PARK + POND	$110,376.00	$9,198.00	191-31-022-5300
3 – 23 STREETSCAPE + LIVE OAK RANCH PARK; HEARTWOOD PARK; RIATA PARK; SHADY OAK PARK; SIMONI RANCH OPEN SPACE;	$163,044.00	$13,587.00	192-31-023-5300
3-23 Stone Wood additions (estimates for added streetscape incoming 2023)	$3,780.00	$315.00	192-31-023-5300
3 – 24 STREETSCAPE	$8,820.00	$735.00	193-31-024-5300
3-25 STREETSCAPE + NOVARINA PARK; NOVARINA OPEN SPACE;MAGNOLIA PARK; DAFFODIL PARK; EMPIRE TRAIL	$172,116.00	$14,343.00	194-31-025-5300
3 – 26 Parks Only: MANRESSA PARK; LAKEWOOD PARK; SYCAMORE PARK; LAKESIDE PARK; LEEWARD PARK; SUMMER LAKE PARK; CATAMARAN PARK w/GREENBELT	$140,364.00	$11,697.00	195-31-026-5300

ZONE 1 AREA	ANNUAL COST	MONTHLY COST	CODING
EMPIRE AVE MEDIANS	$15,372.00	$1,281.00	132-33-232-5300
CROCKETT PARK	$17,640.00	$1,470.00	132-33-233-5300
MAIN ST. NORCROSS TO 5th ST - CIP 165 A&B	$22,680.00	$1,890.00	132-33-234-5300
MAIN ST. CORNER OF BIG BREAK TO VINTAGE	$11,844.00	$987.00	132-33-234-5300
MAIN STREET @ Neroly CENTER MEDIAN	$2,268.00	$189.00	132-33-234-5300
Main St. Parking Lot - between 3rd & 4th st.	$3,528.00	$294.00	132-33-234-5300
MAIN ST. PARK @ Gardenia	$5,040.00	$420.00	132-33-234-5300
CIP parking lots added in 2023	$16,800.00	$1,400.00	132-33-234-5300
Tri-delta main st city maintained Landscaping	$10,800.00	$900.00	132-33-234-5300
LAUREL BALL FIELDS PARK	$63,756.00	$5,313.00	132-33-235-5300
FREEDOM BASIN PK	$62,748.00	$5,229.00	132-33-236-5300
LAUREL ROAD ROW STREETSCAPE + LR EXT	$49,644.00	$4,137.00	132-33-237-5300

Pricing

Dewey Park + White House 204 2nd st.	$6,804.00	$567.00	132-33-238-5300
CIVIC CENTER; +CIVIC CENTER PARK	$17,388.00	$1,449.00	132-33-238-5300
Oakley Rec center 1250 Ohara	$38,556.00	$3,213.00	132-33-238-5300
MARSH CREEK TRAIL HEAD Parking Lot@ CYPRESS	$3,024.00	$252.00	132-33-241-5300
HIGHWAY 160 OFF-RAMP - Includes near Carl's Jr	$16,632.00	$1,386.00	132-33-242-5300
NEROLY ROAD STREETSCAPE	$3,024.00	$252.00	132-33-243-5300
O'HARA AVE STREETSCAPE	$11,592.00	$966.00	132-33-244-5300

C.A.M.	**ANNUAL COST**	**MONTHLY COST**	**CODING**
Pompeii	$ 1,260.00	$ 105.00	138-82-003-5300
Shopping Ctr/Main St. (Not part of an LLD Zone)	$ 15,120.00	$ 1,260.00	138-82-002-5300

CFD/TAX ZONE	**ANNUAL COST**	**MONTHLY COST**	**CODING**
CFD Emerson Ranch (2015-1) Prks/Lighting	$ 39,060.00	$ 3,255.00	405-53-502-5300
CFD Emerson Ranch (2015-1) Neighborhood Landscaping	$ 39,060.00	$ 3,255.00	406-53-500-5300
CFD Emerson Ranch (2015-1) Stormwater	$ 39,060.00	$ 3,255.00	407-53-501-5300
CFD 2015-2 Tax Zone 1 (Prescott)	$ 6,300.00	$ 525.00	408-53-500-5300
CFD 2015-2 Tax Zone 6 (Aspen Place)	$ 6,552.00	$ 546.00	414-53-500-5300
CFD 2015-2 Tax Zone 7 (Aspen Lane)	$ 3,780.00	$ 315.00	415-53-500-5300
CFD 2015-2 Tax Zone 8 (Duarte Ranch) Park Only	$ 18,144.00	$ 1,512.00	416-53-500-5300
CFD 2015-2 Tax Zone 8 (Duarte Ranch) Streetscape	$ 13,104.00	$ 1,092.00	416-53-500-5300
CFD 2015-2 Tax Zone 8 (Duarte Ranch) ZN 8 Storm	$ 5,544.00	$ 462.00	417-53-500-5300
CFD 2015-2 Tax Zone 14 (Gilbert Properties) Park & Streetscape	$ 79,884.00	$ 6,657.00	421-53-500-5300
CFD 2015-2 Tax Zone 14 (Gilbert Properties) Storm	$ 70,812.00	$ 5,901.00	422-53-501-5300
CFD 2015-2 Tax Zone 14 (Cypress Crossing AKA Baldochii)	$ 43,848.00	$ 3,654.00	421-53-500-5300
CFD 2015-2 Tax Zone 29 Vintner View (Pheasant Meadows)	$ 21,420.00	$ 1,785.00	430-53-500-5300
CFD 2020-1 (Oakley Logistics Center)	$ 15,876.00	$ 1,323.00	134-53-500-5300
	TOTAL ANNUAL COST	TOTAL MONTHLY COST	
TOTAL	$1,799,832.00	$149,986.00	

RESOLUTION NO. -23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING AN AWARD OF CONTRACT WITH TERRACARE ASSOCIATES, LLC FOR PARK AND LANDSCAPE MAINTENANCE SERVICES FOR CITY PARKS AND FACILITIES AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT

WHEREAS, the City of Oakley Public Works Department is responsible for the overall maintenance and operation of all of the City's Parks and Facilities; and

WHEREAS, the City of Oakley uses outside contractors for a variety of maintenance services related to the public infrastructure assets of the community; and

WHEREAS, To ensure that the City of Oakley receives quality service keeping the community's parks and facilities in best condition; staff prepared a Request for Proposal (RFP) which was publicly published and on May 30, 2023 the City received proposals from Terracare Associates, LLC and Brightview Landscaping Inc.; and

WHEREAS, after detailed review and evaluation of the proposals by staff it was determined Terracare Associates, LLC to be best suited for providing park and landscape maintenance services for the City Parks and Facilities; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that the Maintenance Services agreement with Terracare Associates, LLC for Park and Landscape Maintenance Services for City Parks and Facilities for an amount not to exceed $1,799,832.00 annually is hereby approved, and the City Manager is authorized to execute said agreement. The terms of the agreement will be three (3) years, from July 1, 2023, to June 31, 2026. At the end of the initial three (3) year term, if the services have been acceptable and cost efficient, the City Manager is authorized to execute an amendment to extend the maintenance contract an additional two (2) years. The City Manager or his designee is authorized to approve unscheduled, additional services up to an amount not to exceed 20% of the agreement amount without further City Council approval, so long as funds are available in the applicable Lighting and Landscape Assessment District Funds.

PASSED, APPROVED AND ADOPTED this 13th day of June, 2023 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Kevin Rohani, P.E. Public Works Director/City Engineer

SUBJECT: Award of Construction Contract to R & R Pacific Construction, Inc. for the construction of Fiscal Year (FY) 2022/23 Street Repair and Resurfacing Project – Capital Improvement Project (CIP) Number 279

Background and Analysis

The City's adopted FY 2022/23 Capital Improvement Program 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 our residents.

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. The project will be completed with the placement of new striping and pavement markings.

CIP 279 will include street repair and resurfacing on multiple areas throughout the City which include Main Street, Oakley Road, the Wildcat and Gardenia neighborhood, E. Cypress Road, the Cypress Grove neighborhood, the Parklands at Laurel Creek neighborhood, Raye Avenue, and sections of Empire Avenue. This project complements the street resurfacing work that has been taking place over the years on the arterial and collector roads in the community. All these projects will not only improve the quality of the street infrastructure in the community, but also enhance the quality of life for the residents.

On May 25, 2023, a total of three (3) bids were received and R & R Pacific Construction, Inc. was the lowest bidder for the project at a total cost of $4,085,980.85. The regional economic climate has activated a great deal of construction activity, both in private development and in public works projects. This is reflected in the bids that all agencies are receiving on their projects. Staff will continue to work on implementing the CIP projects for the City of Oakley as effectively as possible, taking economic trends into consideration, and strategically executing

the bidding and construction of projects in Oakley. The construction of CIP 279 is scheduled to take place during the summer months while schools are closed, and as a result, less traffic on the streets.

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

Fiscal Impact
The FY 2022/23 budget has allocated funding from Street Maintenance and Gas Tax Funds, which will fully fund this construction project.

Staff Recommendation
Staff recommends that the City Council adopt the resolution approving the construction agreement with R & R Pacific Construction, Inc. for an amount not to exceed $4,085,980.85 and authorize the City Manager to execute the agreement.

Additionally, due to variables associated with construction projects, and to address unforeseen circumstances during construction; staff further recommends that the City Council authorize staff to execute future change orders to the construction contract as necessary in an amount not to exceed $500,000 for work beyond what is defined in the base project bid.

Attachments
1) Resolution
2) Bid Summary

RESOLUTION NO. XX-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING AN AGREEMENT WITH R & R PACIFIC CONSTRUCTION, INC. FOR THE CONSTRUCTION OF CAPITAL IMPROVEMENT PROJECT NO. 279 – FISCAL YEAR (FY) 2022/23 STREET REPAIR AND RESURFACING PROJECT

WHEREAS, Pavement Engineering Inc., prepared the plans, specifications, and estimates for CIP No. 279 – FY 2022/23 Street Repair and Resurfacing Project; and

WHEREAS, the plans, specifications and special provisions were publicly advertised for bidding, with the bid period closing at 2:00 P.M. on May 25, 2023; and

WHEREAS, three (3) total bids were received prior to the close of the bidding process; and

WHEREAS, R & R Pacific Construction, Inc. submitted the lowest responsible bid for a total cost of $4,085,980.85 for the work, and the bid summary is attached as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Oakley that the Agreement with R & R Pacific Construction, Inc. for the FY 2022/23 Street Repair and Resurfacing Project – CIP 279, for an amount not to exceed $4,085,980.85 is approved, and the City Manager is hereby authorized to execute the Agreement and change orders in an amount not to exceed $500,000 as necessary.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

City of Oakley Public Works Department
FY 2022-23 Street Repair and Resurfacing Project
Certified Bid Tabulation Bid opening: May 25, 2023 at 2:00 P.M. at the Civic Center

				Engineers Estimate		R&R Pacific Constcrution, Inc. 619 1/2 Main Street Suite 1 Woodland, CA 95695		Ghilotti Bros. Inc. 525 Jacoby Street San Rafael, CA 94901		Teichert Construction 5200 Franklin Dr. Ste. 115 Pleasanton, CA 94588	
Item No.	*Description*	*Quantity*	*Unit*	*Unit Price*	*Item Cost*	*Unit Price*	*Item Cost*	*Unit Price*	*Item Cost*	*Unit Price*	*Item Cost*
1	Mobilization, Bonds, & Insurance	1	LS	150,000.00	$150,000.00	150,000.00	150,000.00	450,000.00	450,000.00	458,480.35	458,480.35
2	Traffic Control & Construction Area Signs	1	LS	241,419.50	$241,419.50	195,000.00	195,000.00	391,000.00	391,000.00	793,000.00	793,000.00
3	Water Pollution Control Program	1	LS	10,000.00	$10,000.00	9,500.00	9,500.00	10,000.00	10,000.00	25,000.00	25,000.00
4	1/2" HMA (Type A) PG 64-10	1,474	TN	160.00	$235,840.00	125.00	184,250.00	165.00	243,210.00	160.00	235,840.00
5	Thin Maintenance Overlay (TMO)	6,181	TN	170.00	$1,050,770.00	165.00	1,019,865.00	170.00	1,050,770.00	124.00	766,444.00
6	Crack Seal & Slurry Seal (Type II w/Black Rock)	1,823,061	SF	0.30	$546,918.30	0.35	638,071.35	0.20	364,612.20	0.30	546,918.30
7	Rubberized Chip Seal	27,930	SF	0.50	$13,965.00	3.00	83,790.00	1.70	47,481.00	1.80	50,274.00
8	Cold Plane 2"	3,711	SF	1.00	$3,711.00	0.50	1,855.50	1.50	5,566.50	2.25	8,349.75
9	Cold Plane 2-1/2"	74,105	SF	1.25	$92,631.25	0.55	40,757.75	1.00	74,105.00	0.75	55,578.75
10	Grind AC Flush with Gutter Lip	90	LF	20.00	$1,800.00	26.00	2,340.00	25.00	2,250.00	40.00	3,600.00
11	Keycut A1 (6', 1-1/2")	30,432	LF	4.50	$136,944.00	5.00	152,160.00	3.50	106,512.00	1.50	45,648.00
12	Keycut A2 (6', 2")	1,150	LF	5.00	$5,750.00	3.50	4,025.00	3.50	4,025.00	3.00	3,450.00
13	Keycut B1 (12', 1-1/2")	477	LF	25.00	$11,925.00	35.00	16,695.00	3.50	1,669.50	13.00	6,201.00
14	Keycut B2 (20', 2")	210	LF	30.00	$6,300.00	35.00	7,350.00	3.50	735.00	25.00	5,250.00
15	Remove & Replace 4" HMA	77,001	SF	5.00	$385,005.00	5.00	385,005.00	6.25	481,256.25	4.50	346,504.50
16	Remove & Replace 6" HMA	58,944	SF	8.00	$471,552.00	5.50	324,192.00	8.25	486,288.00	6.25	368,400.00
17	Remove & Replace 7" HMA	5,966	SF	9.00	$53,694.00	6.00	35,796.00	10.00	59,660.00	9.50	56,677.00
18	Remove & Replace HMA Speed Hump	3	EA	5,000.00	$15,000.00	5,500.00	16,500.00	5,200.00	15,600.00	9,500.00	28,500.00
19	Remove & Replace PCC Curb & Gutter	74	LF	95.00	$7,030.00	85.00	6,290.00	162.00	11,988.00	150.00	11,100.00
20	Remove & Replace PCC Sidewalk	223	SF	40.00	$8,920.00	22.50	5,017.50	60.00	13,380.00	50.00	11,150.00
21	6" Deep Lift Stabilization (Allowance)	7,096	SF	6.00	$42,576.00	3.00	21,288.00	7.00	49,672.00	7.00	49,672.00
22	Prune & Remove Tree Roots (Under HMA Repairs)	1	EA	500.00	$500.00	2,500.00	2,500.00	1,300.00	1,300.00	6,000.00	6,000.00
23	Install Shoulder Backing	436	LF	15.00	$6,540.00	32.00	13,952.00	15.00	6,540.00	20.00	8,720.00
24	Lower CP Test Cover	4	EA	300.00	$1,200.00	650.00	2,600.00	650.00	2,600.00	530.00	2,120.00
25	Lower Gas Valve Cover	2	EA	300.00	$600.00	650.00	1,300.00	650.00	1,300.00	530.00	1,060.00
26	Lower Loop Detector Handhole Cover	8	EA	300.00	$2,400.00	650.00	5,200.00	650.00	5,200.00	710.00	5,680.00
27	Lower Sanitary Sewer Manhole Cover	15	EA	500.00	$7,500.00	800.00	12,000.00	900.00	13,500.00	645.00	9,675.00
28	Lower Sewer Cleanout Cover	1	EA	300.00	$300.00	650.00	650.00	650.00	650.00	620.00	620.00
29	Lower Storm Drain Manhole Cover	7	EA	500.00	$3,500.00	800.00	5,600.00	900.00	6,300.00	670.00	4,690.00
30	Lower Survey Monument Cover	29	EA	300.00	$8,700.00	650.00	18,850.00	650.00	18,850.00	530.00	15,370.00
31	Lower Water Valve Cover	30	EA	300.00	$9,000.00	650.00	19,500.00	650.00	19,500.00	500.00	15,000.00
32	Lower Telecommunication Manhole Cover	2	EA	500.00	$1,000.00	800.00	1,600.00	900.00	1,800.00	620.00	1,240.00
33	Lower Water Manhole Cover	1	EA	500.00	$500.00	650.00	650.00	900.00	900.00	620.00	620.00
34	Adjust CP Test Cover to Finish Grade	10	EA	500.00	$5,000.00	950.00	9,500.00	700.00	7,000.00	700.00	7,000.00
35	Adjust Electrical Vault Cover to Finish Grade	1	EA	2,000.00	$2,000.00	3,500.00	3,500.00	2,500.00	2,500.00	1,550.00	1,550.00
36	Adjust Gas Valve Cover to Finish Grade	2	EA	550.00	$1,100.00	850.00	1,700.00	700.00	1,400.00	700.00	1,400.00
37	Adjust Loop Detector Handhole to Finish Grade	8	EA	500.00	$4,000.00	850.00	6,800.00	700.00	5,600.00	680.00	5,440.00
38	Adjust Sanitary Sewer Manhole Cover to Finish Grade	77	EA	1,000.00	$77,000.00	950.00	73,150.00	1,250.00	96,250.00	900.00	69,300.00
39	Adjust Sewer Cleanout Cover to Finish Grade	3	EA	500.00	$1,500.00	950.00	2,850.00	700.00	2,100.00	900.00	2,700.00
40	Adjust Storm Drain Manhole Cover to Finish Grade	14	EA	1,000.00	$14,000.00	950.00	13,300.00	1,250.00	17,500.00	900.00	12,600.00
41	Adjust Survey Monument Cover to Finish Grade	61	EA	500.00	$30,500.00	850.00	51,850.00	700.00	42,700.00	700.00	42,700.00
42	Adjust Telecommunication Manhole Cover to Finish Grade	2	EA	1,000.00	$2,000.00	950.00	1,900.00	1,250.00	2,500.00	1,225.00	2,450.00
43	Adjust Water Manhole Cover	1	EA	1,000.00	$1,000.00	950.00	950.00	1,250.00	1,250.00	1,225.00	1,225.00
44	Adjust Water Valve Cover to Finish Grade	142	EA	500.00	$71,000.00	850.00	120,700.00	700.00	99,400.00	700.00	99,400.00
45	Install Blue RPM at Fire Hydrant	141	EA	15.00	$2,115.00	6.00	846.00	20.00	2,820.00	8.30	1,170.30
46	4" White Line (Thermo)	900	LF	2.00	$1,800.00	2.00	1,800.00	5.00	4,500.00	7.24	6,516.00
47	8" White Dash Line @ Round About	86	LF	2.00	$172.00	3.00	258.00	7.00	602.00	10.50	903.00
48	12" White Crosswalk / Limit Line (Thermo)	6,755	LF	4.00	$27,020.00	10.00	67,550.00	9.00	60,795.00	7.75	52,351.25
49	12" Yellow Crosswalk / Limit Line (Thermo)	2,064	LF	4.00	$8,256.00	10.00	20,640.00	9.00	18,576.00	7.75	15,996.00
50	Striping Detail #2 (Thermo & Markers)	2,728	LF	2.00	$5,456.00	2.50	6,820.00	1.20	3,273.60	2.60	7,092.80
51	Striping Detail #9 (Thermo & Markers)	13,553	LF	2.00	$27,106.00	2.50	33,882.50	1.20	16,263.60	2.60	35,237.80
52	Striping Detail #22 (Thermo & Markers)	7,851	LF	2.00	$15,702.00	5.00	39,255.00	3.50	27,478.50	5.20	40,825.20
53	Striping Detail #25A (Thermo & Markers)	8,002	LF	2.00	$16,004.00	2.50	20,005.00	2.00	16,004.00	3.10	24,806.20
54	Striping Detail #27B (Thermo & Markers)	2,505	LF	2.00	$5,010.00	2.50	6,262.50	1.50	3,757.50	3.10	7,765.50
55	Striping Detail #29 (Thermo & Markers)	564	LF	2.00	$1,128.00	10.00	5,640.00	6.00	3,384.00	6.20	3,496.80
56	Striping Detail #37B (Thermo & Markers)	155	LF	2.00	$310.00	2.50	387.50	2.00	310.00	4.20	651.00
57	Striping Detail #38 (Thermo & Markers)	4,808	LF	2.00	$9,616.00	3.00	14,424.00	3.00	14,424.00	5.20	25,001.60
58	Striping Detail #38A (Thermo & Markers)	201	LF	2.00	$402.00	2.75	552.75	2.50	502.50	4.20	844.20
59	Striping Detail #39 (Thermo & Markers)	15,628	LF	2.00	$31,256.00	2.50	39,070.00	2.00	31,256.00	3.70	57,823.60
60	Striping Detail #39A (Thermo & Markers)	3,311	LF	2.00	$6,622.00	2.50	8,277.50	2.00	6,622.00	3.10	10,264.10
61	Type I (10'-0") Arrow (Thermo)	1	EA	175.00	$175.00	140.00	140.00	150.00	150.00	124.00	124.00
62	Type II (L,R,or B) Arrow (Thermo)	8	EA	400.00	$3,200.00	450.00	3,600.00	450.00	3,600.00	300.00	2,400.00
63	Type III (L,R,or B) Arrow (Thermo)	38	EA	300.00	$11,400.00	420.00	15,960.00	420.00	15,960.00	310.00	11,780.00
64	Type IV (L or R) Arrow (Thermo)	5	EA	150.00	$750.00	150.00	750.00	150.00	750.00	88.00	440.00
65	Type V Arrow (Thermo)	32	EA	300.00	$9,600.00	330.00	10,560.00	330.00	10,560.00	260.00	8,320.00
66	Type VI Arrow (Thermo)	3	EA	300.00	$900.00	420.00	1,260.00	420.00	1,260.00	300.00	900.00
67	Type VII (R) Arrow (Thermo)	1	EA	250.00	$250.00	270.00	270.00	270.00	270.00	245.00	245.00
68	Green Bike Lane Marking (4'x6')	12	EA	600.00	$7,200.00	1,100.00	13,200.00	450.00	5,400.00	930.00	11,160.00
69	Pavement Marking "25" Legend (Thermo)	1	EA	250.00	$250.00	175.00	175.00	220.00	220.00	140.00	140.00
70	Pavement Marking "AHEAD" Legend (Thermo)	6	EA	250.00	$1,500.00	310.00	1,860.00	315.00	1,890.00	250.00	1,500.00
71	Pavement Marking "BUMP" Legend (Thermo)	2	EA	250.00	$500.00	300.00	600.00	260.00	520.00	175.00	350.00
72	Pavement Marking "HUMP" Legend (Thermo)	10	EA	250.00	$2,500.00	300.00	3,000.00	260.00	2,600.00	175.00	1,750.00
73	Pavement Marking "SCHOOL" Legend (Thermo)	2	EA	300.00	$600.00	350.00	700.00	375.00	750.00	310.00	620.00
74	Pavement Marking "SIGNAL" Legend (Thermo)	4	EA	250.00	$1,000.00	320.00	1,280.00	360.00	1,440.00	300.00	1,200.00
75	Pavement Marking "SLOW" Legend (Thermo)	2	EA	200.00	$400.00	230.00	460.00	260.00	520.00	180.00	360.00
76	Pavement Marking "STOP" Legend (Thermo)	97	EA	200.00	$19,400.00	220.00	21,340.00	260.00	25,220.00	180.00	17,460.00
77	Pavement Marking "XING" Legend (Thermo)	2	EA	200.00	$400.00	210.00	420.00	260.00	520.00	180.00	360.00
78	Pavement Marking "YIELD" Legend (Thermo)	4	EA	250.00	$1,000.00	240.00	960.00	315.00	1,260.00	210.00	840.00
79	Pavement Marking Bike + Arrow Legend (Thermo)	25	EA	250.00	$6,250.00	345.00	8,625.00	175.00	4,375.00	170.00	4,250.00
80	Pavement Marking Chevron Legend (Thermo)	23	EA	200.00	$4,600.00	350.00	8,050.00	400.00	9,200.00	465.00	10,695.00
81	Pavement Marking Railroad Crossing Symbol (Thermo)	4	EA	550.00	$2,200.00	700.00	2,800.00	600.00	2,400.00	675.00	2,700.00
82	Aerial Marker (Paint)	2	EA	50.00	$100.00	200.00	400.00	150.00	300.00	310.00	620.00
83	Remove & Replace Surface Mounted Flexible Bollards	9	EA	150.00	$1,350.00	850.00	7,650.00	75.00	675.00	130.00	1,170.00
84	Accessible Parking Space Striping & Pavment Markings	1	LS	400.00	$400.00	1,500.00	1,500.00	1,500.00	1,500.00	1,225.00	1,225.00
85	Remove & Replace loop Detector	37	EA	750.00	$27,750.00	1,200.00	44,400.00	416.00	15,392.00	450.00	16,650.00
					4,004,241.05		**4,085,980.85**		4,543,721.15		4,580,602.00

This certifies that all bids were received and opened on May 25, 2023, and that this is a copy of the bid tabulation with bids corrected for errors in addition and multiplication. By:

REGISTERED PROFESSIONAL ENGINEER
JASON M. KABALIN
C91604
EXP. 12/24
CIVIL
STATE OF CALIFORNIA

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

Approved and Forwarded to the City Council

TO: Joshua McMurray, City Manager

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Acceptance of Subdivision Improvements Associated with the Oakley Logistics Center (Phase 1) Subdivision 9513 located at Bridgehead Road and Wilbur Avenue

Background and Analysis

On December 17, 2019, the City Council adopted Resolution 147-19 approving the Oakley Logistics Center Vesting Tentative Map (TM 05-18) and Design Review (DR 12-18) conditionally approving the tentative map to subdivide the 375.7-acre site 8 parcels. The subdivision is located on the east side of Bridgehead Road and Wilbur Avenue. The entire project was phased in 2 phases. Phase 1 is comprised of Buildings 1 and 2 and Phase 2 constructed Buildings 3, 4, and 5.

On April 14, 2020, the City Council adopted Resolution 46-20 approving the final map for Subdivision 9513 and Resolution 44-20 approving the Subdivision Improvement Agreement with NP Oakley LLC, to construct the necessary subdivision improvements. These subdivision improvements include the construction of the public frontage improvements along Bridgehead Road, signal modification at Main Street and Bridgehead Road, a new traffic signal at Bridgehead Road and Wilbur Avenue, and private infrastructure, such as grading, roadway improvements, streetlights, storm drain, sidewalk, curb, gutter, and landscaping. The in-tract improvements will be privately owned and maintained by Northpoint Development. The frontage improvements along Bridgehead Road will be maintained by the City. Landscaping maintenance along Bridgehead Road will be maintained by the City once the 6-month plant establishment period has been completed.

The Developer has since completed all the required improvements for Subdivision 9513 Phase 1 as shown in the attached Vicinity Map, and the Developer has requested that the City accept the improvements as complete. The Public Works and Engineering staff has completed a final inspection of all subdivision improvements and has found them to be in substantial compliance with the approved plans. Acceptance of the improvements will begin a one-year warranty period, and at the end of that time, the developer will be required to repair any defective construction. A warranty bond in the

amount of 10% of the total cost of the improvements will be on file following acceptance to ensure that the Developer completes any necessary warranty repairs.

Consistency with the Oakley Strategic Plan 27+

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

Fiscal Impact

Upon acceptance of the improvements, the City will be obligated to maintain the subdivision improvements along Bridgehead Road such as streetlights, traffic signal, and street sweeping along the project frontage. Preventative street maintenance for public roadways are currently funded using Gas Tax and Stormwater Utility Assessments. Storm drains, lighting, and landscaping are funded through the Community Facilities District. Private subdivision improvements will be funded by Northpoint Development and their will be no fiscal impact to the City.

Staff Recommendation

Staff recommends that the City Council adopt the Resolution accepting the subdivision improvements associated with Subdivision 9513 and to begin the one-year warranty period.

Attachments

1) Resolution
2) SD 9513 Location Map

RESOLUTION NO. __-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY, ACCEPTING THE SUBDIVISION IMPROVEMENTS ASSOCIATED WITH OAKLEY LOGISTICS CENTER SUBDIVISION 9513 AND BEGINNING THE ONE-YEAR WARRANTY PERIOD FOR THE SUBDIVISION IMPROVEMENTS

WHEREAS, On December 17, 2019, the City Council adopted Resolution 147-19 approving the Oakley Logistics Center Vesting Tentative Map (TM 05-18) and Design Review (DR 12-18) conditionally approving the tentative map to subdivide the 375.7-acre site 8 parcels. The subdivision is located on the east side of Bridgehead Road and Wilbur Avenue.; and,

WHEREAS, On April 14, 2020, the City Council adopted Resolution 46-20 approving the final map for Subdivision 9513 and Resolution 44-20 approving the Subdivision Improvement Agreement with NP Oakley LLC to construct the necessary subdivision improvements. This subdivision improvements includes the construction of the public frontage improvements along Bridgehead Road, signal modification at Main Street and Bridgehead Road, a new traffic signal at Bridgehead Road and Wilbur Avenue, and private infrastructure such as grading, roadway improvements, streetlights, storm drain, sidewalk, curb, gutter, and landscaping. The in-tract improvements will be privately owned and maintained by Northpoint Development. The frontage improvements along Bridgehead Road will be maintained by the City. Landscaping maintenance along Bridgehead Road will be maintained by the City once the 6-month plant establishment period has been completed; and,

WHEREAS, The Developer has since completed all the required improvements for Subdivision 9513 and the Developer has requested that the City accept the improvements as complete. The Public Works and Engineering staff has completed a final inspection of all subdivision improvements and has found them to be in substantial compliance with the approved plans. Acceptance of the improvements will begin a one-year warranty period, and at the end of that time, the developer will be required to repair any defective construction. A warranty bond in the amount of 10% of the total cost of the improvements will be on file following acceptance to ensure that the Developer completes any necessary warranty repairs; and,

NOW THEREFORE, the City Council of the City of Oakley hereby resolves as follows:

a) The Subdivision Improvements associated with Subdivision 9513 have been accepted as complete and the areas designated for private use such as Parcels B (Wilbur Avenue, and Logistics Center Drive) and Parcel A, will be maintained by the property management company; and,

b) Accept the dedication for Bridgehead Road, for roadway purposes as public right of way. Frontage improvements such as roadway improvements, curb, gutter, sidewalk, storm drain, and lighting will be maintained by the city. Frontage landscape improvements along Bridgehead Road will be maintained by the city once the six-month plant establishment period is completed; and,

c) In accordance with the City Clerk's Statement on the Subdivision 9513 Final Map, the roads, avenues, drives, or easements and right of way dedications shown on the map as dedicated to public use are accepted; and,

d) The one-year warranty period required by the agreement for Subdivision Improvements has begun as of the date of adoption of this resolution and that NP Oakley LLC, shall repair any defective subdivision improvements associated with Subdivision 9513, as identified by City personnel, so long as the defective improvements are identified within one-year of the date of adoption of this resolution.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 13th of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date



OAKLEY
CALIFORNIA

Vicinity Map
Subdivision 9513
Oakley Logistics Center

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

Approved and Forwarded to the City Council

TO: Joshua McMurray, City Manager

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Acceptance of Subdivision Improvements Associated with the Oakley Logistics Center (Phase 2) Subdivision 9549 located at Wilbur Avenue and Industrial Way

Background and Analysis

On December 17, 2019, the City Council adopted Resolution 147-19 approving the Oakley Logistics Center Vesting Tentative Map (TM 05-18) and Design Review (DR 12-18) conditionally approving the tentative map to subdivide the 375.7-acre site 8 parcels. The subdivision is located on Wilbur Avenue and Industrial Way. The entire project was phased in 2 phases. Phase 1 is comprised of Buildings 1 and 2 and Phase 2 constructed Buildings 3, 4, and 5.

On November 10, 2020, the City Council adopted Resolution 144-20 approving the final map for Subdivision 9549 and Resolution 143-20 approving the Subdivision Improvement Agreement with NP Oakley LLC to construct the necessary subdivision improvements. These subdivision improvements include the construction of private infrastructure for “D Street” (now named Industrial Way) such as grading, roadway improvements, streetlights, storm drain, sidewalk, curb, gutter, and landscaping. The in-tract improvements will be privately owned and maintained by Northpoint Development.

The Developer has since completed all the required improvements for Subdivision 9549 Phase 2 as shown in the attached Vicinity Map, and the Developer has requested that the City accept the improvements as complete. The Public Works and Engineering staff has completed a final inspection of all subdivision improvements and has found them to be in substantial compliance with the approved plans. Acceptance of the improvements will begin a one-year warranty period, and at the end of that time, the developer will be required to repair any defective construction. A warranty bond in the amount of 10% of the total cost of the improvements will be on file following acceptance to ensure that the Developer completes any necessary warranty repairs.

Consistency with the Oakley Strategic Plan 27+

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

Fiscal Impact

No Fiscal Impact to the city. Private subdivision improvements will be funded by Northpoint Development.

Staff Recommendation

Staff recommends that the City Council adopt the Resolution accepting the subdivision improvements associated with Subdivision 9549 and to begin the one-year warranty period.

Attachments

1) Resolution
2) SD 9549 Location Map

RESOLUTION NO. __-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY, ACCEPTING THE SUBDIVISION IMPROVEMENTS ASSOCIATED WITH OAKLEY LOGISTICS CENTER SUBDIVISION 9549 AND BEGINNING THE ONE-YEAR WARRANTY PERIOD FOR THE SUBDIVISION IMPROVEMENTS

WHEREAS, On December 17, 2019, the City Council adopted Resolution 147-19 approving the Oakley Logistics Center Vesting Tentative Map (TM 05-18) and Design Review (DR 12-18) conditionally approving the tentative map to subdivide the 375.7-acre site 8 parcels. The subdivision is located on the east side of Bridgehead Road and Wilbur Avenue.; and,

WHEREAS, On November 10, 2020, the City Council adopted Resolution 144-20 approving the final map for Subdivision 9549 and Resolution 143-20 approving the Subdivision Improvement Agreement with NP Oakley LLC to construct the necessary subdivision improvements. This subdivision improvements includes the construction of private infrastructure for "D Street" (now named as Industrial Way) such as grading, roadway improvements, streetlights, storm drain, sidewalk, curb, gutter, and landscaping. The in-tract improvements will be privately owned and maintained by Northpoint Development; and,

WHEREAS, The Developer has since completed all the required improvements for Subdivision 9549 and the Developer has requested that the City accept the improvements as complete. The Public Works and Engineering staff has completed a final inspection of all subdivision improvements and has found them to be in substantial compliance with the approved plans. Acceptance of the improvements will begin a one-year warranty period, and at the end of that time, the developer will be required to repair any defective construction. A warranty bond in the amount of 10% of the total cost of the improvements will be on file following acceptance to ensure that the Developer completes any necessary warranty repairs; and,

NOW THEREFORE, the City Council of the City of Oakley hereby resolves as follows:

a) The Subdivision Improvements associated with Subdivision 9549 have been accepted as complete and the areas designated for private use such as Parcel A ("D Street" now named as Industrial Way), Parcel B, Parcel C, Parcel D, and Parcel E, will be maintained by the property management company; and,

b) In accordance with the City Clerk's Statement on the Subdivision 9549 Final Map, the roads, avenues, drives, or easements and right of way dedications shown on the map as dedicated to public use are accepted; and,

c) The one-year warranty period required by the agreement for Subdivision Improvements has begun as of the date of adoption of this resolution and that NP Oakley LLC, shall repair any defective subdivision improvements associated with Subdivision 9549, as identified by City personnel, so long as the defective improvements are identified within one-year of the date of adoption of this resolution.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 13th of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

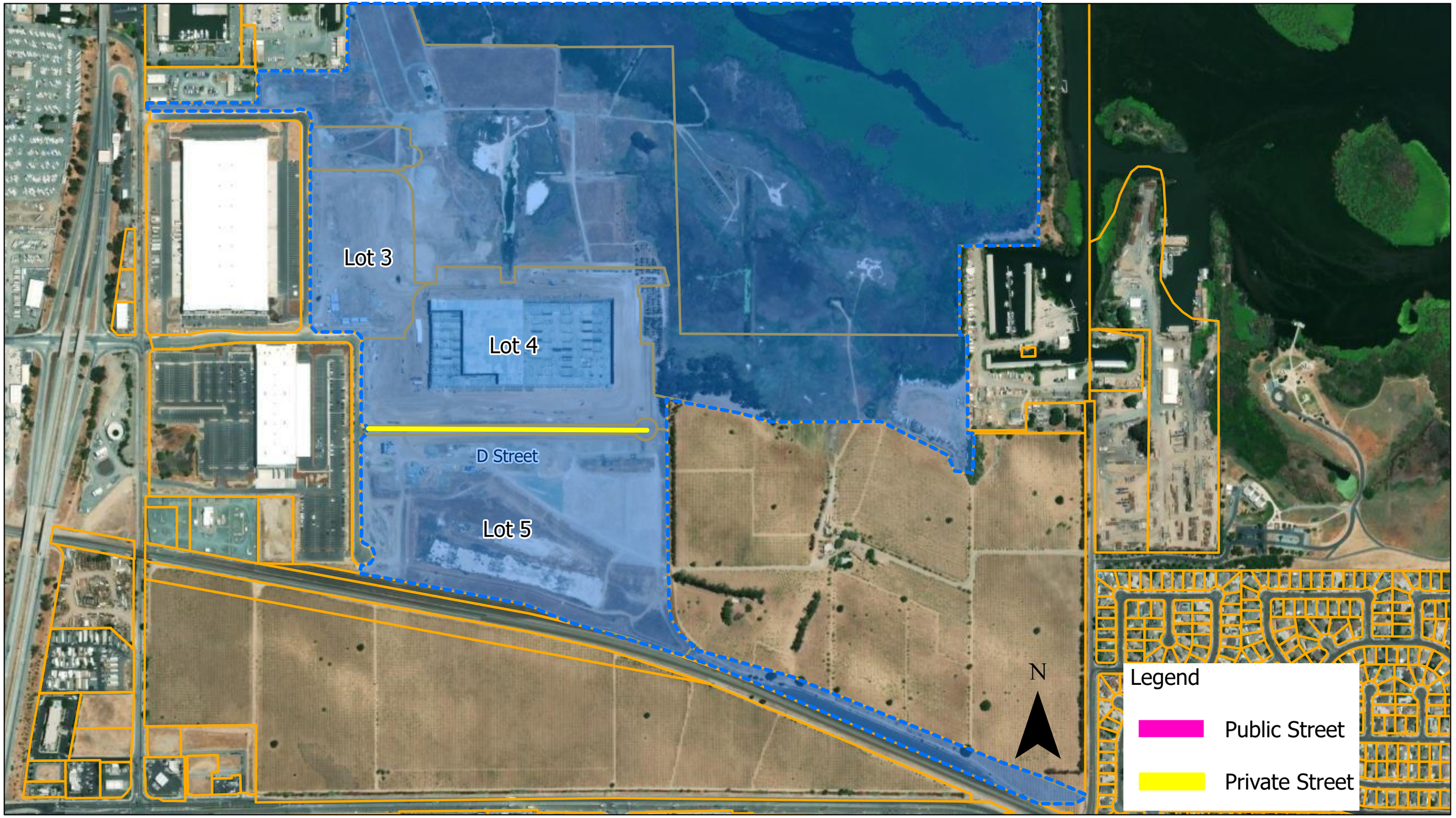
APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date



OAKLEY
CALIFORNIA

Vicinity Map
Subdivision 9549
Oakley Logistics Center

Agenda Date: _____

Agenda Item: _____

OAKLEY CALIFORNIA

STAFF REPORT

Approved and Forwarded to City Council:

Joshua McMurray, City Manager

Date: June 13, 2023

To: Joshua McMurray, City Manager

From: Kevin Rohani, Public Works Director/City Engineer

SUBJECT: Annexation Number 34 (Brownstone Subdivision 8803) to the City of Oakley Community Facilities District Number 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

Background and Analysis

On February 12, 2007, the City Council approved a vesting tentative map with certain Conditions of Approval for the proposed project comprised of 50 single-family residential lots. The Brownstone (SD 8803) project, located on the north side of Brownstone Road west of Main Street and east of Wallen Lane, is currently comprised of Assessor's Parcel Number 034-210-009-6.

The Conditions of Approval for the Brownstone 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 Brownstone 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 tonight's City Council meeting, the property owner for Brownstone 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 FY 2023-24 special tax rates per single-family parcel are as follows:

FY 2023-24 Maximum Special Tax Rates per Single-Family Parcel	
Special Tax Component	**Maximum Annual Special Tax Rates**
Regional Park Maintenance Tax	$165.16
Community Parks Maintenance Tax	$364.74
Streetlighting Maintenance Tax	$72.01
Neighborhood Parks & Landscape Maintenance Tax	$157.64
Stormwater/Water Quality Maintenance Tax	$27.56
Total	**$787.11**

Therefore, successful annexation of the Brownstone project into CFD 2015-2 could provide up to $39,356 (in FY 2023-24 dollars) in revenue annually when all units are constructed. The taxes will be collected on the property tax rolls commencing in FY 2023-24.

Recommendation

The conditions of approval for Brownstone (SD 8803) require the property owner to mitigate their project's financial impact on the City's parks, streetlighting, landscape and stormwater service budgets. Staff recommends that the City Council:

1. Adopt a Resolution Approving the Annexation (Annexation No. 34) of Property Located in the Future Annexation Area of the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services)

Conclusion

Staff recommends that the City Council adopt the Resolution Approving the Annexation (Annexation No. 34) of Property Located 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);
    a. Exhibit A: Description of Services;
    b. Exhibit B: Cost Estimate; and
    c. Exhibit C: Supplement to the Rate and Method of Apportionment of Special Tax – Tax Zone No. 31.
2. Resolution Approving the Annexation (Annexation No. 34) of Property Located 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. 34 to City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services); and
4. Amendment No. 34 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. 34 – Tax Zone No. 31

June 13, 2023

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. 31" 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 XIIIA 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.: 034-210-009-6

Acres: 10.91 acres

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

Annexation No. 34 - Tax Zone No. 31

Property Owner

By: CLYDE MILES DEVELOPMENT LLC

Name: _____

Title: _____

Notice Address: _____

_____

_____

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
(FY 2023-24 Dollars)

Special Tax Component	FY 2023-24 Special Tax Requirement
Regional Park Maintenance Tax	$8,258
Community Parks Maintenance Tax	$18,237
Streetlighting Maintenance Tax	$3,601
Neighborhood Parks & Landscape Maintenance Tax	$7,882
Stormwater/Water Quality Maintenance Tax	$1,378
Total	**$39,356**

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. 31

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. 34 will be annexed to Tax Zone No. 31 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 parks and landscaping 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 will 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 within a Tax Zone of CFD No. 2015-2 to be defined as a Non-Residential Parcel – In Compliance, all Non-Residential Parcels within the Tax Zone 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 parks and landscaping 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 will maintain its parcel's frontage landscaping during the immediate following fiscal year or 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 within a Tax Zone of CFD No. 2015-2 is defined as a Non-Residential Parcel – Out of Compliance, then all Non-Residential Parcels within the Tax Zone must 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 2023-24 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 2023-24 Maximum Tax
Regional Park Maintenance Tax	Single-Family Parcel	$165.16 per Parcel
Regional Park Maintenance Tax	Condominium Parcel	$123.87 per Parcel
Regional Park Maintenance Tax	Multi-Family Parcel	$82.58 per Unit
Regional Park Maintenance Tax	Non-Residential Parcel	$495.49 per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$364.74 per Parcel
Community Parks Maintenance Tax	Condominium Parcel	$273.55 per Parcel
Community Parks Maintenance Tax	Multi-Family Parcel	$182.37 per Unit
Community Parks Maintenance Tax	Non-Residential Parcel	$1,094.21 per Acre
Streetlighting Maintenance Tax	Single-Family Parcel	$72.01 per Parcel
Streetlighting Maintenance Tax	Condominium Parcel	$54.01 per Parcel
Streetlighting Maintenance Tax	Multi-Family Parcel	$36.01 per Unit
Streetlighting Maintenance Tax	Non-Residential Parcel	$216.04 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Single-Family Parcel	$157.64 per Parcel
Neighborhood Parks & Landscaping Maintenance Tax	Condominium Parcel	$118.23 per Parcel
Neighborhood Parks & Landscaping Maintenance Tax	Multi-Family Parcel	$78.82 per Unit
Neighborhood Parks & Landscaping Maintenance Tax	Non-Residential Parcel - In Compliance	$0.00 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Non-Residential Parcel - Out of Compliance	$692.59 per Acre
Stormwater/Water Quality Maintenance Tax	Single-Family Parcel	$27.56 per Parcel
Stormwater/Water Quality Maintenance Tax	Condominium Parcel	$20.67 per Parcel
Stormwater/Water Quality Maintenance Tax	Multi-Family Parcel	$13.78 per Unit
Stormwater/Water Quality Maintenance Tax	Non-Residential Parcel	$169.52 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 2023-24 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 2023-24 Maximum Tax
Regional Park Maintenance Tax	Single-Family Parcel	$495.49 per Acre
Regional Park Maintenance Tax	Condominium Parcel	$371.62 per Acre
Regional Park Maintenance Tax	Multi-Family Parcel	$247.75 per Acre
Regional Park Maintenance Tax	Non-Residential Parcel	$247.75 per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$1,094.21 per Acre
Community Parks Maintenance Tax	Condominium Parcel	$820.66 per Acre
Community Parks Maintenance Tax	Multi-Family Parcel	$547.11 per Acre
Community Parks Maintenance Tax	Non-Residential Parcel	$547.11 per Acre
Streetlighting Maintenance Tax	Single-Family Parcel	$216.04 per Acre
Streetlighting Maintenance Tax	Condominium Parcel	$162.02 per Acre
Streetlighting Maintenance Tax	Multi-Family Parcel	$108.02 per Acre
Streetlighting Maintenance Tax	Non-Residential Parcel	$108.02 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Single-Family Parcel	$969.62 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Condominium Parcel	$969.62 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Multi-Family Parcel	$969.62 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Non-Residential Parcel - In Compliance	$0.00 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Non-Residential Parcel - Out of Compliance	$969.62 per Acre
Stormwater/Water Quality Maintenance Tax	Single-Family Parcel	$169.52 per Acre
Stormwater/Water Quality Maintenance Tax	Condominium Parcel	$169.52 per Acre
Stormwater/Water Quality Maintenance Tax	Multi-Family Parcel	$169.52 per Acre
Stormwater/Water Quality Maintenance Tax	Non-Residential Parcel	$169.52 per Acre

3. Escalation of Maximum Special Tax

On July 1, 2024, 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.

RESOLUTION NO. _____

RESOLUTION APPROVING THE ANNEXATION (ANNEXATION NO. 34) OF PROPERTY LOCATED 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 034-210-009-6 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 034-210-009-6 is annexed into Tax Zone No. 31 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 034-210-009-6 is added to the CFD.

4. Boundaries Described. The revised boundaries of the CFD including Assessor's Parcel Number 034-210-009-6 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 at a meeting held on June 13, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

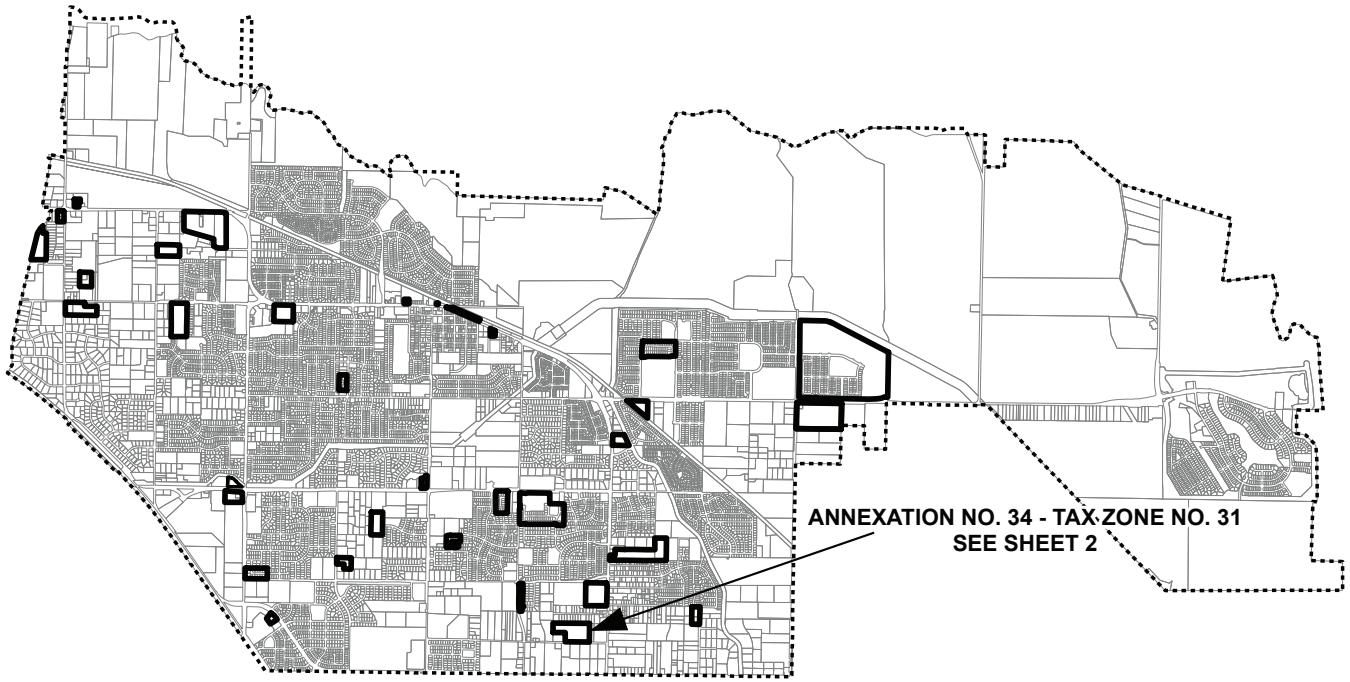
_____
Aaron Meadows, Mayor

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date

ANNEXATION MAP No. 34 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 _____, 2023.

_____
LIBBY VREONIS, CITY CLERK
CITY OF OAKLEY
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING ANNEXATION No. 34 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 _____, 2023, BY ITS RESOLUTION No. _____.

_____
LIBBY VREONIS, CITY CLERK
CITY OF OAKLEY
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

FILED THIS _____ DAY OF _____, 2023, 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. 034-210-009-6.

Legend

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

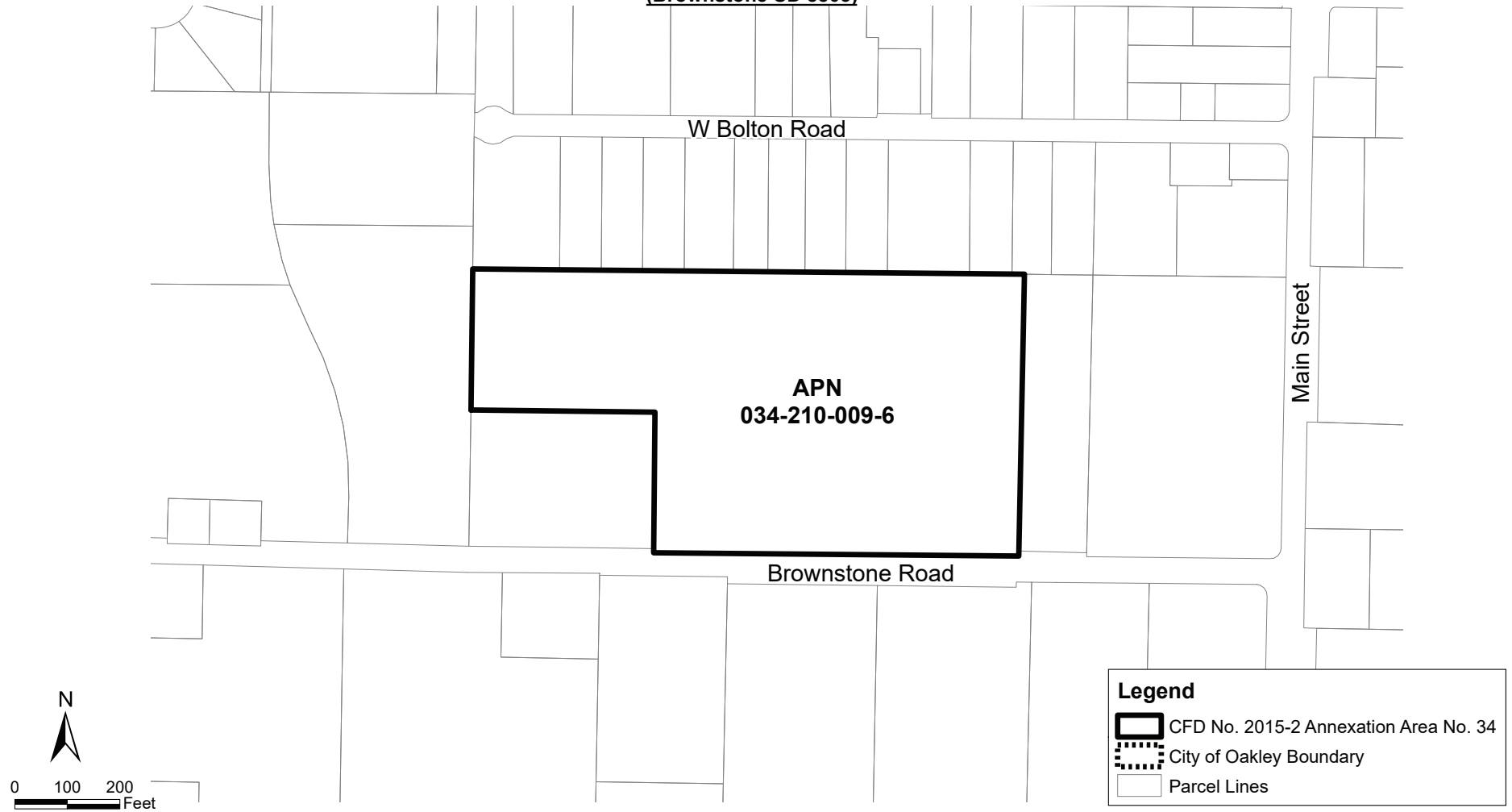
N

0 2,500 5,000 Feet

ANNEXATION MAP No. 34 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. 34 - Tax Zone No. 31
(Brownstone SD 8803)



RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

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

AMENDMENT NO. 34 TO NOTICE OF SPECIAL TAX LIEN

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

Annexation No. 34 - Tax Zone No. 31 (Brownstone SD 8803)

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. 34 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. 34 to Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape and Stormwater Services), County of Contra Costa, State of California," heretofore recorded at _____ on _____, 2023, 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 with in 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. 34 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 _____, 2023

By: _____
Libby Vreonis, City Clerk,
City of Oakley

EXHIBIT	Assessor's Parcel No.	Name(s) of Property Owner(s)	A
CITY OF	034-210-009-6	CLYDE MILES DEVELOPMENT LLC	

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

Annexation No. 34 – Tax Zone No. 31

PARCEL DESCRIPTION AND OWNER OF LAND WITHIN ANNEXATION NO. 34 – TAX ZONE NO. 31

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. 31

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. 34 will be annexed to Tax Zone No. 31 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 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 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 parks and landscaping 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 will 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 within a Tax Zone of CFD No. 2015-2 to be defined as a Non-Residential Parcel – In Compliance, all Non-Residential Parcels within the Tax Zone 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 parks and landscaping 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 will maintain its parcel's frontage landscaping during the immediate following fiscal year or 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 within a Tax Zone of CFD No. 2015-2 is defined as a Non-Residential Parcel – Out of Compliance, then all Non-Residential Parcels within the Tax Zone must 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 2023-24 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 2023-24 Maximum Tax
Regional Park Maintenance Tax	Single-Family Parcel	$165.16 per Parcel
Regional Park Maintenance Tax	Condominium Parcel	$123.87 per Parcel
Regional Park Maintenance Tax	Multi-Family Parcel	$82.58 per Unit
Regional Park Maintenance Tax	Non-Residential Parcel	$495.49 per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$364.74 per Parcel
Community Parks Maintenance Tax	Condominium Parcel	$273.55 per Parcel
Community Parks Maintenance Tax	Multi-Family Parcel	$182.37 per Unit
Community Parks Maintenance Tax	Non-Residential Parcel	$1,094.21 per Acre
Streetlighting Maintenance Tax	Single-Family Parcel	$72.01 per Parcel
Streetlighting Maintenance Tax	Condominium Parcel	$54.01 per Parcel
Streetlighting Maintenance Tax	Multi-Family Parcel	$36.01 per Unit
Streetlighting Maintenance Tax	Non-Residential Parcel	$216.04 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Single-Family Parcel	$157.64 per Parcel
Neighborhood Parks & Landscaping Maintenance Tax	Condominium Parcel	$118.23 per Parcel
Neighborhood Parks & Landscaping Maintenance Tax	Multi-Family Parcel	$78.82 per Unit
Neighborhood Parks & Landscaping Maintenance Tax	Non-Residential Parcel - In Compliance	$0.00 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Non-Residential Parcel - Out of Compliance	$692.59 per Acre
Stormwater/Water Quality Maintenance Tax	Single-Family Parcel	$27.56 per Parcel
Stormwater/Water Quality Maintenance Tax	Condominium Parcel	$20.67 per Parcel
Stormwater/Water Quality Maintenance Tax	Multi-Family Parcel	$13.78 per Unit
Stormwater/Water Quality Maintenance Tax	Non-Residential Parcel	$169.52 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 2023-24 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 2023-24 Maximum Tax**
Regional Park Maintenance Tax	Single-Family Parcel	$495.49 per Acre
Regional Park Maintenance Tax	Condominium Parcel	$371.62 per Acre
Regional Park Maintenance Tax	Multi-Family Parcel	$247.75 per Acre
Regional Park Maintenance Tax	Non-Residential Parcel	$247.75 per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$1,094.21 per Acre
Community Parks Maintenance Tax	Condominium Parcel	$820.66 per Acre
Community Parks Maintenance Tax	Multi-Family Parcel	$547.11 per Acre
Community Parks Maintenance Tax	Non-Residential Parcel	$547.11 per Acre
Streetlighting Maintenance Tax	Single-Family Parcel	$216.04 per Acre
Streetlighting Maintenance Tax	Condominium Parcel	$162.02 per Acre
Streetlighting Maintenance Tax	Multi-Family Parcel	$108.02 per Acre
Streetlighting Maintenance Tax	Non-Residential Parcel	$108.02 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Single-Family Parcel	$969.62 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Condominium Parcel	$969.62 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Multi-Family Parcel	$969.62 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Non-Residential Parcel - In Compliance	$0.00 per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Non-Residential Parcel - Out of Compliance	$969.62 per Acre
Stormwater/Water Quality Maintenance Tax	Single-Family Parcel	$169.52 per Acre
Stormwater/Water Quality Maintenance Tax	Condominium Parcel	$169.52 per Acre
Stormwater/Water Quality Maintenance Tax	Multi-Family Parcel	$169.52 per Acre
Stormwater/Water Quality Maintenance Tax	Non-Residential Parcel	$169.52 per Acre

3. Escalation of Maximum Special Tax

On July 1, 2024, 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.

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager *Approved and Forwarded to the City Council*

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Accepting the Subdivision Improvements Associated with Stonewood Unit 1A Subdivision 7662 located at southwest corner of Rose Avenue and Longhorn Way

Background and Analysis

On January 9, 2006, the City Council approved the final map for Stonewood 1A Subdivision 7662 and the Subdivision Improvement Agreement with Albert D. Seeno Construction Company, Inc. hereinafter referred to as the (Developer), to construct the necessary public infrastructure for this subdivision.

The Developer has since completed all the required improvements for Rose Avenue, Longhorn Way, Pato Lane, Millwood Court, Riverwood Court, Cloverbrook Avenue, Frazier Drive and Grapevine Lane as shown in the attached vicinity map. At this time, the Developer has requested that the city accept the subdivision improvements for maintenance. The Public Works and Engineering staff has completed a final inspection of all public improvements and has found them to be in substantial compliance with the approved improvement plans.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety section goal to provide safe streets.

Fiscal Impact

Upon acceptance of the improvements, the City will be obligated to maintain the public infrastructure. Preventative street maintenance for public roadway improvements will be funded using the Gas Tax and landscaping improvements through Zone 3-23.

Staff Recommendation

Staff recommends that the City Council adopt the resolution accepting the subdivision improvements associated with Stonewood Unit 1A Subdivision 7662 and for the City to begin the maintenance of the public infrastructure for this subdivision.

Attachments

1) Resolution
2) Vicinity Map

RESOLUTION NO. __-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, ACCEPTING THE SUBDIVISION IMPROVEMENTS ASSOCIATED WITH STONEWOOD UNIT 1A SUBDIVISION 7662 LOCATED AT THE SOUTHWEST CORNER OF ROSE AVENUE AND LONGHORN WAY

WHEREAS, On January 9, 2006, the City Council approved the final map for Stonewood Unit 1A Subdivision 7662 and the Subdivision Improvement Agreement with Albert D. Seeno Construction Company, Inc., hereinafter referred to as the (Developer), to construct the necessary public infrastructure for this subdivision;

WHEREAS, the City of Oakley Public Works and Engineering staff has inspected the Subdivision Improvements and have determined the Developer has since completed all of the required improvements for Rose Avenue, Longhorn Way, Pato Lane, Millwood Court, Riverwood Court, Cloverbrook Avenue, Frazier Drive and Grapevine Lane as shown in the attached vicinity map. At this time, the Developer has requested that the city accept the improvements for maintenance. The Public Works and Engineering staff has completed a final inspection of all public improvements and has found them to be in substantial compliance with the approved improvement plans;

WHEREAS, staff recommends that the City Council adopt the Resolution accepting the subdivision improvements associated with Stonewood Unit 1A Subdivision and for the City to begin the maintenance of the public infrastructure for this subdivision;

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

a) Accept the dedication for Rose Avenue, Longhorn Way, Pato Lane, Millwood Court, Riverwood Court, Cloverbrook Avenue, Frazier Drive and Grapevine Lane as shown in the attached vicinity map for public use as recorded in Subdivision 7662 in Map Book 489 page16, and

b) The roadway improvements for Rose Avenue, Longhorn Way, Pato Lane, Millwood Court, Riverwood Court, Cloverbrook Avenue, Frazier Drive and Grapevine Lane as shown in the attached vicinity map are accepted and begin the maintenance by the City, and

c) In accordance with the City Clerk's Statement on the Subdivision 7662 Final Map, this portion of the map related to these roads, avenues, drives, or easements and right of way dedications shown on the map as dedicated to public use are accepted.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 13th of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date



OAKLEY
CALIFORNIA

Vicinity Map
Subdivision 7662
Stonewood Unit 1A

0 0.02 0.04 0.09 Miles

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Consideration of a Resolution Authorizing the Purchase of a 2023 Chevrolet Silverado 2500 HD for $55,858.54 from California Automotive Retailing Group, Inc. DBA Dublin Chevrolet

Background and Analysis

The Maintenance Division of the Public Works Department is responsible for maintaining the City of Oakley owned infrastructure that includes streets, trails, sidewalks, curb and gutter, parks, playgrounds, facilities, traffic signals, streetlights, storm drain systems, and detention basins.

The Public Works maintenance staff utilizes a wide range of equipment and vehicles to perform these maintenance services. As the Public Works Department continues to grow, and to keep up with increasing public infrastructure that is added to its maintenance inventory; efforts have been made in recent years to upgrade its fleet of vehicles to replace the standard pickup trucks to trucks with service bodies, as shown in the picture below. This will allow space for organizing tools and equipment on the truck, and to have a more efficient operation.



The breakdown of a pickup truck that was used by the Building Inspection Division from the Community Development Department, has made it prohibitive to repair a 10-year-old truck with repair costs over the actual value of the truck. This situation presented an opportunity to address the needs of multiple vehicles across departments. The win-win solution that staff collaborated on is for a 2021 GMC Sierra 1/2 standard pickup truck from the Public Works Department to be transferred to the Community Development Department, and be assigned to the Building Inspection Division, so that inspection services will continue unimpeded. The Public Works Department would then purchase a 3/4-ton heavy duty truck with a service body that is much more usable for Public Works operations and needs for pulling trailers and equipment, and to replace the pickup truck that was transferred to the Community Development Department.

Staff solicited quotes from truck dealers for the purchase of the 3/4-ton heavy duty truck with a service body and received (5) five quotes ranging from $55,858.54 to $64,153.14. The lowest quote was from Dublin Chevrolet and included government discounts for municipal fleets and a very good price of $55,858.54. This truck is available at the dealer's lot and ready for purchase.

Consistency with the Oakley Strategic Plan 27+

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

Fiscal Impact

The purchase of this truck is funded from the Lighting and Landscaping Assessment District funds that are used for park maintenance services. This new truck will be used in daily park maintenance services. No General Fund dollars would be used for this purchase.

Staff Recommendation

Staff recommends that the City Council Adopt the Resolution approving the purchase of a 3/4-ton heavy duty truck with a service body from Dublin Chevrolet in amount of $55,858.54 and authorize the City's Purchasing Agent to complete the purchase process.

Attachments

1. Resolution

RESOLUTION NO. XX-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING THE PURCHASE OF A 3/4 TON HEAVY DUTY TRUCK WITH A SERVICE BODY FROM DUBLIN CHEVROLET

WHEREAS, the Maintenance Division of the Public Works Department is responsible for maintaining the City of Oakley owned infrastructure; and

WHEREAS, due to the breakdown of an existing pickup truck that was used for Building Inspection services by the Community Development Department, and the transfer of a Public Works pickup truck to backfill the Community Development Department truck; and

WHEREAS, staff has solicited bids from truck dealers for a 3/4-ton heavy duty truck with a service body for use in the Parks Division of the Public Works Department, and received the lowest cost of $55,858.54 from Dublin Chevrolet; and

WHEREAS, the City's Purchasing Policy requires City Council approval for vehicles costing $50,000 or more; and

WHEREAS, funds are available from the current fiscal year's Landscaping and Lighting Assessment District budget to cover the cost of this purchase.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Oakley does hereby approve the purchase of a 3/4-ton heavy duty truck with a service body from Dublin Chevrolet and authorizes the City's Purchasing Agent to complete the purchase process.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Kevin Rohani, P.E. Public Works Director/City Engineer

SUBJECT: Adopt a Resolution Approving a list of projects for Fiscal Year 2023/2024 Funded by Senate Bill 1: The Road Repair and Accountability Act of 2017

Background and Analysis

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statues of 2017), was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide. SB 1 increases several tax adjustments for inflation every year so that the purchasing power of the revenues does not diminish as it has done historically.

Beginning in November 2017, portions of SB 1 revenues were deposited into the Road Maintenance and Rehabilitation Account (RMRA) and subsequently made available to eligible cities and counties, which must comply with RMRA funding requirements as determined by the California Transportation Commission (CTC).

SB 1 prioritizes this funding towards critical maintenance, rehabilitation, and safety improvements on state highways, local streets and roads, and bridges and to improve the state's trade corridors, transit, and active transportation facilities. As codified in the Streets and Highways Code (SHC), RMRA local streets and roads allocations must be used for projects that include, but are not limited to, the following:

- Road maintenance and rehabilitation
- Road Safety projects
- Railroad grade separations
- Traffic control devices
- Complete street components, "including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and storm-water capture projects in conjunction with any other allowable project.

As part of SB 1's various accountability and transparency measures, the City will annually submit a proposed project list to the CTC and subsequently provide year end updates on the progress of previously proposed projects.

It is estimated that the City will receive approximately $1,100,866 in Fiscal Year (FY) 2023/24 from RMRA funding. To be eligible to receive this funding, the City must submit a proposed project list to the CTC along with a formalized resolution before July 1, 2023, documenting the City Council's approval of the City's Capital Improvement Program Budget, reflecting the projects with specific RMRA funding allocations.

In order to meet SB 1's eligibility and reporting requirements, the $1,100,866 of RMRA funding must be specifically differentiated from the Highway Users Tax Account (HUTA) funding. Each project utilizing RMRA funds is required to include the following information: project description, specific location, proposed schedule for its completion, and the estimated useful life. Since the CTC strongly discouraged proposed RMRA funded projects to be listed as "citywide". The following Capital Improvement Projects: CIP 205 – Downtown Gateway Plaza Roadway and Parking Lot Project, CIP 215 – Downtown Parking Lot Project, CIP 247 – East Cypress Road Widening Project (Knightsen Avenue to Jersey Island Road), CIP 293 – Main Street Slurry Seal Project (at Hwy 160), CIP 294 – Pedestrian Crossing Lighting System on O'Hara at Marsh Creek Trail Crossing, CIP 295 – FY 2023/24 Curb, Gutter, Sidewalk Repair and Reconstruction Project, CIP 296 – FY 2023/24 Street Restriping Project, CIP 297 – FY 2023/24 Street Repair and Resurfacing Project are identified in the FY 2023/24 Capital Improvement Program Budget to receive the RMRA funding.

Consistency with the Oakley Strategic Plan 27+

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

Fiscal Impact

Adopting the resolution establishing a list of projects will make the City eligible to receive approximately $1,100,866 of RMRA funding. The newly established RMRA Gas Tax funding is allocated to the Capital Improvement Projects within the Road Maintenance and Rehabilitation Account (RMRA). CIP 205 – Downtown Gateway Plaza Roadway and Parking Lot Project, CIP 215 – Downtown Parking Lot Project, CIP 247 – East Cypress Road Widening Project (Knightsen Avenue to Jersey Island Road), CIP 293 – Main Street Slurry Seal Project (at Hwy 160), CIP 294 – Pedestrian Crossing Lighting System on O'Hara at Marsh Creek Trail Crossing, CIP 295 – FY 2023/24 Curb, Gutter, Sidewalk Repair and Reconstruction Project, CIP 296 – FY 2023/24 Street Restriping Project, CIP 297 – FY 2023/24 Street Repair and Resurfacing Project are identified in the FY 2023/24 Capital Improvement Program Budget to receive the RMRA funding.

Staff Recommendation

Staff recommends that the City Council adopt the resolution establishing a list of projects to support CIP 205 – Downtown Gateway Plaza Roadway and Parking Lot Project, CIP 215 – Downtown Parking Lot Project, CIP 247 – East Cypress Road Widening Project (Knightsen Avenue to Jersey Island Road), CIP 293 – Main Street Slurry Seal Project (at Hwy 160), CIP 294 – Pedestrian Crossing Lighting System on O'Hara at Marsh Creek Trail Crossing, CIP 295 – FY 2023/24 Curb, Gutter, Sidewalk Repair and Reconstruction

Project, CIP 296 – FY 2023/24 Street Restriping Project, CIP 297 – FY 2023/24 Street Repair and Resurfacing Project to be funded with the Road Maintenance and Rehabilitation Account (RMRA) revenues.

Attachments

1) Resolution

RESOLUTION NO. XX-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2023/2024 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Oakley must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Oakley, will receive an estimated $1,100,866 in RMRA funding in Fiscal Year 2023/24 from SB 1; and

WHEREAS, this is the seventh year in which the City of Oakley is receiving SB 1 funding and will enable the City of Oakley to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City of Oakley has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the City of Oakley used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities' priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Oakley maintain and rehabilitate several neighborhood streets throughout the City this year which have not received any maintenance or rehabilitative treatments in over a decade; and

WHEREAS, the 2020 California Statewide Local Streets and Roads Needs Assessment found that the City of Oakley's streets and roads are in very good condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into an "excellent/very good" condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive benefits citywide.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Oakley hereby approves; and

1. The foregoing recitals are true and correct.

2. The following list of newly proposed projects will be funded in-part or solely with Fiscal Year 2023/24 Road Maintenance and Rehabilitation Account revenues:

   Project Title: CIP 293 – Main Street Slurry Seal Project (at Hwy 160)
   Project Description: Crack Seal, Slurry Seal
   Project Location: The Repair and Resurfacing Project consists of the following Streets: On Main Street near the Highway 160 interchange.

   Estimated Project Schedule: Construction Start (July 2023) – Construction Completion (August 2023)
   Estimated Project Useful Life: 15 Years

   Project Title: CIP 294 – Pedestrian Crossing Lighting System on O'Hara Avenue at Marsh Creek Trail Crossing
   Project Description: Install New Pedestrian Crossing Lighting System
   Project Location: The Project is located on O'Hara Avenue at the Marsh Creek Trail Crossing

   Estimated Project Schedule: Construction Start (October 2023) – Construction Completion (February 2024)
   Estimated Project Useful Life: 20 Years

Project Title: CIP 295 – Fiscal Year 2023/24 Curb, Gutter, Sidewalk Repair and Reconstruction Project
Project Description: The project will repair uplifted and broken curb gutter and sidewalk caused by tree roots and overgrowth.
Project Location: The Repair and Reconstruction Project locations will be finalized once determined; locations will be provided during the report.

Estimated Project Schedule: Construction Start (February 2024) – Construction Completion (May 2024)
Estimated Project Useful Life: 20 Years

Project Title: CIP 296 – Fiscal Year 2023/24 Street Restriping Project
Project Description: Restripe existing striping.
Project Location: The Restriping Project locations will be finalized once determined; locations will be provided during the report.

Estimated Project Schedule: Construction Start (April 2024) – Construction Completion (May 2024)
Estimated Project Useful Life: 10 Years

Project Title: CIP 297 – Fiscal Year 2023/24 Street Repair and Resurfacing Project
Project Description: Repair and Resurface Existing Streets
Project Location: The Repair and Resurfacing Project locations will be finalized once determined; locations will be provided during the report.

Estimated Project Schedule: Construction Start (June 2024) – Construction Completion (December 2024)
Estimated Project Useful Life: 15 Years

3. The following previously proposed and adopted projects may also utilize Fiscal Year 2023/24 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City of Oakley is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

Project Title: CIP 205 – Downtown Gateway Plaza Roadway and Parking Lot Project
Project Description: New Road with complete streets components, bus/transit, Curb and Gutter, Sidewalk, Landscaping, Safety Lighting, Crack Seal, Slurry Seal, Striping and Parking Lot, and Gateway Plaza. The Gateway Plaza and parking lot are just a portion of the project and the RMRA will not be funding these portions of the work.
Project Location: Between Norcross Lane and 2nd Street.

Estimated Project Schedule: Construction Start (December 2022) – Construction Completion (November 2023)
Estimated Project Useful Life: 20 Years

Project Title: CIP 215 – Downtown Parking Lot Project
Project Description: New Road with complete streets components, Crack Seal, Slurry Seal, Curb and Gutter, Sidewalk, Landscaping, Safety Lighting, Striping and Parking Lot. The parking lot is just a portion of the project and the RMRA will not be funding this portion of the work.
Project Location: Between Main Street and BNSF Railroad and a New Roadway from Norcross Lane west 250 feet to end of the road.

Estimated Project Schedule: Construction Start (September 2021) – Construction Completion (August 2023)
Estimated Project Useful Life: 20 Years

Project Title: CIP 247 – East Cypress Road Widening Project (Knightsen Avenue to Jersey Island Road)
Project Description: Roadway Widening, Curb and Gutter, Sidewalk, Landscaping, Safety Lighting, Striping
Project Location: Roadway Widening, between Knightsen Avenue and Jersey Island Road.

Estimated Project Schedule: Construction Start (October 2023) – Construction Completion (October 2024)
Estimated Project Useful Life: 20 Years

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

ATTEST: _____
Aaron Meadows, Mayor

_____ _____
Libby Vreonis, City Clerk Date

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Creating Zone 188 within the Oakley Special Police Tax Area consisting of the Honey Creekside project (Subdivision 9579) located at 463 and 560 Honey Lane (APNs 033-030-028 and 033-030-032)

Background and Analysis

On April 26, 2022, the City Council approved a vesting tentative map with certain Conditions of Approval for the proposed Honey Creekside project (Subdivision 9579) (the "Project"). The Project is designated as Single Family Residential in the Oakley 2020 General Plan and zoned R-6 (Single Family Residential) on the City of Oakley Zoning Map. The Project is currently comprised of APNs 033-030-028 and 033-030-032, which is expected to be subdivided into 57 single-family residential units at build-out.

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 District 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.

Beginning May 2016, the City established its own police department and no longer contracts with the Sheriff's office to provide public safety. In order to ensure that revenue grows at a rate sufficient to cover the cost of providing police services, City Council approved Resolution No. 113-16 on July 12, 2016, that allows for an adjustment in the annual tax per parcel by the increase in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland-Bay Area to become effective July 1, 2016. Adoption of the attached resolution and introduction of the attached ordinance will set an election date for July 18, 2023, which shall be conducted by the City Clerk via a mail ballot election. The vote will then be ratified at the July 25, 2023, regular City Council meeting, and the ordinance will take effect at that time assuming a favorable vote.

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 188 to the Oakley Special Police Tax Area. The FY 2023-24 special tax rate for single family parcels is $1,282.30/parcel (FY 2023-24 rates). The project is anticipated to consist of 57 parcels at build-out. Therefore, successful creation of the Zone is expected to provide up to $73,091.10 (in FY 2023-24 dollars) in revenue annually at build-out. The taxes can be collected on the property tax rolls commencing in FY 2023-24.

Staff Recommendation

The Conditions of Approval for the Honey Creekside project located at 463 and 560 Honey Lane (APNs 033-030-028 and 033-030-032) require the property owner to mitigate their financial impact on the police services budget. Adoption of this resolution and ordinance will set an election to be held on July 18, 2023. The election will then be ratified at the July 25, 2023, regular City Council meeting. Staff recommends that the City Council:

1. Adopt the Resolution creating Zone 188 within the Oakley Special Police Tax Area consisting of the Honey Creekside project located at 463 and 560 Honey Lane (APNs 033-030-028 and 033-030-032); and
2. Introduce the Ordinance Establishing a Special Tax for Police Protection.

Attachments

1) Resolution Creating Oakley Special Police Tax Zone 188
    1) Exhibit A - Diagram
2) Ordinance Establishing a Special Tax
    1) Exhibit A – Diagram
    2) Exhibit B – Schedule for Police Service Tax

CITY OF OAKLEY

RESOLUTION NO. ___-23

A RESOLUTION CREATING OAKLEY SPECIAL POLICE TAX AREA ZONE 188 WITHIN THE OAKLEY SPECIAL POLICE TAX AREA FOR THE HONEY CREEKSIDE PROJECT (SUBDIVISION 9579) LOCATED AT 463 AND 560 HONEY LANE (APNs 033-030-028 and 033-030-032)

WHEREAS, it is the intention of the City Council to create Oakley Special Police Tax Area Zone 188 (Zone 188) within the Oakley Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 188; and

WHEREAS, the City recognizes the need for increased police protection services within Zone 188 and the difficulty of funding the current or increased level of police services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct the election required by Government Code Section 53978, to be conducted by mail ballot pursuant to Elections Code Section 4108 and to be held on the earliest date permitted by law; and

WHEREAS, the property located at 463 and 560 Honey Lane known as Honey Creekside (the "Project") is designated as Single Family Residential in the Oakley 2020 General Plan and zoned R-6 (Single Family Residential) on the City of Oakley Zoning Map. The Project is currently comprised of APNs 033-030-028 and 033-030-032, which are expected to be subdivided into 57 single-family residential units at build-out. The Conditions of Approval for the Project require the Developer to mitigate the financial impact that their project has on the City's police services budget. The City of Oakley previously formed the Oakley Special Police Tax Area District that authorizes the levy of an annual special tax on parcels to mitigate their financial impact to the City's police services budget. The Developer/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. The initial annual special tax rate for single family parcels is $1,282.30/parcel (FY 2023-24 rates) per the rate schedule that was adopted by the City Council on July 12, 2016, by Resolution No. 113-16; and

WHEREAS, this Resolution is adopted pursuant to Government Code section 53978; and

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 188 is a person who owns real property within Zone 188 at the time Ordinance No. __-23 is adopted, as shown on

the last equalized assessment roll prepared by the Contra Costa County Assessor's Office.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley hereby finds and determines as follows:

1. All of the City of Oakley shall be considered as the Oakley Special Police Tax Area.

2. That portion of the City of Oakley shown on the plats titled Exhibit "A" is established as Zone 188 of the Oakley Special Police Tax Area.

3. That Ordinance No. __-23 introduced this date is to be presented for approval of the voters of Zone 188 by a mail ballot election, to be held on July 18, 2023. The ballot proposition shall read as follows:

   "Shall Ordinance No. __-23 of the City Council of the City of Oakley be approved so as to authorize a special tax on property located in Zone 188 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 – 1 res., 1 site) is $1,282.30 per parcel and $641.15 per vacant parcel per the current FY 2023-24 rate schedule."

4. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.

5. Zone 188 of the Oakley Special Police Tax Area shall not be created, and the tax authorized in Ordinance No. __-23 shall not be imposed if the Ordinance is not approved by two-thirds of the voters participating in the election called in Ordinance No. __-23.

PASSED AND ADOPTED by the City Council of the City of Oakley at a

meeting held on June 13, 2023, by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

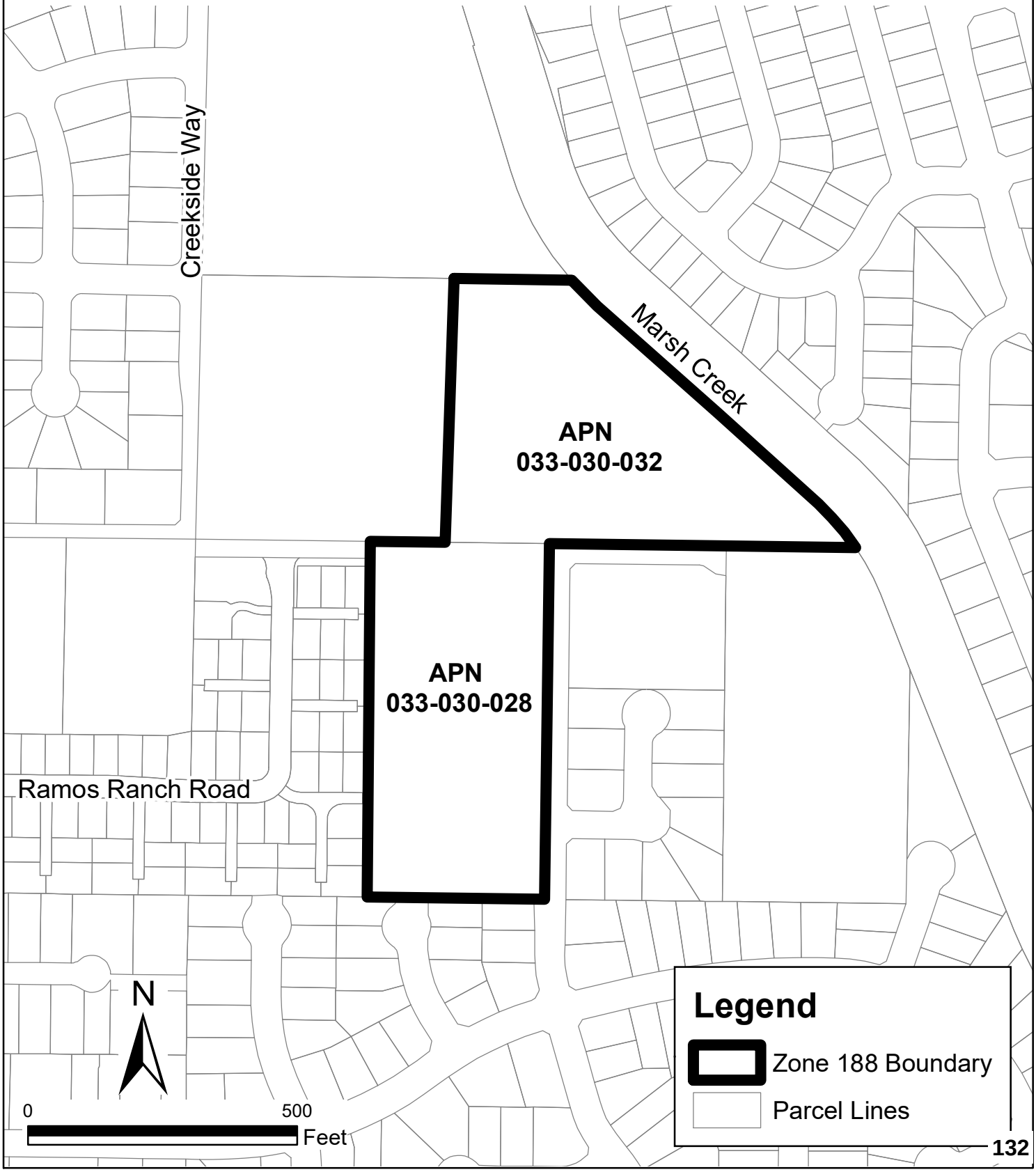
_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

EXHIBIT A - BOUNDARY MAP
CITY OF OAKLEY SPECIAL POLICE TAX AREA (P-6) ZONE 188
CITY OF OAKLEY
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
HONEY CREEKSIDE (SUBDIVISION 9579)



CITY OF OAKLEY

ORDINANCE NO. __-23

AN ORDINANCE OF THE CITY OF OAKLEY ESTABLISHING OAKLEY SPECIAL POLICE TAX AREA ZONE 188 WITHIN THE OAKLEY SPECIAL POLICE TAX AREA FOR A SPECIAL TAX FOR POLICE PROTECTION SERVICES FOR THE HONEY CREEKSIDE PROJECT (SUBDIVISION 9579) LOCATED AT 463 AND 560 HONEY LANE (APNs 033-030-028 and 033-030-032)

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 188 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 XIIIA 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 188.

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 188 (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 Zone 188, 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 role 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, 2023, through June 30, 2024) 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, 2024, 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 July 18, 2023 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2023. If not confirmed by two-thirds of the voters participating in the election, this Ordinance and the tax approved herein shall not become effective.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on July 25, 2023, by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

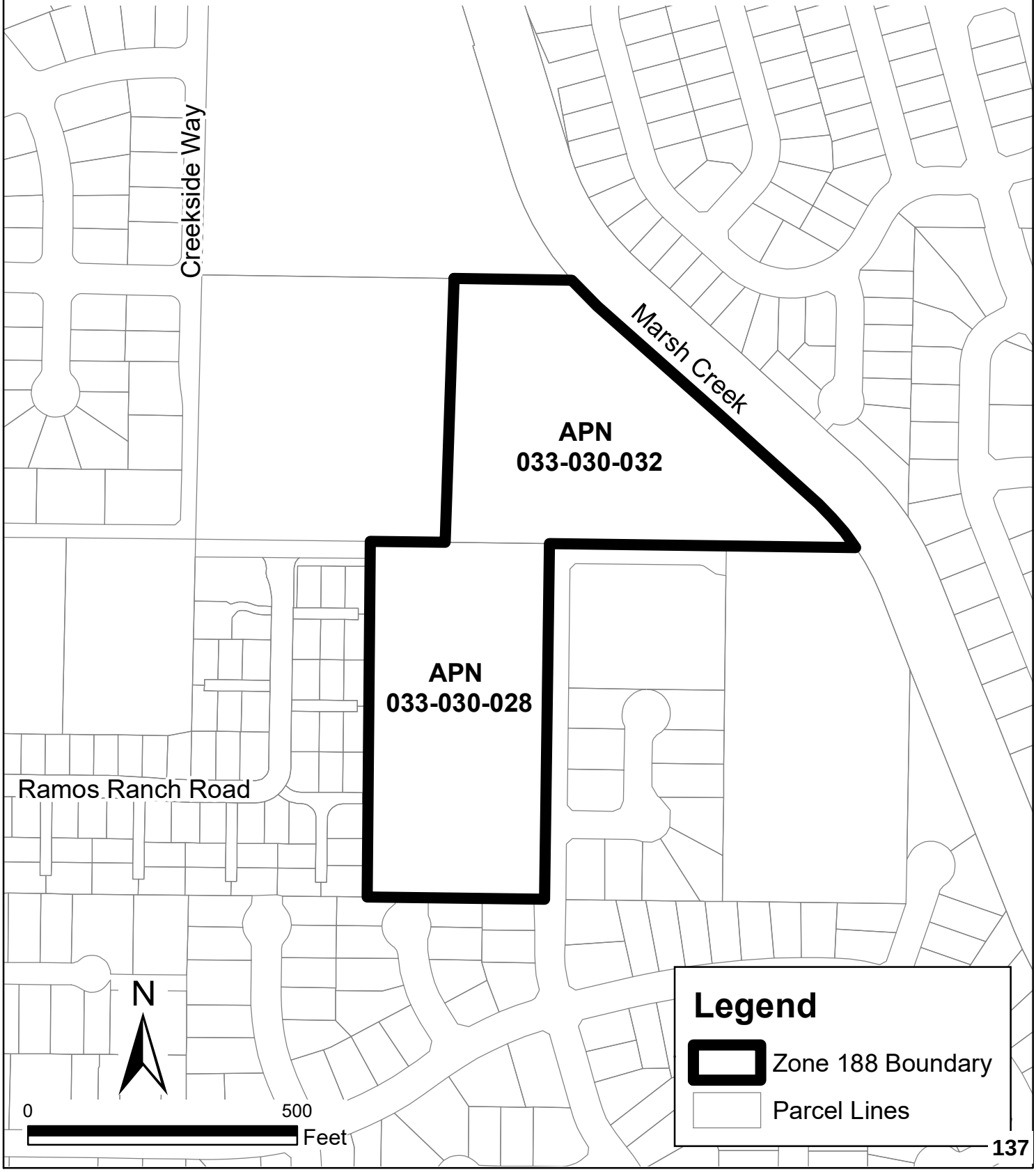
_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

EXHIBIT A - BOUNDARY MAP
CITY OF OAKLEY SPECIAL POLICE TAX AREA (P-6) ZONE 188
CITY OF OAKLEY
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
HONEY CREEKSIDE (SUBDIVISION 9579)



CITY OF OAKLEY SCHEDULE FOR POLICE SERVICE TAX
FOR FISCAL YEAR 2023/2024

PROPERTY USE CODE CATEGORY	DESCRIPTION	FY22/23 TAX PER PARCEL	FY23/24 TAX PER PARCEL
11	Single Family Residence – 1res., 1 site	$1,230.73	$1,282.30
12	Single Family Residence – 1 res., 2 or more sites	$1,230.73	$1,282.30
13	Single Family Residence – 2 res., on 1 or more sites	$1,969.17	$2,051.68
14	Single Family Residence – other than single fam. Land	$1,230.73	$1,282.30
15	Misc. Improvements – 1 site	$1,230.73	$1,282.30
16	Misc. Improvements – 2 or more sites	$1,230.73	$1,282.30
17	Vacant – 1 site	$615.37	$641.15
18	Vacant – 2 or more sites	$615.37	$641.15
19	Single Family Residence – Det. W/common area	$1,230.73	$1,282.30
20	Vacant – Multiple	$615.37	$641.15
21	Duplex	$1,969.17	$2,051.68
22	Triplex	$2,953.75	$3,077.52
23	Fourplex	$3,938.34	$4,103.36
24	Combinations	$1,230.73	$1,282.30
25	Apartments (5 –12 Units)	$4,922.92	$5,129.20
26	Apartments (13 – 24 Units)	$12,799.59	$13,335.92
27	Apartments (25 – 59 Units)	$24,614.60	$25,646.00
28	Apartments (60+ units)	$59,075.04	$61,550.40
29	Attached PUDs: Cluster Homes, Condos, etc.	$1,230.73	$1,282.30
30	Vacant – Commercial	$615.37	$641.15
31	Commercial Stores – Not Supermarkets	$2,461.46	$2,564.60
32	Small Grocery Stores – (7-11, etc.)	$3,692.19	$3,846.90
33	Office Buildings	$2,461.46	$2,564.60
34	Medical, Dental	$2,461.46	$2,564.60
35	Service Stations, Car Wash	$2,461.46	$2,564.60
36	Garages	$2,461.46	$2,564.60
37	Community Facilities (Recreational, etc.)	$4,922.92	$5,129.20
38	Golf Courses	$2,461.46	$2,564.60
39	Bowling Alleys	$1,230.73	$1,282.30
40	Boat Harbors	$3,076.83	$3,205.75
41	Supermarkets – (not shopping centers)	$3,692.19	$3,846.90
42	Shopping Centers	$4,922.92	$5,129.20
43	Financial Buildings – (Ins., Title, Banks, S&L)	$1,230.73	$1,282.30
44	Motels, Hotels & Mobile Home Parks	$6,153.65	$6,411.50
45	Theaters	$2,769.14	$2,885.18
46	Drive-in Restaurants	$1,846.10	$1,923.45
47	Restaurants	$1,846.10	$1,923.45
48	Multiple & Commercial	$1,846.10	$1,923.45
49	New Car Agencies	$1,846.10	$1,923.45
50	Vacant Land (not part of Ind. Park or P. & D.)	$461.52	$480.86
51	Industrial Park	$3,692.19	$3,846.90
52	Research & Development	$1,846.10	$1,923.45
53	Light Industrial	$1,846.10	$1,923.45
54	Heavy Industrial	$1,846.10	$1,923.45
55	Mini Warehouses (public storage)	$3,692.19	$3,846.90
56	Misc. Improvements	$3,692.19	$3,846.90
61	Rural, Res., Improvement 1A-10A	$923.05	$961.73
62	Rural, w/or w/o structure 1A-10A	$923.05	$961.73
70	Convalescent Hospitals / Rest Homes	$1,846.10	$1,923.45
73	Hospitals	$1,846.10	$1,923.45
74	Cemeteries / Mortuaries	$1,846.10	$1,923.45
75	Fraternal & Service Organizations	$1,846.10	$1,923.45
76	Retirement Housing Complex	$6,153.65	$6,411.50
78	Parks & Playgrounds	$3,692.19	$3,846.90
85	Public & Private Parking	$1,846.10	$1,923.45
87	Common Area	$1,846.10	$1,923.45
88	Mobile Homes	$923.05	$961.73
89	Other (split parcels in different tax code areas)	$923.05	$961.73
99	Homeowner's Association Owned Common Areas	$738.44	$769.38

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 FY 2022-23 in the San Francisco-Oakland-Bay Area Consumer Price Index for all Urban Consumers.	4.19%

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Kevin Rohani, P.E., Public Works Director/City Engineer

SUBJECT: Public Hearing to Consider Confirming the Diagrams and Assessments and Ordering the Levy and Collection of the Annual Assessments for Fiscal Year 2023-24 for the City of Oakley Street Lighting and Landscape Assessment District No. 1

Background and Analysis

On July 10, 2000, the City Council approved a resolution ordering the formation of the City of Oakley Street Lighting and Landscape Assessment District No. 1 (District) to fund the annual costs to operate and maintain public parks, landscaping, and streetlighting within the District. Prior to July 10, 2000, the annual operation and maintenance costs were funded through the Countywide Landscaping and Lighting District (LL-2) and County Service Area L-100 (CSA L-100).

In accordance with the Landscape and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq.), the City is required to have an Engineer's Report prepared annually. As in past years, the City Engineer utilized the services of Francisco & Associates to prepare this year's Engineer's Report. The Fiscal Year (FY) 2023-24 Engineer's Report contains; a full and detailed description of the improvements to be operated and maintained, the ensuing year's operation and maintenance budget, the method used to spread the operation and maintenance costs to the benefitting parcels within the District, a diagram showing the boundaries of the District and each zone within the District, and a listing of each individual parcel's assessment. The FY 2023-24 Engineer's Report has been filed with the City Clerk in advance of the Public Hearing.

On May 9, 2023, the City Council approved Resolution No. 47-23 initiating the annual approval process and approved Resolution No. 48-23 declaring the intent to levy and collect assessments for FY 2023-24, approving the Preliminary Engineer's Report, and setting June 13, 2023, as the date for the Public Hearing. As required by law, a notice for the Public Hearing was published in the local newspaper at least ten days in advance of the Public Hearing.

The District includes three zones, two of which are Citywide. Zone 1, commonly known as the Citywide Parks and Landscaping Zone, provides for the operation and maintenance of community parks, landscaping, and recreational facilities throughout the City. Zone 2, commonly known as the Citywide Street Lighting Zone, provides for the operation and maintenance of streetlights within the public right of ways throughout the City. Zone 3, commonly known as the Neighborhood Zone contains 26 neighborhood sub-zones and provides for the operation and maintenance of landscaping and neighborhood parks for specific developments.

While the purpose of the Engineer's Report is to establish the assessment rates to be levied for the year, Staff uses the document to review the overall financial health of the individual zones within the District. It is important to note that the budgets are based on the best current information and Staff's projections for the ensuing fiscal year. There are no proposed assessment rate increases in the District for Fiscal Year 2023-24 above the allowed maximum assessment rates.

Zone 1 has had several projects come on-line in recent years including the Marsh Creek restoration project, the Main Street medians in the downtown area that are being expanded as part of the road improvement project, the addition of new landscaping located at the Highway Off Ramp/Main Street at Neroly Rd intersection, and improvements to the Moura property.

Zone 2 continues to rely on a contribution from Gas Tax to fund the PG&E utility charges. Assessments are expected to be up slightly from what was budgeted last year, but a Gas Tax contribution of approximately $190,000 for FY 2023-24 is expected, based on FY 2022-23 costs. There are avenues Staff is pursuing to offset the Gas Tax contribution. First, all new development in the City is annexing into the City's Community Facilities District No. 2015-2 in lieu of the LLAD and in-tract streetlighting for these new developments is funded by the CFD. Also, CFD No. 2015-2 is apportioned a share of cost associated with streetlights located along arterials and major roadways. Furthermore, the installation of new LED lamps is expected to lower energy costs into the future.

Zone 3 consists of 26 sub-zones, each of which has its own individual City fund and corresponding budget table. Each sub-zone's projected revenues roughly equal or exceed its annual expenditures. Careful review of the individual sub-zone budgets will reveal that some total expenditures are slightly higher than the revenues; in practicality Staff will be managing actual costs throughout the year to try and not spend more funds than are being generated annually, unless absolutely necessary. Some of the older zones need to be managed very closely to ensure adequate funds are available, but that is no different than years past.

The Public Hearing also provides an opportunity for the Council to hear testimony regarding the proposed FY 2023-24 assessments, and at the conclusion of the Public Hearing, the City Clerk must tabulate all written protests that have been filed and not withdrawn. If property owners owning more than 50% of the assessable land within

the proposed District have filed written protests, the Council must abandon the proceedings to levy assessments for FY 2023-24. However, if written protests representing less than 50% of the assessable land within the proposed District have been filed, the Council may proceed with ordering the levying of assessments for FY 2023-24.

At the close of the Public Hearing and prior to adopting the Resolution, the Mayor should request information from the City Clerk as to whether any written protests have been filed and what level of assessable land the protests represent in order to determine whether a majority protest exists.

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

For FY 2023-24, it is estimated that the City of Oakley Street Lighting and Landscape Assessment District No. 1 will provide the following revenue:

Zone 1 (Community Parks) -	$1,458,540
Zone 2 (Citywide Streetlighting) -	$255,916
Zone 3 (Project Specific Landscaping) -	$3,170,015
Total	$4,884,471

Recommendation

At the conclusion of the Public Hearing, if no majority protest has been filed with the City Clerk protesting the assessments, staff recommends that the City Council adopt the Resolution confirming the diagrams and assessments and ordering the levy and collection of the annual assessments for FY 2023-24 for the City of Oakley Street Lighting and Landscape Assessment District No. 1.

Attachments

1. Resolution confirming the diagrams and assessments and ordering the levy and collection of the annual assessments for FY 2023-24 for the City of Oakley Street Lighting and Landscape Assessment District No. 1

2. FY 2023-24 Final Engineer's Report

RESOLUTION NO. XX-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY CONFIRMING THE DIAGRAMS AND ASSESSMENTS AND ORDERING THE LEVY AND COLLECTION OF THE ANNUAL ASSESSMENTS FOR FISCAL YEAR 2023-24 FOR THE CITY OF OAKLEY STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

WHEREAS, on July 10, 2000, the City of Oakley Street Lighting and Landscape Assessment District No. 1 (the "District") was formed by the adoption of Resolution 67-00; and

WHEREAS, subsequent to the July 10, 2000, formation of the District, various new subdivisions have been annexed into the District in accordance with the requirements of the Landscape and Lighting Act of 1972 and Proposition 218; and

WHEREAS, on May 9, 2023, the City Council adopted Resolution 48-23 approving the Preliminary Engineer's Report, Declaring the Intent to Levy and Collect Assessments for Fiscal Year (FY) 2023-24, and setting the Public Hearing for June 13, 2023, for the City of Oakley Street Lighting and Landscape Assessment District No. 1; and

WHEREAS, the City Clerk has published notice of this hearing as required by law; and

WHEREAS, at the time appointed on June 13, 2023, the City Council did conduct a duly noticed Public Hearing at which all interested persons were afforded an opportunity to be heard and to register their protest against the proposed assessments; and

WHEREAS, the assessment revenues and operating expenditures estimates in the Engineer's Report represent an update to the amounts estimated in the City's Recommended Budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley hereby finds and determines as follows:

1. A majority protest has not been filed with the City Clerk protesting the levy and collection of assessments for FY 2023-24 for the City of Oakley Street Lighting and Assessment District No. 1.

2. The plans and specifications for the proposed maintenance, operation, and/or servicing as contained in the Final Engineer's Report are hereby approved and confirmed.

3. The Engineer's actual itemized and total costs and expenses of said maintenance, operation and/or servicing and of the incidental expenses in connection therewith, contained in said report are approved and confirmed.

4. The diagrams indicating the assessment district referred to and described in

Resolution No. XX-23 are hereby approved and confirmed.

5. The proposed assessments upon the parcels of land with the proposed boundaries of the assessment district in proportion to the estimated benefits to be received from said maintenance, operation and/or servicing, and of the incidental expenses thereof, as contained in the Final Engineer's Report are hereby approved and confirmed.

6. The Engineer of Work is directed to submit the Engineer's Report to the County Auditor for the collection and enforcement of the assessments at the same time and in the same manner as county taxes are collected for FY 2023-24.

7. The Finance Director is directed to adjust the FY 2023-24 City's Budget to reflect the assessment revenues and operating expenditures shown in the Engineer's Report for each Lighting and Landscaping District Fund.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date

OAKLEY
CALIFORNIA

Street Lighting and Landscape Assessment District No. 1

Fiscal Year 2023-24
Final Engineer's Report

June 13, 2023

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies Fund Tomorrow's Communities

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Appendix A – Benefit Zone 1 (Community Parks, Landscaping & Recreation) – Detailed Maintenance Diagrams

Appendix B – Benefit Zone 3 (Interior Landscaping/Neighborhood Parks) – Detailed Maintenance Diagrams

Appendix C – Detailed Cost Estimate of the Improvements for each Benefit Zone

Appendix D – Benefit Zone 2 - Streetlighting Equivalent Dwelling Units by Land Use Classification

Appendix E – Assessment Roll

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2023-24

CITY OF OAKLEY CITY COUNCIL MEMBERS AND STAFF

Aaron Meadows
Mayor

Anissa Williams
Vice Mayor

George Fuller
Council Member

Shannon Shaw
Council Member

Hugh Henderson
Council Member

Joshua McMurray
City Manager

Derek P. Cole
City Attorney

Tim Przybyla
Finance Director

Kevin Rohani, P.E.
Public Works Director/City Engineer

Francisco & Associates
Assessment Engineer

ENGINEER'S REPORT

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2023-24

The undersigned, acting on behalf of the City of Oakley, respectfully submits the enclosed Engineer's Report as directed by the Oakley City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, and Section 22500 et seq of the California Streets and Highways Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: May 18, 2023 By:_____

Kevin Rohani
City Engineer
RCE No. 51138

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram, thereto attached, was filed with me on the_____ day of_____, 2023.

Libby Vreonis
City Clerk
City of Oakley, California

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of City of Oakley, California, on the_____ day of_____, 2023.

Libby Vreonis
City Clerk
City of Oakley, California

By:_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram, thereto attached, was filed with the Contra Costa County Auditor, on the _____ day of _____, 2023.

Libby Vreonis
City Clerk
City of Oakley, California

By:_____

SECTION I

INTRODUCTION
ENGINEER'S REPORT

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2023-24

In 1999 the City of Oakley was incorporated. Certain areas within the City limits of Oakley were previously located within and benefited from the Contra Costa Countywide Landscaping District (LL-2) and the Street Lighting Assessment District (L-100). Through the formation of the Street Lighting and Landscaping Assessment District No. 1 ("District") in Fiscal Year 2000-01, the City of Oakley transferred the responsibility of the park and recreational, streetlighting and landscaping improvements from the County to the City.

As required by the 1972 Act, the City sent notices to each property owner informing them of the formation of the District and allowed them the opportunity to attend a Public Meeting and a Public Hearing held June 26, 2000 and July 10, 2000, respectively. At the Public Hearing, written protests representing more than 50% of the parcels being assessed were not received and, accordingly, the City Council was permitted to form the assessment district. City Council subsequently adopted a resolution confirming the levy of assessments. Following the adoption of this resolution, the Assessor's Roll was prepared and filed with the County Auditor's Office to be included on the Fiscal Year 2000-01 tax roll.

Background Information for Zone 1 (Community Parks, Landscaping & Recreation)
The Contra Costa County Board of Supervisors, through the Landscaping and Lighting Act of 1972, approved the formation of the Countywide Landscaping District (LL-2). Improvements that were authorized to be constructed, operated, maintained and serviced included:

> Landscaping, irrigation, landscape and recreational lighting, park and recreational facilities, including but not limited to playground equipment, play courts, public restrooms, and associated appurtenant facilities.

Generally the public improvements were constructed by developers as a part of the conditions permitting the developer to construct new housing or commercial/industrial developments. However, the ongoing operation and maintenance of the various improvements were financed through the LL-2. The LL-2 is composed of benefit zones to ensure that the operation and maintenance costs of the landscaping and park and recreational improvements are specifically paid for by those property owners who directly benefit from the improvements.

The Oakley Municipal Advisory Council's Parks Subcommittee recognized the need to develop attractive parks, well-maintained landscaped areas and recreation facilities and

wanted to provide a funding source that would satisfy those needs. On September 22, 1987, the Board of Supervisors of Contra Costa County adopted Resolution No. 87-566 for the annexation of the Oakley area to the Countywide Landscaping District, forming Zone 16. When the City of Oakley incorporated in 1999, Zone 16 of LL-2 became Zone 1 of the Oakley Street Lighting & Landscape Assessment District. The original assessment per single family residence was $29.80 which was set in FY 1987-88. The assessment rate was subsequently increased to $31.88 per single-family parcel and has remained at this rate since FY 1995-96. The Zone 1 assessment rate was not intended to be increased until such time that the annual costs to maintain the facilities exceeded the annual revenue generated through the levy of assessments.

In Fiscal Year 2003-04, City Staff analyzed the Zone 1 assessment rate to determine if the revenues would be sufficient to meet the newly adopted goals of the City's Parks & Recreation Master Plan 2021 which stipulates a goal of 6.0 acres of parkland per 1,000 residents. The analysis of the Zone 1 rate concluded that the City would need to charge future (new) development $211.33 (in FY 2004-05 dollars) per single family home to ensure that a stable revenue source would be available for the newly adopted goal of 6.0 acres of parkland per 1,000 residents. On May 27, 2003, City Staff presented this analysis to Council and Council concurred that the assessment rate for all future (new) development would be $211.33 per single family home resulting in the creation of Zone 1-A. Commencing with FY 2004-05, the maximum assessment rate for Zone 1-A has been increased annually based upon the change in the Consumer Price Index for the Bay Area.

In FY 2005-06, Contra Costa County created Zone 1-B to provide a stable funding source for the Summer Lake Community Park as part of the Summer Lake Development and other community facilities. The City subsequently annexed this territory into the City of Oakley in 2006.

Background Information for Zone 2 (Streetlighting)

The Contra Costa County Board of Supervisors, on October 31, 1978, instructed the Public Works Director to develop an alternate means to supplement the ad-valorem tax revenue to fund streetlighting in various County Service Areas. As provided in the County Service Area Law, Government Code, Sections 25210.1 and following, the Board of Supervisors adopted Ordinance No. 79-42 on March 27, 1979 confirming the formation of a Street Lighting Assessment District (L-100) to fund the operation and maintenance of streetlights. Improvements that are authorized to be constructed, operated, maintained and serviced include:

> Poles, fixtures, bulbs, conduits, wiring equipment including guys, anchors, posts and pedestals, metering devices and associated appurtenant facilities.

The areas of the County streetlighting district that were subsequently annexed into the City of Oakley in 2000 are now a part of the City of Oakley Street Lighting and Landscape

Assessment District No. 1. This portion of the streetlighting assessment is identified as Zone 2 of the Oakley Street Lighting and Landscape Assessment District No. 1.

In Fiscal Year 2005-06, City Staff analyzed the Zone 2 assessment rate to ensure that revenues would be sufficient to meet the rising energy costs. The analysis of Zone 2 concluded that the City would need to charge new development $42.81 (in FY 2005-06 dollars) per single family home to ensure that a stable revenue source for rising energy costs would be created. Commencing with FY 2006-07, the maximum assessment rate for Zone 2-A has been increased annually based upon the change in the Consumer Price Index for the Bay Area.

Background Information for Zone 3 (Interior Landscaping/Neighborhood Parks)

In addition to Zone 16 of LL-2, many of the subdivisions within LL-2 included public landscaping improvements which had individual Zones for the operation and maintenance of the interior landscaping. When the City of Oakley incorporated in 1999, these existing landscaping Zones were transferred to the Oakley Street Lighting and Landscape Assessment District No. 1 as subzones of Zone 3. The facilities that are operated and maintained within these subzones are described in further detail in Section III, Part A of this report. As new properties are developed, they are required to annex into an existing subzone or form a new subzone to operate and maintain the facilities.

Current Information

As required by the Landscaping and Lighting Act of 1972, this annual Engineer's Report includes: (1) a description by benefit zone of the improvements to be operated, maintained and serviced by the District, (2) an estimated budget by benefit zone for the District, and (3) a listing of the proposed assessments to be levied upon each assessable lot or parcel within the District.

The Oakley City Council will hold a Public Hearing on June 13, 2023 to provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified. Following the adoption of this resolution, the Assessor's Roll will be prepared and filed with the Contra Costa County Auditor's Office, to be included on the FY 2023-24 tax roll.

Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

SECTION II

ANNEXATION OF TERRITORY

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2023-24

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote On Taxes Act" which added Articles XIIIC and XIIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases to an assessment or annexation of territory to an existing District that creates a new assessment must comply with the provisions of Proposition 218. However, if the increase in assessment were anticipated in the assessment formula (e.g., consumer price index increase or assessment cap) then the assessment would be in compliance with the intent and provisions of Proposition 218.

Future Annexation Information

Generally, developers as a part of their conditions permitting the developer to construct new housing or commercial/industrial developments, construct public improvements such as parks, landscaping and streetlighting. The ongoing operation, maintenance and servicing of these improvements can be financed through the District. Annexation of the development project to the District ensures that the operation, maintenance and servicing of the improvements are specifically paid for by those property owners who directly benefit from the improvements.

In order to comply with the requirements of Proposition 218, the City of Oakley implements the following procedures:

1) Every property owner within the area being annexed will be mailed a ballot, which will allow the property owner to cast their vote on whether to annex into the existing assessment district. A notice describing the assessment, the individual property owner's maximum annual assessment rate, the duration of the assessment, the reason for the assessment, the basis upon which the assessment is calculated, and the date and time for a public hearing will accompany the ballots.

2) After the close of the set Public Hearing, the ballots, which are returned within 45 days after mailing, will be tabulated to determine whether or not a majority protest against the assessment exists.

3) The ballots are weighted based on the proportionate amount of their maximum assessment for each Zone they are being annexed into.

4) Publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

All property owners within an annex area will be noticed in accordance with Proposition 218 prior to the Public Hearing. At the conclusion of the Public Hearing, and after the ballots have been tabulated, the City Council may adopt a resolution confirming the maximum assessment rate.

SECTION III

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1
FISCAL YEAR 2023-24

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation No. 47-23 and Resolution of Intention, accepting the Preliminary Engineer's Report No. 48-23, both adopted on May 9, 2023, by the Oakley City Council, State of California, in connection with the proceedings for:

CITY OF OAKLEY

STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

Herein after referred to as the "Assessment District", I, Kevin Rohani, P.E., the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements to be maintained within the District. Plans and specifications for the improvements are on file in the Public Works Department.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the administration, maintenance, operations, and servicing of the improvements in each benefit zone as described in Part A (Plans and Specifications). This part includes the estimated expenses for Fiscal Year 2023-24 in addition to the proposed budget for Fiscal Year 2023-24 for each of the benefit zones. The detailed budget information is on file in the Public Works Department.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates by reference a diagram of the Assessment District showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. This diagram is on file in the Office of the City Clerk of the City of Oakley.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part contains the method of apportionment of assessments, based upon parcel classification of land within the Assessment District, in proportion to the estimated special benefits to be received.

PART E: PROPERTY LIST & ASSESSMENT ROLL

This part contains a list of the parcels and proposed assessment amount on each benefited lot or parcel of land within the District. The list is keyed to the records of the Contra Costa County Assessor, which are incorporated herein by reference and is filed in the Office of the City Clerk of the City of Oakley.

PART A
PLANS AND SPECIFICATIONS

The assessment district is composed of three (3) benefit zones. Benefit Zone 1 (Community Parks, Landscaping & Recreation Facilities) consists of all the parcels that benefit from the construction, operation, maintenance, and servicing of community park, landscaping, and recreational facilities. Benefit Zone 2 (Streetlighting) consists of all the parcels that benefit from the construction, operation, maintenance, and servicing of streetlighting facilities. Benefit Zone 3 (Interior Landscaping/Neighborhood Parks) consists of twenty-six (26) sub-zones and includes all the parcels that benefit from the construction, operation, maintenance and servicing of landscaping and neighborhood park facilities. The improvements associated with each benefit zone are described below:

Benefit Zone 1 – Community Parks, Landscaping & Recreation Facilities

The community park, landscaping and recreation facilities consist of, but are not limited to: operation and maintenance of park and recreation facilities, plants, shrubbery, trees, irrigation systems, hardscape, sidewalks, trails, lights, playground equipment, play courts, restrooms, and associated appurtenant facilities located within the public rights-of-way, public property and designated easements within the boundaries of the Assessment District. A listing of the current parks maintained is listed below and is also shown in Appendix "A":

- Contribution to Vintage Parkway, O'Hara, Oakley & Gehringer School Parks (these are owned by the Oakley Union Elementary School District)
- Main Street Landscaping (segments)
- Empire Avenue Landscaping (segments)
- Crockett Park (4.66 acres)
- Main Street Park (.40 acres)
- Laurel Ball Fields Park (13.63 acres)
- Freedom Basin Park (8.5 acres)
- Laurel Road Landscaping (segments)
- Civic Center Park (1.0 acres)
- Dewey Park (0.20 acres)
- Cypress/Marsh Creek Trailhead
- Neroly Road Landscaping (segments)
- O'Hara Avenue Landscaping (segments)
- Hwy 160 Off Ramp/Main Street Neroly Rd
- Vintage Parkway Landscaping (Main Street to the overpass)
- Contribution to Zone 3-17 for Creekside Park (10.0 acres)
- Contribution to Zone 3-18 for Nutmeg Park (2.6 acres)
- Contribution to Zone 3-19 for Nunn-Wilson Family Park (3.0 acres)
- Contribution to Zone 3-22 for Cypress Grove Park (6.0 acres)
- Contribution to Zone 3-23 for Shady Oak Park (5.0 acres)
- Contribution to Zone 3-25 for Magnolia Park (5.0 acres)
- Contribution to Zone 3-26 for Summer Lake Park (17 acres)

Benefit Zone 2 - Streetlighting

The lighting facilities consist of, but are not limited to: poles, fixtures, bulbs, conduits, wiring, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting located within the public rights-of-way, public property and designated easements within the boundaries of the Assessment District.

Benefit Zone 3 – Interior Landscaping/Neighborhood Parks

The landscaping facilities consist of, but are not limited to: landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, sidewalks, trails, and appurtenant facilities located within public rights-of-way, public property and designated easements within the boundaries of the Assessment District.

The following is a detailed description of each of the twenty-six (26) landscaping sub-zones located within Benefit Zone 3 and is also shown in Appendix "B".

Zone 3-1 (Vintage Parkway)

Landscaping, irrigation, and related improvements within public street rights-of-way of Subdivisions 6333, 6821, 6862, 7089, 7193, 7229, 7372, 7585, 7654, and portions of 6452, 6576 and 6577, and along the frontage on Big Break Road north until the end of Tract 6333 and on from Big Break Road to Highway 4. Includes Vintage Parkway, Rutherford Way, Piper Lane, and Walnut Meadows Drive.

Zone 3-2 (Oakley Ranch)

Landscaping, irrigation, and related improvements along the east side of State Highway 4 and the east side of Charles Way.

Zone 3-3 (Empire)

Landscaping, irrigation, and related improvements along the east side of Empire Avenue at the Hemlock Drive intersection.

Zone 3-4 (Oakley Town Center)

Maintain and service landscaping and irrigation system along sidewalk area on Empire Avenue and Highway 4 and median islands on Empire Avenue.

Zone 3-5 (Oak Grove)

Maintain and service landscaping and irrigation facilities system along the southerly side of Laurel Road frontage and along State Highway 4 frontage from Laurel Road south to the north side of Honey Lane. Improvements to the Oak Grove Homeowner's Association owned Oak Grove Park (0.80 acres) include a play lot, barbecues, and picnic tables located on Parcel B on Subdivision 6922.

Zone 3-6 (Laurel Woods/Luna Estates)

Maintain and service walkway area on Laurel Road. Landscaping and irrigation within the public right-of-way along 120 linear feet of the north side of Laurel Road fronting Tract 7489.

Zone 3-7 (South Forty)

Maintain and service landscaping and irrigation system along the frontage areas of Neroly Road.

Zone 3-8 (Claremont)

Landscaping, maintenance, and operation of Claremont Bay Park (0.25 acres) consisting of playground equipment, benches, tables, turf, and irrigation improvements. Also, landscaping and maintenance responsibilities of a parking bay.

Zone 3-9 (Gateway)

Maintain and service landscaping and irrigation system along frontage and sidewalk areas on Cypress Road and Empire Avenue frontage of the Gateway Subdivision.

Zone 3-10 (Countryside aka Village Green)

Landscaping and irrigation facilities of a parkway strip behind the sidewalk along Cypress Road and Lois Lane.

Zone 3-11 (Country Fair aka Meadow Glen)

Landscaping, irrigation, and miscellaneous facilities within the public right-of-way of Highway 4 (400 feet) and Bernard Road (300 feet) of this development.

Zone 3-12 (California Sunrise)

This project consists of the installation of landscaping and irrigation improvements such as water lines, sprinklers, and plants along the north side of Cypress Road fronting Tract 7365 and Waterford Way.

Zone 3-13 (California Visions aka Laurel Heights)

Landscaping, irrigation, and miscellaneous facilities within the public right-of-way along 660 linear feet of the south side of Laurel Avenue east of O'Hara Avenue. The landscaping strip varies in width from three feet to eight feet and is located on Laurel Avenue. Includes maintenance of frontage landscaping on Rose Lane.

Zone 3-14 (Claremont Heritage)

Landscaping, irrigation, and miscellaneous facilities within the public right-of-way along 275 linear feet of the north side of Main Street (State Route 4). The landscaping strip varies in width from three feet to eight feet. Landscaping and irrigation within the public right-of-way along 565 linear feet of Highway 4 (aka Main Street) fronting Tracts 7775, 7366 and 7367.

Zone 3-15 (Country Fair aka Meadow Glen II)

Landscaping and irrigation within the public right-of-way along 1,265 linear feet of Gum Tree Road adjacent to Tract 7704 and 452 linear feet frontage along Live Oak Avenue;

Maintain and service landscaping and irrigation system along sidewalk areas on Empire Avenue, El Monte Drive, Holly Drive, and Tate Lane. Includes islands and hardscape across from the subdivisions;

Landscaping and irrigation maintenance of landscape facilities and 750 linear feet of frontage and median landscaping along Oakley Road. Landscape improvements along the frontage of Oakley Road total approximately 1,030 linear feet;

Landscaping and irrigation within the public right-of-way along 1,140 linear feet of Empire Avenue and along 550 linear feet of Oakley Road fronting tracts 7385, 7830 through 7833; and

Landscaping and irrigation maintenance for Heather Park (0.25 acres) and Holly Creek Park (6.7 acres) is also included.

Development Plan 3022-94 is one parcel (037-390-101) consisting of 50 affordable senior housing units. The landscape improvements consist of maintaining landscape and irrigation facilities along Oakley Road, approximately 403 linear feet. These are currently maintained by a private entity.

Zone 3-16 (Sundance)

Landscaping within public right-of-way along Almondtree Lane, Highway 4 and Cypress Road, fronting Subdivision 7837, totaling 1,200 linear feet and varying in width from five feet to 21 feet.

Zone 3-17 (Laurel Anne)

Landscaping improvements are located within the public right-of-way, fronting Laurel Road and Highway 4, along the frontage of Subdivisions 6935 and 7809 to their point of intersection. Landscape improvements also include the Laurel Road median islands and Parcel B;

Landscape improvements include frontage along Teton Road located within subdivisions 6963 and 8650;

Landscape improvements total approximately 2,150 linear feet along Laurel Road and Highway 4 and vary in width from ten to fifteen feet. The Laurel Road median improvements are approximately 1,160 linear feet and vary in width from five to sixteen feet;

The maintenance of Harvest Park (0.05 acres) (Parcel “B” of Subdivision 7809); and

The maintenance of Creekside Park (10.0 acres) is also included (a portion of the maintenance is funded by Zone 1).

Zone 3-18 (Country Place)

Landscape improvements are located within the public right-of-way fronting Kay Lane, O'Hara Avenue and Carpenter Road. Landscape improvements total approximately 38,000 square feet along Kay Lane, approximately 17,000 square feet along O'Hara Avenue and approximately 3,000 square feet along Carpenter Road; and

The maintenance of Nutmeg Park (2.6 acres) located within Subdivision 7640 is also included (a portion of the maintenance is funded by Zone 1).

Zone 3-19 (Laurel Crest)

Landscape improvements are located within the public right-of-way fronting Laurel Road, Brown Road, Oxford Drive, Empire Avenue – East, Carpenter Road, Joshua Street (between Carpenter Road and Pinenut Street) and the Laurel Road and Hampton Way medians. Landscape improvements total approximately 74,000 square feet; and

The maintenance of Nunn-Wilson Family Park (3.0 acres) and Basin (Phase 2) and the Trail along Brown Road are also included (a portion of the park maintenance is funded by Zone 1).

Zone 3-20 (Marsh Creek Glenn)

Landscape improvements include the maintenance of Marsh Creek Glenn Park (2.4 acres), consisting of maintenance of the concrete walkway, the play apparatus, the masonry wall and landscape maintenance in and around the Park, in addition to frontage along Salvador Lane north of Amador Court.

Zone 3-21 (Quail Glen) and Zone 3-21A (4411 Live Oak Avenue)

Landscape improvements include the maintenance and operation of landscaping and irrigation, including approximately 5,250 square feet along the Live Oak Avenue frontage of Subdivision 7359 and approximately 2,500 square feet along Neroly Road frontage of Subdivision 7359. In Fiscal Year 2015-16, Zone 3-21A was annexed into the District and added maintenance of the landscaping along the frontage of Live Oak Avenue and the frontage of El Dorado Road that are adjacent to the parcel located at 4411 Live Oak Avenue.

Zone 3-22 (Cypress Grove)

Landscape improvements include the maintenance and operation of landscaping and irrigation of the following:

- Cypress Road north and south right-of-way, Frank Hengle east and west right-of-way, Picasso Way east and west right-of-way (3.04 acres);
- Trail Landscaping (3.40 acres);
- Detention Pond Buffer (2.26 acres);

- Briarwood Park (old Cypress Grove) (2.0 acres);
- Cypress Grove Park (6.0 acres) (a portion of the maintenance is funded by Zone 1); and
- 6' Fencing along E. Cypress Rd and Picasso Dr (Iron House Elementary School).

Zone 3-23 (South Oakley)

Landscape improvements include the maintenance and operation of landscaping and irrigation of the following:

- Shady Oak Drive right-of-way (.43 acres);
- Simoni Ranch Road right-of-way (1.94 acres);
- Main Street right-of-way (0.54 acres);
- Rose Avenue right-of-way (0.16 acres);
- Carpenter Road right-of-way (0.08 acres);
- Grapevine Way right-of-way (0.09 acres);
- Cinnamon Ridge right-of-way (0.33 acres);
- Entry Trail (0.17 acres);
- Brownstone Road right-of-way landscaping (Subdivision 8530 – 23,810 square feet);
- O'Hara Avenue right-of-way landscaping and median (Subdivision 8530 – 27,480 square feet);
- Neroly Road right-of-way landscaping and medians (Subdivision 8530 – 39,840 square feet);
- O'Hara Avenue right-of-way landscaping (Subdivision 8734 – 15,564 square feet);
- Oakley Road right-of-way landscaping (Subdivision 8823 – 4,400 square feet);
- Main Street right-of-way landscaping (Subdivision 8916 – 8,800 square feet);
- Rose Avenue right-of-way landscaping (Subdivision 8981 – 5,400 square feet);
- Rose Avenue right-of-way landscaping (Subdivision 9183 – 30,384 square feet);
- Carpenter Road right-of-way (Subdivision 9183 – 10,260 square feet);
- Live Oak Ranch Park (1.0 acre);
- Simoni Ranch Park (1.0 acre);
- Riata Park (Subdivision 8530 -1.7 acres);
- Heartwood Park (Subdivision 8916 – 1.5 acres);
- Shady Oak Park (5.0 acres) (a portion of the maintenance is funded by Zone 1);
- Rose/Carpenter Park (4.4 acres) – not anticipated to be turned over to the City for maintenance for Fiscal Year 2022-23 (a portion of the maintenance will be funded by Zone 1); and
- 6' Fencing along Simoni Ranch Road (Gehringer Elementary School).

Zone 3-24 (Reserve/Stonecreek)

Landscape improvements include the maintenance and operation of landscaping and irrigation of the following:

- Teton Road frontage (1.14 acres);
- Sellars Road by Subdivision 8973 (0.77 acres);
- C Street landscaping (0.21 acres);

- F Street landscaping (3,120 square feet);
- Tamarack Road Weed Abatement (5,096 square feet);
- Teton Road Entry Features at Northwest & Southwest;
- C Street Entry Feature (1,000 square feet);
- Marsh Creek Buffer Area (0.19 acres);
- Stonecreek Park (115,362 square feet) – not anticipated to be turned over to the City for maintenance for Fiscal Year 2023-24 (a portion of the maintenance will be funded by Zone 1); and
- Teton Road Park (2.91 acres) – not anticipated to be turned over to the City for maintenance for Fiscal Year 2023-24 (a portion of the maintenance will be funded by Zone 1).

Zone 3-25 (Magnolia Park)

Landscape improvements include the maintenance and operation of landscaping and irrigation, of the following:

- Carpenter right-of-way landscaping (24,900 square feet);
- Brown Road right-of-way landscaping (118,800 square feet);
- Neroly Road right-of-way landscaping (159,500 square feet);
- Neroly Road Median landscaping (34,135 square feet);
- Empire Avenue right-of-way landscaping (16,975 square feet);
- Project Entry Streets Median landscaping (1,890 square feet);
- Dynasty Drive right-of-way landscaping (5,280 square feet);
- Dynasty Drive Median landscaping (725 square feet);
- O'Hara Avenue right-of-way landscaping (32,200 square feet);
- Carpenter Trail, Parcel F Subdivision 8731 (158,994 square feet);
- Railroad Trail (Old Neroly Road) (82,125 square feet);
- Neroly Daffodil Entry Feature, Parcel I Subdivision 8731 (13,131 square feet)
- Pedestrian Trail, Parcel J Subdivision 8731 (2,997 square feet);
- Pedestrian Trail, Parcel K Subdivision 8731 (3,608 square feet);
- Novarina Trail Park, Parcel E Subdivision 8731 (2.0 acres);
- Neroly Road, Frontage (Subdivision 9199 – 17,600 square feet);
- Pedestrial Trail, Parcel A, Subdivision 9274 (9,155 square feet);
- Dynasty Drive right-of-way landscaping (Subdivision 9199 – 1,800 square feet);
- Pedestrian Trail, Parcel A Subdivision 9199 (3,224 square feet);
- Neroly Road right-of-way (Subdivision 9274 – 42,900 square feet);
- Brown Road right-of-way (Subdivision 9274 – 9,900 square feet); and
- Pedestrian Trail, Subdivision 9274 (9,155 square feet);
- Silver Bell Way right-of-way;
- Daffodil Park, Parcel G Subdivision 8731 (1.78 acres); and
- Magnolia Park (5 acres) (a portion of the maintenance is funded by Zone 1).

Zone 3-26 (Summer Lake South)

Landscape improvements include the maintenance and operation of landscaping and irrigation, of the following including:

- Lakewood Park (0.58 acres);
- Manresa Park (0.26 acres);
- Sycamore Park (0.24 acres);
- Lakeside Park (1.64 acres);
- Leeward Park (0.71 acres);
- Catamaran Park and Greenbelt (0.79 acres); and
- Summer Lake Park (17.0 acres) (a portion of the maintenance is funded by Zone 1 funds).

In addition, the following Landscape improvements are within the landscape and lighting zone boundaries, however maintenance responsibility belongs to the Homeowner's Association:

- Phase 1 Summer Lake Drive ROW Streetscape (Cypress Road south to South Well Pump Station & Phase 2 Limits);
- Phase 2 Summer Lake Drive ROW Streetscape (South Well Pump Station north to Cypress Road);
- Phase 1 Cypress Road ROW Streetscape & Entry (Bethel Island Road to second Summer Lake Drive Intersection); and
- Wetlands Frontage Landscape and Wetland.

PART B
ESTIMATE OF COST

The 1972 Act provides that the total cost of construction, operation, maintenance and servicing of the park and recreational, streetlighting and landscaping facilities can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees, and all other costs associated with the construction, operation, and maintenance and servicing of the District can also be included.

The estimated 2023-24 fiscal year expenditures for the proposed facilities in the City of Oakley have been provided by City Staff and are estimated as follows:

Table No. 1
Street Lighting and Landscape Assessment District No. 1
FY 2023-24 Budget Summary

	Zone 1 Community Parks, Landscaping & Recreation Budget	Zone 2 Streetlighting Budget	Zone 3 Neighborhood Landscaping & Parks Budget	Total Budget
Annual Revenue*:				
Assessments	$1,458,540	$255,916	$3,170,015	**$4,884,471**
Interest Income	$19,750	$900	$10,850	**$31,500**
Other Sources (Gas Tax, Zone 1 Cont. to Zone 3)	$0	$190,000	$225,831	**$415,831**
Total Revenue:	**$1,478,290**	**$446,816**	**$3,406,696**	**$5,331,802**
Annual Expenses*:				
Operating Expenses	($1,789,386)	($480,000)	($2,624,173)	**($4,893,559)**
Incidental Expenses	($400,104)	($32,920)	($646,301)	**($1,079,325)**
Total Expenditures:	**($2,189,490)**	**($512,920)**	**($3,270,474)**	**($5,972,884)**
***When annual revenues are in excess of annual expenses, that money is used to fund reserves in each Zone as appropriate.**				

For a detailed breakdown on the annual operation, maintenance and servicing costs for each zone and sub-zone, refer to Appendix “C”. Appendix C also includes a detail of the Asset Lifecycle Replacement Program for each zone and sub-zone, as well. The Asset Lifecycle Replacement Program detail is used as a guide to calculate approximate replacement costs of the assets in each Zone and sub-zone and establishing reserves necessary to ensure asset replacements and funds for remediation projects are available when needed. Reserves are used to pay for the replacement or remediation of items in the detail but are not limited strictly to those items. The reserves are eligible to fund the replacement, remediation, or improvement of any asset or amenity in the Zone or sub-zone.

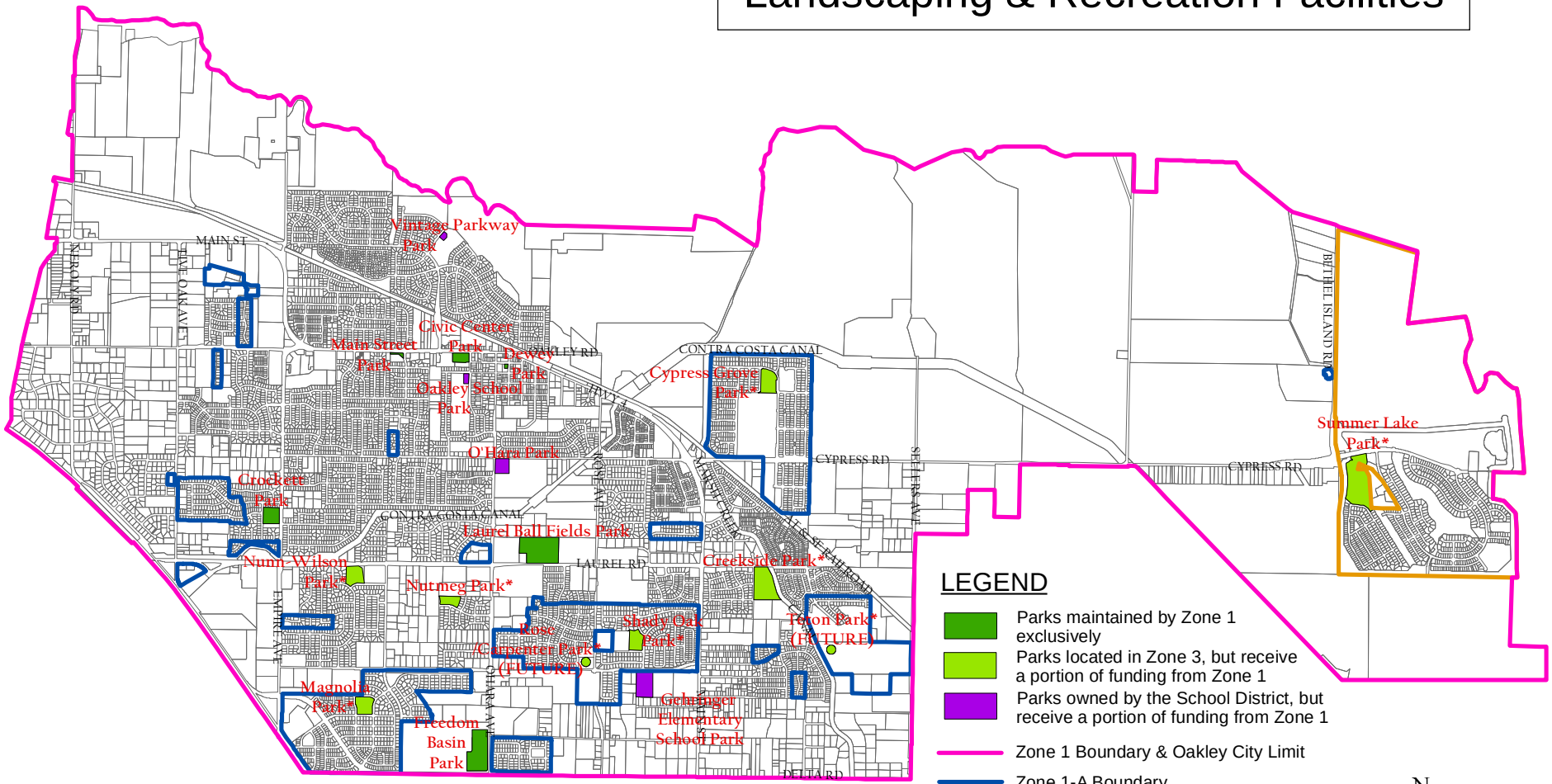
The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year.

PART C
ASSESSMENT DISTRICT DIAGRAM

The boundaries of City of Oakley Street Lighting and Landscape Assessment District No. 1 are completely within the boundaries of the City of Oakley. An Assessment Diagram for the City of Oakley Street Lighting and Landscape Assessment District No. 1, which incorporates each of the zones for FY 2023-24, is on file in the Office of the City Clerk of the City of Oakley and is included on the following pages. A detailed diagram for each of the twenty-six (26) subzones in Zone 3 is referenced in this Report as Appendix “B”.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Contra Costa County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

City of Oakley
Zone 1 -- Community Park, Landscaping & Recreation Facilities

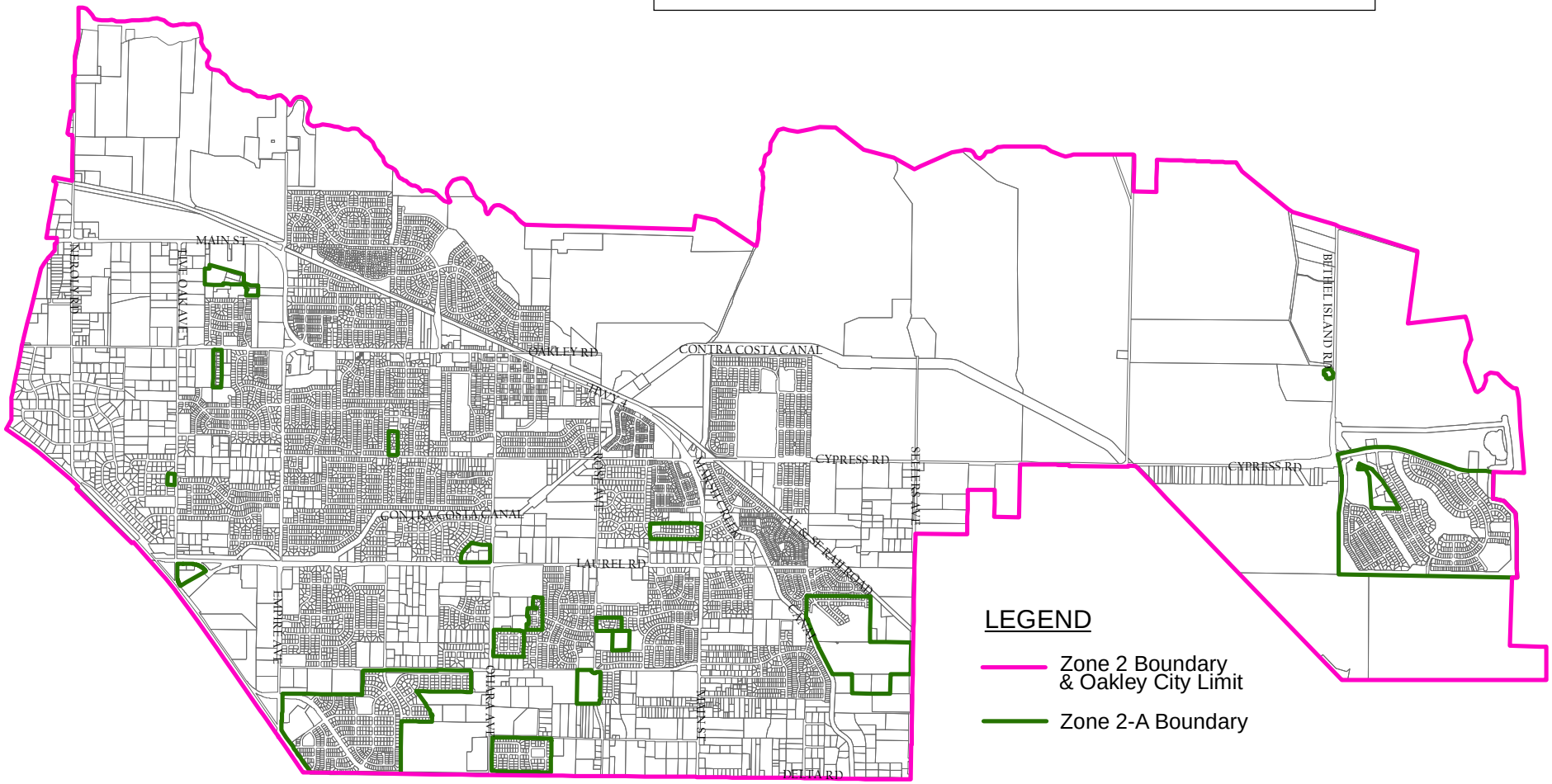


* Creekside, Nutmeg, Nunn-Wilson, Cypress Grove, Shady Oak, Rose/Carpenter, Teton, Magnolia and Summer Lake Parks receive a portion of their funding from Zone 1

** Other parks not included on this map are funded through Zone 3 assessments and are shown in Appendix A

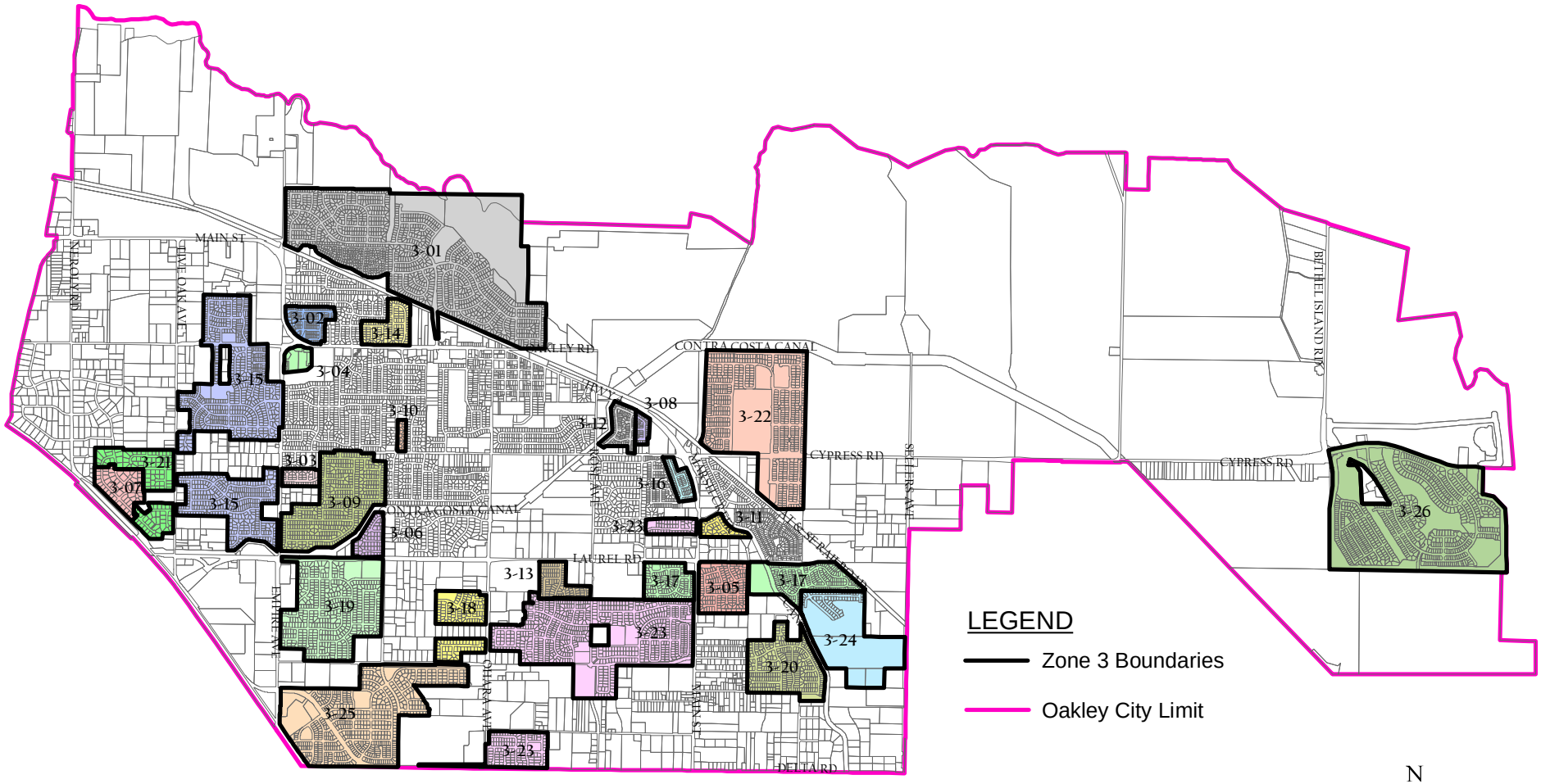
FRANCISCO AND ASSOCIATES

City of Oakley
Zone 2 -- Street Lighting



FRANCISCO AND ASSOCIATES

City of Oakley
Zone 3 -- Interior Landscaping/Neighborhood Parks



FRANCISCO AND ASSOCIATES

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total assessments to the properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in each benefit zone of the District over and above the general benefits conferred to the public at large. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

Discussion of Benefit

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements, which include the operation, maintenance, and servicing of park and recreational, streetlighting, and landscaping improvements.

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."*
>
> *"The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."*

In addition, the 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax".

Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

> *"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

In addition, Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

General versus Special Benefit

In the absence of an annual assessment, the improvements in each benefit zone of the District would not be provided, therefore the improvements are "over and above" what otherwise would be provided in other portions of the City as part of General Services. All the assessment proceeds derived from each benefit zone will be utilized to fund the cost of providing a level of tangible "special benefits" in the form of proximate landscaping and other permanent public improvements. The assessments are also structured to provide specific improvements within each benefit zone, further ensuring the improvements funded by the assessments are of specific and special benefit to property within each benefit zone.

Specific Benefit has been quantified as:

- Unique proximity to improved landscaped areas;
- Access to improved landscape areas;
- Improved views within each Zone; and
- Extension of a property's outdoor area for properties within close proximity to the improvements.

Although these improvements may be available to the general public at large, the public landscaping and other public improvements in each benefit zone of the District were specifically designed, located and created to provide additional and improved public resources for the direct advantage of property inside the benefit zone, and not the public at large. The boundaries of the benefit zones have been narrowly drawn to include those parcels that receive a direct advantage from the improvements.

Other properties that are outside a benefit zone do not enjoy the unique proximity, access, views, and other special benefit factors described previously. Moreover, many of the homes and other improvements on parcels in the benefit zones would not have been built if the assessments were not established because an assessment for public landscaping was a condition of development approval.

Without the assessments, the public improvements within the benefit zones would not be maintained and would turn into brown, unmaintained and unusable public improvements and public lands. If this happened, it would create a significant and material negative impact on the desirability, utility, and value of property in the benefit zone. The improvements are, therefore, clearly above what otherwise would be provided. In fact, it is reasonable to assume that if assessments were not collected and the improvements

were not maintained as a result, properties in the benefit zones would decline in desirability, utility, and value by significantly more than the amount of the assessments.

It is therefore concluded that all the landscaping improvements funded by the assessments are of 99% special benefit to the identified benefiting properties located within the benefit zones and that the value of the special benefits from such improvements to property in the benefit zones reasonably exceeds the cost of the assessments for every assessed parcel in the benefit zones. (In other words, as required by Proposition 218: the reasonable cost of the proportional special benefit conferred on each parcel reasonably exceeds the cost of the assessments.)

The City owns, maintains, rehabilitates, and replaces curb and gutter along the border of the benefit zone improvements. This curb and gutter serves to support, contain, retain, and manage irrigation flow and plant growth and provide a boundary for the improvements. The contribution from the City towards general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 1%.

BENEFIT ZONES

Because there are varying degrees of improvements throughout the boundaries of the District, three (3) separate and distinct benefit zones have been created. Benefit Zone 1 consists of all the parcels that benefit from the construction, operation, maintenance and servicing of park and recreational facilities. In addition, Benefit Zone 1 consists of two sub-zones which includes all parcels that benefit from the construction of new park facilities. Benefit Zone 2 consists of all the parcels that benefit from the construction, operation, maintenance and servicing of streetlighting facilities. In addition, Benefit Zone 2 consists of one sub-zone which includes all parcels that benefit from the increased energy costs of streetlights. Benefit Zone 3 consists of twenty-six (26) sub-zones and includes all the parcels that benefit from the construction, operation, maintenance and servicing of landscaping facilities.

ASSESSMENT METHODOLOGY

The total operation, maintenance and servicing cost for the park and recreational, streetlighting, and landscaping improvements are apportioned in accordance with the methodology that is consistent with standard assessment engineering practices. The method for spreading the costs to each parcel is based on the Equivalent Dwelling Unit (EDU) factor.

Since the assessment is levied on the owners of properties as shown on the tax rolls, the assessments must be assigned by Assessor's Parcel Number. If assessments were to be distributed by parcel, not considering land use, this would not be equitable, because a single-family parcel would be paying the same as a 50-unit apartment parcel or a large commercial establishment. Therefore, as previously stated, the total assessment costs are distributed to each parcel of land based on their pro-rata share of EDUs compared to the total number of EDUs within a benefit zone or benefit sub-zone. For example, if a single-family residential parcel is assigned 1.00 EDU and there is a total of 100 EDUs

within their benefit zone then the single family residential parcel would be responsible for 1.00% (1.00 EDU/100.00 EDUs) of the annual budget for that benefit zone.

Below is a summary of the assessment methodology used to allocate the costs for the operation, maintenance, and servicing costs of the park and recreational, streetlighting, and landscaping improvements.

BENEFIT ZONE 1
COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES BENEFIT DETERMINATION

The overall quality of life and desirability of an area is enhanced when public park and recreational facilities are in place, improved, operable, safe, clean, and maintained. Conversely, property desirability decreases when park and recreational facilities are unsafe or destroyed by the elements or vandalism.

Property desirability in an area also increases when there is an increase in the number of parks, recreation centers and sports facilities. These park and recreational facilities enable property owners to participate in sporting events, leisure activities, picnics, organized social events and other miscellaneous activities.

Studies in a number of communities, including counties and cities throughout the United States, have indicated that recreation areas and facilities, if well maintained and wisely administered, have caused a marked increase in the property values of parcels in the community. Consequently, such recreation and park facilities have proved to be an important factor in maintaining a sound economic condition and a high standard of livability in the community. These studies confirm the opinion long held by planning authorities as to the economic value of parks and recreational facilities in a community.

"The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of both private interest to the landowner and others, holding an economic stake in the area, and of public interest to the taxpayers, who have a stake" (National Recreation and Park Association, June 1985)

"Recreation and park amenities are central components in establishing the quality of life in a community [businesses'] main resource is their employees for whom quality of life is an important issue. The availability and attractiveness of local parks and programs influences some companies' relocation decisions the presence of a park encourages real estate development around it." (California Parks & Recreation, Winter 1997)

The benefit of parks and other recreational facilities to residential and commercial/industrial properties has been summarized by a number of studies. The United States Department of the Interior, National Park Service, in a publication of June 1984, concluded that:

- "Parks and recreation stimulate business and generate tax revenues."
- "Parks and recreation help conserve land, energy, and resources."

- "An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property values."
- "Public recreation benefits all employers by providing continuing opportunities to maintain a level of fitness throughout one's working life, and through helping individuals cope with the stress of a fast-paced and demanding life."

Proper maintenance and operation of the parks within the District benefit those properties within the service areas of the parks by providing environmental quality and recreational enhancement. The amount of benefit received will vary with the different land use on the property. There are two categories from which the total benefit of a parcel is derived:

1. **Environmental Quality Benefit.** The improvement of the quality of air, visual aesthetics, and attractiveness of the community as a place to live and work and do business.

2. **Recreation Enhancement Benefit.** The availability of usable and safe park and recreational facilities.

Recent studies have shown that adequate park and recreation facilities and recreation programs help to reduce crime and vandalism. This results in a savings to property owners by improved property values and promotes the well-being of the community.

COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES BENEFIT ASSESSMENT METHODOLOGY

The single-family residential parcel has been selected as the basic unit for the calculation of assessments and is defined as one (1) Equivalent Dwelling Unit (EDU). Commercial and industrial parcels benefit similarly to residential parcels because of increased property values and the ability to have their workers and patrons use the park and recreational facilities. Commercial and industrial parcels are assessed based on their acreage because larger parcels have the ability to generate larger pedestrian flows. The methodology used to assign EDUs to other land uses in proportion to the benefit they receive relative to the single-family residential parcel is shown below.

Developed Single Family Residential - The developed single-family parcel has been selected as the basic unit for calculation of the benefit assessments. This basic unit shall be called an **Equivalent Dwelling Unit (EDU)**. Parcels designated as developed single family residential uses per the Contra Costa County land use code, or those parcels that have had a building permit pulled prior to July 1 are assessed one (1.00) EDU.

Developed Multiple Residential - The EDUs for land designated as developed multi-family uses which includes condominiums, mobile homes, and apartments are assessed a factor of one-half (0.50) EDU per dwelling unit (e.g. a parcel with a 100-unit apartment would be assessed 50 EDUs). Based on data from representative cities in Northern California, the multiple family residential factor of 50% is determined by the statistical proportion of relative trip generation from various types of residential uses, in combination with density per unit.

Developed Commercial/Industrial, Recreational, Institutional, and Other Miscellaneous Uses - Developed commercial and industrial properties include commercial, industrial, recreational, institutional, or miscellaneous uses per the Contra Costa County land use codes. The parcels are assessed based upon the acreage of the parcel. In converting developed commercial/industrial properties to EDUs, the factor used was from the Contra Costa County's average single-family lot residential lot size. The parcels will be assessed one (1.00) EDU for the first acre or any portion thereof, and one (1.00) EDU/acre for each additional acre or any portion thereof, up to a maximum of three (3.00) EDUs (3.00 acres). The minimum number of EDUs per parcel will be one (1.00) EDU.

Undeveloped Single Family Residential - Parcels defined as undeveloped single-family residential parcels will be assessed at 50% of the developed single-family rate.

Undeveloped Non-Single Family Residential - Parcels defined as undeveloped non-single family residential will be assessed at a 50% of the developed commercial/industrial rate. These parcels include undeveloped multi-family residential, commercial/industrial, recreational, institutional, and other miscellaneous parcels. These parcels will be assessed at 0.50 EDUs per acre or any portion thereof, with a minimum of 0.50 EDU per parcel and a maximum of 1.50 EDUs per parcel (3.00 acres). Incremental acreage greater than 3.00 acres is considered to be open space area and therefore receives no further assessment.

Exempt - Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES ASSESSMENT RATES BY ZONE

The Fiscal Year 2023-24 Assessment Rates for Zone 1 are shown below. For further detail regarding annual revenues and expenditures in Zone 1, please see Appendix "C" in this Report.

- **Zone 1 (Community Parks, Landscaping & Recreation Facilities)**

9,101.85 EDUs for Fiscal Year 2023-24

Maximum Rate: $31.88/EDU
FY 2023-24 Rate: $31.88/EDU

- **Zone 1-A (Community Parks, Landscaping & Recreation Facilities)**
  Zone 1-A includes parcels added after FY 2004-05 that benefit from the construction, operation, and maintenance of park and recreation facilities that are anticipated to meet the City's Parks & Recreation Master Plan 2021 goal of 6.0 acres of parkland per 1,000 residents. Starting with FY 2004-05 through FY 2015-16, all parcels with

new developments have been annexed into Zone 1-A. In January 2016, the City formed Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape, and Stormwater Services) and beginning FY 2016-17 all parcels with new developments have been annexed into Community Facilities District No. 2015-2.

Formed: January 12, 2004 (Sub 8655)
2,615.16 EDUs for Fiscal Year 2023-24

Subdivision 8727 (27 units) annexed June 14, 2004
Subdivision 8725 (48 units) annexed Fiscal Year 2004-05, July 12, 2004
Subdivision 7655 (28 units) annexed Fiscal Year 2004-05, July 12, 2004
Subdivision 7590 (60 units) annexed Fiscal Year 2004-05, July 12, 2004
Subdivision 7760 (67 units) annexed Fiscal Year 2004-05, July 12, 2004
Subdivision 7426 (21 units) annexed Fiscal Year 2004-05, July 12, 2004
Subdivision 8765 (25 units) annexed Fiscal Year 2005-06, November 8, 2004
Subdivisions 8678 (100 units), 8679 (201 units) & 8680 (240 units), Fiscal Year 2006-07, November 14, 2005
Subdivisions 7662 (215 units), 7681 (40 units), & 8541 (354 units), Fiscal Year 2006-07, February 13, 2006
Subdivisions 8737 (58 units), 8973 (176 units), 8994 (109 units), Fiscal Year 2006-07; June 12, 2006
Subdivision 8731 (388 units), Fiscal Year 2006-07; November 13, 2006
Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8823 (6 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8843 (13 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8985 (1 unit) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 9183 (11 units) annexed Fiscal Year 2012-13, August 9, 2011
Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011
Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011
Laurel Plaza Shopping Center (5.59 acres of Commercial) annexed Fiscal Year 2012-13, August 9, 2011
Immanuel Baptist Church (5.00 EDUs) annexed Fiscal Year 2012-13, August 9, 2011
Corporation for Better Housing (196 MFR and 208 Senior units) annexed Fiscal Year 2012-13, August 9, 2011
Minor Subdivision 09-976 (0.99 Acres) annexed Fiscal Year 2012-13, August 9, 2011
4411 Live Oak Avenue (041-021-029) (1 unit) annexed Fiscal Year 2015-16, July 14, 2015
Subdivision 9104 (20 units) annexed Fiscal Year 2015-16, July 14, 2015

The maximum assessment rate of $211.33 per Equivalent Dwelling Unit for Benefit Zone 1-A was approved in Fiscal Year 2004-05, which may be annually adjusted

based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on April 2004 by the Bureau of Labor and Statistics which was 198.3. The CPI as of February 2023 is 337.17.

Maximum Rate: $359.33/EDU
FY 2022-23 Rate: $359.33/EDU

- **Zone 1-B (Summer Lake Community Park) – Subdivisions 8900, 8955, & 7562**
  Zone 1-B includes parcels benefiting from the Summer Lake Community Park and was created by Contra Costa County in FY 2005-06 as part of the Summer Lake Development to provide additional funding for the Summer Lake Park and other Community Parks, landscaping, and recreational facilities.

  Formed: April 25, 2006 (by Contra Costa County)

  636.37 EDUs for Fiscal Year 2023-24

  The maximum assessment rate of $805.71 per Equivalent Dwelling Unit for Benefit Zone 1-B was approved in Fiscal Year 2005-06, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on June 2005 by the Bureau of Labor and Statistics which was 201.2. The CPI as of February 2022 is 337.17. The maximum rate for FY 2023-24 is $1,350.21/EDU. However, the anticipated FY 2023-24 expenditures are less than the maximum assessment rate would produce in revenue, therefore the actual rate for FY 2023-24 will be set at $359.33/EDU, which is equal to the rate in Zone 1-A.

  Maximum Rate: $1,350.21/EDU
  FY 2023-24 Rate: $359.33/EDU

BENEFIT ZONE 2
STREETLIGHTING BENEFIT DETERMINATION

The proper functioning of streetlighting throughout the City of Oakley is imperative for the welfare of the property owners. Streetlighting provides protection to pedestrian traffic by illuminating the sidewalk and street crossing areas during nighttime hours. In addition, the proper operation, maintenance, and servicing of a streetlighting system benefits properties by providing additional security for the pedestrian traffic and reduces the possibility of vandalism to property during nighttime hours.

STREETLIGHTING BENEFIT ASSESSMENT METHODOLOGY

The degree of benefit for each parcel is determined by the use of each individual parcel, the intensity of illumination provided, the number of pedestrians generated, and the enhanced security during hours of darkness. Benefit Zone 2 has been established to identify the parcels that benefit from these streetlighting improvements.

Developed Single Family Residential – The single-family residential parcel is considered one unit of benefit (1.00 EDU). All other land uses have been analyzed to determine the benefit they receive from the intensity of illumination provided, the number of pedestrians generated by their property, and the enhanced security to their property during hours of darkness compared to that of a single-family residential parcel.

Other Land Uses – All other land uses have been analyzed to determine the intensity of illumination provided, the number of pedestrians generated by their property, and the enhanced security to their property during hours of darkness. For a detailed listing of the equivalent dwelling unit factors for each land use refer to Appendix "D".

Exempt – Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

FY 2023-24 - STREETLIGHTING ASSESSMENT RATES BY ZONE

The Fiscal Year 2023-24 Assessment Rates for Zone 2 are shown below. For further detail regarding Zone 2 annual revenues and expenditures, please see Appendix "C" in this Report.

- **Zone 2 (Oakley Streetlighting Facilities)**

9,138.00 EDUs for Fiscal Year 2023-24

Maximum Rate: $14.94/EDU
FY 2023-24 Rate: $14.94/EDU

- **Zone 2-A (Oakley Streetlighting Facilities)**
  Zone 2-A includes parcels that benefit from the construction, operation, and maintenance of increased lighting after FY 2006-07. Starting with FY 2004-05 through FY 2015-16, all parcels with new developments have been annexed into Zone 2-A. In January 2016, the City formed Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape, and Stormwater Services) and beginning FY 2016-17 all parcels with new developments have been annexed into Community Facilities District No. 2015-2.

Formed: June 12, 2006
1,675.00 EDUs for Fiscal Year 2023-24

Subdivision 8731 (403.5 EDUs), Fiscal Year 2006-07; November 13, 2006
Subdivision 7562, 8900, & 8955 (625.5 EDUs), Fiscal Year 2007-08
Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8823 (6 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8843 (13 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8985 (1 unit annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 9183 (10 units) annexed Fiscal Year 2012-13, August 9, 2011
Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011
Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011
Laurel Plaza Shopping Center (6.88 acres of Commercial) annexed Fiscal Year 2012-13, August 9, 2011
Immanuel Baptist Church (11.00 EDUs) annexed Fiscal Year 2012-13, August 9, 2011
Corporation for Better Housing (196 MFR and 208 Senior units) annexed Fiscal Year 2012-13, August 9, 2011
Minor Subdivision 09-976 (0.99 Acres) annexed Fiscal Year 2012-13, August 9, 2011
Summer Lake South Development
4411 Live Oak Avenue (041-021-029) (1 unit) annexed Fiscal Year 2015-16, July 14, 2015
Subdivision 9104 (20 units) annexed Fiscal Year 2015-16, July 14, 2015

The maximum assessment rate of $42.81 per Equivalent Dwelling Unit for Benefit Zone 2-A was approved in Fiscal Year 2005-06, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on April 2005 by the Bureau of Labor and Statistics which was 202.50. The CPI as of February 2022 is 337.17.

Maximum Rate: $71.28/EDU
FY 2023-24 Rate: $71.28/EDU

BENEFIT ZONE 3
INTERIOR LANDSCAPING/NEIGHBORHOOD PARKS

Trees, landscaping, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade, and enhancement of the desirability of the surroundings. In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

> *"... there is no lack of opinion, based on general principals and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly. Indeed, in most cases where public money has been spent for parkways the assumption has been definitely made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City,..."*

It should be noted that the definition of "parkways" above may include the roadway as well as the landscaping alongside the roadway.

Proper maintenance and operation of the roadway landscaping provides beautification and enhancement of the desirability of surroundings. The roadway landscaping maintained by each subzone typically includes the entryways into each geographical area and as such provide beautification to the subzone. These improvements provide special and direct benefit to each property located within the subzone.

LANDSCAPING BENEFIT ASSESSMENT METHODOLOGY

The single-family residential parcel has been selected as the basic unit for the calculation of assessments and is defined as one (1) Equivalent Dwelling Unit (EDU). Commercial and industrial parcels benefit similarly to residential parcels because of increased property values and the desirability of their location. Commercial and industrial parcels are assessed based on their acreage because larger parcels have the ability to generate larger pedestrian flows. The methodology used to assign EDUs to other land uses in proportion to the benefit they receive relative to the single-family residential parcel are shown below.

Developed Single Family Residential - The developed single-family parcel has been selected as the basic unit for calculation of the benefit assessments. Parcels designated as developed single family residential uses per the Contra Costa County land use code or those parcels that have had a building permit pulled prior to July 1 are assessed one (1.00) EDU.

Developed Multiple Residential - The EDUs for land designated as developed multi-family uses which includes condominiums, mobile homes, and apartments are assessed a factor of one-half (0.50) EDU per dwelling unit (e.g. a parcel with a 100-unit apartment would be assessed 50 EDUs). Based on data from representative cities in Northern California, the multiple family residential factor of 50% is determined by the statistical proportion of relative trip generation from various types of residential uses, in combination with density per unit.

Developed Commercial/Industrial, Recreational, Institutional, and Other Miscellaneous Uses - Developed commercial and industrial properties include commercial, industrial, recreational, institutional, or miscellaneous uses per the Contra Costa County land use codes. The parcels are assessed based upon the acreage of the parcel. In converting developed commercial/industrial properties to EDUs, the factor used was from the Contra Costa County's average single-family lot residential lot size. The parcels will be assessed one (1.00) EDU for the first acre or any portion thereof, and one (1.00) EDU/acre for each additional acre or any portion thereof, up to a maximum of three (3.00) EDUs (3.00 acres). The minimum number of EDUs per parcel will be one (1.00) EDU.

Undeveloped Single Family Residential - Parcels defined as undeveloped single-family residential parcels will be assessed at 50% of the developed single-family rate.

Undeveloped Non-Single Family Residential - Parcels defined as undeveloped non-single family residential will be assessed at a 50% of the developed commercial/industrial rate. These parcels include undeveloped multi-family residential, commercial/industrial, recreational, institutional, and other miscellaneous parcels. These parcels will be assessed at 0.50 EDUs per acre or any portion thereof, with a minimum of 0.50 EDU per parcel and a maximum of 1.50 EDUs per parcel (3.00 acres). Incremental acreage greater than 3.00 acres is considered to be open space area and therefore receives no further assessment.

Exempt - Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial, and institutional activities.

FY 2023-24 - LANDSCAPING ASSESSMENT RATES BY ZONE

The Fiscal Year 2023-24 Assessment Rates for each of the Subzones in Zone 3 are shown below. For further detail regarding the annual revenue and expenditures for each Subzone, please see Appendix "C" in this Report.

- **Zone 3-1 (Vintage Parkway)** Subdivisions 6333, por. 6452 & 6576 & 6577, 6821, 6862, 7089, 7193, 7229, 7372, 7585, & 7654

  Formed: July 16, 1985
  1,275.00 EDUs

  Maximum Rate: $57.86/EDU
  FY 2023-24 Rate: $57.86/EDU

- **Zone 3-2 (Oakley Ranch)** Subdivision 6634

  Formed: April 21, 1987
  133.00 EDUs

  Maximum Rate: $198.84/EDU
  FY 2023-24 Rate: $198.84/EDU

- **Zone 3-3 (Empire)** Subdivision 6656

  Formed: June 16, 1987
  45.00 EDUs

  Maximum Rate: $100.76/EDU
  FY 2023-24 Rate: $100.76/EDU

- **Zone 3-4 (Oakley Town Center)** Subdivision 7045

  Formed: May 9, 1989
  9.17 Acres

  Maximum Rate: $1,193.16/Acre
  FY 2023-24 Rate: $1,193.16/Acre

- **Zone 3-5 (Oak Grove)** Subdivisions 6922 & 6927

  Formed: August 13, 1991
  Additional Parcels Annexed: June 20, 1995
  149.50 EDUs

  Maximum Rate: $190.00/EDU
  FY 2023-24 Rate: $190.00/EDU

- **Zone 3-6 (Laurel Woods/Luna Estates)** Subdivisions 6971 & 7489.

  Formed: August 1, 1989; Tract 7489: April 28, 1992
  60.00 EDUs

  Maximum Rate: $127.80/EDU
  FY 2023-24 Rate: $127.80/EDU

- **Zone 3-7 (South Forty)** Subdivision 6969

  Formed: August 7, 1990
  53.00 EDUs

  Maximum Rate: $185.00/EDU
  FY 2023-24 Rate: $185.00/EDU

- **Zone 3-8 (Claremont)** Subdivision 7163

  Formed: August 13, 1991
  50.00 EDUs

  Maximum Rate: $152.56/EDU
  FY 2023-24 Rate: $152.56/EDU

- **Zone 3-9 (Gateway)** Subdivisions 6394, 6488, 6571, 6613, 6664, 6726, 6727, 6762, 6764 & 6858.

Formed: July 31, 1990
459.00 EDUs

Maximum Rate: $40.00/EDU
FY 2023-24 Rate: $40.00/EDU

- **Zone 3-10 (Countryside aka Village Green)** Subdivisions 7164, & 7293

Formed: October 2, 1990
21.00 EDUs

Maximum Rate: $125.00/EDU
FY 2023-24 Rate: $125.00/EDU

- **Zone 3-11 (Country Fair aka Meadow Glen)** Subdivision 6840

Formed: August 6, 1991
32.00 EDUs

Maximum Rate: $169.48/EDU
FY 2023-24 Rate: $169.48/EDU

- **Zone 3-12 (California Sunrise)** Subdivision 7365

Formed: November 19, 1991
128.00 EDUs

Maximum Rate: $27.36/EDU
FY 2023-24 Rate: $27.36/EDU

- **Zone 3-13 (California Visions aka Laurel Heights)** Subdivision 7667

Formed: November 17, 1992
96.00 EDUs

Maximum Rate: $125.00/EDU
FY 2023-24 Rate: $125.00/EDU

- **Zone 3-14 (Claremont Heritage)** Subdivisions 7775, 7367, and 7366

  Formed as Zone 41: November 17, 1992
  Tracts 7366, 7367 Annexed: July 26, 1994
  114.00 EDUs

  Maximum Rate: $160.00/EDU
  FY 2023-24 Rate: $160.00/EDU

- **Zone 3-15 (Country Fair aka Meadow Glen II)** Subdivisions 6867, 6980, 6996, 7003, 7090, 7165, 7330, 7368, 7385, 7704, 7707, 7808, 7830, 7831, 7832, 7833, 8725, 7655, 7590, 7760, 7426 8823, 8843, & DR 3022-94

  Formed: July 26, 1994
  889.00 EDUs

  Subdivision 8725 (48 units) annexed Fiscal Year 2004-05, July 12, 2004
  Subdivision 7655 (28 units) annexed Fiscal Year 2004-05, July 12, 2004
  Subdivision 7590 (60 units) annexed Fiscal Year 2004-05, July 12, 2004
  Subdivision 7760 (67 units) annexed Fiscal Year 2004-05, July 12, 2004
  Subdivision 7426 (21 units) annexed Fiscal Year 2004-05, July 12, 2004
  Subdivision 8823 (6 units) annexed Fiscal Year 2007-08, July 9, 2007
  Subdivision 8843 (13 units) annexed Fiscal Year 2007-08, July 9, 2007

  There are also 50 additional senior units located within in Zone 3-15, but the improvements are privately maintained. The maximum annual assessment for the 50 senior units is $8,541.00. The applicant (Ecumenical Association for Housing) requested that the landscaping improvements for this development be maintained privately because of the manner in which the project was designed. By having this area privately landscaped, it will allow more privacy for the senior citizen residents. The estimated maintenance costs for DP3022-94 will therefore not be included in the annual maintenance cost in FY 2022-23.

  Maximum Rate: $138.00/EDU
  FY 2023-24 Rate: $138.00/EDU

- **Zone 3-16 (Sundance) Subdivision** 7837

  Formed: December 20, 1994
  81.00 EDUs

  Maximum Rate: $110.00/EDU
  FY 2023-24 Rate: $110.00/EDU

- **Zone 3-17 (Laurel Anne)** Subdivisions 6935, 6963, 7809, 8650, 8708, 8748, 8752, 8816, & 8822

Formed: June 20, 1995
321.00 EDUs

Maximum Rate: $273.16/EDU
FY 2023-24 Rate: $273.16/EDU

- **Zone 3-18 (Country Place)** Subdivisions 6968, 7640, MS 7-95, & 7946

Formed: June 20, 1995
Subdivision 6968 (42 units) annexed Fiscal Year 2002-03
130.00 EDUs

Maximum Rate: $180.00/EDU
FY 2023-24 Rate: $180.00/EDU

- **Zone 3-19 (Laurel Crest)** Subdivisions 7630, 7657, 7658, 8168, 8169, 8403, 8440, & 8655

Formed: May 5, 1998
438.00 EDUs

Sub 7658, 8168, 8169, 8656 (154 units) annexed Fiscal Year 2001-02
Sub 8403 (72 units) annexed Fiscal Year 2002-03, November 13, 2001
Sub 8655 (34 units) annexed Fiscal Year 2004-05, January 12, 2004

Maximum Rate: $200.00/EDU
FY 2023-24 Rate: $200.00/EDU

- **Zone 3-20 (Marsh Creek Glenn)** Subdivisions 7689, 8391, 8504, 8648, 8727, & 8765

Formed: May 14, 2001
288.00 EDUs

Subdivision 8504 (12 units) annexed September 9, 2002
Subdivision 8727 (27 units) annexed Fiscal Year 2004-05, June 14, 2004
Subdivision 8765 (25 units) annexed Fiscal Year 2005-06, November 8, 2004

The maximum assessment rate for Benefit Zone 3-20 was approved in FY 2001-02 at $225.00 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 30, 2001 by the Bureau of Labor and Statistics which was 190.9. The CPI as of February 2023 is 337.17.

Maximum Rate: $397.40/EDU
FY 2023-24 Rate: $397.40/EDU

- **Zone 3-21 (Quail Glen)** Subdivision 7359, 7235, 7358, & 7467

Formed: July 8, 2002
Subdivisions 7235, 7358 & 7467 (67 units) annexed September 2002
103.00 EDUs

4411 Live Oak Avenue (041-021-029) (1 unit) annexed Fiscal Year 2015-16, July 14, 2015
1.00 EDU

The maximum assessment rate for Benefit Zone 3-21 was approved in FY 2002-03 at $200.00 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 30, 2002 by the Bureau of Labor and Statistics which was 193.2. The maximum assessment rate for Benefit Zone 3-21A was approved in FY 2015-16 at $895.32 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI for Zone 3-21A is the rate set on February 28, 2015 by the Bureau of Labor and Statistics which was 254.91. The CPI as of February 2023 is 337.17.

Zone 3-21 Maximum Rate: $349.04/EDU
Zone 3-21 FY 2023-24 Rate: $349.04/EDU

Zone 3-21A Maximum Rate: $1,184.25/EDU
Zone 3-21A FY 2023-24 Rate: $1,184.25/EDU

- **Zone 3-22 (Cypress Grove)** Subdivision 8678, 8679, & 8680

Formed: November 14, 2005
589.00 EDUs

The maximum assessment rate for Benefit Zone 3-22 was approved in FY 2006-07 at $343.90 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2023 is 337.17.

Maximum Rate: $555.06/EDU
FY 2023-24 Rate: $555.06/EDU

- **Zone 3-23 (South Oakley)** Subdivisions 7662, 7681, 8541, 8530, 8734, 8736, 8916, 8981, 9183 & 9104.

Formed: February 13, 2006
756.00 EDUs

Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 9183 (11 units) annexed Fiscal Year 2012-13, August 9, 2011
Subdivision 9104 (20 units) annexed Fiscal Year 2015-16, July 14, 2015

The maximum assessment rate for Benefit Zone 3-23 was approved in FY 2006-07 at $398.60 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2023 is 337.17.

Maximum Rate: $643.33/EDU
FY 2023-24 Rate: $643.33/EDU

- **Zone 3-24 (Reserve/Stonebrook)** Subdivision 8737, 8973, 8994

Formed: January 12, 2006
171.50 EDUs

The maximum assessment rate for Benefit Zone 3-24 was approved in FY 2006-07 at $598.73 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2023 is 337.17. However, in FY 2023-24 the rate assessed will be $454.32/EDU.

Maximum Rate: $966.37/EDU
FY 2023-24 Rate: $454.32/EDU

- **Zone 3-25 (Magnolia Park)** Subdivision 8731

Formed: November 13, 2006
554.66 EDUs

Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011
Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011

The maximum assessment rate for Benefit Zone 3-25 was approved in FY 2006-07 at $1,100.55 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 2006 by the Bureau of Labor and Statistics which was 209.10. The CPI as of February 2023 is 337.17.

Maximum Rate: $1,774.63/EDU
FY 2023-24 Rate: $1,774.63/EDU

- **Zone 3-26 (Summer Lake South)** Subdivision 8900, 8955, & 7562.

Formed: April 25, 2006 (by Contra Costa County)
632.37 EDUs

The maximum assessment rate for Benefit Zone 3-26 was approved in FY 2005-06 at $1,353.53 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 2005 by the Bureau of Labor and Statistics which was 201.20. The CPI as of February 2023 is 337.17. However, in FY 2023-24 the rate assessed will be $922.38 per Equivalent Dwelling Unit.

Maximum Rate: $2,334.24/EDU
FY 2023-24 Rate: $922.38/EDU

PART E
PROPERTY OWNER LIST & ASSESSMENT ROLL

The total assessment amount for each Zone and the proposed assessment amount apportioned to each parcel for Fiscal Year 2023-24, in proportion to the benefit received by each parcel from the improvements, is contained in the Assessment Roll, which is on file in the Office of City Clerk of the City of Oakley and shown in Appendix “E”.

The Assessment Roll includes a list of all parcel numbers within the District that have been updated to match the last equalized Property Tax Roll of the Contra Costa County Assessor, which by reference is hereby made a part of this report. The last equalized Property Tax Roll includes a description of each parcel and shall govern for all details concerning the description of the parcels.

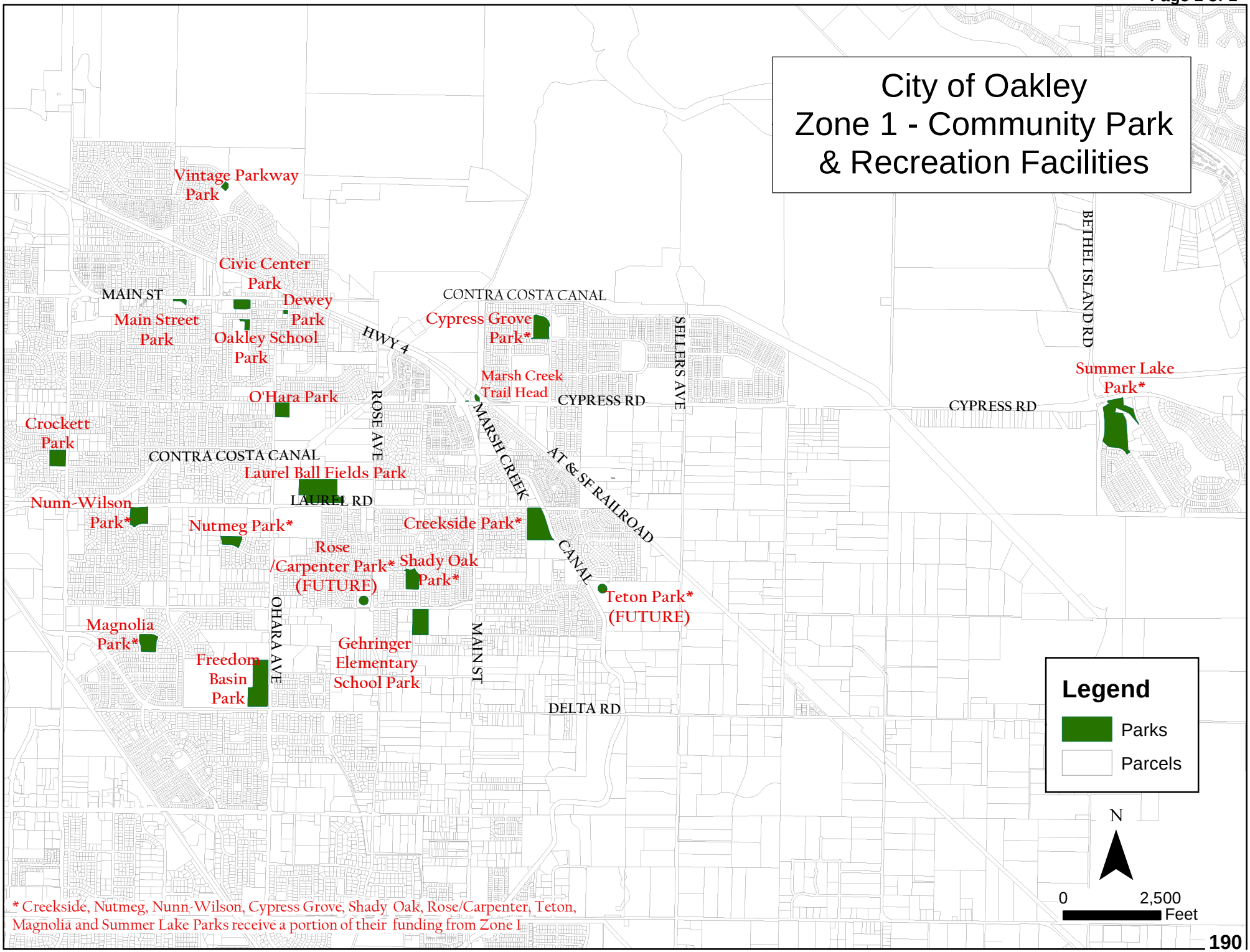
The total proposed assessments for the 2023-24 Fiscal Year are $1,458,540 for community park, landscaping and recreation facilities, $255,916 for streetlighting facilities, and $3,170,015 for landscaping facilities for a total of $4,884,471.

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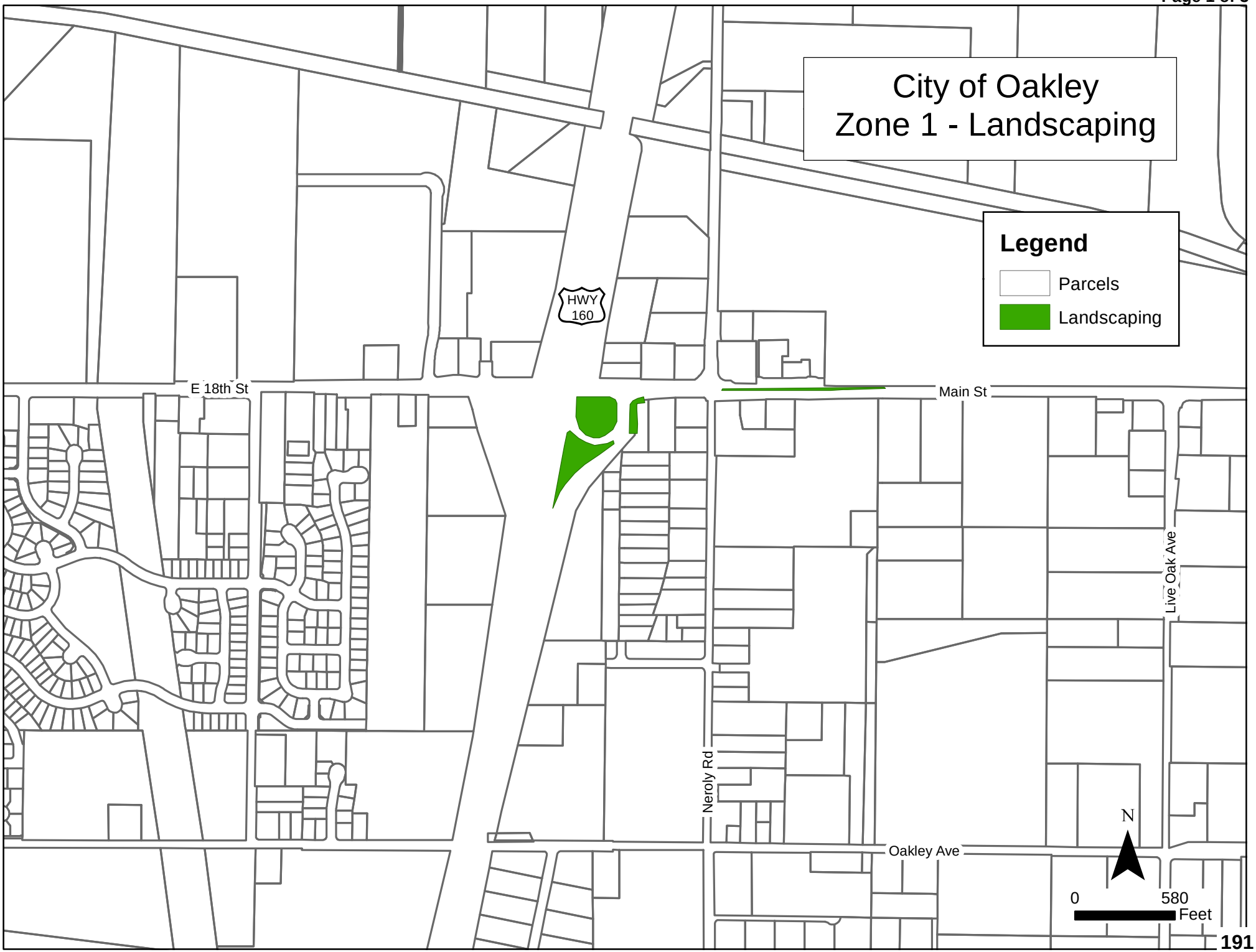
APPENDIX A

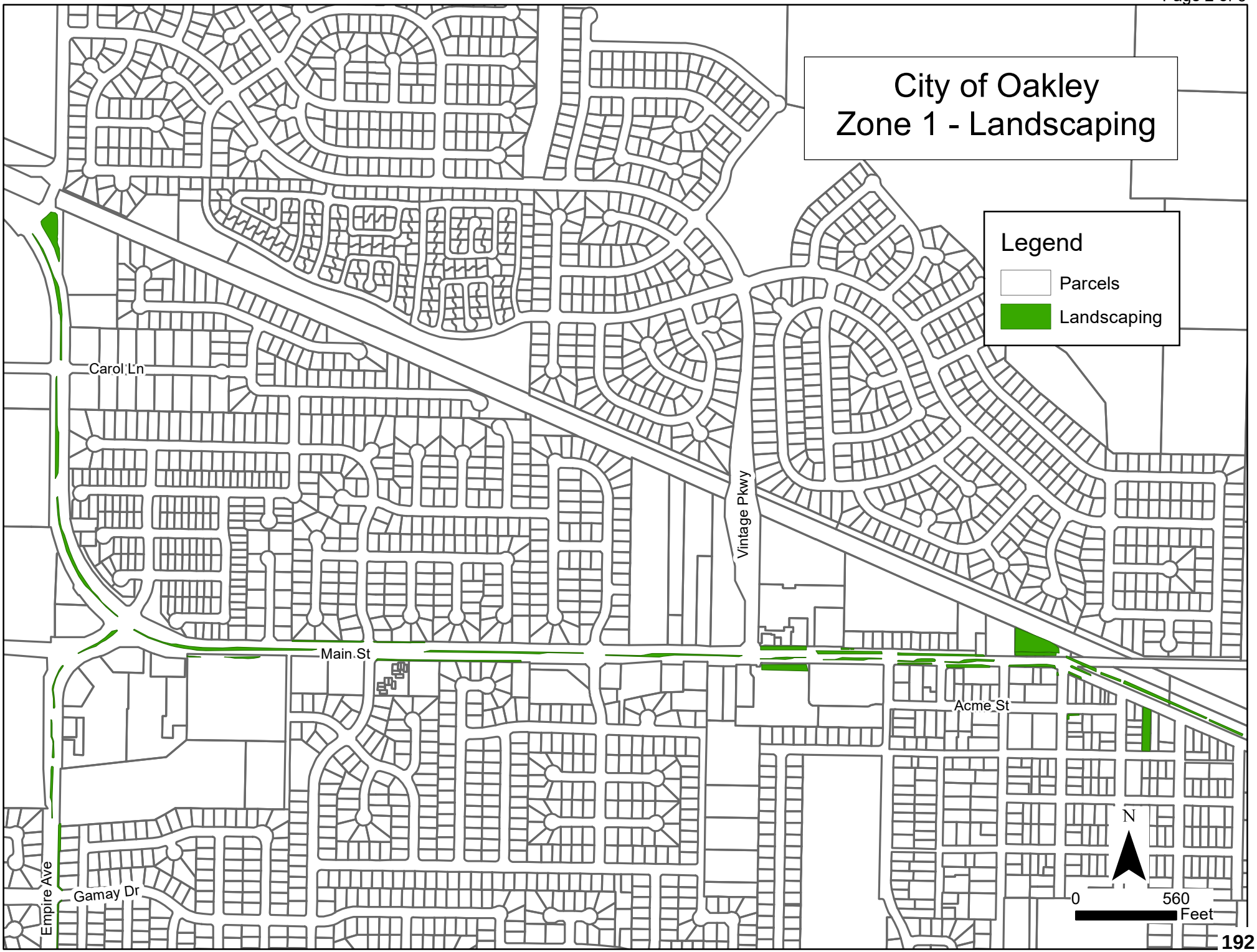
Benefit Zone 1 (Community Parks, Landscaping & Recreation) Detailed Maintenance Diagrams

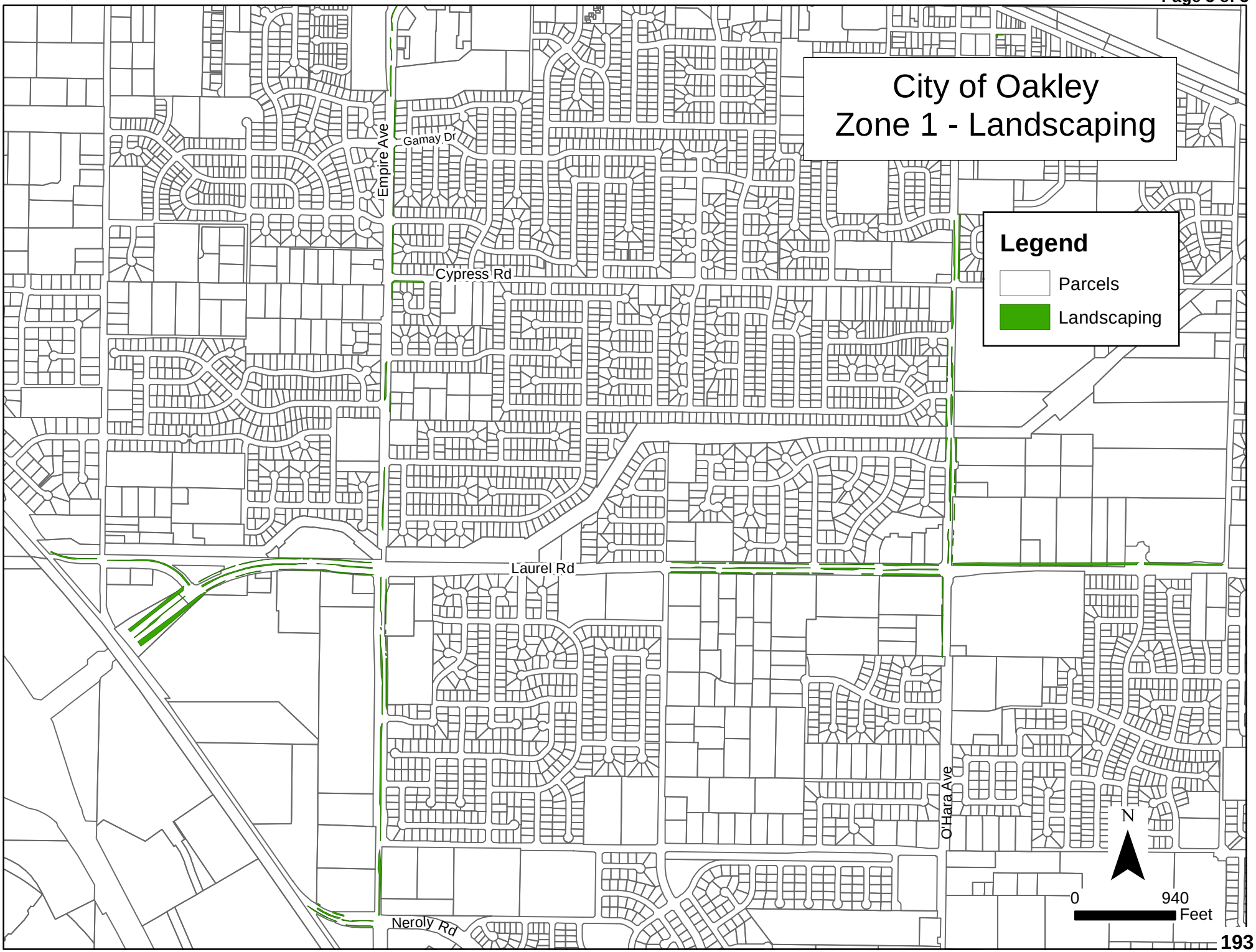
City of Oakley
Zone 1 - Community Park & Recreation Facilities



* Creekside, Nutmeg, Nunn-Wilson, Cypress Grove, Shady Oak, Rose/Carpenter, Teton, Magnolia and Summer Lake Parks receive a portion of their funding from Zone 1.

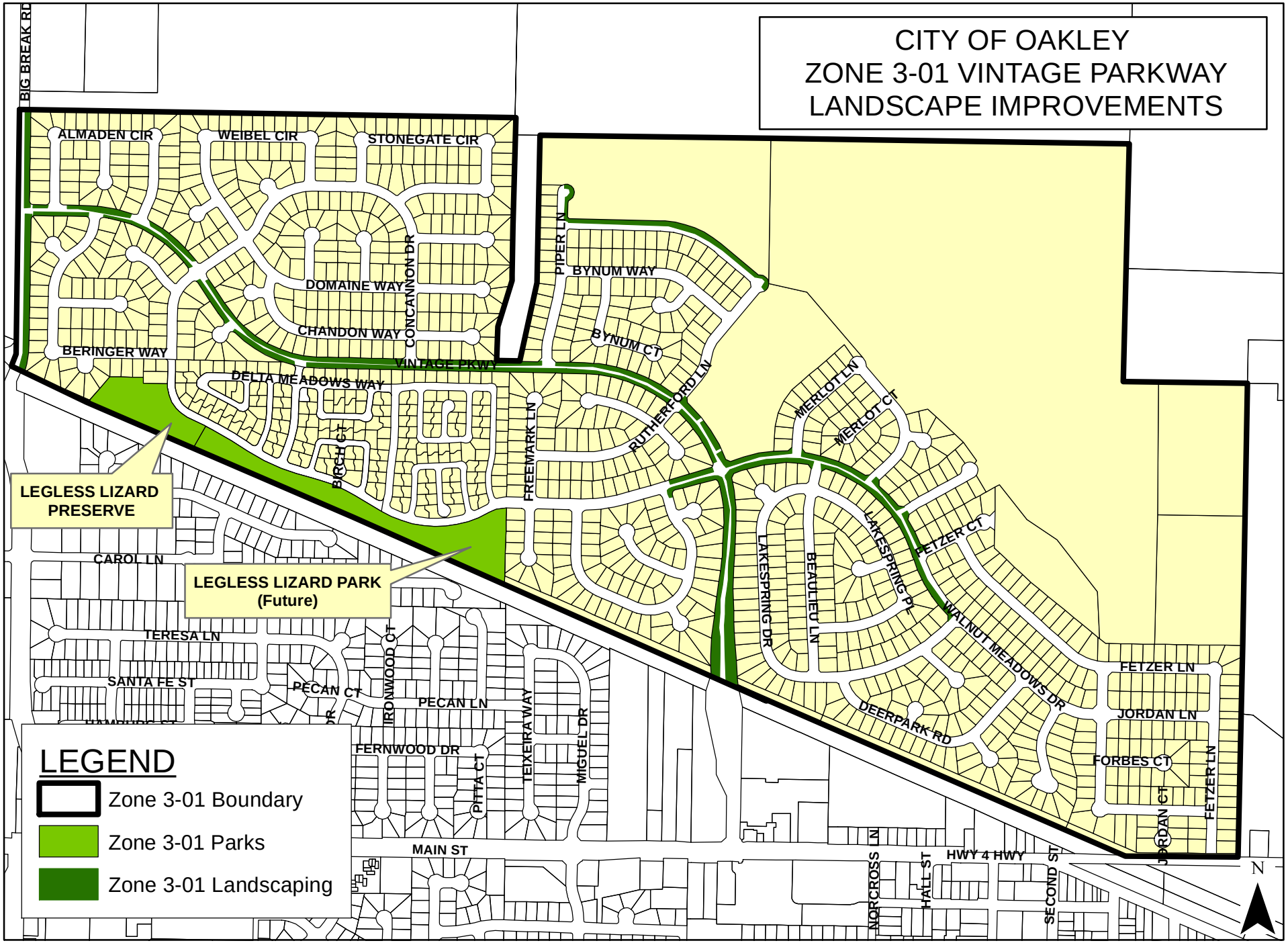

City of Oakley
Zone 1 - Landscaping
Legend
Parcels
Landscaping
HWY 160
E 18th St
Main St
Live Oak Ave
Neroly Rd
Oakley Ave
N
0
580
Feet


City of Oakley
Zone 1 - Landscaping
Legend
Parcels
Landscaping
Carol Ln
Vintage Pkwy
Main St
Acme St
Empire Ave
Gamay Dr
N
0
560
Feet

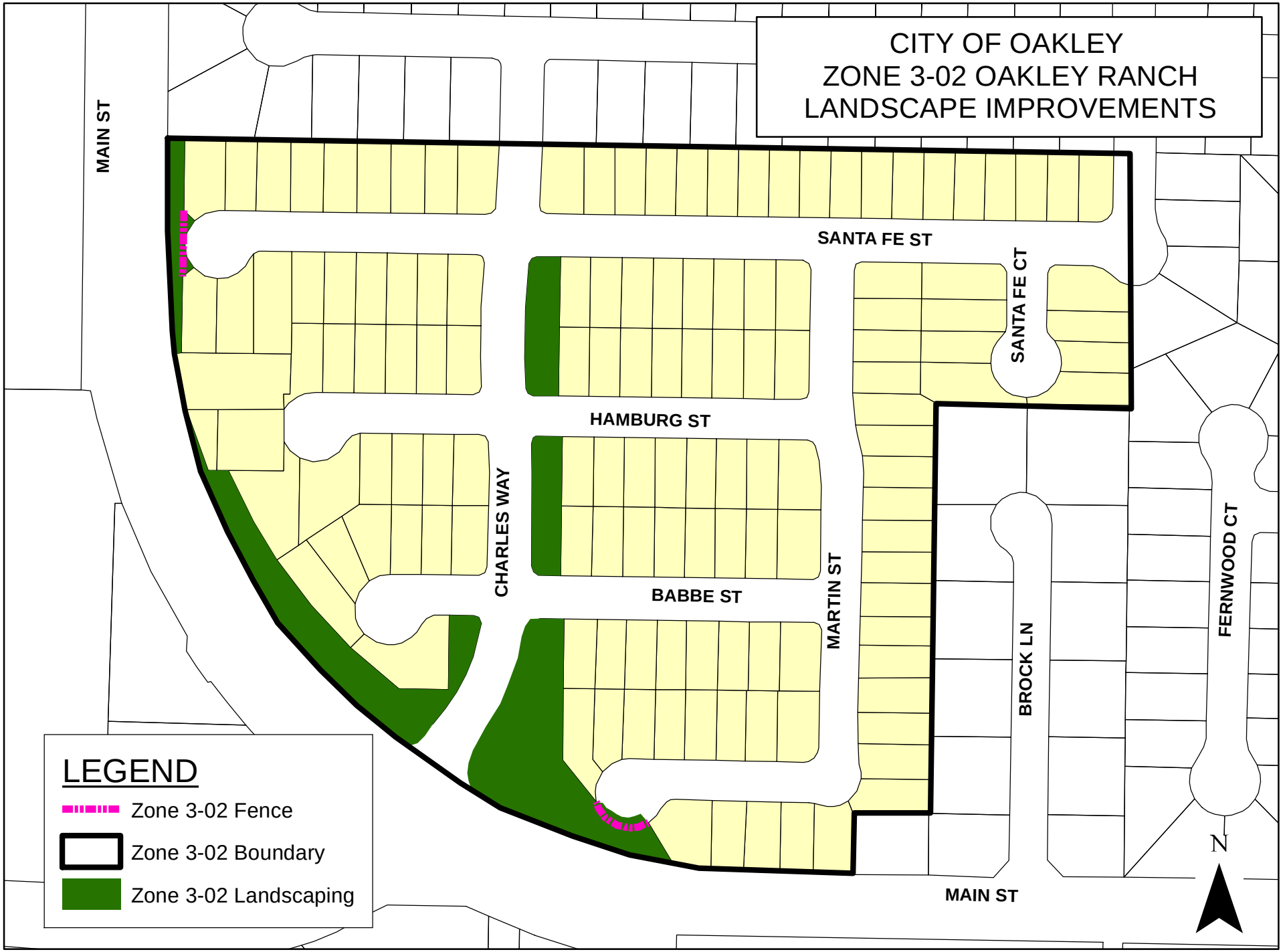

City of Oakley
Zone 1 - Landscaping
Legend
Parcels
Landscaping
Empire Ave
Gamay Dr
Cypress Rd
Laurel Rd
O'Hara Ave
Neroly Rd
N
0
940
Feet

APPENDIX B

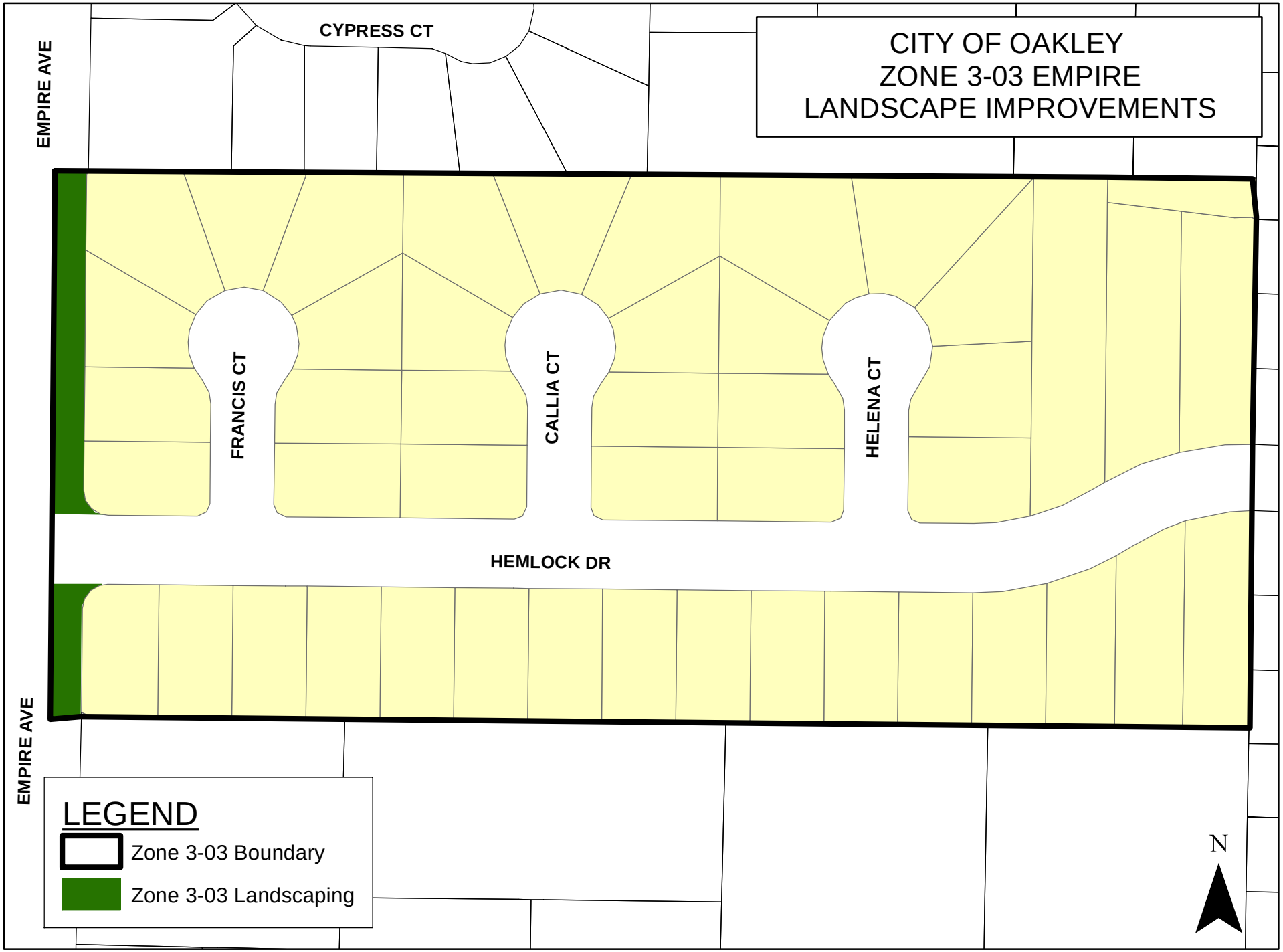
Benefit Zone 3 (Interior Landscaping/Neighborhood Parks) Detailed Maintenance Diagrams



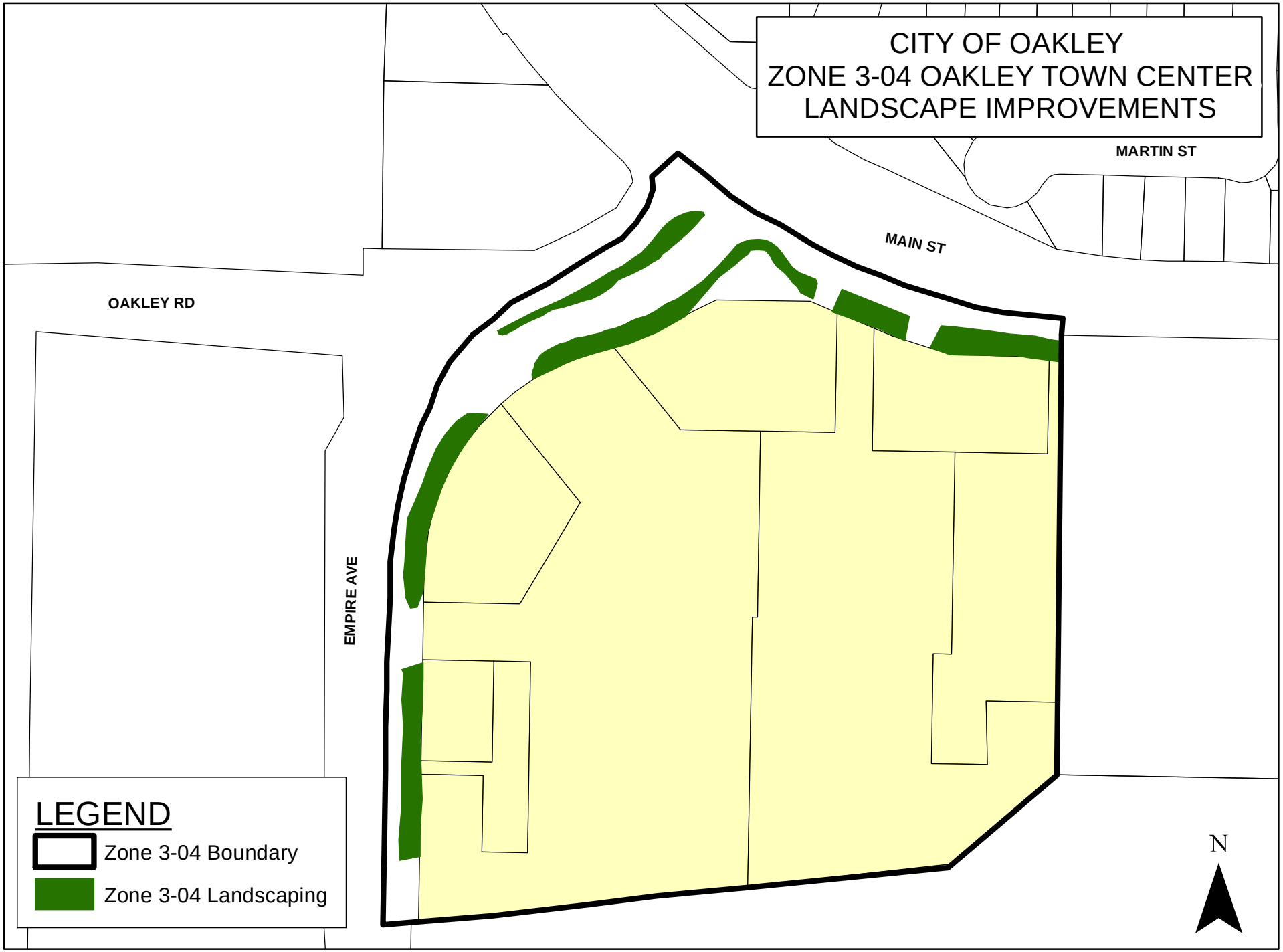
FRANCISCO AND ASSOCIATES



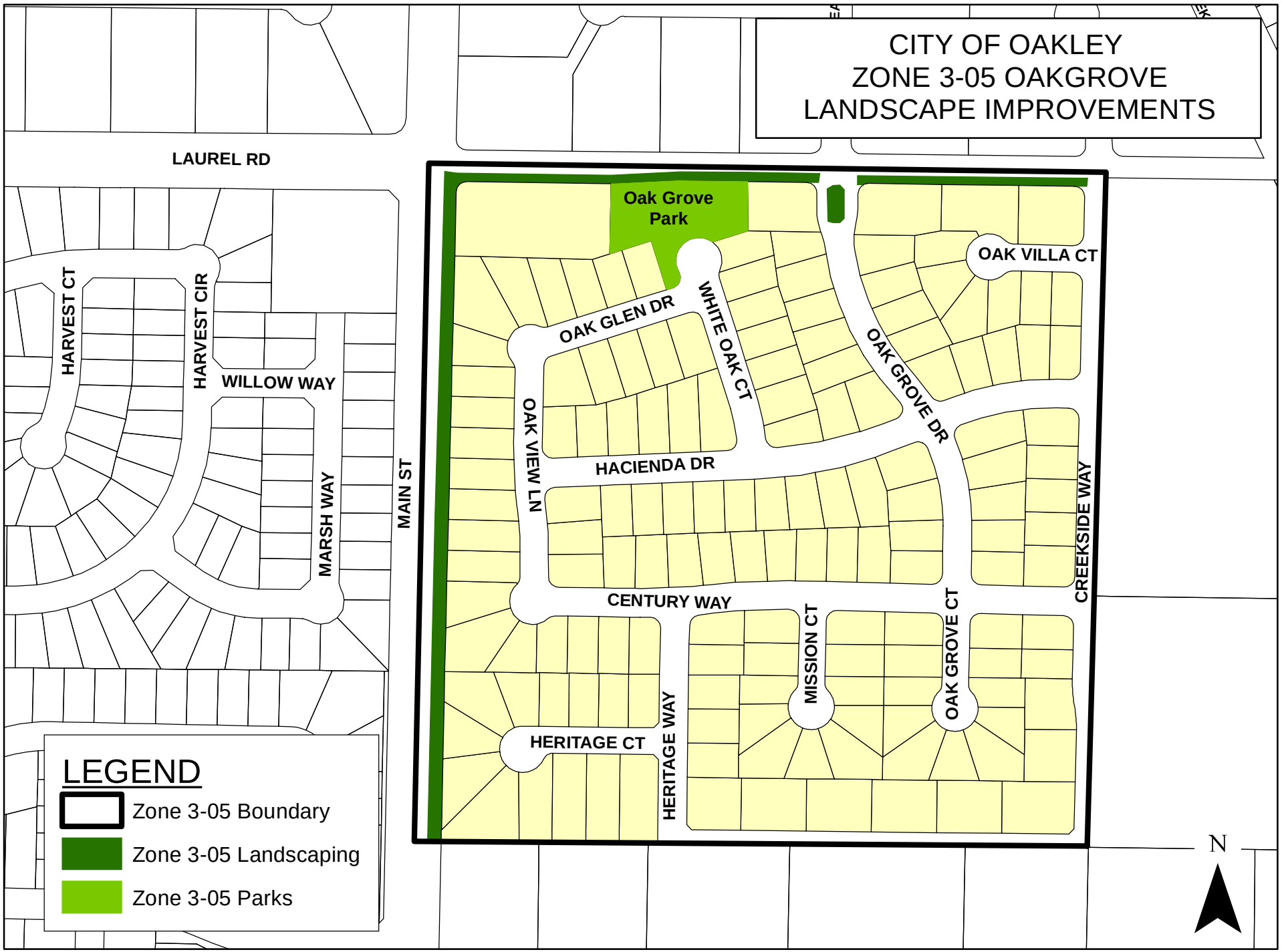
FRANCISCO AND ASSOCIATES



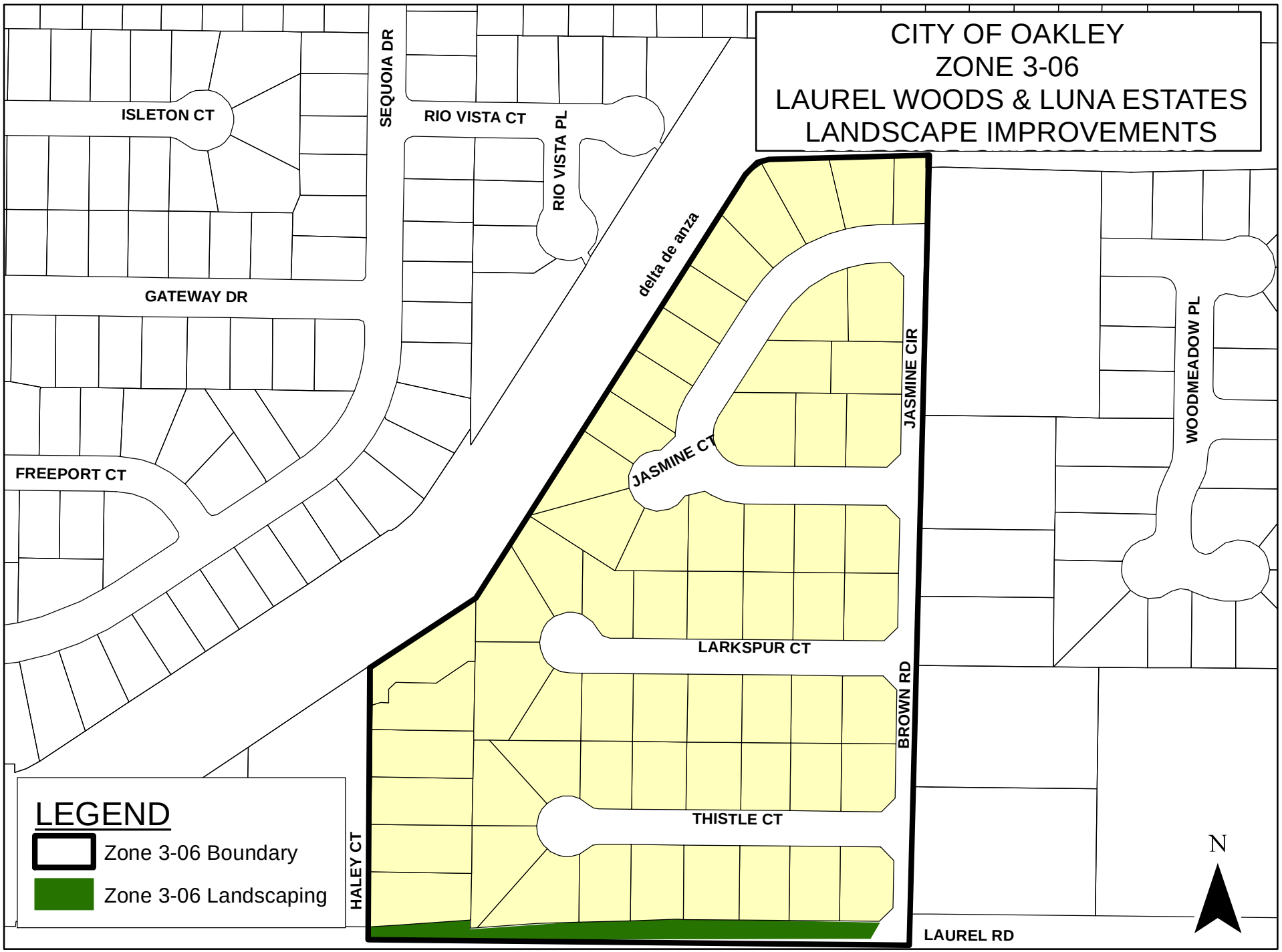
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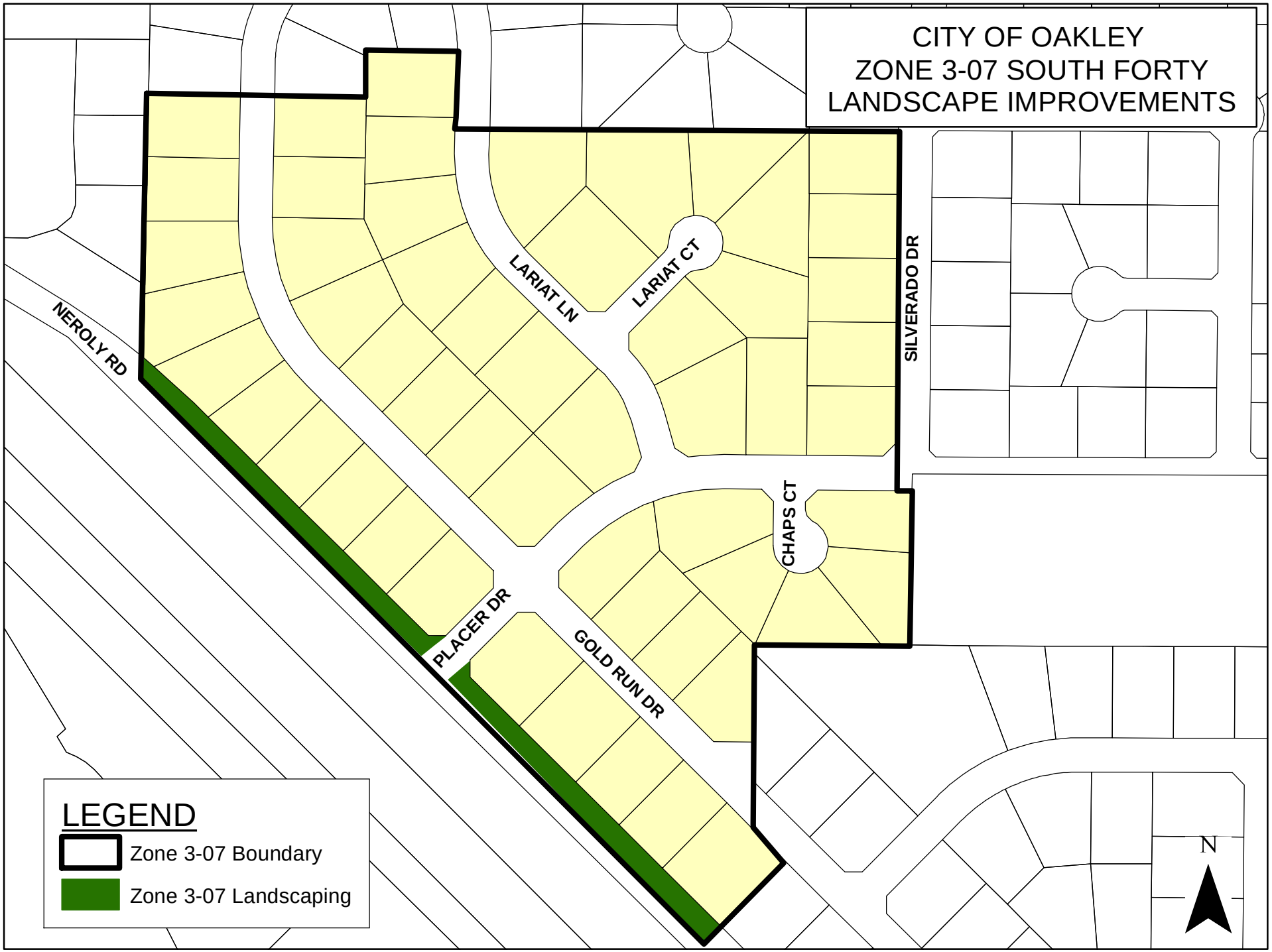


FRANCISCO AND ASSOCIATES

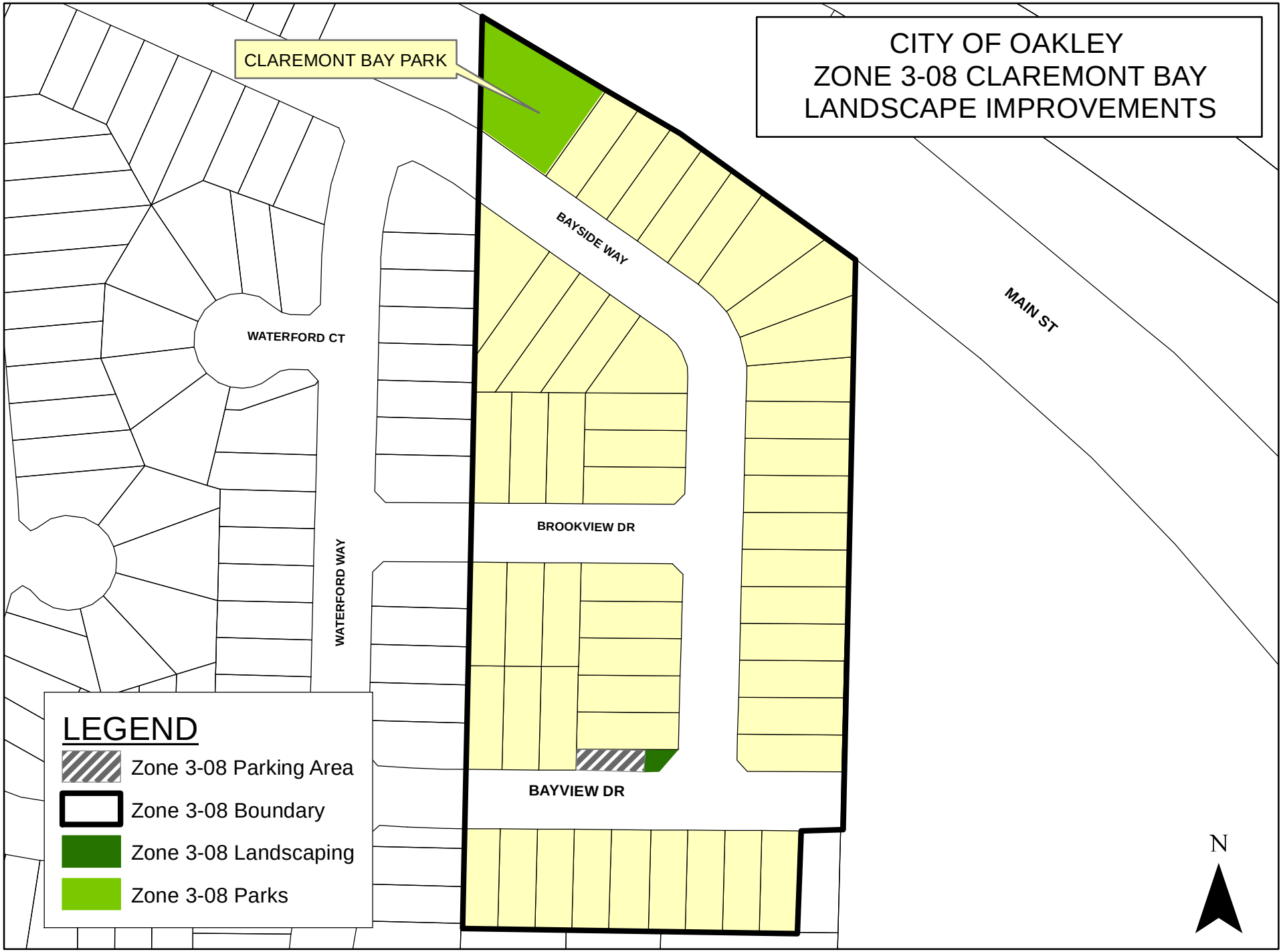


FRANCISCO AND ASSOCIATES


CITY OF OAKLEY
ZONE 3-06
LAUREL WOODS & LUNA ESTATES
LANDSCAPE IMPROVEMENTS
ISLETON CT
SEQUOIA DR
RIO VISTA CT
RIO VISTA PL
GATEWAY DR
delta de anza
JASMINE CIR
JASMINE CT
WOODMEADOW PL
FREEPORT CT
LARKSPUR CT
BROWN RD
THISTLE CT
HALEY CT
LAUREL RD
LEGEND
Zone 3-06 Boundary
Zone 3-06 Landscaping
N
140 70 0 140 280
200
FRANCISCO AND ASSOCIATES

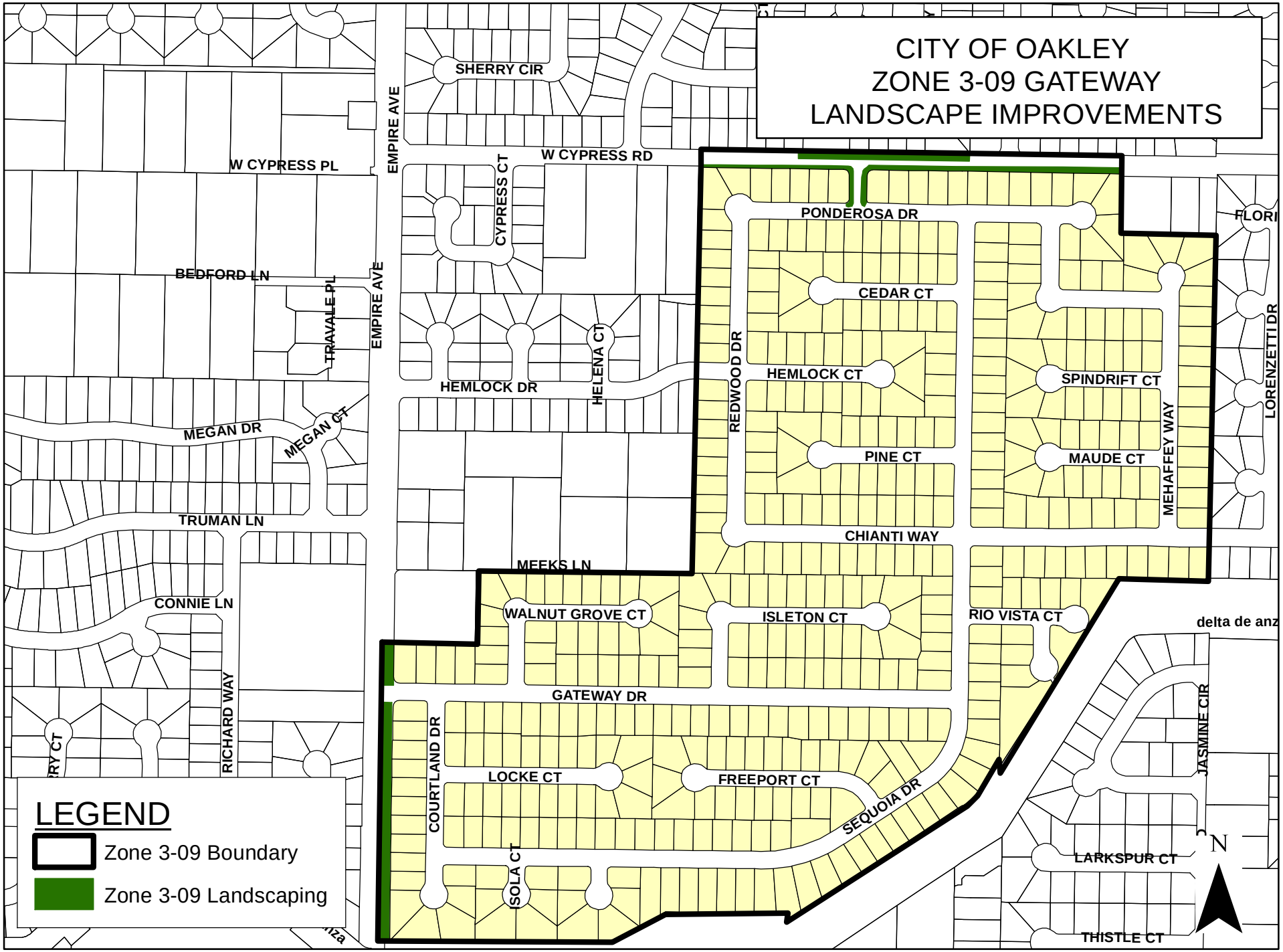


FRANCISCO AND ASSOCIATES

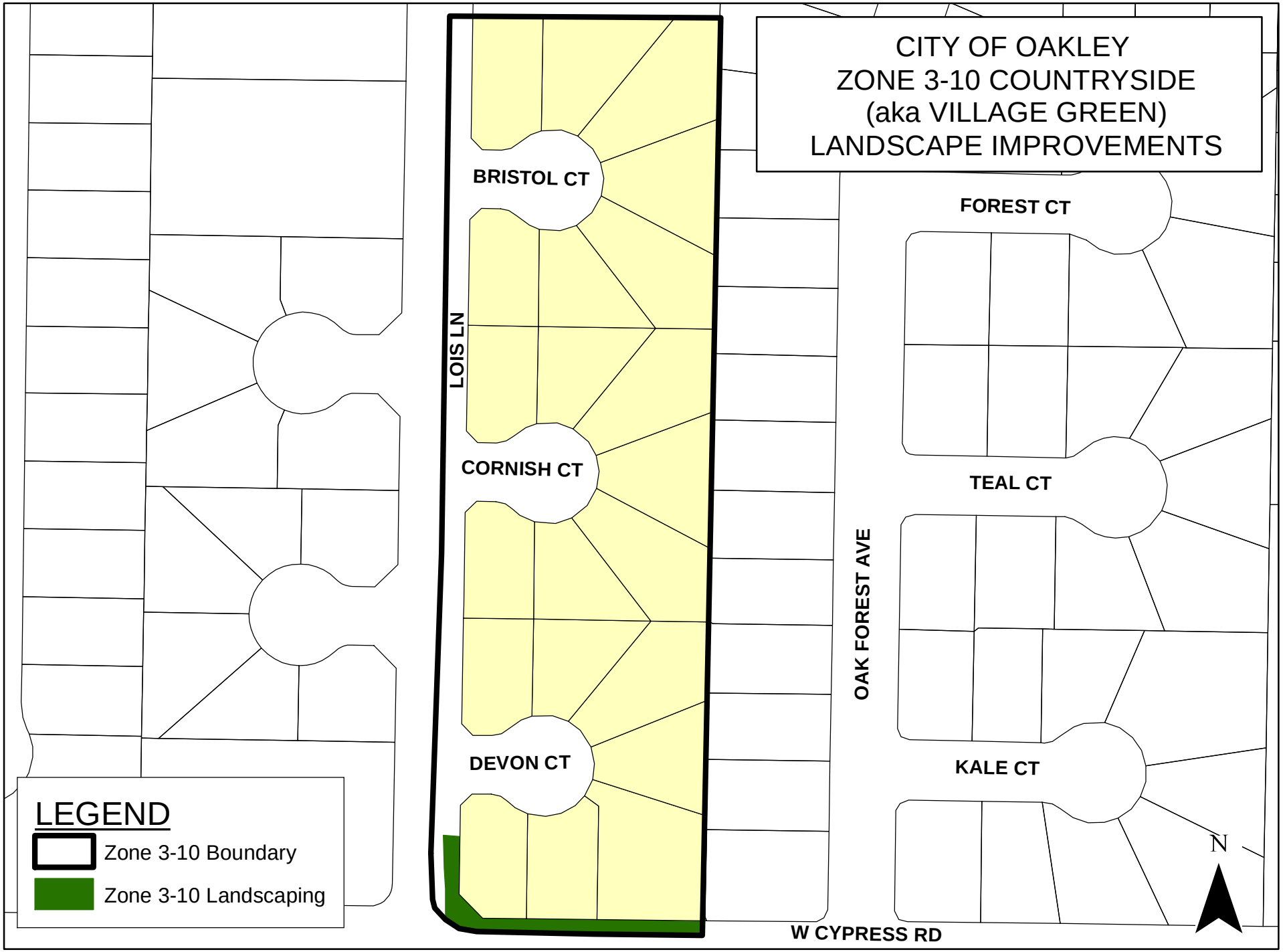


FRANCISCO AND ASSOCIATES

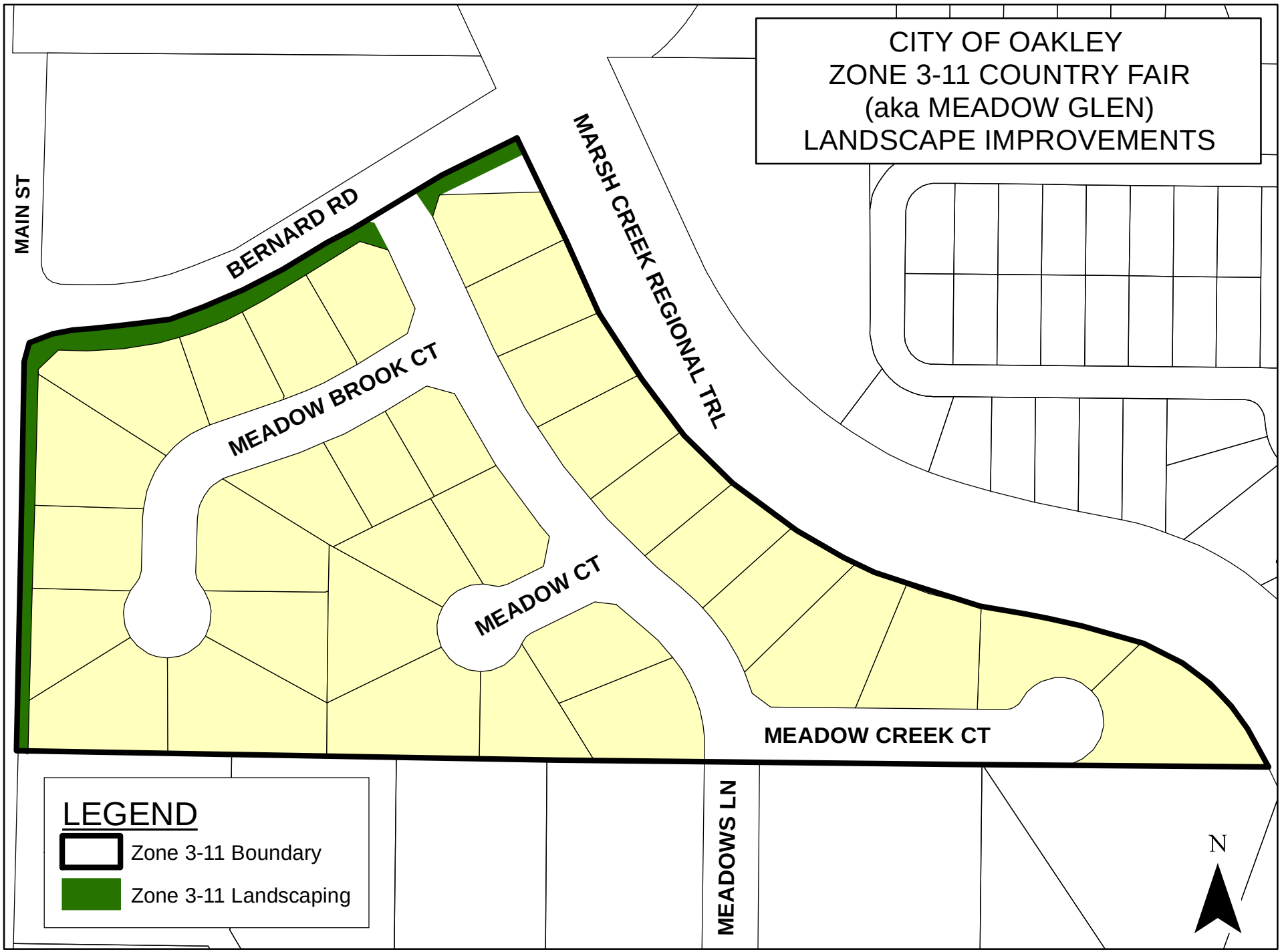
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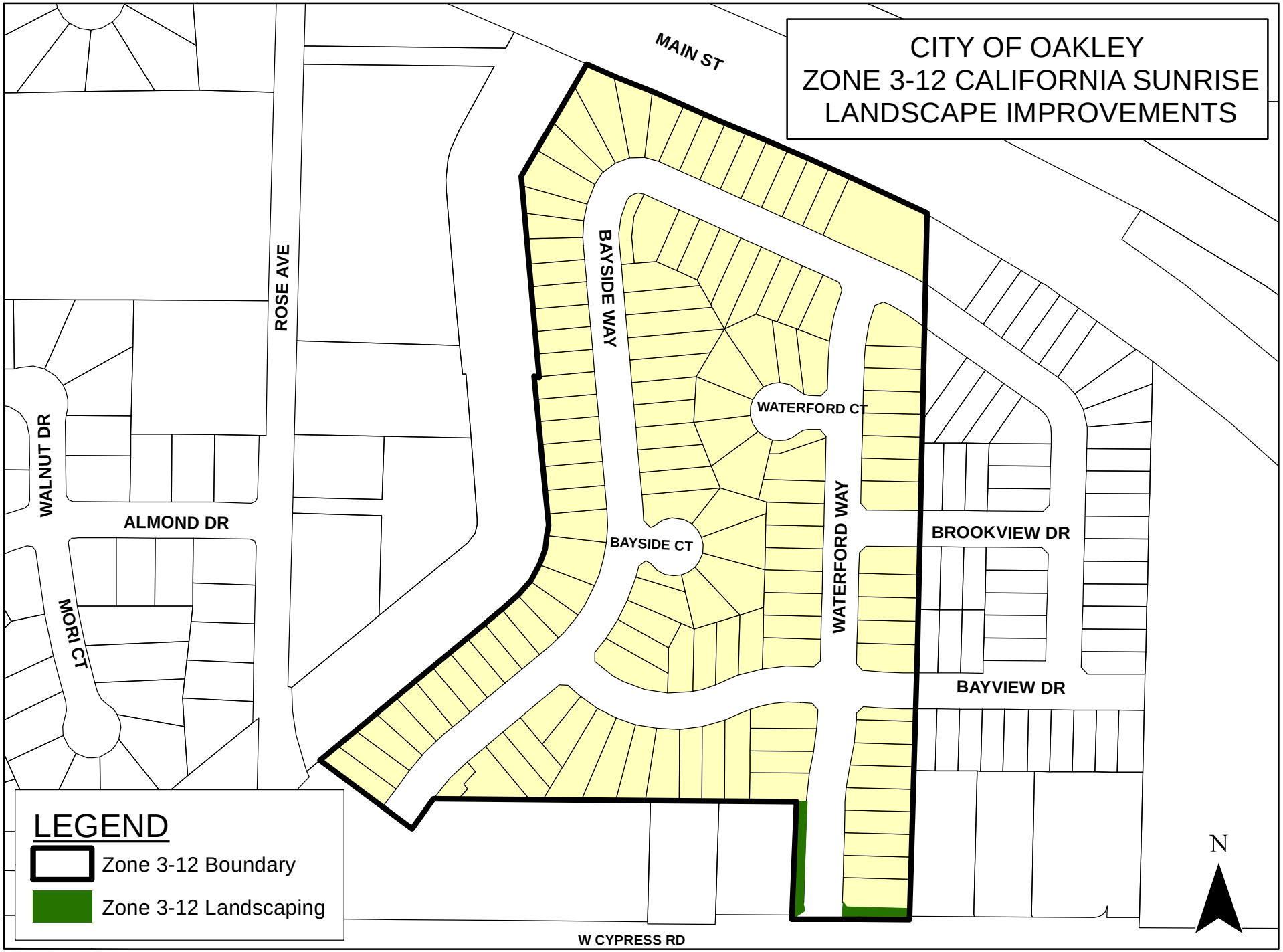
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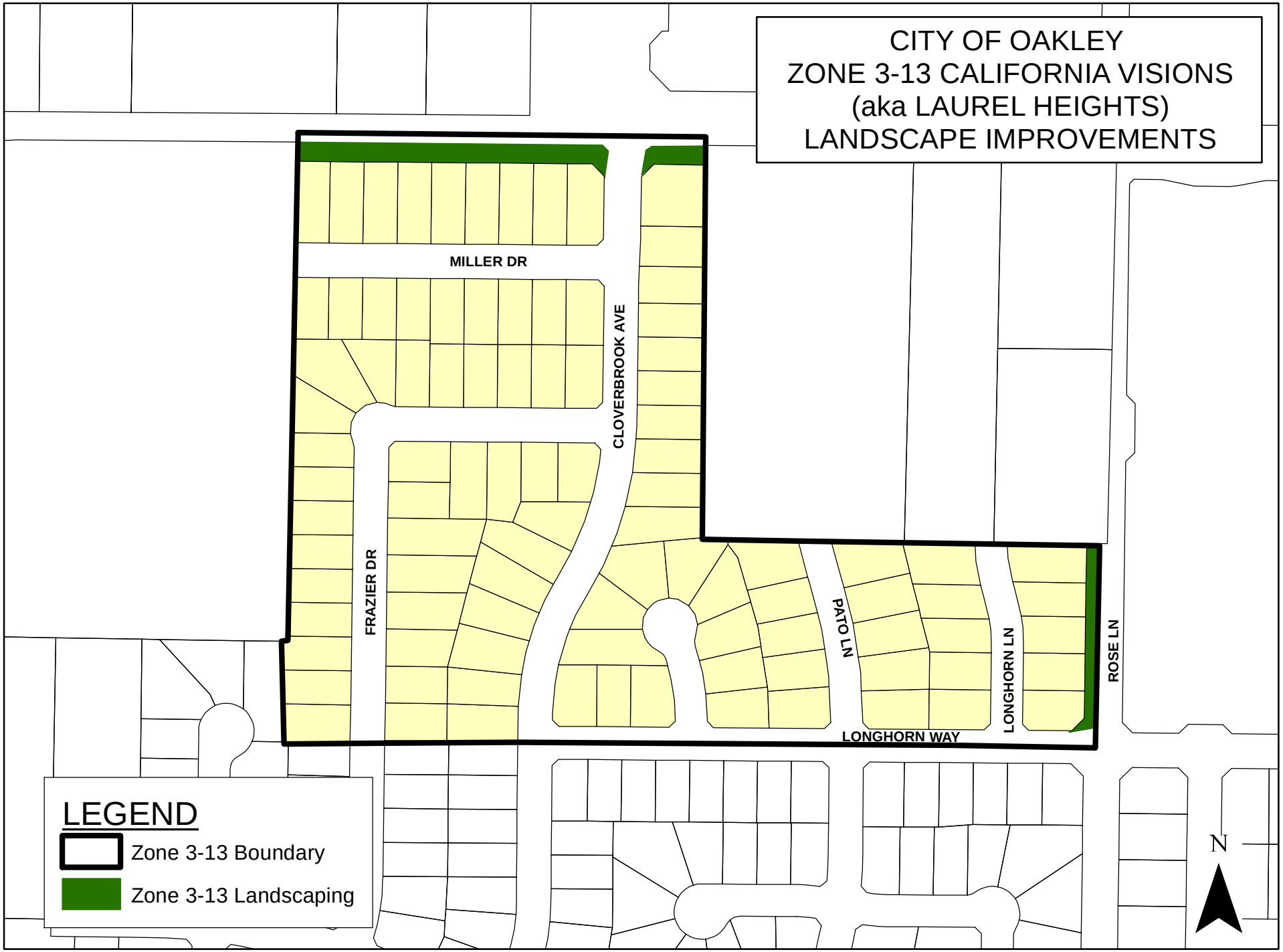
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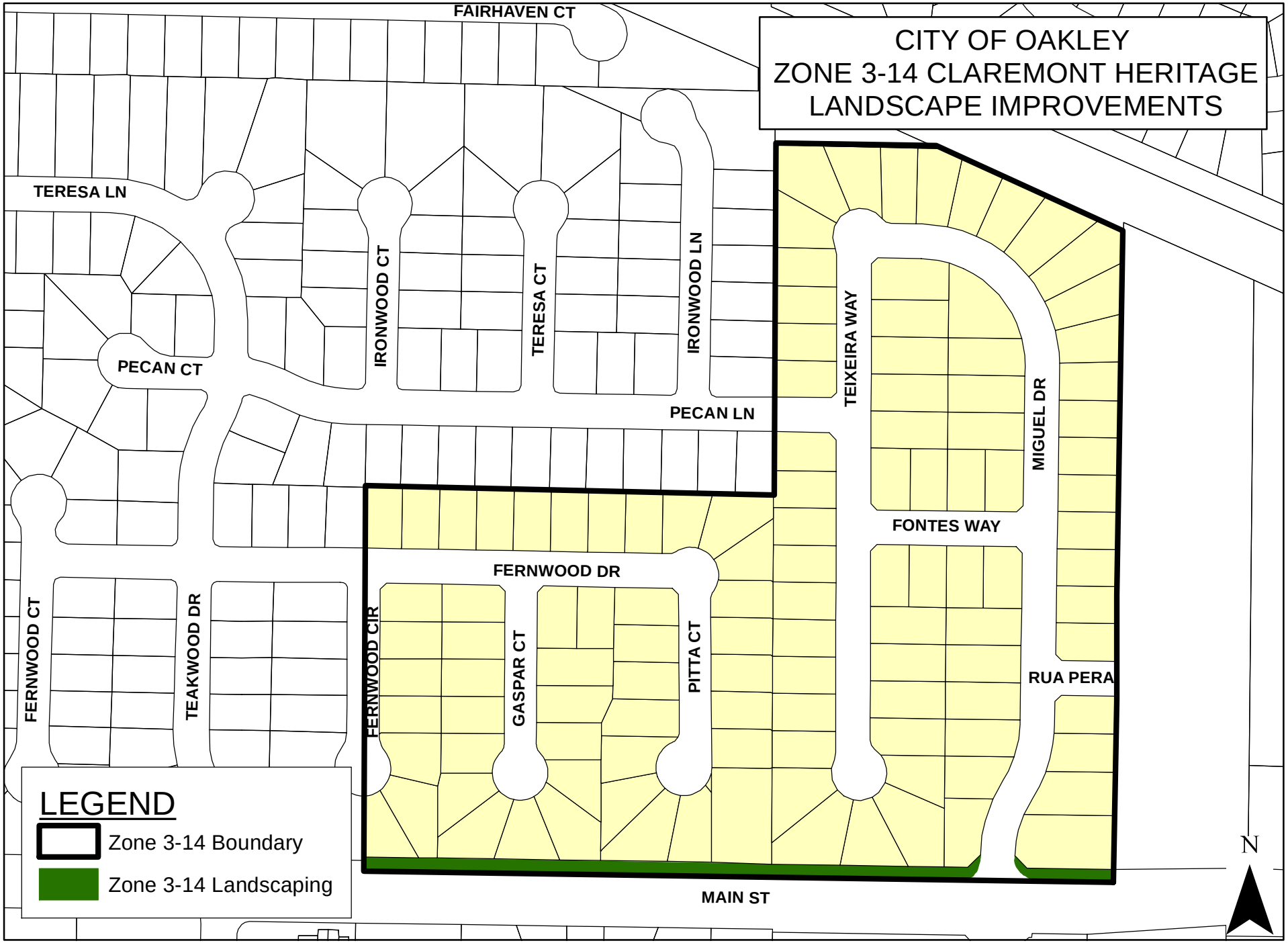
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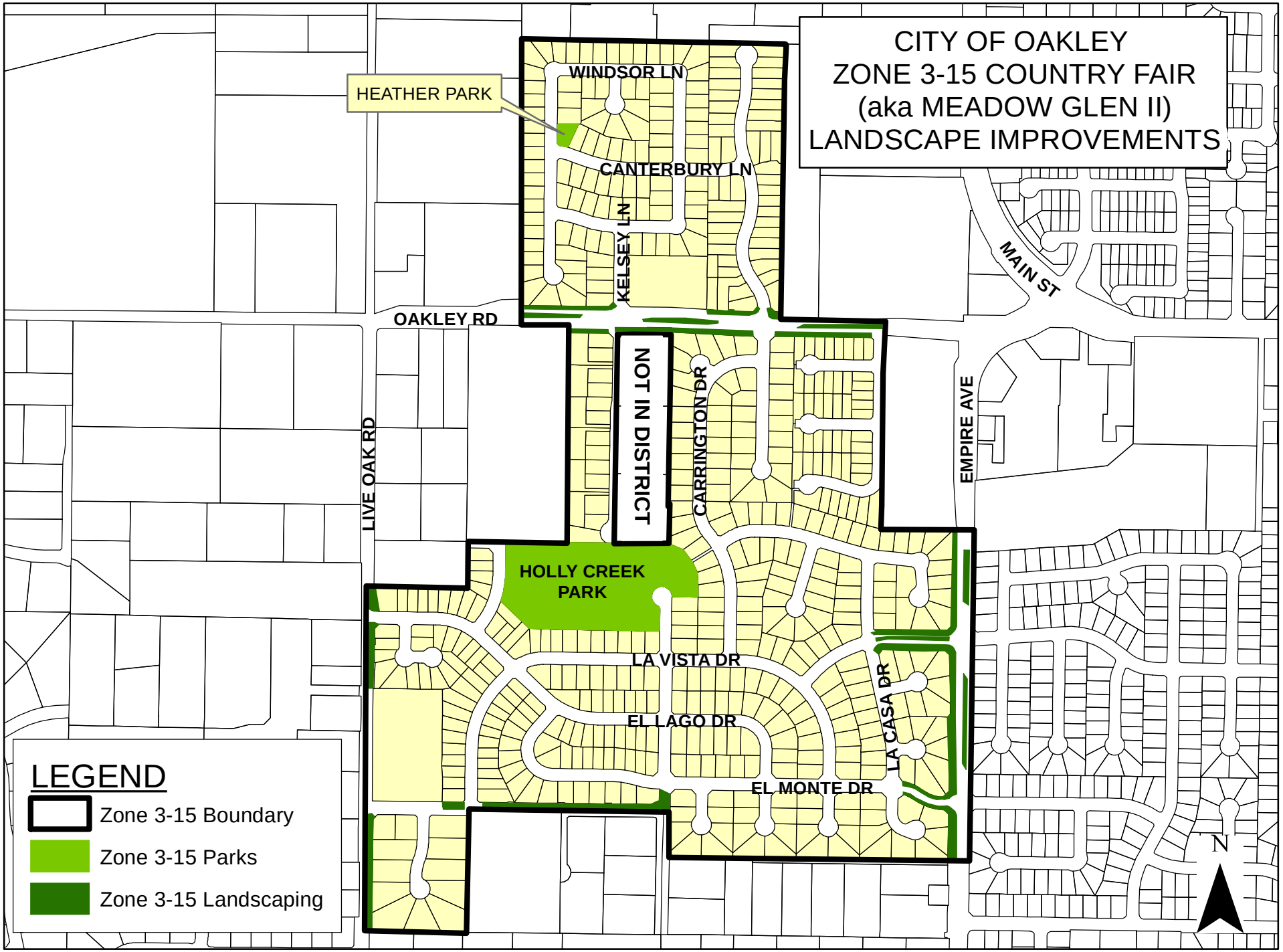
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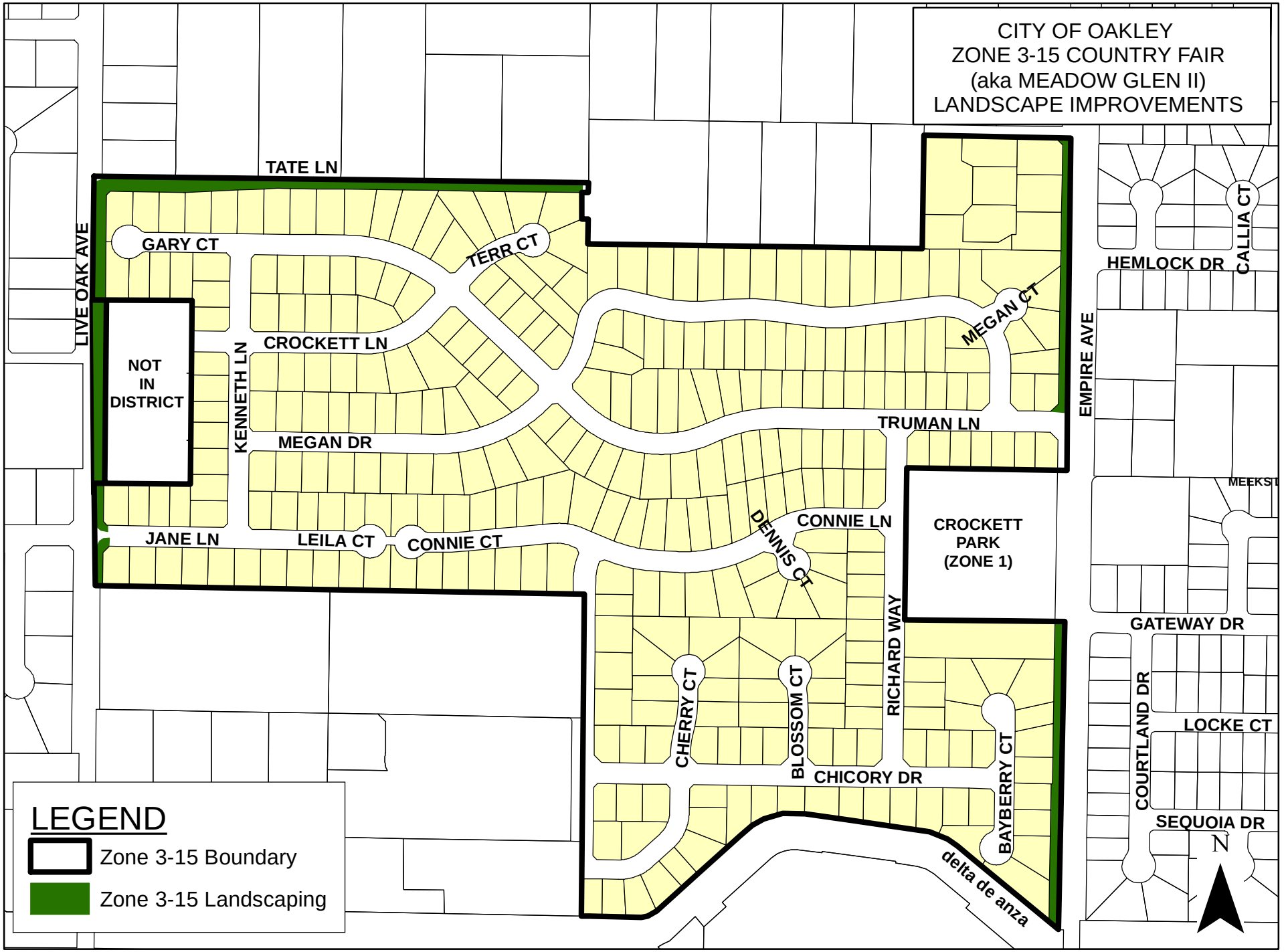
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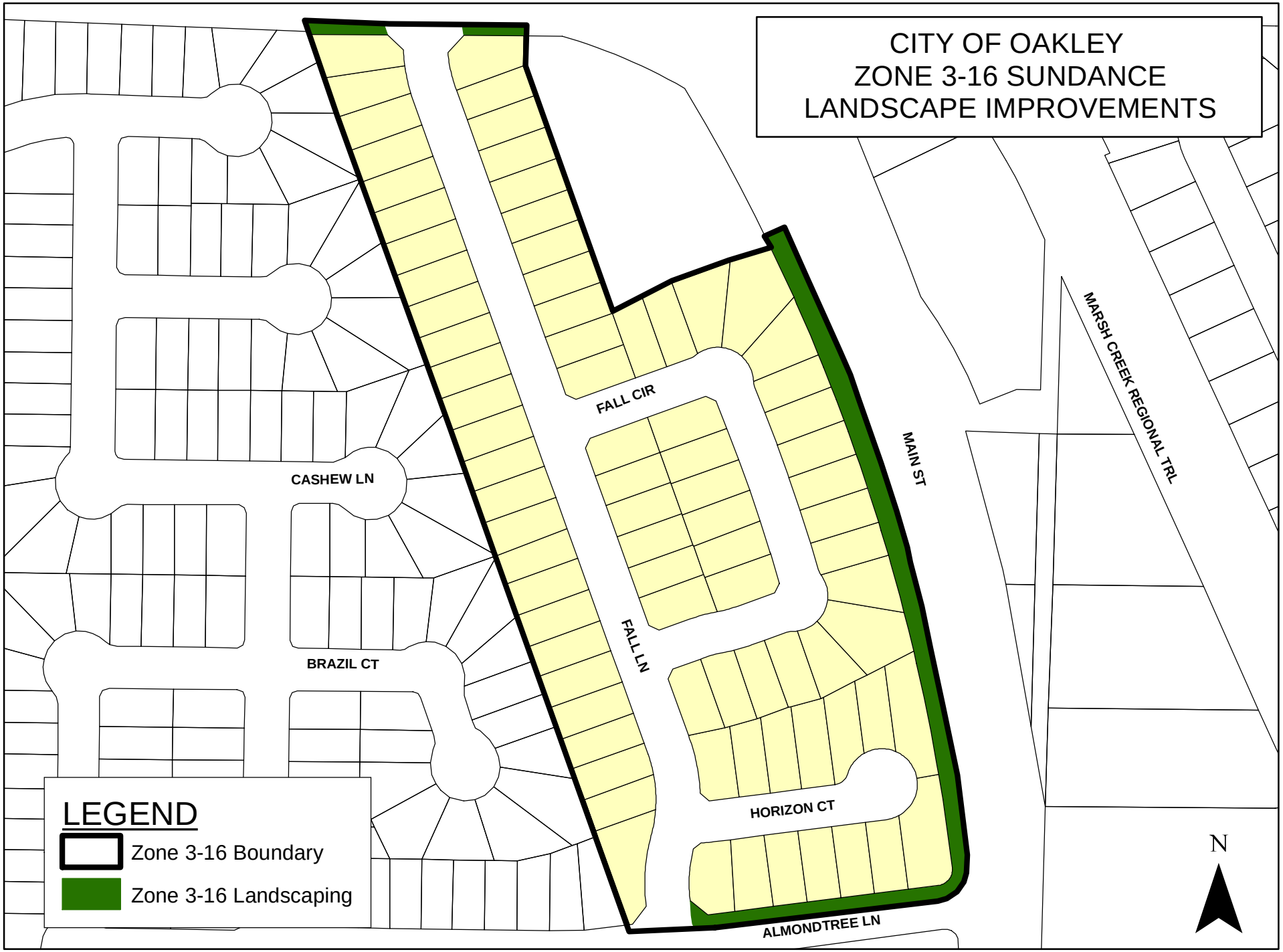
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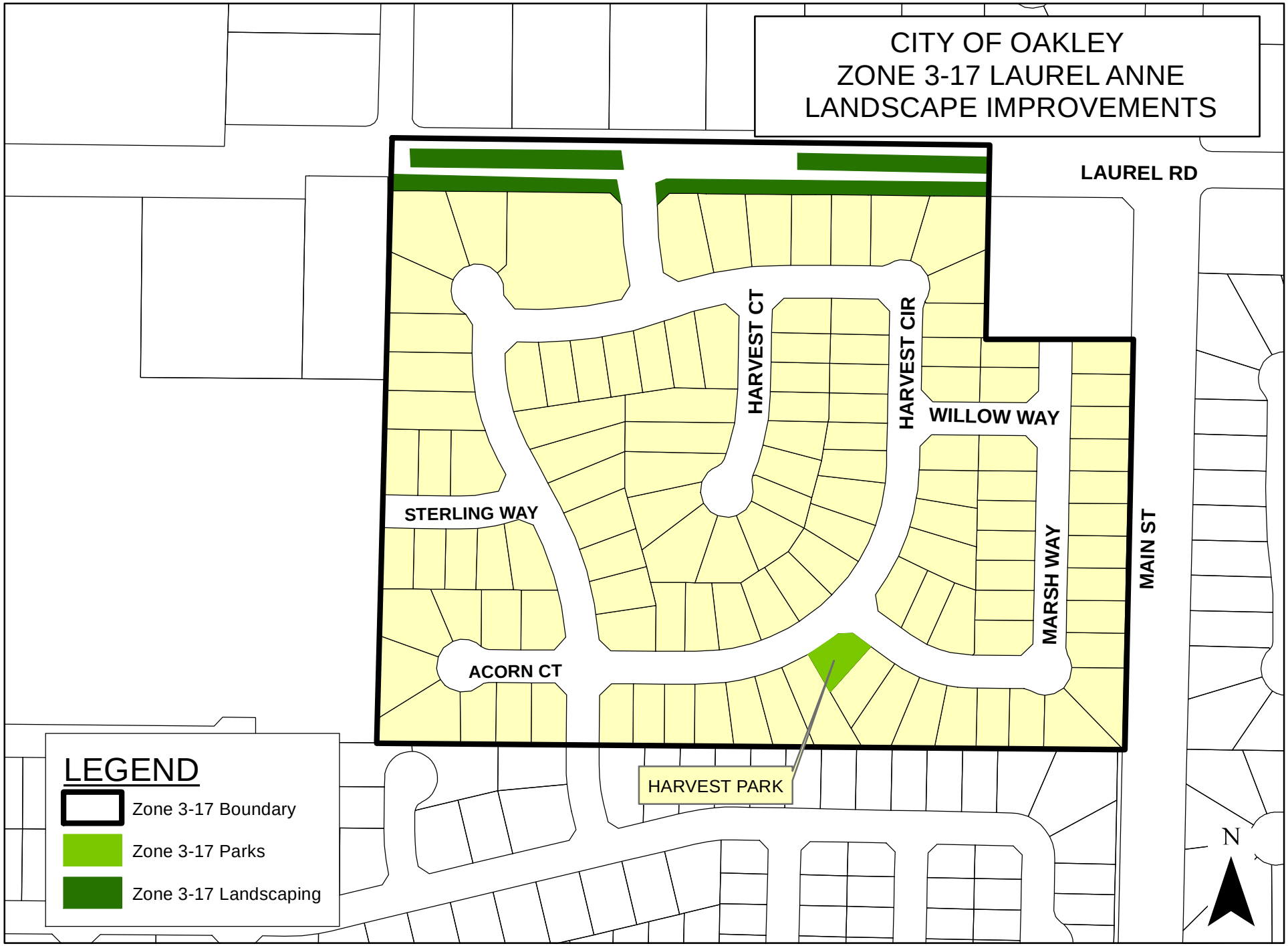
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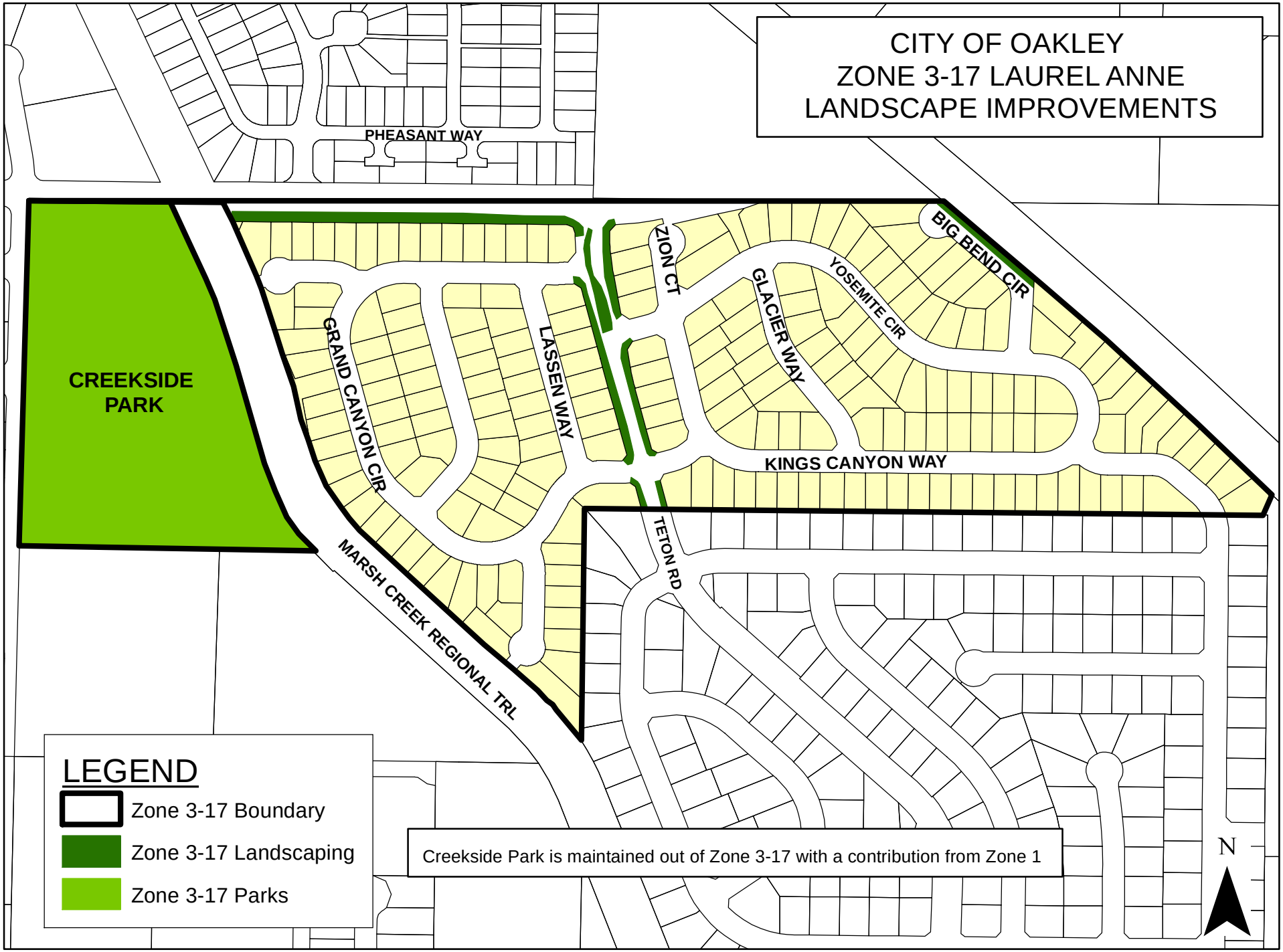
FRANCISCO AND ASSOCIATES



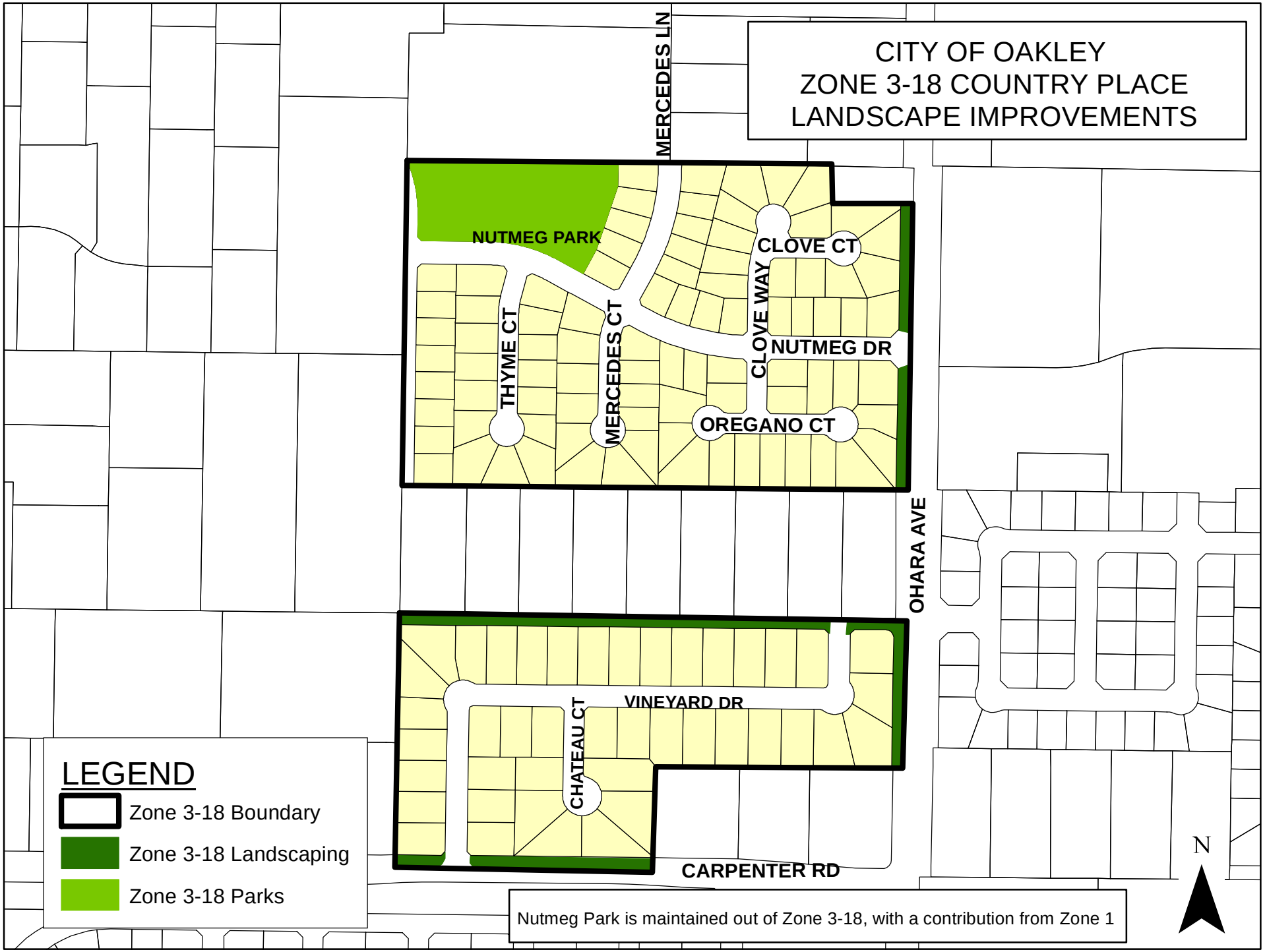
FRANCISCO AND ASSOCIATES



FRANCISCO AND ASSOCIATES



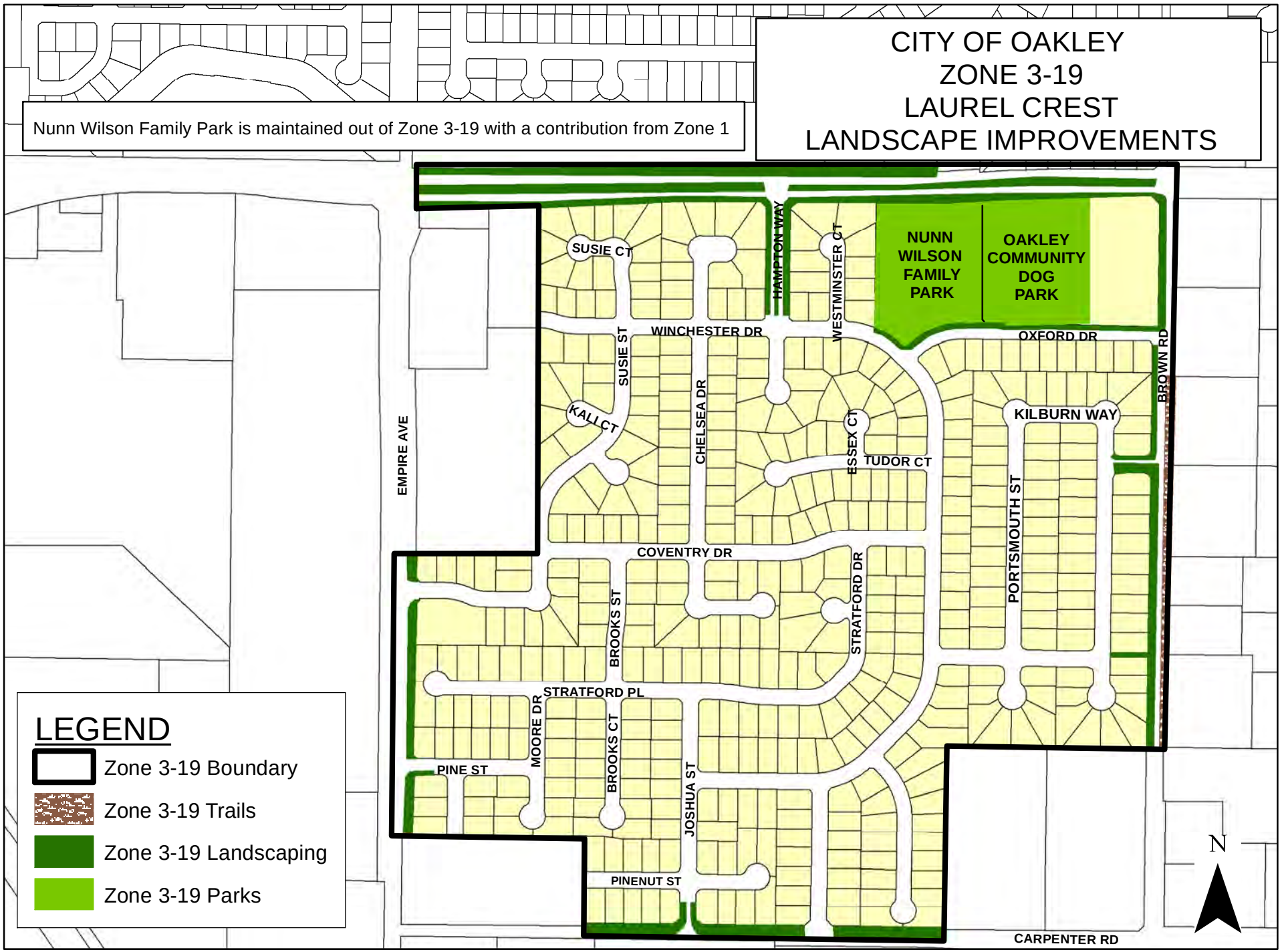
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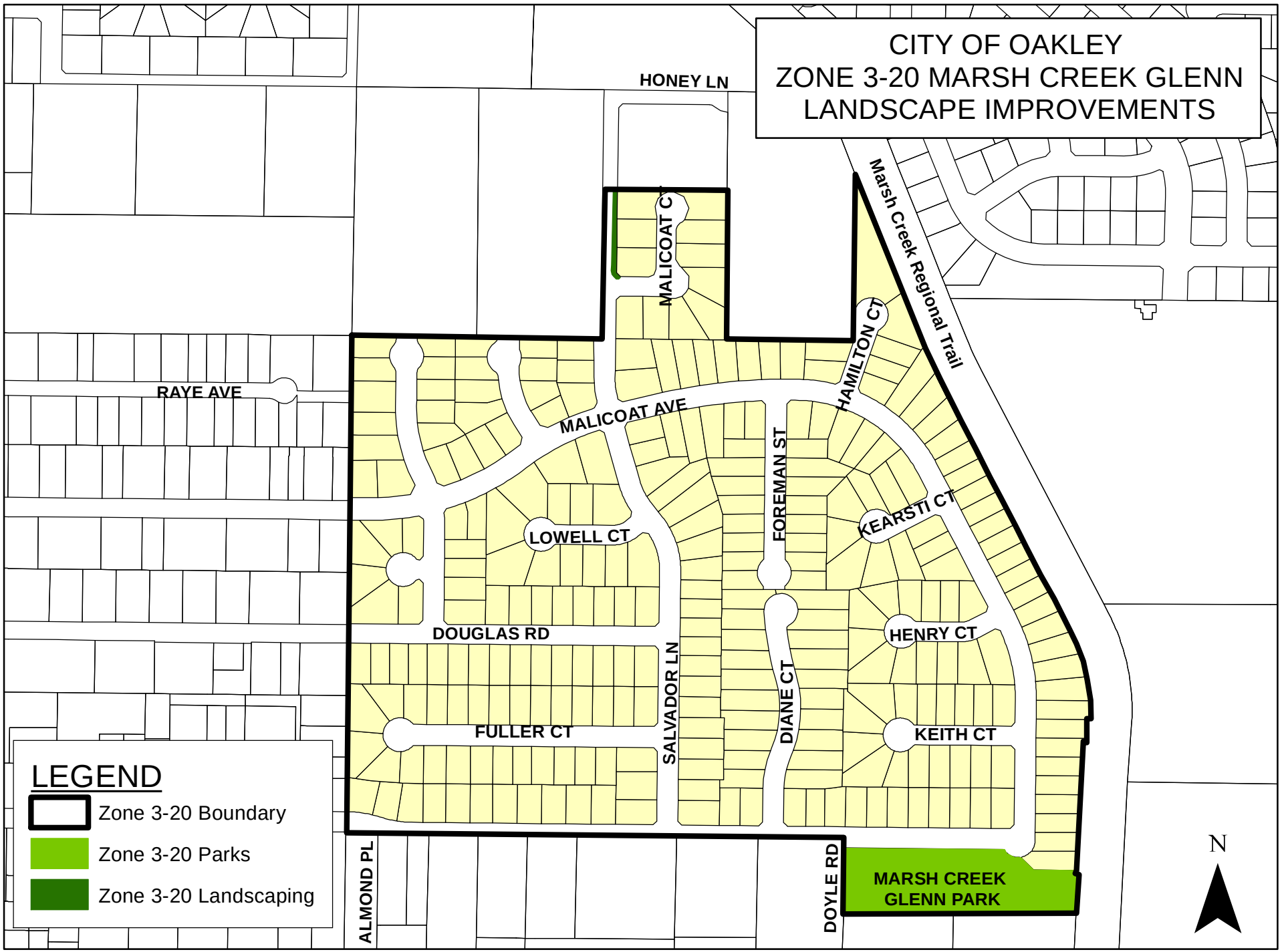
FRANCISCO AND ASSOCIATES

CITY OF OAKLEY
ZONE 3-19
LAUREL CREST
LANDSCAPE IMPROVEMENTS

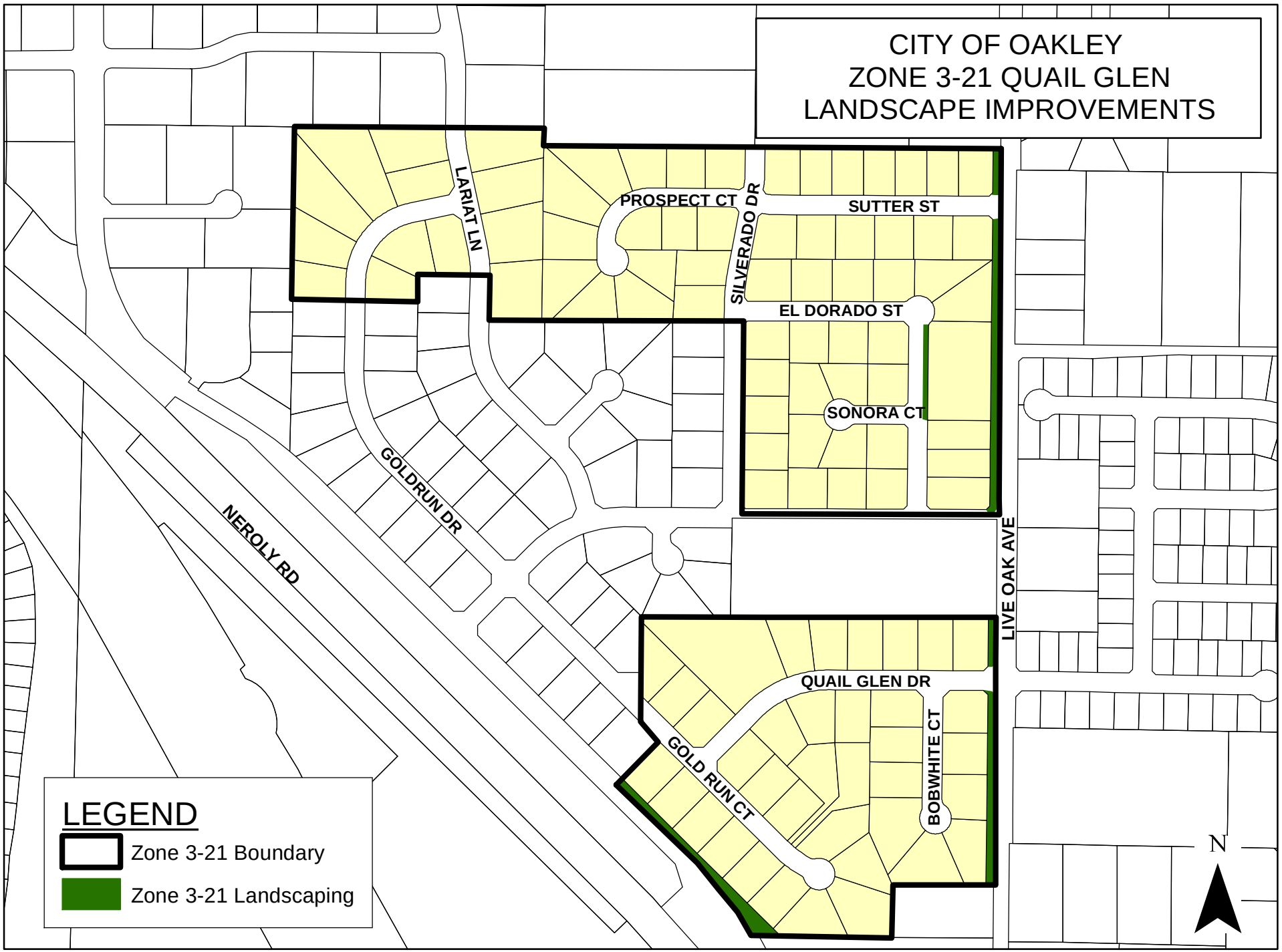
Nunn Wilson Family Park is maintained out of Zone 3-19 with a contribution from Zone 1



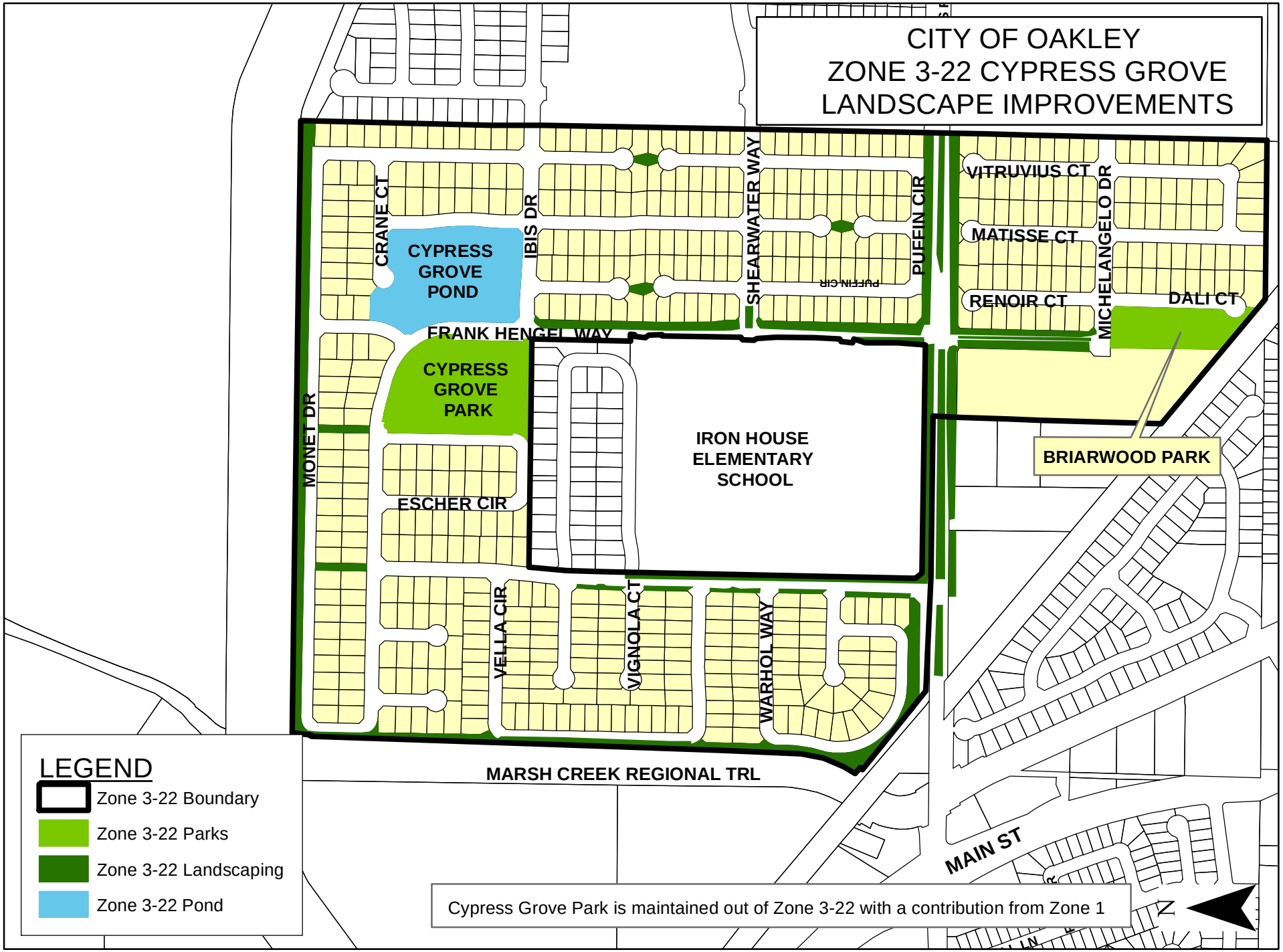
FRANCISCO AND ASSOCIATES



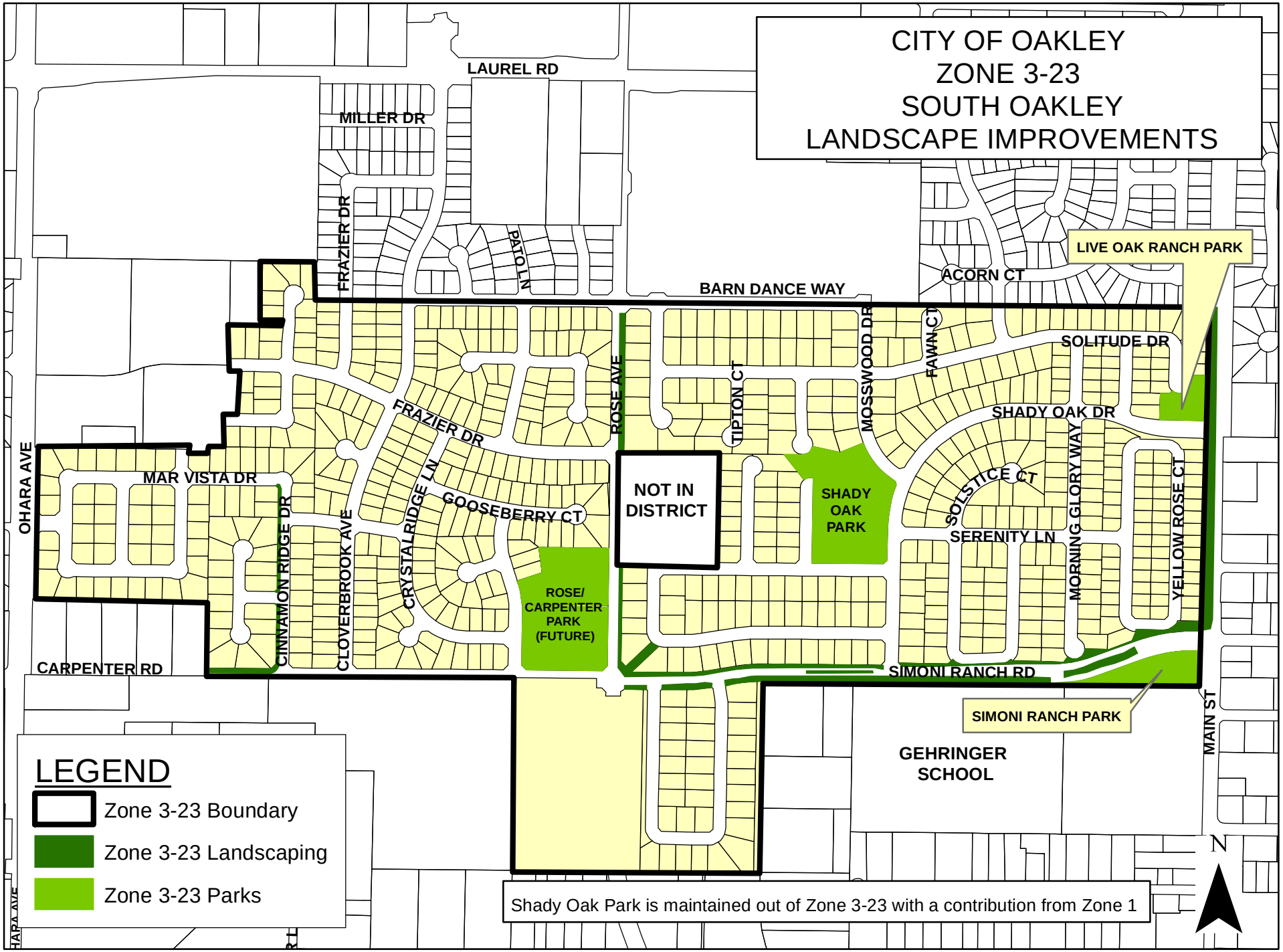
FRANCISCO AND ASSOCIATES



FRANCISCO AND ASSOCIATES



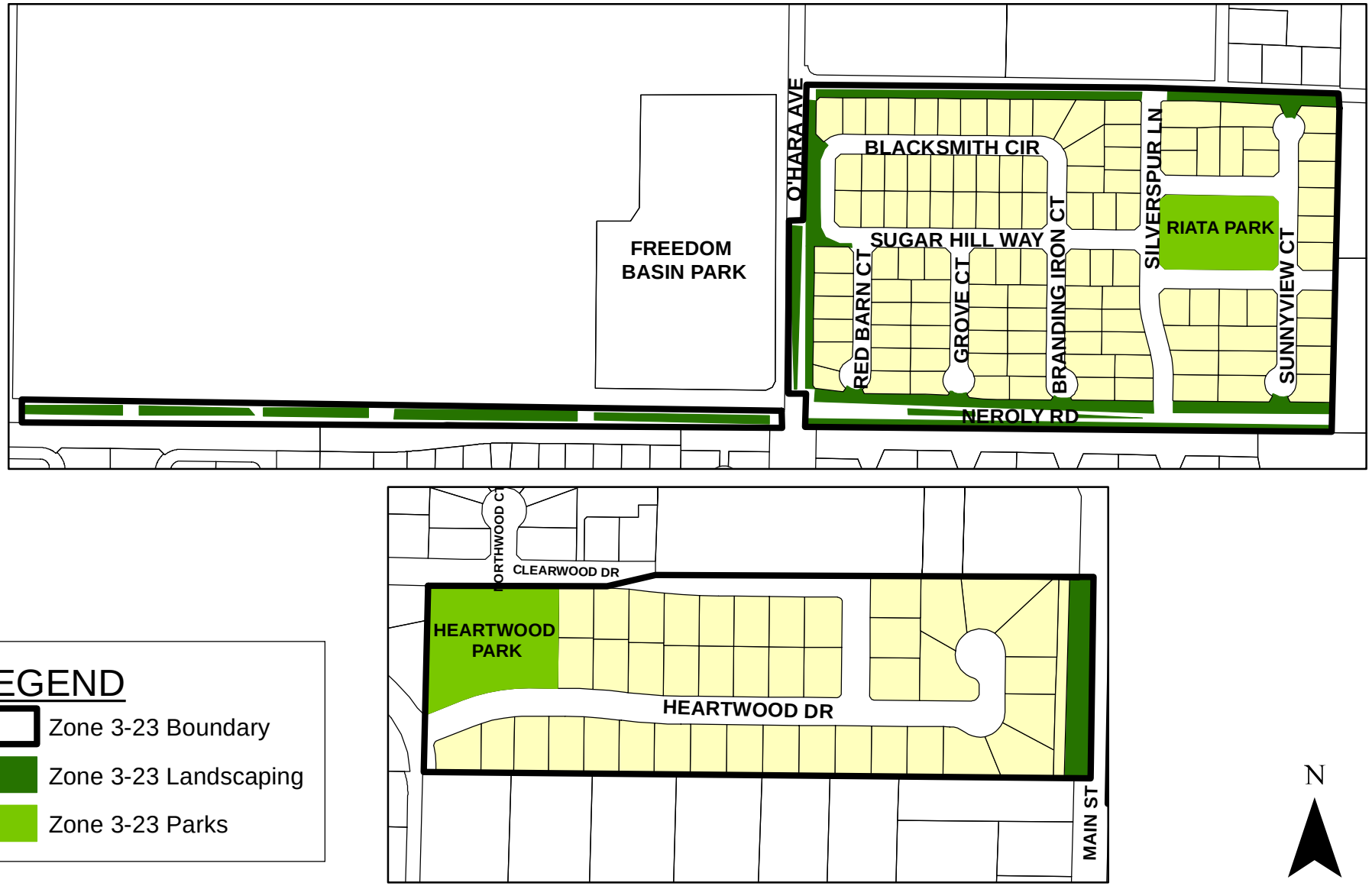
FRANCISCO AND ASSOCIATES



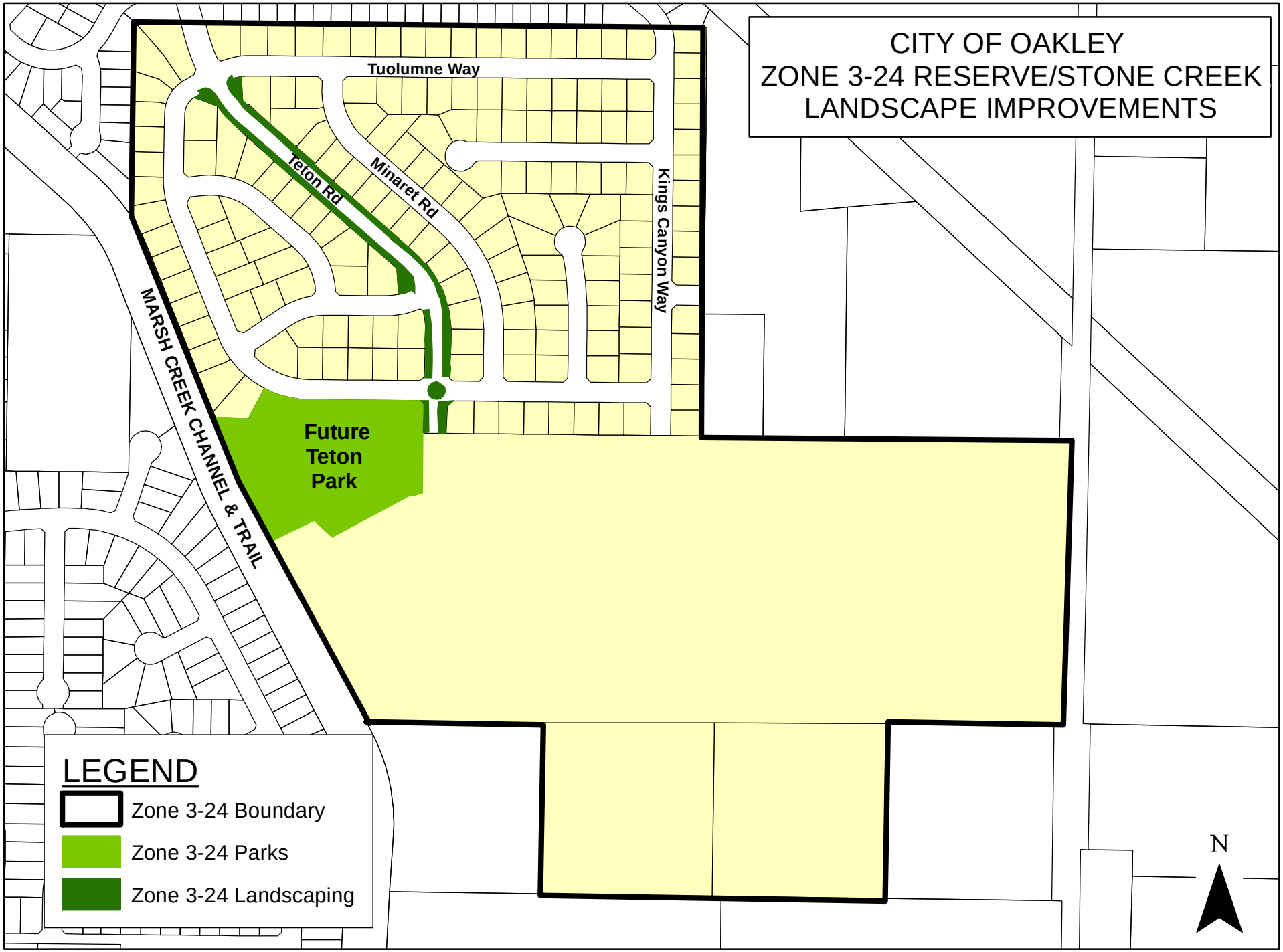
FRANCISCO AND ASSOCIATES

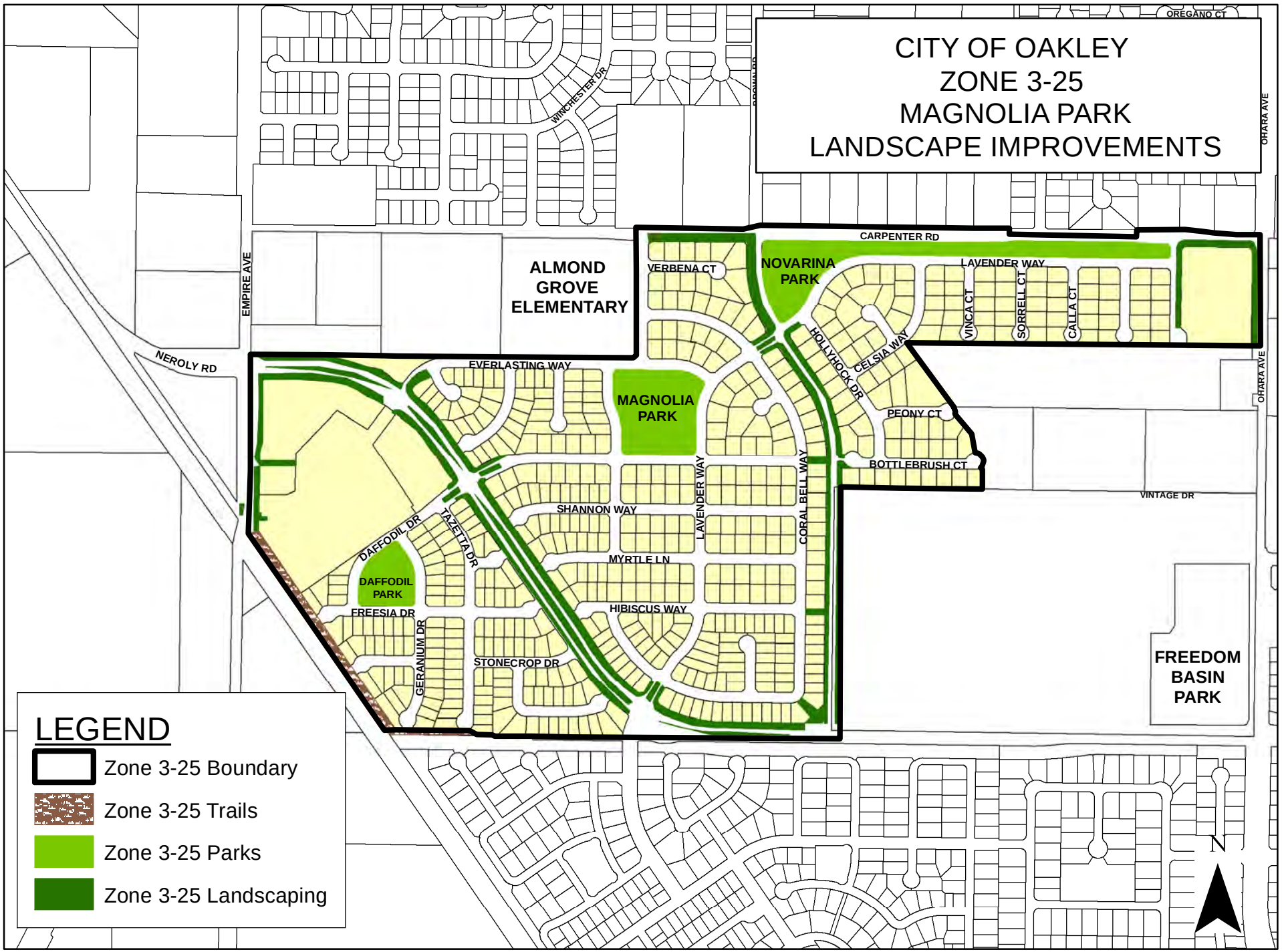
Freedom Basin Park is maintained out of Zone 1

CITY OF OAKLEY
ZONE 3-23
SOUTH OAKLEY
LANDSCAPE IMPROVEMENTS

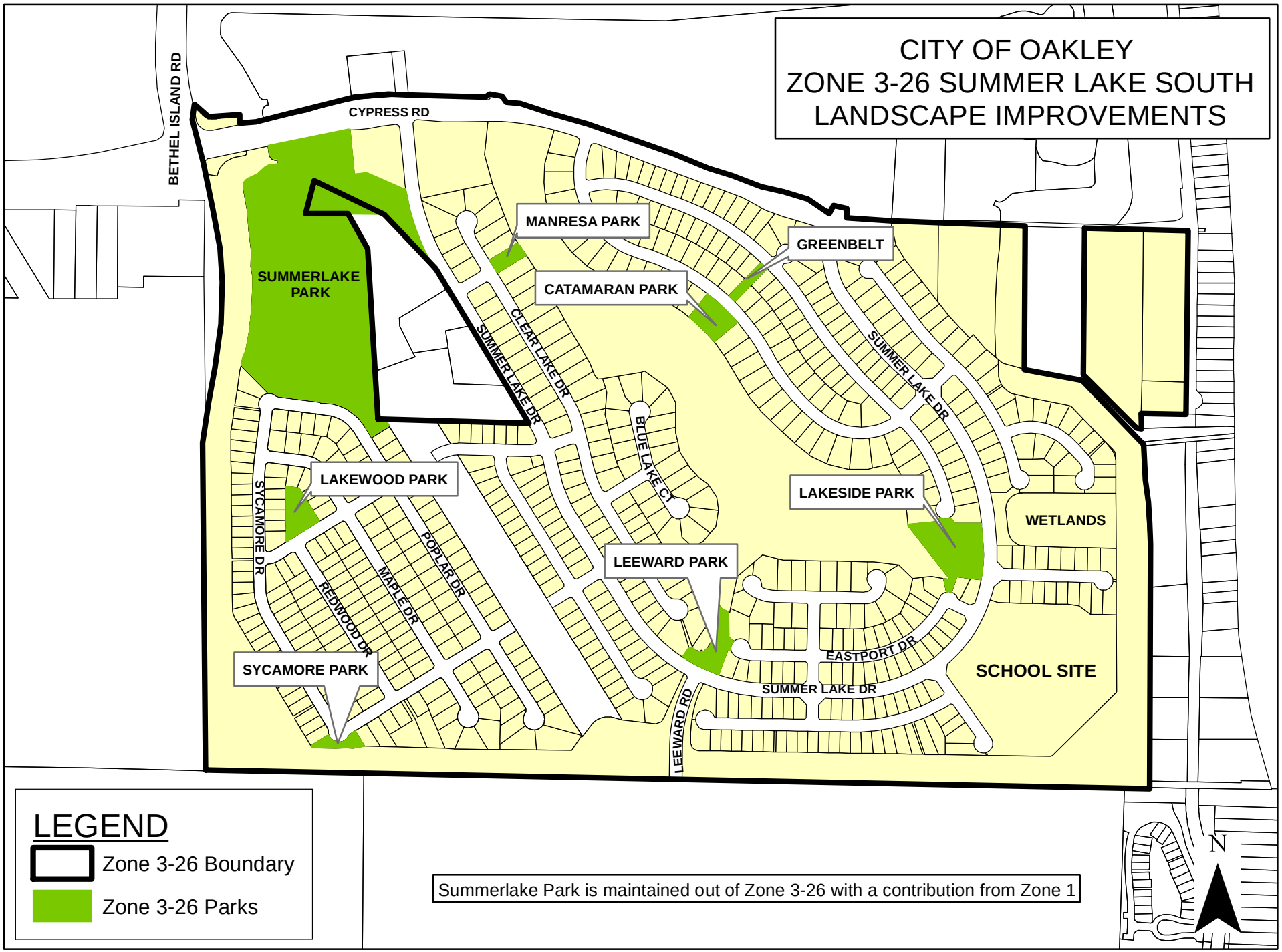


FRANCISCO AND ASSOCIATES


CITY OF OAKLEY
ZONE 3-24 RESERVE/STONE CREEK
LANDSCAPE IMPROVEMENTS
Tuolumne Way
Teton Rd
Minaret Rd
Kings Canyon Way
MARSH CREEK CHANNEL & TRAIL
Future
Teton
Park
LEGEND
Zone 3-24 Boundary
Zone 3-24 Parks
Zone 3-24 Landscaping
N
260 130 0 260 520
FRANCISCO AND ASSOCIATES



FRANCISCO AND ASSOCIATES



FRANCISCO AND ASSOCIATES

APPENDIX C

DETAILED PROJECT COST BREAKDOWN

Maximum assessment rate is:	$31.88/EDU	For Zone 1
FY 2023-24 Assessments @	$31.88/EDU	
	9,101.85 EDUs	
Maximum assessment rate is:	$359.33/EDU	For Zone 1-A
FY 2023-24 Assessments @	$359.33/EDU	
	2,615.16 EDUs	
Maximum assessment rate is:	$1,350.21/EDU	For Zone 1-B
FY 2023-24 Assessments @	$359.33/EDU	
	636.37 EDUs	
	Levy Code MV	

COST ESTIMATE/ANNUAL BUDGET FOR
Zone 1
Community Parks, Landscaping & Recreation Facilities

	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$4,022,835**	**$4,760,996**
ESTIMATED REVENUES		
Annual Assessments	$1,399,528	$1,458,540
Interest Income	$19,750	$19,750
Other Sources (CFD-Comm. Parks Contribution, permits)	$759,559	$833,000
TOTAL REVENUE AVAILABLE:	**$6,201,673**	**$6,239,286**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Contribution to Vintage, O'Hara, Oakley, & Gehringer School Parks	($71,576)	($160,000)
Main Street Park and Streetscape	($87,214)	($164,343)
Empire Avenue Landscaping (segments)	($48,620)	($88,591)
Crockett Park	($56,875)	($58,157)
Special Projects	($231,910)	($198,000)
Laurel Ball Fields Park	($129,519)	($106,918)
Freedom Basin Park	($96,428)	($108,710)
Laurel Road Landscaping (segments)	($123,200)	($165,182)
Civic Center and Dewey Parks	($91,403)	($87,242)
Oakley Recreation Center	($59,660)	($55,091)
Citywide Tree Maintenance	($90,000)	($290,000)
Cypress/Marsh Creek Trailhead	($11,812)	($19,430)
Neroly Road Landscaping (segments)	($13,995)	($12,402)
O'Hara Avenue Landscaping (segments)	($26,687)	($34,302)
Hwy 160 Off Ramp/Main Street at Neroly Rd	($30,694)	($31,018)
Contribution to Zone 3-1 for Legless Lizard Preserve	($5,000)	($5,000)
Contribution to Zone 3-17 for Creekside Park*	($30,000)	($30,000)
Contribution to Zone 3-18 for Nutmeg Park*	($20,000)	($30,000)
Contribution to Zone 3-19 for Nunn-Wilson Park*	($70,000)	($90,000)
Contribution to Zone 3-22 for Cypress Grove Park*	($10,000)	($10,000)
Contribution to Zone 3-23 for Shady Oak Park*	($10,000)	($10,000)
Contribution to Zone 3-23 for Rose/Carpenter Park (future)*	$0	$0
Contribution to Zone 3-24 for Stonecreek Park (future)*	$0	$0
Contribution to Zone 3-24 for Teton Road Park (future)*	$0	$0
Contribution to Zone 3-25 for Magnolia Park*	($10,000)	($10,000)
Contribution to Zone 3-26 for Summer Lake Park*	($25,000)	($25,000)
Contribution to Capital Project for Crockett Park Reno & Rehab	$0	$0
Incidental Expenses:		
Administration	($68,530)	($364,420)
Assessment Engineering	($9,591)	($20,334)
Consulting Services	($1,750)	($1,750)
Property Taxes	($2,000)	($2,200)
County Collection Fees	($9,213)	($11,400)
TOTAL EXPENDITURES:	**($1,440,677)**	**($2,189,490)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$720,338	$1,094,745
Available for Capital Reserves	$4,040,658	$2,955,051
BALANCE FORWARD TO ENSUING YEAR	**$4,760,996**	**$4,049,796**

***Per Policy, Creekside Park, Nutmeg Park, Nunn-Wilson Park, Cypress Grove Park, Shady Oak Park, Rose/Carpenter Park, Stonecreek Park, Teton Road Park, Magnolia Park, and Summer Lake Park are located in Zone 3 but will have a contribution from Zone 1 to offset expenditures.**

CPI Information:	Date	Actual CPI	Increase	Zone 1-A Maximum Rate	Zone 1-B Maximum Rate
	April-04	198.30		$211.33	
	June-05	201.20			$805.71
	February-15	254.91	2.53%	$271.66	$1,020.79
	February-16	262.60	3.02%	$279.86	$1,051.59
	February-17	271.63	3.44%	$289.47	$1,087.73
	February-18	281.31	3.56%	$299.79	$1,126.50
	February-19	291.23	3.53%	$310.36	$1,166.22
	February-20	299.69	2.91%	$319.38	$1,200.11
	February-21	304.39	1.57%	$324.39	$1,218.92
	February-22	320.20	5.19%	$341.24	$1,282.22
	February-23	337.17	5.30%	$359.33	$1,350.21

Zone 1-A (Subdivision)	Total No. of Units or Acreage	EDU Rate	FY22-23 No. of EDUs	FY23-24 No. of EDUs	FY23-24 Revenue
(Annexed July 12, 2004, FY04-05) 7426	21	1.00	21.00	21.00	$7,546
(Annexed July 12, 2004, FY04-05) 7590	60	1.00	60.00	60.00	$21,560
(Annexed July 12, 2004, FY04-05) 7655	28	1.00	28.00	28.00	$10,061
(Annexed February 13, 2006, FY06-07) 7662 SFR	42	1.00	0.00	42.00	$15,092
(Annexed February 13, 2006, FY06-07) 7662 VSFR & 8760 VSFR	173	0.50	107.50	86.50	$31,082
8760 MFR	96	0.50	48.00	48.00	$17,248
(Annexed February 13, 2006, FY06-07) 7681	40	1.00	40.00	40.00	$14,373
(Annexed July 12, 2004, FY04-05) 7760	67	1.00	67.00	67.00	$24,075
(Annexed July 9, 2007, FY07-08) 8530	110	1.00	110.00	110.00	$39,526
(Annexed February 13, 2006, FY06-07) 8541	354	1.00	354.00	354.00	$127,203
(Annexed January 12, 2004, FY04-05) 8655	34	1.00	34.00	34.00	$12,217
(Annexed November 14, 2005, FY06-07) 8678	100	1.00	100.00	100.00	$35,933
(Annexed November 14, 2005, FY06-07) 8679	201	1.00	201.00	201.00	$72,225
(Annexed November 14, 2005, FY06-07) 8680	240	1.00	240.00	240.00	$86,239
(Annexed July 12, 2004, FY04-05) 8725	48	1.00	48.00	48.00	$17,248
(Annexed June 14, 2004, FY04-05) 8727	27	1.00	27.00	27.00	$9,702
(Annexed November 13, 2006, FY06-07) 8731	388	1.00	388.00	388.00	$139,420
School 8731	10.00 Acres	1.00	3.00	3.00	$1,078
School 8731	1.16 Acres	1.00	1.16	1.16	$418
Recreational 8731	9.92 Acres	1.00	3.00	3.00	$1,078
Commercial 8731	0.86 Acres	1.00	1.00	1.00	$359
Vacant Commercial 8731	0.17 Acres	0.50	0.50	0.50	$180
8731 REM	0.64 Acres	1.00	1.00	1.00	$359
(Annexed July 9, 2007, FY07-08) 8734 Vacant	26	0.50	13.00	13.00	$4,671
(Annexed July 9, 2007, FY07-08) 8736 Vacant	42	0.50	21.00	21.00	$7,546
(Annexed June 12, 2006, FY06-07) 8737	58	1.00	58.00	58.00	$20,841
(Annexed November 8, 2004, FY05-06) 8765	25	1.00	25.00	25.00	$8,983
(Annexed July 9, 2007, FY07-08) 8823	6	1.00	6.00	6.00	$2,156
(Annexed July 9, 2007, FY07-08) 8843	10	1.00	10.00	10.00	$3,593
Vacant Single Family 8843	3	0.50	1.50	1.50	$539
(Annexed July 9, 2007, FY07-08) 8916	41	1.00	41.00	41.00	$14,733
(Annexed June 12, 2006, FY06-07) 8973 AG	10.61 Acres	0.50	3.00	3.00	$1,078
(Annexed June 12, 2006, FY06-07) 8973 VSFR	3	0.50	1.50	1.50	$539
(Annexed July 9, 2007, FY07-08) 8981	17	1.00	17.00	17.00	$6,109
(Annexed July 9, 2007, FY07-08) 8985	1	1.00	1.00	1.00	$359
(Annexed June 12, 2006, FY06-07) SFR 8994	109	1.00	109.00	109.00	$39,167
(Annexed June 12, 2006, FY06-07) VSFR 8994	0	0.50	0.00	0.00	$0
(Annexed Aug 9, 2011, FY11-12) 9183 SFR	10	1.00	10.00	10.00	$3,593
(Annexed Aug 9, 2011, FY11-12) 9183 AG	8.70 Acres	0.50	1.50	1.50	$539
(Annexed Aug 9, 2011, FY11-12) 9199	43	1.00	43.00	43.00	$15,451
(Annexed Aug 9, 2011, FY11-12) 9274	117	1.00	117.00	117.00	$42,042
(Anx Aug 9, 2011, FY11-12) Laurel Plz Shop COM	0.79 Acres	1.00	1.00	1.00	$359
Laurel Plz Shop VACANT COM	4.80 Acres	0.50	2.50	2.50	$898
(Anx Aug 9, 2011, FY11-12) Immanuel Bap Church	5.94 Acres	1.00	4.00	4.00	$1,437
(Anx Aug 9, 2011, FY11-12) Immanuel Bap Church SFR	1	1.00	1.00	1.00	$359
(Anx Aug 9, 2011, FY11-12) Corp for Bet Housing	208	0.50	104.00	104.00	$37,370
(Anx Aug 9, 2011, FY11-12) Corp for Bet Housing	54	0.50	27.00	27.00	$9,702
(Anx Aug 9, 2011, FY11-12) Corp for Bet Housing	54	0.50	27.00	27.00	$9,702
(Anx Aug 9, 2011, FY11-12) Corp for Bet Housing	44	0.50	22.00	22.00	$7,905
(Anx Aug 9, 2011, FY11-12) Corp for Bet Housing	44	0.50	22.00	22.00	$7,905
(Annexed August 9, 2011, FY11-12) MS09-976	1	1.00	1.00	1.00	$359
(Anx July 14, 2015, FY15-16)Single Family Sedel	1	1.00	1.00	1.00	$359
(Anx July 14, 2015, FY15-16) 9104	20	1.00	20.00	20.00	$7,187
			2,594.16	**2,615.16**	
			Total Revenue from Zone 1-A included in above Total Assessment		**$939,706**

Zone 1-B (Subdivision)	Total No. of Units or Acreage	EDU Rate	FY22-23 No. of EDUs	FY23-24 No. of EDUs	FY23-24 Revenue
(Annexed April 25, 2006, FY05-06)					
7562 - Single Family	138	1.00	138.00	138.00	$49,588
8900 - Single Family	196	1.00	196.00	196.00	$70,429
8955 - Single Family	291	1.00	291.00	291.00	$104,565
8955 - Vacant Single Family	1	0.50	0.50	0.50	$180
Canoe Club - INST	2.54 Acres	1.00	2.54	2.54	$913
Fire Sta - PUBLIC	1.00 Acres	1.00	1.00	1.00	$359
HOA Daycare - INST	1.33 Acres	1.00	1.33	1.33	$478
North - AG	375.00 Acres	0.50	3.00	3.00	$1,078
School - INST	10.08 Acres	1.00	3.00	3.00	$1,078
			636.37	**636.37**	
			Total Revenue from Zone 1-B included in above Total Assessment		**$228,667**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 1 Assets
Community Parks, Landscaping & Recreation Facilities

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 1 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.00 acres	$ 300,000	$ -	20 Years
	Street Tree Pruning	0 Trees	$ 75	$ -	
			Subtotal	**$ -**	
Vintage, O'Hara, Oakley & Gehringer School Parks					
	Ballards - pathway	100	$ 500	$ 50,000	10 Years
	B-B-Q	5	$ 600	$ 3,000	10 Years
	Benches	12	$ 1,200	$ 14,400	10 Years
	Drinking Fountain	4	$ 3,000	$ 12,000	8 Years
	Play Equipment 2-5	3	$ 25,000	$ 75,000	8 Years
	Play Equipment 5-12	4	$ 70,000	$ 280,000	8 Years
	Shade Structure (cooltoppers)	4	$ 50,000	$ 200,000	8 Years
	Tables	10	$ 1,200	$ 12,000	10 Years
	Trash Receptacles	12	$ 1,200	$ 14,400	8 Years
			Subtotal	**$ 660,800**	
Main Street Landscaping					
	Streetscape	0.00 acres	$ 100,000	$ -	20 Years
	Street Tree Pruning	0 Trees	$ 75	$ -	7 Years
			Subtotal	**$ -**	
Empire Avenue Landscaping					
	Streetscape	0.00 acres	$ 100,000	$ -	20 Years
	Street Tree Pruning	0 Trees	$ 75	$ -	7 Years
			Subtotal	**$ -**	
Crockett Park					
(opened 1994)	Ballards - pathway	17	$ 500	$ 8,500	10 Years
	Banners	4	$ 335	$ 1,340	8 Years
	Well Pumps/Electric for Irrigation	1	$ 75,000	$ 75,000	8 Years
	Well Redrilling for irrigation water	1	$ 100,000	$ 100,000	50 Years
	B-B-Q	1	$ 600	$ 600	10 Years
	Benches	5	$ 1,200	$ 6,000	10 Years
	Drinking Fountain	2	$ 3,000	$ 6,000	8 Years
	Light poles	4	$ 3,000	$ 12,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Tables	5	$ 1,200	$ 6,000	10 Years
	Trash Receptacles	6	$ 1,200	$ 7,200	8 Years
			Subtotal	**$ 292,640**	
Main Street Park					
(opened 1998)	Benches	2	$ 1,200	$ 2,400	10 Years
	Trash Receptacles	3	$ 1,200	$ 3,600	8 Years
			Subtotal	**$ 6,000**	
Laurel Ball Fields Park					
(opened 2001)	Ballards - pathway	6	$ 500	$ 3,000	10 Years
	Banner on light poles	6	$ 335	$ 2,010	8 Years
	Well Pumps/Electric for Irrigation	1	$ 75,000	$ 75,000	8 Years
	Well Redrilling for irrigation water	1	$ 100,000	$ 100,000	50 Years
	Benches in dugouts	12	$ 1,200	$ 14,400	10 Years
	Drinking Fountain	2	$ 3,000	$ 6,000	8 Years
	Light poles	6	$ 3,000	$ 18,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Restroom	1	$ 100,000	$ 100,000	20 Years
	Shade Structure (cooltoppers)	5	$ 50,000	$ 250,000	8 Years
	Tables	8	$ 1,200	$ 9,600	10 Years
	Trash Receptacles	16	$ 1,200	$ 19,200	8 Years
			Subtotal	**$ 667,210**	
Freedom Basin Park					
(opened 2005)	Ballards - pathway	24	$ 500	$ 12,000	10 Years
	Banner Poles	2	$ 335	$ 670	8 Years
	Tables	5	$ 1,200	$ 6,000	10 Years
	Trash Receptacles	3	$ 1,200	$ 3,600	8 Years
			Subtotal	**$ 22,270**	
Laurel Road Landscaping					
	Streetscape	0.00 acres	$ 100,000	$ -	20 Years
	Street Tree Pruning	0 Trees	$ 75	$ -	7 Years
			Subtotal	**$ -**	
Civic Center Park					
(opened 2007)	Tables	5	$ 1,200	$ 6,000	10 Years
	Trash Receptacles	0	$ 1,200	$ -	8 Years
			Subtotal	**$ 6,000**	
Cypress/Marsh Creek Trailhead					
	Tables	0	$ 1,200	$ -	10 Years
	Trash Receptacles	0	$ 1,200	$ -	8 Years
			Subtotal	**$ -**	
Neroly Road Landscaping					
	Streetscape	0.00 acres	$ 100,000	$ -	20 Years
	Street Tree Pruning	0 Trees	$ 75	$ -	
			Subtotal	**$ -**	
O'Hara Avenue Landscaping					
	Streetscape	0.00 acres	$ 100,000	$ -	20 Years
	Street Tree Pruning	0 Trees	$ 75	$ -	
			Subtotal	**$ -**	
			Zone 1 Total	**$ 1,654,920**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $14.94/EDU For Zone 2
FY 2023-24 Assessments @ $14.94/EDU
9,138.00 EDUs
Maximum assessment is: $71.28/EDU For Zone 2-A
FY 2023-24 Assessments @ $71.28/EDU
1,675.00 EDUs
Levy Code NF

COST ESTIMATE/ANNUAL BUDGET FOR Zone 2 Street Lighting	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$201,558**	**$174,934**
ESTIMATED REVENUES		
Annual Assessments	$249,735	$255,916
Interest Income	$900	$900
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$190,000	$190,000
TOTAL REVENUE AVAILABLE:	**$642,193**	**$621,750**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Utilities/PG&E Charges	($326,136)	($330,000)
Maintenance/Pole Repairs	($90,000)	($150,000)
Incidental Expenses:		
Administration	($25,920)	($26,920)
Assessment Engineering	($15,000)	($2,800)
Consulting Services	($2,000)	$0
County Collection Fees	($8,203)	($3,200)
TOTAL EXPENDITURES:	**($467,258)**	**($512,920)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$174,934	$108,830
Available for Capital Reserves	$0	$0
BALANCE FORWARD TO ENSUING YEAR	**$174,934**	**$108,830**

CPI Information:

Date	Actual CPI	Increase	Zone 2-A Rate
April-05	202.50		$42.81
February-14	248.62	2.45%	$52.56
February-15	254.91	2.53%	$53.89
February-16	262.60	3.02%	$55.52
February-17	271.63	3.44%	$57.42
February-18	281.31	3.56%	$59.47
February-19	291.23	3.53%	$61.57
February-20	299.69	2.91%	$63.36
February-21	304.39	1.57%	$64.35
February-22	320.20	5.19%	$67.69
February-23	337.17	5.30%	$71.28

Zone 2-A (Subdivision)	Total No. of Units or Parcels	EDU Rate	FY22-23 No. of EDUs	FY23-24 No. of EDUs	FY23-24 Revenue
(Anx June _____, 2007, FY07-08) 7562, 8900, 8955	625	1.00	625.00	625.00	$44,550
Vacant Single Family 7562, 8900, 8955	1	0.50	0.50	0.50	$36
(Anx June _____, 2007, FY07-08) 7562, 8900, 8955 REM	0	5.00	0.00	0.00	$0
(Annexed July 9, 2007, FY07-08) 8530	110	1.00	110.00	110.00	$7,841
(Annexed Nov 13, 2006, FY06-07) 8731	388	1.00	388.00	388.00	$27,657
8731 - COM	3	5.00	N/A	15.00	$1,069
8731 - VCOM	1	0.50	15.50	0.50	$36
(Annexed July 9, 2007, FY07-08) 8734	0	1.00	0.00	0.00	$0
Vacant Single Family 8734	26	0.50	13.00	13.00	$927
(Annexed July 9, 2007, FY07-08) 8736	0	0.00	0.00	0.00	$0
Vacant Single Family 8736	42	0.50	21.00	21.00	$1,497
(Annexed June 12, 2006, FY06-07) 8737	58	1.00	58.00	58.00	$4,134
(Annexed July 9, 2007, FY07-08) 8823	6	1.00	6.00	6.00	$428
(Annexed July 9, 2007, FY07-08) 8843	10	1.00	10.00	10.00	$713
Vacant Single Family 8843	3	0.50	1.50	1.50	$107
(Annexed July 9, 2007, FY07-08) 8916	41	1.00	41.00	41.00	$2,922
Vacant Single Family 8916	0	0.50	0.00	0.00	$0
(Annexed June 12, 2006, FY06-07) 8973 VSFR	3	0.50	1.50	1.50	$107
(Annexed June 12, 2006, FY06-07) 8973 AG	2	0.50	1.00	1.00	$71
(Annexed July 9, 2007, FY07-08) 8981	17	1.00	17.00	17.00	$1,212
(Annexed July 9, 2007, FY07-08) 8985	1	1.00	1.00	1.00	$71
Vacant Single Family 8985	0	0.50	0.00	0.00	$0
(Annexed June 12, 2006, FY06-07) 8994	109	1.00	109.00	109.00	$7,770
Vacant Single Family 8994	0	0.50	0.00	0.00	$0
(Annexed Aug 9, 2011, FY11-12) 9183	10	1.00	10.00	10.00	$713
9183 AG	1	0.50	0.50	0.50	$36
(Annexed Aug 9, 2011, FY11-12) 9199	43	1.00	43.00	43.00	$3,065
(Annexed Aug 9, 2011, FY11-12) 9274	117	1.00	117.00	117.00	$8,340
(Anx Aug 9, 2011, FY11-12) Laurel Plz Shop COM	1	5.00	5.00	5.00	$356
(Anx Aug 9, 2011, FY11-12) Laurel Plz Shop VCOM	3	0.50	1.50	1.50	$107
(Anx Aug 9, 2011, FY11-12) Immanuel Bap Church SFR	1	1.00	1.00	1.00	$71
(Anx Aug 9, 2011, FY11-12) Immanuel Bap Church INST	2	5.00	10.00	10.00	$713
(Anx Aug 9, 2011, FY11-12) Corp for Bet Housing	404	Varies	36.00	36.00	$2,566
(Annexed August 9, 2011, FY11-12) MS09-976	1	1.00	1.00	1.00	$71
Canoe Club - INST	1	5.00	5.00	5.00	$356
HOA Daycare - INST	1	5.00	5.00	5.00	$356
Sedel	1	1.00	1.00	1.00	$71
(Anx July 14, 2015, FY15-16) 9104	20	1.00	20.00	20.00	$1,426
			1,675.00	**1,675.00**	
Total Revenue from Zone 2-A included in above Total Assessment					**$119,394.00**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 2 Street Lighting					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 2 Assets					
Streetlights	Streetlights	304 lights	$ 3,500	$ 1,064,000	40 Years
			Zone 2 Total	**$ 1,064,000**	

Maximum assessment is: $57.86/EDU
FY 2023-24 Assessments @ $57.86/EDU
1,275.00 EDUs
Levy Code MP

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-1 Vintage Parkway	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$198,303**	**$198,361**
ESTIMATED REVENUES		
Annual Assessments	$73,772	$73,772
Interest Income	$500	$500
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$5,000	$5,000
TOTAL REVENUE AVAILABLE:	**$277,574**	**$277,633**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($23,782)	($17,432)
Services & Supplies	($12,800)	($14,300)
Repairs & Maintenance	($36,883)	($42,410)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($3,920)	($3,920)
Assessment Engineering	($610)	($610)
County Collection Fees	($1,218)	($600)
TOTAL EXPENDITURES:	**($79,213)**	**($79,272)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$39,607	$39,636
Available for Capital Reserves	$158,755	$158,726
BALANCE FORWARD TO ENSUING YEAR	**$198,361**	**$198,361**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6333	101	1.00	101.00	$5,844
6452	71	1.00	71.00	$4,108
6576	71	1.00	71.00	$4,108
6577	67	1.00	67.00	$3,877
6821	148	1.00	148.00	$8,563
6862	135	1.00	135.00	$7,811
7089	153	1.00	153.00	$8,853
7193	100	1.00	100.00	$5,786
7229	169	1.00	169.00	$9,778
7372	110	1.00	110.00	$6,365
7585	64	1.00	64.00	$3,703
7654	80	1.00	80.00	$4,629
99LSM44	6	1.00	6.00	$347
Total	**1,275**		**1,275.00**	**$73,424**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-1 Vintage Parkway					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-1 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.00 acres	$ 300,000	$ 900,000	20 Years
	Street Tree Pruning	365 Trees	$ 75	$ 27,375	
			Zone 3-1 Total	**$ 927,375**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $198.84/EDU
FY 2023-24 Assessments @ $198.84/EDU
133.00 EDUs
Levy Code MX

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-2 Oakley Ranch		
	Estimated FY 2022-23	**Proposed FY 2023-24**
ESTIMATED BEGINNING FUND BALANCE	**$25,947**	**$19,674**
ESTIMATED REVENUES		
Annual Assessments	$26,446	$26,446
Interest Income	$100	$100
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$52,493**	**$46,220**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($962)	$0
Services & Supplies	($13,164)	($13,000)
Repairs & Maintenance	($15,778)	($17,180)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	($610)
County Collection Fees	($635)	($225)
TOTAL EXPENDITURES:	**($32,819)**	**($32,935)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$16,409	$13,285
Available for Capital Reserves	$3,265	$0
BALANCE FORWARD TO ENSUING YEAR	**$19,674**	**$13,285**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6634	133	1.00	133.00	$26,446
Total	**133**		**133.00**	**$26,446**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-2 Oakley Ranch					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-2 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	$ 300,000	$ 600,000	20 Years
	Street Tree Pruning	140 Trees	$ 75	$ 10,500	
			Zone 3-2 Total	**$ 610,500**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $100.76/EDU
FY 2023-24 Assessments @ $100.76/EDU
45.00 EDUs
Levy Code MY

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-3 Empire	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$84,572**	**$84,572**
ESTIMATED REVENUES		
Annual Assessments	$4,534	$4,534
Interest Income	$200	$200
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$89,306**	**$89,306**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	$0	($241)
Services & Supplies	($1,225)	($1,375)
Repairs & Maintenance	($945)	($1,096)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	($610)
County Collection Fees	($284)	($36)
TOTAL EXPENDITURES:	**($4,734)**	**($5,278)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$2,367	$2,639
Available for Capital Reserves	$82,205	$81,389
BALANCE FORWARD TO ENSUING YEAR	**$84,572**	**$84,028**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6656	45	1.00	45.00	$4,534
Total	**45**		**45.00**	**$4,534**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-3
Empire

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-3 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.25 acres	$ 300,000	$ 75,000	20 Years
	Street Tree Pruning	16 Trees	$ 75	$ 1,200	
			Zone 3-3 Total	**$ 76,200**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $1,193.16/Acre
FY 2023-24 Assessments @ $1,193.16/Acre
9.17 Acres
Levy Code MQ

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-4 Oakley Town Center	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$82,518**	**$82,425**
ESTIMATED REVENUES		
Annual Assessments	$10,935	$10,935
Interest Income	$600	$600
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$94,053**	**$93,961**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($1,595)	($2,600)
Services & Supplies	($3,000)	($3,000)
Repairs & Maintenance	($3,747)	($4,224)
Rehabilitation/Capital Replacements	$0	$0
Landscape Conversions/Renovations	$0	$0
Incidental Expenses:		
Administration	($2,420)	($2,420)
Assessment Engineering	($610)	($610)
County Collection Fees	($256)	($100)
TOTAL EXPENDITURES:	**($11,628)**	**($12,954)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$5,814	$6,477
Available for Capital Reserves	$76,611	$74,530
BALANCE FORWARD TO ENSUING YEAR	**$82,425**	**$81,007**

Subdivision	No. of Acres	EDU Rate	No. of EDUs	Revenue
7045	9.17	1.00	9.17	$10,935
Total	**9.17**		**9.17**	**$10,935**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-4 Oakley Town Center					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-4 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	$ 300,000	$ 150,000	20 Years
	Street Tree Pruning	0 Trees	$ 75	$ -	
			Zone 3-4 Total	**$ 150,000**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $190.00/EDU
FY 2023-24 Assessments @ $190.00/EDU
149.50 EDUs
Levy Code LG

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-5 Oak Grove	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$84,761**	**$84,761**
ESTIMATED REVENUES		
Annual Assessments	$28,405	$28,405
Interest Income	$200	$200
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$113,366**	**$113,366**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Oak Grove Park)	($5,811)	($7,234)
Services & Supplies	($5,600)	($3,700)
Repairs & Maintenance	($13,800)	($15,760)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($2,420)	($2,420)
Assessment Engineering	($610)	($610)
County Collection Fees	($364)	($300)
TOTAL EXPENDITURES:	**($28,605)**	**($30,024)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$14,303	$15,012
Available for Capital Reserves	$70,459	$68,330
BALANCE FORWARD TO ENSUING YEAR	**$84,761**	**$83,342**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6922 - Single Family	111	1.00	111.00	$21,090
6922 - Vacant Single Family	1	0.50	0.50	$95
6927	38	1.00	38.00	$7,220
Total	**150**		**149.50**	**$28,405**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-5 Oak Grove					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-5 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	$ 300,000	$ 600,000	20 Years
	Street Tree Pruning	110 Trees	$ 75	$ 8,250	
			Subtotal	**$ 608,250**	
Oak Grove Park (opened 1991)	B-B-Q	1	$ 600	$ 600	12 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	12 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	12 Years
	Tables	3	$ 1,200	$ 3,600	12 Years
	Trash Receptacles	2	$ 1,200	$ 2,400	12 Years
			Subtotal	**$ 101,600**	
			Zone 3-5 Total	**$ 709,850**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $127.80/EDU
FY 2023-24 Assessments @ $127.80/EDU
60.00 EDUs
Levy Code LN

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-6 Laurel Woods/Luna Estates	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$96,885**	**$96,885**
ESTIMATED REVENUES		
Annual Assessments	$7,668	$7,668
Interest Income	$200	$200
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$104,753**	**$104,753**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($1,290)	($976)
Services & Supplies	$0	$0
Repairs & Maintenance	($3,252)	($3,762)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($2,420)	($2,420)
Assessment Engineering	($610)	($610)
County Collection Fees	($296)	($100)
TOTAL EXPENDITURES:	**($7,868)**	**($7,868)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$3,934	$3,934
Available for Capital Reserves	$92,951	$92,951
BALANCE FORWARD TO ENSUING YEAR	**$96,885**	**$96,885**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6971	54	1.00	54.00	$6,901
7489	6	1.00	6.00	$767
Total	**60**		**60.00**	**$7,668**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-6
Laurel Woods & Luna Estates

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-6 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	$ 300,000	$ 150,000	20 Years
	Street Tree Pruning	42 Trees	$ 75	$ 3,150	
			Zone 3-6 Total	**$ 153,150**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $185.00/EDU
FY 2023-24 Assessments @ $185.00/EDU
53.00 EDUs
Levy Code MK

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-7 South Forty	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$51,312**	**$50,511**
ESTIMATED REVENUES		
Annual Assessments	$9,805	$9,805
Interest Income	$100	$100
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$61,217**	**$60,416**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($1,241)	($839)
Services & Supplies	($3,550)	($3,550)
Repairs & Maintenance	($2,594)	($2,996)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($2,420)	($2,420)
Assessment Engineering	($610)	$0
County Collection Fees	($290)	($100)
TOTAL EXPENDITURES:	**($10,705)**	**($9,905)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$5,353	$4,953
Available for Capital Reserves	$45,159	$45,559
BALANCE FORWARD TO ENSUING YEAR	**$50,511**	**$50,511**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6969 Single Family	53	1.00	53.00	$9,805
6969 Vacant Single Family	0	0.50	0.00	$0
Total	**53**		**53.00**	**$9,805**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-7 South Forty					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-7 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.00 acres	$ 300,000	$ 300,000	20 Years
	Street Tree Pruning	39 Trees	$ 75	$ 2,925	
			Zone 3-7 Total	**$ 302,925**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $152.56/EDU
FY 2023-24 Assessments @ $152.56/EDU
50.00 EDUs
Levy Code LH

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-8 Claremont	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$9,837**	**$5,740**
ESTIMATED REVENUES		
Annual Assessments	$7,628	$7,628
Interest Income	$100	$100
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$17,565**	**$13,468**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Claremont Bay Park)	$0	$0
Services & Supplies	($2,475)	($2,500)
Repairs & Maintenance	($6,782)	($7,643)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	($610)
County Collection Fees	($288)	($100)
TOTAL EXPENDITURES:	**($11,825)**	**($12,773)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$5,740	$695
Available for Capital Reserves	$0	$0
BALANCE FORWARD TO ENSUING YEAR	**$5,740**	**$695**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
7163	50	1.00	50.00	$7,628
Total	**50**		**50.00**	**$7,628**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-8 Claremont Bay					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-8 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.20 acres	$ 300,000	$ 60,000	20 Years
	Street Tree Pruning	2 Trees	$ 75	$ 150	
			Subtotal	**$ 60,150**	
Claremont Bay Park					
(opened 1991)	Play Equipment	1	$ 10,000	$ 10,000	12 Years
	Tables	2	$ 1,200	$ 2,400	12 Years
	Trash Receptacles	1	$ 1,200	$ 1,200	12 Years
			Subtotal	**$ 13,600**	
			Zone 3-8 Total	**$ 73,750**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $40.00/EDU
FY 2023-24 Assessments @ $40.00/EDU
459.00 EDUs
Levy Code MN

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-9 Gateway	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$180,653**	**$176,182**
ESTIMATED REVENUES		
Annual Assessments	$18,360	$18,360
Interest Income	$250	$250
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$199,263**	**$194,792**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	$0	$0
Services & Supplies	($11,628)	($11,900)
Repairs & Maintenance	($8,575)	($9,662)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($599)	($200)
TOTAL EXPENDITURES:	**($23,082)**	**($23,682)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$11,541	$11,841
Available for Capital Reserves	$164,641	$159,269
BALANCE FORWARD TO ENSUING YEAR	**$176,182**	**$171,110**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6394	50	1.00	50.00	$2,000
6488	73	1.00	73.00	$2,920
6571	59	1.00	59.00	$2,360
6613	36	1.00	36.00	$1,440
6664	49	1.00	49.00	$1,960
6726	48	1.00	48.00	$1,920
6727	57	1.00	57.00	$2,280
6762	10	1.00	10.00	$400
6764	37	1.00	37.00	$1,480
6858	40	1.00	40.00	$1,600
Total	**459**		**459.00**	**$18,360**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-9
Gateway

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-9 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.50 acres	$ 300,000	$ 450,000	20 Years
	Street Tree Pruning	38 Trees	$ 75	$ 2,850	
			Zone 3-9 Total	**$ 452,850**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $125.00/EDU
FY 2023-24 Assessments @ $125.00/EDU
21.00 EDUs
Levy Code LS

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-10 Countryside aka Village Green	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$26,410**	**$25,070**
ESTIMATED REVENUES		
Annual Assessments	$2,625	$2,625
Interest Income	$200	$250
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$29,235**	**$27,945**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	$0	$0
Services & Supplies	($649)	($750)
Repairs & Maintenance	($971)	($1,096)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($266)	($50)
TOTAL EXPENDITURES:	**($4,166)**	**($3,816)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$2,083	$1,908
Available for Capital Reserves	$22,987	$22,221
BALANCE FORWARD TO ENSUING YEAR	**$25,070**	**$24,129**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
7164	14	1.00	14.00	$1,750
7293 Single Family	7	1.00	7.00	$875
Total	**21**		**21.00**	**$2,625**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-10 Countryside (a.k.a. Village Green)					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-10 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.20 acres	$ 300,000	$ 60,000	20 Years
	Street Tree Pruning	6 Trees	$ 75	$ 450	
			Zone 3-10 Total	**$ 60,450**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $169.48/EDU
FY 2023-24 Assessments @ $169.48/EDU
32.00 EDUs
Levy Code LL

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-11 Country Fair aka Meadow Glen	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**($2,510)**	**($2,504)**
ESTIMATED REVENUES		
Annual Assessments	$5,423	$5,423
Interest Income	$50	$50
Other Sources (Zone 1 Contribution, Gas Tax, GF etc.)	$4,000	$5,831
TOTAL REVENUE AVAILABLE:	**$6,964**	**$8,800**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	$0	$0
Services & Supplies	($4,334)	($4,330)
Repairs & Maintenance	($2,580)	($2,500)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($274)	($50)
TOTAL EXPENDITURES:	**($9,468)**	**($8,800)**
RESERVES		
Retention for Operating Reserves (50% allowable)	($2,504)	$0
Available for Capital Reserves	$0	$0
BALANCE FORWARD TO ENSUING YEAR	**($2,504)**	**$0**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6840	32	1.00	32.00	$5,423
Total	**32**		**32.00**	**$5,423**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-11
Country Fair (a.k.a. Meadow Glen)

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-11 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.75 acres	$ 300,000	$ 225,000	20 Years
	Street Tree Pruning	41 Trees	$ 75	$ 3,075	
			Zone 3-11 Total	**$ 228,075**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $27.36/EDU
FY 2023-24 Assessments @ $27.36/EDU
128.00 EDUs
Levy Code LY

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-12 California Sunrise	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$75,500**	**$75,500**
ESTIMATED REVENUES		
Annual Assessments	$3,502	$3,502
Interest Income	$200	$200
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$79,202**	**$79,202**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($105)	$0
Services & Supplies	$0	$0
Repairs & Maintenance	($971)	($1,691)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($347)	($50)
TOTAL EXPENDITURES:	**($3,702)**	**($3,661)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$1,851	$1,831
Available for Capital Reserves	$73,649	$73,710
BALANCE FORWARD TO ENSUING YEAR	**$75,500**	**$75,541**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
7365	128	1.00	128.00	$3,502
Total	**128**		**128.00**	**$3,502**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-12 California Sunrise					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-12 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	$ 300,000	$ 150,000	20 Years
	Street Tree Pruning	15 Trees	$ 75	$ 1,125	
			Zone 3-12 Total	**$ 151,125**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $125.00/EDU
FY 2023-24 Assessments @ $125.00/EDU
96.00 EDUs
Levy Code MC

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-13 California Visions aka Laurel Heights	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$160,787**	**$160,662**
ESTIMATED REVENUES		
Annual Assessments	$12,000	$12,000
Interest Income	$250	$250
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$173,037**	**$172,912**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($1,858)	($1,633)
Services & Supplies	($2,950)	($3,000)
Repairs & Maintenance	($4,963)	($5,597)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($323)	($100)
TOTAL EXPENDITURES:	**($12,374)**	**($12,250)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$6,187	$6,125
Available for Capital Reserves	$154,475	$154,537
BALANCE FORWARD TO ENSUING YEAR	**$160,662**	**$160,662**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
7667	96	1.00	96.00	$12,000
Total	**96**		**96.00**	**$12,000**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-13
California Visions (a.k.a. Laurel Heights)

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-13 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.00 acres	$ 100,000	$ 300,000	20 Years
	Street Tree Pruning	45 Trees	$ 75	$ 3,375	
			Zone 3-13 Total	**$ 303,375**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $160.00/EDU
FY 2023-24 Assessments @ $160.00/EDU
114.00 EDUs
Levy Code L5

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-14 Claremont Heritage	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$229,255**	**$229,255**
ESTIMATED REVENUES		
Annual Assessments	$18,240	$18,240
Interest Income	$300	$300
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$247,795**	**$247,795**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($7,332)	($8,075)
Services & Supplies	($2,750)	($2,250)
Repairs & Maintenance	($3,591)	($4,145)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($3,920)	($3,920)
Assessment Engineering	($610)	$0
County Collection Fees	($337)	($150)
TOTAL EXPENDITURES:	**($18,540)**	**($18,540)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$9,270	$9,270
Available for Capital Reserves	$219,985	$219,985
BALANCE FORWARD TO ENSUING YEAR	**$229,255**	**$229,255**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
7775	46	1.00	46.00	$7,360
7366	31	1.00	31.00	$4,960
7367	37	1.00	37.00	$5,920
Total	**114**		**114.00**	**$18,240**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-14 Claremont Heritage					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-14 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.50 acres	$ 300,000	$ 450,000	20 Years
	Street Tree Pruning	30 Trees	$ 75	$ 2,250	
			Zone 3-14 Total	**$ 452,250**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $138.00/EDU
FY 2023-24 Assessments @ $138.00/EDU
889.00 EDUs
Levy Code L8

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-15 Country Fair aka Meadow Glen II	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$214,042**	**$208,958**
ESTIMATED REVENUES		
Annual Assessments	$122,682	$122,682
Interest Income	$300	$300
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$337,024**	**$331,940**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Holly Creek Park & Heather Park)	($17,920)	($15,707)
Services & Supplies	($34,254)	($32,400)
Repairs & Maintenance	($62,934)	($70,764)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($11,420)	($3,920)
Assessment Engineering	($610)	$0
County Collection Fees	($928)	($1,000)
TOTAL EXPENDITURES:	**($128,066)**	**($123,791)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$64,033	$61,896
Available for Capital Reserves	$144,925	$146,253
BALANCE FORWARD TO ENSUING YEAR	**$208,958**	**$208,149**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6867 - SFR	39	1.00	39.00	$5,382
6867 - VSFR	1	0.50	0.50	$69
6980	48	1.00	48.00	$6,624
6996	49	1.00	49.00	$6,762
7003	12	1.00	12.00	$1,656
7090	8	1.00	8.00	$1,104
7165	33	1.00	33.00	$4,554
7330 - SFR	99	1.00	99.00	$13,662
7330 - VSFR	1	0.50	0.50	$69
7368	39	1.00	39.00	$5,382
7385	27	1.00	27.00	$3,726
7704	64	1.00	64.00	$8,832
7707	46	1.00	46.00	$6,348
7808	49	1.00	49.00	$6,762
7830	34	1.00	34.00	$4,692
7831 - SFR	43	1.00	43.00	$5,934
7831 - VSFR	1	0.50	0.50	$69
7832	23	1.00	23.00	$3,174
7833	32	1.00	32.00	$4,416
Anx July 12, 2004 (FY04-05) 7426 - SFR	21	1.00	21.00	$2,898
Annexed July 12, 2004 (FY04-05) 8725	48	1.00	48.00	$6,624
Anx July 12, 2004 (FY04-05) 7590 - SFR	60	1.00	60.00	$8,280
Anx July 12, 2004 (FY04-05) 7655 - SFR	28	1.00	28.00	$3,864
Anx July 12, 2004 (FY04-05) 7760 - SFR	67	1.00	67.00	$9,246
*Maintained privately DR3022-94	50 senior	1.00	1.00	$138
(Anx July 9, 2007, FY07-08) 8823 - SFR	6	1.00	6.00	$828
(Anx July 9, 2007, FY07-08) 8843 - VSFR	3	0.50	1.50	$207
(Anx July 9, 2007, FY07-08) 8843 - SFR	10	1.00	10.00	$1,380
Total	**891**		**889.00**	**$101,292**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-15 Country Fair (a.k.a. Meadow Glenn II)					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-15 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.00 acres	$ 300,000	$ 900,000	20 Years
	Street Tree Pruning	668 Trees	$ 75	$ 50,100	
			Subtotal	**$ 950,100**	
Heather Park (opened 2004)	Benches	2	$ 1,200	$ 2,400	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Tables	1	$ 1,200	$ 1,200	10 Years
	Trash Receptacles	2	$ 1,200	$ 2,400	8 Years
			Subtotal	**$ 34,000**	
Holly Creek Park (opened 2007)	Ballards - pathway	4	$ 500	$ 2,000	10 Years
	Well Pumps/Electric for Irrigation	1	$ 75,000	$ 75,000	8 Years
	Well Redrilling for irrigation water	1	$ 100,000	$ 100,000	50 Years
	B-B-Q	2	$ 600	$ 1,200	10 Years
	Benches	3	$ 1,200	$ 3,600	10 Years
	Light poles	5	$ 3,000	$ 15,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure (cooltoppers)	4	$ 50,000	$ 200,000	8 Years
	Tables	3	$ 1,200	$ 3,600	10 Years
	Trash Receptacles	3	$ 1,200	$ 3,600	8 Years
			Subtotal	**$ 499,000**	
			Zone 3-15 Total	**$ 1,483,100**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $110.00/EDU
FY 2023-24 Assessments @ $110.00/EDU
81.00 EDUs
Levy Code M5

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-16 Sundance		
	Estimated FY 2022-23	**Proposed FY 2023-24**
ESTIMATED BEGINNING FUND BALANCE	**$14,079**	**$11,956**
ESTIMATED REVENUES		
Annual Assessments	$8,910	$8,910
Interest Income	$75	$100
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$23,064**	**$20,966**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	$0	$0
Services & Supplies	($2,098)	($1,000)
Repairs & Maintenance	($6,419)	($7,234)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($312)	($100)
TOTAL EXPENDITURES:	**($11,109)**	**($10,254)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$5,554	$5,127
Available for Capital Reserves	$6,401	$5,585
BALANCE FORWARD TO ENSUING YEAR	**$11,956**	**$10,712**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
7837	81	1.00	81.00	$8,910
Total	**81**		**81.00**	**$8,910**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-16 Sundance					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-16 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.25 acres	$ 300,000	$ 375,000	20 Years
	Street Tree Pruning	0 Trees	$ 75	$ -	
			Zone 3-16 Total	**$ 375,000**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $273.16/EDU
FY 2023-24 Assessments @ $273.16/EDU
321.00 EDUs
Levy Code M6

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-17 Laurel Anne		
	Estimated FY 2022-23	**Proposed FY 2023-24**
ESTIMATED BEGINNING FUND BALANCE	**$416,248**	**$407,308**
ESTIMATED REVENUES		
Annual Assessments	$87,684	$87,684
Interest Income	$500	$500
Other Sources (Zone 1 Contribution, Gas Tax, etc.)*	$30,000	$30,000
TOTAL REVENUE AVAILABLE:	**$534,432**	**$525,492**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Harvest Park)	($30,000)	($21,216)
Services & Supplies	($28,857)	($28,358)
Repairs & Maintenance	($60,743)	($66,040)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($6,420)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($494)	($650)
TOTAL EXPENDITURES:	**($127,124)**	**($118,184)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$63,562	$59,092
Available for Capital Reserves	$343,746	$348,216
BALANCE FORWARD TO ENSUING YEAR	**$407,308**	**$407,308**

*Zone 3-17 receives a contribution from Zone 1 to cover the "community" portion of Creekside Park.

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6935	86	1.00	86.00	$23,492
6963 Single Family	27	1.00	27.00	$7,375
7809	32	1.00	32.00	$8,741
(Started FY03-04) 8650	22	1.00	22.00	$6,010
(Started FY04-05) 8708	22	1.00	22.00	$6,010
(Started FY04-05) 8748	29	1.00	29.00	$7,922
(Started FY05-06) 8752	10	1.00	10.00	$2,732
(Started FY05-06) 8816	46	1.00	46.00	$12,565
(Started FY06-07) 8822	47	1.00	47.00	$12,839
Total	**321**		**321.00**	**$87,684**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-17 Laurel Anne					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-17 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.50 acres	$ 300,000	$ 1,050,000	20 Years
	Street Tree Pruning*	415 Trees	$ 75	$ 31,125	
			Subtotal	**$ 1,081,125**	
Creekside Park (opened 2009)	Ballards - pathway	12	$ 500	$ 6,000	10 Years
	B-B-Q	1	$ 600	$ 600	10 Years
	Benches	4	$ 1,200	$ 4,800	10 Years
	Drinking Fountain	2	$ 3,000	$ 6,000	8 Years
	Well Pumps/Electric for Irrigation	1	$ 75,000	$ 75,000	8 Years
	Well Redrilling for irrigation water	1	$ 100,000	$ 100,000	50 Years
	Light poles	14	$ 3,000	$ 42,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Restroom	1	$ 100,000	$ 100,000	20 Years
	Shade Structure (cooltoppers)	1	$ 50,000	$ 50,000	8 Years
	Skate Park	1	$ 40,000	$ 40,000	10 Years
	Trash Receptacles	7	$ 1,200	$ 8,400	8 Years
			Subtotal	**$ 502,800**	
Harvest Park (opened 1995)	B-B-Q	1	$ 600	$ 600	10 Years
	Light poles	3	$ 3,000	$ 9,000	8 Years
	Tables	2	$ 1,200	$ 2,400	10 Years
	Trash Receptacles	1	$ 1,200	$ 1,200	8 Years
			Subtotal	**$ 13,200**	
			Zone 3-17 Total	**$ 1,597,125**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $180.00/EDU
FY 2023-24 Assessments @ $180.00/EDU
130.00 EDUs
Levy Code M8

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-18 Country Place	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**($79,005)**	**($161,333)**
ESTIMATED REVENUES		
Annual Assessments	$23,400	$23,400
Interest Income	$0	$0
Other Sources (Zone 1 Contribution, Gas Tax,GF, etc.)*	$20,000	$40,000
TOTAL REVENUE AVAILABLE:	**($35,605)**	**($97,933)**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Nutmeg Park)	($1,081)	($1,081)
Services & Supplies	($12,650)	($12,500)
Repairs & Maintenance	($28,702)	($28,500)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($1,670)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($349)	($200)
TOTAL EXPENDITURES:	**($45,062)**	**($44,201)**
RESERVES		
Retention for Operating Reserves (50% allowable)	($80,667)	($142,135)
Available for Capital Reserves	$0	$0
BALANCE FORWARD TO ENSUING YEAR	**($161,333)**	**($284,270)**

*Zone 3-18 receives a contribution from Zone 1 to cover the "community" portion of Nutmeg Park.

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
6968	42	1.00	42.00	$7,560
7640	49	1.00	49.00	$8,820
7946	35	1.00	35.00	$6,300
MS7-95	4	1.00	4.00	$720
Total	**130**		**130.00**	**$23,400**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-18 Assets Country Place					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-18 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.50 acres	$ 300,000	$ 750,000	20 Years
	Street Tree Pruning	154 Trees	$ 75	$ 11,550	
			Subtotal	**$ 761,550**	
Nutmeg Park (opened 2007)	Ballards - pathway	3	$ 500	$ 1,500	10 Years
	B-B-Q	1	$ 600	$ 600	10 Years
	Benches	3	$ 1,200	$ 3,600	10 Years
	Basketball court	1	$ 30,000	$ 30,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure (cooltoppers	1	$ 50,000	$ 50,000	8 Years
	Tables	4	$ 1,200	$ 4,800	10 Years
	Trash Receptacles	3	$ 1,200	$ 3,600	8 Years
			Subtotal	**$ 189,100**	
			Zone 3-18 Total	**$ 950,650**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $200.00/EDU
FY 2023-24 Assessments @ $200.00/EDU
438.00 EDUs
Levy Code NE

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-19 Laurel Crest		
	Estimated FY 2022-23	**Proposed FY 2023-24**
ESTIMATED BEGINNING FUND BALANCE	**$105,904**	**$88,041**
ESTIMATED REVENUES		
Annual Assessments	$87,600	$87,600
Interest Income	$200	$200
Other Sources (Zone 1 Contribution, Gas Tax, etc.)*	$70,000	$90,000
TOTAL REVENUE AVAILABLE:	**$263,704**	**$265,841**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Nunn-Wilson Family Park & Basin)	($9,481)	($10,180)
Services & Supplies	($53,787)	($52,000)
Repairs & Maintenance	($104,783)	($113,000)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($6,420)	($1,920)
Assessment Engineering	($610)	$0
County Collection Fees	($583)	($700)
TOTAL EXPENDITURES:	**($175,663)**	**($177,800)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$87,832	$88,041
Available for Capital Reserves	$209	$0
BALANCE FORWARD TO ENSUING YEAR	**$88,041**	**$88,041**

*Zone 3-19 receives a contribution from Zone 1 to cover the "community" portion of Nunn-Wilson Park.

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
7630	95	1.00	95.00	$19,000
7657	74	1.00	74.00	$14,800
(Annexed FY01-02) 7658	38	1.00	38.00	$7,600
(Annexed FY01-02) 8656 Single Family	6	1.00	6.00	$1,200
(Annexed FY01-02) 8168	55	1.00	55.00	$11,000
(Annexed FY01-02) 8169	55	1.00	55.00	$11,000
(Annexed November 13, 2001, FY02-03) 8403	72	1.00	72.00	$14,400
8440	9	1.00	9.00	$1,800
(Annexed January 12, 2004, FY04-05) 8655	34	1.00	34.00	$6,800
Total	**438**		**438.00**	**$87,600**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-19 Assets Laurel Crest					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-19 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.50 acres	$ 300,000	$ 1,050,000	20 Years
	Street Tree Pruning	569 Trees	$ 75	$ 42,675	
			Subtotal	**$ 1,092,675**	
Nunn-Wilson Family Park (old Dewey & Laurel Crest)					
(opened 2008)	Adult Fitness	1	$ 50,000	$ 50,000	10 Years
	B-B-Q	1	$ 600	$ 600	10 Years
	Benches	3	$ 1,200	$ 3,600	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Tables	6	$ 1,200	$ 7,200	10 Years
	Water Play Area	1	$ 40,000	$ 40,000	10 Years
			Subtotal	**$ 199,400**	
			Zone 3-19 Total	**$ 1,292,075**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $397.40/EDU
FY 2023-24 Assessments @ $397.40/EDU
288.00 EDUs
Levy Code NG

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-20 Marsh Creek Glenn		
	Estimated FY 2022-23	**Proposed FY 2023-24**
ESTIMATED BEGINNING FUND BALANCE	**$403,044**	**$403,041**
ESTIMATED REVENUES		
Annual Assessments	$108,685	$114,451
Interest Income	$350	$350
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$512,080**	**$517,843**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Marsh Creek Glenn Park)	($60,761)	($49,062)
Services & Supplies	($16,000)	($17,000)
Repairs & Maintenance	($19,779)	($21,365)
Rehabilitation/Capital Replacements (Bridge)	$0	$0
Landscape Conversions/Renovations	$0	$0
Incidental Expenses:		
Administration	($11,420)	($21,420)
Assessment Engineering	($610)	$0
County Collection Fees	($469)	($800)
TOTAL EXPENDITURES:	**($109,038)**	**($109,647)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$54,519	$54,824
Available for Capital Reserves	$348,522	$353,372
BALANCE FORWARD TO ENSUING YEAR	**$403,041**	**$408,196**

CPI Information:	**Date**	**Actual CPI**	**Increase**	**Rate**
	June-01	190.90		$225.00
	February-15	254.91	2.53%	$300.44
	February-16	262.60	3.02%	$309.51
	February-17	271.63	3.44%	$320.15
	February-18	281.31	3.56%	$331.56
	February-19	291.23	3.53%	$343.25
	February-20	299.69	2.91%	$353.22
	February-21	304.39	1.57%	$358.76
	February-22	320.20	5.19%	$377.39
	February-23	337.17	5.30%	$397.40

Subdivision	**No. of Units**	**EDU Rate**	**No. of EDUs**	**Revenue**
7689	104	1.00	104.00	$41,330
8391	94	1.00	94.00	$37,356
(Annexed September 9, 2002, FY03-04) 8504	12	1.00	12.00	$4,769
8648	26	1.00	26.00	$10,332
(Annexed June 14, 2004, FY04-05) 8727	27	1.00	27.00	$10,730
(Annexed November 8, 2004, FY05-06) 8765	25	1.00	25.00	$9,935
Total	**288**		**288.00**	**$114,451**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-20 Assets
Marsh Creek Glenn

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-20 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	$ 300,000	$ 150,000	20 Years
	Street Tree Pruning	65 Trees	$ 75	$ 4,875	
			Subtotal	**$ 154,875**	
Marsh Creek Glenn Park					
(opened 2001)	B-B-Q	2	$ 600	$ 1,200	10 Years
	Benches	4	$ 1,200	$ 4,800	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Tables	7	$ 1,200	$ 8,400	10 Years
	Trash Receptacles	2	$ 1,200	$ 2,400	8 Years
			Subtotal	**$ 44,800**	
			Zone 3-20 Total	**$ 199,675**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $349.04/EDU **Zone 3-21**
FY 2023-24 Assessments @ $349.04/EDU
103.00 EDUs
Maximum assessment is: $1,184.25/EDU **Zone 3-21A**
FY 2023-24 Assessments @ $1,184.25/EDU
1.00 EDUs
Levy Code N9

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-21 Quail Glen	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$115,793**	**$115,543**
ESTIMATED REVENUES		
Annual Assessments	$35,265	$37,135
Interest Income	$500	$500
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$151,558**	**$153,178**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($10,248)	($8,605)
Services & Supplies	($7,452)	($7,500)
Repairs & Maintenance	($12,956)	($14,599)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($4,420)	($6,420)
Assessment Engineering	($610)	$0
County Collection Fees	($329)	($300)
TOTAL EXPENDITURES:	**($36,015)**	**($37,424)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$18,008	$18,712
Available for Capital Reserves	$97,536	$97,042
BALANCE FORWARD TO ENSUING YEAR	**$115,543**	**$115,754**

CPI Information:

Date	Actual CPI	Increase	Rate 3-21	Rate 3-21A
June-02	193.20		$200.00	
February-15	254.91	2.53%	$263.88	$895.32
February-16	262.60	3.02%	$271.84	$922.33
February-17	271.63	3.44%	$281.19	$954.03
February-18	281.31	3.56%	$291.21	$988.04
February-19	291.23	3.53%	$301.48	$1,022.88
February-20	299.69	2.91%	$310.24	$1,052.60
February-21	304.39	1.57%	$315.10	$1,069.10
February-22	320.20	5.19%	$331.46	$1,124.62
February-23	337.17	5.30%	$349.04	$1,184.25

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
7359	36	1.00	36.00	$12,565
(Annexed September 2002, FY03-04) 7235	13	1.00	13.00	$4,538
(Annexed September 2002, FY03-04) 7358	43	1.00	43.00	$15,009
(Annexed September 2002, FY03-04) 7467	11	1.00	11.00	$3,839
Total	**103**		**103.00**	**$35,951**

Subdivision	No. of Units	EDU Rate	No. of EDUs	Revenue
(Annexed July 2015, FY15-16) Sedel	1	1.00	1.00	$1,184
Total	**1**		**1.00**	**$1,184**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-21 Quail Glen					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-21 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	$ 300,000	$ 600,000	20 Years
	Street Tree Pruning	58 Trees	$ 75	$ 4,350	
			Zone 3-21 Total	**$ 604,350**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $555.06/EDU
FY 2023-24 Assessments @ $555.06/EDU
589.00 EDUs
Levy Code L3

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-22 Cypress Grove	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$644,468**	**$525,919**
ESTIMATED REVENUES		
Annual Assessments	$310,462	$326,930
Interest Income	$1,000	$1,000
Other Sources (Zone 1 Contribution, Gas Tax, etc.)*	$10,000	$10,000
TOTAL REVENUE AVAILABLE:	**$965,930**	**$863,850**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Briarwood Park & Detention Pond & Buffer)	($207,264)	($103,629)
Services & Supplies	($36,803)	($36,270)
Repairs & Maintenance	($121,746)	($134,028)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($71,420)	($61,420)
Assessment Engineering	($610)	$0
County Collection Fees	($2,168)	($2,200)
TOTAL EXPENDITURES:	**($440,011)**	**($337,547)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$220,005	$168,773
Available for Capital Reserves	$305,914	$357,530
BALANCE FORWARD TO ENSUING YEAR	**$525,919**	**$526,303**

*Zone 3-22 receives a contribution from Zone 1 to cover the "community" portion of Cypress Grove Park.

CPI Information:	**Date**	**Actual CPI**	**Increase**	**Rate**
	April-06	208.90		$343.90
	February-15	254.91	2.53%	$419.64
	February-16	262.60	3.02%	$432.30
	February-17	271.63	3.44%	$447.16
	February-18	281.31	3.56%	$463.10
	February-19	291.23	3.53%	$479.43
	February-20	299.69	2.91%	$493.36
	February-21	304.39	1.57%	$501.09
	February-22	320.20	5.19%	$527.11
	February-23	337.17	5.30%	$555.06

Subdivision	**No. of Units**	**EDU Rate**	**No. of EDUs**	**Revenue**
8678	100	1.00	100.00	$55,506
8679	201	1.00	201.00	$111,567
8680	240	1.00	240.00	$133,214
8760 (Courtyards)	96	0.50	48.00	$26,643
Total	**637**		**589.00**	**$326,930**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-22 Cypress Grove					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-22 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	4.00 acres	$ 300,000	$ 1,200,000	20 Years
	Street Tree Pruning	1,467 Trees	$ 75	$ 110,025	
			Subtotal	**$ 1,310,025**	
Cypress Grove Park					
(opened 2008)	B-B-Q	4	$ 600	$ 2,400	10 Years
	Benches	5	$ 1,920	$ 9,600	10 Years
	Drinking Fountain	2	$ 3,000	$ 6,000	8 Years
	Light poles	3	$ 3,000	$ 9,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Tables	12	$ 1,200	$ 14,400	10 Years
	Trash Receptacles	4	$ 1,200	$ 4,800	8 Years
			Subtotal	**$ 141,200**	
Briarwood (old Cypress Grove 2 Acre Park)					
(opened 2007)	B-B-Q	2	$ 600	$ 1,200	10 Years
	Benches	5	$ 1,200	$ 6,000	10 Years
	Drinking Fountain	2	$ 3,000	$ 6,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Tables	6	$ 1,200	$ 7,200	10 Years
	Trash Receptacles	2	$ 1,200	$ 2,400	8 Years
			Subtotal	**$ 92,800**	
Cypress Grove Pond Landscaping					
(opened 2007)				$ -	
			Subtotal	**$ -**	
Cypress Trail					
	Ballards - pathway	18	$ 500	$ 9,000	10 Years
			Subtotal	**$ 9,000**	
Cypress Road ROW					
	Island Fence & Pillars	40	$ 12,500	$ 500,000	10 Years
	East Cypress Rd and Picasso Dr - 6' Fencing	1	$ 100,000	$ 100,000	15 Years
			Subtotal	**$ 600,000**	
			Zone 3-22 Total	**$ 2,153,025**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $643.33/EDU
FY 2023-24 Assessments @ $643.33/EDU
756.00 EDUs
Levy Code L6

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-23 South Oakley		
	Estimated FY 2022-23	**Proposed FY 2023-24**
ESTIMATED BEGINNING FUND BALANCE	**$445,568**	**$458,396**
ESTIMATED REVENUES		
Annual Assessments	$461,868	$486,357
Interest Income	$300	$300
Other Sources (Zone 1 Contribution, Gas Tax, etc.)*	$10,000	$10,000
TOTAL REVENUE AVAILABLE:	**$917,736**	**$955,053**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Live Oak Ranch, Simoni Ranch, Riata & Heartwood Parks)	($89,976)	($66,718)
Services & Supplies	($122,270)	($122,270)
Repairs & Maintenance	($171,839)	($203,512)
Rehabilitation/Capital Replacements	$0	$0
Landscape Conversions/Renovations	$0	$0
Incidental Expenses:		
Administration	($71,420)	($61,420)
Assessment Engineering	($610)	$0
County Collection Fees	($3,226)	($3,500)
TOTAL EXPENDITURES:	**($459,341)**	**($457,420)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$229,670	$228,710
Available for Capital Reserves	$228,725	$268,924
BALANCE FORWARD TO ENSUING YEAR	**$458,396**	**$497,633**

*Zone 3-23 receives a contribution from Zone 1 to cover the "community" portions of Shady Oak Park.

CPI Information:	**Date**	**Actual CPI**	**Increase**	**Rate**
	April-06	208.90		$398.60
	February-15	254.91	2.53%	$486.38
	February-16	262.60	3.02%	$501.06
	February-17	271.63	3.44%	$518.28
	February-18	281.31	3.56%	$536.75
	February-19	291.23	3.53%	$555.68
	February-20	299.69	2.91%	$571.82
	February-21	304.39	1.57%	$580.78
	February-22	320.20	5.19%	$610.94
	February-23	337.17	5.30%	$643.33

Subdivision	**No. of Units or Acreage**	**EDU Rate**	**No. of EDUs**	**Revenue**
7662 - VSFR	40	0.50	20.00	$12,867
7662 - SFR	42	1.00	42.00	$27,020
8760 - VSFR	133	0.50	66.50	$42,781
8760 - SFR	0	1.00	0.00	$0
7681 - SFR	40	1.00	40.00	$25,733
8541 - SFR	354	1.00	354.00	$227,739
(Anx July 9, 2007, FY07-08) 8530 - SFR	110	1.00	110.00	$70,766
(Anx July 9, 2007, FY07-08) 8734 - VSFR	26	0.50	13.00	$8,363
(Anx July 9, 2007, FY07-08) 8734 - SFR	0	1.00	0.00	$0
(Anx July 9, 2007, FY07-08) 8736 - VSFR	42	0.50	21.00	$13,510
(Anx July 9, 2007, FY07-08) 8736 - SFR	0	1.00	0.00	$0
(Anx July 9, 2007, FY07-08) 8916 - SFR	41	1.00	41.00	$26,377
(Anx July 9, 2007, FY07-08) 8981 - SFR	17	1.00	17.00	$10,937
(FY17-18) 9183 - AG	8.70	0.50	1.50	$965
(Anx Aug 9, 2011, FY11-12) 9183 - SFR	10	1.00	10.00	$6,433
(Anx July 2015, FY15-16) 9104 - SFR	20	1.00	20.00	$12,867
Total			**756.00**	**$486,357**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-23
South Oakley

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-23 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	6.00 acres	$ 300,000	$ 1,800,000	20 Years
	Street Tree Pruning	1,081 Trees	$ 75	$ 81,075	
			Subtotal	**$ 1,881,075**	
Live Oak Ranch Park (opened 2007)	Benches		$ 500	$ -	10 Years
	Drinking Fountain		$ 2,000	$ -	8 Years
	Light poles		$ 3,000	$ -	10 Years
	Monument sign		$ 4,000	$ -	12 Years
	Picnic Tables		$ 1,000	$ -	10 Years
	Trash Receptacles		$ 600	$ -	8 Years
	Well Pump/electrical		$ 75,000	$ -	10 Years
			Subtotal	**$ -**	
Simoni Ranch Park (opened 2007)	Ballards- lights	7	$ 2,700	$ 18,900	8 Years
	Benches	6	$ 1,200	$ 7,200	10 Years
	Fencing (Gehringer)		$ 20,000	$ 20,000	15 Years
	Trash Receptacles	2	$ 1,200	$ 2,400	8 Years
			Subtotal	**$ 48,500**	
Heartwood Park (opened 2008)	Benches	7	$ 1,200	$ 8,400	10 Years
	Light poles	3	$ 3,000	$ 9,000	8 Years
	Monument sign	2	$ 9,000	$ 18,000	8 Years
	Pylaster	1	$ -	$ -	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure (trellis)	1	$ 50,000	$ 50,000	8 Years
	Tables	2	$ 1,200	$ 2,400	10 Years
	Trash Receptacles	3	$ 1,200	$ 3,600	8 Years
			Subtotal	**$ 161,400**	
Riata Park (opened 2007)	Ballards - pathway	1	$ 500	$ 500	10 Years
	Benches	4	$ 1,200	$ 4,800	10 Years
	Light poles	3	$ 3,000	$ 9,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure (trellis)	1	$ 50,000	$ 50,000	8 Years
	Tables	3	$ 1,200	$ 3,600	10 Years
	Trash Receptacles	4	$ 1,200	$ 4,800	8 Years
			Subtotal	**$ 142,700**	
Shady Oak Park (opened 2008)	Basketball Half-Court	1	$ 20,000	$ 20,000	15 Years
	Ball Diamond Backstop	1	$ 35,000	$ 35,000	15 Years
	Bocce Ball Court	1	$ 4,000	$ 4,000	10 Years
	Benches	8	$ 500	$ 4,000	10 Years
	Drinking Fountain	1	$ 2,000	$ 2,000	8 Years
	Light poles	3	$ 3,000	$ 9,000	10 Years
	Monument sign	1	$ 4,000	$ 4,000	12 Years
	Play Equipment 5-12	1	$ 100,000	$ 100,000	10 Years
	Picnic Tables	7	$ 1,000	$ 7,000	10 Years
	Trash Receptacles	8	$ 600	$ 4,800	8 Years
	Well Pump/electrical	1	$ 75,000	$ 75,000	10 Years
			Subtotal	**$ 264,800**	
Rose/Carpenter Park (future)	Basketball Half-Court		$ 20,000	$ -	15 Years
	Ball Diamond Backstop		$ 35,000	$ -	15 Years
	Bocce Ball Court		$ 4,000	$ -	10 Years
	Benches		$ 500	$ -	10 Years
	Drinking Fountain		$ 2,000	$ -	8 Years
	Light poles		$ 3,000	$ -	10 Years
	Monument sign		$ 4,000	$ -	12 Years
	Play Equipment 5-12		$ 100,000	$ -	10 Years
	Picnic Tables		$ 1,000	$ -	10 Years
	Trash Receptacles		$ 600	$ -	8 Years
	Well Pump/electrical		$ 75,000	$ -	10 Years
			Subtotal	**$ -**	
			Zone 3-23 Total	**$ 2,498,475**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $966.37/EDU
FY 2023-24 Assessments @ $454.32/EDU
171.50 EDUs
Levy Code L9

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-24 Reserve/Stonecreek	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$397,020**	**$397,020**
ESTIMATED REVENUES		
Annual Assessments	$70,833	$77,916
Interest Income	$300	$300
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	$0	$0
TOTAL REVENUE AVAILABLE:	**$468,153**	**$475,236**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	($43,962)	($31,976)
Services & Supplies	($6,500)	($2,500)
Repairs & Maintenance	($8,262)	($11,546)
Rehabilitation/Capital Replacements	$0	$0
Incidental Expenses:		
Administration	($11,420)	($21,420)
Assessment Engineering	($610)	$0
County Collection Fees	($379)	($500)
TOTAL EXPENDITURES:	**($71,133)**	**($67,942)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$35,566	$33,971
Available for Capital Reserves	$361,454	$373,323
BALANCE FORWARD TO ENSUING YEAR	**$397,020**	**$407,294**

CPI Information:

Date	Actual CPI	Increase	Rate
April-06	208.90		$598.73
February-15	254.91	2.53%	$730.60
February-16	262.60	3.02%	$752.64
February-17	271.63	3.44%	$778.51
February-18	281.31	3.56%	$806.26
February-19	291.23	3.53%	$834.69
February-20	299.69	2.91%	$858.94
February-21	304.39	1.57%	$872.40
February-22	320.20	5.19%	$917.71
February-23	337.17	5.30%	$966.37

Subdivision	No. of Units or Acreage	EDU Rate	No. of EDUs	Revenue
8737 - SFR	58	1.00	58.00	$26,351
8973 - SFR	0	1.00	0.00	$0
8973 - VSFR	39.51	0.50	1.50	$681
8973 - AG	10.61	0.50	3.00	$1,363
8994 - SFR	109	1.00	109.00	$49,521
			171.50	**$77,916**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-24 Assets Reserve/Stonecreek					
PARK / SITE	**ITEM**	**QUANTITY**	**REPLACEMENT COST PER UNIT**	**TOTAL REPLACEMENT COST**	**LIFE EXPECTANCY (Years)**
Zone 3-24 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	4.00 acres	$ 300,000	$ 1,200,000	20 Years
	Street Tree Pruning	2 Trees	$ 75	$ 150	
			Subtotal	**$ 1,200,150**	
Stonecreek Detention Pond Buffer					
(future)	Ballards - pathway		$ 500	$ -	10 Years
	Ballards- lights		$ 2,700	$ -	8 Years
	Banner poles		$ 335	$ -	8 Years
	B-B-Q		$ 600	$ -	10 Years
	Benches		$ 1,200	$ -	10 Years
	Drinking Fountain		$ 3,000	$ -	8 Years
	Light poles		$ 3,000	$ -	8 Years
	Play Equipment 2-5		$ 25,000	$ -	8 Years
	Play Equipment 5-12		$ 70,000	$ -	8 Years
	Shade Structure (trellis)		$ 50,000	$ -	8 Years
	Tables		$ 1,200	$ -	10 Years
	Trash Receptacles		$ 1,200	$ -	8 Years
			Subtotal	**$ -**	
Teton Road Park					
(future)	Ballards - pathway		$ 500	$ -	10 Years
	Ballards- lights		$ 2,700	$ -	8 Years
	Banner poles		$ 335	$ -	8 Years
	B-B-Q		$ 600	$ -	10 Years
	Benches		$ 1,200	$ -	10 Years
	Drinking Fountain		$ 3,000	$ -	8 Years
	Light poles		$ 3,000	$ -	8 Years
	Play Equipment 2-5		$ 25,000	$ -	8 Years
	Play Equipment 5-12		$ 70,000	$ -	8 Years
	Shade Structure (trellis)		$ 50,000	$ -	8 Years
	Tables		$ 1,200	$ -	10 Years
	Trash Receptacles		$ 1,200	$ -	8 Years
			Subtotal	**$ -**	
			Zone 3-24 Total	**$ 1,200,150**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $1,774.63/EDU
FY 2023-24 Assessments @ $1,774.63/EDU
554.66 EDUs
Levy Code NZ

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-25 Magnolia Park	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$2,085,323**	**$2,078,693**
ESTIMATED REVENUES		
Annual Assessments	$916,357	$984,320
Interest Income	$2,000	$2,000
Other Sources (Zone 1 Contribution, Gas Tax, etc.)*	$10,000	$10,000
TOTAL REVENUE AVAILABLE:	**$3,013,680**	**$3,075,013**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Novarina Trail Pk & Daffodil Pk)	($331,901)	($345,449)
Services & Supplies	($203,915)	($203,270)
Repairs & Maintenance	($190,741)	($209,797)
Rehabilitation/Capital Replacements	$0	$0
Landscape Conversions/Renovations	$0	$0
Incidental Expenses:		
Administration	($201,420)	($201,420)
Assessment Engineering	($610)	$0
County Collection Fees	($6,400)	($6,500)
TOTAL EXPENDITURES:	**($934,987)**	**($966,436)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$467,493	$483,218
Available for Capital Reserves	$1,611,200	$1,625,359
BALANCE FORWARD TO ENSUING YEAR	**$2,078,693**	**$2,108,577**

*Zone 3-25 receives a contribution from Zone 1 to cover the "community" portion of Magnolia Park.

CPI Information:	**Date**	**Actual CPI**	**Increase**	**Rate**
	June-06	209.10		$1,100.55
	February-15	254.91	2.53%	$1,341.66
	February-16	262.60	3.02%	$1,382.14
	February-17	271.63	3.44%	$1,429.64
	February-18	281.31	3.56%	$1,480.60
	February-19	291.23	3.53%	$1,532.81
	February-20	299.69	2.91%	$1,577.35
	February-21	304.39	1.57%	$1,602.07
	February-22	320.20	5.19%	$1,685.27
	February-23	337.17	5.30%	$1,774.63

Subdivision	**No. of Units or Acreage**	**EDU Rate**	**No. of EDUs**	**Revenue**
8731 - SFR	388	1.00	388.00	$688,556
8731 - COMREC	9.92	1.00	3.00	$5,324
8731 - COM	0.86	1.00	1.00	$1,775
8731 - REMAINDER COM - VAC	0.17	0.50	0.50	$887
8731 - REMAINDER COM	0.64	1.00	1.00	$1,775
(Anx Aug 9, 2011, FY11-12) 9199 - SFR	43	1.00	43.00	$76,309
(Anx Aug 9, 2011, FY11-12) 9274 - SFR	117	1.00	117.00	$207,632
8731 - REMAINDER - SCHOOL	1.16	1.00	1.16	$2,062
Total			**554.66**	**$984,320**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-25
Magnolia Park

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-25 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	6.00 acres	$ 300,000	$ 1,800,000	20 Years
	Street Tree Pruning	1,235 Trees	$ 75	$ 92,625	
			Subtotal	**$ 1,892,625**	
Magnolia Park (Parcel D)					
(opened 2008)	Ballards - pathway	2	$ 500	$ 1,000	10 Years
	Basketball ct/skate area	1	$ -	$ -	8 Years
	Monument sign	1	$ 9,000	$ 9,000	10 Years
	Benches(8) + dugout benches(2)	10	$ 1,200	$ 12,000	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Well Pumps/Electric for Irrigation	1	$ 75,000	$ 75,000	8 Years
	Well Redrilling for irrigation water	1	$ 100,000	$ 100,000	50 Years
	Light poles	5	$ 3,000	$ 15,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure (cooltoppers)	4	$ 50,000	$ 200,000	8 Years
	Tables	4	$ 1,200	$ 4,800	10 Years
	Trash Receptacles	5	$ 1,200	$ 6,000	8 Years
			Subtotal	**$ 520,800**	
Novarina Trail Park (Parcel E & F)					
(opened 2008)	Ballards - pathway	5	$ 500	$ 2,500	10 Years
	Benches	4	$ 1,200	$ 4,800	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure (cooltoppers)	3	$ 50,000	$ 150,000	8 Years
	Tables	6	$ 1,200	$ 7,200	10 Years
	Trash Receptacles	4	$ 1,200	$ 4,800	8 Years
			Subtotal	**$ 242,300**	
Daffodil Park (Parcel G)					
(opened 2009)	Ballards - pathway	2	$ 500	$ 1,000	10 Years
	Benches	5	$ 1,200	$ 6,000	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure (cooltoppers)	1	$ 50,000	$ 50,000	8 Years
	Tables	2	$ 1,200	$ 2,400	10 Years
	Trash Receptacles	4	$ 1,200	$ 4,800	8 Years
			Subtotal	**$ 137,200**	
			Zone 3-25 Total	**$ 2,792,925**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: $2,334.24/EDU
FY 2023-24 Assessments @ $922.38/EDU
632.37 EDUs
Levy Code N3

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-26 Summer Lake South	Estimated FY 2022-23	Proposed FY 2023-24
ESTIMATED BEGINNING FUND BALANCE	**$1,187,556**	**$1,187,549**
ESTIMATED REVENUES		
Annual Assessments	$530,255	$583,285
Interest Income	$2,000	$2,000
Other Sources (Zone 1 Contribution, Gas Tax, etc.)*	$25,000	$25,000
TOTAL REVENUE AVAILABLE:	**$1,744,811**	**$1,797,835**
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Lakewood, Manresa, & Sycamore Park)**	($231,542)	($113,471)
Services & Supplies	($65,100)	($71,300)
Repairs & Maintenance	($154,886)	($167,879)
Rehabilitation/Capital Replacements	$0	$0
Landscape Conversions/Renovations	$0	$0
Incidental Expenses:		
Administration	($101,420)	($201,420)
Assessment Engineering	($610)	
County Collection Fees	($3,703)	($4,000)
TOTAL EXPENDITURES:	**($557,261)**	**($558,070)**
RESERVES		
Retention for Operating Reserves (50% allowable)	$278,631	$279,035
Available for Capital Reserves	$908,919	$960,730
BALANCE FORWARD TO ENSUING YEAR	**$1,187,549**	**$1,239,765**

*Zone 3-26 receives a contribution from Zone 1 to cover the "community' portion of Summer Lake Park.
**It is assumed the City of Oakley maintains the Park areas and the Homeowner's Association maintains streetscape.

CPI Information:	Date	Actual CPI	Increase	Rate
	June-05	201.20		$1,353.53
	February-15	254.91	2.53%	$1,757.25
	February-16	262.60	3.02%	$1,810.26
	February-17	271.63	3.44%	$1,872.48
	February-18	281.31	3.56%	$1,939.23
	February-19	291.23	3.53%	$2,007.60
	February-20	299.69	2.91%	$2,065.94
	February-21	304.39	1.57%	$2,107.26
	February-22	320.20	5.19%	$2,216.70
	February-23	337.17	5.30%	$2,334.24

Subdivision	No. of Units or Acreage	EDU Rate	No. of EDUs	Revenue
8900 - VSFR	0	0.50	0.00	$0
8900 - SFR	196	1.00	196.00	$180,786
8955 - VSFR	1	0.50	0.50	$461
8955 - SFR	291	1.00	291.00	$268,413
7562 - VSFR	0	0.50	0.00	$0
7562 - SFR	138	1.00	138.00	$127,288
School - VAC	0.00	1.00	0.00	$0
School - IMP	10.08	1.00	3.00	$2,767
Canoe Club - INST	2.54	1.00	2.54	$2,343
HOA Daycare - INST	1.33	1.00	1.33	$1,227
Total			**632.37**	**$583,285**

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR
Zone 3-26 Assets
Summer Lake South

PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-26 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.00 acres	$ 300,000	$ -	20 Years
	Street Tree Pruning in Parks	510 Trees	$ 75	$ 38,250	7 Years
			Subtotal	**$ 38,250**	
Summer Lake Park					
(opened 2008)	Ballards - pathway	14	$ 500	$ 7,000	10 Years
	B-B-Q	6	$ 600	$ 3,600	10 Years
	Benches	41	$ 1,200	$ 49,200	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Restroom	1	$ 100,000	$ 100,000	20 Years
	Shade Structure (cooltoppers)	3	$ 50,000	$ 150,000	8 Years
	Tables	38	$ 1,200	$ 45,600	10 Years
	Trash Receptacles	11	$ 1,200	$ 13,200	8 Years
			Subtotal	**$ 466,600**	
Lakewood Park					
(opened 2009)	Ballards - pathway	5	$ 500	$ 2,500	10 Years
	Benches	3	$ 1,200	$ 3,600	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure (cooltoppers)	3	$ 50,000	$ 150,000	8 Years
	Tables	2	$ 1,200	$ 2,400	10 Years
	Trash Receptacles	3	$ 1,200	$ 3,600	8 Years
			Subtotal	**$ 260,100**	
Manresa Park					
(opened 2009)	Ballards - pathway	7	$ 500	$ 3,500	10 Years
	Benches	3	$ 1,200	$ 3,600	10 Years
	Tables	2	$ 1,200	$ 2,400	10 Years
	Trash Receptacles	2	$ 1,200	$ 2,400	8 Years
			Subtotal	**$ 11,900**	
Sycamore Park					
(opened 2009)	Ballards - pathway	2	$ 500	$ 1,000	10 Years
	Benches	2	$ 1,200	$ 2,400	10 Years
	Trash Receptacles	2	$ 1,200	$ 2,400	8 Years
			Subtotal	**$ 5,800**	
Lakeside Park					
(opened 2014)	Ballards - pathway	25	$ 500	$ 12,500	10 Years
	Bike Rack	1	$ 300	$ 300	10 Years
	Benches	3	$ 1,200	$ 3,600	10 Years
	Drinking Fountain	1	$ 3,000	$ 3,000	8 Years
	Play Equipment 2-5	1	$ 25,000	$ 25,000	8 Years
	Play Equipment 5-12	1	$ 70,000	$ 70,000	8 Years
	Shade Structure	1	$ 50,000	$ 50,000	8 Years
	Tables	3	$ 1,200	$ 3,600	10 Years
	Trash Receptacles	2	$ 1,200	$ 2,400	8 Years
			Subtotal	**$ 170,400**	
Leeward Park					
(opened 2014)	Ballards - pathway	3	$ 500	$ 1,500	10 Years
	Benches	2	$ 1,200	$ 2,400	10 Years
	Fitness Equipment	3	$ 5,000	$ 15,000	8 Years
	Tables	2	$ 1,200	$ 2,400	10 Years
	Trash Receptacles	1	$ 1,200	$ 1,200	8 Years
			Subtotal	**$ 22,500**	
North Lakeside Park					
(future)	Ballards - pathway		$ 500	$ -	10 Years
	Benches		$ 1,200	$ -	10 Years
	Drinking Fountain		$ 3,000	$ -	8 Years
	Play Equipment 5-12		$ 70,000	$ -	8 Years
	Shade Structure (cooltoppers)		$ 50,000	$ -	8 Years
	Tables		$ 1,200	$ -	10 Years
	Trash Receptacles		$ 1,200	$ -	8 Years
			Subtotal	**$ -**	
Greenbelt					
(future)	Ballards - pathway		$ 500	$ -	10 Years
	Benches		$ 1,200	$ -	10 Years
	Drinking Fountain		$ 3,000	$ -	8 Years
	Play Equipment 5-12		$ 70,000	$ -	8 Years
	Shade Structure (cooltoppers)		$ 50,000	$ -	8 Years
	Tables		$ 1,200	$ -	10 Years
	Trash Receptacles		$ 1,200	$ -	8 Years
			Subtotal	**$ -**	
			Zone 3-26 Total	**$ 975,550**	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

APPENDIX D

BENEFIT ZONE 2
STREETLIGHTING

EQUIVALENT DWELLING UNITS
BY LAND USE CLASSIFICATION

Benefit Zone No. 2 - Street Lighting Equivalent Dwelling Units by Land Use Classification

Classification	County Land Use Code	Intensity Factor	Pedestrian Factor	Security Factor	Total Equivalent Dwelling Units
1. Single Family Residential					
A. Single Family Homes	11, 12, 13, 14, 19, 61	0.250	0.500	0.250	1.000
B. Condominiums	29	0.250	0.125	0.125	0.500
2. Multiple Family Residential					
A. Two	21	0.250	1.250	0.500	2.000
B. Three	22, 24	0.250	2.250	0.500	3.000
C. Four	23	0.500	3.000	0.500	4.000
D. Five to Twelve	25	0.500	3.500	1.000	5.000
E. Thirteen to Twenty-four	26	0.750	4.000	1.250	6.000
F. Twenty-five to Fifty-nine	27	0.750	4.500	1.750	7.000
G. Sixty or more	28	1.000	5.000	2.000	8.000
3. Commercial					
A. Commercial stores (not supermarket)	31	1.000	3.000	1.000	5.000
B. Small grocery stores	32	1.000	3.000	1.000	5.000
C. Office buildings	33	1.000	3.000	1.000	5.000
D. Medical-dental offices	34	1.000	3.000	1.000	5.000
E. Service stations, car washes/bulk plants	35	1.000	3.000	1.000	5.000
F. Garages	36	1.000	3.000	1.000	5.000
G. Community facilities, recreational, etc.	37	1.000	3.000	1.000	5.000
H. Golf Courses	38	1.000	3.000	1.000	5.000
I. Bowling Alleys	39	1.000	3.000	1.000	5.000
J. Boat harbors	40	1.000	3.000	1.000	5.000
K. Supermarkets (not in shopping centers)	41	1.000	3.000	1.000	5.000
L. Shopping centers	42	1.000	3.000	1.000	5.000
M. Financial office buildings	43	1.000	3.000	1.000	5.000
N. Hotels, motels, mobile homes	44	1.000	3.000	1.000	5.000
O. Theaters	45	1.000	3.000	1.000	5.000
P. Drive-in restaurants	46	1.000	3.000	1.000	5.000
Q. Restaurants	47	1.000	3.000	1.000	5.000
R. Mixed multiple/commercial	48	1.000	3.000	1.000	5.000
S. New car agencies	49	1.000	3.000	1.000	5.000
4. Industrial					
A. Industrial parks	51, 52	1.000	3.000	1.000	5.000
B. Industrial	53, 54, 56	1.000	3.000	1.000	5.000
C. Warehouses	55	1.000	3.000	1.000	5.000
5. Institutional					
A. Convalescent hospitals & rest homes	70	1.000	3.000	1.000	5.000
B. Churches	71	1.000	3.000	1.000	5.000
C. Cemeteries, Mortuaries	74	1.000	3.000	1.000	5.000
D. Fraternal & service organizations	75	1.000	3.000	1.000	5.000
6. Miscellaneous Properties					
A. Vacant Land	15, 16, 17, 18, 20, 30, 50	0.250	0.000	0.250	0.500
B. Vacant Land	62, 63, 64, 65, 66, 67, 68, 69	0.250	0.000	0.250	0.500

APPENDIX E

ASSESSMENT ROLL

FISCAL YEAR 2023-24

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
032-010-007	$31.88	$0.00	$0.00
032-010-010	$31.88	$0.00	$0.00
032-010-011	$31.88	$0.00	$0.00
032-020-006	$95.64	$0.00	$0.00
032-060-001	$31.88	$0.00	$0.00
032-060-002	$31.88	$0.00	$0.00
032-060-003	$31.88	$0.00	$0.00
032-060-004	$31.88	$0.00	$0.00
032-060-005	$31.88	$0.00	$0.00
032-060-006	$31.88	$0.00	$0.00
032-060-007	$31.88	$0.00	$0.00
032-060-008	$31.88	$0.00	$0.00
032-060-009	$31.88	$0.00	$0.00
032-060-010	$31.88	$0.00	$0.00
032-060-011	$15.94	$0.00	$0.00
032-060-012	$31.88	$0.00	$0.00
032-060-013	$31.88	$0.00	$0.00
032-060-014	$31.88	$0.00	$0.00
032-060-016	$31.88	$0.00	$0.00
032-060-017	$31.88	$0.00	$0.00
032-060-018	$31.88	$0.00	$0.00
032-060-019	$31.88	$0.00	$0.00
032-070-001	$31.88	$0.00	$0.00
032-070-002	$15.94	$0.00	$0.00
032-070-005	$15.94	$0.00	$0.00
032-070-006	$31.88	$0.00	$0.00
032-070-007	$31.88	$0.00	$0.00
032-070-008	$31.88	$0.00	$0.00
032-070-009	$31.88	$0.00	$0.00
032-070-010	$31.88	$0.00	$0.00
032-070-011	$15.94	$0.00	$0.00
032-070-018	$31.88	$0.00	$0.00
032-070-019	$31.88	$0.00	$0.00
032-070-022	$31.88	$0.00	$0.00
032-070-023	$31.88	$0.00	$0.00
032-070-024	$31.88	$0.00	$0.00
032-081-003	$31.88	$0.00	$0.00
032-081-017	$95.64	$0.00	$0.00
032-081-019	$95.64	$0.00	$0.00
032-082-004	$47.82	$0.00	$0.00
032-082-005	$47.82	$0.00	$0.00
032-082-008	$47.82	$0.00	$0.00
032-082-009	$95.64	$0.00	$0.00
032-082-010	$47.82	$0.00	$0.00
032-082-011	$47.82	$0.00	$0.00
032-340-006	$15.94	$0.00	$0.00
032-370-012	$359.32	$0.00	$0.00
032-370-023	$15.94	$0.00	$0.00
032-370-024	$15.94	$0.00	$0.00
032-370-025	$15.94	$0.00	$0.00
032-370-026	$31.88	$0.00	$0.00
032-370-027	$31.88	$0.00	$0.00
032-370-033	$539.00	$7.46	$0.00
032-370-035	$539.00	$7.46	$0.00
033-012-007	$31.88	$0.00	$0.00
033-012-008	$31.88	$0.00	$0.00
033-012-009	$31.88	$0.00	$0.00
033-020-011	$31.88	$0.00	$0.00
033-030-002	$31.88	$0.00	$0.00
033-030-028	$31.88	$0.00	$0.00
033-030-030	$31.88	$0.00	$0.00
033-030-031	$47.82	$0.00	$0.00
033-030-032	$47.82	$0.00	$0.00
033-030-034	$31.88	$0.00	$0.00
033-030-035	$31.88	$0.00	$0.00
033-040-001	$31.88	$14.94	$0.00
033-040-002	$31.88	$14.94	$0.00
033-040-005	$31.88	$14.94	$0.00
033-040-006	$63.76	$29.88	$0.00
033-040-007	$31.88	$14.94	$0.00
033-040-008	$31.88	$14.94	$0.00
033-040-009	$31.88	$14.94	$0.00
033-040-010	$31.88	$14.94	$0.00
033-040-011	$15.94	$7.46	$0.00
033-040-012	$31.88	$14.94	$0.00
033-040-014	$31.88	$14.94	$0.00
033-040-015	$31.88	$14.94	$0.00
033-040-016	$31.88	$14.94	$0.00
033-040-017	$15.94	$7.46	$0.00
033-040-018	$31.88	$14.94	$0.00
033-040-019	$31.88	$14.94	$0.00
033-040-020	$31.88	$14.94	$0.00
033-040-021	$31.88	$14.94	$0.00
033-040-022	$31.88	$14.94	$0.00
033-040-023	$31.88	$14.94	$0.00
033-040-024	$31.88	$14.94	$0.00
033-040-025	$31.88	$14.94	$0.00
033-040-026	$31.88	$14.94	$0.00
033-040-027	$31.88	$14.94	$0.00
033-040-028	$31.88	$14.94	$0.00
033-040-029	$31.88	$74.70	$0.00
033-040-030	$31.88	$74.70	$0.00
033-040-032	$31.88	$14.94	$0.00
033-040-033	$31.88	$14.94	$0.00
033-040-035	$31.88	$14.94	$0.00
033-040-036	$31.88	$14.94	$0.00
033-040-037	$31.88	$14.94	$0.00
033-040-038	$31.88	$14.94	$0.00
033-051-001	$15.94	$7.46	$0.00
033-051-002	$31.88	$14.94	$0.00
033-051-004	$31.88	$14.94	$0.00
033-051-005	$31.88	$14.94	$0.00
033-051-006	$31.88	$14.94	$0.00
033-051-007	$31.88	$14.94	$0.00
033-051-008	$31.88	$14.94	$0.00
033-051-009	$31.88	$14.94	$0.00
033-051-010	$31.88	$14.94	$0.00
033-051-011	$31.88	$14.94	$0.00
033-051-012	$31.88	$14.94	$0.00
033-051-013	$31.88	$14.94	$0.00
033-051-014	$31.88	$14.94	$0.00
033-051-015	$31.88	$14.94	$0.00
033-051-016	$31.88	$14.94	$0.00
033-051-017	$31.88	$14.94	$0.00
033-051-018	$31.88	$14.94	$0.00
033-052-002	$31.88	$14.94	$0.00
033-052-003	$31.88	$14.94	$0.00
033-052-004	$31.88	$14.94	$0.00
033-052-005	$31.88	$14.94	$0.00
033-052-006	$31.88	$14.94	$0.00
033-052-008	$63.76	$29.88	$0.00
033-052-009	$31.88	$74.70	$0.00
033-052-010	$31.88	$74.70	$0.00
033-052-011	$15.94	$44.82	$0.00
033-052-012	$31.88	$14.94	$0.00
033-052-013	$31.88	$14.94	$0.00
033-052-014	$31.88	$14.94	$0.00
033-052-015	$31.88	$14.94	$0.00
033-052-016	$31.88	$14.94	$0.00
033-052-017	$31.88	$14.94	$0.00
033-052-018	$31.88	$14.94	$0.00
033-052-019	$31.88	$14.94	$0.00
033-052-020	$31.88	$14.94	$0.00
033-052-021	$31.88	$14.94	$0.00
033-052-022	$31.88	$14.94	$0.00
033-052-023	$31.88	$14.94	$0.00
033-052-024	$31.88	$14.94	$0.00
033-052-025	$31.88	$14.94	$0.00
033-053-008	$31.88	$14.94	$0.00
033-053-009	$31.88	$14.94	$0.00
033-053-010	$31.88	$74.70	$0.00
033-053-011	$31.88	$14.94	$0.00
033-053-014	$31.88	$14.94	$0.00
033-053-016	$31.88	$14.94	$0.00
033-053-018	$31.88	$14.94	$0.00
033-053-022	$31.88	$14.94	$0.00
033-053-023	$31.88	$14.94	$0.00
033-053-024	$31.88	$14.94	$0.00
033-053-025	$31.88	$14.94	$0.00
033-053-034	$15.94	$7.46	$0.00
033-053-035	$31.88	$14.94	$0.00
033-053-036	$31.88	$14.94	$0.00
033-053-037	$31.88	$14.94	$0.00
033-053-038	$31.88	$14.94	$0.00
033-053-040	$31.88	$14.94	$0.00
033-053-041	$31.88	$14.94	$0.00
033-053-044	$31.88	$14.94	$0.00
033-053-045	$31.88	$14.94	$0.00
033-053-048	$31.88	$14.94	$0.00
033-053-049	$31.88	$14.94	$0.00
033-053-050	$15.94	$7.46	$0.00
033-053-054	$31.88	$14.94	$0.00
033-053-055	$31.88	$14.94	$0.00
033-053-056	$15.94	$7.46	$0.00
033-053-057	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-053-058	$31.88	$14.94	$0.00
033-053-059	$31.88	$14.94	$0.00
033-053-060	$31.88	$14.94	$0.00
033-053-061	$31.88	$14.94	$0.00
033-053-062	$31.88	$14.94	$0.00
033-053-065	$15.94	$7.46	$0.00
033-053-066	$31.88	$14.94	$0.00
033-053-067	$15.94	$7.46	$0.00
033-053-068	$15.94	$7.46	$0.00
033-053-069	$15.94	$7.46	$0.00
033-053-070	$31.88	$14.94	$0.00
033-080-001	$31.88	$0.00	$0.00
033-080-002	$31.88	$0.00	$0.00
033-080-003	$31.88	$0.00	$0.00
033-080-004	$31.88	$0.00	$0.00
033-080-005	$31.88	$0.00	$0.00
033-080-006	$31.88	$0.00	$0.00
033-080-007	$31.88	$0.00	$0.00
033-080-008	$31.88	$0.00	$0.00
033-080-011	$31.88	$0.00	$0.00
033-080-012	$31.88	$0.00	$0.00
033-080-015	$31.88	$0.00	$0.00
033-080-018	$31.88	$0.00	$0.00
033-080-019	$31.88	$0.00	$0.00
033-080-021	$31.88	$0.00	$0.00
033-080-022	$31.88	$0.00	$0.00
033-090-001	$31.88	$0.00	$0.00
033-090-002	$318.80	$0.00	$0.00
033-090-003	$15.94	$0.00	$0.00
033-090-007	$31.88	$14.94	$0.00
033-090-008	$31.88	$14.94	$0.00
033-090-009	$31.88	$14.94	$0.00
033-090-010	$31.88	$14.94	$0.00
033-090-013	$47.82	$74.70	$0.00
033-090-014	$127.52	$74.70	$0.00
033-090-015	$31.88	$14.94	$0.00
033-090-016	$31.88	$14.94	$0.00
033-090-017	$31.88	$14.94	$0.00
033-090-018	$31.88	$14.94	$0.00
033-090-019	$31.88	$14.94	$0.00
033-090-020	$31.88	$14.94	$0.00
033-090-021	$31.88	$14.94	$0.00
033-090-022	$31.88	$14.94	$0.00
033-090-023	$31.88	$14.94	$0.00
033-090-024	$31.88	$14.94	$0.00
033-090-025	$31.88	$14.94	$0.00
033-090-026	$31.88	$14.94	$0.00
033-090-027	$31.88	$14.94	$0.00
033-090-030	$31.88	$14.94	$0.00
033-090-031	$31.88	$0.00	$0.00
033-090-033	$31.88	$14.94	$0.00
033-090-035	$31.88	$14.94	$0.00
033-090-036	$31.88	$14.94	$0.00
033-090-038	$31.88	$0.00	$0.00
033-090-039	$31.88	$0.00	$0.00
033-090-040	$31.88	$0.00	$0.00
033-090-041	$31.88	$0.00	$0.00
033-090-044	$31.88	$14.94	$0.00
033-090-045	$31.88	$14.94	$0.00
033-090-046	$15.94	$7.46	$0.00
033-090-047	$15.94	$7.46	$0.00
033-100-001	$95.64	$0.00	$0.00
033-100-004	$47.82	$0.00	$0.00
033-100-005	$47.82	$0.00	$0.00
033-100-006	$31.88	$0.00	$0.00
033-110-003	$47.82	$0.00	$0.00
033-110-004	$31.88	$0.00	$0.00
033-110-005	$31.88	$0.00	$0.00
033-110-006	$31.88	$0.00	$0.00
033-110-007	$31.88	$0.00	$0.00
033-110-008	$31.88	$0.00	$0.00
033-110-009	$31.88	$0.00	$0.00
033-110-010	$127.52	$0.00	$0.00
033-110-011	$31.88	$0.00	$0.00
033-110-012	$31.88	$0.00	$0.00
033-110-013	$31.88	$0.00	$0.00
033-110-014	$31.88	$0.00	$0.00
033-110-015	$31.88	$0.00	$0.00
033-110-017	$31.88	$0.00	$0.00
033-110-018	$31.88	$0.00	$0.00
033-110-019	$31.88	$0.00	$0.00
033-110-020	$31.88	$0.00	$0.00
033-120-004	$31.88	$0.00	$0.00
033-120-007	$31.88	$0.00	$0.00
033-120-009	$31.88	$0.00	$0.00
033-120-010	$31.88	$0.00	$0.00
033-120-011	$31.88	$0.00	$0.00
033-120-012	$31.88	$0.00	$0.00
033-120-014	$31.88	$0.00	$0.00
033-120-015	$31.88	$0.00	$0.00
033-130-020	$31.88	$0.00	$0.00
033-130-021	$31.88	$0.00	$0.00
033-130-022	$31.88	$0.00	$0.00
033-130-023	$31.88	$0.00	$0.00
033-130-024	$31.88	$0.00	$0.00
033-130-032	$31.88	$0.00	$0.00
033-130-035	$31.88	$0.00	$0.00
033-130-036	$31.88	$0.00	$0.00
033-130-037	$31.88	$0.00	$0.00
033-130-038	$31.88	$0.00	$0.00
033-130-039	$31.88	$0.00	$0.00
033-130-040	$15.94	$0.00	$0.00
033-130-041	$31.88	$0.00	$0.00
033-130-046	$31.88	$0.00	$0.00
033-130-047	$31.88	$0.00	$0.00
033-130-048	$32.52	$0.00	$0.00
033-130-051	$34.42	$0.00	$0.00
033-130-052	$31.88	$0.00	$0.00
033-130-053	$31.88	$0.00	$0.00
033-130-054	$31.88	$0.00	$0.00
033-130-055	$15.94	$0.00	$0.00
033-130-056	$47.82	$0.00	$0.00
033-130-058	$31.88	$0.00	$0.00
033-130-059	$31.88	$0.00	$0.00
033-130-060	$31.88	$0.00	$0.00
033-130-063	$31.88	$0.00	$0.00
033-130-064	$31.88	$0.00	$0.00
033-130-065	$31.88	$0.00	$0.00
033-130-066	$31.88	$0.00	$0.00
033-130-067	$31.88	$0.00	$0.00
033-130-069	$31.88	$0.00	$0.00
033-130-070	$31.88	$0.00	$0.00
033-130-071	$31.88	$0.00	$0.00
033-140-015	$31.88	$0.00	$0.00
033-140-016	$31.88	$0.00	$0.00
033-140-019	$47.82	$0.00	$0.00
033-140-022	$47.82	$0.00	$0.00
033-150-002	$47.82	$0.00	$0.00
033-150-008	$31.88	$0.00	$0.00
033-150-009	$31.88	$0.00	$0.00
033-150-011	$47.82	$0.00	$0.00
033-150-018	$31.88	$0.00	$0.00
033-160-005	$31.88	$0.00	$0.00
033-160-007	$31.88	$0.00	$0.00
033-160-013	$31.88	$0.00	$0.00
033-160-021	$31.88	$0.00	$0.00
033-160-022	$31.88	$0.00	$0.00
033-160-023	$31.88	$0.00	$0.00
033-160-028	$31.88	$0.00	$0.00
033-160-029	$31.88	$0.00	$0.00
033-160-031	$31.88	$0.00	$0.00
033-160-032	$31.88	$0.00	$0.00
033-160-033	$31.88	$0.00	$0.00
033-160-034	$31.88	$0.00	$0.00
033-160-035	$31.88	$0.00	$0.00
033-160-036	$31.88	$0.00	$0.00
033-160-039	$31.88	$0.00	$0.00
033-160-040	$31.88	$0.00	$0.00
033-160-041	$31.88	$0.00	$0.00
033-160-042	$31.88	$0.00	$0.00
033-170-011	$31.88	$0.00	$0.00
033-170-012	$31.88	$0.00	$0.00
033-170-013	$31.88	$0.00	$0.00
033-170-014	$31.88	$0.00	$0.00
033-170-016	$31.88	$0.00	$0.00
033-170-017	$31.88	$0.00	$0.00
033-170-018	$15.94	$0.00	$0.00
033-170-019	$31.88	$0.00	$0.00
033-170-020	$31.88	$0.00	$0.00
033-170-021	$15.94	$0.00	$0.00
033-170-022	$31.88	$0.00	$0.00
033-170-023	$31.88	$0.00	$0.00
033-170-024	$47.82	$0.00	$0.00
033-180-007	$31.88	$0.00	$0.00
033-180-013	$31.88	$0.00	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-180-015	$31.88	$0.00	$0.00
033-180-016	$31.88	$0.00	$0.00
033-200-001	$31.88	$0.00	$0.00
033-200-002	$31.88	$0.00	$0.00
033-200-003	$15.94	$0.00	$0.00
033-200-004	$31.88	$0.00	$0.00
033-200-006	$31.88	$0.00	$0.00
033-200-007	$31.88	$0.00	$0.00
033-200-008	$31.88	$0.00	$0.00
033-200-009	$31.88	$0.00	$0.00
033-200-010	$31.88	$0.00	$0.00
033-200-014	$31.88	$0.00	$0.00
033-200-015	$31.88	$0.00	$0.00
033-200-016	$31.88	$0.00	$0.00
033-200-019	$31.88	$0.00	$0.00
033-200-020	$31.88	$0.00	$0.00
033-200-021	$31.88	$0.00	$0.00
033-200-024	$31.88	$0.00	$0.00
033-231-001	$31.88	$0.00	$0.00
033-231-002	$31.88	$0.00	$0.00
033-231-003	$31.88	$0.00	$0.00
033-232-001	$31.88	$0.00	$0.00
033-232-002	$31.88	$0.00	$0.00
033-232-003	$31.88	$0.00	$0.00
033-232-004	$31.88	$0.00	$0.00
033-232-005	$31.88	$0.00	$0.00
033-232-006	$31.88	$0.00	$0.00
033-233-001	$31.88	$0.00	$0.00
033-233-002	$31.88	$0.00	$0.00
033-233-003	$31.88	$0.00	$0.00
033-240-002	$31.88	$0.00	$0.00
033-240-003	$31.88	$0.00	$0.00
033-240-006	$15.94	$0.00	$0.00
033-240-009	$15.94	$0.00	$0.00
033-240-010	$31.88	$0.00	$0.00
033-240-014	$31.88	$0.00	$0.00
033-250-001	$31.88	$0.00	$0.00
033-250-002	$31.88	$0.00	$0.00
033-250-003	$31.88	$0.00	$0.00
033-250-004	$31.88	$0.00	$0.00
033-250-005	$31.88	$0.00	$0.00
033-250-006	$31.88	$0.00	$0.00
033-250-007	$31.88	$0.00	$0.00
033-250-008	$31.88	$0.00	$0.00
033-250-009	$31.88	$0.00	$0.00
033-260-001	$31.88	$0.00	$0.00
033-260-002	$31.88	$0.00	$0.00
033-260-003	$31.88	$0.00	$0.00
033-260-004	$15.94	$0.00	$0.00
033-260-005	$31.88	$0.00	$0.00
033-260-006	$31.88	$0.00	$0.00
033-260-007	$31.88	$0.00	$0.00
033-260-008	$31.88	$0.00	$0.00
033-271-001	$31.88	$0.00	$0.00
033-271-002	$31.88	$0.00	$0.00
033-271-003	$31.88	$0.00	$0.00
033-271-004	$31.88	$0.00	$0.00
033-271-005	$31.88	$0.00	$0.00
033-271-006	$31.88	$0.00	$0.00
033-271-007	$31.88	$0.00	$0.00
033-271-008	$31.88	$0.00	$0.00
033-271-009	$31.88	$0.00	$0.00
033-271-010	$31.88	$0.00	$0.00
033-271-011	$31.88	$0.00	$0.00
033-271-012	$31.88	$0.00	$0.00
033-271-013	$31.88	$0.00	$0.00
033-271-014	$31.88	$0.00	$0.00
033-271-015	$31.88	$0.00	$0.00
033-271-016	$31.88	$0.00	$0.00
033-271-017	$31.88	$0.00	$0.00
033-271-018	$31.88	$0.00	$0.00
033-271-019	$31.88	$0.00	$0.00
033-271-020	$31.88	$0.00	$0.00
033-271-021	$31.88	$0.00	$0.00
033-271-022	$31.88	$0.00	$0.00
033-271-023	$31.88	$0.00	$0.00
033-271-024	$31.88	$0.00	$0.00
033-271-025	$31.88	$0.00	$0.00
033-271-026	$31.88	$0.00	$0.00
033-271-027	$31.88	$0.00	$0.00
033-271-028	$31.88	$0.00	$0.00
033-271-029	$31.88	$0.00	$0.00
033-271-030	$31.88	$0.00	$0.00
033-271-031	$31.88	$0.00	$0.00
033-271-032	$31.88	$0.00	$0.00
033-271-033	$31.88	$0.00	$0.00
033-271-034	$31.88	$0.00	$0.00
033-271-035	$31.88	$0.00	$0.00
033-271-036	$31.88	$0.00	$0.00
033-271-037	$31.88	$0.00	$0.00
033-271-038	$31.88	$0.00	$0.00
033-271-039	$31.88	$0.00	$0.00
033-271-040	$31.88	$0.00	$0.00
033-271-041	$31.88	$0.00	$0.00
033-271-042	$31.88	$0.00	$0.00
033-271-043	$31.88	$0.00	$0.00
033-271-044	$31.88	$0.00	$0.00
033-271-045	$31.88	$0.00	$0.00
033-271-046	$31.88	$0.00	$0.00
033-271-047	$31.88	$0.00	$0.00
033-271-048	$31.88	$0.00	$0.00
033-271-049	$31.88	$0.00	$0.00
033-271-050	$31.88	$0.00	$0.00
033-271-051	$31.88	$0.00	$0.00
033-271-052	$31.88	$0.00	$0.00
033-271-053	$31.88	$0.00	$0.00
033-271-054	$31.88	$0.00	$0.00
033-271-055	$31.88	$0.00	$0.00
033-271-056	$31.88	$0.00	$0.00
033-271-057	$31.88	$0.00	$0.00
033-271-058	$31.88	$0.00	$0.00
033-271-059	$31.88	$0.00	$0.00
033-271-060	$31.88	$0.00	$0.00
033-271-061	$31.88	$0.00	$0.00
033-271-062	$31.88	$0.00	$0.00
033-271-063	$31.88	$0.00	$0.00
033-271-064	$31.88	$0.00	$0.00
033-271-065	$31.88	$0.00	$0.00
033-271-066	$31.88	$0.00	$0.00
033-271-067	$31.88	$0.00	$0.00
033-271-068	$31.88	$0.00	$0.00
033-271-074	$31.88	$0.00	$0.00
033-271-075	$31.88	$0.00	$0.00
033-271-076	$31.88	$0.00	$0.00
033-271-077	$31.88	$0.00	$0.00
033-271-078	$31.88	$0.00	$0.00
033-271-079	$31.88	$0.00	$0.00
033-271-080	$31.88	$0.00	$0.00
033-271-081	$31.88	$0.00	$0.00
033-271-082	$31.88	$0.00	$0.00
033-271-083	$31.88	$0.00	$0.00
033-271-084	$31.88	$0.00	$0.00
033-271-085	$31.88	$0.00	$0.00
033-271-086	$31.88	$0.00	$0.00
033-271-087	$31.88	$0.00	$0.00
033-271-088	$31.88	$0.00	$0.00
033-271-089	$31.88	$0.00	$0.00
033-271-090	$31.88	$0.00	$0.00
033-271-091	$31.88	$0.00	$0.00
033-271-092	$31.88	$0.00	$0.00
033-271-093	$31.88	$0.00	$0.00
033-271-094	$31.88	$0.00	$0.00
033-271-095	$31.88	$0.00	$0.00
033-271-096	$31.88	$0.00	$0.00
033-280-001	$31.88	$0.00	$0.00
033-280-002	$31.88	$0.00	$0.00
033-280-003	$31.88	$0.00	$0.00
033-280-004	$31.88	$0.00	$0.00
033-280-005	$31.88	$0.00	$0.00
033-280-006	$31.88	$0.00	$0.00
033-280-007	$31.88	$0.00	$0.00
033-280-008	$31.88	$0.00	$0.00
033-280-009	$31.88	$0.00	$0.00
033-280-010	$31.88	$0.00	$0.00
033-280-011	$31.88	$0.00	$0.00
033-280-012	$31.88	$0.00	$0.00
033-280-013	$31.88	$0.00	$0.00
033-280-014	$31.88	$0.00	$0.00
033-280-015	$31.88	$0.00	$0.00
033-280-016	$31.88	$0.00	$0.00
033-280-017	$31.88	$0.00	$0.00
033-280-018	$31.88	$0.00	$0.00
033-280-019	$31.88	$0.00	$0.00
033-280-020	$31.88	$0.00	$0.00
033-280-021	$31.88	$0.00	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-280-022	$31.88	$0.00	$0.00
033-280-023	$31.88	$0.00	$0.00
033-280-024	$31.88	$0.00	$0.00
033-280-025	$31.88	$0.00	$0.00
033-280-026	$31.88	$0.00	$0.00
033-280-027	$31.88	$0.00	$0.00
033-280-028	$31.88	$0.00	$0.00
033-280-029	$31.88	$0.00	$0.00
033-280-030	$31.88	$0.00	$0.00
033-280-031	$31.88	$0.00	$0.00
033-280-032	$31.88	$0.00	$0.00
033-280-033	$31.88	$0.00	$0.00
033-280-034	$31.88	$0.00	$0.00
033-280-035	$31.88	$0.00	$0.00
033-280-036	$31.88	$0.00	$0.00
033-280-037	$31.88	$0.00	$0.00
033-280-038	$31.88	$0.00	$0.00
033-280-039	$31.88	$0.00	$0.00
033-280-040	$31.88	$0.00	$0.00
033-280-041	$31.88	$0.00	$0.00
033-280-042	$31.88	$0.00	$0.00
033-280-043	$31.88	$0.00	$0.00
033-280-044	$31.88	$0.00	$0.00
033-280-045	$31.88	$0.00	$0.00
033-280-046	$31.88	$0.00	$0.00
033-280-047	$31.88	$0.00	$0.00
033-280-048	$31.88	$0.00	$0.00
033-280-049	$31.88	$0.00	$0.00
033-280-050	$31.88	$0.00	$0.00
033-280-051	$31.88	$0.00	$0.00
033-280-052	$31.88	$0.00	$0.00
033-280-053	$31.88	$0.00	$0.00
033-280-054	$31.88	$0.00	$0.00
033-280-055	$31.88	$0.00	$0.00
033-280-056	$31.88	$0.00	$0.00
033-280-057	$31.88	$0.00	$0.00
033-280-058	$31.88	$0.00	$0.00
033-280-059	$31.88	$0.00	$0.00
033-280-060	$31.88	$0.00	$0.00
033-280-061	$31.88	$0.00	$0.00
033-280-062	$31.88	$0.00	$0.00
033-280-063	$31.88	$0.00	$0.00
033-280-064	$31.88	$0.00	$0.00
033-280-065	$31.88	$0.00	$0.00
033-280-066	$31.88	$0.00	$0.00
033-280-067	$31.88	$0.00	$0.00
033-280-068	$31.88	$0.00	$0.00
033-280-069	$31.88	$0.00	$0.00
033-280-070	$31.88	$0.00	$0.00
033-280-071	$31.88	$0.00	$0.00
033-280-072	$31.88	$0.00	$0.00
033-280-073	$31.88	$0.00	$0.00
033-280-074	$31.88	$0.00	$0.00
033-280-075	$31.88	$0.00	$0.00
033-280-076	$31.88	$0.00	$0.00
033-280-077	$31.88	$0.00	$0.00
033-280-078	$31.88	$0.00	$0.00
033-280-079	$31.88	$0.00	$0.00
033-280-080	$31.88	$0.00	$0.00
033-280-081	$31.88	$0.00	$0.00
033-280-082	$31.88	$0.00	$0.00
033-280-083	$31.88	$0.00	$0.00
033-280-084	$31.88	$0.00	$0.00
033-280-085	$31.88	$0.00	$0.00
033-280-086	$31.88	$0.00	$0.00
033-280-087	$31.88	$0.00	$0.00
033-280-088	$31.88	$0.00	$0.00
033-280-089	$31.88	$0.00	$0.00
033-280-090	$31.88	$0.00	$0.00
033-280-091	$31.88	$0.00	$0.00
033-280-092	$31.88	$0.00	$0.00
033-280-093	$31.88	$0.00	$0.00
033-280-094	$31.88	$0.00	$0.00
033-280-095	$31.88	$0.00	$0.00
033-280-096	$31.88	$0.00	$0.00
033-280-097	$31.88	$0.00	$0.00
033-280-098	$31.88	$0.00	$0.00
033-280-099	$31.88	$0.00	$0.00
033-280-106	$31.88	$0.00	$0.00
033-290-001	$31.88	$0.00	$0.00
033-290-002	$31.88	$0.00	$0.00
033-290-003	$31.88	$0.00	$0.00
033-290-004	$31.88	$0.00	$0.00
033-290-005	$31.88	$0.00	$0.00
033-290-006	$31.88	$0.00	$0.00
033-290-007	$31.88	$0.00	$0.00
033-290-008	$31.88	$0.00	$0.00
033-290-009	$31.88	$0.00	$0.00
033-290-010	$31.88	$0.00	$0.00
033-290-011	$31.88	$0.00	$0.00
033-290-012	$31.88	$0.00	$0.00
033-290-013	$31.88	$0.00	$0.00
033-290-014	$31.88	$0.00	$0.00
033-290-015	$31.88	$0.00	$0.00
033-290-016	$31.88	$0.00	$0.00
033-290-017	$31.88	$0.00	$0.00
033-290-018	$31.88	$0.00	$0.00
033-290-019	$31.88	$0.00	$0.00
033-290-020	$31.88	$0.00	$0.00
033-290-021	$31.88	$0.00	$0.00
033-290-022	$31.88	$0.00	$0.00
033-290-023	$31.88	$0.00	$0.00
033-290-024	$31.88	$0.00	$0.00
033-290-025	$31.88	$0.00	$0.00
033-290-026	$31.88	$0.00	$0.00
033-290-027	$31.88	$0.00	$0.00
033-290-028	$31.88	$0.00	$0.00
033-290-029	$31.88	$0.00	$0.00
033-290-030	$31.88	$0.00	$0.00
033-290-031	$31.88	$0.00	$0.00
033-290-032	$31.88	$0.00	$0.00
033-290-033	$31.88	$0.00	$0.00
033-290-034	$31.88	$0.00	$0.00
033-290-035	$31.88	$0.00	$0.00
033-290-036	$31.88	$0.00	$0.00
033-290-037	$31.88	$0.00	$0.00
033-290-038	$31.88	$0.00	$0.00
033-290-039	$31.88	$0.00	$0.00
033-320-033	$15.94	$0.00	$0.00
033-380-001	$31.88	$14.94	$0.00
033-380-002	$31.88	$14.94	$0.00
033-380-003	$31.88	$14.94	$0.00
033-380-004	$31.88	$14.94	$0.00
033-380-005	$31.88	$14.94	$0.00
033-380-006	$31.88	$14.94	$0.00
033-380-007	$31.88	$14.94	$0.00
033-380-008	$31.88	$14.94	$0.00
033-380-009	$31.88	$14.94	$0.00
033-380-010	$31.88	$14.94	$0.00
033-380-011	$31.88	$14.94	$0.00
033-380-012	$31.88	$14.94	$0.00
033-380-013	$31.88	$14.94	$0.00
033-380-014	$31.88	$14.94	$0.00
033-380-015	$31.88	$14.94	$0.00
033-380-016	$31.88	$14.94	$0.00
033-380-017	$31.88	$14.94	$0.00
033-380-018	$31.88	$14.94	$0.00
033-380-019	$31.88	$14.94	$0.00
033-380-020	$31.88	$14.94	$0.00
033-380-021	$31.88	$14.94	$0.00
033-380-022	$31.88	$14.94	$0.00
033-380-023	$31.88	$14.94	$0.00
033-380-024	$31.88	$14.94	$0.00
033-380-025	$31.88	$14.94	$0.00
033-380-026	$31.88	$14.94	$0.00
033-380-027	$31.88	$14.94	$0.00
033-380-028	$31.88	$14.94	$0.00
033-380-029	$31.88	$14.94	$0.00
033-380-030	$31.88	$14.94	$0.00
033-380-031	$31.88	$14.94	$0.00
033-380-032	$31.88	$14.94	$0.00
033-380-033	$31.88	$14.94	$0.00
033-380-034	$31.88	$14.94	$0.00
033-380-035	$31.88	$14.94	$0.00
033-380-036	$31.88	$14.94	$0.00
033-380-037	$31.88	$14.94	$0.00
033-380-038	$31.88	$14.94	$0.00
033-380-039	$31.88	$14.94	$0.00
033-380-040	$31.88	$14.94	$0.00
033-380-041	$31.88	$14.94	$0.00
033-380-042	$31.88	$14.94	$0.00
033-380-043	$31.88	$14.94	$0.00
033-380-044	$31.88	$14.94	$0.00
033-380-045	$31.88	$14.94	$0.00
033-380-046	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-390-001	$31.88	$14.94	$0.00
033-390-002	$31.88	$14.94	$0.00
033-390-003	$31.88	$14.94	$0.00
033-390-004	$31.88	$14.94	$0.00
033-390-005	$31.88	$14.94	$0.00
033-390-006	$31.88	$14.94	$0.00
033-390-007	$31.88	$14.94	$0.00
033-390-008	$31.88	$14.94	$0.00
033-390-009	$31.88	$14.94	$0.00
033-390-010	$31.88	$14.94	$0.00
033-390-011	$31.88	$14.94	$0.00
033-390-012	$31.88	$14.94	$0.00
033-390-013	$31.88	$14.94	$0.00
033-390-014	$31.88	$14.94	$0.00
033-390-015	$31.88	$14.94	$0.00
033-390-016	$31.88	$14.94	$0.00
033-390-017	$31.88	$14.94	$0.00
033-390-018	$31.88	$14.94	$0.00
033-390-019	$31.88	$14.94	$0.00
033-390-020	$31.88	$14.94	$0.00
033-390-021	$31.88	$14.94	$0.00
033-390-022	$31.88	$14.94	$0.00
033-390-023	$31.88	$14.94	$0.00
033-390-024	$31.88	$14.94	$0.00
033-390-025	$31.88	$14.94	$0.00
033-390-026	$31.88	$14.94	$0.00
033-390-027	$31.88	$14.94	$0.00
033-390-028	$31.88	$14.94	$0.00
033-390-029	$31.88	$14.94	$0.00
033-390-030	$31.88	$14.94	$0.00
033-390-031	$31.88	$14.94	$0.00
033-390-032	$31.88	$14.94	$0.00
033-390-033	$31.88	$14.94	$0.00
033-390-034	$31.88	$14.94	$0.00
033-390-035	$31.88	$14.94	$0.00
033-390-036	$31.88	$14.94	$0.00
033-390-037	$31.88	$14.94	$0.00
033-390-038	$31.88	$14.94	$0.00
033-390-039	$31.88	$14.94	$0.00
033-390-040	$31.88	$14.94	$0.00
033-390-041	$31.88	$14.94	$0.00
033-390-042	$31.88	$14.94	$0.00
033-390-043	$31.88	$14.94	$0.00
033-390-044	$31.88	$14.94	$0.00
033-390-045	$31.88	$14.94	$0.00
033-390-046	$31.88	$14.94	$0.00
033-390-047	$31.88	$14.94	$0.00
033-390-048	$31.88	$14.94	$0.00
033-390-049	$31.88	$14.94	$0.00
033-390-050	$31.88	$14.94	$0.00
033-390-051	$31.88	$14.94	$0.00
033-390-052	$31.88	$14.94	$0.00
033-400-013	$31.88	$14.94	$0.00
034-020-007	$31.88	$0.00	$0.00
034-030-005	$31.88	$0.00	$0.00
034-030-006	$31.88	$0.00	$0.00
034-030-007	$31.88	$0.00	$0.00
034-030-008	$15.94	$0.00	$0.00
034-050-006	$95.64	$0.00	$0.00
034-060-006	$31.88	$0.00	$0.00
034-060-007	$31.88	$0.00	$0.00
034-060-014	$47.82	$0.00	$0.00
034-060-016	$31.88	$0.00	$0.00
034-070-014	$31.88	$0.00	$0.00
034-070-015	$31.88	$0.00	$0.00
034-070-018	$31.88	$0.00	$0.00
034-070-019	$31.88	$0.00	$0.00
034-070-021	$31.88	$0.00	$0.00
034-070-030	$31.88	$0.00	$0.00
034-070-031	$31.88	$0.00	$0.00
034-070-034	$31.88	$0.00	$0.00
034-070-035	$31.88	$0.00	$0.00
034-070-037	$31.88	$0.00	$0.00
034-070-040	$31.88	$0.00	$0.00
034-070-041	$31.88	$0.00	$0.00
034-070-042	$31.88	$0.00	$0.00
034-070-045	$31.88	$0.00	$0.00
034-070-046	$31.88	$0.00	$0.00
034-070-047	$31.88	$0.00	$0.00
034-070-048	$31.88	$0.00	$0.00
034-070-049	$31.88	$0.00	$0.00
034-070-050	$31.88	$0.00	$0.00
034-070-051	$31.88	$0.00	$0.00
034-070-053	$31.88	$0.00	$0.00
034-070-054	$31.88	$0.00	$0.00
034-070-055	$31.88	$0.00	$0.00
034-070-058	$15.94	$0.00	$0.00
034-070-059	$31.88	$0.00	$0.00
034-070-060	$15.94	$0.00	$0.00
034-070-061	$31.88	$0.00	$0.00
034-070-062	$31.88	$0.00	$0.00
034-070-063	$31.88	$0.00	$0.00
034-070-065	$31.88	$0.00	$0.00
034-070-066	$31.88	$0.00	$0.00
034-070-068	$31.88	$0.00	$0.00
034-070-069	$31.88	$0.00	$0.00
034-080-003	$31.88	$0.00	$0.00
034-080-005	$31.88	$0.00	$0.00
034-080-008	$31.88	$0.00	$0.00
034-080-009	$31.88	$0.00	$0.00
034-080-010	$31.88	$0.00	$0.00
034-080-011	$31.88	$0.00	$0.00
034-080-012	$31.88	$0.00	$0.00
034-080-018	$31.88	$0.00	$0.00
034-080-021	$31.88	$0.00	$0.00
034-080-022	$31.88	$0.00	$0.00
034-080-025	$31.88	$0.00	$0.00
034-080-026	$31.88	$0.00	$0.00
034-080-027	$31.88	$0.00	$0.00
034-080-028	$15.94	$0.00	$0.00
034-080-030	$95.64	$0.00	$0.00
034-080-031	$31.88	$0.00	$0.00
034-080-035	$31.88	$0.00	$0.00
034-080-036	$31.88	$0.00	$0.00
034-080-037	$31.88	$0.00	$0.00
034-080-038	$31.88	$0.00	$0.00
034-080-039	$31.88	$0.00	$0.00
034-080-040	$31.88	$0.00	$0.00
034-080-041	$31.88	$0.00	$0.00
034-080-042	$31.88	$0.00	$0.00
034-080-043	$31.88	$0.00	$0.00
034-080-044	$15.94	$0.00	$0.00
034-080-045	$31.88	$0.00	$0.00
034-080-046	$31.88	$0.00	$0.00
034-090-001	$31.88	$0.00	$0.00
034-090-003	$31.88	$0.00	$0.00
034-090-014	$31.88	$0.00	$0.00
034-090-015	$31.88	$0.00	$0.00
034-090-020	$31.88	$0.00	$0.00
034-090-023	$31.88	$0.00	$0.00
034-100-007	$31.88	$0.00	$0.00
034-100-008	$31.88	$0.00	$0.00
034-100-009	$31.88	$0.00	$0.00
034-100-011	$31.88	$0.00	$0.00
034-100-012	$31.88	$0.00	$0.00
034-110-001	$31.88	$0.00	$0.00
034-110-006	$47.82	$0.00	$0.00
034-120-001	$31.88	$0.00	$0.00
034-120-002	$31.88	$0.00	$0.00
034-120-008	$31.88	$0.00	$0.00
034-120-009	$47.82	$0.00	$0.00
034-120-010	$47.82	$0.00	$0.00
034-120-011	$31.88	$0.00	$0.00
034-130-004	$47.82	$0.00	$0.00
034-140-001	$31.88	$0.00	$0.00
034-140-004	$31.88	$0.00	$0.00
034-140-009	$31.88	$0.00	$0.00
034-140-011	$31.88	$0.00	$0.00
034-140-012	$31.88	$0.00	$0.00
034-140-013	$31.88	$0.00	$0.00
034-140-014	$31.88	$0.00	$0.00
034-140-015	$31.88	$0.00	$0.00
034-150-002	$31.88	$0.00	$0.00
034-150-003	$31.88	$0.00	$0.00
034-150-004	$31.88	$0.00	$0.00
034-170-006	$15.94	$0.00	$0.00
034-170-007	$15.94	$0.00	$0.00
034-181-001	$47.82	$0.00	$0.00
034-181-002	$31.88	$0.00	$0.00
034-181-003	$31.88	$0.00	$0.00
034-181-004	$31.88	$0.00	$0.00
034-181-006	$31.88	$0.00	$0.00
034-181-007	$31.88	$0.00	$0.00
034-181-008	$31.88	$0.00	$0.00
034-182-001	$31.88	$0.00	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-182-002	$31.88	$0.00	$0.00
034-190-001	$31.88	$0.00	$0.00
034-190-002	$47.50	$0.00	$0.00
034-190-003	$95.64	$0.00	$0.00
034-190-004	$95.64	$0.00	$0.00
034-190-005	$31.88	$0.00	$0.00
034-200-017	$77.46	$0.00	$0.00
034-200-021	$71.08	$0.00	$0.00
034-200-022	$15.94	$0.00	$0.00
034-200-023	$31.88	$0.00	$0.00
034-200-024	$31.88	$0.00	$0.00
034-200-025	$95.64	$0.00	$0.00
034-200-026	$31.88	$0.00	$0.00
034-200-027	$31.88	$0.00	$0.00
034-200-028	$31.88	$0.00	$0.00
034-210-006	$47.82	$0.00	$0.00
034-210-010	$66.62	$0.00	$0.00
034-210-011	$50.04	$0.00	$0.00
034-220-002	$31.88	$0.00	$0.00
034-220-003	$31.88	$0.00	$0.00
034-220-004	$31.88	$0.00	$0.00
034-220-005	$31.88	$0.00	$0.00
034-220-011	$31.88	$0.00	$0.00
034-220-012	$31.88	$0.00	$0.00
034-220-014	$31.88	$0.00	$0.00
034-220-015	$31.88	$0.00	$0.00
034-220-019	$31.88	$0.00	$0.00
034-220-020	$31.88	$0.00	$0.00
034-220-021	$31.88	$0.00	$0.00
034-220-024	$31.88	$0.00	$0.00
034-220-029	$31.88	$0.00	$0.00
034-220-030	$31.88	$0.00	$0.00
034-220-031	$31.88	$0.00	$0.00
034-220-032	$31.88	$0.00	$0.00
034-220-033	$31.88	$0.00	$0.00
034-220-036	$31.88	$0.00	$0.00
034-220-039	$15.94	$0.00	$0.00
034-220-040	$15.94	$0.00	$0.00
034-230-003	$15.94	$0.00	$0.00
034-230-004	$15.94	$0.00	$0.00
034-230-005	$31.88	$0.00	$0.00
034-230-006	$31.88	$0.00	$0.00
034-230-007	$31.88	$0.00	$0.00
034-241-002	$31.88	$0.00	$0.00
034-241-003	$31.88	$0.00	$0.00
034-241-004	$31.88	$0.00	$0.00
034-241-008	$31.88	$0.00	$0.00
034-241-009	$31.88	$0.00	$0.00
034-241-010	$31.88	$0.00	$0.00
034-241-011	$31.88	$0.00	$0.00
034-241-012	$31.88	$0.00	$0.00
034-241-013	$31.88	$0.00	$0.00
034-241-014	$31.88	$0.00	$0.00
034-241-015	$31.88	$0.00	$0.00
034-241-016	$31.88	$0.00	$0.00
034-241-018	$31.88	$0.00	$0.00
034-241-019	$31.88	$0.00	$0.00
034-241-020	$31.88	$0.00	$0.00
034-241-021	$31.88	$0.00	$0.00
034-241-022	$31.88	$14.94	$0.00
034-241-023	$31.88	$14.94	$0.00
034-242-001	$31.88	$0.00	$0.00
034-242-002	$31.88	$0.00	$0.00
034-242-003	$31.88	$0.00	$0.00
034-242-004	$31.88	$0.00	$0.00
034-242-006	$31.88	$0.00	$0.00
034-242-007	$31.88	$0.00	$0.00
034-242-008	$31.88	$0.00	$0.00
034-242-009	$31.88	$0.00	$0.00
034-242-010	$31.88	$0.00	$0.00
034-242-011	$31.88	$0.00	$0.00
034-242-015	$31.88	$0.00	$0.00
034-242-016	$31.88	$0.00	$0.00
034-242-020	$31.88	$0.00	$0.00
034-242-021	$31.88	$0.00	$0.00
034-242-024	$31.88	$0.00	$0.00
034-242-027	$191.28	$0.00	$0.00
034-242-028	$31.88	$0.00	$0.00
034-250-006	$95.64	$0.00	$0.00
034-250-007	$15.94	$0.00	$0.00
034-260-025	$31.88	$0.00	$0.00
034-270-037	$31.88	$14.94	$0.00
034-290-099	$31.88	$0.00	$0.00
034-290-100	$31.88	$0.00	$0.00
034-430-057	$31.88	$14.94	$0.00
035-011-021	$1,275.20	$119.52	$0.00
035-012-007	$31.88	$74.70	$0.00
035-012-012	$31.88	$14.94	$0.00
035-012-013	$15.94	$7.46	$0.00
035-012-014	$31.88	$14.94	$0.00
035-030-028	$31.88	$14.94	$0.00
035-030-029	$31.88	$14.94	$0.00
035-030-030	$31.88	$14.94	$0.00
035-030-031	$31.88	$14.94	$0.00
035-030-032	$31.88	$14.94	$0.00
035-030-033	$31.88	$14.94	$0.00
035-030-034	$31.88	$14.94	$0.00
035-030-035	$31.88	$14.94	$0.00
035-030-048	$31.88	$14.94	$0.00
035-030-049	$31.88	$14.94	$0.00
035-030-050	$31.88	$14.94	$0.00
035-030-051	$31.88	$14.94	$0.00
035-040-010	$31.88	$14.94	$0.00
035-040-011	$31.88	$14.94	$0.00
035-050-007	$31.88	$14.94	$0.00
035-050-008	$95.64	$74.70	$0.00
035-050-009	$31.88	$14.94	$0.00
035-050-012	$31.88	$14.94	$0.00
035-050-015	$31.88	$14.94	$0.00
035-050-016	$31.88	$14.94	$0.00
035-050-017	$31.88	$14.94	$0.00
035-060-004	$31.88	$14.94	$0.00
035-070-006	$31.88	$14.94	$0.00
035-070-007	$31.88	$14.94	$0.00
035-070-008	$31.88	$14.94	$0.00
035-070-009	$31.88	$14.94	$0.00
035-070-010	$31.88	$14.94	$0.00
035-070-011	$31.88	$14.94	$0.00
035-070-012	$31.88	$14.94	$0.00
035-070-013	$31.88	$14.94	$0.00
035-070-015	$31.88	$14.94	$0.00
035-070-018	$31.88	$14.94	$0.00
035-070-019	$31.88	$14.94	$0.00
035-070-020	$31.88	$14.94	$0.00
035-070-021	$31.88	$14.94	$0.00
035-070-022	$31.88	$14.94	$0.00
035-070-023	$31.88	$14.94	$0.00
035-070-024	$31.88	$14.94	$0.00
035-070-025	$31.88	$14.94	$0.00
035-070-026	$31.88	$14.94	$0.00
035-070-027	$31.88	$14.94	$0.00
035-070-028	$31.88	$14.94	$0.00
035-070-029	$31.88	$14.94	$0.00
035-070-030	$31.88	$14.94	$0.00
035-070-031	$31.88	$14.94	$0.00
035-070-032	$31.88	$14.94	$0.00
035-070-033	$31.88	$14.94	$0.00
035-070-034	$31.88	$14.94	$0.00
035-070-035	$31.88	$14.94	$0.00
035-070-036	$31.88	$14.94	$0.00
035-070-037	$31.88	$14.94	$0.00
035-070-038	$31.88	$14.94	$0.00
035-070-039	$31.88	$14.94	$0.00
035-070-040	$31.88	$14.94	$0.00
035-070-041	$31.88	$14.94	$0.00
035-070-042	$31.88	$14.94	$0.00
035-070-043	$31.88	$14.94	$0.00
035-070-044	$31.88	$14.94	$0.00
035-070-045	$31.88	$14.94	$0.00
035-070-046	$31.88	$14.94	$0.00
035-070-047	$31.88	$14.94	$0.00
035-070-048	$31.88	$14.94	$0.00
035-070-049	$31.88	$14.94	$0.00
035-070-050	$31.88	$14.94	$0.00
035-070-051	$31.88	$14.94	$0.00
035-070-052	$31.88	$14.94	$0.00
035-070-053	$31.88	$14.94	$0.00
035-070-054	$31.88	$14.94	$0.00
035-070-055	$31.88	$14.94	$0.00
035-070-056	$31.88	$14.94	$0.00
035-070-057	$31.88	$14.94	$0.00
035-070-058	$31.88	$14.94	$0.00
035-070-059	$31.88	$14.94	$0.00
035-070-060	$31.88	$14.94	$0.00
035-070-061	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-070-062	$31.88	$14.94	$0.00
035-070-063	$31.88	$14.94	$0.00
035-070-064	$31.88	$14.94	$0.00
035-070-065	$31.88	$14.94	$0.00
035-070-066	$31.88	$14.94	$0.00
035-070-067	$31.88	$14.94	$0.00
035-070-068	$31.88	$14.94	$0.00
035-070-069	$31.88	$14.94	$0.00
035-070-070	$31.88	$14.94	$0.00
035-070-071	$31.88	$14.94	$0.00
035-070-072	$31.88	$14.94	$0.00
035-070-073	$31.88	$14.94	$0.00
035-070-074	$31.88	$14.94	$0.00
035-070-075	$31.88	$14.94	$0.00
035-070-076	$31.88	$14.94	$0.00
035-070-077	$31.88	$14.94	$0.00
035-070-078	$31.88	$14.94	$0.00
035-070-079	$31.88	$14.94	$0.00
035-070-080	$31.88	$14.94	$0.00
035-070-081	$31.88	$14.94	$0.00
035-090-011	$31.88	$14.94	$0.00
035-090-019	$31.88	$14.94	$0.00
035-090-020	$31.88	$14.94	$0.00
035-090-035	$95.64	$0.00	$0.00
035-090-036	$31.88	$14.94	$0.00
035-090-037	$15.94	$7.46	$0.00
035-090-038	$31.88	$14.94	$0.00
035-090-039	$31.88	$14.94	$0.00
035-090-041	$31.88	$14.94	$0.00
035-090-042	$31.88	$14.94	$0.00
035-090-056	$31.88	$14.94	$0.00
035-090-058	$31.88	$14.94	$0.00
035-090-060	$31.88	$74.70	$0.00
035-090-061	$31.88	$74.70	$0.00
035-090-067	$31.88	$14.94	$0.00
035-090-078	$31.88	$74.70	$0.00
035-100-017	$31.88	$74.70	$0.00
035-100-021	$31.88	$74.70	$0.00
035-100-023	$95.64	$74.70	$0.00
035-100-024	$95.64	$74.70	$0.00
035-111-002	$31.88	$14.94	$0.00
035-111-003	$31.88	$74.70	$0.00
035-111-005	$31.88	$14.94	$0.00
035-111-006	$31.88	$74.70	$0.00
035-112-008	$31.88	$14.94	$0.00
035-112-009	$31.88	$14.94	$0.00
035-112-013	$31.88	$74.70	$0.00
035-112-016	$31.88	$74.70	$0.00
035-112-017	$31.88	$74.70	$0.00
035-112-018	$31.88	$74.70	$0.00
035-112-019	$31.88	$74.70	$0.00
035-113-002	$31.88	$14.94	$0.00
035-113-003	$31.88	$14.94	$0.00
035-113-004	$31.88	$14.94	$0.00
035-113-005	$31.88	$14.94	$0.00
035-113-006	$31.88	$14.94	$0.00
035-113-007	$31.88	$14.94	$0.00
035-113-009	$15.94	$7.46	$0.00
035-113-011	$31.88	$14.94	$0.00
035-113-014	$31.88	$14.94	$0.00
035-113-015	$31.88	$14.94	$0.00
035-113-016	$31.88	$14.94	$0.00
035-113-017	$31.88	$14.94	$0.00
035-113-020	$31.88	$14.94	$0.00
035-113-022	$31.88	$14.94	$0.00
035-113-024	$31.88	$14.94	$0.00
035-113-025	$31.88	$14.94	$0.00
035-113-026	$31.88	$14.94	$0.00
035-114-001	$31.88	$14.94	$0.00
035-114-002	$31.88	$14.94	$0.00
035-114-004	$31.88	$14.94	$0.00
035-114-009	$31.88	$14.94	$0.00
035-114-010	$31.88	$14.94	$0.00
035-114-011	$31.88	$14.94	$0.00
035-114-012	$31.88	$14.94	$0.00
035-114-015	$31.88	$14.94	$0.00
035-114-016	$31.88	$14.94	$0.00
035-114-017	$31.88	$14.94	$0.00
035-114-018	$31.88	$14.94	$0.00
035-114-021	$31.88	$14.94	$0.00
035-114-022	$31.88	$14.94	$0.00
035-114-023	$31.88	$14.94	$0.00
035-114-024	$31.88	$14.94	$0.00
035-114-025	$31.88	$14.94	$0.00
035-114-026	$31.88	$14.94	$0.00
035-114-027	$31.88	$14.94	$0.00
035-115-001	$31.88	$14.94	$0.00
035-115-002	$31.88	$14.94	$0.00
035-115-004	$31.88	$14.94	$0.00
035-115-005	$31.88	$14.94	$0.00
035-115-006	$31.88	$14.94	$0.00
035-115-007	$31.88	$14.94	$0.00
035-115-008	$31.88	$14.94	$0.00
035-115-009	$31.88	$14.94	$0.00
035-115-010	$31.88	$14.94	$0.00
035-115-011	$31.88	$14.94	$0.00
035-115-012	$31.88	$14.94	$0.00
035-115-013	$31.88	$14.94	$0.00
035-115-014	$31.88	$14.94	$0.00
035-115-015	$31.88	$14.94	$0.00
035-115-016	$31.88	$14.94	$0.00
035-115-017	$31.88	$14.94	$0.00
035-116-002	$31.88	$14.94	$0.00
035-116-003	$31.88	$14.94	$0.00
035-116-006	$31.88	$14.94	$0.00
035-116-007	$127.52	$29.88	$0.00
035-116-008	$31.88	$14.94	$0.00
035-116-009	$31.88	$14.94	$0.00
035-116-011	$31.88	$14.94	$0.00
035-116-012	$31.88	$14.94	$0.00
035-116-013	$31.88	$14.94	$0.00
035-116-015	$31.88	$14.94	$0.00
035-116-016	$79.70	$74.70	$0.00
035-117-001	$31.88	$14.94	$0.00
035-117-002	$31.88	$14.94	$0.00
035-117-003	$31.88	$14.94	$0.00
035-117-004	$15.94	$7.46	$0.00
035-117-005	$63.76	$44.82	$0.00
035-117-009	$31.88	$14.94	$0.00
035-117-010	$31.88	$14.94	$0.00
035-117-013	$31.88	$14.94	$0.00
035-117-014	$31.88	$14.94	$0.00
035-117-016	$31.88	$14.94	$0.00
035-117-017	$31.88	$14.94	$0.00
035-117-018	$31.88	$14.94	$0.00
035-121-003	$31.88	$74.70	$0.00
035-121-004	$31.88	$74.70	$0.00
035-121-005	$31.88	$74.70	$0.00
035-121-006	$31.88	$74.70	$0.00
035-122-001	$31.88	$74.70	$0.00
035-122-002	$31.88	$74.70	$0.00
035-122-004	$31.88	$74.70	$0.00
035-122-005	$31.88	$74.70	$0.00
035-122-006	$31.88	$74.70	$0.00
035-122-007	$31.88	$74.70	$0.00
035-131-002	$31.88	$0.00	$0.00
035-131-003	$31.88	$0.00	$0.00
035-132-001	$31.88	$14.94	$0.00
035-132-002	$31.88	$74.70	$0.00
035-132-003	$31.88	$14.94	$0.00
035-132-004	$31.88	$14.94	$0.00
035-132-005	$31.88	$14.94	$0.00
035-132-006	$31.88	$14.94	$0.00
035-132-007	$31.88	$14.94	$0.00
035-132-008	$31.88	$14.94	$0.00
035-132-009	$31.88	$14.94	$0.00
035-132-010	$31.88	$14.94	$0.00
035-133-001	$31.88	$14.94	$0.00
035-133-002	$31.88	$14.94	$0.00
035-133-003	$31.88	$14.94	$0.00
035-133-006	$31.88	$14.94	$0.00
035-133-007	$31.88	$14.94	$0.00
035-133-008	$31.88	$14.94	$0.00
035-133-009	$31.88	$14.94	$0.00
035-133-011	$31.88	$14.94	$0.00
035-133-012	$31.88	$14.94	$0.00
035-133-013	$31.88	$14.94	$0.00
035-133-014	$31.88	$14.94	$0.00
035-134-002	$31.88	$14.94	$0.00
035-134-003	$31.88	$14.94	$0.00
035-134-004	$31.88	$14.94	$0.00
035-134-006	$15.94	$7.46	$0.00
035-134-007	$31.88	$14.94	$0.00
035-134-008	$31.88	$14.94	$0.00
035-134-009	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-134-010	$31.88	$14.94	$0.00
035-134-011	$31.88	$14.94	$0.00
035-134-012	$31.88	$14.94	$0.00
035-134-013	$31.88	$14.94	$0.00
035-141-003	$31.88	$14.94	$0.00
035-141-004	$31.88	$14.94	$0.00
035-141-008	$31.88	$14.94	$0.00
035-141-011	$31.88	$14.94	$0.00
035-141-012	$31.88	$14.94	$0.00
035-141-013	$31.88	$14.94	$0.00
035-141-014	$31.88	$14.94	$0.00
035-141-017	$31.88	$14.94	$0.00
035-141-018	$31.88	$14.94	$0.00
035-141-019	$31.88	$14.94	$0.00
035-142-001	$63.76	$29.88	$0.00
035-142-002	$31.88	$14.94	$0.00
035-142-003	$31.88	$14.94	$0.00
035-142-004	$31.88	$14.94	$0.00
035-142-005	$31.88	$14.94	$0.00
035-142-006	$31.88	$14.94	$0.00
035-142-007	$31.88	$14.94	$0.00
035-142-008	$31.88	$14.94	$0.00
035-142-009	$31.88	$14.94	$0.00
035-142-013	$31.88	$14.94	$0.00
035-142-014	$31.88	$14.94	$0.00
035-143-001	$31.88	$14.94	$0.00
035-143-002	$31.88	$14.94	$0.00
035-143-003	$31.88	$14.94	$0.00
035-143-005	$31.88	$14.94	$0.00
035-143-006	$31.88	$14.94	$0.00
035-143-008	$31.88	$14.94	$0.00
035-143-010	$31.88	$14.94	$0.00
035-143-011	$31.88	$14.94	$0.00
035-143-012	$31.88	$14.94	$0.00
035-143-013	$15.94	$7.46	$0.00
035-144-003	$31.88	$74.70	$0.00
035-144-004	$31.88	$14.94	$0.00
035-144-005	$31.88	$14.94	$0.00
035-144-007	$31.88	$14.94	$0.00
035-144-009	$31.88	$14.94	$0.00
035-144-010	$63.76	$44.82	$0.00
035-144-011	$31.88	$14.94	$0.00
035-144-012	$31.88	$14.94	$0.00
035-151-003	$31.88	$14.94	$0.00
035-151-004	$31.88	$14.94	$0.00
035-151-007	$31.88	$14.94	$0.00
035-151-008	$31.88	$14.94	$0.00
035-151-011	$31.88	$14.94	$0.00
035-151-012	$31.88	$14.94	$0.00
035-151-013	$31.88	$14.94	$0.00
035-151-014	$31.88	$14.94	$0.00
035-152-002	$31.88	$14.94	$0.00
035-152-003	$31.88	$14.94	$0.00
035-152-004	$31.88	$14.94	$0.00
035-152-005	$31.88	$14.94	$0.00
035-152-006	$31.88	$14.94	$0.00
035-152-007	$31.88	$14.94	$0.00
035-152-008	$31.88	$14.94	$0.00
035-152-009	$31.88	$14.94	$0.00
035-152-010	$31.88	$14.94	$0.00
035-152-011	$31.88	$14.94	$0.00
035-152-012	$31.88	$14.94	$0.00
035-153-001	$31.88	$14.94	$0.00
035-153-002	$31.88	$14.94	$0.00
035-153-003	$31.88	$14.94	$0.00
035-153-004	$31.88	$14.94	$0.00
035-153-005	$31.88	$14.94	$0.00
035-153-006	$31.88	$14.94	$0.00
035-153-007	$31.88	$14.94	$0.00
035-153-008	$31.88	$14.94	$0.00
035-153-009	$31.88	$14.94	$0.00
035-154-002	$31.88	$14.94	$0.00
035-154-003	$31.88	$14.94	$0.00
035-154-004	$31.88	$14.94	$0.00
035-154-005	$31.88	$14.94	$0.00
035-154-007	$31.88	$14.94	$0.00
035-154-008	$31.88	$14.94	$0.00
035-154-009	$31.88	$14.94	$0.00
035-154-010	$31.88	$14.94	$0.00
035-154-011	$31.88	$14.94	$0.00
035-154-012	$31.88	$14.94	$0.00
035-161-001	$31.88	$74.70	$0.00
035-161-002	$31.88	$74.70	$0.00
035-161-004	$31.88	$74.70	$0.00
035-161-005	$31.88	$74.70	$0.00
035-161-006	$31.88	$14.94	$0.00
035-161-008	$31.88	$14.94	$0.00
035-161-009	$31.88	$14.94	$0.00
035-161-010	$31.88	$14.94	$0.00
035-161-011	$15.94	$7.46	$0.00
035-162-002	$31.88	$29.88	$0.00
035-162-003	$31.88	$14.94	$0.00
035-162-004	$31.88	$14.94	$0.00
035-162-005	$31.88	$14.94	$0.00
035-162-006	$31.88	$14.94	$0.00
035-162-007	$63.76	$44.82	$0.00
035-162-008	$31.88	$14.94	$0.00
035-163-001	$31.88	$14.94	$0.00
035-163-002	$31.88	$74.70	$0.00
035-163-003	$15.94	$7.46	$0.00
035-163-004	$63.76	$29.88	$0.00
035-163-005	$31.88	$74.70	$0.00
035-163-006	$15.94	$7.46	$0.00
035-163-007	$31.88	$74.70	$0.00
035-163-008	$31.88	$14.94	$0.00
035-163-009	$31.88	$14.94	$0.00
035-163-010	$31.88	$14.94	$0.00
035-163-011	$31.88	$14.94	$0.00
035-163-012	$31.88	$14.94	$0.00
035-163-013	$31.88	$14.94	$0.00
035-163-015	$31.88	$14.94	$0.00
035-171-007	$31.88	$14.94	$0.00
035-171-009	$31.88	$14.94	$0.00
035-171-010	$191.28	$44.82	$0.00
035-171-012	$31.88	$74.70	$0.00
035-171-013	$31.88	$14.94	$0.00
035-171-014	$15.94	$7.46	$0.00
035-171-015	$31.88	$74.70	$0.00
035-171-016	$15.94	$7.46	$0.00
035-172-002	$31.88	$74.70	$0.00
035-172-004	$38.42	$7.46	$0.00
035-172-010	$31.88	$74.70	$0.00
035-173-003	$31.88	$74.70	$0.00
035-173-008	$15.94	$7.46	$0.00
035-173-009	$15.94	$7.46	$0.00
035-173-010	$15.94	$7.46	$0.00
035-173-011	$15.94	$7.46	$0.00
035-173-012	$15.94	$7.46	$0.00
035-173-013	$15.94	$7.46	$0.00
035-174-003	$31.88	$0.00	$0.00
035-174-004	$31.88	$0.00	$0.00
035-182-004	$31.88	$74.70	$0.00
035-182-005	$31.88	$14.94	$0.00
035-182-006	$31.88	$14.94	$0.00
035-182-007	$31.88	$14.94	$0.00
035-182-008	$31.88	$14.94	$0.00
035-182-009	$31.88	$14.94	$0.00
035-182-010	$31.88	$14.94	$0.00
035-182-011	$31.88	$14.94	$0.00
035-182-012	$31.88	$14.94	$0.00
035-182-015	$16.16	$7.46	$0.00
035-182-016	$31.88	$14.94	$0.00
035-182-018	$31.88	$74.70	$0.00
035-182-019	$31.88	$74.70	$0.00
035-182-021	$31.88	$74.70	$0.00
035-190-006	$31.88	$0.00	$0.00
035-190-008	$47.82	$0.00	$0.00
035-190-017	$31.88	$0.00	$0.00
035-201-002	$31.88	$0.00	$0.00
035-201-004	$31.88	$0.00	$0.00
035-201-008	$31.88	$0.00	$0.00
035-201-010	$31.88	$0.00	$0.00
035-201-012	$31.88	$0.00	$0.00
035-201-013	$31.88	$0.00	$0.00
035-201-014	$31.88	$0.00	$0.00
035-201-015	$31.88	$74.70	$0.00
035-202-002	$31.88	$0.00	$0.00
035-202-003	$31.88	$0.00	$0.00
035-202-004	$31.88	$0.00	$0.00
035-202-007	$15.94	$0.00	$0.00
035-202-010	$31.88	$0.00	$0.00
035-202-011	$15.94	$0.00	$0.00
035-202-012	$31.88	$0.00	$0.00
035-211-002	$95.64	$0.00	$0.00
035-211-004	$95.64	$0.00	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-220-010	$31.88	$0.00	$0.00
035-220-011	$31.88	$0.00	$0.00
035-220-012	$31.88	$0.00	$0.00
035-220-013	$31.88	$0.00	$0.00
035-220-021	$31.88	$0.00	$0.00
035-220-027	$31.88	$0.00	$0.00
035-220-028	$47.82	$0.00	$0.00
035-230-002	$31.88	$0.00	$0.00
035-230-003	$31.88	$0.00	$0.00
035-230-004	$31.88	$0.00	$0.00
035-230-005	$31.88	$0.00	$0.00
035-230-007	$31.88	$0.00	$0.00
035-230-008	$31.88	$0.00	$0.00
035-230-010	$31.88	$0.00	$0.00
035-230-011	$31.88	$0.00	$0.00
035-230-012	$31.88	$14.94	$0.00
035-230-013	$31.88	$14.94	$0.00
035-230-014	$31.88	$14.94	$0.00
035-240-004	$31.88	$0.00	$0.00
035-240-005	$31.88	$0.00	$0.00
035-240-006	$31.88	$0.00	$0.00
035-240-007	$31.88	$0.00	$0.00
035-240-009	$31.88	$0.00	$0.00
035-240-010	$31.88	$0.00	$0.00
035-240-012	$31.88	$0.00	$0.00
035-240-013	$31.88	$0.00	$0.00
035-240-014	$31.88	$0.00	$0.00
035-240-018	$31.88	$0.00	$0.00
035-240-019	$31.88	$0.00	$0.00
035-240-020	$31.88	$0.00	$0.00
035-240-021	$31.88	$0.00	$0.00
035-240-022	$31.88	$0.00	$0.00
035-240-023	$31.88	$0.00	$0.00
035-240-028	$15.94	$0.00	$0.00
035-240-029	$15.94	$0.00	$0.00
035-240-030	$15.94	$0.00	$0.00
035-250-002	$31.88	$0.00	$0.00
035-250-005	$31.88	$0.00	$0.00
035-250-008	$31.88	$0.00	$0.00
035-250-009	$31.88	$14.94	$0.00
035-250-010	$31.88	$14.94	$0.00
035-250-011	$31.88	$14.94	$0.00
035-250-012	$31.88	$14.94	$0.00
035-250-013	$31.88	$14.94	$0.00
035-250-014	$31.88	$14.94	$0.00
035-250-015	$31.88	$14.94	$0.00
035-250-016	$31.88	$14.94	$0.00
035-250-018	$31.88	$14.94	$0.00
035-250-019	$15.94	$7.46	$0.00
035-250-020	$15.94	$7.46	$0.00
035-263-082	$44.30	$74.70	$0.00
035-281-005	$31.88	$0.00	$0.00
035-281-006	$31.88	$0.00	$0.00
035-281-007	$18.26	$0.00	$0.00
035-281-008	$31.88	$0.00	$0.00
035-281-010	$15.94	$0.00	$0.00
035-281-011	$31.88	$0.00	$0.00
035-282-003	$31.88	$0.00	$0.00
035-282-012	$31.88	$0.00	$0.00
035-282-020	$31.88	$0.00	$0.00
035-282-038	$31.88	$0.00	$0.00
035-282-043	$31.88	$14.94	$0.00
035-282-046	$31.88	$14.94	$0.00
035-282-048	$1,052.04	$0.00	$0.00
035-282-054	$31.88	$0.00	$0.00
035-282-055	$31.88	$14.94	$0.00
035-282-056	$60.12	$74.70	$0.00
035-290-001	$31.88	$14.94	$0.00
035-290-002	$31.88	$14.94	$0.00
035-290-003	$31.88	$14.94	$0.00
035-290-004	$31.88	$14.94	$0.00
035-290-005	$31.88	$14.94	$0.00
035-290-006	$31.88	$14.94	$0.00
035-290-008	$31.88	$14.94	$0.00
035-290-009	$31.88	$14.94	$0.00
035-290-012	$31.88	$14.94	$0.00
035-290-015	$31.88	$14.94	$0.00
035-290-016	$31.88	$14.94	$0.00
035-290-017	$31.88	$14.94	$0.00
035-290-018	$31.88	$14.94	$0.00
035-290-019	$31.88	$14.94	$0.00
035-290-020	$31.88	$14.94	$0.00
035-290-021	$31.88	$14.94	$0.00
035-290-022	$31.88	$14.94	$0.00
035-290-023	$31.88	$14.94	$0.00
035-290-024	$31.88	$14.94	$0.00
035-290-025	$31.88	$14.94	$0.00
035-290-026	$31.88	$14.94	$0.00
035-290-027	$31.88	$14.94	$0.00
035-290-028	$31.88	$14.94	$0.00
035-290-029	$31.88	$14.94	$0.00
035-300-001	$31.88	$14.94	$0.00
035-300-002	$31.88	$14.94	$0.00
035-300-003	$31.88	$14.94	$0.00
035-300-004	$31.88	$14.94	$0.00
035-300-005	$31.88	$14.94	$0.00
035-300-006	$31.88	$14.94	$0.00
035-300-007	$31.88	$14.94	$0.00
035-300-008	$31.88	$14.94	$0.00
035-300-009	$31.88	$14.94	$0.00
035-300-010	$31.88	$14.94	$0.00
035-300-013	$39.20	$0.00	$0.00
035-300-016	$223.16	$104.58	$0.00
035-300-018	$557.90	$104.58	$0.00
035-300-019	$31.88	$0.00	$0.00
035-300-020	$95.64	$0.00	$0.00
035-300-021	$31.88	$0.00	$0.00
035-300-023	$31.88	$0.00	$0.00
035-300-024	$31.88	$0.00	$0.00
035-300-026	$47.82	$104.58	$0.00
035-300-027	$31.88	$0.00	$0.00
035-300-028	$31.88	$0.00	$0.00
035-311-002	$31.88	$14.94	$0.00
035-311-003	$31.88	$14.94	$0.00
035-311-004	$31.88	$14.94	$0.00
035-311-005	$31.88	$14.94	$0.00
035-311-006	$31.88	$14.94	$0.00
035-311-007	$31.88	$14.94	$0.00
035-311-008	$31.88	$14.94	$0.00
035-311-009	$31.88	$14.94	$0.00
035-311-010	$31.88	$14.94	$0.00
035-311-011	$31.88	$14.94	$0.00
035-311-012	$31.88	$14.94	$0.00
035-311-013	$31.88	$14.94	$0.00
035-311-014	$31.88	$14.94	$0.00
035-311-015	$31.88	$14.94	$0.00
035-311-016	$31.88	$14.94	$0.00
035-311-017	$31.88	$14.94	$0.00
035-311-020	$31.88	$14.94	$0.00
035-311-021	$63.76	$29.88	$0.00
035-311-022	$63.76	$29.88	$0.00
035-312-001	$31.88	$14.94	$0.00
035-312-002	$31.88	$14.94	$0.00
035-312-003	$31.88	$14.94	$0.00
035-312-004	$31.88	$14.94	$0.00
035-312-005	$31.88	$14.94	$0.00
035-312-006	$31.88	$14.94	$0.00
035-312-007	$31.88	$14.94	$0.00
035-312-008	$31.88	$14.94	$0.00
035-312-009	$31.88	$14.94	$0.00
035-312-010	$31.88	$14.94	$0.00
035-313-001	$31.88	$14.94	$0.00
035-313-002	$31.88	$14.94	$0.00
035-313-003	$31.88	$14.94	$0.00
035-313-007	$31.88	$14.94	$0.00
035-313-008	$31.88	$14.94	$0.00
035-313-012	$31.88	$14.94	$0.00
035-313-013	$31.88	$14.94	$0.00
035-313-014	$31.88	$14.94	$0.00
035-313-015	$31.88	$14.94	$0.00
035-313-017	$31.88	$14.94	$0.00
035-313-018	$31.88	$14.94	$0.00
035-313-019	$31.88	$14.94	$0.00
035-313-020	$31.88	$14.94	$0.00
035-314-001	$31.88	$14.94	$0.00
035-314-002	$31.88	$14.94	$0.00
035-314-003	$31.88	$14.94	$0.00
035-314-004	$31.88	$14.94	$0.00
035-314-005	$31.88	$14.94	$0.00
035-314-006	$31.88	$14.94	$0.00
035-314-007	$31.88	$14.94	$0.00
035-314-008	$31.88	$14.94	$0.00
035-314-009	$31.88	$14.94	$0.00
035-314-010	$31.88	$14.94	$0.00
035-321-001	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-321-002	$31.88	$14.94	$0.00
035-321-003	$31.88	$14.94	$0.00
035-321-004	$31.88	$14.94	$0.00
035-321-005	$31.88	$14.94	$0.00
035-321-006	$31.88	$14.94	$0.00
035-321-007	$31.88	$14.94	$0.00
035-322-001	$31.88	$14.94	$0.00
035-322-002	$31.88	$14.94	$0.00
035-322-003	$31.88	$14.94	$0.00
035-322-004	$31.88	$14.94	$0.00
035-322-009	$31.88	$14.94	$0.00
035-322-010	$31.88	$14.94	$0.00
035-322-011	$31.88	$14.94	$0.00
035-322-012	$31.88	$14.94	$0.00
035-322-013	$31.88	$14.94	$0.00
035-322-014	$31.88	$14.94	$0.00
035-322-015	$31.88	$14.94	$0.00
035-322-016	$31.88	$14.94	$0.00
035-322-017	$31.88	$14.94	$0.00
035-323-001	$31.88	$14.94	$0.00
035-323-002	$31.88	$14.94	$0.00
035-323-003	$31.88	$14.94	$0.00
035-323-004	$31.88	$14.94	$0.00
035-323-005	$31.88	$14.94	$0.00
035-323-006	$31.88	$14.94	$0.00
035-323-007	$31.88	$14.94	$0.00
035-323-008	$31.88	$14.94	$0.00
035-323-009	$31.88	$14.94	$0.00
035-323-010	$31.88	$14.94	$0.00
035-323-011	$31.88	$14.94	$0.00
035-323-012	$31.88	$14.94	$0.00
035-323-013	$31.88	$14.94	$0.00
035-323-014	$31.88	$14.94	$0.00
035-323-015	$31.88	$14.94	$0.00
035-323-016	$31.88	$14.94	$0.00
035-323-017	$31.88	$14.94	$0.00
035-323-018	$31.88	$14.94	$0.00
035-323-019	$31.88	$14.94	$0.00
035-323-020	$31.88	$14.94	$0.00
035-323-021	$31.88	$14.94	$0.00
035-323-022	$31.88	$14.94	$0.00
035-323-023	$31.88	$14.94	$0.00
035-323-024	$31.88	$14.94	$0.00
035-323-025	$31.88	$14.94	$0.00
035-323-026	$31.88	$14.94	$0.00
035-323-027	$31.88	$14.94	$0.00
035-323-028	$31.88	$14.94	$0.00
035-323-029	$31.88	$14.94	$0.00
035-323-030	$31.88	$14.94	$0.00
035-323-031	$31.88	$14.94	$0.00
035-323-032	$31.88	$14.94	$0.00
035-323-033	$31.88	$14.94	$0.00
035-323-034	$31.88	$14.94	$0.00
035-323-035	$31.88	$14.94	$0.00
035-323-036	$31.88	$14.94	$0.00
035-324-001	$31.88	$14.94	$0.00
035-324-002	$31.88	$14.94	$0.00
035-324-003	$31.88	$14.94	$0.00
035-324-004	$31.88	$14.94	$0.00
035-324-005	$31.88	$14.94	$0.00
035-324-006	$31.88	$14.94	$0.00
035-324-007	$31.88	$14.94	$0.00
035-324-008	$31.88	$14.94	$0.00
035-324-009	$31.88	$14.94	$0.00
035-324-010	$31.88	$14.94	$0.00
035-324-011	$31.88	$14.94	$0.00
035-325-001	$31.88	$14.94	$0.00
035-325-002	$31.88	$14.94	$0.00
035-325-003	$31.88	$14.94	$0.00
035-325-004	$31.88	$14.94	$0.00
035-325-005	$31.88	$14.94	$0.00
035-325-006	$31.88	$14.94	$0.00
035-325-007	$31.88	$14.94	$0.00
035-325-008	$31.88	$14.94	$0.00
035-325-009	$31.88	$14.94	$0.00
035-325-010	$31.88	$14.94	$0.00
035-325-011	$31.88	$14.94	$0.00
035-325-012	$31.88	$14.94	$0.00
035-325-013	$31.88	$14.94	$0.00
035-325-014	$31.88	$14.94	$0.00
035-325-015	$31.88	$14.94	$0.00
035-325-016	$31.88	$14.94	$0.00
035-325-017	$31.88	$14.94	$0.00
035-325-018	$31.88	$14.94	$0.00
035-325-019	$31.88	$14.94	$0.00
035-325-020	$31.88	$14.94	$0.00
035-325-021	$31.88	$14.94	$0.00
035-325-022	$31.88	$14.94	$0.00
035-325-023	$31.88	$14.94	$0.00
035-325-024	$31.88	$14.94	$0.00
035-325-025	$31.88	$14.94	$0.00
035-325-026	$31.88	$14.94	$0.00
035-325-027	$31.88	$14.94	$0.00
035-325-028	$31.88	$14.94	$0.00
035-331-001	$31.88	$14.94	$0.00
035-331-002	$31.88	$14.94	$0.00
035-331-003	$31.88	$14.94	$0.00
035-331-004	$31.88	$14.94	$0.00
035-331-006	$31.88	$14.94	$0.00
035-332-002	$31.88	$14.94	$0.00
035-332-003	$31.88	$14.94	$0.00
035-332-004	$31.88	$14.94	$0.00
035-332-005	$31.88	$14.94	$0.00
035-332-006	$31.88	$14.94	$0.00
035-332-007	$31.88	$14.94	$0.00
035-332-008	$31.88	$14.94	$0.00
035-332-009	$31.88	$14.94	$0.00
035-332-010	$31.88	$14.94	$0.00
035-332-011	$31.88	$14.94	$0.00
035-332-012	$31.88	$14.94	$0.00
035-332-013	$31.88	$14.94	$0.00
035-332-014	$31.88	$14.94	$0.00
035-332-015	$31.88	$14.94	$0.00
035-332-016	$31.88	$14.94	$0.00
035-332-017	$31.88	$14.94	$0.00
035-332-018	$31.88	$14.94	$0.00
035-332-019	$31.88	$14.94	$0.00
035-332-020	$31.88	$14.94	$0.00
035-332-021	$31.88	$14.94	$0.00
035-332-022	$31.88	$14.94	$0.00
035-332-023	$31.88	$14.94	$0.00
035-332-024	$31.88	$14.94	$0.00
035-332-025	$31.88	$14.94	$0.00
035-332-026	$31.88	$14.94	$0.00
035-332-027	$31.88	$14.94	$0.00
035-332-028	$31.88	$14.94	$0.00
035-332-029	$31.88	$14.94	$0.00
035-332-030	$31.88	$14.94	$0.00
035-332-031	$31.88	$14.94	$0.00
035-332-032	$31.88	$14.94	$0.00
035-332-033	$31.88	$14.94	$0.00
035-332-034	$31.88	$14.94	$0.00
035-332-035	$31.88	$14.94	$0.00
035-332-036	$31.88	$14.94	$0.00
035-332-037	$31.88	$14.94	$0.00
035-332-038	$31.88	$14.94	$0.00
035-332-039	$31.88	$14.94	$0.00
035-332-040	$31.88	$14.94	$0.00
035-332-041	$31.88	$14.94	$0.00
035-332-042	$31.88	$14.94	$0.00
035-332-043	$31.88	$14.94	$0.00
035-332-044	$31.88	$14.94	$0.00
035-332-045	$31.88	$14.94	$0.00
035-332-046	$31.88	$14.94	$0.00
035-332-047	$31.88	$14.94	$0.00
035-332-048	$31.88	$14.94	$0.00
035-332-049	$31.88	$14.94	$0.00
035-332-050	$31.88	$14.94	$0.00
035-332-051	$31.88	$14.94	$0.00
035-332-052	$31.88	$14.94	$0.00
035-332-053	$31.88	$14.94	$0.00
035-332-054	$31.88	$14.94	$0.00
035-333-001	$31.88	$14.94	$0.00
035-333-002	$31.88	$14.94	$0.00
035-333-003	$31.88	$14.94	$0.00
035-333-004	$31.88	$14.94	$0.00
035-333-005	$31.88	$14.94	$0.00
035-333-006	$31.88	$14.94	$0.00
035-333-007	$31.88	$14.94	$0.00
035-333-008	$31.88	$14.94	$0.00
035-333-009	$31.88	$14.94	$0.00
035-333-010	$31.88	$14.94	$0.00
035-333-011	$31.88	$14.94	$0.00
035-333-012	$31.88	$14.94	$0.00
035-333-013	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-333-014	$31.88	$14.94	$0.00
035-333-015	$31.88	$14.94	$0.00
035-333-016	$31.88	$14.94	$0.00
035-333-017	$31.88	$14.94	$0.00
035-333-018	$31.88	$14.94	$0.00
035-333-019	$31.88	$14.94	$0.00
035-333-020	$31.88	$14.94	$0.00
035-333-021	$31.88	$14.94	$0.00
035-334-001	$31.88	$14.94	$0.00
035-334-002	$31.88	$14.94	$0.00
035-334-003	$31.88	$14.94	$0.00
035-334-004	$31.88	$14.94	$0.00
035-334-005	$31.88	$14.94	$0.00
035-334-006	$31.88	$14.94	$0.00
035-334-007	$31.88	$14.94	$0.00
035-334-008	$31.88	$14.94	$0.00
035-334-009	$31.88	$14.94	$0.00
035-334-010	$31.88	$14.94	$0.00
035-341-001	$31.88	$14.94	$0.00
035-341-002	$31.88	$14.94	$0.00
035-341-003	$31.88	$14.94	$0.00
035-341-004	$31.88	$14.94	$0.00
035-341-005	$31.88	$14.94	$0.00
035-341-006	$31.88	$14.94	$0.00
035-341-007	$31.88	$14.94	$0.00
035-341-008	$31.88	$14.94	$0.00
035-341-009	$31.88	$14.94	$0.00
035-341-010	$31.88	$14.94	$0.00
035-341-011	$31.88	$14.94	$0.00
035-341-012	$31.88	$14.94	$0.00
035-341-013	$31.88	$14.94	$0.00
035-341-014	$31.88	$14.94	$0.00
035-341-015	$31.88	$14.94	$0.00
035-341-016	$31.88	$14.94	$0.00
035-341-017	$31.88	$14.94	$0.00
035-341-018	$31.88	$14.94	$0.00
035-341-019	$31.88	$14.94	$0.00
035-341-020	$31.88	$14.94	$0.00
035-341-021	$31.88	$14.94	$0.00
035-341-022	$31.88	$14.94	$0.00
035-341-023	$31.88	$14.94	$0.00
035-341-024	$31.88	$14.94	$0.00
035-341-025	$31.88	$14.94	$0.00
035-341-026	$31.88	$14.94	$0.00
035-342-001	$31.88	$14.94	$0.00
035-342-002	$31.88	$14.94	$0.00
035-342-003	$31.88	$14.94	$0.00
035-342-004	$31.88	$14.94	$0.00
035-342-005	$31.88	$14.94	$0.00
035-342-006	$31.88	$14.94	$0.00
035-342-007	$31.88	$14.94	$0.00
035-342-008	$31.88	$14.94	$0.00
035-342-009	$31.88	$14.94	$0.00
035-342-010	$31.88	$14.94	$0.00
035-343-001	$31.88	$14.94	$0.00
035-343-002	$31.88	$14.94	$0.00
035-343-003	$31.88	$14.94	$0.00
035-343-004	$31.88	$14.94	$0.00
035-343-005	$31.88	$14.94	$0.00
035-343-006	$31.88	$14.94	$0.00
035-343-007	$31.88	$14.94	$0.00
035-343-008	$31.88	$14.94	$0.00
035-343-009	$31.88	$14.94	$0.00
035-343-010	$31.88	$14.94	$0.00
035-343-011	$31.88	$14.94	$0.00
035-343-012	$31.88	$14.94	$0.00
035-343-013	$31.88	$14.94	$0.00
035-343-014	$31.88	$14.94	$0.00
035-343-015	$31.88	$14.94	$0.00
035-343-016	$31.88	$14.94	$0.00
035-343-017	$31.88	$14.94	$0.00
035-343-018	$31.88	$14.94	$0.00
035-343-019	$31.88	$14.94	$0.00
035-343-020	$31.88	$14.94	$0.00
035-343-021	$31.88	$14.94	$0.00
035-343-022	$31.88	$14.94	$0.00
035-344-001	$31.88	$14.94	$0.00
035-344-002	$31.88	$14.94	$0.00
035-344-003	$31.88	$14.94	$0.00
035-344-004	$31.88	$14.94	$0.00
035-344-005	$31.88	$14.94	$0.00
035-344-006	$31.88	$14.94	$0.00
035-344-007	$31.88	$14.94	$0.00
035-344-008	$31.88	$14.94	$0.00
035-344-009	$31.88	$14.94	$0.00
035-344-010	$31.88	$14.94	$0.00
035-344-011	$31.88	$14.94	$0.00
035-344-012	$31.88	$14.94	$0.00
035-344-013	$31.88	$14.94	$0.00
035-344-014	$31.88	$14.94	$0.00
035-344-015	$31.88	$14.94	$0.00
035-344-016	$31.88	$14.94	$0.00
035-344-017	$31.88	$14.94	$0.00
035-344-018	$31.88	$14.94	$0.00
035-344-019	$31.88	$14.94	$0.00
035-344-020	$31.88	$14.94	$0.00
035-344-021	$31.88	$14.94	$0.00
035-344-022	$31.88	$14.94	$0.00
035-344-023	$31.88	$14.94	$0.00
035-344-024	$31.88	$14.94	$0.00
035-344-025	$31.88	$14.94	$0.00
035-344-026	$31.88	$14.94	$0.00
035-344-027	$31.88	$14.94	$0.00
035-344-028	$31.88	$14.94	$0.00
035-345-001	$31.88	$14.94	$0.00
035-345-002	$31.88	$14.94	$0.00
035-345-003	$31.88	$14.94	$0.00
035-345-004	$31.88	$14.94	$0.00
035-345-005	$31.88	$14.94	$0.00
035-345-006	$31.88	$14.94	$0.00
035-345-007	$31.88	$14.94	$0.00
035-345-008	$31.88	$14.94	$0.00
035-351-001	$31.88	$14.94	$0.00
035-351-002	$31.88	$14.94	$0.00
035-351-003	$31.88	$14.94	$0.00
035-351-004	$31.88	$14.94	$0.00
035-351-005	$31.88	$14.94	$0.00
035-351-006	$31.88	$14.94	$0.00
035-351-007	$31.88	$14.94	$0.00
035-351-008	$31.88	$14.94	$0.00
035-351-009	$31.88	$14.94	$0.00
035-351-010	$31.88	$14.94	$0.00
035-351-011	$31.88	$14.94	$0.00
035-351-012	$31.88	$14.94	$0.00
035-351-013	$31.88	$14.94	$0.00
035-351-014	$31.88	$14.94	$0.00
035-351-015	$31.88	$14.94	$0.00
035-351-016	$31.88	$14.94	$0.00
035-351-017	$31.88	$14.94	$0.00
035-351-018	$31.88	$14.94	$0.00
035-351-019	$31.88	$14.94	$0.00
035-351-020	$31.88	$14.94	$0.00
035-351-021	$31.88	$14.94	$0.00
035-351-022	$31.88	$14.94	$0.00
035-351-023	$31.88	$14.94	$0.00
035-351-024	$31.88	$14.94	$0.00
035-351-025	$31.88	$14.94	$0.00
035-351-026	$31.88	$14.94	$0.00
035-351-027	$31.88	$14.94	$0.00
035-351-028	$31.88	$14.94	$0.00
035-351-029	$31.88	$14.94	$0.00
035-351-030	$31.88	$14.94	$0.00
035-351-031	$31.88	$14.94	$0.00
035-351-032	$31.88	$14.94	$0.00
035-351-033	$31.88	$14.94	$0.00
035-351-034	$31.88	$14.94	$0.00
035-351-035	$31.88	$14.94	$0.00
035-351-036	$31.88	$14.94	$0.00
035-351-037	$31.88	$14.94	$0.00
035-351-038	$31.88	$14.94	$0.00
035-351-039	$31.88	$14.94	$0.00
035-351-040	$31.88	$14.94	$0.00
035-351-041	$31.88	$14.94	$0.00
035-351-042	$31.88	$14.94	$0.00
035-351-043	$31.88	$14.94	$0.00
035-351-044	$31.88	$14.94	$0.00
035-351-045	$31.88	$14.94	$0.00
035-351-046	$31.88	$14.94	$0.00
035-352-001	$31.88	$14.94	$0.00
035-352-002	$31.88	$14.94	$0.00
035-352-003	$31.88	$14.94	$0.00
035-352-004	$31.88	$14.94	$0.00
035-352-005	$31.88	$14.94	$0.00
035-352-006	$31.88	$14.94	$0.00
035-352-007	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-352-008	$31.88	$14.94	$0.00
035-352-009	$31.88	$14.94	$0.00
035-352-010	$31.88	$14.94	$0.00
035-352-011	$31.88	$14.94	$0.00
035-352-012	$31.88	$14.94	$0.00
035-352-013	$31.88	$14.94	$0.00
035-352-014	$31.88	$14.94	$0.00
035-352-015	$31.88	$14.94	$0.00
035-352-016	$31.88	$14.94	$0.00
035-353-001	$31.88	$14.94	$0.00
035-353-002	$31.88	$14.94	$0.00
035-353-003	$31.88	$14.94	$0.00
035-353-004	$31.88	$14.94	$0.00
035-353-005	$31.88	$14.94	$0.00
035-353-006	$31.88	$14.94	$0.00
035-353-007	$31.88	$14.94	$0.00
035-353-008	$31.88	$14.94	$0.00
035-353-009	$31.88	$14.94	$0.00
035-353-010	$31.88	$14.94	$0.00
035-353-011	$31.88	$14.94	$0.00
035-353-012	$31.88	$14.94	$0.00
035-353-013	$31.88	$14.94	$0.00
035-353-014	$31.88	$14.94	$0.00
035-353-015	$31.88	$14.94	$0.00
035-353-016	$31.88	$14.94	$0.00
035-353-017	$31.88	$14.94	$0.00
035-353-018	$31.88	$14.94	$0.00
035-354-001	$31.88	$14.94	$0.00
035-354-002	$31.88	$14.94	$0.00
035-354-003	$31.88	$14.94	$0.00
035-354-004	$31.88	$14.94	$0.00
035-354-005	$31.88	$14.94	$0.00
035-354-006	$31.88	$14.94	$0.00
035-354-007	$31.88	$14.94	$0.00
035-354-008	$31.88	$14.94	$0.00
035-354-009	$31.88	$14.94	$0.00
035-354-010	$31.88	$14.94	$0.00
035-354-011	$31.88	$14.94	$0.00
035-354-012	$31.88	$14.94	$0.00
035-354-013	$31.88	$14.94	$0.00
035-354-014	$31.88	$14.94	$0.00
035-354-015	$31.88	$14.94	$0.00
035-354-016	$31.88	$14.94	$0.00
035-361-001	$31.88	$14.94	$0.00
035-361-002	$31.88	$14.94	$0.00
035-361-003	$31.88	$14.94	$0.00
035-361-004	$31.88	$14.94	$0.00
035-361-005	$31.88	$14.94	$0.00
035-361-006	$31.88	$14.94	$0.00
035-361-007	$31.88	$14.94	$0.00
035-361-008	$31.88	$14.94	$0.00
035-361-009	$31.88	$14.94	$0.00
035-361-010	$31.88	$14.94	$0.00
035-361-011	$31.88	$14.94	$0.00
035-361-012	$31.88	$14.94	$0.00
035-361-013	$31.88	$14.94	$0.00
035-361-014	$31.88	$14.94	$0.00
035-361-015	$31.88	$14.94	$0.00
035-361-016	$31.88	$14.94	$0.00
035-361-017	$31.88	$14.94	$0.00
035-361-018	$31.88	$14.94	$0.00
035-361-019	$31.88	$14.94	$0.00
035-361-020	$31.88	$14.94	$0.00
035-361-021	$31.88	$14.94	$0.00
035-361-022	$31.88	$14.94	$0.00
035-361-023	$31.88	$14.94	$0.00
035-361-024	$31.88	$14.94	$0.00
035-361-025	$31.88	$14.94	$0.00
035-361-026	$31.88	$14.94	$0.00
035-361-027	$31.88	$14.94	$0.00
035-361-028	$31.88	$14.94	$0.00
035-361-029	$31.88	$14.94	$0.00
035-361-030	$31.88	$14.94	$0.00
035-361-031	$31.88	$14.94	$0.00
035-361-032	$31.88	$14.94	$0.00
035-361-033	$31.88	$14.94	$0.00
035-361-034	$31.88	$14.94	$0.00
035-361-035	$31.88	$14.94	$0.00
035-361-036	$31.88	$14.94	$0.00
035-361-037	$31.88	$14.94	$0.00
035-361-038	$31.88	$14.94	$0.00
035-361-039	$31.88	$14.94	$0.00
035-361-040	$31.88	$14.94	$0.00
035-361-041	$31.88	$14.94	$0.00
035-362-001	$31.88	$14.94	$0.00
035-362-002	$31.88	$14.94	$0.00
035-362-003	$31.88	$14.94	$0.00
035-362-006	$31.88	$14.94	$0.00
035-362-007	$31.88	$14.94	$0.00
035-363-001	$31.88	$14.94	$0.00
035-363-002	$31.88	$14.94	$0.00
035-364-001	$31.88	$14.94	$0.00
035-364-002	$31.88	$14.94	$0.00
035-364-003	$31.88	$14.94	$0.00
035-364-004	$31.88	$14.94	$0.00
035-364-005	$31.88	$14.94	$0.00
035-364-006	$31.88	$14.94	$0.00
035-364-007	$31.88	$14.94	$0.00
035-364-008	$31.88	$14.94	$0.00
035-364-009	$31.88	$14.94	$0.00
035-364-010	$31.88	$14.94	$0.00
035-364-011	$31.88	$14.94	$0.00
035-365-001	$31.88	$14.94	$0.00
035-365-002	$31.88	$14.94	$0.00
035-365-003	$31.88	$14.94	$0.00
035-365-004	$31.88	$14.94	$0.00
035-365-005	$31.88	$14.94	$0.00
035-365-006	$31.88	$14.94	$0.00
035-365-007	$31.88	$14.94	$0.00
035-365-008	$31.88	$14.94	$0.00
035-365-009	$31.88	$14.94	$0.00
035-365-010	$31.88	$14.94	$0.00
035-365-011	$31.88	$14.94	$0.00
035-365-012	$31.88	$14.94	$0.00
035-365-013	$31.88	$14.94	$0.00
035-365-014	$31.88	$14.94	$0.00
035-365-015	$31.88	$14.94	$0.00
035-365-016	$31.88	$14.94	$0.00
035-365-017	$31.88	$14.94	$0.00
035-365-018	$31.88	$14.94	$0.00
035-365-019	$31.88	$14.94	$0.00
035-365-020	$31.88	$14.94	$0.00
035-365-021	$31.88	$0.00	$0.00
035-371-001	$31.88	$14.94	$0.00
035-371-002	$31.88	$14.94	$0.00
035-371-003	$31.88	$14.94	$0.00
035-371-004	$31.88	$14.94	$0.00
035-371-005	$31.88	$14.94	$0.00
035-371-006	$31.88	$14.94	$0.00
035-371-007	$31.88	$14.94	$0.00
035-371-008	$31.88	$14.94	$0.00
035-371-009	$31.88	$14.94	$0.00
035-371-010	$31.88	$14.94	$0.00
035-371-011	$31.88	$14.94	$0.00
035-371-012	$31.88	$14.94	$0.00
035-371-013	$31.88	$14.94	$0.00
035-371-014	$31.88	$14.94	$0.00
035-371-015	$31.88	$14.94	$0.00
035-371-016	$31.88	$14.94	$0.00
035-371-017	$31.88	$14.94	$0.00
035-372-001	$31.88	$14.94	$0.00
035-372-002	$31.88	$14.94	$0.00
035-372-003	$31.88	$14.94	$0.00
035-372-004	$31.88	$14.94	$0.00
035-372-005	$31.88	$14.94	$0.00
035-372-006	$31.88	$14.94	$0.00
035-372-007	$31.88	$14.94	$0.00
035-372-008	$31.88	$14.94	$0.00
035-372-009	$31.88	$14.94	$0.00
035-372-010	$31.88	$14.94	$0.00
035-372-011	$31.88	$14.94	$0.00
035-372-012	$31.88	$14.94	$0.00
035-372-013	$31.88	$14.94	$0.00
035-372-014	$31.88	$14.94	$0.00
035-372-015	$31.88	$14.94	$0.00
035-372-016	$31.88	$14.94	$0.00
035-372-017	$31.88	$14.94	$0.00
035-372-018	$31.88	$14.94	$0.00
035-373-001	$31.88	$14.94	$0.00
035-373-002	$31.88	$14.94	$0.00
035-373-003	$31.88	$14.94	$0.00
035-373-004	$31.88	$14.94	$0.00
035-373-005	$31.88	$14.94	$0.00
035-373-006	$31.88	$14.94	$0.00
035-373-007	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-373-008	$31.88	$14.94	$0.00
035-373-009	$31.88	$14.94	$0.00
035-373-010	$31.88	$14.94	$0.00
035-373-011	$31.88	$14.94	$0.00
035-373-012	$31.88	$14.94	$0.00
035-373-013	$31.88	$14.94	$0.00
035-373-015	$31.88	$14.94	$0.00
035-374-002	$31.88	$14.94	$0.00
035-374-003	$31.88	$14.94	$0.00
035-374-004	$31.88	$14.94	$0.00
035-374-005	$31.88	$14.94	$0.00
035-374-006	$31.88	$14.94	$0.00
035-374-007	$31.88	$14.94	$0.00
035-374-008	$31.88	$14.94	$0.00
035-374-009	$31.88	$14.94	$0.00
035-374-010	$31.88	$14.94	$0.00
035-374-011	$31.88	$14.94	$0.00
035-374-012	$31.88	$14.94	$0.00
035-374-013	$31.88	$14.94	$0.00
035-374-014	$31.88	$14.94	$0.00
035-374-015	$31.88	$14.94	$0.00
035-374-016	$31.88	$14.94	$0.00
035-374-017	$31.88	$14.94	$0.00
035-374-018	$31.88	$14.94	$0.00
035-374-019	$31.88	$14.94	$0.00
035-374-020	$31.88	$14.94	$0.00
035-374-021	$31.88	$14.94	$0.00
035-374-022	$31.88	$14.94	$0.00
035-374-023	$31.88	$14.94	$0.00
035-374-024	$31.88	$14.94	$0.00
035-374-025	$31.88	$14.94	$0.00
035-374-026	$31.88	$14.94	$0.00
035-374-027	$31.88	$14.94	$0.00
035-374-028	$31.88	$14.94	$0.00
035-374-029	$31.88	$14.94	$0.00
035-374-030	$31.88	$14.94	$0.00
035-374-031	$31.88	$14.94	$0.00
035-374-032	$31.88	$14.94	$0.00
035-374-033	$31.88	$14.94	$0.00
035-374-034	$31.88	$14.94	$0.00
035-374-035	$31.88	$14.94	$0.00
035-374-036	$31.88	$14.94	$0.00
035-374-037	$31.88	$14.94	$0.00
035-374-038	$31.88	$14.94	$0.00
035-374-039	$31.88	$14.94	$0.00
035-374-040	$31.88	$14.94	$0.00
035-374-041	$31.88	$14.94	$0.00
035-374-042	$31.88	$14.94	$0.00
035-374-043	$31.88	$14.94	$0.00
035-374-044	$31.88	$14.94	$0.00
035-374-045	$31.88	$14.94	$0.00
035-374-047	$31.88	$14.94	$0.00
035-374-048	$31.88	$14.94	$0.00
035-381-001	$31.88	$14.94	$0.00
035-381-002	$31.88	$14.94	$0.00
035-381-003	$31.88	$14.94	$0.00
035-381-004	$31.88	$14.94	$0.00
035-381-005	$31.88	$14.94	$0.00
035-381-006	$31.88	$14.94	$0.00
035-381-007	$31.88	$14.94	$0.00
035-381-008	$31.88	$14.94	$0.00
035-381-009	$31.88	$14.94	$0.00
035-381-010	$31.88	$14.94	$0.00
035-381-011	$31.88	$14.94	$0.00
035-381-012	$31.88	$14.94	$0.00
035-381-013	$31.88	$14.94	$0.00
035-381-014	$31.88	$14.94	$0.00
035-381-015	$31.88	$14.94	$0.00
035-381-016	$31.88	$14.94	$0.00
035-381-017	$31.88	$14.94	$0.00
035-382-001	$31.88	$14.94	$0.00
035-382-002	$31.88	$14.94	$0.00
035-382-003	$31.88	$14.94	$0.00
035-382-004	$31.88	$14.94	$0.00
035-382-005	$31.88	$14.94	$0.00
035-383-001	$31.88	$14.94	$0.00
035-383-002	$31.88	$14.94	$0.00
035-383-003	$31.88	$14.94	$0.00
035-383-004	$31.88	$14.94	$0.00
035-383-005	$31.88	$14.94	$0.00
035-383-006	$31.88	$14.94	$0.00
035-383-007	$31.88	$14.94	$0.00
035-383-008	$31.88	$14.94	$0.00
035-383-009	$31.88	$14.94	$0.00
035-383-010	$31.88	$14.94	$0.00
035-383-011	$31.88	$14.94	$0.00
035-383-012	$31.88	$14.94	$0.00
035-383-013	$31.88	$14.94	$0.00
035-383-014	$31.88	$14.94	$0.00
035-383-015	$31.88	$14.94	$0.00
035-383-016	$31.88	$14.94	$0.00
035-383-017	$31.88	$14.94	$0.00
035-383-018	$31.88	$14.94	$0.00
035-383-019	$31.88	$14.94	$0.00
035-383-020	$31.88	$14.94	$0.00
035-383-021	$31.88	$14.94	$0.00
035-383-022	$31.88	$14.94	$0.00
035-391-001	$31.88	$14.94	$0.00
035-391-002	$31.88	$14.94	$0.00
035-391-003	$31.88	$14.94	$0.00
035-391-004	$31.88	$14.94	$0.00
035-391-005	$31.88	$14.94	$0.00
035-391-006	$31.88	$14.94	$0.00
035-391-007	$31.88	$14.94	$0.00
035-391-008	$31.88	$14.94	$0.00
035-391-009	$31.88	$14.94	$0.00
035-391-010	$31.88	$14.94	$0.00
035-391-011	$31.88	$14.94	$0.00
035-391-012	$31.88	$14.94	$0.00
035-391-013	$31.88	$14.94	$0.00
035-391-014	$31.88	$14.94	$0.00
035-391-015	$31.88	$14.94	$0.00
035-391-016	$31.88	$14.94	$0.00
035-391-017	$31.88	$14.94	$0.00
035-391-018	$31.88	$14.94	$0.00
035-391-019	$31.88	$14.94	$0.00
035-391-020	$31.88	$14.94	$0.00
035-391-021	$31.88	$29.88	$0.00
035-392-001	$31.88	$14.94	$0.00
035-392-002	$31.88	$14.94	$0.00
035-392-003	$31.88	$14.94	$0.00
035-392-004	$31.88	$14.94	$0.00
035-392-005	$31.88	$14.94	$0.00
035-392-006	$31.88	$14.94	$0.00
035-392-007	$31.88	$14.94	$0.00
035-392-008	$31.88	$14.94	$0.00
035-392-009	$31.88	$14.94	$0.00
035-392-010	$31.88	$14.94	$0.00
035-392-011	$31.88	$14.94	$0.00
035-392-012	$31.88	$14.94	$0.00
035-392-013	$31.88	$14.94	$0.00
035-392-014	$31.88	$14.94	$0.00
035-392-015	$31.88	$14.94	$0.00
035-392-016	$31.88	$14.94	$0.00
035-392-017	$31.88	$14.94	$0.00
035-392-018	$31.88	$14.94	$0.00
035-392-019	$31.88	$14.94	$0.00
035-392-020	$31.88	$14.94	$0.00
035-392-021	$31.88	$14.94	$0.00
035-392-022	$31.88	$14.94	$0.00
035-392-023	$31.88	$14.94	$0.00
035-401-001	$31.88	$14.94	$0.00
035-401-002	$31.88	$14.94	$0.00
035-401-003	$31.88	$14.94	$0.00
035-401-004	$31.88	$14.94	$0.00
035-401-005	$31.88	$14.94	$0.00
035-401-006	$31.88	$14.94	$0.00
035-401-007	$31.88	$14.94	$0.00
035-401-008	$31.88	$14.94	$0.00
035-401-009	$31.88	$14.94	$0.00
035-401-010	$31.88	$14.94	$0.00
035-401-011	$31.88	$14.94	$0.00
035-401-012	$31.88	$14.94	$0.00
035-401-013	$31.88	$14.94	$0.00
035-401-014	$31.88	$14.94	$0.00
035-401-015	$31.88	$14.94	$0.00
035-401-016	$31.88	$14.94	$0.00
035-401-017	$31.88	$14.94	$0.00
035-402-001	$31.88	$14.94	$0.00
035-402-002	$31.88	$14.94	$0.00
035-402-003	$31.88	$14.94	$0.00
035-402-004	$31.88	$14.94	$0.00
035-402-005	$31.88	$14.94	$0.00
035-402-006	$31.88	$14.94	$0.00
035-402-007	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-402-008	$31.88	$14.94	$0.00
035-403-001	$31.88	$14.94	$0.00
035-403-002	$31.88	$14.94	$0.00
035-403-003	$31.88	$14.94	$0.00
035-403-004	$31.88	$14.94	$0.00
035-403-005	$31.88	$14.94	$0.00
035-403-006	$31.88	$14.94	$0.00
035-403-007	$31.88	$14.94	$0.00
035-403-008	$31.88	$14.94	$0.00
035-403-009	$31.88	$14.94	$0.00
035-403-010	$31.88	$14.94	$0.00
035-403-011	$31.88	$14.94	$0.00
035-403-012	$31.88	$14.94	$0.00
035-403-013	$31.88	$14.94	$0.00
035-403-014	$31.88	$14.94	$0.00
035-403-015	$31.88	$14.94	$0.00
035-403-016	$31.88	$14.94	$0.00
035-403-017	$31.88	$14.94	$0.00
035-403-018	$31.88	$14.94	$0.00
035-403-019	$31.88	$14.94	$0.00
035-403-020	$31.88	$14.94	$0.00
035-403-021	$31.88	$14.94	$0.00
035-403-022	$31.88	$14.94	$0.00
035-403-023	$31.88	$14.94	$0.00
035-403-024	$31.88	$14.94	$0.00
035-403-025	$31.88	$14.94	$0.00
035-403-026	$31.88	$14.94	$0.00
035-403-027	$31.88	$14.94	$0.00
035-403-028	$31.88	$14.94	$0.00
035-403-029	$31.88	$14.94	$0.00
035-403-030	$31.88	$14.94	$0.00
035-403-031	$31.88	$14.94	$0.00
035-403-032	$31.88	$14.94	$0.00
035-404-001	$31.88	$14.94	$0.00
035-404-002	$31.88	$14.94	$0.00
035-404-003	$31.88	$14.94	$0.00
035-404-004	$31.88	$14.94	$0.00
035-404-005	$31.88	$14.94	$0.00
035-404-006	$31.88	$14.94	$0.00
035-404-007	$31.88	$14.94	$0.00
035-404-008	$31.88	$14.94	$0.00
035-404-009	$31.88	$14.94	$0.00
035-404-010	$31.88	$14.94	$0.00
035-404-011	$31.88	$14.94	$0.00
035-404-012	$31.88	$14.94	$0.00
035-404-013	$31.88	$14.94	$0.00
035-404-014	$31.88	$14.94	$0.00
035-404-015	$31.88	$14.94	$0.00
035-404-016	$31.88	$14.94	$0.00
035-404-017	$31.88	$14.94	$0.00
035-404-018	$31.88	$14.94	$0.00
035-404-019	$31.88	$14.94	$0.00
035-404-020	$31.88	$14.94	$0.00
035-404-021	$31.88	$14.94	$0.00
035-404-022	$31.88	$14.94	$0.00
035-404-023	$31.88	$14.94	$0.00
035-404-024	$31.88	$14.94	$0.00
035-404-025	$31.88	$14.94	$0.00
035-404-026	$31.88	$14.94	$0.00
035-405-001	$31.88	$14.94	$0.00
035-405-002	$31.88	$14.94	$0.00
035-405-003	$31.88	$14.94	$0.00
035-405-004	$31.88	$14.94	$0.00
035-405-005	$31.88	$14.94	$0.00
035-405-006	$31.88	$14.94	$0.00
035-405-007	$31.88	$14.94	$0.00
035-405-008	$31.88	$14.94	$0.00
035-405-009	$31.88	$14.94	$0.00
035-405-010	$31.88	$14.94	$0.00
035-405-011	$31.88	$14.94	$0.00
035-405-012	$31.88	$14.94	$0.00
035-405-015	$31.88	$14.94	$0.00
035-405-016	$31.88	$14.94	$0.00
035-405-017	$31.88	$14.94	$0.00
035-405-018	$31.88	$14.94	$0.00
035-405-019	$31.88	$14.94	$0.00
035-405-020	$31.88	$14.94	$0.00
035-405-021	$31.88	$14.94	$0.00
035-405-022	$31.88	$14.94	$0.00
035-405-023	$31.88	$14.94	$0.00
035-405-024	$31.88	$14.94	$0.00
035-405-025	$31.88	$14.94	$0.00
035-405-026	$31.88	$14.94	$0.00
035-405-027	$31.88	$14.94	$0.00
035-405-028	$31.88	$14.94	$0.00
035-405-029	$31.88	$14.94	$0.00
035-405-030	$31.88	$14.94	$0.00
035-411-001	$31.88	$14.94	$0.00
035-411-002	$31.88	$14.94	$0.00
035-411-003	$31.88	$14.94	$0.00
035-411-004	$31.88	$14.94	$0.00
035-411-005	$31.88	$14.94	$0.00
035-411-006	$31.88	$14.94	$0.00
035-411-007	$31.88	$14.94	$0.00
035-411-008	$31.88	$14.94	$0.00
035-411-009	$31.88	$14.94	$0.00
035-411-010	$31.88	$14.94	$0.00
035-411-011	$31.88	$14.94	$0.00
035-411-012	$31.88	$14.94	$0.00
035-411-013	$31.88	$14.94	$0.00
035-411-014	$31.88	$14.94	$0.00
035-411-015	$31.88	$14.94	$0.00
035-412-001	$31.88	$14.94	$0.00
035-412-002	$31.88	$14.94	$0.00
035-412-003	$31.88	$14.94	$0.00
035-412-004	$31.88	$14.94	$0.00
035-412-005	$31.88	$14.94	$0.00
035-412-006	$31.88	$14.94	$0.00
035-413-001	$31.88	$14.94	$0.00
035-413-002	$31.88	$14.94	$0.00
035-413-003	$31.88	$14.94	$0.00
035-413-004	$31.88	$14.94	$0.00
035-413-005	$31.88	$14.94	$0.00
035-413-006	$31.88	$14.94	$0.00
035-413-007	$31.88	$14.94	$0.00
035-413-008	$31.88	$14.94	$0.00
035-413-009	$31.88	$14.94	$0.00
035-413-010	$31.88	$14.94	$0.00
035-414-001	$31.88	$14.94	$0.00
035-414-002	$31.88	$14.94	$0.00
035-414-003	$31.88	$14.94	$0.00
035-414-004	$31.88	$14.94	$0.00
035-414-005	$31.88	$14.94	$0.00
035-414-006	$31.88	$14.94	$0.00
035-414-007	$31.88	$14.94	$0.00
035-414-008	$31.88	$14.94	$0.00
035-414-009	$31.88	$14.94	$0.00
035-414-010	$31.88	$14.94	$0.00
035-414-011	$31.88	$14.94	$0.00
035-414-012	$31.88	$14.94	$0.00
035-414-013	$31.88	$14.94	$0.00
035-414-014	$31.88	$14.94	$0.00
035-414-015	$31.88	$14.94	$0.00
035-414-016	$31.88	$14.94	$0.00
035-414-017	$31.88	$14.94	$0.00
035-414-018	$31.88	$14.94	$0.00
035-414-019	$31.88	$14.94	$0.00
035-414-020	$31.88	$14.94	$0.00
035-414-021	$31.88	$14.94	$0.00
035-414-022	$31.88	$14.94	$0.00
035-414-023	$31.88	$14.94	$0.00
035-414-024	$31.88	$14.94	$0.00
035-414-025	$31.88	$14.94	$0.00
035-414-027	$31.88	$14.94	$0.00
035-414-028	$31.88	$14.94	$0.00
035-414-029	$31.88	$14.94	$0.00
035-414-030	$31.88	$14.94	$0.00
035-414-031	$31.88	$14.94	$0.00
035-414-032	$31.88	$14.94	$0.00
035-421-001	$31.88	$14.94	$0.00
035-421-002	$31.88	$14.94	$0.00
035-421-003	$31.88	$14.94	$0.00
035-421-004	$31.88	$14.94	$0.00
035-421-005	$31.88	$14.94	$0.00
035-421-006	$31.88	$14.94	$0.00
035-421-007	$31.88	$14.94	$0.00
035-421-008	$31.88	$14.94	$0.00
035-421-009	$31.88	$14.94	$0.00
035-421-010	$31.88	$14.94	$0.00
035-421-011	$31.88	$14.94	$0.00
035-421-012	$31.88	$14.94	$0.00
035-421-013	$31.88	$14.94	$0.00
035-422-001	$31.88	$14.94	$0.00
035-422-002	$31.88	$14.94	$0.00
035-422-003	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-422-004	$31.88	$14.94	$0.00
035-422-005	$31.88	$14.94	$0.00
035-422-006	$31.88	$14.94	$0.00
035-422-007	$31.88	$14.94	$0.00
035-422-008	$31.88	$14.94	$0.00
035-422-009	$31.88	$14.94	$0.00
035-422-010	$31.88	$14.94	$0.00
035-422-011	$31.88	$14.94	$0.00
035-422-012	$31.88	$14.94	$0.00
035-422-013	$31.88	$14.94	$0.00
035-422-014	$31.88	$14.94	$0.00
035-422-015	$31.88	$14.94	$0.00
035-422-016	$31.88	$14.94	$0.00
035-422-017	$31.88	$14.94	$0.00
035-422-018	$31.88	$14.94	$0.00
035-422-019	$31.88	$14.94	$0.00
035-422-020	$31.88	$14.94	$0.00
035-422-021	$31.88	$14.94	$0.00
035-422-022	$31.88	$14.94	$0.00
035-422-023	$31.88	$14.94	$0.00
035-422-024	$31.88	$14.94	$0.00
035-422-025	$31.88	$14.94	$0.00
035-422-026	$31.88	$14.94	$0.00
035-422-027	$31.88	$14.94	$0.00
035-422-028	$31.88	$14.94	$0.00
035-422-029	$31.88	$14.94	$0.00
035-422-030	$31.88	$14.94	$0.00
035-422-031	$31.88	$14.94	$0.00
035-422-032	$31.88	$14.94	$0.00
035-422-033	$31.88	$14.94	$0.00
035-422-034	$31.88	$14.94	$0.00
035-422-035	$31.88	$14.94	$0.00
035-422-036	$31.88	$14.94	$0.00
035-423-001	$31.88	$14.94	$0.00
035-423-002	$31.88	$14.94	$0.00
035-423-003	$31.88	$14.94	$0.00
035-423-004	$31.88	$14.94	$0.00
035-423-005	$31.88	$14.94	$0.00
035-423-006	$31.88	$14.94	$0.00
035-423-013	$382.56	$89.64	$0.00
035-424-001	$31.88	$14.94	$0.00
035-424-002	$31.88	$14.94	$0.00
035-424-003	$31.88	$14.94	$0.00
035-424-004	$31.88	$14.94	$0.00
035-424-005	$31.88	$14.94	$0.00
035-424-006	$31.88	$14.94	$0.00
035-424-008	$31.88	$14.94	$0.00
035-424-010	$31.88	$14.94	$0.00
035-424-011	$31.88	$14.94	$0.00
035-424-012	$16.86	$7.46	$0.00
035-424-014	$31.88	$14.94	$0.00
035-424-015	$15.94	$7.46	$0.00
035-424-016	$15.94	$7.46	$0.00
035-425-001	$31.88	$14.94	$0.00
035-425-002	$31.88	$14.94	$0.00
035-425-003	$31.88	$14.94	$0.00
035-425-004	$31.88	$14.94	$0.00
035-425-005	$31.88	$14.94	$0.00
035-425-006	$31.88	$14.94	$0.00
035-425-007	$31.88	$14.94	$0.00
035-425-008	$31.88	$14.94	$0.00
035-425-009	$31.88	$14.94	$0.00
035-425-010	$31.88	$14.94	$0.00
035-425-011	$31.88	$14.94	$0.00
035-425-012	$31.88	$14.94	$0.00
035-425-013	$31.88	$14.94	$0.00
035-425-014	$31.88	$14.94	$0.00
035-425-015	$31.88	$14.94	$0.00
035-425-016	$31.88	$14.94	$0.00
035-425-017	$31.88	$14.94	$0.00
035-425-018	$31.88	$14.94	$0.00
035-425-019	$31.88	$14.94	$0.00
035-425-020	$31.88	$14.94	$0.00
035-425-021	$31.88	$14.94	$0.00
035-425-022	$31.88	$14.94	$0.00
035-425-023	$31.88	$14.94	$0.00
035-425-024	$31.88	$14.94	$0.00
035-425-025	$31.88	$14.94	$0.00
035-425-026	$31.88	$14.94	$0.00
035-425-027	$31.88	$14.94	$0.00
035-425-028	$31.88	$14.94	$0.00
035-425-029	$31.88	$14.94	$0.00
035-425-030	$31.88	$14.94	$0.00
035-425-031	$31.88	$14.94	$0.00
035-425-032	$31.88	$14.94	$0.00
035-425-033	$31.88	$14.94	$0.00
035-425-034	$31.88	$14.94	$0.00
035-425-035	$31.88	$14.94	$0.00
035-425-036	$31.88	$14.94	$0.00
035-425-037	$31.88	$14.94	$0.00
035-425-038	$31.88	$14.94	$0.00
035-425-039	$31.88	$14.94	$0.00
035-425-040	$31.88	$14.94	$0.00
035-425-041	$31.88	$14.94	$0.00
035-425-042	$31.88	$14.94	$0.00
035-425-043	$31.88	$14.94	$0.00
035-425-044	$31.88	$14.94	$0.00
035-425-045	$31.88	$14.94	$0.00
035-425-046	$31.88	$14.94	$0.00
035-425-047	$31.88	$14.94	$0.00
035-425-048	$31.88	$14.94	$0.00
035-426-001	$31.88	$14.94	$0.00
035-426-002	$31.88	$14.94	$0.00
035-426-003	$31.88	$14.94	$0.00
035-426-004	$31.88	$14.94	$0.00
035-426-005	$31.88	$14.94	$0.00
035-426-006	$31.88	$14.94	$0.00
035-430-001	$31.88	$14.94	$0.00
035-430-002	$31.88	$14.94	$0.00
035-430-003	$31.88	$14.94	$0.00
035-430-004	$31.88	$14.94	$0.00
035-430-005	$31.88	$14.94	$0.00
035-430-006	$31.88	$14.94	$0.00
035-430-007	$31.88	$14.94	$0.00
035-430-008	$31.88	$14.94	$0.00
035-430-009	$31.88	$14.94	$0.00
035-430-010	$31.88	$14.94	$0.00
035-430-011	$31.88	$14.94	$0.00
035-430-012	$31.88	$14.94	$0.00
035-430-013	$31.88	$14.94	$0.00
035-430-014	$31.88	$14.94	$0.00
035-430-015	$31.88	$14.94	$0.00
035-430-016	$31.88	$14.94	$0.00
035-430-017	$31.88	$14.94	$0.00
035-430-018	$31.88	$14.94	$0.00
035-430-019	$31.88	$14.94	$0.00
035-430-020	$31.88	$14.94	$0.00
035-430-021	$31.88	$14.94	$0.00
035-430-022	$31.88	$14.94	$0.00
035-430-023	$31.88	$14.94	$0.00
035-430-024	$31.88	$14.94	$0.00
035-430-025	$31.88	$14.94	$0.00
035-430-026	$31.88	$14.94	$0.00
035-430-027	$31.88	$14.94	$0.00
035-430-030	$31.88	$14.94	$0.00
035-430-031	$31.88	$14.94	$0.00
035-430-032	$31.88	$14.94	$0.00
035-430-033	$31.88	$14.94	$0.00
035-430-034	$31.88	$14.94	$0.00
035-430-035	$31.88	$14.94	$0.00
035-430-036	$31.88	$14.94	$0.00
035-430-037	$31.88	$14.94	$0.00
035-430-038	$31.88	$14.94	$0.00
035-430-039	$31.88	$14.94	$0.00
035-430-040	$31.88	$14.94	$0.00
035-430-041	$31.88	$14.94	$0.00
035-430-042	$31.88	$14.94	$0.00
035-431-001	$31.88	$14.94	$0.00
035-431-002	$31.88	$14.94	$0.00
035-431-003	$31.88	$14.94	$0.00
035-431-004	$31.88	$14.94	$0.00
035-431-005	$31.88	$14.94	$0.00
035-440-001	$15.94	$7.46	$0.00
035-440-002	$15.94	$7.46	$0.00
035-440-003	$15.94	$7.46	$0.00
035-440-004	$15.94	$7.46	$0.00
035-440-005	$15.94	$7.46	$0.00
035-440-006	$15.94	$7.46	$0.00
035-440-007	$15.94	$7.46	$0.00
035-440-008	$15.94	$7.46	$0.00
035-440-009	$15.94	$7.46	$0.00
035-440-010	$15.94	$7.46	$0.00
035-440-011	$15.94	$7.46	$0.00
035-440-012	$15.94	$7.46	$0.00
035-450-001	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-450-002	$31.88	$14.94	$0.00
035-450-003	$31.88	$14.94	$0.00
035-450-004	$31.88	$14.94	$0.00
035-450-005	$31.88	$14.94	$0.00
035-450-006	$31.88	$14.94	$0.00
035-450-007	$31.88	$14.94	$0.00
035-450-008	$31.88	$14.94	$0.00
035-450-009	$31.88	$14.94	$0.00
035-450-010	$31.88	$14.94	$0.00
035-450-011	$31.88	$14.94	$0.00
035-450-012	$31.88	$14.94	$0.00
035-451-001	$31.88	$14.94	$0.00
035-451-002	$31.88	$14.94	$0.00
035-451-003	$31.88	$14.94	$0.00
035-451-004	$31.88	$14.94	$0.00
035-451-005	$31.88	$14.94	$0.00
035-451-006	$31.88	$14.94	$0.00
035-451-007	$31.88	$14.94	$0.00
035-451-008	$31.88	$14.94	$0.00
035-451-009	$31.88	$14.94	$0.00
035-451-010	$31.88	$14.94	$0.00
035-451-011	$31.88	$14.94	$0.00
035-451-012	$31.88	$14.94	$0.00
035-451-013	$31.88	$14.94	$0.00
035-451-014	$31.88	$14.94	$0.00
035-451-015	$31.88	$14.94	$0.00
035-451-016	$31.88	$14.94	$0.00
035-451-017	$31.88	$14.94	$0.00
035-451-018	$31.88	$14.94	$0.00
035-451-019	$31.88	$14.94	$0.00
035-451-020	$31.88	$14.94	$0.00
035-451-021	$31.88	$14.94	$0.00
035-451-022	$31.88	$14.94	$0.00
035-452-001	$31.88	$14.94	$0.00
035-452-002	$31.88	$14.94	$0.00
035-452-003	$31.88	$14.94	$0.00
035-452-004	$31.88	$14.94	$0.00
035-452-005	$31.88	$14.94	$0.00
035-452-006	$31.88	$14.94	$0.00
035-452-007	$31.88	$14.94	$0.00
035-452-008	$31.88	$14.94	$0.00
035-453-001	$31.88	$14.94	$0.00
035-453-002	$31.88	$14.94	$0.00
035-453-003	$31.88	$14.94	$0.00
035-453-004	$31.88	$14.94	$0.00
035-453-005	$31.88	$14.94	$0.00
035-453-006	$31.88	$14.94	$0.00
035-453-007	$31.88	$14.94	$0.00
035-453-008	$31.88	$14.94	$0.00
035-453-009	$31.88	$14.94	$0.00
035-453-010	$31.88	$14.94	$0.00
035-453-011	$31.88	$14.94	$0.00
035-453-012	$31.88	$14.94	$0.00
035-453-013	$31.88	$14.94	$0.00
035-453-014	$31.88	$14.94	$0.00
035-453-015	$31.88	$14.94	$0.00
035-453-016	$31.88	$14.94	$0.00
035-453-017	$31.88	$14.94	$0.00
035-453-018	$31.88	$14.94	$0.00
035-453-019	$31.88	$14.94	$0.00
035-453-020	$31.88	$14.94	$0.00
035-453-021	$31.88	$14.94	$0.00
035-453-022	$31.88	$14.94	$0.00
035-453-023	$31.88	$14.94	$0.00
035-453-024	$31.88	$14.94	$0.00
035-453-025	$31.88	$14.94	$0.00
035-453-026	$31.88	$14.94	$0.00
035-453-027	$31.88	$14.94	$0.00
035-453-028	$31.88	$14.94	$0.00
035-453-029	$31.88	$14.94	$0.00
035-453-030	$31.88	$14.94	$0.00
035-461-001	$31.88	$14.94	$0.00
035-461-002	$31.88	$14.94	$0.00
035-461-003	$31.88	$14.94	$0.00
035-461-004	$31.88	$14.94	$0.00
035-461-005	$31.88	$14.94	$0.00
035-461-006	$31.88	$14.94	$0.00
035-461-007	$31.88	$14.94	$0.00
035-462-001	$31.88	$14.94	$0.00
035-462-002	$31.88	$14.94	$0.00
035-462-003	$31.88	$14.94	$0.00
035-462-004	$31.88	$14.94	$0.00
035-462-005	$31.88	$14.94	$0.00
035-462-006	$31.88	$14.94	$0.00
035-462-007	$31.88	$14.94	$0.00
035-463-001	$31.88	$14.94	$0.00
035-463-002	$31.88	$14.94	$0.00
035-463-003	$31.88	$14.94	$0.00
035-463-004	$31.88	$14.94	$0.00
035-463-005	$31.88	$14.94	$0.00
035-463-006	$31.88	$14.94	$0.00
035-463-007	$31.88	$14.94	$0.00
035-463-008	$31.88	$14.94	$0.00
035-463-009	$31.88	$14.94	$0.00
035-463-010	$31.88	$14.94	$0.00
035-463-011	$31.88	$14.94	$0.00
035-463-012	$31.88	$14.94	$0.00
035-463-013	$31.88	$14.94	$0.00
035-463-014	$31.88	$14.94	$0.00
035-463-015	$31.88	$14.94	$0.00
035-463-016	$31.88	$14.94	$0.00
035-463-017	$31.88	$14.94	$0.00
035-463-018	$31.88	$14.94	$0.00
035-463-019	$31.88	$14.94	$0.00
035-463-020	$31.88	$14.94	$0.00
035-463-021	$31.88	$14.94	$0.00
035-464-001	$31.88	$14.94	$0.00
035-464-002	$31.88	$14.94	$0.00
035-464-003	$31.88	$14.94	$0.00
035-464-004	$31.88	$14.94	$0.00
035-464-005	$31.88	$14.94	$0.00
035-464-006	$31.88	$14.94	$0.00
035-464-007	$31.88	$14.94	$0.00
035-464-008	$31.88	$14.94	$0.00
035-464-009	$31.88	$14.94	$0.00
035-464-010	$31.88	$14.94	$0.00
035-464-011	$31.88	$14.94	$0.00
035-464-012	$31.88	$14.94	$0.00
035-464-013	$31.88	$14.94	$0.00
035-464-014	$31.88	$14.94	$0.00
035-465-001	$31.88	$14.94	$0.00
035-465-002	$31.88	$14.94	$0.00
035-465-003	$31.88	$14.94	$0.00
035-465-004	$31.88	$14.94	$0.00
035-465-005	$31.88	$14.94	$0.00
035-465-006	$31.88	$14.94	$0.00
035-465-007	$31.88	$14.94	$0.00
035-465-008	$31.88	$14.94	$0.00
035-465-009	$31.88	$14.94	$0.00
035-465-010	$31.88	$14.94	$0.00
035-465-011	$31.88	$14.94	$0.00
035-465-012	$31.88	$14.94	$0.00
035-465-013	$31.88	$14.94	$0.00
035-465-014	$31.88	$14.94	$0.00
035-465-015	$31.88	$14.94	$0.00
035-471-001	$31.88	$14.94	$0.00
035-471-002	$31.88	$14.94	$0.00
035-471-003	$31.88	$14.94	$0.00
035-471-004	$31.88	$14.94	$0.00
035-471-005	$31.88	$14.94	$0.00
035-471-006	$31.88	$14.94	$0.00
035-471-007	$31.88	$14.94	$0.00
035-471-008	$31.88	$14.94	$0.00
035-472-001	$31.88	$14.94	$0.00
035-472-002	$31.88	$14.94	$0.00
035-472-003	$31.88	$14.94	$0.00
035-472-004	$31.88	$14.94	$0.00
035-472-005	$31.88	$14.94	$0.00
035-472-006	$31.88	$14.94	$0.00
035-472-007	$31.88	$14.94	$0.00
035-472-008	$31.88	$14.94	$0.00
035-472-009	$31.88	$14.94	$0.00
035-472-010	$31.88	$14.94	$0.00
035-472-011	$31.88	$14.94	$0.00
035-472-012	$31.88	$14.94	$0.00
035-472-013	$31.88	$14.94	$0.00
035-472-014	$31.88	$14.94	$0.00
035-472-015	$31.88	$14.94	$0.00
035-472-016	$31.88	$14.94	$0.00
035-472-017	$31.88	$14.94	$0.00
035-472-018	$31.88	$14.94	$0.00
035-472-019	$31.88	$14.94	$0.00
035-472-020	$31.88	$14.94	$0.00
035-472-021	$31.88	$14.94	$0.00
035-472-022	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-472-023	$31.88	$14.94	$0.00
035-472-024	$31.88	$14.94	$0.00
035-473-001	$31.88	$14.94	$0.00
035-473-002	$31.88	$14.94	$0.00
035-473-003	$31.88	$14.94	$0.00
035-473-004	$31.88	$14.94	$0.00
035-473-005	$31.88	$14.94	$0.00
035-473-006	$31.88	$14.94	$0.00
035-473-007	$31.88	$14.94	$0.00
035-473-008	$31.88	$14.94	$0.00
035-473-009	$31.88	$14.94	$0.00
035-473-010	$31.88	$14.94	$0.00
035-473-011	$31.88	$14.94	$0.00
035-473-012	$31.88	$14.94	$0.00
035-473-013	$31.88	$14.94	$0.00
035-473-014	$31.88	$14.94	$0.00
035-473-015	$31.88	$14.94	$0.00
035-473-016	$31.88	$14.94	$0.00
035-473-017	$31.88	$14.94	$0.00
035-473-018	$31.88	$14.94	$0.00
035-473-019	$31.88	$14.94	$0.00
035-473-020	$31.88	$14.94	$0.00
035-473-021	$31.88	$14.94	$0.00
035-473-022	$31.88	$14.94	$0.00
035-473-023	$31.88	$14.94	$0.00
035-473-024	$31.88	$14.94	$0.00
035-473-025	$31.88	$14.94	$0.00
035-473-026	$31.88	$14.94	$0.00
035-473-027	$31.88	$14.94	$0.00
035-473-028	$31.88	$14.94	$0.00
035-473-029	$31.88	$14.94	$0.00
035-473-030	$31.88	$14.94	$0.00
035-474-001	$31.88	$14.94	$0.00
035-474-002	$31.88	$14.94	$0.00
035-474-003	$31.88	$14.94	$0.00
035-474-004	$31.88	$14.94	$0.00
035-474-005	$31.88	$14.94	$0.00
035-474-006	$31.88	$0.00	$0.00
035-474-007	$31.88	$14.94	$0.00
035-474-008	$31.88	$14.94	$0.00
035-474-009	$31.88	$14.94	$0.00
035-474-010	$31.88	$14.94	$0.00
035-474-011	$31.88	$14.94	$0.00
035-474-012	$31.88	$14.94	$0.00
035-474-013	$31.88	$14.94	$0.00
035-474-014	$31.88	$14.94	$0.00
035-474-015	$31.88	$14.94	$0.00
035-474-016	$31.88	$14.94	$0.00
035-474-017	$31.88	$14.94	$0.00
035-474-018	$31.88	$14.94	$0.00
035-474-019	$31.88	$14.94	$0.00
035-474-020	$31.88	$14.94	$0.00
035-474-021	$31.88	$14.94	$0.00
035-474-022	$31.88	$14.94	$0.00
035-474-023	$31.88	$14.94	$0.00
035-474-024	$31.88	$14.94	$0.00
035-480-001	$31.88	$14.94	$0.00
035-480-002	$31.88	$14.94	$0.00
035-480-003	$31.88	$14.94	$0.00
035-480-004	$31.88	$14.94	$0.00
035-480-005	$31.88	$14.94	$0.00
035-480-006	$31.88	$14.94	$0.00
035-480-007	$31.88	$14.94	$0.00
035-480-008	$31.88	$14.94	$0.00
035-480-009	$31.88	$14.94	$0.00
035-480-010	$31.88	$14.94	$0.00
035-480-011	$31.88	$14.94	$0.00
035-480-012	$31.88	$14.94	$0.00
035-480-013	$31.88	$14.94	$0.00
035-480-014	$31.88	$14.94	$0.00
035-480-015	$31.88	$14.94	$0.00
035-480-016	$31.88	$14.94	$0.00
035-480-017	$31.88	$14.94	$0.00
035-480-018	$31.88	$14.94	$0.00
035-480-019	$31.88	$14.94	$0.00
035-480-020	$31.88	$14.94	$0.00
035-480-021	$31.88	$14.94	$0.00
035-480-022	$31.88	$14.94	$0.00
035-480-023	$31.88	$14.94	$0.00
035-480-024	$31.88	$14.94	$0.00
035-480-025	$31.88	$14.94	$0.00
035-480-026	$31.88	$14.94	$0.00
035-480-027	$31.88	$14.94	$0.00
035-480-028	$31.88	$14.94	$0.00
035-480-029	$31.88	$14.94	$0.00
035-480-030	$31.88	$14.94	$0.00
035-480-031	$31.88	$14.94	$0.00
035-480-032	$31.88	$14.94	$0.00
035-480-033	$31.88	$14.94	$0.00
035-480-034	$31.88	$14.94	$0.00
035-480-035	$31.88	$14.94	$0.00
035-480-036	$31.88	$14.94	$0.00
035-480-037	$31.88	$14.94	$0.00
035-480-038	$31.88	$14.94	$0.00
035-480-039	$31.88	$14.94	$0.00
035-480-040	$31.88	$14.94	$0.00
035-480-041	$31.88	$14.94	$0.00
035-480-042	$31.88	$14.94	$0.00
035-480-043	$31.88	$14.94	$0.00
035-480-044	$31.88	$14.94	$0.00
035-480-045	$31.88	$14.94	$0.00
035-480-046	$31.88	$14.94	$0.00
035-480-047	$31.88	$14.94	$0.00
035-480-048	$31.88	$14.94	$0.00
035-480-049	$31.88	$14.94	$0.00
035-481-001	$31.88	$14.94	$0.00
035-481-002	$31.88	$14.94	$0.00
035-481-003	$31.88	$14.94	$0.00
035-481-004	$31.88	$14.94	$0.00
035-481-005	$31.88	$14.94	$0.00
035-481-006	$31.88	$14.94	$0.00
035-481-007	$31.88	$14.94	$0.00
035-481-008	$31.88	$14.94	$0.00
035-481-009	$31.88	$14.94	$0.00
035-481-010	$31.88	$14.94	$0.00
035-481-011	$31.88	$14.94	$0.00
035-481-012	$31.88	$14.94	$0.00
035-481-013	$31.88	$14.94	$0.00
035-481-014	$31.88	$14.94	$0.00
035-481-015	$31.88	$14.94	$0.00
035-481-016	$31.88	$14.94	$0.00
035-481-017	$31.88	$14.94	$0.00
035-490-001	$31.88	$14.94	$0.00
035-490-002	$31.88	$14.94	$0.00
035-490-003	$31.88	$14.94	$0.00
035-490-004	$31.88	$14.94	$0.00
035-490-005	$31.88	$14.94	$0.00
035-490-006	$31.88	$14.94	$0.00
035-490-007	$31.88	$14.94	$0.00
035-490-008	$31.88	$14.94	$0.00
035-490-009	$31.88	$14.94	$0.00
035-490-010	$31.88	$14.94	$0.00
035-490-011	$31.88	$14.94	$0.00
035-490-012	$31.88	$14.94	$0.00
035-490-013	$31.88	$14.94	$0.00
035-490-014	$31.88	$14.94	$0.00
035-490-015	$31.88	$14.94	$0.00
035-490-016	$31.88	$14.94	$0.00
035-490-017	$31.88	$14.94	$0.00
035-490-018	$31.88	$14.94	$0.00
035-490-019	$31.88	$14.94	$0.00
035-490-020	$31.88	$14.94	$0.00
035-490-021	$31.88	$14.94	$0.00
035-490-022	$31.88	$14.94	$0.00
035-490-023	$31.88	$14.94	$0.00
035-490-024	$31.88	$14.94	$0.00
035-490-025	$31.88	$14.94	$0.00
035-490-026	$31.88	$14.94	$0.00
035-490-027	$31.88	$14.94	$0.00
035-490-028	$31.88	$14.94	$0.00
035-490-029	$31.88	$14.94	$0.00
035-490-030	$31.88	$14.94	$0.00
035-490-031	$31.88	$14.94	$0.00
035-490-032	$31.88	$14.94	$0.00
035-491-001	$31.88	$14.94	$0.00
035-491-002	$31.88	$14.94	$0.00
035-491-003	$31.88	$14.94	$0.00
035-491-004	$31.88	$14.94	$0.00
035-491-005	$31.88	$14.94	$0.00
035-491-006	$31.88	$14.94	$0.00
035-491-007	$31.88	$14.94	$0.00
035-491-008	$31.88	$14.94	$0.00
035-491-009	$31.88	$14.94	$0.00
035-491-010	$31.88	$14.94	$0.00
035-491-011	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-491-012	$31.88	$14.94	$0.00
035-491-013	$31.88	$14.94	$0.00
035-491-014	$31.88	$14.94	$0.00
035-491-015	$31.88	$14.94	$0.00
035-491-016	$31.88	$14.94	$0.00
035-491-017	$31.88	$14.94	$0.00
035-491-018	$31.88	$14.94	$0.00
035-491-019	$31.88	$14.94	$0.00
035-491-020	$31.88	$14.94	$0.00
035-491-021	$31.88	$14.94	$0.00
035-491-022	$31.88	$14.94	$0.00
035-491-023	$31.88	$14.94	$0.00
035-491-024	$31.88	$14.94	$0.00
035-491-025	$31.88	$14.94	$0.00
035-491-026	$31.88	$14.94	$0.00
035-491-027	$31.88	$14.94	$0.00
035-491-028	$31.88	$14.94	$0.00
035-491-029	$31.88	$14.94	$0.00
035-491-030	$31.88	$14.94	$0.00
035-491-031	$31.88	$14.94	$0.00
035-491-032	$31.88	$14.94	$0.00
035-491-033	$31.88	$14.94	$0.00
035-491-034	$31.88	$14.94	$0.00
035-491-035	$31.88	$14.94	$0.00
035-491-036	$31.88	$14.94	$0.00
035-492-001	$31.88	$14.94	$0.00
035-492-002	$31.88	$14.94	$0.00
035-492-003	$31.88	$14.94	$0.00
035-492-004	$31.88	$14.94	$0.00
035-492-005	$31.88	$14.94	$0.00
035-492-006	$31.88	$14.94	$0.00
035-492-007	$31.88	$14.94	$0.00
035-492-008	$31.88	$14.94	$0.00
035-492-009	$31.88	$14.94	$0.00
035-492-010	$31.88	$14.94	$0.00
035-492-011	$31.88	$14.94	$0.00
035-492-012	$31.88	$14.94	$0.00
035-492-013	$31.88	$14.94	$0.00
035-492-014	$31.88	$14.94	$0.00
035-493-001	$32.80	$74.70	$0.00
035-501-001	$31.88	$14.94	$0.00
035-501-002	$31.88	$14.94	$0.00
035-501-003	$31.88	$14.94	$0.00
035-501-004	$31.88	$14.94	$0.00
035-501-005	$31.88	$14.94	$0.00
035-501-006	$31.88	$14.94	$0.00
035-501-007	$31.88	$14.94	$0.00
035-501-008	$31.88	$14.94	$0.00
035-501-009	$31.88	$14.94	$0.00
035-501-010	$31.88	$14.94	$0.00
035-501-011	$31.88	$14.94	$0.00
035-501-012	$31.88	$14.94	$0.00
035-501-013	$31.88	$14.94	$0.00
035-501-014	$31.88	$14.94	$0.00
035-501-015	$31.88	$14.94	$0.00
035-501-016	$31.88	$14.94	$0.00
035-501-017	$31.88	$14.94	$0.00
035-501-018	$31.88	$14.94	$0.00
035-501-019	$31.88	$14.94	$0.00
035-501-020	$31.88	$14.94	$0.00
035-501-021	$31.88	$14.94	$0.00
035-501-022	$31.88	$14.94	$0.00
035-502-001	$31.88	$14.94	$0.00
035-502-002	$31.88	$14.94	$0.00
035-502-003	$31.88	$14.94	$0.00
035-502-004	$31.88	$14.94	$0.00
035-502-005	$31.88	$14.94	$0.00
035-502-006	$31.88	$14.94	$0.00
035-502-007	$31.88	$14.94	$0.00
035-502-008	$31.88	$14.94	$0.00
035-502-009	$31.88	$14.94	$0.00
035-502-010	$31.88	$14.94	$0.00
035-502-011	$31.88	$14.94	$0.00
035-502-012	$31.88	$14.94	$0.00
035-502-013	$31.88	$14.94	$0.00
035-502-014	$31.88	$14.94	$0.00
035-502-015	$31.88	$14.94	$0.00
035-502-016	$31.88	$14.94	$0.00
035-502-017	$31.88	$14.94	$0.00
035-502-018	$31.88	$14.94	$0.00
035-502-019	$31.88	$14.94	$0.00
035-502-020	$31.88	$14.94	$0.00
035-502-021	$31.88	$14.94	$0.00
035-502-022	$31.88	$14.94	$0.00
035-503-001	$31.88	$14.94	$0.00
035-503-002	$31.88	$14.94	$0.00
035-503-003	$31.88	$14.94	$0.00
035-503-004	$31.88	$14.94	$0.00
035-503-005	$31.88	$14.94	$0.00
035-503-006	$31.88	$14.94	$0.00
035-503-007	$31.88	$14.94	$0.00
035-503-008	$31.88	$14.94	$0.00
035-503-009	$31.88	$14.94	$0.00
035-503-010	$31.88	$14.94	$0.00
035-503-011	$31.88	$14.94	$0.00
035-503-012	$31.88	$14.94	$0.00
035-503-013	$31.88	$14.94	$0.00
035-503-014	$31.88	$14.94	$0.00
035-521-001	$31.88	$14.94	$0.00
035-521-002	$31.88	$14.94	$0.00
035-521-003	$31.88	$14.94	$0.00
035-521-004	$31.88	$14.94	$0.00
035-521-005	$31.88	$14.94	$0.00
035-521-006	$31.88	$14.94	$0.00
035-521-007	$31.88	$14.94	$0.00
035-521-008	$31.88	$14.94	$0.00
035-521-009	$31.88	$14.94	$0.00
035-521-010	$31.88	$14.94	$0.00
035-521-011	$31.88	$14.94	$0.00
035-521-012	$31.88	$14.94	$0.00
035-521-013	$31.88	$14.94	$0.00
035-521-014	$31.88	$14.94	$0.00
035-521-015	$31.88	$14.94	$0.00
035-521-016	$31.88	$14.94	$0.00
035-521-017	$31.88	$14.94	$0.00
035-521-018	$31.88	$14.94	$0.00
035-522-001	$31.88	$14.94	$0.00
035-522-002	$31.88	$14.94	$0.00
035-522-003	$31.88	$14.94	$0.00
035-522-004	$31.88	$14.94	$0.00
035-522-005	$31.88	$14.94	$0.00
035-522-006	$31.88	$14.94	$0.00
035-522-007	$31.88	$14.94	$0.00
035-522-008	$31.88	$14.94	$0.00
035-522-009	$31.88	$14.94	$0.00
035-522-010	$31.88	$14.94	$0.00
035-522-011	$31.88	$14.94	$0.00
035-522-012	$31.88	$14.94	$0.00
035-522-013	$31.88	$14.94	$0.00
035-522-014	$31.88	$14.94	$0.00
035-522-015	$31.88	$14.94	$0.00
035-522-016	$31.88	$14.94	$0.00
035-522-017	$31.88	$14.94	$0.00
035-522-018	$31.88	$14.94	$0.00
035-522-019	$31.88	$14.94	$0.00
035-522-020	$31.88	$14.94	$0.00
035-522-021	$31.88	$14.94	$0.00
035-522-022	$31.88	$14.94	$0.00
035-522-023	$31.88	$14.94	$0.00
035-522-024	$31.88	$14.94	$0.00
035-523-001	$31.88	$14.94	$0.00
035-523-002	$31.88	$14.94	$0.00
035-523-003	$31.88	$14.94	$0.00
035-523-004	$31.88	$14.94	$0.00
035-523-005	$31.88	$14.94	$0.00
035-523-006	$31.88	$14.94	$0.00
035-523-007	$31.88	$14.94	$0.00
035-523-008	$31.88	$14.94	$0.00
035-523-009	$31.88	$14.94	$0.00
035-523-010	$31.88	$14.94	$0.00
035-523-011	$31.88	$14.94	$0.00
035-523-012	$31.88	$14.94	$0.00
035-523-013	$31.88	$14.94	$0.00
035-523-014	$31.88	$14.94	$0.00
035-524-001	$31.88	$14.94	$0.00
035-524-002	$31.88	$14.94	$0.00
035-524-003	$31.88	$14.94	$0.00
035-524-004	$31.88	$14.94	$0.00
035-524-005	$31.88	$14.94	$0.00
035-531-001	$31.88	$14.94	$0.00
035-531-002	$31.88	$14.94	$0.00
035-532-001	$31.88	$14.94	$0.00
035-532-002	$31.88	$14.94	$0.00
035-532-003	$31.88	$14.94	$0.00
035-532-004	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-533-001	$31.88	$14.94	$0.00
035-533-002	$31.88	$14.94	$0.00
035-533-003	$31.88	$14.94	$0.00
035-533-004	$31.88	$14.94	$0.00
035-533-005	$31.88	$14.94	$0.00
035-533-006	$31.88	$14.94	$0.00
035-533-007	$31.88	$14.94	$0.00
035-533-008	$31.88	$14.94	$0.00
035-533-009	$31.88	$14.94	$0.00
035-533-010	$31.88	$14.94	$0.00
035-533-011	$31.88	$14.94	$0.00
035-533-012	$31.88	$14.94	$0.00
035-533-013	$31.88	$14.94	$0.00
035-533-014	$31.88	$14.94	$0.00
035-533-015	$31.88	$14.94	$0.00
035-533-016	$31.88	$14.94	$0.00
035-534-001	$31.88	$14.94	$0.00
035-534-002	$31.88	$14.94	$0.00
035-534-003	$31.88	$14.94	$0.00
035-534-004	$31.88	$14.94	$0.00
035-534-005	$31.88	$14.94	$0.00
035-534-006	$31.88	$14.94	$0.00
035-534-007	$31.88	$14.94	$0.00
035-534-008	$31.88	$14.94	$0.00
035-534-009	$31.88	$14.94	$0.00
035-534-010	$31.88	$14.94	$0.00
035-535-001	$31.88	$14.94	$0.00
035-536-001	$31.88	$14.94	$0.00
035-536-002	$31.88	$14.94	$0.00
035-536-003	$31.88	$14.94	$0.00
035-536-004	$31.88	$14.94	$0.00
035-536-005	$31.88	$14.94	$0.00
035-536-006	$31.88	$14.94	$0.00
035-536-007	$31.88	$14.94	$0.00
035-536-008	$31.88	$14.94	$0.00
035-536-009	$31.88	$14.94	$0.00
035-536-010	$31.88	$14.94	$0.00
035-536-011	$31.88	$14.94	$0.00
035-536-012	$31.88	$14.94	$0.00
035-536-013	$31.88	$14.94	$0.00
035-536-014	$31.88	$14.94	$0.00
035-536-015	$31.88	$14.94	$0.00
035-536-016	$31.88	$14.94	$0.00
035-536-017	$31.88	$14.94	$0.00
035-536-018	$31.88	$14.94	$0.00
035-536-019	$31.88	$14.94	$0.00
035-536-020	$31.88	$14.94	$0.00
035-536-021	$31.88	$14.94	$0.00
035-541-001	$31.88	$14.94	$0.00
035-541-002	$31.88	$14.94	$0.00
035-541-003	$31.88	$14.94	$0.00
035-541-004	$31.88	$14.94	$0.00
035-541-005	$31.88	$14.94	$0.00
035-541-006	$31.88	$14.94	$0.00
035-541-007	$31.88	$14.94	$0.00
035-541-008	$31.88	$14.94	$0.00
035-541-009	$31.88	$14.94	$0.00
035-541-010	$31.88	$14.94	$0.00
035-541-011	$31.88	$14.94	$0.00
035-541-012	$31.88	$14.94	$0.00
035-541-013	$31.88	$14.94	$0.00
035-541-014	$31.88	$14.94	$0.00
035-541-015	$31.88	$14.94	$0.00
035-541-016	$31.88	$14.94	$0.00
035-541-017	$31.88	$14.94	$0.00
035-541-018	$31.88	$14.94	$0.00
035-541-019	$31.88	$14.94	$0.00
035-541-020	$31.88	$14.94	$0.00
035-541-021	$31.88	$14.94	$0.00
035-541-022	$31.88	$14.94	$0.00
035-541-023	$31.88	$14.94	$0.00
035-541-024	$31.88	$14.94	$0.00
035-541-025	$31.88	$14.94	$0.00
035-541-026	$31.88	$14.94	$0.00
035-541-027	$31.88	$14.94	$0.00
035-541-028	$31.88	$14.94	$0.00
035-541-029	$31.88	$14.94	$0.00
035-541-030	$31.88	$14.94	$0.00
035-541-031	$31.88	$14.94	$0.00
035-541-032	$31.88	$14.94	$0.00
035-542-001	$31.88	$14.94	$0.00
035-542-002	$31.88	$14.94	$0.00
035-542-003	$31.88	$14.94	$0.00
035-542-004	$31.88	$14.94	$0.00
035-542-005	$31.88	$14.94	$0.00
035-542-006	$31.88	$14.94	$0.00
035-542-007	$31.88	$14.94	$0.00
035-542-008	$31.88	$14.94	$0.00
035-542-009	$31.88	$14.94	$0.00
035-542-010	$31.88	$14.94	$0.00
035-542-011	$31.88	$14.94	$0.00
035-542-012	$31.88	$14.94	$0.00
035-542-013	$31.88	$14.94	$0.00
035-542-014	$31.88	$14.94	$0.00
035-542-015	$31.88	$14.94	$0.00
035-542-016	$31.88	$14.94	$0.00
035-542-017	$31.88	$14.94	$0.00
035-542-018	$31.88	$14.94	$0.00
035-542-019	$31.88	$14.94	$0.00
035-542-020	$31.88	$14.94	$0.00
035-542-021	$31.88	$14.94	$0.00
035-561-001	$31.88	$14.94	$0.00
035-561-002	$31.88	$14.94	$0.00
035-561-003	$31.88	$14.94	$0.00
035-561-004	$31.88	$14.94	$0.00
035-561-005	$31.88	$14.94	$0.00
035-561-006	$31.88	$14.94	$0.00
035-561-007	$31.88	$14.94	$0.00
035-561-008	$31.88	$14.94	$0.00
035-561-009	$31.88	$14.94	$0.00
035-561-010	$31.88	$14.94	$0.00
035-561-011	$31.88	$14.94	$0.00
035-561-012	$31.88	$14.94	$0.00
035-561-013	$31.88	$14.94	$0.00
035-561-014	$31.88	$14.94	$0.00
035-561-015	$31.88	$14.94	$0.00
035-561-016	$31.88	$14.94	$0.00
035-561-017	$31.88	$14.94	$0.00
035-561-018	$31.88	$14.94	$0.00
035-561-019	$31.88	$14.94	$0.00
035-561-020	$31.88	$14.94	$0.00
035-561-021	$31.88	$14.94	$0.00
035-561-022	$31.88	$14.94	$0.00
035-562-001	$31.88	$14.94	$0.00
035-562-002	$31.88	$14.94	$0.00
035-562-003	$31.88	$14.94	$0.00
035-562-004	$31.88	$14.94	$0.00
035-562-005	$31.88	$14.94	$0.00
035-562-006	$31.88	$14.94	$0.00
035-562-007	$31.88	$14.94	$0.00
035-562-008	$31.88	$14.94	$0.00
035-562-009	$31.88	$14.94	$0.00
035-562-010	$31.88	$14.94	$0.00
035-562-011	$31.88	$14.94	$0.00
035-562-012	$31.88	$14.94	$0.00
035-562-013	$31.88	$14.94	$0.00
035-562-014	$31.88	$14.94	$0.00
035-562-015	$31.88	$14.94	$0.00
035-562-016	$31.88	$14.94	$0.00
035-562-017	$31.88	$14.94	$0.00
035-562-018	$31.88	$14.94	$0.00
035-562-019	$31.88	$14.94	$0.00
035-562-020	$31.88	$14.94	$0.00
035-562-021	$31.88	$14.94	$0.00
035-562-022	$31.88	$14.94	$0.00
035-562-023	$31.88	$14.94	$0.00
035-562-024	$31.88	$14.94	$0.00
035-562-025	$31.88	$14.94	$0.00
035-562-026	$31.88	$14.94	$0.00
035-562-027	$31.88	$14.94	$0.00
035-562-028	$31.88	$14.94	$0.00
035-562-029	$31.88	$14.94	$0.00
035-562-030	$31.88	$14.94	$0.00
035-562-031	$31.88	$14.94	$0.00
035-562-032	$31.88	$14.94	$0.00
035-562-033	$31.88	$14.94	$0.00
035-562-034	$31.88	$14.94	$0.00
035-562-035	$31.88	$14.94	$0.00
035-562-036	$31.88	$14.94	$0.00
035-562-037	$31.88	$14.94	$0.00
035-562-038	$31.88	$14.94	$0.00
035-562-039	$31.88	$14.94	$0.00
035-562-040	$31.88	$14.94	$0.00
035-562-041	$31.88	$14.94	$0.00
035-562-042	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-562-043	$31.88	$14.94	$0.00
035-562-044	$31.88	$14.94	$0.00
035-562-045	$31.88	$14.94	$0.00
035-562-046	$31.88	$14.94	$0.00
035-562-047	$31.88	$14.94	$0.00
035-562-048	$31.88	$14.94	$0.00
035-562-049	$31.88	$14.94	$0.00
035-562-050	$31.88	$14.94	$0.00
035-562-051	$31.88	$14.94	$0.00
035-562-052	$31.88	$14.94	$0.00
035-562-053	$31.88	$14.94	$0.00
035-563-001	$31.88	$14.94	$0.00
035-563-002	$31.88	$14.94	$0.00
035-563-003	$31.88	$14.94	$0.00
035-563-004	$31.88	$14.94	$0.00
035-563-005	$31.88	$14.94	$0.00
035-563-006	$31.88	$14.94	$0.00
035-563-007	$31.88	$14.94	$0.00
035-563-008	$31.88	$14.94	$0.00
035-563-009	$31.88	$14.94	$0.00
035-563-010	$31.88	$14.94	$0.00
035-563-011	$31.88	$14.94	$0.00
035-563-012	$31.88	$14.94	$0.00
035-563-013	$31.88	$14.94	$0.00
035-563-014	$31.88	$14.94	$0.00
035-571-001	$31.88	$14.94	$0.00
035-571-002	$31.88	$14.94	$0.00
035-571-003	$31.88	$14.94	$0.00
035-571-004	$31.88	$14.94	$0.00
035-571-005	$31.88	$14.94	$0.00
035-571-006	$31.88	$14.94	$0.00
035-571-007	$31.88	$14.94	$0.00
035-571-008	$31.88	$14.94	$0.00
035-571-009	$31.88	$14.94	$0.00
035-571-010	$31.88	$14.94	$0.00
035-571-011	$31.88	$14.94	$0.00
035-571-012	$31.88	$14.94	$0.00
035-571-013	$31.88	$14.94	$0.00
035-571-014	$31.88	$14.94	$0.00
035-571-015	$31.88	$14.94	$0.00
035-571-016	$31.88	$14.94	$0.00
035-571-017	$31.88	$14.94	$0.00
035-571-018	$31.88	$14.94	$0.00
035-571-019	$31.88	$14.94	$0.00
035-572-001	$31.88	$14.94	$0.00
035-573-001	$31.88	$14.94	$0.00
035-573-002	$31.88	$14.94	$0.00
035-574-001	$31.88	$14.94	$0.00
035-574-002	$31.88	$14.94	$0.00
035-574-003	$31.88	$14.94	$0.00
035-575-001	$31.88	$14.94	$0.00
035-575-002	$31.88	$14.94	$0.00
035-575-003	$31.88	$14.94	$0.00
035-581-001	$31.88	$14.94	$0.00
035-581-002	$31.88	$14.94	$0.00
035-581-003	$31.88	$14.94	$0.00
035-581-004	$31.88	$14.94	$0.00
035-581-005	$31.88	$14.94	$0.00
035-581-006	$31.88	$14.94	$0.00
035-581-007	$31.88	$14.94	$0.00
035-581-008	$31.88	$14.94	$0.00
035-581-009	$31.88	$14.94	$0.00
035-581-010	$31.88	$14.94	$0.00
035-581-011	$31.88	$14.94	$0.00
035-581-012	$31.88	$14.94	$0.00
035-581-013	$31.88	$14.94	$0.00
035-581-014	$31.88	$14.94	$0.00
035-581-015	$31.88	$14.94	$0.00
035-581-016	$31.88	$14.94	$0.00
035-581-017	$31.88	$14.94	$0.00
035-581-018	$31.88	$14.94	$0.00
035-581-019	$31.88	$14.94	$0.00
035-581-020	$31.88	$14.94	$0.00
035-581-021	$31.88	$14.94	$0.00
035-581-022	$31.88	$14.94	$0.00
035-581-023	$31.88	$14.94	$0.00
035-581-024	$31.88	$14.94	$0.00
035-581-025	$31.88	$14.94	$0.00
035-581-026	$31.88	$14.94	$0.00
035-581-027	$31.88	$14.94	$0.00
035-581-028	$31.88	$14.94	$0.00
035-581-029	$31.88	$14.94	$0.00
035-581-030	$31.88	$14.94	$0.00
035-581-031	$31.88	$14.94	$0.00
035-581-032	$31.88	$14.94	$0.00
035-581-033	$31.88	$14.94	$0.00
035-581-034	$31.88	$14.94	$0.00
035-581-035	$31.88	$14.94	$0.00
035-581-036	$31.88	$14.94	$0.00
035-581-037	$31.88	$14.94	$0.00
035-581-038	$31.88	$14.94	$0.00
035-582-001	$31.88	$14.94	$0.00
035-582-002	$31.88	$14.94	$0.00
035-582-003	$31.88	$14.94	$0.00
035-582-004	$31.88	$14.94	$0.00
035-582-005	$31.88	$14.94	$0.00
035-582-006	$31.88	$14.94	$0.00
035-582-007	$31.88	$14.94	$0.00
035-583-001	$31.88	$14.94	$0.00
035-583-002	$31.88	$14.94	$0.00
035-583-003	$31.88	$14.94	$0.00
035-583-004	$31.88	$14.94	$0.00
035-583-005	$31.88	$14.94	$0.00
035-583-006	$31.88	$14.94	$0.00
035-583-007	$31.88	$14.94	$0.00
035-583-008	$31.88	$14.94	$0.00
035-583-009	$31.88	$14.94	$0.00
035-600-051	$31.88	$14.94	$0.00
035-600-052	$31.88	$14.94	$0.00
035-600-053	$31.88	$14.94	$0.00
035-640-005	$31.88	$14.94	$0.00
035-640-006	$31.88	$14.94	$0.00
035-640-007	$31.88	$14.94	$0.00
035-640-012	$31.88	$14.94	$0.00
035-640-013	$31.88	$14.94	$0.00
035-640-014	$31.88	$14.94	$0.00
035-640-015	$31.88	$14.94	$0.00
035-640-016	$31.88	$14.94	$0.00
035-640-017	$31.88	$14.94	$0.00
035-640-018	$31.88	$14.94	$0.00
035-640-019	$31.88	$14.94	$0.00
035-640-020	$31.88	$14.94	$0.00
035-640-021	$31.88	$14.94	$0.00
035-640-022	$31.88	$14.94	$0.00
035-640-023	$31.88	$14.94	$0.00
035-640-024	$31.88	$14.94	$0.00
035-640-025	$31.88	$14.94	$0.00
035-640-026	$31.88	$14.94	$0.00
035-640-027	$31.88	$14.94	$0.00
035-640-028	$31.88	$14.94	$0.00
035-640-029	$31.88	$14.94	$0.00
035-640-030	$31.88	$14.94	$0.00
035-640-031	$15.94	$7.46	$0.00
035-661-001	$31.88	$14.94	$0.00
035-661-002	$31.88	$14.94	$0.00
035-661-003	$31.88	$14.94	$0.00
035-661-004	$31.88	$14.94	$0.00
035-661-005	$31.88	$14.94	$0.00
035-661-006	$31.88	$14.94	$0.00
035-661-007	$31.88	$14.94	$0.00
035-661-008	$31.88	$14.94	$0.00
035-661-009	$31.88	$14.94	$0.00
035-662-001	$31.88	$14.94	$0.00
035-662-002	$31.88	$14.94	$0.00
035-662-003	$31.88	$14.94	$0.00
035-662-004	$31.88	$14.94	$0.00
035-662-005	$31.88	$14.94	$0.00
035-662-006	$31.88	$14.94	$0.00
035-662-007	$31.88	$14.94	$0.00
035-662-008	$31.88	$14.94	$0.00
035-662-009	$31.88	$14.94	$0.00
035-662-010	$31.88	$14.94	$0.00
035-662-011	$31.88	$14.94	$0.00
035-662-012	$31.88	$14.94	$0.00
035-662-013	$31.88	$14.94	$0.00
035-662-014	$31.88	$14.94	$0.00
035-662-015	$31.88	$14.94	$0.00
035-662-016	$31.88	$14.94	$0.00
035-671-001	$31.88	$14.94	$0.00
035-671-002	$31.88	$14.94	$0.00
035-671-003	$31.88	$14.94	$0.00
035-671-004	$31.88	$14.94	$0.00
035-671-005	$31.88	$14.94	$0.00
035-671-006	$31.88	$14.94	$0.00
035-671-007	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-671-008	$31.88	$14.94	$0.00
035-671-009	$31.88	$14.94	$0.00
035-671-010	$31.88	$14.94	$0.00
035-671-011	$31.88	$14.94	$0.00
035-671-012	$31.88	$14.94	$0.00
035-671-013	$31.88	$14.94	$0.00
035-671-014	$31.88	$14.94	$0.00
035-671-015	$31.88	$14.94	$0.00
035-671-016	$31.88	$14.94	$0.00
035-671-017	$31.88	$14.94	$0.00
035-671-018	$31.88	$14.94	$0.00
035-672-001	$31.88	$14.94	$0.00
035-672-002	$31.88	$14.94	$0.00
035-672-003	$31.88	$14.94	$0.00
035-672-004	$31.88	$14.94	$0.00
035-672-005	$31.88	$14.94	$0.00
035-672-006	$31.88	$14.94	$0.00
035-672-007	$31.88	$14.94	$0.00
035-672-008	$31.88	$14.94	$0.00
035-672-009	$31.88	$14.94	$0.00
035-672-010	$31.88	$14.94	$0.00
035-672-011	$31.88	$14.94	$0.00
035-672-012	$31.88	$14.94	$0.00
035-672-013	$31.88	$14.94	$0.00
035-672-014	$31.88	$14.94	$0.00
035-672-015	$31.88	$14.94	$0.00
035-672-016	$31.88	$14.94	$0.00
035-672-017	$31.88	$14.94	$0.00
035-672-018	$31.88	$14.94	$0.00
035-672-019	$31.88	$14.94	$0.00
035-672-020	$31.88	$14.94	$0.00
035-672-021	$31.88	$14.94	$0.00
035-672-022	$31.88	$14.94	$0.00
035-672-023	$31.88	$14.94	$0.00
035-672-024	$31.88	$14.94	$0.00
035-672-025	$31.88	$14.94	$0.00
035-672-026	$31.88	$14.94	$0.00
035-672-027	$31.88	$14.94	$0.00
035-672-028	$31.88	$14.94	$0.00
035-672-029	$31.88	$14.94	$0.00
035-672-030	$31.88	$14.94	$0.00
035-681-001	$31.88	$14.94	$0.00
035-681-002	$31.88	$14.94	$0.00
035-681-003	$31.88	$14.94	$0.00
035-681-004	$31.88	$14.94	$0.00
035-681-005	$31.88	$14.94	$0.00
035-681-006	$31.88	$14.94	$0.00
035-681-007	$31.88	$14.94	$0.00
035-681-008	$31.88	$14.94	$0.00
035-682-001	$31.88	$14.94	$0.00
035-682-002	$31.88	$14.94	$0.00
035-682-003	$31.88	$14.94	$0.00
035-682-004	$31.88	$14.94	$0.00
035-682-005	$31.88	$14.94	$0.00
035-682-006	$31.88	$14.94	$0.00
035-682-007	$31.88	$14.94	$0.00
035-682-008	$31.88	$14.94	$0.00
035-682-009	$31.88	$14.94	$0.00
035-682-010	$31.88	$14.94	$0.00
035-682-011	$31.88	$14.94	$0.00
035-683-001	$31.88	$14.94	$0.00
035-683-002	$31.88	$14.94	$0.00
035-683-003	$31.88	$14.94	$0.00
035-683-004	$31.88	$14.94	$0.00
035-683-005	$31.88	$14.94	$0.00
035-683-006	$31.88	$14.94	$0.00
035-683-007	$31.88	$14.94	$0.00
035-683-008	$31.88	$14.94	$0.00
035-710-001	$31.88	$14.94	$0.00
035-710-002	$31.88	$14.94	$0.00
035-710-003	$31.88	$14.94	$0.00
035-710-004	$31.88	$14.94	$0.00
035-710-005	$31.88	$14.94	$0.00
035-710-006	$31.88	$14.94	$0.00
035-710-007	$31.88	$14.94	$0.00
035-710-008	$31.88	$14.94	$0.00
035-710-009	$31.88	$14.94	$0.00
035-710-010	$31.88	$14.94	$0.00
035-710-011	$31.88	$14.94	$0.00
035-710-012	$31.88	$14.94	$0.00
035-710-013	$31.88	$14.94	$0.00
035-720-033	$359.32	$71.28	$0.00
037-010-001	$90.08	$0.00	$0.00
037-010-002	$95.64	$0.00	$0.00
037-010-003	$15.94	$0.00	$0.00
037-010-004	$95.64	$0.00	$0.00
037-020-007	$95.64	$0.00	$0.00
037-020-008	$47.82	$0.00	$0.00
037-030-002	$31.88	$0.00	$0.00
037-030-004	$70.14	$0.00	$0.00
037-040-007	$47.82	$0.00	$0.00
037-040-015	$95.64	$0.00	$0.00
037-040-022	$31.88	$74.70	$0.00
037-040-025	$41.66	$74.70	$0.00
037-040-026	$40.64	$7.46	$0.00
037-040-027	$15.94	$7.46	$0.00
037-050-005	$31.88	$0.00	$0.00
037-050-011	$334.74	$0.00	$0.00
037-060-001	$31.88	$0.00	$0.00
037-060-002	$31.88	$0.00	$0.00
037-060-005	$31.88	$0.00	$0.00
037-060-006	$31.88	$0.00	$0.00
037-060-008	$31.88	$0.00	$0.00
037-060-013	$38.56	$0.00	$0.00
037-070-002	$31.88	$0.00	$0.00
037-070-004	$31.88	$0.00	$0.00
037-070-005	$31.88	$0.00	$0.00
037-070-006	$31.88	$0.00	$0.00
037-070-010	$31.88	$0.00	$0.00
037-070-011	$31.88	$0.00	$0.00
037-070-013	$31.88	$0.00	$0.00
037-070-016	$31.88	$0.00	$0.00
037-070-018	$31.88	$0.00	$0.00
037-070-019	$31.88	$0.00	$0.00
037-070-020	$31.88	$0.00	$0.00
037-070-021	$31.88	$0.00	$0.00
037-080-010	$47.82	$0.00	$0.00
037-080-011	$47.82	$0.00	$0.00
037-080-013	$15.94	$0.00	$0.00
037-080-016	$45.26	$0.00	$0.00
037-080-017	$83.36	$0.00	$0.00
037-080-018	$88.62	$0.00	$0.00
037-080-019	$15.94	$0.00	$0.00
037-080-021	$31.88	$0.00	$0.00
037-080-024	$31.88	$0.00	$0.00
037-080-025	$24.38	$0.00	$0.00
037-080-026	$31.88	$0.00	$0.00
037-080-027	$95.64	$0.00	$0.00
037-090-004	$111.58	$0.00	$0.00
037-090-005	$31.88	$0.00	$0.00
037-090-007	$95.64	$0.00	$0.00
037-090-015	$95.64	$0.00	$0.00
037-090-017	$74.28	$0.00	$0.00
037-090-018	$95.64	$0.00	$0.00
037-090-019	$31.88	$0.00	$0.00
037-090-020	$31.88	$0.00	$0.00
037-090-021	$95.64	$0.00	$0.00
037-100-003	$95.64	$0.00	$0.00
037-100-009	$31.88	$0.00	$0.00
037-100-016	$95.64	$0.00	$0.00
037-100-029	$31.88	$0.00	$0.00
037-100-038	$95.64	$74.70	$0.00
037-100-042	$31.88	$0.00	$0.00
037-100-043	$47.82	$0.00	$0.00
037-100-044	$15.94	$0.00	$0.00
037-100-045	$15.94	$0.00	$0.00
037-110-024	$2,279.42	$0.00	$0.00
037-110-026	$95.64	$0.00	$0.00
037-110-029	$31.88	$74.70	$0.00
037-121-041	$31.88	$14.94	$0.00
037-123-047	$31.88	$14.94	$0.00
037-123-050	$31.88	$14.94	$0.00
037-123-051	$31.88	$14.94	$0.00
037-123-052	$31.88	$14.94	$0.00
037-123-053	$31.88	$14.94	$0.00
037-123-054	$31.88	$14.94	$0.00
037-123-055	$31.88	$14.94	$0.00
037-123-056	$31.88	$14.94	$0.00
037-123-057	$31.88	$14.94	$0.00
037-123-058	$31.88	$14.94	$0.00
037-123-061	$31.88	$14.94	$0.00
037-123-062	$31.88	$14.94	$0.00
037-123-063	$31.88	$14.94	$0.00
037-126-004	$31.88	$74.70	$0.00
037-126-008	$31.88	$74.70	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-131-002	$31.88	$14.94	$0.00
037-131-003	$31.88	$14.94	$0.00
037-131-004	$31.88	$14.94	$0.00
037-131-005	$31.88	$14.94	$0.00
037-131-006	$31.88	$14.94	$0.00
037-131-007	$31.88	$14.94	$0.00
037-131-010	$31.88	$14.94	$0.00
037-131-011	$31.88	$14.94	$0.00
037-131-012	$31.88	$14.94	$0.00
037-131-015	$31.88	$74.70	$0.00
037-132-004	$31.88	$14.94	$0.00
037-132-005	$31.88	$14.94	$0.00
037-132-006	$31.88	$14.94	$0.00
037-132-007	$31.88	$14.94	$0.00
037-132-008	$31.88	$14.94	$0.00
037-132-009	$31.88	$14.94	$0.00
037-132-010	$31.88	$14.94	$0.00
037-132-011	$31.88	$14.94	$0.00
037-132-012	$31.88	$14.94	$0.00
037-132-013	$31.88	$14.94	$0.00
037-132-014	$31.88	$14.94	$0.00
037-132-015	$31.88	$14.94	$0.00
037-132-016	$31.88	$14.94	$0.00
037-132-017	$31.88	$14.94	$0.00
037-132-018	$31.88	$14.94	$0.00
037-132-019	$31.88	$14.94	$0.00
037-132-020	$31.88	$14.94	$0.00
037-132-021	$31.88	$14.94	$0.00
037-132-022	$31.88	$14.94	$0.00
037-132-023	$31.88	$14.94	$0.00
037-132-024	$31.88	$14.94	$0.00
037-132-025	$31.88	$14.94	$0.00
037-132-026	$31.88	$14.94	$0.00
037-132-027	$31.88	$14.94	$0.00
037-132-028	$31.88	$14.94	$0.00
037-132-029	$31.88	$14.94	$0.00
037-132-030	$31.88	$14.94	$0.00
037-132-031	$31.88	$14.94	$0.00
037-132-032	$31.88	$14.94	$0.00
037-132-033	$31.88	$14.94	$0.00
037-132-034	$31.88	$14.94	$0.00
037-132-035	$31.88	$14.94	$0.00
037-132-036	$31.88	$14.94	$0.00
037-133-001	$31.88	$14.94	$0.00
037-133-002	$31.88	$14.94	$0.00
037-133-003	$31.88	$14.94	$0.00
037-133-004	$31.88	$14.94	$0.00
037-133-005	$31.88	$14.94	$0.00
037-133-006	$31.88	$14.94	$0.00
037-133-007	$31.88	$14.94	$0.00
037-133-008	$31.88	$14.94	$0.00
037-133-009	$31.88	$14.94	$0.00
037-133-010	$31.88	$14.94	$0.00
037-133-011	$31.88	$14.94	$0.00
037-133-012	$31.88	$14.94	$0.00
037-142-007	$87.66	$74.70	$0.00
037-142-008	$34.18	$74.70	$0.00
037-150-027	$31.88	$0.00	$0.00
037-150-028	$31.88	$0.00	$0.00
037-150-029	$23.58	$0.00	$0.00
037-160-010	$63.76	$59.76	$0.00
037-160-011	$31.88	$74.70	$0.00
037-160-014	$31.88	$74.70	$0.00
037-160-015	$31.88	$74.70	$0.00
037-160-020	$31.88	$74.70	$0.00
037-160-022	$31.88	$0.00	$0.00
037-160-029	$31.88	$74.70	$0.00
037-160-030	$15.94	$7.46	$0.00
037-160-031	$31.88	$74.70	$0.00
037-180-010	$47.82	$7.46	$0.00
037-180-016	$95.64	$0.00	$0.00
037-191-006	$95.64	$0.00	$0.00
037-191-034	$95.64	$0.00	$0.00
037-191-035	$95.64	$0.00	$0.00
037-200-007	$31.88	$14.94	$0.00
037-211-001	$31.88	$14.94	$0.00
037-211-002	$31.88	$14.94	$0.00
037-211-003	$31.88	$14.94	$0.00
037-211-004	$31.88	$14.94	$0.00
037-211-005	$31.88	$14.94	$0.00
037-211-006	$31.88	$14.94	$0.00
037-211-007	$31.88	$14.94	$0.00
037-211-008	$31.88	$14.94	$0.00
037-211-009	$31.88	$14.94	$0.00
037-211-010	$31.88	$14.94	$0.00
037-211-011	$31.88	$14.94	$0.00
037-211-012	$31.88	$14.94	$0.00
037-211-013	$31.88	$14.94	$0.00
037-211-014	$31.88	$14.94	$0.00
037-211-015	$31.88	$14.94	$0.00
037-211-016	$31.88	$14.94	$0.00
037-211-017	$31.88	$14.94	$0.00
037-211-018	$31.88	$14.94	$0.00
037-211-019	$31.88	$14.94	$0.00
037-211-020	$31.88	$14.94	$0.00
037-211-021	$31.88	$14.94	$0.00
037-211-022	$31.88	$14.94	$0.00
037-211-023	$31.88	$14.94	$0.00
037-211-024	$31.88	$14.94	$0.00
037-211-025	$31.88	$14.94	$0.00
037-211-026	$31.88	$14.94	$0.00
037-211-027	$31.88	$14.94	$0.00
037-211-028	$31.88	$14.94	$0.00
037-211-029	$31.88	$14.94	$0.00
037-212-001	$31.88	$14.94	$0.00
037-212-002	$31.88	$14.94	$0.00
037-212-003	$31.88	$14.94	$0.00
037-212-004	$31.88	$14.94	$0.00
037-212-005	$31.88	$14.94	$0.00
037-212-006	$31.88	$14.94	$0.00
037-212-007	$31.88	$14.94	$0.00
037-212-008	$31.88	$14.94	$0.00
037-212-009	$31.88	$14.94	$0.00
037-212-010	$31.88	$14.94	$0.00
037-212-011	$31.88	$14.94	$0.00
037-212-012	$31.88	$14.94	$0.00
037-212-013	$31.88	$14.94	$0.00
037-212-014	$31.88	$14.94	$0.00
037-213-001	$31.88	$14.94	$0.00
037-213-002	$31.88	$14.94	$0.00
037-213-003	$31.88	$14.94	$0.00
037-213-004	$31.88	$14.94	$0.00
037-221-001	$31.88	$14.94	$0.00
037-221-002	$31.88	$14.94	$0.00
037-221-003	$31.88	$14.94	$0.00
037-221-004	$31.88	$14.94	$0.00
037-221-005	$31.88	$14.94	$0.00
037-221-006	$31.88	$14.94	$0.00
037-221-007	$31.88	$14.94	$0.00
037-221-008	$31.88	$14.94	$0.00
037-221-009	$31.88	$14.94	$0.00
037-221-010	$31.88	$14.94	$0.00
037-221-011	$31.88	$14.94	$0.00
037-221-012	$31.88	$14.94	$0.00
037-221-013	$31.88	$14.94	$0.00
037-221-014	$31.88	$14.94	$0.00
037-221-015	$31.88	$14.94	$0.00
037-221-016	$31.88	$14.94	$0.00
037-221-017	$31.88	$14.94	$0.00
037-222-001	$31.88	$14.94	$0.00
037-222-002	$31.88	$14.94	$0.00
037-222-003	$31.88	$14.94	$0.00
037-222-004	$31.88	$14.94	$0.00
037-222-005	$31.88	$14.94	$0.00
037-222-006	$31.88	$14.94	$0.00
037-222-007	$31.88	$14.94	$0.00
037-222-008	$31.88	$14.94	$0.00
037-222-009	$31.88	$14.94	$0.00
037-222-010	$31.88	$14.94	$0.00
037-222-011	$31.88	$14.94	$0.00
037-222-012	$31.88	$14.94	$0.00
037-222-013	$31.88	$14.94	$0.00
037-222-014	$31.88	$14.94	$0.00
037-222-015	$31.88	$14.94	$0.00
037-222-016	$31.88	$14.94	$0.00
037-222-017	$31.88	$14.94	$0.00
037-222-018	$31.88	$14.94	$0.00
037-222-019	$31.88	$14.94	$0.00
037-222-020	$31.88	$14.94	$0.00
037-222-021	$31.88	$14.94	$0.00
037-222-022	$31.88	$14.94	$0.00
037-222-023	$31.88	$14.94	$0.00
037-222-024	$31.88	$14.94	$0.00
037-222-025	$31.88	$14.94	$0.00
037-222-026	$31.88	$14.94	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-222-027	$31.88	$14.94	$0.00
037-222-028	$31.88	$14.94	$0.00
037-222-029	$31.88	$14.94	$0.00
037-222-030	$31.88	$14.94	$0.00
037-222-031	$31.88	$14.94	$0.00
037-222-032	$31.88	$14.94	$0.00
037-222-033	$31.88	$14.94	$0.00
037-222-034	$31.88	$14.94	$0.00
037-222-035	$31.88	$14.94	$0.00
037-222-036	$31.88	$14.94	$0.00
037-222-037	$31.88	$14.94	$0.00
037-222-038	$31.88	$14.94	$0.00
037-222-039	$31.88	$14.94	$0.00
037-222-040	$31.88	$14.94	$0.00
037-222-041	$31.88	$14.94	$0.00
037-222-042	$31.88	$14.94	$0.00
037-222-043	$31.88	$14.94	$0.00
037-222-044	$31.88	$14.94	$0.00
037-222-045	$31.88	$14.94	$0.00
037-223-001	$31.88	$14.94	$0.00
037-223-002	$31.88	$14.94	$0.00
037-223-003	$31.88	$14.94	$0.00
037-223-004	$31.88	$14.94	$0.00
037-223-005	$31.88	$14.94	$0.00
037-223-006	$31.88	$14.94	$0.00
037-223-007	$31.88	$14.94	$0.00
037-224-001	$31.88	$14.94	$0.00
037-224-002	$31.88	$14.94	$0.00
037-224-003	$31.88	$14.94	$0.00
037-224-004	$31.88	$14.94	$0.00
037-224-005	$31.88	$14.94	$0.00
037-224-006	$31.88	$14.94	$0.00
037-224-007	$31.88	$14.94	$0.00
037-224-008	$31.88	$14.94	$0.00
037-224-009	$31.88	$14.94	$0.00
037-224-010	$31.88	$14.94	$0.00
037-224-011	$31.88	$14.94	$0.00
037-224-012	$31.88	$14.94	$0.00
037-224-013	$31.88	$14.94	$0.00
037-224-014	$31.88	$14.94	$0.00
037-224-015	$31.88	$14.94	$0.00
037-270-063	$31.88	$0.00	$0.00
037-400-001	$31.88	$14.94	$0.00
037-400-002	$31.88	$14.94	$0.00
037-400-003	$31.88	$14.94	$0.00
037-400-004	$31.88	$14.94	$0.00
037-400-005	$31.88	$14.94	$0.00
037-400-006	$31.88	$14.94	$0.00
037-400-007	$31.88	$14.94	$0.00
037-400-008	$31.88	$14.94	$0.00
037-400-009	$31.88	$14.94	$0.00
037-400-010	$31.88	$14.94	$0.00
037-400-011	$31.88	$14.94	$0.00
037-400-012	$31.88	$14.94	$0.00
037-400-013	$31.88	$14.94	$0.00
037-400-014	$31.88	$14.94	$0.00
037-400-015	$31.88	$14.94	$0.00
037-400-016	$31.88	$14.94	$0.00
037-400-017	$31.88	$14.94	$0.00
037-400-018	$31.88	$14.94	$0.00
037-400-019	$31.88	$14.94	$0.00
037-400-020	$31.88	$14.94	$0.00
037-400-021	$31.88	$14.94	$0.00
037-400-022	$31.88	$14.94	$0.00
037-400-023	$31.88	$14.94	$0.00
037-400-024	$31.88	$14.94	$0.00
037-400-025	$31.88	$14.94	$0.00
037-400-026	$31.88	$14.94	$0.00
037-400-027	$31.88	$14.94	$0.00
037-400-028	$31.88	$14.94	$0.00
037-400-029	$31.88	$14.94	$0.00
037-400-030	$31.88	$14.94	$0.00
037-400-031	$31.88	$14.94	$0.00
037-400-032	$31.88	$14.94	$0.00
037-400-033	$31.88	$14.94	$0.00
037-400-034	$31.88	$14.94	$0.00
037-400-035	$31.88	$14.94	$0.00
037-400-036	$31.88	$14.94	$0.00
037-400-037	$31.88	$14.94	$0.00
037-400-038	$31.88	$14.94	$0.00
037-400-039	$31.88	$14.94	$0.00
037-400-040	$31.88	$14.94	$0.00
037-400-041	$31.88	$14.94	$0.00
037-400-042	$31.88	$14.94	$0.00
037-400-043	$31.88	$14.94	$0.00
037-400-044	$31.88	$14.94	$0.00
037-400-045	$31.88	$14.94	$0.00
037-400-046	$31.88	$14.94	$0.00
037-400-047	$31.88	$14.94	$0.00
037-400-048	$31.88	$14.94	$0.00
037-400-049	$31.88	$14.94	$0.00
037-400-050	$31.88	$14.94	$0.00
037-400-051	$31.88	$14.94	$0.00
037-410-001	$31.88	$14.94	$0.00
037-410-002	$31.88	$14.94	$0.00
037-410-003	$31.88	$14.94	$0.00
037-410-004	$31.88	$14.94	$0.00
037-410-005	$31.88	$14.94	$0.00
037-410-006	$31.88	$14.94	$0.00
037-410-007	$31.88	$14.94	$0.00
037-410-008	$31.88	$14.94	$0.00
037-410-009	$31.88	$14.94	$0.00
037-410-010	$31.88	$14.94	$0.00
037-410-011	$31.88	$14.94	$0.00
037-410-012	$31.88	$14.94	$0.00
037-410-013	$31.88	$14.94	$0.00
037-410-014	$31.88	$14.94	$0.00
037-410-015	$31.88	$14.94	$0.00
037-410-016	$31.88	$14.94	$0.00
037-410-017	$31.88	$14.94	$0.00
037-410-018	$31.88	$14.94	$0.00
037-410-019	$31.88	$14.94	$0.00
037-410-020	$31.88	$14.94	$0.00
037-410-021	$31.88	$14.94	$0.00
037-410-022	$31.88	$14.94	$0.00
037-410-023	$31.88	$14.94	$0.00
037-410-025	$31.88	$14.94	$0.00
037-410-026	$31.88	$14.94	$0.00
037-410-027	$31.88	$14.94	$0.00
037-410-028	$31.88	$14.94	$0.00
037-410-029	$31.88	$14.94	$0.00
037-410-030	$31.88	$14.94	$0.00
037-410-031	$31.88	$14.94	$0.00
037-410-032	$31.88	$14.94	$0.00
037-410-033	$31.88	$14.94	$0.00
037-410-034	$31.88	$14.94	$0.00
037-410-035	$31.88	$14.94	$0.00
037-410-036	$31.88	$14.94	$0.00
037-410-037	$31.88	$14.94	$0.00
037-410-038	$31.88	$14.94	$0.00
037-410-039	$31.88	$14.94	$0.00
037-410-040	$31.88	$14.94	$0.00
037-410-041	$31.88	$14.94	$0.00
037-450-049	$31.88	$14.94	$0.00
041-021-011	$47.82	$0.00	$0.00
041-021-025	$47.82	$0.00	$0.00
041-021-033	$31.88	$0.00	$0.00
041-022-002	$36.46	$0.00	$0.00
041-030-003	$31.88	$0.00	$0.00
041-030-004	$31.88	$0.00	$0.00
041-030-005	$31.88	$0.00	$0.00
041-030-006	$31.88	$0.00	$0.00
041-030-007	$31.88	$0.00	$0.00
041-030-013	$31.88	$0.00	$0.00
041-030-014	$31.88	$0.00	$0.00
041-030-015	$31.88	$0.00	$0.00
041-030-016	$31.88	$0.00	$0.00
041-030-018	$31.88	$0.00	$0.00
041-030-020	$31.88	$0.00	$0.00
041-030-021	$31.88	$0.00	$0.00
041-030-028	$31.88	$0.00	$0.00
041-030-029	$31.88	$0.00	$0.00
041-030-032	$31.88	$0.00	$0.00
041-030-033	$31.88	$0.00	$0.00
041-030-035	$31.88	$0.00	$0.00
041-030-036	$31.88	$0.00	$0.00
041-030-037	$31.88	$0.00	$0.00
041-030-038	$15.94	$0.00	$0.00
041-030-039	$31.88	$0.00	$0.00
041-030-040	$31.88	$0.00	$0.00
041-030-041	$31.88	$0.00	$0.00
041-030-042	$31.88	$0.00	$0.00
041-030-045	$31.88	$14.94	$0.00
041-030-046	$47.82	$7.46	$0.00
041-030-051	$31.88	$0.00	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-030-052	$31.88	$0.00	$0.00
041-030-053	$15.94	$0.00	$0.00
041-041-013	$31.88	$0.00	$0.00
041-041-014	$31.88	$0.00	$0.00
041-041-016	$31.88	$0.00	$0.00
041-041-017	$31.88	$0.00	$0.00
041-041-018	$31.88	$0.00	$0.00
041-041-019	$31.88	$0.00	$0.00
041-041-021	$31.88	$0.00	$0.00
041-041-022	$31.88	$0.00	$0.00
041-041-023	$31.88	$0.00	$0.00
041-041-024	$31.88	$0.00	$0.00
041-041-029	$31.88	$0.00	$0.00
041-050-012	$31.88	$14.94	$0.00
041-050-013	$31.88	$14.94	$0.00
041-050-014	$31.88	$14.94	$0.00
041-050-015	$31.88	$14.94	$0.00
041-050-016	$31.88	$0.00	$0.00
041-050-017	$31.88	$0.00	$0.00
041-050-032	$31.88	$0.00	$0.00
041-050-034	$31.88	$0.00	$0.00
041-050-035	$31.88	$0.00	$0.00
041-050-036	$31.88	$0.00	$0.00
041-050-037	$31.88	$0.00	$0.00
041-061-001	$31.88	$0.00	$0.00
041-061-002	$31.88	$0.00	$0.00
041-061-003	$31.88	$0.00	$0.00
041-061-004	$31.88	$0.00	$0.00
041-061-005	$31.88	$0.00	$0.00
041-061-006	$31.88	$0.00	$0.00
041-062-001	$31.88	$0.00	$0.00
041-062-002	$31.88	$0.00	$0.00
041-062-003	$31.88	$0.00	$0.00
041-062-004	$31.88	$0.00	$0.00
041-062-005	$31.88	$0.00	$0.00
041-062-006	$31.88	$0.00	$0.00
041-062-007	$31.88	$0.00	$0.00
041-063-002	$31.88	$0.00	$0.00
041-063-003	$31.88	$0.00	$0.00
041-063-004	$31.88	$0.00	$0.00
041-063-005	$31.88	$0.00	$0.00
041-063-007	$31.88	$0.00	$0.00
041-064-001	$31.88	$0.00	$0.00
041-064-002	$31.88	$0.00	$0.00
041-071-001	$31.88	$0.00	$0.00
041-071-002	$31.88	$0.00	$0.00
041-071-003	$31.88	$0.00	$0.00
041-071-004	$31.88	$0.00	$0.00
041-071-005	$31.88	$0.00	$0.00
041-071-006	$31.88	$0.00	$0.00
041-072-001	$31.88	$0.00	$0.00
041-072-003	$31.88	$0.00	$0.00
041-072-004	$31.88	$0.00	$0.00
041-072-005	$31.88	$0.00	$0.00
041-073-001	$31.88	$0.00	$0.00
041-073-002	$31.88	$0.00	$0.00
041-073-003	$31.88	$0.00	$0.00
041-080-005	$31.88	$0.00	$0.00
041-080-011	$31.88	$0.00	$0.00
041-080-012	$31.88	$0.00	$0.00
041-080-013	$31.88	$0.00	$0.00
041-080-014	$31.88	$0.00	$0.00
041-080-015	$31.88	$0.00	$0.00
041-080-016	$31.88	$0.00	$0.00
041-080-017	$31.88	$0.00	$0.00
041-080-018	$31.88	$0.00	$0.00
041-080-019	$31.88	$0.00	$0.00
041-080-020	$31.88	$0.00	$0.00
041-080-021	$31.88	$0.00	$0.00
041-080-022	$31.88	$0.00	$0.00
041-080-023	$31.88	$0.00	$0.00
041-080-024	$31.88	$0.00	$0.00
041-080-025	$31.88	$0.00	$0.00
041-080-026	$31.88	$0.00	$0.00
041-080-027	$31.88	$0.00	$0.00
041-080-028	$31.88	$0.00	$0.00
041-080-029	$31.88	$0.00	$0.00
041-080-030	$31.88	$0.00	$0.00
041-080-031	$31.88	$0.00	$0.00
041-080-032	$31.88	$0.00	$0.00
041-080-033	$31.88	$0.00	$0.00
041-080-034	$31.88	$0.00	$0.00
041-080-035	$31.88	$0.00	$0.00
041-080-037	$31.88	$0.00	$0.00
041-080-038	$31.88	$0.00	$0.00
041-090-002	$47.82	$0.00	$0.00
041-090-005	$31.88	$0.00	$0.00
041-090-006	$31.88	$0.00	$0.00
041-090-008	$31.88	$0.00	$0.00
041-090-009	$31.88	$0.00	$0.00
041-090-010	$31.88	$0.00	$0.00
041-090-011	$31.88	$0.00	$0.00
041-090-013	$31.88	$0.00	$0.00
041-090-016	$31.88	$0.00	$0.00
041-090-017	$31.88	$0.00	$0.00
041-090-018	$31.88	$0.00	$0.00
041-090-019	$31.88	$0.00	$0.00
041-090-021	$15.94	$0.00	$0.00
041-090-023	$31.88	$0.00	$0.00
041-090-024	$31.88	$0.00	$0.00
041-090-025	$31.88	$0.00	$0.00
041-090-026	$31.88	$0.00	$0.00
041-090-027	$31.88	$0.00	$0.00
041-090-029	$31.88	$0.00	$0.00
041-090-030	$15.94	$0.00	$0.00
041-090-031	$31.88	$0.00	$0.00
041-090-033	$31.88	$0.00	$0.00
041-090-034	$15.94	$0.00	$0.00
041-090-035	$31.88	$0.00	$0.00
041-090-036	$31.88	$0.00	$0.00
041-090-037	$31.88	$0.00	$0.00
041-090-041	$31.88	$0.00	$0.00
041-100-007	$31.88	$0.00	$0.00
041-100-008	$31.88	$0.00	$0.00
041-100-009	$31.88	$0.00	$0.00
041-100-010	$31.88	$0.00	$0.00
041-100-011	$31.88	$0.00	$0.00
041-100-012	$31.88	$0.00	$0.00
041-100-013	$31.88	$0.00	$0.00
041-100-014	$31.88	$0.00	$0.00
041-100-015	$31.88	$0.00	$0.00
041-100-016	$31.88	$0.00	$0.00
041-100-017	$31.88	$0.00	$0.00
041-100-024	$31.88	$0.00	$0.00
041-100-026	$31.88	$0.00	$0.00
041-100-027	$31.88	$0.00	$0.00
041-100-028	$31.88	$0.00	$0.00
041-100-029	$31.88	$0.00	$0.00
041-100-030	$31.88	$0.00	$0.00
041-100-032	$31.88	$0.00	$0.00
041-100-038	$31.88	$0.00	$0.00
041-100-042	$31.88	$0.00	$0.00
041-110-009	$31.88	$0.00	$0.00
041-110-010	$31.88	$0.00	$0.00
041-110-012	$31.88	$14.94	$0.00
041-110-014	$31.88	$0.00	$0.00
041-110-015	$31.88	$0.00	$0.00
041-110-027	$31.88	$0.00	$0.00
041-110-038	$31.88	$14.94	$0.00
041-110-040	$31.88	$14.94	$0.00
041-110-042	$31.88	$0.00	$0.00
041-110-043	$31.88	$0.00	$0.00
041-110-044	$15.94	$0.00	$0.00
041-330-037	$31.88	$0.00	$0.00
051-040-041	$31.88	$0.00	$0.00
051-040-063	$31.88	$0.00	$0.00
051-040-064	$31.88	$0.00	$0.00
051-052-030	$31.88	$0.00	$0.00
051-052-049	$95.64	$0.00	$0.00
051-052-062	$31.88	$74.70	$0.00
051-052-067	$31.88	$74.70	$0.00
051-052-104	$1,275.20	$74.70	$0.00
051-052-106	$22.62	$7.46	$0.00
051-052-108	$22.32	$7.46	$0.00
051-210-019	$47.82	$0.00	$0.00
051-210-022	$47.82	$0.00	$0.00
051-210-026	$31.88	$0.00	$0.00
051-210-027	$15.94	$0.00	$0.00
051-220-003	$31.88	$0.00	$0.00
051-220-004	$31.88	$0.00	$0.00
051-220-005	$127.52	$0.00	$0.00
051-220-008	$31.88	$0.00	$0.00
051-220-009	$31.88	$0.00	$0.00
051-220-010	$31.88	$0.00	$0.00
051-220-011	$31.88	$0.00	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
051-220-012	$31.88	$0.00	$0.00
051-220-014	$31.88	$0.00	$0.00
051-220-015	$31.88	$0.00	$0.00
051-220-016	$31.88	$0.00	$0.00
051-220-017	$31.88	$0.00	$0.00
051-220-018	$31.88	$0.00	$0.00
051-220-029	$31.88	$0.00	$0.00
051-220-030	$31.88	$0.00	$0.00
051-220-031	$31.88	$0.00	$0.00
051-220-032	$31.88	$0.00	$0.00
051-220-034	$31.88	$0.00	$0.00
051-220-035	$31.88	$0.00	$0.00
051-220-036	$31.88	$0.00	$0.00
051-220-037	$31.88	$0.00	$0.00
051-220-039	$31.88	$74.70	$0.00
051-220-044	$15.94	$0.00	$0.00
051-220-045	$31.88	$0.00	$0.00
051-220-046	$31.88	$0.00	$0.00
051-220-048	$31.88	$0.00	$0.00
051-220-049	$31.88	$0.00	$0.00
051-220-050	$31.88	$0.00	$0.00
051-220-051	$15.94	$0.00	$0.00
051-220-053	$35.66	$74.70	$0.00
051-220-055	$31.88	$0.00	$0.00
052-051-015	$47.82	$0.00	$0.00
052-051-023	$31.88	$0.00	$0.00
052-071-001	$31.88	$0.00	$0.00
052-071-002	$31.88	$0.00	$0.00
052-071-003	$31.88	$0.00	$0.00
052-071-004	$31.88	$0.00	$0.00
052-071-005	$31.88	$0.00	$0.00
052-072-001	$31.88	$0.00	$0.00
052-072-002	$31.88	$0.00	$0.00
052-072-003	$31.88	$0.00	$0.00
052-072-004	$31.88	$0.00	$0.00
052-073-001	$31.88	$0.00	$0.00
052-073-002	$31.88	$0.00	$0.00
052-073-003	$31.88	$0.00	$0.00
052-073-004	$31.88	$0.00	$0.00
052-073-005	$31.88	$0.00	$0.00
052-073-006	$31.88	$0.00	$0.00
052-073-007	$31.88	$0.00	$0.00
052-081-001	$31.88	$0.00	$0.00
052-081-002	$31.88	$0.00	$0.00
052-081-003	$31.88	$0.00	$0.00
052-081-004	$31.88	$0.00	$0.00
052-081-005	$31.88	$0.00	$0.00
052-081-006	$31.88	$0.00	$0.00
052-081-007	$31.88	$0.00	$0.00
052-081-008	$31.88	$0.00	$0.00
052-081-009	$31.88	$0.00	$0.00
052-081-010	$31.88	$0.00	$0.00
052-082-001	$31.88	$0.00	$0.00
052-082-002	$31.88	$0.00	$0.00
052-082-003	$31.88	$0.00	$0.00
052-082-004	$31.88	$0.00	$0.00
052-082-005	$31.88	$0.00	$0.00
052-082-006	$31.88	$0.00	$0.00
052-082-007	$31.88	$0.00	$0.00
052-091-001	$31.88	$0.00	$0.00
052-091-002	$31.88	$0.00	$0.00
052-091-003	$31.88	$0.00	$0.00
052-091-004	$31.88	$0.00	$0.00
052-091-005	$31.88	$0.00	$0.00
052-092-001	$31.88	$0.00	$0.00
052-092-002	$31.88	$0.00	$0.00
052-092-003	$31.88	$0.00	$0.00
052-092-004	$31.88	$0.00	$0.00
052-191-001	$15.94	$0.00	$0.00
052-191-002	$31.88	$0.00	$0.00
052-191-003	$31.88	$0.00	$0.00
052-191-004	$31.88	$0.00	$0.00
052-191-005	$31.88	$0.00	$0.00
052-191-006	$31.88	$0.00	$0.00
052-191-007	$31.88	$0.00	$0.00
052-191-008	$31.88	$0.00	$0.00
052-191-009	$31.88	$0.00	$0.00
052-191-010	$31.88	$0.00	$0.00
052-191-011	$31.88	$0.00	$0.00
052-191-012	$31.88	$0.00	$0.00
052-192-005	$31.88	$0.00	$0.00
052-192-007	$31.88	$0.00	$0.00
052-192-010	$31.88	$0.00	$0.00
052-192-012	$31.88	$0.00	$0.00
052-192-013	$31.88	$0.00	$0.00
052-192-014	$31.88	$0.00	$0.00
052-192-015	$31.88	$0.00	$0.00
052-400-001	$31.88	$0.00	$0.00
052-400-002	$31.88	$0.00	$0.00
052-400-003	$31.88	$0.00	$0.00
052-400-004	$31.88	$0.00	$0.00
053-060-025	$31.88	$0.00	$0.00
053-071-020	$47.82	$0.00	$0.00
053-071-028	$95.64	$0.00	$0.00
053-071-040	$1,077.98	$356.40	$0.00
053-071-041	$359.32	$71.28	$0.00
053-071-042	$359.32	$356.40	$0.00
053-071-043	$18.16	$0.00	$0.00
034-010-034	$31.88	$0.00	$0.00
035-121-007	$31.88	$74.70	$0.00
035-201-016	$31.88	$0.00	$0.00
035-510-003	$359.32	$356.40	$0.00
035-510-006	$307.22	$35.64	$0.00
035-631-034	$31.88	$14.94	$0.00
035-640-034	$31.88	$14.94	$0.00
035-640-035	$31.88	$14.94	$0.00
037-070-025	$41.60	$0.00	$0.00
037-191-038	$95.64	$0.00	$0.00
041-041-031	$31.88	$0.00	$0.00
041-090-042	$15.94	$0.00	$0.00
041-090-043	$31.88	$0.00	$0.00
035-282-058	$31.88	$0.00	$0.00
035-282-062	$15.94	$0.00	$0.00
034-010-035	$31.88	$0.00	$0.00
035-201-017	$31.88	$0.00	$0.00
037-100-057	$37,370.32	$570.24	$0.00
037-100-058	$9,701.90	$498.96	$0.00
037-100-060	$9,701.90	$498.96	$0.00
037-100-062	$7,905.26	$498.96	$0.00
053-071-046	$47.82	$0.00	$0.00
053-071-047	$15.94	$0.00	$0.00
053-071-048	$95.64	$0.00	$0.00
032-082-013	$47.82	$0.00	$0.00
037-100-064	$31.88	$0.00	$0.00
032-082-014	$359.32	$71.28	$0.00
032-082-015	$15.94	$0.00	$0.00
034-020-019	$31.88	$0.00	$0.00
034-060-018	$31.88	$14.94	$0.00
035-060-006	$31.88	$14.94	$0.00
035-220-033	$31.88	$0.00	$0.00
035-220-034	$31.88	$0.00	$0.00
035-290-031	$31.88	$14.94	$0.00
035-290-032	$31.88	$14.94	$0.00
037-100-065	$15.94	$0.00	$0.00
037-100-066	$15.94	$0.00	$0.00
035-060-007	$31.88	$14.94	$0.00
037-020-023	$31.88	$0.00	$0.00
037-030-006	$95.64	$0.00	$0.00
037-100-067	$7,905.26	$498.96	$0.00
037-200-010	$31.88	$74.70	$0.00
037-200-011	$31.88	$74.70	$0.00
037-200-012	$31.88	$74.70	$0.00
037-200-013	$31.88	$74.70	$0.00
037-200-014	$31.88	$74.70	$0.00
037-200-015	$67.80	$74.70	$0.00
037-200-016	$95.64	$74.70	$0.00
032-340-015	$15.94	$0.00	$0.00
032-340-017	$15.94	$0.00	$0.00
037-100-069	$478.20	$0.00	$0.00
037-110-032	$62.92	$0.00	$0.00
037-110-033	$31.88	$0.00	$0.00
035-220-035	$47.82	$0.00	$0.00
037-060-012	$95.64	$0.00	$0.00
037-192-027	$95.64	$0.00	$0.00
041-090-044	$31.88	$0.00	$0.00
041-090-045	$31.88	$0.00	$0.00
053-071-052	$95.64	$0.00	$0.00
051-052-114	$31.88	$74.70	$0.00
051-052-115	$15.94	$7.46	$0.00
035-151-017	$31.88	$14.94	$0.00
035-151-018	$31.88	$14.94	$0.00
037-132-039	$31.88	$74.70	$0.00
033-012-012	$31.88	$0.00	$0.00
033-240-016	$31.88	$0.00	$0.00
033-240-017	$31.88	$0.00	$0.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2,
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-120-012	$31.88	$0.00	$0.00
034-120-013	$31.88	$0.00	$0.00
034-260-029	$31.88	$0.00	$0.00
035-510-009	$179.66	$35.64	$0.00
035-510-010	$411.78	$35.64	$0.00
037-100-072	$1,195.50	$0.00	$0.00
041-042-005	$31.88	$0.00	$0.00
034-010-036	$31.88	$0.00	$0.00
034-290-124	$31.88	$0.00	$0.00
037-121-043	$31.88	$14.94	$0.00
033-030-046	$31.88	$0.00	$0.00
033-030-047	$31.88	$0.00	$0.00
033-030-048	$31.88	$0.00	$0.00
033-030-049	$31.88	$0.00	$0.00
035-090-081	$95.64	$0.00	$0.00
035-090-082	$31.88	$14.94	$0.00
037-020-037	$47.82	$0.00	$0.00
034-110-008	$47.82	$0.00	$0.00
035-162-009	$31.88	$14.94	$0.00
035-162-010	$31.88	$14.94	$0.00
035-162-011	$31.88	$14.94	$0.00
035-162-012	$31.88	$14.94	$0.00
037-160-036	$31.88	$0.00	$0.00
	Sub-Total		**$276,115.00**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-01
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-170-017	$95.64	$0.00	$0.00
037-231-001	$31.88	$14.94	$57.86
037-231-002	$31.88	$14.94	$57.86
037-231-003	$31.88	$14.94	$57.86
037-231-004	$31.88	$14.94	$57.86
037-231-005	$31.88	$14.94	$57.86
037-231-006	$31.88	$14.94	$57.86
037-231-007	$31.88	$14.94	$57.86
037-231-008	$31.88	$14.94	$57.86
037-231-009	$31.88	$14.94	$57.86
037-231-010	$31.88	$14.94	$57.86
037-231-011	$31.88	$14.94	$57.86
037-231-012	$31.88	$14.94	$57.86
037-231-013	$31.88	$14.94	$57.86
037-231-014	$31.88	$14.94	$57.86
037-231-015	$31.88	$14.94	$57.86
037-231-016	$31.88	$14.94	$57.86
037-231-017	$31.88	$14.94	$57.86
037-231-018	$31.88	$14.94	$57.86
037-231-019	$31.88	$14.94	$57.86
037-231-020	$31.88	$14.94	$57.86
037-231-021	$31.88	$14.94	$57.86
037-231-022	$31.88	$14.94	$57.86
037-231-023	$31.88	$14.94	$57.86
037-231-024	$31.88	$14.94	$57.86
037-231-025	$31.88	$14.94	$57.86
037-231-026	$31.88	$14.94	$57.86
037-231-027	$31.88	$14.94	$57.86
037-232-001	$31.88	$14.94	$57.86
037-232-002	$31.88	$14.94	$57.86
037-232-003	$31.88	$14.94	$57.86
037-232-004	$31.88	$14.94	$57.86
037-232-005	$31.88	$14.94	$57.86
037-232-006	$31.88	$14.94	$57.86
037-232-007	$31.88	$14.94	$57.86
037-232-008	$31.88	$14.94	$57.86
037-232-009	$31.88	$14.94	$57.86
037-232-010	$31.88	$14.94	$57.86
037-232-011	$31.88	$14.94	$57.86
037-232-012	$31.88	$14.94	$57.86
037-232-013	$31.88	$14.94	$57.86
037-232-014	$31.88	$14.94	$57.86
037-232-015	$31.88	$14.94	$57.86
037-232-016	$31.88	$14.94	$57.86
037-232-017	$31.88	$14.94	$57.86
037-232-018	$31.88	$14.94	$57.86
037-232-019	$31.88	$14.94	$57.86
037-232-020	$31.88	$14.94	$57.86
037-232-021	$31.88	$14.94	$57.86
037-232-022	$31.88	$14.94	$57.86
037-232-023	$31.88	$14.94	$57.86
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037-234-009	$31.88	$14.94	$57.86
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037-234-012	$31.88	$14.94	$57.86
037-234-013	$31.88	$14.94	$57.86
037-234-014	$31.88	$14.94	$57.86
037-234-015	$31.88	$14.94	$57.86
037-234-016	$31.88	$14.94	$57.86
037-234-017	$31.88	$14.94	$57.86
037-234-018	$31.88	$14.94	$57.86
037-234-019	$31.88	$14.94	$57.86
037-234-020	$31.88	$14.94	$57.86
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037-234-022	$31.88	$14.94	$57.86
037-234-023	$31.88	$14.94	$57.86
037-234-024	$31.88	$14.94	$57.86
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037-234-026	$31.88	$14.94	$57.86
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037-234-029	$31.88	$14.94	$57.86
037-234-030	$31.88	$14.94	$57.86
037-234-031	$31.88	$14.94	$57.86
037-234-032	$31.88	$14.94	$57.86
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037-234-034	$31.88	$14.94	$57.86
037-234-035	$31.88	$14.94	$57.86
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037-235-002	$31.88	$14.94	$57.86
037-235-003	$31.88	$14.94	$57.86
037-235-004	$31.88	$14.94	$57.86
037-235-005	$31.88	$14.94	$57.86
037-235-006	$31.88	$14.94	$57.86
037-235-007	$31.88	$14.94	$57.86
037-235-008	$31.88	$14.94	$57.86
037-235-009	$31.88	$14.94	$57.86
037-235-010	$31.88	$14.94	$57.86
037-235-011	$31.88	$14.94	$57.86
037-235-012	$31.88	$14.94	$57.86
037-235-013	$31.88	$14.94	$57.86
037-235-014	$31.88	$14.94	$57.86
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037-241-002	$31.88	$14.94	$57.86
037-241-003	$31.88	$14.94	$57.86
037-241-004	$31.88	$14.94	$57.86
037-241-005	$31.88	$14.94	$57.86
037-241-006	$31.88	$14.94	$57.86
037-241-007	$31.88	$14.94	$57.86
037-241-008	$31.88	$14.94	$57.86
037-241-009	$31.88	$14.94	$57.86
037-241-010	$31.88	$14.94	$57.86
037-241-011	$31.88	$14.94	$57.86
037-242-001	$31.88	$14.94	$57.86
037-242-002	$31.88	$14.94	$57.86
037-242-003	$31.88	$14.94	$57.86
037-242-004	$31.88	$14.94	$57.86
037-242-005	$31.88	$14.94	$57.86
037-242-006	$31.88	$14.94	$57.86
037-242-007	$31.88	$14.94	$57.86
037-242-008	$31.88	$14.94	$57.86
037-242-009	$31.88	$14.94	$57.86
037-242-010	$31.88	$14.94	$57.86
037-242-011	$31.88	$14.94	$57.86
037-242-012	$31.88	$14.94	$57.86
037-242-013	$31.88	$14.94	$57.86
037-242-014	$31.88	$14.94	$57.86
037-243-001	$31.88	$14.94	$57.86
037-243-002	$31.88	$14.94	$57.86
037-243-003	$31.88	$14.94	$57.86
037-243-004	$31.88	$14.94	$57.86
037-243-005	$31.88	$14.94	$57.86
037-243-006	$31.88	$14.94	$57.86
037-243-007	$31.88	$14.94	$57.86
037-243-008	$31.88	$14.94	$57.86
037-243-009	$31.88	$14.94	$57.86
037-243-010	$31.88	$14.94	$57.86
037-243-011	$31.88	$14.94	$57.86
037-243-012	$31.88	$14.94	$57.86
037-251-001	$31.88	$14.94	$57.86
037-251-002	$31.88	$14.94	$57.86
037-251-003	$31.88	$14.94	$57.86
037-251-004	$31.88	$14.94	$57.86
037-252-001	$31.88	$14.94	$57.86
037-253-001	$31.88	$14.94	$57.86
037-253-002	$31.88	$14.94	$57.86
037-253-003	$31.88	$14.94	$57.86
037-253-004	$31.88	$14.94	$57.86
037-253-005	$31.88	$14.94	$57.86
037-253-006	$31.88	$14.94	$57.86
037-253-007	$31.88	$14.94	$57.86
037-253-008	$31.88	$14.94	$57.86
037-253-009	$31.88	$14.94	$57.86
037-253-010	$31.88	$14.94	$57.86
037-253-011	$31.88	$14.94	$57.86
037-253-012	$31.88	$14.94	$57.86
037-253-013	$31.88	$14.94	$57.86
037-253-014	$31.88	$14.94	$57.86
037-253-015	$31.88	$14.94	$57.86
037-253-016	$31.88	$14.94	$57.86
037-253-017	$31.88	$14.94	$57.86
037-253-018	$31.88	$14.94	$57.86
037-253-019	$31.88	$14.94	$57.86
037-254-001	$31.88	$14.94	$57.86
037-254-002	$31.88	$14.94	$57.86

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-01
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-254-003	$31.88	$14.94	$57.86	037-262-027	$31.88	$14.94	$57.86	037-270-026	$31.88	$14.94	$57.86
037-254-004	$31.88	$14.94	$57.86	037-262-028	$31.88	$14.94	$57.86	037-270-027	$31.88	$14.94	$57.86
037-254-005	$31.88	$14.94	$57.86	037-262-029	$31.88	$14.94	$57.86	037-270-028	$31.88	$14.94	$57.86
037-254-006	$31.88	$14.94	$57.86	037-262-030	$31.88	$14.94	$57.86	037-270-029	$31.88	$14.94	$57.86
037-254-007	$31.88	$14.94	$57.86	037-263-001	$31.88	$14.94	$57.86	037-270-030	$31.88	$14.94	$57.86
037-254-008	$31.88	$14.94	$57.86	037-263-002	$31.88	$14.94	$57.86	037-270-031	$31.88	$14.94	$57.86
037-254-009	$31.88	$14.94	$57.86	037-263-003	$31.88	$14.94	$57.86	037-270-032	$31.88	$14.94	$57.86
037-254-010	$31.88	$14.94	$57.86	037-263-004	$31.88	$14.94	$57.86	037-270-033	$31.88	$14.94	$57.86
037-254-011	$31.88	$14.94	$57.86	037-263-005	$31.88	$14.94	$57.86	037-270-034	$31.88	$14.94	$57.86
037-254-012	$31.88	$14.94	$57.86	037-263-006	$31.88	$14.94	$57.86	037-270-035	$31.88	$14.94	$57.86
037-254-013	$31.88	$14.94	$57.86	037-263-007	$31.88	$14.94	$57.86	037-270-036	$31.88	$14.94	$57.86
037-254-014	$31.88	$14.94	$57.86	037-263-008	$31.88	$14.94	$57.86	037-270-037	$31.88	$14.94	$57.86
037-254-015	$31.88	$14.94	$57.86	037-263-009	$31.88	$14.94	$57.86	037-270-038	$31.88	$14.94	$57.86
037-255-001	$31.88	$14.94	$57.86	037-263-010	$31.88	$14.94	$57.86	037-270-039	$31.88	$14.94	$57.86
037-255-002	$31.88	$14.94	$57.86	037-263-011	$31.88	$14.94	$57.86	037-270-040	$31.88	$14.94	$57.86
037-255-003	$31.88	$14.94	$57.86	037-263-012	$31.88	$14.94	$57.86	037-270-041	$31.88	$14.94	$57.86
037-255-004	$31.88	$14.94	$57.86	037-263-013	$31.88	$14.94	$57.86	037-270-042	$31.88	$14.94	$57.86
037-255-005	$31.88	$14.94	$57.86	037-263-014	$31.88	$14.94	$57.86	037-270-043	$31.88	$14.94	$57.86
037-255-006	$31.88	$14.94	$57.86	037-264-001	$31.88	$14.94	$57.86	037-270-044	$31.88	$14.94	$57.86
037-255-007	$31.88	$14.94	$57.86	037-264-002	$31.88	$14.94	$57.86	037-270-045	$31.88	$14.94	$57.86
037-255-008	$31.88	$14.94	$57.86	037-264-003	$31.88	$14.94	$57.86	037-270-046	$31.88	$14.94	$57.86
037-255-009	$31.88	$14.94	$57.86	037-264-004	$31.88	$14.94	$57.86	037-270-047	$31.88	$14.94	$57.86
037-255-010	$31.88	$14.94	$57.86	037-264-005	$31.88	$14.94	$57.86	037-270-048	$31.88	$14.94	$57.86
037-261-001	$31.88	$14.94	$57.86	037-264-006	$31.88	$14.94	$57.86	037-270-049	$31.88	$14.94	$57.86
037-261-002	$31.88	$14.94	$57.86	037-264-007	$31.88	$14.94	$57.86	037-270-050	$31.88	$14.94	$57.86
037-261-003	$31.88	$14.94	$57.86	037-264-008	$31.88	$14.94	$57.86	037-270-051	$31.88	$14.94	$57.86
037-261-004	$31.88	$14.94	$57.86	037-264-009	$31.88	$14.94	$57.86	037-270-052	$31.88	$14.94	$57.86
037-261-005	$31.88	$14.94	$57.86	037-264-010	$31.88	$14.94	$57.86	037-270-053	$31.88	$14.94	$57.86
037-261-006	$31.88	$14.94	$57.86	037-264-011	$31.88	$14.94	$57.86	037-270-054	$31.88	$14.94	$57.86
037-262-001	$31.88	$14.94	$57.86	037-264-012	$31.88	$14.94	$57.86	037-270-055	$31.88	$14.94	$57.86
037-262-002	$31.88	$14.94	$57.86	037-270-001	$31.88	$14.94	$57.86	037-270-056	$31.88	$14.94	$57.86
037-262-003	$31.88	$14.94	$57.86	037-270-002	$31.88	$14.94	$57.86	037-270-057	$31.88	$14.94	$57.86
037-262-004	$31.88	$14.94	$57.86	037-270-003	$31.88	$14.94	$57.86	037-270-058	$31.88	$14.94	$57.86
037-262-005	$31.88	$14.94	$57.86	037-270-004	$31.88	$14.94	$57.86	037-270-059	$31.88	$14.94	$57.86
037-262-006	$31.88	$14.94	$57.86	037-270-005	$31.88	$14.94	$57.86	037-270-060	$31.88	$14.94	$57.86
037-262-007	$31.88	$14.94	$57.86	037-270-006	$31.88	$14.94	$57.86	037-270-061	$31.88	$14.94	$57.86
037-262-008	$31.88	$14.94	$57.86	037-270-007	$31.88	$14.94	$57.86	037-270-062	$31.88	$14.94	$57.86
037-262-009	$31.88	$14.94	$57.86	037-270-008	$31.88	$14.94	$57.86	037-270-064	$31.88	$14.94	$57.86
037-262-010	$31.88	$14.94	$57.86	037-270-009	$31.88	$14.94	$57.86	037-270-065	$31.88	$14.94	$57.86
037-262-011	$31.88	$14.94	$57.86	037-270-010	$31.88	$14.94	$57.86	037-270-066	$31.88	$14.94	$57.86
037-262-012	$31.88	$14.94	$57.86	037-270-011	$31.88	$14.94	$57.86	037-270-067	$31.88	$14.94	$57.86
037-262-013	$31.88	$14.94	$57.86	037-270-012	$31.88	$14.94	$57.86	037-270-068	$31.88	$14.94	$57.86
037-262-014	$31.88	$14.94	$57.86	037-270-013	$31.88	$14.94	$57.86	037-270-069	$31.88	$14.94	$57.86
037-262-015	$31.88	$14.94	$57.86	037-270-014	$31.88	$14.94	$57.86	037-270-070	$31.88	$14.94	$57.86
037-262-016	$31.88	$14.94	$57.86	037-270-015	$31.88	$14.94	$57.86	037-270-071	$31.88	$14.94	$57.86
037-262-017	$31.88	$14.94	$57.86	037-270-016	$31.88	$14.94	$57.86	037-270-072	$31.88	$14.94	$57.86
037-262-018	$31.88	$14.94	$57.86	037-270-017	$31.88	$14.94	$57.86	037-270-073	$31.88	$14.94	$57.86
037-262-019	$31.88	$14.94	$57.86	037-270-018	$31.88	$14.94	$57.86	037-270-074	$31.88	$14.94	$57.86
037-262-020	$31.88	$14.94	$57.86	037-270-019	$31.88	$14.94	$57.86	037-270-075	$31.88	$14.94	$57.86
037-262-021	$31.88	$14.94	$57.86	037-270-020	$31.88	$14.94	$57.86	037-270-076	$31.88	$14.94	$57.86
037-262-022	$31.88	$14.94	$57.86	037-270-021	$31.88	$14.94	$57.86	037-270-077	$31.88	$14.94	$57.86
037-262-023	$31.88	$14.94	$57.86	037-270-022	$31.88	$14.94	$57.86	037-270-078	$31.88	$14.94	$57.86
037-262-024	$31.88	$14.94	$57.86	037-270-023	$31.88	$14.94	$57.86	037-270-079	$31.88	$14.94	$57.86
037-262-025	$31.88	$14.94	$57.86	037-270-024	$31.88	$14.94	$57.86	037-270-080	$31.88	$14.94	$57.86
037-262-026	$31.88	$14.94	$57.86	037-270-025	$31.88	$14.94	$57.86	037-270-081	$31.88	$14.94	$57.86

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-01

Sorted by Zone & Assessor's Parcel Number

FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-270-082	$31.88	$14.94	$57.86
037-270-083	$31.88	$14.94	$57.86
037-270-084	$31.88	$14.94	$57.86
037-270-085	$31.88	$14.94	$57.86
037-270-086	$31.88	$14.94	$57.86
037-270-087	$31.88	$14.94	$57.86
037-270-088	$31.88	$14.94	$57.86
037-270-089	$31.88	$14.94	$57.86
037-270-090	$31.88	$14.94	$57.86
037-270-091	$31.88	$14.94	$57.86
037-270-092	$31.88	$14.94	$57.86
037-270-093	$31.88	$14.94	$57.86
037-270-094	$31.88	$14.94	$57.86
037-270-095	$31.88	$14.94	$57.86
037-270-096	$31.88	$14.94	$57.86
037-270-097	$31.88	$14.94	$57.86
037-270-098	$31.88	$14.94	$57.86
037-270-099	$31.88	$14.94	$57.86
037-270-100	$31.88	$14.94	$57.86
037-270-101	$31.88	$14.94	$57.86
037-270-102	$31.88	$14.94	$57.86
037-270-103	$31.88	$14.94	$57.86
037-270-104	$31.88	$14.94	$57.86
037-270-105	$31.88	$14.94	$57.86
037-270-106	$31.88	$14.94	$57.86
037-270-108	$31.88	$14.94	$57.86
037-270-109	$31.88	$14.94	$57.86
037-270-110	$31.88	$14.94	$57.86
037-270-111	$31.88	$14.94	$57.86
037-270-112	$31.88	$14.94	$57.86
037-270-113	$31.88	$14.94	$57.86
037-270-114	$31.88	$14.94	$57.86
037-270-115	$31.88	$14.94	$57.86
037-280-001	$31.88	$14.94	$57.86
037-280-002	$31.88	$14.94	$57.86
037-280-003	$31.88	$14.94	$57.86
037-280-004	$31.88	$14.94	$57.86
037-280-005	$31.88	$14.94	$57.86
037-280-006	$31.88	$14.94	$57.86
037-280-007	$31.88	$14.94	$57.86
037-280-008	$31.88	$14.94	$57.86
037-280-009	$31.88	$14.94	$57.86
037-280-010	$31.88	$14.94	$57.86
037-280-011	$31.88	$14.94	$57.86
037-280-012	$31.88	$14.94	$57.86
037-280-013	$31.88	$14.94	$57.86
037-280-014	$31.88	$14.94	$57.86
037-280-015	$31.88	$14.94	$57.86
037-280-016	$31.88	$14.94	$57.86
037-280-017	$31.88	$14.94	$57.86
037-280-018	$31.88	$14.94	$57.86
037-280-019	$31.88	$14.94	$57.86
037-280-020	$31.88	$14.94	$57.86
037-280-021	$31.88	$14.94	$57.86
037-280-022	$31.88	$14.94	$57.86
037-280-023	$31.88	$14.94	$57.86
037-280-024	$31.88	$14.94	$57.86
037-280-025	$31.88	$14.94	$57.86
037-280-026	$31.88	$14.94	$57.86
037-280-027	$31.88	$14.94	$57.86
037-280-028	$31.88	$14.94	$57.86
037-280-029	$31.88	$14.94	$57.86
037-280-030	$31.88	$14.94	$57.86
037-280-031	$31.88	$14.94	$57.86
037-280-032	$31.88	$14.94	$57.86
037-280-033	$31.88	$14.94	$57.86
037-280-034	$31.88	$14.94	$57.86
037-280-035	$31.88	$14.94	$57.86
037-280-036	$31.88	$14.94	$57.86
037-280-037	$31.88	$14.94	$57.86
037-280-038	$31.88	$14.94	$57.86
037-280-039	$31.88	$14.94	$57.86
037-280-040	$31.88	$14.94	$57.86
037-280-041	$31.88	$14.94	$57.86
037-280-042	$31.88	$14.94	$57.86
037-280-043	$31.88	$14.94	$57.86
037-280-044	$31.88	$14.94	$57.86
037-280-045	$31.88	$14.94	$57.86
037-280-046	$31.88	$14.94	$57.86
037-280-047	$31.88	$14.94	$57.86
037-280-048	$31.88	$14.94	$57.86
037-280-049	$31.88	$14.94	$57.86
037-280-050	$31.88	$14.94	$57.86
037-280-051	$31.88	$14.94	$57.86
037-280-052	$31.88	$14.94	$57.86
037-280-053	$31.88	$14.94	$57.86
037-280-054	$31.88	$14.94	$57.86
037-280-055	$31.88	$14.94	$57.86
037-280-056	$31.88	$14.94	$57.86
037-280-057	$31.88	$14.94	$57.86
037-280-058	$31.88	$14.94	$57.86
037-280-059	$31.88	$14.94	$57.86
037-280-060	$31.88	$14.94	$57.86
037-280-061	$31.88	$14.94	$57.86
037-280-062	$31.88	$14.94	$57.86
037-280-063	$31.88	$14.94	$57.86
037-280-064	$31.88	$14.94	$57.86
037-280-065	$31.88	$14.94	$57.86
037-280-066	$31.88	$14.94	$57.86
037-280-067	$31.88	$14.94	$57.86
037-280-068	$31.88	$14.94	$57.86
037-280-069	$31.88	$14.94	$57.86
037-280-070	$31.88	$14.94	$57.86
037-280-071	$31.88	$14.94	$57.86
037-280-072	$31.88	$14.94	$57.86
037-280-073	$31.88	$14.94	$57.86
037-280-074	$31.88	$14.94	$57.86
037-280-075	$31.88	$14.94	$57.86
037-280-076	$31.88	$14.94	$57.86
037-280-077	$31.88	$14.94	$57.86
037-280-078	$31.88	$14.94	$57.86
037-280-079	$31.88	$14.94	$57.86
037-280-080	$31.88	$14.94	$57.86
037-280-081	$31.88	$14.94	$57.86
037-280-082	$31.88	$14.94	$57.86
037-280-083	$31.88	$14.94	$57.86
037-280-084	$31.88	$14.94	$57.86
037-280-085	$31.88	$14.94	$57.86
037-280-086	$31.88	$14.94	$57.86
037-280-087	$31.88	$14.94	$57.86
037-280-088	$31.88	$14.94	$57.86
037-280-089	$31.88	$14.94	$57.86
037-280-090	$31.88	$14.94	$57.86
037-280-091	$31.88	$14.94	$57.86
037-280-092	$31.88	$14.94	$57.86
037-280-093	$31.88	$14.94	$57.86
037-280-094	$31.88	$14.94	$57.86
037-280-095	$31.88	$14.94	$57.86
037-280-096	$31.88	$14.94	$57.86
037-291-001	$31.88	$14.94	$57.86
037-291-002	$31.88	$14.94	$57.86
037-291-003	$31.88	$14.94	$57.86
037-291-004	$31.88	$14.94	$57.86
037-291-005	$31.88	$14.94	$57.86
037-291-006	$31.88	$14.94	$57.86
037-291-007	$31.88	$14.94	$57.86
037-291-008	$31.88	$14.94	$57.86
037-291-009	$31.88	$14.94	$57.86
037-291-010	$31.88	$14.94	$57.86
037-291-011	$31.88	$14.94	$57.86
037-291-012	$31.88	$14.94	$57.86
037-291-013	$31.88	$14.94	$57.86
037-291-014	$31.88	$14.94	$57.86
037-291-015	$31.88	$14.94	$57.86
037-291-016	$31.88	$14.94	$57.86
037-291-017	$31.88	$14.94	$57.86
037-291-018	$31.88	$14.94	$57.86
037-291-019	$31.88	$14.94	$57.86
037-291-020	$31.88	$14.94	$57.86
037-291-021	$31.88	$14.94	$57.86
037-291-022	$31.88	$14.94	$57.86
037-291-023	$31.88	$14.94	$57.86
037-291-024	$31.88	$14.94	$57.86
037-291-025	$31.88	$14.94	$57.86
037-291-026	$31.88	$14.94	$57.86
037-291-027	$31.88	$14.94	$57.86
037-291-028	$31.88	$14.94	$57.86
037-291-029	$31.88	$14.94	$57.86
037-291-030	$31.88	$14.94	$57.86
037-292-001	$31.88	$14.94	$57.86
037-292-002	$31.88	$14.94	$57.86
037-292-003	$31.88	$14.94	$57.86
037-292-004	$31.88	$14.94	$57.86
037-292-005	$31.88	$14.94	$57.86
037-292-006	$31.88	$14.94	$57.86

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-01
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-292-007	$31.88	$14.94	$57.86
037-292-008	$31.88	$14.94	$57.86
037-292-009	$31.88	$14.94	$57.86
037-292-010	$31.88	$14.94	$57.86
037-292-011	$31.88	$14.94	$57.86
037-292-012	$31.88	$14.94	$57.86
037-292-013	$31.88	$14.94	$57.86
037-292-014	$31.88	$14.94	$57.86
037-292-015	$31.88	$14.94	$57.86
037-292-016	$31.88	$14.94	$57.86
037-292-017	$31.88	$14.94	$57.86
037-292-018	$31.88	$14.94	$57.86
037-292-019	$31.88	$14.94	$57.86
037-292-020	$31.88	$14.94	$57.86
037-293-001	$31.88	$14.94	$57.86
037-293-002	$31.88	$14.94	$57.86
037-293-003	$31.88	$14.94	$57.86
037-293-004	$31.88	$14.94	$57.86
037-293-005	$31.88	$14.94	$57.86
037-293-006	$31.88	$14.94	$57.86
037-293-007	$31.88	$14.94	$57.86
037-293-008	$31.88	$14.94	$57.86
037-301-001	$31.88	$14.94	$57.86
037-301-002	$31.88	$14.94	$57.86
037-301-003	$31.88	$14.94	$57.86
037-301-004	$31.88	$14.94	$57.86
037-301-005	$31.88	$14.94	$57.86
037-301-006	$31.88	$14.94	$57.86
037-301-007	$31.88	$14.94	$57.86
037-301-008	$31.88	$14.94	$57.86
037-301-009	$31.88	$14.94	$57.86
037-302-001	$31.88	$14.94	$57.86
037-302-002	$31.88	$14.94	$57.86
037-302-003	$31.88	$14.94	$57.86
037-302-004	$31.88	$14.94	$57.86
037-302-005	$31.88	$14.94	$57.86
037-302-006	$31.88	$14.94	$57.86
037-302-007	$31.88	$14.94	$57.86
037-302-008	$31.88	$14.94	$57.86
037-302-009	$31.88	$14.94	$57.86
037-302-010	$31.88	$14.94	$57.86
037-302-011	$31.88	$14.94	$57.86
037-302-012	$31.88	$14.94	$57.86
037-302-013	$31.88	$14.94	$57.86
037-302-014	$31.88	$14.94	$57.86
037-302-015	$31.88	$14.94	$57.86
037-302-016	$31.88	$14.94	$57.86
037-302-017	$31.88	$14.94	$57.86
037-302-018	$31.88	$14.94	$57.86
037-302-019	$31.88	$14.94	$57.86
037-302-020	$31.88	$14.94	$57.86
037-302-021	$31.88	$14.94	$57.86
037-302-022	$31.88	$14.94	$57.86
037-302-023	$31.88	$14.94	$57.86
037-302-024	$31.88	$14.94	$57.86
037-302-025	$31.88	$14.94	$57.86
037-302-026	$31.88	$14.94	$57.86
037-302-027	$31.88	$14.94	$57.86
037-302-028	$31.88	$14.94	$57.86
037-302-029	$31.88	$14.94	$57.86
037-302-030	$31.88	$14.94	$57.86
037-302-031	$31.88	$14.94	$57.86
037-302-032	$31.88	$14.94	$57.86
037-302-033	$31.88	$14.94	$57.86
037-302-034	$31.88	$14.94	$57.86
037-302-035	$31.88	$14.94	$57.86
037-302-036	$31.88	$14.94	$57.86
037-302-037	$31.88	$14.94	$57.86
037-302-038	$31.88	$14.94	$57.86
037-302-039	$31.88	$14.94	$57.86
037-302-040	$31.88	$14.94	$57.86
037-302-041	$31.88	$14.94	$57.86
037-302-042	$31.88	$14.94	$57.86
037-302-043	$31.88	$14.94	$57.86
037-302-044	$31.88	$14.94	$57.86
037-302-045	$31.88	$14.94	$57.86
037-302-046	$31.88	$14.94	$57.86
037-302-047	$31.88	$14.94	$57.86
037-302-048	$31.88	$14.94	$57.86
037-303-001	$31.88	$14.94	$57.86
037-303-002	$31.88	$14.94	$57.86
037-303-003	$31.88	$14.94	$57.86
037-303-004	$31.88	$14.94	$57.86
037-303-005	$31.88	$14.94	$57.86
037-303-006	$31.88	$14.94	$57.86
037-303-007	$31.88	$14.94	$57.86
037-303-008	$31.88	$14.94	$57.86
037-303-009	$31.88	$14.94	$57.86
037-303-010	$31.88	$14.94	$57.86
037-303-011	$31.88	$14.94	$57.86
037-303-012	$31.88	$14.94	$57.86
037-303-013	$31.88	$14.94	$57.86
037-303-014	$31.88	$14.94	$57.86
037-303-015	$31.88	$14.94	$57.86
037-303-016	$31.88	$14.94	$57.86
037-303-017	$31.88	$14.94	$57.86
037-303-018	$31.88	$14.94	$57.86
037-303-019	$31.88	$14.94	$57.86
037-303-020	$31.88	$14.94	$57.86
037-311-001	$31.88	$14.94	$57.86
037-311-002	$31.88	$14.94	$57.86
037-311-003	$31.88	$14.94	$57.86
037-311-004	$31.88	$14.94	$57.86
037-311-005	$31.88	$14.94	$57.86
037-311-006	$31.88	$14.94	$57.86
037-311-007	$31.88	$14.94	$57.86
037-311-008	$31.88	$14.94	$57.86
037-311-009	$31.88	$14.94	$57.86
037-311-010	$31.88	$14.94	$57.86
037-311-011	$31.88	$14.94	$57.86
037-311-012	$31.88	$14.94	$57.86
037-311-013	$31.88	$14.94	$57.86
037-311-014	$31.88	$14.94	$57.86
037-311-015	$31.88	$14.94	$57.86
037-311-016	$31.88	$14.94	$57.86
037-311-017	$31.88	$14.94	$57.86
037-311-018	$31.88	$14.94	$57.86
037-311-019	$31.88	$14.94	$57.86
037-311-020	$31.88	$14.94	$57.86
037-311-021	$31.88	$14.94	$57.86
037-311-022	$31.88	$14.94	$57.86
037-311-023	$31.88	$14.94	$57.86
037-311-024	$31.88	$14.94	$57.86
037-311-025	$31.88	$14.94	$57.86
037-311-026	$31.88	$14.94	$57.86
037-311-027	$31.88	$14.94	$57.86
037-311-028	$31.88	$14.94	$57.86
037-311-029	$31.88	$14.94	$57.86
037-311-032	$31.88	$14.94	$57.86
037-311-033	$31.88	$14.94	$57.86
037-311-034	$31.88	$14.94	$57.86
037-311-035	$31.88	$14.94	$57.86
037-311-036	$31.88	$14.94	$57.86
037-311-037	$31.88	$14.94	$57.86
037-311-038	$31.88	$14.94	$57.86
037-311-039	$31.88	$14.94	$57.86
037-311-040	$31.88	$14.94	$57.86
037-311-041	$31.88	$14.94	$57.86
037-311-042	$31.88	$14.94	$57.86
037-312-001	$31.88	$14.94	$57.86
037-312-002	$31.88	$14.94	$57.86
037-312-003	$31.88	$14.94	$57.86
037-312-004	$31.88	$14.94	$57.86
037-312-005	$31.88	$14.94	$57.86
037-312-006	$31.88	$14.94	$57.86
037-312-007	$31.88	$14.94	$57.86
037-312-008	$31.88	$14.94	$57.86
037-312-009	$31.88	$14.94	$57.86
037-312-010	$31.88	$14.94	$57.86
037-312-011	$31.88	$14.94	$57.86
037-312-012	$31.88	$14.94	$57.86
037-312-013	$31.88	$14.94	$57.86
037-312-014	$31.88	$14.94	$57.86
037-312-015	$31.88	$14.94	$57.86
037-312-016	$31.88	$14.94	$57.86
037-312-017	$31.88	$14.94	$57.86
037-312-018	$31.88	$14.94	$57.86
037-312-019	$31.88	$14.94	$57.86
037-312-020	$31.88	$14.94	$57.86
037-312-021	$31.88	$14.94	$57.86
037-312-022	$31.88	$14.94	$57.86
037-312-023	$31.88	$14.94	$57.86
037-312-024	$31.88	$14.94	$57.86
037-312-025	$31.88	$14.94	$57.86
037-312-026	$31.88	$14.94	$57.86

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-01

Sorted by Zone & Assessor's Parcel Number

FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-312-027	$31.88	$14.94	$57.86
037-312-028	$31.88	$14.94	$57.86
037-312-029	$31.88	$14.94	$57.86
037-312-030	$31.88	$14.94	$57.86
037-313-001	$31.88	$14.94	$57.86
037-313-002	$31.88	$14.94	$57.86
037-313-003	$31.88	$14.94	$57.86
037-313-004	$31.88	$14.94	$57.86
037-313-005	$31.88	$14.94	$57.86
037-313-006	$31.88	$14.94	$57.86
037-313-007	$31.88	$14.94	$57.86
037-321-001	$31.88	$14.94	$57.86
037-321-002	$31.88	$14.94	$57.86
037-321-003	$31.88	$14.94	$57.86
037-321-004	$31.88	$14.94	$57.86
037-321-005	$31.88	$14.94	$57.86
037-321-006	$31.88	$14.94	$57.86
037-321-007	$31.88	$14.94	$57.86
037-321-008	$31.88	$14.94	$57.86
037-321-009	$31.88	$14.94	$57.86
037-321-010	$31.88	$14.94	$57.86
037-321-011	$31.88	$14.94	$57.86
037-321-012	$31.88	$14.94	$57.86
037-321-013	$31.88	$14.94	$57.86
037-321-014	$31.88	$14.94	$57.86
037-321-015	$31.88	$14.94	$57.86
037-321-016	$31.88	$14.94	$57.86
037-321-017	$31.88	$14.94	$57.86
037-321-018	$31.88	$14.94	$57.86
037-321-019	$31.88	$14.94	$57.86
037-321-020	$31.88	$14.94	$57.86
037-321-021	$31.88	$14.94	$57.86
037-321-022	$31.88	$14.94	$57.86
037-321-023	$31.88	$14.94	$57.86
037-321-024	$31.88	$14.94	$57.86
037-321-025	$31.88	$14.94	$57.86
037-321-026	$31.88	$14.94	$57.86
037-321-027	$31.88	$14.94	$57.86
037-321-028	$31.88	$14.94	$57.86
037-321-029	$31.88	$14.94	$57.86
037-321-030	$31.88	$14.94	$57.86
037-321-031	$31.88	$14.94	$57.86
037-321-032	$31.88	$14.94	$57.86
037-321-033	$31.88	$14.94	$57.86
037-321-034	$31.88	$14.94	$57.86
037-321-035	$31.88	$14.94	$57.86
037-321-036	$31.88	$14.94	$57.86
037-321-037	$31.88	$14.94	$57.86
037-321-038	$31.88	$14.94	$57.86
037-321-039	$31.88	$14.94	$57.86
037-321-040	$31.88	$14.94	$57.86
037-321-041	$31.88	$14.94	$57.86
037-321-042	$31.88	$14.94	$57.86
037-322-001	$31.88	$14.94	$57.86
037-322-002	$31.88	$14.94	$57.86
037-322-003	$31.88	$14.94	$57.86
037-322-004	$31.88	$14.94	$57.86
037-322-005	$31.88	$14.94	$57.86
037-322-006	$31.88	$14.94	$57.86
037-322-007	$31.88	$14.94	$57.86
037-322-008	$31.88	$14.94	$57.86
037-322-009	$31.88	$14.94	$57.86
037-322-010	$31.88	$14.94	$57.86
037-322-011	$31.88	$14.94	$57.86
037-322-012	$31.88	$14.94	$57.86
037-322-013	$31.88	$14.94	$57.86
037-322-014	$31.88	$14.94	$57.86
037-322-015	$31.88	$14.94	$57.86
037-322-016	$31.88	$14.94	$57.86
037-322-017	$31.88	$14.94	$57.86
037-322-018	$31.88	$14.94	$57.86
037-322-019	$31.88	$14.94	$57.86
037-322-020	$31.88	$14.94	$57.86
037-322-021	$31.88	$14.94	$57.86
037-322-022	$31.88	$14.94	$57.86
037-322-023	$31.88	$14.94	$57.86
037-322-024	$31.88	$14.94	$57.86
037-322-025	$31.88	$14.94	$57.86
037-322-026	$31.88	$14.94	$57.86
037-322-027	$31.88	$14.94	$57.86
037-322-028	$31.88	$14.94	$57.86
037-322-029	$31.88	$14.94	$57.86
037-322-030	$31.88	$14.94	$57.86
037-322-031	$31.88	$14.94	$57.86
037-322-032	$31.88	$14.94	$57.86
037-322-033	$31.88	$14.94	$57.86
037-322-034	$31.88	$14.94	$57.86
037-331-001	$31.88	$14.94	$57.86
037-331-002	$31.88	$14.94	$57.86
037-331-003	$31.88	$14.94	$57.86
037-331-004	$31.88	$14.94	$57.86
037-331-005	$31.88	$14.94	$57.86
037-331-006	$31.88	$14.94	$57.86
037-331-007	$31.88	$14.94	$57.86
037-331-008	$31.88	$14.94	$57.86
037-331-009	$31.88	$14.94	$57.86
037-331-010	$31.88	$14.94	$57.86
037-331-011	$31.88	$14.94	$57.86
037-331-012	$31.88	$14.94	$57.86
037-331-013	$31.88	$14.94	$57.86
037-331-014	$31.88	$14.94	$57.86
037-331-015	$31.88	$14.94	$57.86
037-331-016	$31.88	$14.94	$57.86
037-331-017	$31.88	$14.94	$57.86
037-331-018	$31.88	$14.94	$57.86
037-331-019	$31.88	$14.94	$57.86
037-331-020	$31.88	$14.94	$57.86
037-331-021	$31.88	$14.94	$57.86
037-331-022	$31.88	$14.94	$57.86
037-331-023	$31.88	$14.94	$57.86
037-331-024	$31.88	$14.94	$57.86
037-331-025	$31.88	$14.94	$57.86
037-331-026	$31.88	$14.94	$57.86
037-331-027	$31.88	$14.94	$57.86
037-331-028	$31.88	$14.94	$57.86
037-331-029	$31.88	$14.94	$57.86
037-331-030	$31.88	$14.94	$57.86
037-331-031	$31.88	$14.94	$57.86
037-331-032	$31.88	$14.94	$57.86
037-331-033	$31.88	$14.94	$57.86
037-331-034	$31.88	$14.94	$57.86
037-331-035	$31.88	$14.94	$57.86
037-331-036	$31.88	$14.94	$57.86
037-331-037	$31.88	$14.94	$57.86
037-331-038	$31.88	$14.94	$57.86
037-331-039	$31.88	$14.94	$57.86
037-331-040	$31.88	$14.94	$57.86
037-331-041	$31.88	$14.94	$57.86
037-331-042	$31.88	$14.94	$57.86
037-331-043	$31.88	$14.94	$57.86
037-331-044	$31.88	$14.94	$57.86
037-331-045	$31.88	$14.94	$57.86
037-331-046	$31.88	$14.94	$57.86
037-331-047	$31.88	$14.94	$57.86
037-331-048	$31.88	$14.94	$57.86
037-331-049	$31.88	$14.94	$57.86
037-331-050	$31.88	$14.94	$57.86
037-331-051	$31.88	$14.94	$57.86
037-332-001	$31.88	$14.94	$57.86
037-332-002	$31.88	$14.94	$57.86
037-332-003	$31.88	$14.94	$57.86
037-332-004	$31.88	$14.94	$57.86
037-332-005	$31.88	$14.94	$57.86
037-332-006	$31.88	$14.94	$57.86
037-332-007	$31.88	$14.94	$57.86
037-332-008	$31.88	$14.94	$57.86
037-332-009	$31.88	$14.94	$57.86
037-332-010	$31.88	$14.94	$57.86
037-332-011	$31.88	$14.94	$57.86
037-332-012	$31.88	$14.94	$57.86
037-332-013	$31.88	$14.94	$57.86
037-332-014	$31.88	$14.94	$57.86
037-332-015	$31.88	$14.94	$57.86
037-332-016	$31.88	$14.94	$57.86
037-333-001	$31.88	$14.94	$57.86
037-333-002	$31.88	$14.94	$57.86
037-333-003	$31.88	$14.94	$57.86
037-333-004	$31.88	$14.94	$57.86
037-333-005	$31.88	$14.94	$57.86
037-333-006	$31.88	$14.94	$57.86
037-333-007	$31.88	$14.94	$57.86
037-333-008	$31.88	$14.94	$57.86
037-333-009	$31.88	$14.94	$57.86
037-333-010	$31.88	$14.94	$57.86
037-333-011	$31.88	$14.94	$57.86

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-01

Sorted by Zone & Assessor's Parcel Number

FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-333-012	$31.88	$14.94	$57.86
037-333-013	$31.88	$14.94	$57.86
037-333-014	$31.88	$14.94	$57.86
037-333-015	$31.88	$14.94	$57.86
037-333-016	$31.88	$14.94	$57.86
037-333-017	$31.88	$14.94	$57.86
037-333-018	$31.88	$14.94	$57.86
037-333-019	$31.88	$14.94	$57.86
037-333-020	$31.88	$14.94	$57.86
037-333-021	$31.88	$14.94	$57.86
037-333-022	$31.88	$14.94	$57.86
037-333-023	$31.88	$14.94	$57.86
037-333-024	$31.88	$14.94	$57.86
037-333-025	$31.88	$14.94	$57.86
037-333-026	$31.88	$14.94	$57.86
037-333-027	$31.88	$14.94	$57.86
037-333-028	$31.88	$14.94	$57.86
037-333-029	$31.88	$14.94	$57.86
037-333-030	$31.88	$14.94	$57.86
037-333-031	$31.88	$14.94	$57.86
037-333-032	$31.88	$14.94	$57.86
037-333-033	$31.88	$14.94	$57.86
037-341-001	$31.88	$14.94	$57.86
037-341-002	$31.88	$14.94	$57.86
037-341-003	$31.88	$14.94	$57.86
037-341-004	$31.88	$14.94	$57.86
037-341-005	$31.88	$14.94	$57.86
037-341-006	$31.88	$14.94	$57.86
037-341-007	$31.88	$14.94	$57.86
037-341-008	$31.88	$14.94	$57.86
037-341-009	$31.88	$14.94	$57.86
037-341-010	$31.88	$14.94	$57.86
037-341-011	$31.88	$14.94	$57.86
037-342-001	$31.88	$14.94	$57.86
037-342-002	$31.88	$14.94	$57.86
037-342-005	$31.88	$14.94	$57.86
037-342-006	$31.88	$14.94	$57.86
037-342-007	$31.88	$14.94	$57.86
037-342-008	$31.88	$14.94	$57.86
037-342-009	$31.88	$14.94	$57.86
037-342-010	$31.88	$14.94	$57.86
037-342-011	$31.88	$14.94	$57.86
037-342-012	$31.88	$14.94	$57.86
037-342-013	$31.88	$14.94	$57.86
037-342-014	$31.88	$14.94	$57.86
037-342-015	$31.88	$14.94	$57.86
037-342-016	$31.88	$14.94	$57.86
037-342-017	$31.88	$14.94	$57.86
037-342-018	$31.88	$14.94	$57.86
037-342-019	$31.88	$14.94	$57.86
037-342-020	$31.88	$14.94	$57.86
037-342-021	$31.88	$14.94	$57.86
037-342-022	$31.88	$14.94	$57.86
037-342-023	$31.88	$14.94	$57.86
037-342-024	$31.88	$14.94	$57.86
037-342-025	$31.88	$14.94	$57.86
037-342-026	$31.88	$14.94	$57.86
037-342-027	$31.88	$14.94	$57.86
037-342-028	$31.88	$14.94	$57.86
037-343-005	$31.88	$14.94	$57.86
037-343-006	$31.88	$14.94	$57.86
037-343-007	$31.88	$14.94	$57.86
037-343-008	$31.88	$14.94	$57.86
037-343-009	$31.88	$14.94	$57.86
037-343-010	$31.88	$14.94	$57.86
037-343-011	$31.88	$14.94	$57.86
037-343-012	$31.88	$14.94	$57.86
037-343-013	$31.88	$14.94	$57.86
037-343-014	$31.88	$14.94	$57.86
037-343-015	$31.88	$14.94	$57.86
037-343-016	$31.88	$14.94	$57.86
037-343-017	$31.88	$14.94	$57.86
037-343-018	$31.88	$14.94	$57.86
037-343-019	$31.88	$14.94	$57.86
037-343-020	$31.88	$14.94	$57.86
037-343-021	$31.88	$14.94	$57.86
037-343-022	$31.88	$14.94	$57.86
037-344-003	$31.88	$14.94	$57.86
037-344-004	$31.88	$14.94	$57.86
037-344-005	$31.88	$14.94	$57.86
037-344-006	$31.88	$14.94	$57.86
037-344-007	$31.88	$14.94	$57.86
037-344-008	$31.88	$14.94	$57.86
037-344-009	$31.88	$14.94	$57.86
037-351-001	$31.88	$14.94	$57.86
037-351-002	$31.88	$14.94	$57.86
037-351-003	$31.88	$14.94	$57.86
037-351-004	$31.88	$14.94	$57.86
037-351-005	$31.88	$14.94	$57.86
037-351-006	$31.88	$14.94	$57.86
037-351-007	$31.88	$14.94	$57.86
037-351-008	$31.88	$14.94	$57.86
037-351-009	$31.88	$14.94	$57.86
037-351-010	$31.88	$14.94	$57.86
037-351-011	$31.88	$14.94	$57.86
037-351-012	$31.88	$14.94	$57.86
037-351-013	$31.88	$14.94	$57.86
037-352-001	$31.88	$14.94	$57.86
037-352-002	$31.88	$14.94	$57.86
037-352-003	$31.88	$14.94	$57.86
037-352-004	$31.88	$14.94	$57.86
037-352-005	$31.88	$14.94	$57.86
037-352-006	$31.88	$14.94	$57.86
037-352-007	$31.88	$14.94	$57.86
037-352-008	$31.88	$14.94	$57.86
037-352-009	$31.88	$14.94	$57.86
037-352-010	$31.88	$14.94	$57.86
037-352-011	$31.88	$14.94	$57.86
037-352-012	$31.88	$14.94	$57.86
037-352-013	$31.88	$14.94	$57.86
037-352-014	$31.88	$14.94	$57.86
037-352-015	$31.88	$14.94	$57.86
037-352-016	$31.88	$14.94	$57.86
037-352-017	$31.88	$14.94	$57.86
037-352-018	$31.88	$14.94	$57.86
037-352-019	$31.88	$14.94	$57.86
037-352-020	$31.88	$14.94	$57.86
037-352-021	$31.88	$14.94	$57.86
037-352-022	$31.88	$14.94	$57.86
037-353-001	$31.88	$14.94	$57.86
037-353-002	$31.88	$14.94	$57.86
037-353-003	$31.88	$14.94	$57.86
037-353-004	$31.88	$14.94	$57.86
037-353-005	$31.88	$14.94	$57.86
037-353-006	$31.88	$14.94	$57.86
037-353-007	$31.88	$14.94	$57.86
037-353-008	$31.88	$14.94	$57.86
037-353-009	$31.88	$14.94	$57.86
037-353-010	$31.88	$14.94	$57.86
037-353-011	$31.88	$14.94	$57.86
037-353-012	$31.88	$14.94	$57.86
037-353-013	$31.88	$14.94	$57.86
037-353-014	$31.88	$14.94	$57.86
037-353-015	$31.88	$14.94	$57.86
037-353-016	$31.88	$14.94	$57.86
037-353-017	$31.88	$14.94	$57.86
037-353-018	$31.88	$14.94	$57.86
037-353-019	$31.88	$14.94	$57.86
037-354-001	$31.88	$14.94	$57.86
037-354-002	$31.88	$14.94	$57.86
037-354-003	$31.88	$14.94	$57.86
037-354-004	$31.88	$14.94	$57.86
037-354-005	$31.88	$14.94	$57.86
037-354-006	$31.88	$14.94	$57.86
037-354-007	$31.88	$14.94	$57.86
037-354-008	$31.88	$14.94	$57.86
037-354-009	$31.88	$14.94	$57.86
037-354-010	$31.88	$14.94	$57.86
037-354-011	$31.88	$14.94	$57.86
037-354-012	$31.88	$14.94	$57.86
037-354-013	$31.88	$14.94	$57.86
037-354-014	$31.88	$14.94	$57.86
037-354-015	$31.88	$14.94	$57.86
037-354-016	$31.88	$14.94	$57.86
037-354-017	$31.88	$14.94	$57.86
037-361-001	$31.88	$14.94	$57.86
037-361-002	$31.88	$14.94	$57.86
037-361-003	$31.88	$14.94	$57.86
037-361-004	$31.88	$14.94	$57.86
037-361-005	$31.88	$14.94	$57.86
037-361-006	$31.88	$14.94	$57.86
037-361-007	$31.88	$14.94	$57.86
037-361-008	$31.88	$14.94	$57.86
037-361-009	$31.88	$14.94	$57.86
037-361-010	$31.88	$14.94	$57.86

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-01

Sorted by Zone & Assessor's Parcel Number

FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-361-011	$31.88	$14.94	$57.86
037-361-012	$31.88	$14.94	$57.86
037-361-013	$31.88	$14.94	$57.86
037-362-001	$31.88	$14.94	$57.86
037-362-002	$31.88	$14.94	$57.86
037-362-003	$31.88	$14.94	$57.86
037-362-004	$31.88	$14.94	$57.86
037-362-005	$31.88	$14.94	$57.86
037-362-006	$31.88	$14.94	$57.86
037-362-007	$31.88	$14.94	$57.86
037-363-001	$31.88	$14.94	$57.86
037-363-002	$31.88	$14.94	$57.86
037-363-003	$31.88	$14.94	$57.86
037-363-004	$31.88	$14.94	$57.86
037-363-005	$31.88	$14.94	$57.86
037-363-006	$31.88	$14.94	$57.86
037-363-007	$31.88	$14.94	$57.86
037-363-008	$31.88	$14.94	$57.86
037-363-009	$31.88	$14.94	$57.86
037-363-010	$31.88	$14.94	$57.86
037-364-001	$31.88	$14.94	$57.86
037-364-002	$31.88	$14.94	$57.86
037-364-003	$31.88	$14.94	$57.86
037-364-004	$31.88	$14.94	$57.86
037-364-005	$31.88	$14.94	$57.86
037-364-006	$31.88	$14.94	$57.86
037-364-007	$31.88	$14.94	$57.86
037-364-008	$31.88	$14.94	$57.86
037-364-009	$31.88	$14.94	$57.86
037-364-010	$31.88	$14.94	$57.86
037-364-011	$31.88	$14.94	$57.86
037-364-012	$31.88	$14.94	$57.86
037-371-001	$31.88	$14.94	$57.86
037-371-002	$31.88	$14.94	$57.86
037-371-003	$31.88	$14.94	$57.86
037-371-004	$31.88	$14.94	$57.86
037-371-005	$31.88	$14.94	$57.86
037-372-001	$31.88	$14.94	$57.86
037-372-002	$31.88	$14.94	$57.86
037-372-003	$31.88	$14.94	$57.86
037-372-004	$31.88	$14.94	$57.86
037-372-005	$31.88	$14.94	$57.86
037-372-006	$31.88	$14.94	$57.86
037-372-007	$31.88	$14.94	$57.86
037-372-008	$31.88	$14.94	$57.86
037-372-009	$31.88	$14.94	$57.86
037-372-010	$31.88	$14.94	$57.86
037-381-001	$31.88	$14.94	$57.86
037-381-002	$31.88	$14.94	$57.86
037-381-003	$31.88	$14.94	$57.86
037-381-004	$31.88	$14.94	$57.86
037-381-005	$31.88	$14.94	$57.86
037-381-006	$31.88	$14.94	$57.86
037-381-007	$31.88	$14.94	$57.86
037-381-008	$31.88	$14.94	$57.86
037-381-009	$31.88	$14.94	$57.86
037-381-010	$31.88	$14.94	$57.86
037-381-011	$31.88	$14.94	$57.86
037-381-012	$31.88	$14.94	$57.86
037-382-001	$31.88	$14.94	$57.86
037-382-002	$31.88	$14.94	$57.86
037-382-003	$31.88	$14.94	$57.86
037-382-004	$31.88	$14.94	$57.86
037-382-005	$31.88	$14.94	$57.86
037-382-006	$31.88	$14.94	$57.86
037-382-007	$31.88	$14.94	$57.86
037-382-008	$31.88	$14.94	$57.86
037-382-009	$31.88	$14.94	$57.86
037-382-010	$31.88	$14.94	$57.86
037-382-011	$31.88	$14.94	$57.86
037-382-012	$31.88	$14.94	$57.86
037-382-013	$31.88	$14.94	$57.86
037-382-014	$31.88	$14.94	$57.86
037-382-015	$31.88	$14.94	$57.86
037-382-016	$31.88	$14.94	$57.86
037-382-017	$31.88	$14.94	$57.86
037-382-018	$31.88	$14.94	$57.86
037-382-019	$31.88	$14.94	$57.86
037-382-020	$31.88	$14.94	$57.86
037-382-021	$31.88	$14.94	$57.86
037-382-022	$31.88	$14.94	$57.86
037-382-023	$31.88	$14.94	$57.86
037-382-024	$31.88	$14.94	$57.86
037-382-025	$31.88	$14.94	$57.86
037-382-026	$31.88	$14.94	$57.86
037-382-027	$31.88	$14.94	$57.86
037-382-028	$31.88	$14.94	$57.86
037-382-029	$31.88	$14.94	$57.86
037-382-030	$31.88	$14.94	$57.86
037-382-031	$31.88	$14.94	$57.86
037-382-032	$31.88	$14.94	$57.86
037-382-033	$31.88	$14.94	$57.86
037-382-034	$31.88	$14.94	$57.86
037-382-035	$31.88	$14.94	$57.86
037-382-036	$31.88	$14.94	$57.86
037-382-037	$31.88	$14.94	$57.86
037-382-038	$31.88	$14.94	$57.86
037-382-039	$31.88	$14.94	$57.86
037-382-040	$31.88	$14.94	$57.86
037-382-041	$31.88	$14.94	$57.86
037-382-042	$31.88	$14.94	$57.86
037-382-043	$31.88	$14.94	$57.86
037-382-044	$31.88	$14.94	$57.86
037-382-045	$31.88	$14.94	$57.86
037-382-046	$31.88	$14.94	$57.86
037-383-001	$31.88	$14.94	$57.86
037-383-002	$31.88	$14.94	$57.86
037-383-003	$31.88	$14.94	$57.86
037-383-004	$31.88	$14.94	$57.86
037-383-005	$31.88	$14.94	$57.86
037-383-006	$31.88	$14.94	$57.86
037-383-007	$31.88	$14.94	$57.86
037-383-008	$31.88	$14.94	$57.86
037-383-009	$31.88	$14.94	$57.86
037-383-010	$31.88	$14.94	$57.86
037-383-011	$31.88	$14.94	$57.86
037-383-012	$31.88	$14.94	$57.86
037-383-013	$31.88	$14.94	$57.86
037-383-014	$31.88	$14.94	$57.86
037-383-015	$31.88	$14.94	$57.86
037-383-016	$31.88	$14.94	$57.86
037-383-017	$31.88	$14.94	$57.86
037-383-018	$31.88	$14.94	$57.86
037-383-019	$31.88	$14.94	$57.86
037-383-020	$31.88	$14.94	$57.86
037-383-021	$31.88	$14.94	$57.86
037-383-022	$31.88	$14.94	$57.86
037-383-023	$31.88	$14.94	$57.86
037-383-024	$31.88	$14.94	$57.86
037-383-025	$31.88	$14.94	$57.86
037-383-026	$31.88	$14.94	$57.86
037-383-027	$31.88	$14.94	$57.86
037-383-028	$31.88	$14.94	$57.86
037-383-029	$31.88	$14.94	$57.86
037-383-030	$31.88	$14.94	$57.86
037-383-031	$31.88	$14.94	$57.86
037-383-032	$31.88	$14.94	$57.86
037-383-033	$31.88	$14.94	$57.86
037-383-034	$31.88	$14.94	$57.86
037-383-035	$31.88	$14.94	$57.86
037-383-036	$31.88	$14.94	$57.86
037-383-037	$31.88	$14.94	$57.86
037-420-001	$31.88	$14.94	$57.86
037-420-002	$31.88	$14.94	$57.86
037-420-003	$31.88	$14.94	$57.86
037-420-004	$31.88	$14.94	$57.86
037-420-005	$31.88	$14.94	$57.86
037-420-006	$31.88	$14.94	$57.86
037-420-007	$31.88	$14.94	$57.86
037-420-008	$31.88	$14.94	$57.86
037-420-009	$31.88	$14.94	$57.86
037-420-010	$31.88	$14.94	$57.86
037-420-011	$31.88	$14.94	$57.86
037-420-012	$31.88	$14.94	$57.86
037-420-013	$31.88	$14.94	$57.86
037-420-014	$31.88	$14.94	$57.86
037-420-015	$31.88	$14.94	$57.86
037-420-016	$31.88	$14.94	$57.86
037-420-017	$31.88	$14.94	$57.86
037-420-018	$31.88	$14.94	$57.86
037-420-019	$31.88	$14.94	$57.86
037-420-020	$31.88	$14.94	$57.86
037-420-021	$31.88	$14.94	$57.86
037-420-022	$31.88	$14.94	$57.86
037-420-023	$31.88	$14.94	$57.86

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-01
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-420-024	$31.88	$14.94	$57.86
037-420-025	$31.88	$14.94	$57.86
037-420-026	$31.88	$14.94	$57.86
037-420-027	$31.88	$14.94	$57.86
037-420-028	$31.88	$14.94	$57.86
037-420-029	$31.88	$14.94	$57.86
037-420-030	$31.88	$14.94	$57.86
037-420-031	$31.88	$14.94	$57.86
037-420-032	$31.88	$14.94	$57.86
037-420-033	$31.88	$14.94	$57.86
037-420-034	$31.88	$14.94	$57.86
037-420-035	$31.88	$14.94	$57.86
037-430-001	$31.88	$14.94	$57.86
037-430-002	$31.88	$14.94	$57.86
037-430-003	$31.88	$14.94	$57.86
037-430-004	$31.88	$14.94	$57.86
037-430-005	$31.88	$14.94	$57.86
037-430-006	$31.88	$14.94	$57.86
037-430-007	$31.88	$14.94	$57.86
037-430-008	$31.88	$14.94	$57.86
037-430-009	$31.88	$14.94	$57.86
037-430-010	$31.88	$14.94	$57.86
037-430-011	$31.88	$14.94	$57.86
037-430-012	$31.88	$14.94	$57.86
037-430-013	$31.88	$14.94	$57.86
037-430-014	$31.88	$14.94	$57.86
037-430-015	$31.88	$14.94	$57.86
037-430-016	$31.88	$14.94	$57.86
037-430-017	$31.88	$14.94	$57.86
037-430-018	$31.88	$14.94	$57.86
037-430-019	$31.88	$14.94	$57.86
037-430-020	$31.88	$14.94	$57.86
037-430-021	$31.88	$14.94	$57.86
037-430-022	$31.88	$14.94	$57.86
037-430-023	$31.88	$14.94	$57.86
037-430-024	$31.88	$14.94	$57.86
037-430-025	$31.88	$14.94	$57.86
037-430-026	$31.88	$14.94	$57.86
037-430-027	$31.88	$14.94	$57.86
037-430-028	$31.88	$14.94	$57.86
037-430-029	$31.88	$14.94	$57.86
037-460-001	$31.88	$14.94	$57.86
037-460-002	$31.88	$14.94	$57.86
037-460-004	$31.88	$14.94	$57.86
037-460-005	$31.88	$14.94	$57.86
037-460-006	$31.88	$14.94	$57.86
037-460-007	$31.88	$14.94	$57.86
037-460-008	$31.88	$14.94	$57.86
037-460-009	$31.88	$14.94	$57.86
037-460-010	$31.88	$14.94	$57.86
037-460-011	$31.88	$14.94	$57.86
037-460-012	$31.88	$14.94	$57.86
037-460-013	$31.88	$14.94	$57.86
037-460-014	$31.88	$14.94	$57.86
037-460-015	$31.88	$14.94	$57.86
037-460-016	$31.88	$14.94	$57.86
037-460-017	$31.88	$14.94	$57.86
037-460-018	$31.88	$14.94	$57.86
037-460-019	$31.88	$14.94	$57.86
037-460-020	$31.88	$14.94	$57.86
037-460-021	$31.88	$14.94	$57.86
037-460-022	$31.88	$14.94	$57.86
037-460-023	$31.88	$14.94	$57.86
037-460-024	$31.88	$14.94	$57.86
037-460-025	$31.88	$14.94	$57.86
037-460-026	$31.88	$14.94	$57.86
037-460-027	$31.88	$14.94	$57.86
037-460-028	$31.88	$14.94	$57.86
037-460-029	$31.88	$14.94	$57.86
037-460-030	$31.88	$14.94	$57.86
037-460-031	$31.88	$14.94	$57.86
037-460-032	$31.88	$14.94	$57.86
037-460-033	$31.88	$14.94	$57.86
037-460-034	$31.88	$14.94	$57.86
037-460-035	$31.88	$14.94	$57.86
037-460-036	$31.88	$14.94	$57.86
037-460-037	$31.88	$14.94	$57.86
037-460-038	$31.88	$14.94	$57.86
037-460-039	$31.88	$14.94	$57.86
037-460-040	$31.88	$14.94	$57.86
037-460-041	$31.88	$14.94	$57.86
037-460-042	$31.88	$14.94	$57.86
037-460-043	$31.88	$14.94	$57.86
037-460-044	$31.88	$14.94	$57.86
037-460-045	$31.88	$14.94	$57.86
037-460-046	$31.88	$14.94	$57.86
037-460-047	$31.88	$14.94	$57.86
037-460-048	$31.88	$14.94	$57.86
037-460-049	$31.88	$14.94	$57.86
037-460-050	$31.88	$14.94	$57.86
037-460-051	$31.88	$14.94	$57.86
037-460-052	$31.88	$14.94	$57.86
037-460-053	$31.88	$14.94	$57.86
037-460-054	$31.88	$14.94	$57.86
037-460-055	$31.88	$14.94	$57.86
037-460-056	$31.88	$14.94	$57.86
037-460-057	$31.88	$14.94	$57.86
037-460-058	$31.88	$14.94	$57.86
037-460-059	$31.88	$14.94	$57.86
037-460-060	$31.88	$14.94	$57.86
037-460-061	$31.88	$14.94	$57.86
037-460-062	$31.88	$14.94	$57.86
037-460-063	$31.88	$14.94	$57.86
037-460-064	$31.88	$14.94	$57.86
037-460-065	$31.88	$14.94	$57.86
037-460-066	$31.88	$14.94	$57.86
037-460-067	$31.88	$14.94	$57.86
037-460-068	$31.88	$14.94	$57.86
037-460-069	$31.88	$14.94	$57.86
037-460-070	$31.88	$14.94	$57.86
037-460-071	$31.88	$14.94	$57.86
037-460-072	$31.88	$14.94	$57.86
037-460-073	$31.88	$14.94	$57.86
037-460-074	$31.88	$14.94	$57.86
037-460-075	$31.88	$14.94	$57.86
037-460-076	$31.88	$14.94	$57.86
037-460-077	$31.88	$14.94	$57.86
037-460-078	$31.88	$14.94	$57.86
037-460-079	$31.88	$14.94	$57.86
037-460-080	$31.88	$14.94	$57.86
037-460-081	$31.88	$14.94	$57.86
Sub-Total			**$133,562.64**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-02

Sorted by Zone & Assessor's Parcel Number

FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-121-001	$31.88	$14.94	$198.84
037-121-002	$31.88	$14.94	$198.84
037-121-003	$31.88	$14.94	$198.84
037-121-004	$31.88	$14.94	$198.84
037-121-005	$31.88	$14.94	$198.84
037-121-006	$31.88	$14.94	$198.84
037-121-007	$31.88	$14.94	$198.84
037-121-008	$31.88	$14.94	$198.84
037-121-009	$31.88	$14.94	$198.84
037-121-010	$31.88	$14.94	$198.84
037-121-011	$31.88	$14.94	$198.84
037-121-012	$31.88	$14.94	$198.84
037-121-013	$31.88	$14.94	$198.84
037-121-014	$31.88	$14.94	$198.84
037-121-015	$31.88	$14.94	$198.84
037-121-016	$31.88	$14.94	$198.84
037-121-017	$31.88	$14.94	$198.84
037-121-018	$31.88	$14.94	$198.84
037-121-019	$31.88	$14.94	$198.84
037-121-020	$31.88	$14.94	$198.84
037-121-021	$31.88	$14.94	$198.84
037-121-022	$31.88	$14.94	$198.84
037-121-023	$31.88	$14.94	$198.84
037-121-024	$31.88	$14.94	$198.84
037-121-025	$31.88	$14.94	$198.84
037-121-026	$31.88	$14.94	$198.84
037-121-027	$31.88	$14.94	$198.84
037-121-028	$31.88	$14.94	$198.84
037-121-029	$31.88	$14.94	$198.84
037-121-030	$31.88	$14.94	$198.84
037-121-031	$31.88	$14.94	$198.84
037-121-032	$31.88	$14.94	$198.84
037-121-033	$31.88	$14.94	$198.84
037-121-034	$31.88	$14.94	$198.84
037-121-035	$31.88	$14.94	$198.84
037-121-036	$31.88	$14.94	$198.84
037-121-037	$31.88	$14.94	$198.84
037-122-001	$31.88	$14.94	$198.84
037-122-002	$31.88	$14.94	$198.84
037-122-003	$31.88	$14.94	$198.84
037-122-004	$31.88	$14.94	$198.84
037-122-005	$31.88	$14.94	$198.84
037-122-006	$31.88	$14.94	$198.84
037-122-007	$31.88	$14.94	$198.84
037-122-008	$31.88	$14.94	$198.84
037-122-009	$31.88	$14.94	$198.84
037-122-010	$31.88	$14.94	$198.84
037-122-011	$31.88	$14.94	$198.84
037-122-012	$31.88	$14.94	$198.84
037-122-013	$31.88	$14.94	$198.84
037-122-014	$31.88	$14.94	$198.84
037-122-015	$31.88	$14.94	$198.84
037-122-016	$31.88	$14.94	$198.84
037-122-017	$31.88	$14.94	$198.84
037-122-018	$31.88	$14.94	$198.84
037-123-001	$31.88	$14.94	$198.84
037-123-002	$31.88	$14.94	$198.84
037-123-003	$31.88	$14.94	$198.84
037-123-004	$31.88	$14.94	$198.84
037-123-005	$31.88	$14.94	$198.84
037-123-006	$31.88	$14.94	$198.84
037-123-007	$31.88	$14.94	$198.84
037-123-008	$31.88	$14.94	$198.84
037-123-009	$31.88	$14.94	$198.84
037-123-010	$31.88	$14.94	$198.84
037-123-011	$31.88	$14.94	$198.84
037-123-012	$31.88	$14.94	$198.84
037-123-013	$31.88	$14.94	$198.84
037-123-014	$31.88	$14.94	$198.84
037-123-015	$31.88	$14.94	$198.84
037-123-016	$31.88	$14.94	$198.84
037-123-017	$31.88	$14.94	$198.84
037-123-018	$31.88	$14.94	$198.84
037-123-019	$31.88	$14.94	$198.84
037-123-020	$31.88	$14.94	$198.84
037-123-021	$31.88	$14.94	$198.84
037-123-022	$31.88	$14.94	$198.84
037-123-023	$31.88	$14.94	$198.84
037-123-024	$31.88	$14.94	$198.84
037-123-025	$31.88	$14.94	$198.84
037-123-026	$31.88	$14.94	$198.84
037-123-027	$31.88	$14.94	$198.84
037-123-028	$31.88	$14.94	$198.84
037-123-029	$31.88	$14.94	$198.84
037-123-030	$31.88	$14.94	$198.84
037-123-031	$31.88	$14.94	$198.84
037-123-032	$31.88	$14.94	$198.84
037-123-033	$31.88	$14.94	$198.84
037-123-034	$31.88	$14.94	$198.84
037-123-035	$31.88	$14.94	$198.84
037-123-036	$31.88	$14.94	$198.84
037-123-037	$31.88	$14.94	$198.84
037-123-038	$31.88	$14.94	$198.84
037-123-039	$31.88	$14.94	$198.84
037-123-040	$31.88	$14.94	$198.84
037-123-041	$31.88	$14.94	$198.84
037-123-042	$31.88	$14.94	$198.84
037-123-043	$31.88	$14.94	$198.84
037-123-044	$31.88	$14.94	$198.84
037-123-045	$31.88	$14.94	$198.84
037-123-046	$31.88	$14.94	$198.84
037-124-001	$31.88	$14.94	$198.84
037-124-002	$31.88	$14.94	$198.84
037-124-003	$31.88	$14.94	$198.84
037-124-004	$31.88	$14.94	$198.84
037-124-005	$31.88	$14.94	$198.84
037-124-006	$31.88	$14.94	$198.84
037-124-007	$31.88	$14.94	$198.84
037-124-008	$31.88	$14.94	$198.84
037-124-009	$31.88	$14.94	$198.84
037-124-010	$31.88	$14.94	$198.84
037-124-011	$31.88	$14.94	$198.84
037-124-012	$31.88	$14.94	$198.84
037-124-013	$31.88	$14.94	$198.84
037-124-014	$31.88	$14.94	$198.84
037-124-015	$31.88	$14.94	$198.84
037-124-016	$31.88	$14.94	$198.84
037-125-001	$31.88	$14.94	$198.84
037-125-002	$31.88	$14.94	$198.84
037-125-003	$31.88	$14.94	$198.84
037-125-004	$31.88	$14.94	$198.84
037-125-005	$31.88	$14.94	$198.84
037-125-006	$31.88	$14.94	$198.84
037-125-007	$31.88	$14.94	$198.84
037-125-008	$31.88	$14.94	$198.84
037-125-009	$31.88	$14.94	$198.84
037-125-010	$31.88	$14.94	$198.84
037-125-011	$31.88	$14.94	$198.84
037-125-012	$31.88	$14.94	$198.84
037-125-013	$31.88	$14.94	$198.84
037-125-014	$31.88	$14.94	$198.84
037-125-015	$31.88	$14.94	$198.84
037-125-016	$31.88	$14.94	$198.84
	Sub-Total		**$32,672.78**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-03
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-611-001	$31.88	$14.94	$100.76
035-611-002	$31.88	$14.94	$100.76
035-611-003	$31.88	$14.94	$100.76
035-611-004	$31.88	$14.94	$100.76
035-611-005	$31.88	$14.94	$100.76
035-611-006	$31.88	$14.94	$100.76
035-611-007	$31.88	$14.94	$100.76
035-611-008	$31.88	$14.94	$100.76
035-611-009	$31.88	$14.94	$100.76
035-611-010	$31.88	$14.94	$100.76
035-611-011	$31.88	$14.94	$100.76
035-611-012	$31.88	$14.94	$100.76
035-611-013	$31.88	$14.94	$100.76
035-611-014	$31.88	$14.94	$100.76
035-611-015	$31.88	$14.94	$100.76
035-611-016	$31.88	$14.94	$100.76
035-611-017	$31.88	$14.94	$100.76
035-611-018	$31.88	$14.94	$100.76
035-611-019	$31.88	$14.94	$100.76
035-611-020	$31.88	$14.94	$100.76
035-611-021	$31.88	$14.94	$100.76
035-611-022	$31.88	$14.94	$100.76
035-611-023	$31.88	$14.94	$100.76
035-611-024	$31.88	$14.94	$100.76
035-611-025	$31.88	$14.94	$100.76
035-611-026	$31.88	$14.94	$100.76
035-611-027	$31.88	$14.94	$100.76
035-611-028	$31.88	$14.94	$100.76
035-611-029	$31.88	$14.94	$100.76
035-612-001	$31.88	$14.94	$100.76
035-612-002	$31.88	$14.94	$100.76
035-612-003	$31.88	$14.94	$100.76
035-612-004	$31.88	$14.94	$100.76
035-612-005	$31.88	$14.94	$100.76
035-612-006	$31.88	$14.94	$100.76
035-612-007	$31.88	$14.94	$100.76
035-612-008	$31.88	$14.94	$100.76
035-612-009	$31.88	$14.94	$100.76
035-612-010	$31.88	$14.94	$100.76
035-612-011	$31.88	$14.94	$100.76
035-612-012	$31.88	$14.94	$100.76
035-612-013	$31.88	$14.94	$100.76
035-612-014	$31.88	$14.94	$100.76
035-612-015	$31.88	$14.94	$100.76
035-612-016	$31.88	$14.94	$100.76
	Sub-Total		**$6,641.10**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-04
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-011-022	$31.88	$74.70	$1,048.78
035-011-023	$84.48	$74.70	$3,161.86
035-011-024	$95.64	$74.70	$4,187.98
035-011-025	$31.88	$74.70	$285.16
035-011-026	$31.88	$74.70	$238.62
035-011-027	$31.88	$74.70	$583.46
035-011-028	$31.88	$74.70	$762.42
035-011-029	$31.88	$74.70	$666.98
	Sub-Total		**$11,904.26**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-05
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-301-001	$31.88	$14.94	$190.00
033-301-002	$31.88	$14.94	$190.00
033-301-003	$15.94	$7.46	$95.00
033-301-004	$31.88	$14.94	$190.00
033-301-005	$31.88	$14.94	$190.00
033-301-006	$31.88	$14.94	$190.00
033-301-007	$31.88	$14.94	$190.00
033-301-008	$31.88	$14.94	$190.00
033-301-009	$31.88	$14.94	$190.00
033-301-010	$31.88	$14.94	$190.00
033-301-011	$31.88	$14.94	$190.00
033-301-012	$31.88	$14.94	$190.00
033-301-013	$31.88	$14.94	$190.00
033-301-014	$31.88	$14.94	$190.00
033-301-015	$31.88	$14.94	$190.00
033-301-016	$31.88	$14.94	$190.00
033-301-017	$31.88	$14.94	$190.00
033-301-018	$31.88	$14.94	$190.00
033-302-001	$31.88	$14.94	$190.00
033-302-002	$31.88	$14.94	$190.00
033-302-003	$31.88	$14.94	$190.00
033-302-004	$31.88	$14.94	$190.00
033-302-005	$31.88	$14.94	$190.00
033-302-006	$31.88	$14.94	$190.00
033-302-007	$31.88	$14.94	$190.00
033-302-008	$31.88	$14.94	$190.00
033-302-009	$31.88	$14.94	$190.00
033-302-010	$31.88	$14.94	$190.00
033-302-011	$31.88	$14.94	$190.00
033-302-012	$31.88	$14.94	$190.00
033-302-013	$31.88	$14.94	$190.00
033-302-014	$31.88	$14.94	$190.00
033-302-015	$31.88	$14.94	$190.00
033-302-016	$31.88	$14.94	$190.00
033-302-017	$31.88	$14.94	$190.00
033-302-018	$31.88	$14.94	$190.00
033-302-019	$31.88	$14.94	$190.00
033-302-020	$31.88	$14.94	$190.00
033-302-021	$31.88	$14.94	$190.00
033-302-022	$31.88	$14.94	$190.00
033-302-023	$31.88	$14.94	$190.00
033-302-024	$31.88	$14.94	$190.00
033-302-025	$31.88	$14.94	$190.00
033-303-001	$31.88	$14.94	$190.00
033-303-002	$31.88	$14.94	$190.00
033-303-003	$31.88	$14.94	$190.00
033-303-004	$31.88	$14.94	$190.00
033-303-005	$31.88	$14.94	$190.00
033-303-006	$31.88	$14.94	$190.00
033-303-007	$31.88	$14.94	$190.00
033-303-008	$31.88	$14.94	$190.00
033-303-009	$31.88	$14.94	$190.00
033-303-010	$31.88	$14.94	$190.00
033-303-011	$31.88	$14.94	$190.00
033-311-001	$31.88	$14.94	$190.00
033-311-002	$31.88	$14.94	$190.00
033-311-003	$31.88	$14.94	$190.00
033-311-004	$31.88	$14.94	$190.00
033-311-005	$31.88	$14.94	$190.00
033-311-006	$31.88	$14.94	$190.00
033-311-007	$31.88	$14.94	$190.00
033-311-008	$31.88	$14.94	$190.00
033-311-009	$31.88	$14.94	$190.00
033-311-010	$31.88	$14.94	$190.00
033-312-001	$31.88	$14.94	$190.00
033-312-002	$31.88	$14.94	$190.00
033-312-003	$31.88	$14.94	$190.00
033-312-004	$31.88	$14.94	$190.00
033-313-001	$31.88	$14.94	$190.00
033-313-002	$31.88	$14.94	$190.00
033-313-003	$31.88	$14.94	$190.00
033-313-004	$31.88	$14.94	$190.00
033-313-005	$31.88	$14.94	$190.00
033-313-006	$31.88	$14.94	$190.00
033-313-007	$31.88	$14.94	$190.00
033-313-008	$31.88	$14.94	$190.00
033-313-009	$31.88	$14.94	$190.00
033-313-010	$31.88	$14.94	$190.00
033-313-011	$31.88	$14.94	$190.00
033-313-012	$31.88	$14.94	$190.00
033-313-013	$31.88	$14.94	$190.00
033-313-014	$31.88	$14.94	$190.00
033-313-015	$31.88	$14.94	$190.00
033-313-016	$31.88	$14.94	$190.00
033-313-017	$31.88	$14.94	$190.00
033-313-018	$31.88	$14.94	$190.00
033-313-019	$31.88	$14.94	$190.00
033-313-020	$31.88	$14.94	$190.00
033-313-021	$31.88	$14.94	$190.00
033-313-022	$31.88	$14.94	$190.00
033-313-023	$31.88	$14.94	$190.00
033-313-024	$31.88	$14.94	$190.00
033-313-025	$31.88	$14.94	$190.00
033-314-001	$31.88	$14.94	$190.00
033-314-002	$31.88	$14.94	$190.00
033-314-003	$31.88	$14.94	$190.00
033-314-004	$31.88	$14.94	$190.00
033-315-001	$31.88	$14.94	$190.00
033-315-002	$31.88	$14.94	$190.00
033-315-003	$31.88	$14.94	$190.00
033-315-004	$31.88	$14.94	$190.00
033-316-001	$31.88	$14.94	$190.00
033-316-002	$31.88	$14.94	$190.00
033-316-003	$31.88	$14.94	$190.00
033-316-004	$31.88	$14.94	$190.00
033-316-005	$31.88	$14.94	$190.00
033-316-006	$31.88	$14.94	$190.00
033-316-007	$31.88	$14.94	$190.00
033-316-008	$31.88	$14.94	$190.00
033-316-009	$31.88	$14.94	$190.00
033-316-010	$31.88	$14.94	$190.00
033-316-011	$31.88	$14.94	$190.00
033-330-001	$31.88	$14.94	$190.00
033-330-002	$31.88	$14.94	$190.00
033-330-003	$31.88	$14.94	$190.00
033-330-004	$31.88	$14.94	$190.00
033-330-005	$31.88	$14.94	$190.00
033-330-006	$31.88	$14.94	$190.00
033-330-007	$31.88	$14.94	$190.00
033-330-008	$31.88	$14.94	$190.00
033-330-009	$31.88	$14.94	$190.00
033-330-010	$31.88	$14.94	$190.00
033-330-011	$31.88	$14.94	$190.00
033-330-012	$31.88	$14.94	$190.00
033-330-013	$31.88	$14.94	$190.00
033-330-014	$31.88	$14.94	$190.00
033-330-015	$31.88	$14.94	$190.00
033-330-016	$31.88	$14.94	$190.00
033-330-017	$31.88	$14.94	$190.00
033-330-018	$31.88	$14.94	$190.00
033-330-019	$31.88	$14.94	$190.00
033-330-020	$31.88	$14.94	$190.00
033-330-021	$31.88	$14.94	$190.00
033-330-022	$31.88	$14.94	$190.00
033-330-023	$31.88	$14.94	$190.00
033-330-024	$31.88	$14.94	$190.00
033-330-025	$31.88	$14.94	$190.00
033-330-026	$31.88	$14.94	$190.00
033-330-027	$31.88	$14.94	$190.00
033-330-028	$31.88	$14.94	$190.00
033-330-029	$31.88	$14.94	$190.00
033-330-030	$31.88	$14.94	$190.00
033-330-031	$31.88	$14.94	$190.00
033-330-032	$31.88	$14.94	$190.00
033-330-033	$31.88	$14.94	$190.00
033-330-034	$31.88	$14.94	$190.00
033-330-035	$31.88	$14.94	$190.00
033-330-036	$31.88	$14.94	$190.00
033-330-037	$31.88	$14.94	$190.00
033-330-038	$31.88	$14.94	$190.00
	Sub-Total		**$35,404.58**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-06
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-040-018	$31.88	$14.94	$127.80
035-040-019	$31.88	$14.94	$127.80
035-040-020	$31.88	$14.94	$127.80
035-040-021	$31.88	$14.94	$127.80
035-040-022	$31.88	$14.94	$127.80
035-040-023	$31.88	$14.94	$127.80
035-701-001	$31.88	$14.94	$127.80
035-701-002	$31.88	$14.94	$127.80
035-701-003	$31.88	$14.94	$127.80
035-701-004	$31.88	$14.94	$127.80
035-701-005	$31.88	$14.94	$127.80
035-701-006	$31.88	$14.94	$127.80
035-701-007	$31.88	$14.94	$127.80
035-701-008	$31.88	$14.94	$127.80
035-701-009	$31.88	$14.94	$127.80
035-701-010	$31.88	$14.94	$127.80
035-701-011	$31.88	$14.94	$127.80
035-701-012	$31.88	$14.94	$127.80
035-701-013	$31.88	$14.94	$127.80
035-701-014	$31.88	$14.94	$127.80
035-701-015	$31.88	$14.94	$127.80
035-701-016	$31.88	$14.94	$127.80
035-701-017	$31.88	$14.94	$127.80
035-701-018	$31.88	$14.94	$127.80
035-701-019	$31.88	$14.94	$127.80
035-701-020	$31.88	$14.94	$127.80
035-701-021	$31.88	$14.94	$127.80
035-701-022	$31.88	$14.94	$127.80
035-701-023	$31.88	$14.94	$127.80
035-701-024	$31.88	$14.94	$127.80
035-701-025	$31.88	$14.94	$127.80
035-701-026	$31.88	$14.94	$127.80
035-701-027	$31.88	$14.94	$127.80
035-701-028	$31.88	$14.94	$127.80
035-701-029	$31.88	$14.94	$127.80
035-701-030	$31.88	$14.94	$127.80
035-701-031	$31.88	$14.94	$127.80
035-701-032	$31.88	$14.94	$127.80
035-701-033	$31.88	$14.94	$127.80
035-701-034	$31.88	$14.94	$127.80
035-701-035	$31.88	$14.94	$127.80
035-701-036	$31.88	$14.94	$127.80
035-701-037	$31.88	$14.94	$127.80
035-701-038	$31.88	$14.94	$127.80
035-701-039	$31.88	$14.94	$127.80
035-701-040	$31.88	$14.94	$127.80
035-701-041	$31.88	$14.94	$127.80
035-701-042	$31.88	$14.94	$127.80
035-701-043	$31.88	$14.94	$127.80
035-701-044	$31.88	$14.94	$127.80
035-701-045	$31.88	$14.94	$127.80
035-701-046	$31.88	$14.94	$127.80
035-701-047	$31.88	$14.94	$127.80
035-702-001	$31.88	$14.94	$127.80
035-702-002	$31.88	$14.94	$127.80
035-702-003	$31.88	$14.94	$127.80
035-702-004	$31.88	$14.94	$127.80
035-702-005	$31.88	$14.94	$127.80
035-702-006	$31.88	$14.94	$127.80
035-702-007	$31.88	$14.94	$127.80
	Sub-Total		**$10,477.20**

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-141-001	$31.88	$0.00	$185.00
041-141-002	$31.88	$0.00	$185.00
041-141-003	$31.88	$0.00	$185.00
041-141-004	$31.88	$0.00	$185.00
041-141-005	$31.88	$0.00	$185.00
041-141-006	$31.88	$0.00	$185.00
041-141-007	$31.88	$0.00	$185.00
041-141-008	$31.88	$0.00	$185.00
041-141-009	$31.88	$0.00	$185.00
041-141-010	$31.88	$0.00	$185.00
041-142-001	$31.88	$0.00	$185.00
041-142-002	$31.88	$0.00	$185.00
041-142-003	$31.88	$0.00	$185.00
041-142-004	$31.88	$0.00	$185.00
041-142-005	$31.88	$0.00	$185.00
041-142-006	$31.88	$0.00	$185.00
041-142-007	$31.88	$0.00	$185.00
041-142-008	$31.88	$0.00	$185.00
041-142-009	$31.88	$0.00	$185.00
041-142-010	$31.88	$0.00	$185.00
041-142-011	$31.88	$0.00	$185.00
041-142-012	$31.88	$0.00	$185.00
041-142-013	$31.88	$0.00	$185.00
041-142-014	$31.88	$0.00	$185.00
041-142-015	$31.88	$0.00	$185.00
041-143-001	$31.88	$0.00	$185.00
041-143-002	$31.88	$0.00	$185.00
041-143-003	$31.88	$0.00	$185.00
041-143-004	$31.88	$0.00	$185.00
041-143-005	$31.88	$0.00	$185.00
041-143-006	$31.88	$0.00	$185.00
041-143-007	$31.88	$0.00	$185.00
041-143-008	$31.88	$0.00	$185.00
041-143-009	$31.88	$0.00	$185.00
041-143-010	$31.88	$0.00	$185.00
041-143-011	$31.88	$0.00	$185.00
041-143-012	$31.88	$0.00	$185.00
041-143-013	$31.88	$0.00	$185.00
041-143-014	$31.88	$0.00	$185.00
041-151-001	$31.88	$0.00	$185.00
041-151-002	$31.88	$0.00	$185.00
041-151-003	$31.88	$0.00	$185.00
041-151-004	$31.88	$0.00	$185.00
041-151-005	$31.88	$0.00	$185.00
041-151-006	$31.88	$0.00	$185.00
041-151-007	$31.88	$0.00	$185.00
041-151-008	$31.88	$0.00	$185.00
041-151-009	$31.88	$0.00	$185.00
041-152-002	$31.88	$0.00	$185.00
041-152-003	$31.88	$0.00	$185.00
041-152-004	$31.88	$0.00	$185.00
041-152-005	$31.88	$0.00	$185.00
041-152-006	$31.88	$0.00	$185.00
	Sub-Total		**$11,494.64**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-08
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-730-001	$31.88	$14.94	$152.56
035-730-002	$31.88	$14.94	$152.56
035-730-003	$31.88	$14.94	$152.56
035-730-004	$31.88	$14.94	$152.56
035-730-005	$31.88	$14.94	$152.56
035-730-006	$31.88	$14.94	$152.56
035-730-007	$31.88	$14.94	$152.56
035-730-008	$31.88	$14.94	$152.56
035-730-009	$31.88	$14.94	$152.56
035-730-010	$31.88	$14.94	$152.56
035-730-011	$31.88	$14.94	$152.56
035-730-012	$31.88	$14.94	$152.56
035-730-013	$31.88	$14.94	$152.56
035-730-014	$31.88	$14.94	$152.56
035-730-015	$31.88	$14.94	$152.56
035-730-016	$31.88	$14.94	$152.56
035-730-017	$31.88	$14.94	$152.56
035-730-018	$31.88	$14.94	$152.56
035-730-019	$31.88	$14.94	$152.56
035-730-020	$31.88	$14.94	$152.56
035-730-021	$31.88	$14.94	$152.56
035-730-022	$31.88	$14.94	$152.56
035-730-023	$31.88	$14.94	$152.56
035-730-024	$31.88	$14.94	$152.56
035-730-025	$31.88	$14.94	$152.56
035-730-026	$31.88	$14.94	$152.56
035-730-027	$31.88	$14.94	$152.56
035-730-028	$31.88	$14.94	$152.56
035-730-029	$31.88	$14.94	$152.56
035-730-030	$31.88	$14.94	$152.56
035-730-031	$31.88	$14.94	$152.56
035-730-032	$31.88	$14.94	$152.56
035-730-033	$31.88	$14.94	$152.56
035-730-034	$31.88	$14.94	$152.56
035-730-035	$31.88	$14.94	$152.56
035-730-036	$31.88	$14.94	$152.56
035-730-037	$31.88	$14.94	$152.56
035-730-038	$31.88	$14.94	$152.56
035-730-039	$31.88	$14.94	$152.56
035-730-040	$31.88	$14.94	$152.56
035-730-041	$31.88	$14.94	$152.56
035-730-042	$31.88	$14.94	$152.56
035-730-043	$31.88	$14.94	$152.56
035-730-044	$31.88	$14.94	$152.56
035-730-045	$31.88	$14.94	$152.56
035-730-046	$31.88	$14.94	$152.56
035-730-047	$31.88	$14.94	$152.56
035-730-048	$31.88	$14.94	$152.56
035-730-049	$31.88	$14.94	$152.56
035-730-050	$31.88	$14.94	$152.56
	Sub-Total		**$9,969.00**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-09

Sorted by Zone & Assessor's Parcel Number

FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-551-001	$31.88	$14.94	$40.00
035-551-002	$31.88	$14.94	$40.00
035-551-003	$31.88	$14.94	$40.00
035-551-004	$31.88	$14.94	$40.00
035-551-005	$31.88	$14.94	$40.00
035-551-006	$31.88	$14.94	$40.00
035-551-007	$31.88	$14.94	$40.00
035-552-011	$31.88	$14.94	$40.00
035-552-012	$31.88	$14.94	$40.00
035-552-013	$31.88	$14.94	$40.00
035-552-014	$31.88	$14.94	$40.00
035-552-015	$31.88	$14.94	$40.00
035-552-016	$31.88	$14.94	$40.00
035-552-017	$31.88	$14.94	$40.00
035-552-018	$31.88	$14.94	$40.00
035-552-019	$31.88	$14.94	$40.00
035-552-020	$31.88	$14.94	$40.00
035-552-021	$31.88	$14.94	$40.00
035-552-022	$31.88	$14.94	$40.00
035-552-023	$31.88	$14.94	$40.00
035-552-024	$31.88	$14.94	$40.00
035-552-025	$31.88	$14.94	$40.00
035-552-026	$31.88	$14.94	$40.00
035-552-027	$31.88	$14.94	$40.00
035-552-028	$31.88	$14.94	$40.00
035-552-029	$31.88	$14.94	$40.00
035-552-030	$31.88	$14.94	$40.00
035-552-031	$31.88	$14.94	$40.00
035-552-032	$31.88	$14.94	$40.00
035-552-033	$31.88	$14.94	$40.00
035-552-034	$31.88	$14.94	$40.00
035-552-035	$31.88	$14.94	$40.00
035-552-036	$31.88	$14.94	$40.00
035-552-037	$31.88	$14.94	$40.00
035-552-038	$31.88	$14.94	$40.00
035-552-039	$31.88	$14.94	$40.00
035-552-040	$31.88	$14.94	$40.00
035-552-066	$31.88	$14.94	$40.00
035-552-067	$31.88	$14.94	$40.00
035-552-068	$31.88	$14.94	$40.00
035-552-069	$31.88	$14.94	$40.00
035-552-070	$31.88	$14.94	$40.00
035-552-071	$31.88	$14.94	$40.00
035-552-072	$31.88	$14.94	$40.00
035-552-073	$31.88	$14.94	$40.00
035-552-074	$31.88	$14.94	$40.00
035-552-075	$31.88	$14.94	$40.00
035-552-076	$31.88	$14.94	$40.00
035-552-077	$31.88	$14.94	$40.00
035-552-078	$31.88	$14.94	$40.00
035-552-079	$31.88	$14.94	$40.00
035-552-080	$31.88	$14.94	$40.00
035-552-081	$31.88	$14.94	$40.00
035-552-082	$31.88	$14.94	$40.00
035-552-083	$31.88	$14.94	$40.00
035-552-084	$31.88	$14.94	$40.00
035-552-085	$31.88	$14.94	$40.00
035-552-086	$31.88	$14.94	$40.00
035-552-087	$31.88	$14.94	$40.00
035-552-088	$31.88	$14.94	$40.00
035-552-089	$31.88	$14.94	$40.00
035-552-090	$31.88	$14.94	$40.00
035-552-091	$31.88	$14.94	$40.00
035-552-092	$31.88	$14.94	$40.00
035-552-093	$31.88	$14.94	$40.00
035-552-094	$31.88	$14.94	$40.00
035-552-095	$31.88	$14.94	$40.00
035-552-096	$31.88	$14.94	$40.00
035-552-097	$31.88	$14.94	$40.00
035-552-098	$31.88	$14.94	$40.00
035-552-099	$31.88	$14.94	$40.00
035-552-100	$31.88	$14.94	$40.00
035-552-101	$31.88	$14.94	$40.00
035-552-102	$31.88	$14.94	$40.00
035-552-103	$31.88	$14.94	$40.00
035-552-104	$31.88	$14.94	$40.00
035-552-105	$31.88	$14.94	$40.00
035-552-106	$31.88	$14.94	$40.00
035-552-107	$31.88	$14.94	$40.00
035-552-108	$31.88	$14.94	$40.00
035-552-109	$31.88	$14.94	$40.00
035-552-110	$31.88	$14.94	$40.00
035-552-111	$31.88	$14.94	$40.00
035-552-112	$31.88	$14.94	$40.00
035-552-113	$31.88	$14.94	$40.00
035-552-114	$31.88	$14.94	$40.00
035-552-115	$31.88	$14.94	$40.00
035-552-116	$31.88	$14.94	$40.00
035-552-117	$31.88	$14.94	$40.00
035-552-118	$31.88	$14.94	$40.00
035-552-119	$31.88	$14.94	$40.00
035-552-120	$31.88	$14.94	$40.00
035-553-001	$31.88	$14.94	$40.00
035-553-002	$31.88	$14.94	$40.00
035-553-003	$31.88	$14.94	$40.00
035-553-004	$31.88	$14.94	$40.00
035-553-005	$31.88	$14.94	$40.00
035-553-006	$31.88	$14.94	$40.00
035-553-007	$31.88	$14.94	$40.00
035-553-008	$31.88	$14.94	$40.00
035-553-009	$31.88	$14.94	$40.00
035-553-010	$31.88	$14.94	$40.00
035-553-011	$31.88	$14.94	$40.00
035-553-012	$31.88	$14.94	$40.00
035-553-013	$31.88	$14.94	$40.00
035-553-014	$31.88	$14.94	$40.00
035-553-015	$31.88	$14.94	$40.00
035-553-016	$31.88	$14.94	$40.00
035-554-001	$31.88	$14.94	$40.00
035-555-001	$31.88	$14.94	$40.00
035-555-002	$31.88	$14.94	$40.00
035-555-003	$31.88	$14.94	$40.00
035-555-004	$31.88	$14.94	$40.00
035-555-005	$31.88	$14.94	$40.00
035-555-006	$31.88	$14.94	$40.00
035-555-007	$31.88	$14.94	$40.00
035-555-008	$31.88	$14.94	$40.00
035-555-009	$31.88	$14.94	$40.00
035-555-010	$31.88	$14.94	$40.00
035-555-011	$31.88	$14.94	$40.00
035-555-012	$31.88	$14.94	$40.00
035-555-013	$31.88	$14.94	$40.00
035-555-014	$31.88	$14.94	$40.00
035-555-015	$31.88	$14.94	$40.00
035-555-016	$31.88	$14.94	$40.00
035-555-017	$31.88	$14.94	$40.00
035-555-018	$31.88	$14.94	$40.00
035-555-019	$31.88	$14.94	$40.00
035-555-020	$31.88	$14.94	$40.00
035-555-021	$31.88	$14.94	$40.00
035-556-001	$31.88	$14.94	$40.00
035-556-002	$31.88	$14.94	$40.00
035-556-003	$31.88	$14.94	$40.00
035-556-004	$31.88	$14.94	$40.00
035-556-005	$31.88	$14.94	$40.00
035-556-006	$31.88	$14.94	$40.00
035-556-007	$31.88	$14.94	$40.00
035-556-008	$31.88	$14.94	$40.00
035-556-009	$31.88	$14.94	$40.00
035-556-010	$31.88	$14.94	$40.00
035-556-011	$31.88	$14.94	$40.00
035-556-012	$31.88	$14.94	$40.00
035-556-013	$31.88	$14.94	$40.00
035-556-014	$31.88	$14.94	$40.00
035-556-015	$31.88	$14.94	$40.00
035-591-001	$31.88	$14.94	$40.00
035-591-002	$31.88	$14.94	$40.00
035-592-001	$31.88	$14.94	$40.00
035-592-002	$31.88	$14.94	$40.00
035-592-003	$31.88	$14.94	$40.00
035-592-004	$31.88	$14.94	$40.00
035-592-005	$31.88	$14.94	$40.00
035-592-006	$31.88	$14.94	$40.00
035-592-007	$31.88	$14.94	$40.00
035-592-008	$31.88	$14.94	$40.00
035-592-009	$31.88	$14.94	$40.00
035-592-010	$31.88	$14.94	$40.00
035-592-011	$31.88	$14.94	$40.00
035-592-012	$31.88	$14.94	$40.00
035-592-013	$31.88	$14.94	$40.00
035-592-014	$31.88	$14.94	$40.00
035-592-015	$31.88	$14.94	$40.00
035-592-016	$31.88	$14.94	$40.00
035-593-001	$31.88	$14.94	$40.00
035-593-002	$31.88	$14.94	$40.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-09
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-593-003	$31.88	$14.94	$40.00
035-593-004	$31.88	$14.94	$40.00
035-593-005	$31.88	$14.94	$40.00
035-593-006	$31.88	$14.94	$40.00
035-593-007	$31.88	$14.94	$40.00
035-593-008	$31.88	$14.94	$40.00
035-593-009	$31.88	$14.94	$40.00
035-593-010	$31.88	$14.94	$40.00
035-593-011	$31.88	$14.94	$40.00
035-593-012	$31.88	$14.94	$40.00
035-593-013	$31.88	$14.94	$40.00
035-593-014	$31.88	$14.94	$40.00
035-594-001	$31.88	$14.94	$40.00
035-594-002	$31.88	$14.94	$40.00
035-594-003	$31.88	$14.94	$40.00
035-594-004	$31.88	$14.94	$40.00
035-594-005	$31.88	$14.94	$40.00
035-594-006	$31.88	$14.94	$40.00
035-594-007	$31.88	$14.94	$40.00
035-594-008	$31.88	$14.94	$40.00
035-594-009	$31.88	$14.94	$40.00
035-594-010	$31.88	$14.94	$40.00
035-594-011	$31.88	$14.94	$40.00
035-594-012	$31.88	$14.94	$40.00
035-594-013	$31.88	$14.94	$40.00
035-594-014	$31.88	$14.94	$40.00
035-594-015	$31.88	$14.94	$40.00
035-594-016	$31.88	$14.94	$40.00
035-594-017	$31.88	$14.94	$40.00
035-594-018	$31.88	$14.94	$40.00
035-594-019	$31.88	$14.94	$40.00
035-594-020	$31.88	$14.94	$40.00
035-594-021	$31.88	$14.94	$40.00
035-594-022	$31.88	$14.94	$40.00
035-594-023	$31.88	$14.94	$40.00
035-594-024	$31.88	$14.94	$40.00
035-594-025	$31.88	$14.94	$40.00
035-594-026	$31.88	$14.94	$40.00
035-594-027	$31.88	$14.94	$40.00
035-594-028	$31.88	$14.94	$40.00
035-594-029	$31.88	$14.94	$40.00
035-594-030	$31.88	$14.94	$40.00
035-594-031	$31.88	$14.94	$40.00
035-594-032	$31.88	$14.94	$40.00
035-594-033	$31.88	$14.94	$40.00
035-594-034	$31.88	$14.94	$40.00
035-594-035	$31.88	$14.94	$40.00
035-594-036	$31.88	$14.94	$40.00
035-594-037	$31.88	$14.94	$40.00
035-594-038	$31.88	$14.94	$40.00
035-594-039	$31.88	$14.94	$40.00
035-594-040	$31.88	$14.94	$40.00
035-594-041	$31.88	$14.94	$40.00
035-600-001	$31.88	$14.94	$40.00
035-600-002	$31.88	$14.94	$40.00
035-600-003	$31.88	$14.94	$40.00
035-600-004	$31.88	$14.94	$40.00
035-600-005	$31.88	$14.94	$40.00
035-600-006	$31.88	$14.94	$40.00
035-600-007	$31.88	$14.94	$40.00
035-600-008	$31.88	$14.94	$40.00
035-600-009	$31.88	$14.94	$40.00
035-600-010	$31.88	$14.94	$40.00
035-600-011	$31.88	$14.94	$40.00
035-600-012	$31.88	$14.94	$40.00
035-600-013	$31.88	$14.94	$40.00
035-600-014	$31.88	$14.94	$40.00
035-600-015	$31.88	$14.94	$40.00
035-600-016	$31.88	$14.94	$40.00
035-600-017	$31.88	$14.94	$40.00
035-600-018	$31.88	$14.94	$40.00
035-600-019	$31.88	$14.94	$40.00
035-600-020	$31.88	$14.94	$40.00
035-600-021	$31.88	$14.94	$40.00
035-600-022	$31.88	$14.94	$40.00
035-600-023	$31.88	$14.94	$40.00
035-600-024	$31.88	$14.94	$40.00
035-600-025	$31.88	$14.94	$40.00
035-600-026	$31.88	$14.94	$40.00
035-600-027	$31.88	$14.94	$40.00
035-600-028	$31.88	$14.94	$40.00
035-600-029	$31.88	$14.94	$40.00
035-600-030	$31.88	$14.94	$40.00
035-600-031	$31.88	$14.94	$40.00
035-600-032	$31.88	$14.94	$40.00
035-600-033	$31.88	$14.94	$40.00
035-600-034	$31.88	$14.94	$40.00
035-600-035	$31.88	$14.94	$40.00
035-600-036	$31.88	$14.94	$40.00
035-600-037	$31.88	$14.94	$40.00
035-600-038	$31.88	$14.94	$40.00
035-600-039	$31.88	$14.94	$40.00
035-600-040	$31.88	$14.94	$40.00
035-600-041	$31.88	$14.94	$40.00
035-600-042	$31.88	$14.94	$40.00
035-600-043	$31.88	$14.94	$40.00
035-600-044	$31.88	$14.94	$40.00
035-600-045	$31.88	$14.94	$40.00
035-600-046	$31.88	$14.94	$40.00
035-600-047	$31.88	$14.94	$40.00
035-600-048	$31.88	$14.94	$40.00
035-600-049	$31.88	$14.94	$40.00
035-600-054	$31.88	$14.94	$40.00
035-600-055	$31.88	$14.94	$40.00
035-600-056	$31.88	$14.94	$40.00
035-600-057	$31.88	$14.94	$40.00
035-600-058	$31.88	$14.94	$40.00
035-600-059	$31.88	$14.94	$40.00
035-600-060	$31.88	$14.94	$40.00
035-600-061	$31.88	$14.94	$40.00
035-600-062	$31.88	$14.94	$40.00
035-600-063	$31.88	$14.94	$40.00
035-600-064	$31.88	$14.94	$40.00
035-600-065	$31.88	$14.94	$40.00
035-600-066	$31.88	$14.94	$40.00
035-600-067	$31.88	$14.94	$40.00
035-600-068	$31.88	$14.94	$40.00
035-600-069	$31.88	$14.94	$40.00
035-600-070	$31.88	$14.94	$40.00
035-600-071	$31.88	$14.94	$40.00
035-600-072	$31.88	$14.94	$40.00
035-600-073	$31.88	$14.94	$40.00
035-600-074	$31.88	$14.94	$40.00
035-600-075	$31.88	$14.94	$40.00
035-600-076	$31.88	$14.94	$40.00
035-600-077	$31.88	$14.94	$40.00
035-600-078	$31.88	$14.94	$40.00
035-600-079	$31.88	$14.94	$40.00
035-600-080	$31.88	$14.94	$40.00
035-600-081	$31.88	$14.94	$40.00
035-600-082	$31.88	$14.94	$40.00
035-600-083	$31.88	$14.94	$40.00
035-600-084	$31.88	$14.94	$40.00
035-600-085	$31.88	$14.94	$40.00
035-600-086	$31.88	$14.94	$40.00
035-600-087	$31.88	$14.94	$40.00
035-600-088	$31.88	$14.94	$40.00
035-600-089	$31.88	$14.94	$40.00
035-600-090	$31.88	$14.94	$40.00
035-620-001	$31.88	$14.94	$40.00
035-620-002	$31.88	$14.94	$40.00
035-620-003	$31.88	$14.94	$40.00
035-620-004	$31.88	$14.94	$40.00
035-620-005	$31.88	$14.94	$40.00
035-620-006	$31.88	$14.94	$40.00
035-620-007	$31.88	$14.94	$40.00
035-620-008	$31.88	$14.94	$40.00
035-620-009	$31.88	$14.94	$40.00
035-620-010	$31.88	$14.94	$40.00
035-631-001	$31.88	$14.94	$40.00
035-631-002	$31.88	$14.94	$40.00
035-631-003	$31.88	$14.94	$40.00
035-631-004	$31.88	$14.94	$40.00
035-631-005	$31.88	$14.94	$40.00
035-631-006	$31.88	$14.94	$40.00
035-631-007	$31.88	$14.94	$40.00
035-631-008	$31.88	$14.94	$40.00
035-631-009	$31.88	$14.94	$40.00
035-631-010	$31.88	$14.94	$40.00
035-631-011	$31.88	$14.94	$40.00
035-631-012	$31.88	$14.94	$40.00
035-631-013	$31.88	$14.94	$40.00
035-631-014	$31.88	$14.94	$40.00
035-631-015	$31.88	$14.94	$40.00
035-631-016	$31.88	$14.94	$40.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-09
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-631-017	$31.88	$14.94	$40.00
035-631-018	$31.88	$14.94	$40.00
035-631-019	$31.88	$14.94	$40.00
035-631-020	$31.88	$14.94	$40.00
035-631-021	$31.88	$14.94	$40.00
035-631-022	$31.88	$14.94	$40.00
035-631-023	$31.88	$14.94	$40.00
035-631-024	$31.88	$14.94	$40.00
035-631-025	$31.88	$14.94	$40.00
035-631-026	$31.88	$14.94	$40.00
035-631-027	$31.88	$14.94	$40.00
035-631-028	$31.88	$14.94	$40.00
035-631-029	$31.88	$14.94	$40.00
035-631-030	$31.88	$14.94	$40.00
035-631-031	$31.88	$14.94	$40.00
035-631-032	$31.88	$14.94	$40.00
035-632-001	$31.88	$14.94	$40.00
035-632-002	$31.88	$14.94	$40.00
035-633-001	$31.88	$14.94	$40.00
035-633-002	$31.88	$14.94	$40.00
035-633-003	$31.88	$14.94	$40.00
035-633-004	$31.88	$14.94	$40.00
035-633-005	$31.88	$14.94	$40.00
035-633-006	$31.88	$14.94	$40.00
035-633-007	$31.88	$14.94	$40.00
035-633-008	$31.88	$14.94	$40.00
035-633-009	$31.88	$14.94	$40.00
035-633-010	$31.88	$14.94	$40.00
035-633-011	$31.88	$14.94	$40.00
035-633-012	$31.88	$14.94	$40.00
035-633-013	$31.88	$14.94	$40.00
035-633-014	$31.88	$14.94	$40.00
035-650-001	$31.88	$14.94	$40.00
035-650-002	$31.88	$14.94	$40.00
035-650-003	$31.88	$14.94	$40.00
035-650-004	$31.88	$14.94	$40.00
035-650-005	$31.88	$14.94	$40.00
035-650-006	$31.88	$14.94	$40.00
035-650-007	$31.88	$14.94	$40.00
035-650-008	$31.88	$14.94	$40.00
035-650-009	$31.88	$14.94	$40.00
035-650-010	$31.88	$14.94	$40.00
035-650-011	$31.88	$14.94	$40.00
035-650-012	$31.88	$14.94	$40.00
035-650-013	$31.88	$14.94	$40.00
035-650-014	$31.88	$14.94	$40.00
035-650-015	$31.88	$14.94	$40.00
035-650-016	$31.88	$14.94	$40.00
035-650-017	$31.88	$14.94	$40.00
035-650-018	$31.88	$14.94	$40.00
035-650-019	$31.88	$14.94	$40.00
035-650-020	$31.88	$14.94	$40.00
035-650-021	$31.88	$14.94	$40.00
035-650-022	$31.88	$14.94	$40.00
035-650-023	$31.88	$14.94	$40.00
035-650-024	$31.88	$14.94	$40.00
035-650-025	$31.88	$14.94	$40.00
035-650-026	$31.88	$14.94	$40.00
035-650-027	$31.88	$14.94	$40.00
035-650-028	$31.88	$14.94	$40.00
035-650-029	$31.88	$14.94	$40.00
035-650-030	$31.88	$14.94	$40.00
035-650-031	$31.88	$14.94	$40.00
035-650-032	$31.88	$14.94	$40.00
035-650-033	$31.88	$14.94	$40.00
035-650-034	$31.88	$14.94	$40.00
035-650-035	$31.88	$14.94	$40.00
035-650-036	$31.88	$14.94	$40.00
035-650-037	$31.88	$14.94	$40.00
035-650-038	$31.88	$14.94	$40.00
035-650-039	$31.88	$14.94	$40.00
035-650-040	$31.88	$14.94	$40.00
035-650-041	$31.88	$14.94	$40.00
035-650-042	$31.88	$14.94	$40.00
035-650-043	$31.88	$14.94	$40.00
035-650-044	$31.88	$14.94	$40.00
035-650-045	$31.88	$14.94	$40.00
035-650-046	$31.88	$14.94	$40.00
035-650-047	$31.88	$14.94	$40.00
035-650-048	$31.88	$14.94	$40.00
035-650-049	$31.88	$14.94	$40.00
035-650-050	$31.88	$14.94	$40.00
035-650-051	$31.88	$14.94	$40.00
035-650-052	$31.88	$14.94	$40.00
035-650-053	$31.88	$14.94	$40.00
035-650-054	$31.88	$14.94	$40.00
035-650-055	$31.88	$14.94	$40.00
035-650-056	$31.88	$14.94	$40.00
035-650-057	$31.88	$14.94	$40.00
035-691-001	$31.88	$14.94	$40.00
035-691-002	$31.88	$14.94	$40.00
035-691-003	$31.88	$14.94	$40.00
035-691-004	$31.88	$14.94	$40.00
035-691-005	$31.88	$14.94	$40.00
035-691-006	$31.88	$14.94	$40.00
035-691-007	$31.88	$14.94	$40.00
035-691-008	$31.88	$14.94	$40.00
035-691-009	$31.88	$14.94	$40.00
035-691-010	$31.88	$14.94	$40.00
035-692-001	$31.88	$14.94	$40.00
035-692-002	$31.88	$14.94	$40.00
035-692-003	$31.88	$14.94	$40.00
035-692-004	$31.88	$14.94	$40.00
035-692-005	$31.88	$14.94	$40.00
035-692-006	$31.88	$14.94	$40.00
035-692-007	$31.88	$14.94	$40.00
035-692-008	$31.88	$14.94	$40.00
035-692-009	$31.88	$14.94	$40.00
035-692-010	$31.88	$14.94	$40.00
035-692-011	$31.88	$14.94	$40.00
035-692-012	$31.88	$14.94	$40.00
035-692-013	$31.88	$14.94	$40.00
035-692-014	$31.88	$14.94	$40.00
035-692-015	$31.88	$14.94	$40.00
035-692-016	$31.88	$14.94	$40.00
035-692-017	$31.88	$14.94	$40.00
035-692-018	$31.88	$14.94	$40.00
035-692-019	$31.88	$14.94	$40.00
035-692-020	$31.88	$14.94	$40.00
035-692-021	$31.88	$14.94	$40.00
035-692-022	$31.88	$14.94	$40.00
035-692-023	$31.88	$14.94	$40.00
035-692-024	$31.88	$14.94	$40.00
035-692-025	$31.88	$14.94	$40.00
035-692-026	$31.88	$14.94	$40.00
035-692-027	$31.88	$14.94	$40.00
035-692-028	$31.88	$14.94	$40.00
035-692-029	$31.88	$14.94	$40.00
035-692-030	$31.88	$14.94	$40.00
	Sub-Total		**$39,850.38**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-10
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-720-001	$31.88	$14.94	$125.00
035-720-002	$31.88	$14.94	$125.00
035-720-003	$31.88	$14.94	$125.00
035-720-004	$31.88	$14.94	$125.00
035-720-005	$31.88	$14.94	$125.00
035-720-006	$31.88	$14.94	$125.00
035-720-007	$31.88	$14.94	$125.00
035-720-008	$31.88	$14.94	$125.00
035-720-009	$31.88	$14.94	$125.00
035-720-010	$31.88	$14.94	$125.00
035-720-011	$31.88	$14.94	$125.00
035-720-012	$31.88	$14.94	$125.00
035-720-013	$31.88	$14.94	$125.00
035-720-014	$31.88	$14.94	$125.00
035-720-015	$31.88	$14.94	$125.00
035-720-016	$31.88	$14.94	$125.00
035-720-017	$31.88	$14.94	$125.00
035-720-018	$31.88	$14.94	$125.00
035-720-019	$31.88	$14.94	$125.00
035-720-020	$31.88	$14.94	$125.00
035-720-021	$31.88	$14.94	$125.00
	Sub-Total		**$3,608.22**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-11
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-320-001	$31.88	$14.94	$169.48
033-320-002	$31.88	$14.94	$169.48
033-320-003	$31.88	$14.94	$169.48
033-320-004	$31.88	$14.94	$169.48
033-320-005	$31.88	$14.94	$169.48
033-320-006	$31.88	$14.94	$169.48
033-320-007	$31.88	$14.94	$169.48
033-320-008	$31.88	$14.94	$169.48
033-320-009	$31.88	$14.94	$169.48
033-320-010	$31.88	$14.94	$169.48
033-320-011	$31.88	$14.94	$169.48
033-320-012	$31.88	$14.94	$169.48
033-320-013	$31.88	$14.94	$169.48
033-320-014	$31.88	$14.94	$169.48
033-320-015	$31.88	$14.94	$169.48
033-320-016	$31.88	$14.94	$169.48
033-320-017	$31.88	$14.94	$169.48
033-320-018	$31.88	$14.94	$169.48
033-320-019	$31.88	$14.94	$169.48
033-320-020	$31.88	$14.94	$169.48
033-320-021	$31.88	$14.94	$169.48
033-320-022	$31.88	$14.94	$169.48
033-320-023	$31.88	$14.94	$169.48
033-320-024	$31.88	$14.94	$169.48
033-320-025	$31.88	$14.94	$169.48
033-320-026	$31.88	$14.94	$169.48
033-320-027	$31.88	$14.94	$169.48
033-320-028	$31.88	$14.94	$169.48
033-320-029	$31.88	$14.94	$169.48
033-320-030	$31.88	$14.94	$169.48
033-320-031	$31.88	$14.94	$169.48
033-320-032	$31.88	$14.94	$169.48
	Sub-Total		**$6,921.60**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-12
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-740-001	$31.88	$0.00	$27.36
035-740-002	$31.88	$0.00	$27.36
035-740-003	$31.88	$0.00	$27.36
035-740-004	$31.88	$0.00	$27.36
035-740-005	$31.88	$0.00	$27.36
035-740-006	$31.88	$0.00	$27.36
035-740-007	$31.88	$0.00	$27.36
035-740-008	$31.88	$0.00	$27.36
035-740-009	$31.88	$0.00	$27.36
035-740-010	$31.88	$0.00	$27.36
035-740-011	$31.88	$0.00	$27.36
035-740-012	$31.88	$0.00	$27.36
035-740-013	$31.88	$0.00	$27.36
035-740-014	$31.88	$0.00	$27.36
035-740-015	$31.88	$0.00	$27.36
035-740-016	$31.88	$0.00	$27.36
035-740-017	$31.88	$0.00	$27.36
035-740-018	$31.88	$0.00	$27.36
035-740-019	$31.88	$0.00	$27.36
035-740-020	$31.88	$0.00	$27.36
035-740-021	$31.88	$0.00	$27.36
035-740-022	$31.88	$0.00	$27.36
035-740-023	$31.88	$0.00	$27.36
035-740-024	$31.88	$0.00	$27.36
035-740-025	$31.88	$0.00	$27.36
035-740-026	$31.88	$0.00	$27.36
035-740-027	$31.88	$0.00	$27.36
035-740-028	$31.88	$0.00	$27.36
035-740-029	$31.88	$0.00	$27.36
035-740-030	$31.88	$0.00	$27.36
035-740-031	$31.88	$0.00	$27.36
035-740-032	$31.88	$0.00	$27.36
035-740-033	$31.88	$0.00	$27.36
035-740-034	$31.88	$0.00	$27.36
035-740-035	$31.88	$0.00	$27.36
035-740-036	$31.88	$0.00	$27.36
035-740-037	$31.88	$0.00	$27.36
035-740-038	$31.88	$0.00	$27.36
035-740-039	$31.88	$0.00	$27.36
035-740-040	$31.88	$0.00	$27.36
035-740-041	$31.88	$0.00	$27.36
035-740-042	$31.88	$0.00	$27.36
035-740-043	$31.88	$0.00	$27.36
035-740-044	$31.88	$0.00	$27.36
035-740-045	$31.88	$0.00	$27.36
035-740-046	$31.88	$0.00	$27.36
035-740-047	$31.88	$0.00	$27.36
035-740-048	$31.88	$0.00	$27.36
035-740-049	$31.88	$0.00	$27.36
035-740-050	$31.88	$0.00	$27.36
035-740-051	$31.88	$0.00	$27.36
035-740-052	$31.88	$0.00	$27.36
035-740-053	$31.88	$0.00	$27.36
035-740-054	$31.88	$0.00	$27.36
035-740-055	$31.88	$0.00	$27.36
035-740-056	$31.88	$0.00	$27.36
035-740-057	$31.88	$0.00	$27.36
035-740-058	$31.88	$0.00	$27.36
035-740-059	$31.88	$0.00	$27.36
035-740-060	$31.88	$0.00	$27.36
035-740-061	$31.88	$0.00	$27.36
035-740-062	$31.88	$0.00	$27.36
035-740-063	$31.88	$0.00	$27.36
035-740-064	$31.88	$0.00	$27.36
035-740-065	$31.88	$0.00	$27.36
035-740-066	$31.88	$0.00	$27.36
035-740-067	$31.88	$0.00	$27.36
035-740-068	$31.88	$0.00	$27.36
035-740-069	$31.88	$0.00	$27.36
035-740-070	$31.88	$0.00	$27.36
035-740-071	$31.88	$0.00	$27.36
035-740-072	$31.88	$0.00	$27.36
035-740-073	$31.88	$0.00	$27.36
035-740-074	$31.88	$0.00	$27.36
035-740-075	$31.88	$0.00	$27.36
035-740-076	$31.88	$0.00	$27.36
035-740-077	$31.88	$0.00	$27.36
035-740-078	$31.88	$0.00	$27.36
035-740-079	$31.88	$0.00	$27.36
035-740-080	$31.88	$0.00	$27.36
035-740-081	$31.88	$0.00	$27.36
035-740-082	$31.88	$0.00	$27.36
035-740-083	$31.88	$0.00	$27.36
035-740-084	$31.88	$0.00	$27.36
035-740-085	$31.88	$0.00	$27.36
035-740-086	$31.88	$0.00	$27.36
035-740-087	$31.88	$0.00	$27.36
035-740-088	$31.88	$0.00	$27.36
035-740-089	$31.88	$0.00	$27.36
035-740-090	$31.88	$0.00	$27.36
035-740-091	$31.88	$0.00	$27.36
035-740-092	$31.88	$0.00	$27.36
035-740-093	$31.88	$0.00	$27.36
035-740-094	$31.88	$0.00	$27.36
035-740-095	$31.88	$0.00	$27.36
035-740-096	$31.88	$0.00	$27.36
035-740-097	$31.88	$0.00	$27.36
035-740-098	$31.88	$0.00	$27.36
035-740-099	$31.88	$0.00	$27.36
035-740-100	$31.88	$0.00	$27.36
035-740-101	$31.88	$0.00	$27.36
035-740-102	$31.88	$0.00	$27.36
035-740-103	$31.88	$0.00	$27.36
035-740-104	$31.88	$0.00	$27.36
035-740-105	$31.88	$0.00	$27.36
035-740-106	$31.88	$0.00	$27.36
035-740-107	$31.88	$0.00	$27.36
035-740-108	$31.88	$0.00	$27.36
035-740-109	$31.88	$0.00	$27.36
035-740-110	$31.88	$0.00	$27.36
035-740-111	$31.88	$0.00	$27.36
035-740-112	$31.88	$0.00	$27.36
035-740-113	$31.88	$0.00	$27.36
035-740-114	$31.88	$0.00	$27.36
035-740-115	$31.88	$0.00	$27.36
035-740-116	$31.88	$0.00	$27.36
035-740-117	$31.88	$0.00	$27.36
035-740-118	$31.88	$0.00	$27.36
035-740-119	$31.88	$0.00	$27.36
035-740-120	$31.88	$0.00	$27.36
035-740-121	$31.88	$0.00	$27.36
035-740-122	$31.88	$0.00	$27.36
035-740-123	$31.88	$0.00	$27.36
035-740-124	$31.88	$0.00	$27.36
035-740-125	$31.88	$0.00	$27.36
035-740-126	$31.88	$0.00	$27.36
035-740-127	$31.88	$0.00	$27.36
035-740-128	$31.88	$0.00	$27.36
	Sub-Total		**$7,582.72**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-13
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-290-004	$31.88	$14.94	$125.00
034-290-005	$31.88	$14.94	$125.00
034-290-006	$31.88	$14.94	$125.00
034-290-007	$31.88	$14.94	$125.00
034-290-008	$31.88	$14.94	$125.00
034-290-009	$31.88	$14.94	$125.00
034-290-010	$31.88	$14.94	$125.00
034-290-011	$31.88	$14.94	$125.00
034-290-012	$31.88	$14.94	$125.00
034-290-013	$31.88	$14.94	$125.00
034-290-014	$31.88	$14.94	$125.00
034-290-015	$31.88	$14.94	$125.00
034-290-016	$31.88	$14.94	$125.00
034-290-017	$31.88	$14.94	$125.00
034-290-018	$31.88	$14.94	$125.00
034-290-019	$31.88	$14.94	$125.00
034-290-020	$31.88	$14.94	$125.00
034-290-021	$31.88	$14.94	$125.00
034-290-022	$31.88	$14.94	$125.00
034-290-023	$31.88	$14.94	$125.00
034-290-024	$31.88	$14.94	$125.00
034-290-025	$31.88	$14.94	$125.00
034-290-026	$31.88	$14.94	$125.00
034-290-027	$31.88	$14.94	$125.00
034-290-028	$31.88	$14.94	$125.00
034-290-029	$31.88	$14.94	$125.00
034-290-030	$31.88	$14.94	$125.00
034-290-031	$31.88	$14.94	$125.00
034-290-032	$31.88	$14.94	$125.00
034-290-033	$31.88	$14.94	$125.00
034-290-034	$31.88	$14.94	$125.00
034-290-035	$31.88	$14.94	$125.00
034-290-036	$31.88	$14.94	$125.00
034-290-037	$31.88	$14.94	$125.00
034-290-038	$31.88	$14.94	$125.00
034-290-039	$31.88	$14.94	$125.00
034-290-040	$31.88	$14.94	$125.00
034-290-041	$31.88	$14.94	$125.00
034-290-042	$31.88	$14.94	$125.00
034-290-043	$31.88	$14.94	$125.00
034-290-044	$31.88	$14.94	$125.00
034-290-045	$31.88	$14.94	$125.00
034-290-046	$31.88	$14.94	$125.00
034-290-047	$31.88	$14.94	$125.00
034-290-048	$31.88	$14.94	$125.00
034-290-049	$31.88	$14.94	$125.00
034-290-050	$31.88	$14.94	$125.00
034-290-051	$31.88	$14.94	$125.00
034-290-052	$31.88	$14.94	$125.00
034-290-053	$31.88	$14.94	$125.00
034-290-054	$31.88	$14.94	$125.00
034-290-055	$31.88	$14.94	$125.00
034-290-056	$31.88	$14.94	$125.00
034-290-057	$31.88	$14.94	$125.00
034-290-058	$31.88	$14.94	$125.00
034-290-059	$31.88	$14.94	$125.00
034-290-060	$31.88	$14.94	$125.00
034-290-061	$31.88	$14.94	$125.00
034-290-062	$31.88	$14.94	$125.00
034-290-063	$31.88	$14.94	$125.00
034-290-064	$31.88	$14.94	$125.00
034-290-065	$31.88	$14.94	$125.00
034-290-066	$31.88	$14.94	$125.00
034-290-067	$31.88	$14.94	$125.00
034-290-068	$31.88	$14.94	$125.00
034-290-069	$31.88	$14.94	$125.00
034-290-070	$31.88	$14.94	$125.00
034-290-071	$31.88	$14.94	$125.00
034-290-072	$31.88	$14.94	$125.00
034-290-073	$31.88	$14.94	$125.00
034-290-074	$31.88	$14.94	$125.00
034-290-075	$31.88	$14.94	$125.00
034-290-076	$31.88	$14.94	$125.00
034-290-077	$31.88	$14.94	$125.00
034-290-078	$31.88	$14.94	$125.00
034-290-079	$31.88	$14.94	$125.00
034-290-080	$31.88	$14.94	$125.00
034-290-081	$31.88	$14.94	$125.00
034-290-082	$31.88	$14.94	$125.00
034-290-083	$31.88	$14.94	$125.00
034-290-084	$31.88	$14.94	$125.00
034-290-085	$31.88	$14.94	$125.00
034-290-086	$31.88	$14.94	$125.00
034-290-087	$31.88	$14.94	$125.00
034-290-088	$31.88	$14.94	$125.00
034-290-089	$31.88	$14.94	$125.00
034-290-090	$31.88	$14.94	$125.00
034-290-091	$31.88	$14.94	$125.00
034-290-092	$31.88	$14.94	$125.00
034-290-093	$31.88	$14.94	$125.00
034-290-094	$31.88	$14.94	$125.00
034-290-095	$31.88	$14.94	$125.00
034-290-096	$31.88	$14.94	$125.00
034-290-101	$31.88	$14.94	$125.00
034-290-102	$31.88	$14.94	$125.00
034-290-103	$31.88	$14.94	$125.00
	Sub-Total		**$16,494.72**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-14
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-440-001	$31.88	$14.94	$160.00
037-440-002	$31.88	$14.94	$160.00
037-440-003	$31.88	$14.94	$160.00
037-440-004	$31.88	$14.94	$160.00
037-440-005	$31.88	$14.94	$160.00
037-440-006	$31.88	$14.94	$160.00
037-440-007	$31.88	$14.94	$160.00
037-440-008	$31.88	$14.94	$160.00
037-440-009	$31.88	$14.94	$160.00
037-440-010	$31.88	$14.94	$160.00
037-440-011	$31.88	$14.94	$160.00
037-440-012	$31.88	$14.94	$160.00
037-440-013	$31.88	$14.94	$160.00
037-440-014	$31.88	$14.94	$160.00
037-440-015	$31.88	$14.94	$160.00
037-440-016	$31.88	$14.94	$160.00
037-440-017	$31.88	$14.94	$160.00
037-440-018	$31.88	$14.94	$160.00
037-440-019	$31.88	$14.94	$160.00
037-440-020	$31.88	$14.94	$160.00
037-440-021	$31.88	$14.94	$160.00
037-440-022	$31.88	$14.94	$160.00
037-440-023	$31.88	$14.94	$160.00
037-440-024	$31.88	$14.94	$160.00
037-440-025	$31.88	$14.94	$160.00
037-440-026	$31.88	$14.94	$160.00
037-440-027	$31.88	$14.94	$160.00
037-440-028	$31.88	$14.94	$160.00
037-440-029	$31.88	$14.94	$160.00
037-440-030	$31.88	$14.94	$160.00
037-440-031	$31.88	$14.94	$160.00
037-440-032	$31.88	$14.94	$160.00
037-440-033	$31.88	$14.94	$160.00
037-440-034	$31.88	$14.94	$160.00
037-440-035	$31.88	$14.94	$160.00
037-440-036	$31.88	$14.94	$160.00
037-440-037	$31.88	$14.94	$160.00
037-440-038	$31.88	$14.94	$160.00
037-440-039	$31.88	$14.94	$160.00
037-440-040	$31.88	$14.94	$160.00
037-440-041	$31.88	$14.94	$160.00
037-440-042	$31.88	$14.94	$160.00
037-440-043	$31.88	$14.94	$160.00
037-440-044	$31.88	$14.94	$160.00
037-440-045	$31.88	$14.94	$160.00
037-440-046	$31.88	$14.94	$160.00
037-440-047	$31.88	$14.94	$160.00
037-440-048	$31.88	$14.94	$160.00
037-440-049	$31.88	$14.94	$160.00
037-440-050	$31.88	$14.94	$160.00
037-440-051	$31.88	$14.94	$160.00
037-440-052	$31.88	$14.94	$160.00
037-440-053	$31.88	$14.94	$160.00
037-440-054	$31.88	$14.94	$160.00
037-440-055	$31.88	$14.94	$160.00
037-440-056	$31.88	$14.94	$160.00
037-440-057	$31.88	$14.94	$160.00
037-440-058	$31.88	$14.94	$160.00
037-440-059	$31.88	$14.94	$160.00
037-440-060	$31.88	$14.94	$160.00
037-440-061	$31.88	$14.94	$160.00
037-440-062	$31.88	$14.94	$160.00
037-440-063	$31.88	$14.94	$160.00
037-440-064	$31.88	$14.94	$160.00
037-440-065	$31.88	$14.94	$160.00
037-440-066	$31.88	$14.94	$160.00
037-440-067	$31.88	$14.94	$160.00
037-440-068	$31.88	$14.94	$160.00
037-450-002	$31.88	$14.94	$160.00
037-450-003	$31.88	$14.94	$160.00
037-450-004	$31.88	$14.94	$160.00
037-450-005	$31.88	$14.94	$160.00
037-450-006	$31.88	$14.94	$160.00
037-450-007	$31.88	$14.94	$160.00
037-450-008	$31.88	$14.94	$160.00
037-450-009	$31.88	$14.94	$160.00
037-450-010	$31.88	$14.94	$160.00
037-450-011	$31.88	$14.94	$160.00
037-450-012	$31.88	$14.94	$160.00
037-450-013	$31.88	$14.94	$160.00
037-450-014	$31.88	$14.94	$160.00
037-450-015	$31.88	$14.94	$160.00
037-450-016	$31.88	$14.94	$160.00
037-450-017	$31.88	$14.94	$160.00
037-450-018	$31.88	$14.94	$160.00
037-450-019	$31.88	$14.94	$160.00
037-450-020	$31.88	$14.94	$160.00
037-450-021	$31.88	$14.94	$160.00
037-450-022	$31.88	$14.94	$160.00
037-450-023	$31.88	$14.94	$160.00
037-450-024	$31.88	$14.94	$160.00
037-450-025	$31.88	$14.94	$160.00
037-450-026	$31.88	$14.94	$160.00
037-450-027	$31.88	$14.94	$160.00
037-450-028	$31.88	$14.94	$160.00
037-450-029	$31.88	$14.94	$160.00
037-450-030	$31.88	$14.94	$160.00
037-450-031	$31.88	$14.94	$160.00
037-450-032	$31.88	$14.94	$160.00
037-450-033	$31.88	$14.94	$160.00
037-450-034	$31.88	$14.94	$160.00
037-450-035	$31.88	$14.94	$160.00
037-450-036	$31.88	$14.94	$160.00
037-450-037	$31.88	$14.94	$160.00
037-450-038	$31.88	$14.94	$160.00
037-450-039	$31.88	$14.94	$160.00
037-450-040	$31.88	$14.94	$160.00
037-450-041	$31.88	$14.94	$160.00
037-450-042	$31.88	$14.94	$160.00
037-450-043	$31.88	$14.94	$160.00
037-450-044	$31.88	$14.94	$160.00
037-450-045	$31.88	$14.94	$160.00
037-450-046	$31.88	$14.94	$160.00
037-450-047	$31.88	$14.94	$160.00
	Sub-Total		**$23,577.48**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-15
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-390-001	$31.88	$14.94	$138.00
037-390-002	$31.88	$14.94	$138.00
037-390-003	$31.88	$14.94	$138.00
037-390-004	$31.88	$14.94	$138.00
037-390-005	$31.88	$14.94	$138.00
037-390-006	$31.88	$14.94	$138.00
037-390-007	$31.88	$14.94	$138.00
037-390-008	$31.88	$14.94	$138.00
037-390-009	$31.88	$14.94	$138.00
037-390-010	$31.88	$14.94	$138.00
037-390-011	$31.88	$14.94	$138.00
037-390-012	$31.88	$14.94	$138.00
037-390-013	$15.94	$7.46	$69.00
037-390-014	$31.88	$14.94	$138.00
037-390-015	$31.88	$14.94	$138.00
037-390-018	$31.88	$14.94	$138.00
037-390-021	$31.88	$14.94	$138.00
037-390-022	$31.88	$14.94	$138.00
037-390-027	$31.88	$14.94	$138.00
037-390-028	$31.88	$14.94	$138.00
037-390-029	$31.88	$14.94	$138.00
037-390-030	$31.88	$14.94	$138.00
037-390-031	$31.88	$14.94	$138.00
037-390-032	$31.88	$14.94	$138.00
037-390-033	$31.88	$14.94	$138.00
037-390-034	$31.88	$14.94	$138.00
037-390-035	$31.88	$14.94	$138.00
037-390-036	$31.88	$14.94	$138.00
037-390-037	$31.88	$14.94	$138.00
037-390-038	$31.88	$14.94	$138.00
037-390-039	$31.88	$14.94	$138.00
037-390-040	$31.88	$14.94	$138.00
037-390-041	$31.88	$14.94	$138.00
037-390-042	$31.88	$14.94	$138.00
037-390-043	$31.88	$14.94	$138.00
037-390-044	$31.88	$14.94	$138.00
037-390-045	$31.88	$14.94	$138.00
037-390-046	$31.88	$14.94	$138.00
037-390-047	$31.88	$14.94	$138.00
037-390-048	$31.88	$14.94	$138.00
037-390-049	$31.88	$14.94	$138.00
037-390-050	$31.88	$14.94	$138.00
037-390-051	$31.88	$14.94	$138.00
037-390-052	$31.88	$14.94	$138.00
037-390-053	$31.88	$14.94	$138.00
037-390-054	$31.88	$14.94	$138.00
037-390-055	$31.88	$14.94	$138.00
037-390-056	$31.88	$14.94	$138.00
037-390-057	$31.88	$14.94	$138.00
037-390-058	$31.88	$14.94	$138.00
037-390-059	$31.88	$14.94	$138.00
037-390-060	$31.88	$14.94	$138.00
037-390-061	$31.88	$14.94	$138.00
037-390-062	$31.88	$14.94	$138.00
037-390-063	$31.88	$14.94	$138.00
037-390-064	$31.88	$14.94	$138.00
037-390-065	$31.88	$14.94	$138.00
037-390-066	$31.88	$14.94	$138.00
037-390-067	$31.88	$14.94	$138.00
037-390-068	$31.88	$14.94	$138.00
037-390-069	$31.88	$14.94	$138.00
037-390-070	$31.88	$14.94	$138.00
037-390-071	$31.88	$14.94	$138.00
037-390-072	$31.88	$14.94	$138.00
037-390-073	$31.88	$14.94	$138.00
037-390-074	$31.88	$14.94	$138.00
037-390-075	$31.88	$14.94	$138.00
037-390-076	$31.88	$14.94	$138.00
037-390-077	$31.88	$14.94	$138.00
037-390-078	$31.88	$14.94	$138.00
037-390-079	$31.88	$14.94	$138.00
037-390-080	$31.88	$14.94	$138.00
037-390-081	$31.88	$14.94	$138.00
037-390-082	$31.88	$14.94	$138.00
037-390-083	$31.88	$14.94	$138.00
037-390-084	$31.88	$14.94	$138.00
037-390-085	$31.88	$14.94	$138.00
037-390-086	$31.88	$14.94	$138.00
037-390-087	$31.88	$14.94	$138.00
037-390-088	$31.88	$14.94	$138.00
037-390-089	$31.88	$14.94	$138.00
037-390-090	$31.88	$14.94	$138.00
037-390-091	$31.88	$14.94	$138.00
037-390-092	$31.88	$14.94	$138.00
037-390-093	$31.88	$14.94	$138.00
037-390-094	$31.88	$14.94	$138.00
037-390-095	$31.88	$14.94	$138.00
037-390-096	$31.88	$14.94	$138.00
037-390-097	$31.88	$14.94	$138.00
037-390-098	$31.88	$14.94	$138.00
037-390-099	$31.88	$14.94	$138.00
037-390-100	$31.88	$14.94	$138.00
037-390-101	$797.00	$104.58	$138.00
037-390-103	$31.88	$14.94	$138.00
037-390-104	$31.88	$14.94	$138.00
037-390-105	$31.88	$14.94	$138.00
037-390-106	$31.88	$14.94	$138.00
037-390-107	$31.88	$14.94	$138.00
037-390-108	$31.88	$14.94	$138.00
037-390-109	$31.88	$14.94	$138.00
037-390-110	$31.88	$14.94	$138.00
037-470-001	$359.32	$14.94	$138.00
037-470-002	$359.32	$14.94	$138.00
037-470-003	$359.32	$14.94	$138.00
037-470-004	$359.32	$14.94	$138.00
037-470-005	$359.32	$14.94	$138.00
037-470-006	$359.32	$14.94	$138.00
037-470-007	$359.32	$14.94	$138.00
037-470-008	$359.32	$14.94	$138.00
037-470-009	$359.32	$14.94	$138.00
037-470-010	$359.32	$14.94	$138.00
037-470-011	$359.32	$14.94	$138.00
037-470-012	$359.32	$14.94	$138.00
037-470-013	$359.32	$14.94	$138.00
037-470-014	$359.32	$14.94	$138.00
037-470-015	$359.32	$14.94	$138.00
037-470-016	$359.32	$14.94	$138.00
037-470-017	$359.32	$14.94	$138.00
037-470-018	$359.32	$14.94	$138.00
037-470-019	$359.32	$14.94	$138.00
037-470-020	$359.32	$14.94	$138.00
037-470-021	$359.32	$14.94	$138.00
037-470-022	$359.32	$14.94	$138.00
037-470-023	$359.32	$14.94	$138.00
037-470-024	$359.32	$14.94	$138.00
037-470-025	$359.32	$14.94	$138.00
037-470-026	$359.32	$14.94	$138.00
037-470-027	$359.32	$14.94	$138.00
037-470-028	$359.32	$14.94	$138.00
037-470-029	$359.32	$14.94	$138.00
037-470-030	$359.32	$14.94	$138.00
037-470-031	$359.32	$14.94	$138.00
037-470-032	$359.32	$14.94	$138.00
037-470-033	$359.32	$14.94	$138.00
037-470-034	$359.32	$14.94	$138.00
037-470-035	$359.32	$14.94	$138.00
037-470-036	$359.32	$14.94	$138.00
037-470-037	$359.32	$14.94	$138.00
037-470-038	$359.32	$14.94	$138.00
037-470-039	$359.32	$14.94	$138.00
037-470-040	$359.32	$14.94	$138.00
037-470-041	$359.32	$14.94	$138.00
037-470-042	$359.32	$14.94	$138.00
037-470-043	$359.32	$14.94	$138.00
037-470-044	$359.32	$14.94	$138.00
037-470-045	$359.32	$14.94	$138.00
037-470-046	$359.32	$14.94	$138.00
037-470-047	$359.32	$14.94	$138.00
037-470-048	$359.32	$14.94	$138.00
041-120-001	$31.88	$14.94	$138.00
041-120-002	$31.88	$14.94	$138.00
041-120-003	$31.88	$14.94	$138.00
041-120-004	$31.88	$14.94	$138.00
041-120-005	$31.88	$14.94	$138.00
041-120-006	$31.88	$14.94	$138.00
041-120-007	$31.88	$14.94	$138.00
041-120-008	$31.88	$14.94	$138.00
041-120-009	$31.88	$14.94	$138.00
041-120-010	$31.88	$14.94	$138.00
041-120-011	$31.88	$14.94	$138.00
041-120-012	$31.88	$14.94	$138.00
041-120-013	$31.88	$14.94	$138.00
041-120-014	$31.88	$14.94	$138.00
041-120-015	$15.94	$7.46	$69.00
041-120-016	$31.88	$14.94	$138.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-15
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-120-017	$31.88	$14.94	$138.00
041-120-018	$31.88	$14.94	$138.00
041-120-019	$31.88	$14.94	$138.00
041-120-020	$31.88	$14.94	$138.00
041-120-021	$31.88	$14.94	$138.00
041-120-022	$31.88	$14.94	$138.00
041-120-023	$31.88	$14.94	$138.00
041-120-024	$31.88	$14.94	$138.00
041-120-025	$31.88	$14.94	$138.00
041-120-026	$31.88	$14.94	$138.00
041-120-027	$31.88	$14.94	$138.00
041-120-028	$31.88	$14.94	$138.00
041-120-029	$31.88	$14.94	$138.00
041-120-030	$31.88	$14.94	$138.00
041-120-031	$31.88	$14.94	$138.00
041-120-032	$31.88	$14.94	$138.00
041-120-033	$31.88	$14.94	$138.00
041-120-034	$31.88	$14.94	$138.00
041-120-035	$31.88	$14.94	$138.00
041-120-036	$31.88	$14.94	$138.00
041-120-037	$31.88	$14.94	$138.00
041-120-038	$31.88	$14.94	$138.00
041-120-039	$31.88	$14.94	$138.00
041-120-041	$31.88	$14.94	$138.00
041-130-001	$31.88	$14.94	$138.00
041-130-002	$31.88	$14.94	$138.00
041-130-003	$31.88	$14.94	$138.00
041-130-004	$31.88	$14.94	$138.00
041-130-005	$31.88	$14.94	$138.00
041-130-006	$31.88	$14.94	$138.00
041-130-007	$31.88	$14.94	$138.00
041-130-008	$31.88	$14.94	$138.00
041-130-009	$31.88	$14.94	$138.00
041-130-010	$31.88	$14.94	$138.00
041-130-011	$31.88	$14.94	$138.00
041-130-012	$31.88	$14.94	$138.00
041-130-013	$31.88	$14.94	$138.00
041-130-014	$31.88	$14.94	$138.00
041-130-015	$31.88	$14.94	$138.00
041-130-016	$31.88	$14.94	$138.00
041-130-017	$31.88	$14.94	$138.00
041-130-018	$31.88	$14.94	$138.00
041-130-019	$31.88	$14.94	$138.00
041-130-020	$31.88	$14.94	$138.00
041-130-023	$31.88	$14.94	$138.00
041-130-024	$31.88	$14.94	$138.00
041-130-025	$31.88	$14.94	$138.00
041-130-026	$31.88	$14.94	$138.00
041-130-027	$31.88	$14.94	$138.00
041-130-028	$31.88	$14.94	$138.00
041-130-029	$31.88	$14.94	$138.00
041-130-030	$31.88	$14.94	$138.00
041-130-031	$31.88	$14.94	$138.00
041-130-032	$31.88	$14.94	$138.00
041-130-033	$31.88	$14.94	$138.00
041-130-034	$31.88	$14.94	$138.00
041-130-035	$31.88	$14.94	$138.00
041-130-036	$31.88	$14.94	$138.00
041-130-037	$31.88	$14.94	$138.00
041-130-038	$31.88	$14.94	$138.00
041-130-039	$31.88	$14.94	$138.00
041-130-040	$31.88	$14.94	$138.00
041-130-041	$31.88	$14.94	$138.00
041-130-042	$31.88	$14.94	$138.00
041-130-043	$31.88	$14.94	$138.00
041-130-044	$31.88	$14.94	$138.00
041-130-045	$31.88	$14.94	$138.00
041-130-046	$31.88	$14.94	$138.00
041-130-047	$31.88	$14.94	$138.00
041-130-048	$31.88	$14.94	$138.00
041-130-050	$31.88	$14.94	$138.00
041-130-051	$31.88	$14.94	$138.00
041-160-001	$31.88	$14.94	$138.00
041-160-002	$31.88	$14.94	$138.00
041-160-003	$31.88	$14.94	$138.00
041-160-004	$31.88	$14.94	$138.00
041-160-005	$31.88	$14.94	$138.00
041-160-006	$31.88	$14.94	$138.00
041-160-007	$31.88	$14.94	$138.00
041-160-008	$31.88	$14.94	$138.00
041-170-001	$31.88	$14.94	$138.00
041-170-002	$31.88	$14.94	$138.00
041-170-003	$31.88	$14.94	$138.00
041-170-004	$31.88	$14.94	$138.00
041-170-005	$31.88	$14.94	$138.00
041-170-006	$31.88	$14.94	$138.00
041-170-007	$31.88	$14.94	$138.00
041-170-008	$31.88	$14.94	$138.00
041-170-009	$31.88	$14.94	$138.00
041-170-010	$31.88	$14.94	$138.00
041-170-011	$31.88	$14.94	$138.00
041-170-012	$31.88	$14.94	$138.00
041-170-013	$31.88	$14.94	$138.00
041-170-014	$31.88	$14.94	$138.00
041-170-015	$31.88	$14.94	$138.00
041-170-016	$31.88	$14.94	$138.00
041-170-017	$31.88	$14.94	$138.00
041-170-018	$31.88	$14.94	$138.00
041-170-019	$31.88	$14.94	$138.00
041-170-020	$31.88	$14.94	$138.00
041-170-021	$31.88	$14.94	$138.00
041-170-022	$31.88	$14.94	$138.00
041-170-023	$31.88	$14.94	$138.00
041-170-024	$31.88	$14.94	$138.00
041-170-025	$31.88	$14.94	$138.00
041-170-026	$31.88	$14.94	$138.00
041-170-027	$31.88	$14.94	$138.00
041-170-028	$31.88	$14.94	$138.00
041-170-029	$31.88	$14.94	$138.00
041-170-030	$31.88	$14.94	$138.00
041-170-031	$31.88	$14.94	$138.00
041-170-032	$31.88	$14.94	$138.00
041-170-033	$31.88	$14.94	$138.00
041-170-034	$31.88	$14.94	$138.00
041-170-035	$31.88	$14.94	$138.00
041-170-036	$31.88	$14.94	$138.00
041-170-037	$31.88	$14.94	$138.00
041-170-038	$31.88	$14.94	$138.00
041-170-039	$31.88	$14.94	$138.00
041-170-040	$31.88	$14.94	$138.00
041-170-043	$31.88	$14.94	$138.00
041-170-044	$31.88	$14.94	$138.00
041-170-045	$31.88	$14.94	$138.00
041-170-046	$31.88	$14.94	$138.00
041-170-047	$31.88	$14.94	$138.00
041-170-048	$31.88	$14.94	$138.00
041-170-049	$31.88	$14.94	$138.00
041-170-050	$31.88	$14.94	$138.00
041-170-051	$31.88	$14.94	$138.00
041-170-052	$31.88	$14.94	$138.00
041-170-053	$31.88	$14.94	$138.00
041-170-054	$31.88	$14.94	$138.00
041-170-055	$31.88	$14.94	$138.00
041-170-056	$31.88	$14.94	$138.00
041-170-057	$31.88	$14.94	$138.00
041-170-058	$31.88	$14.94	$138.00
041-181-001	$31.88	$14.94	$138.00
041-181-002	$31.88	$14.94	$138.00
041-181-003	$31.88	$14.94	$138.00
041-181-004	$31.88	$14.94	$138.00
041-181-005	$31.88	$14.94	$138.00
041-181-006	$31.88	$14.94	$138.00
041-181-007	$31.88	$14.94	$138.00
041-181-008	$31.88	$14.94	$138.00
041-181-009	$31.88	$14.94	$138.00
041-181-010	$31.88	$14.94	$138.00
041-181-011	$31.88	$14.94	$138.00
041-181-012	$31.88	$14.94	$138.00
041-181-013	$31.88	$14.94	$138.00
041-181-014	$31.88	$14.94	$138.00
041-182-001	$31.88	$14.94	$138.00
041-182-002	$31.88	$14.94	$138.00
041-183-001	$31.88	$14.94	$138.00
041-183-002	$31.88	$14.94	$138.00
041-183-003	$31.88	$14.94	$138.00
041-183-004	$31.88	$14.94	$138.00
041-183-005	$31.88	$14.94	$138.00
041-183-006	$31.88	$14.94	$138.00
041-183-007	$31.88	$14.94	$138.00
041-184-001	$31.88	$14.94	$138.00
041-184-002	$31.88	$14.94	$138.00
041-184-003	$31.88	$14.94	$138.00
041-184-004	$31.88	$14.94	$138.00
041-184-005	$31.88	$14.94	$138.00
041-184-006	$31.88	$14.94	$138.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-15
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-184-008	$31.88	$14.94	$138.00
041-184-009	$31.88	$14.94	$138.00
041-184-010	$31.88	$14.94	$138.00
041-184-011	$31.88	$14.94	$138.00
041-184-012	$31.88	$14.94	$138.00
041-184-013	$31.88	$14.94	$138.00
041-184-014	$31.88	$14.94	$138.00
041-184-015	$31.88	$14.94	$138.00
041-184-016	$31.88	$14.94	$138.00
041-184-017	$31.88	$14.94	$138.00
041-185-001	$31.88	$14.94	$138.00
041-185-002	$31.88	$14.94	$138.00
041-185-003	$31.88	$14.94	$138.00
041-185-004	$31.88	$14.94	$138.00
041-185-005	$31.88	$14.94	$138.00
041-185-006	$31.88	$14.94	$138.00
041-185-007	$31.88	$14.94	$138.00
041-185-008	$31.88	$14.94	$138.00
041-185-009	$31.88	$14.94	$138.00
041-185-010	$31.88	$14.94	$138.00
041-190-001	$31.88	$14.94	$138.00
041-190-002	$31.88	$14.94	$138.00
041-190-003	$31.88	$14.94	$138.00
041-190-004	$31.88	$14.94	$138.00
041-190-005	$31.88	$14.94	$138.00
041-190-006	$31.88	$14.94	$138.00
041-190-007	$31.88	$14.94	$138.00
041-190-008	$31.88	$14.94	$138.00
041-190-009	$31.88	$14.94	$138.00
041-190-010	$31.88	$14.94	$138.00
041-190-011	$31.88	$14.94	$138.00
041-190-012	$31.88	$14.94	$138.00
041-190-013	$31.88	$14.94	$138.00
041-190-014	$31.88	$14.94	$138.00
041-190-015	$31.88	$14.94	$138.00
041-190-016	$31.88	$14.94	$138.00
041-190-017	$31.88	$14.94	$138.00
041-190-024	$31.88	$14.94	$138.00
041-190-025	$31.88	$14.94	$138.00
041-190-026	$31.88	$14.94	$138.00
041-190-027	$31.88	$14.94	$138.00
041-190-028	$31.88	$14.94	$138.00
041-190-029	$31.88	$14.94	$138.00
041-190-030	$31.88	$14.94	$138.00
041-190-031	$31.88	$14.94	$138.00
041-190-032	$31.88	$14.94	$138.00
041-190-033	$31.88	$14.94	$138.00
041-190-034	$31.88	$14.94	$138.00
041-190-035	$31.88	$14.94	$138.00
041-190-036	$31.88	$14.94	$138.00
041-190-037	$31.88	$14.94	$138.00
041-190-038	$31.88	$14.94	$138.00
041-190-039	$31.88	$14.94	$138.00
041-190-040	$31.88	$14.94	$138.00
041-190-041	$31.88	$14.94	$138.00
041-190-042	$31.88	$14.94	$138.00
041-190-043	$31.88	$14.94	$138.00
041-190-044	$31.88	$14.94	$138.00
041-190-045	$31.88	$14.94	$138.00
041-190-046	$31.88	$14.94	$138.00
041-190-047	$31.88	$14.94	$138.00
041-190-048	$31.88	$14.94	$138.00
041-190-049	$31.88	$14.94	$138.00
041-190-050	$31.88	$14.94	$138.00
041-190-051	$31.88	$14.94	$138.00
041-190-052	$31.88	$14.94	$138.00
041-190-053	$31.88	$14.94	$138.00
041-190-057	$31.88	$14.94	$138.00
041-190-058	$31.88	$14.94	$138.00
041-190-059	$31.88	$14.94	$138.00
041-190-060	$31.88	$14.94	$138.00
041-190-061	$31.88	$14.94	$138.00
041-190-062	$31.88	$14.94	$138.00
041-190-063	$31.88	$14.94	$138.00
041-190-064	$31.88	$14.94	$138.00
041-190-065	$31.88	$14.94	$138.00
041-190-066	$31.88	$14.94	$138.00
041-190-067	$31.88	$14.94	$138.00
041-190-068	$31.88	$14.94	$138.00
041-190-069	$31.88	$14.94	$138.00
041-190-070	$31.88	$14.94	$138.00
041-200-001	$31.88	$14.94	$138.00
041-200-002	$31.88	$14.94	$138.00
041-200-003	$31.88	$14.94	$138.00
041-200-004	$31.88	$14.94	$138.00
041-200-005	$31.88	$14.94	$138.00
041-200-006	$31.88	$14.94	$138.00
041-200-007	$31.88	$14.94	$138.00
041-200-008	$31.88	$14.94	$138.00
041-200-009	$31.88	$14.94	$138.00
041-200-010	$31.88	$14.94	$138.00
041-200-011	$31.88	$14.94	$138.00
041-200-012	$31.88	$14.94	$138.00
041-200-013	$31.88	$14.94	$138.00
041-200-014	$31.88	$14.94	$138.00
041-200-015	$31.88	$14.94	$138.00
041-200-016	$31.88	$14.94	$138.00
041-200-017	$31.88	$14.94	$138.00
041-200-018	$31.88	$14.94	$138.00
041-200-019	$31.88	$14.94	$138.00
041-200-020	$31.88	$14.94	$138.00
041-200-021	$31.88	$14.94	$138.00
041-200-022	$31.88	$14.94	$138.00
041-200-023	$31.88	$14.94	$138.00
041-200-024	$31.88	$14.94	$138.00
041-200-025	$31.88	$14.94	$138.00
041-200-026	$31.88	$14.94	$138.00
041-200-027	$31.88	$14.94	$138.00
041-200-028	$31.88	$14.94	$138.00
041-200-029	$31.88	$14.94	$138.00
041-200-030	$31.88	$14.94	$138.00
041-200-031	$31.88	$14.94	$138.00
041-200-032	$31.88	$14.94	$138.00
041-200-033	$31.88	$14.94	$138.00
041-200-034	$31.88	$14.94	$138.00
041-200-035	$31.88	$14.94	$138.00
041-200-036	$31.88	$14.94	$138.00
041-200-037	$31.88	$14.94	$138.00
041-200-038	$31.88	$14.94	$138.00
041-200-039	$31.88	$14.94	$138.00
041-210-001	$31.88	$14.94	$138.00
041-210-002	$31.88	$14.94	$138.00
041-210-003	$31.88	$14.94	$138.00
041-210-004	$31.88	$14.94	$138.00
041-210-005	$31.88	$14.94	$138.00
041-210-006	$31.88	$14.94	$138.00
041-210-007	$31.88	$14.94	$138.00
041-210-008	$31.88	$14.94	$138.00
041-210-009	$31.88	$14.94	$138.00
041-210-010	$31.88	$14.94	$138.00
041-210-011	$31.88	$14.94	$138.00
041-210-012	$31.88	$14.94	$138.00
041-210-013	$31.88	$14.94	$138.00
041-210-014	$31.88	$14.94	$138.00
041-210-015	$31.88	$14.94	$138.00
041-210-016	$31.88	$14.94	$138.00
041-210-017	$31.88	$14.94	$138.00
041-210-018	$31.88	$14.94	$138.00
041-210-019	$31.88	$14.94	$138.00
041-210-020	$31.88	$14.94	$138.00
041-210-021	$31.88	$14.94	$138.00
041-210-022	$31.88	$14.94	$138.00
041-210-023	$31.88	$14.94	$138.00
041-210-024	$31.88	$14.94	$138.00
041-210-025	$31.88	$14.94	$138.00
041-210-026	$31.88	$14.94	$138.00
041-210-027	$31.88	$14.94	$138.00
041-210-028	$31.88	$14.94	$138.00
041-210-029	$31.88	$14.94	$138.00
041-210-030	$31.88	$14.94	$138.00
041-210-031	$31.88	$14.94	$138.00
041-210-032	$31.88	$14.94	$138.00
041-210-033	$31.88	$14.94	$138.00
041-210-034	$31.88	$14.94	$138.00
041-210-035	$31.88	$14.94	$138.00
041-210-036	$31.88	$14.94	$138.00
041-210-037	$31.88	$14.94	$138.00
041-210-038	$31.88	$14.94	$138.00
041-210-039	$31.88	$14.94	$138.00
041-210-040	$31.88	$14.94	$138.00
041-210-041	$31.88	$14.94	$138.00
041-210-042	$31.88	$14.94	$138.00
041-210-043	$31.88	$14.94	$138.00
041-210-044	$31.88	$14.94	$138.00
041-210-045	$31.88	$14.94	$138.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-15
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-210-046	$31.88	$14.94	$138.00
041-210-047	$31.88	$14.94	$138.00
041-210-048	$31.88	$14.94	$138.00
041-210-049	$31.88	$14.94	$138.00
041-210-050	$31.88	$14.94	$138.00
041-210-051	$31.88	$14.94	$138.00
041-210-052	$31.88	$14.94	$138.00
041-210-053	$31.88	$14.94	$138.00
041-210-054	$31.88	$14.94	$138.00
041-210-055	$31.88	$14.94	$138.00
041-210-056	$31.88	$14.94	$138.00
041-210-057	$31.88	$14.94	$138.00
041-210-058	$31.88	$14.94	$138.00
041-210-059	$31.88	$14.94	$138.00
041-210-060	$31.88	$14.94	$138.00
041-210-061	$31.88	$14.94	$138.00
041-210-062	$31.88	$14.94	$138.00
041-210-063	$31.88	$14.94	$138.00
041-210-064	$31.88	$14.94	$138.00
041-220-001	$31.88	$14.94	$138.00
041-220-002	$31.88	$14.94	$138.00
041-220-003	$31.88	$14.94	$138.00
041-220-004	$31.88	$14.94	$138.00
041-220-005	$31.88	$14.94	$138.00
041-220-006	$31.88	$14.94	$138.00
041-220-007	$31.88	$14.94	$138.00
041-220-008	$31.88	$14.94	$138.00
041-220-009	$31.88	$14.94	$138.00
041-220-010	$31.88	$14.94	$138.00
041-220-011	$31.88	$14.94	$138.00
041-220-012	$31.88	$14.94	$138.00
041-220-013	$31.88	$14.94	$138.00
041-220-014	$31.88	$14.94	$138.00
041-220-015	$31.88	$14.94	$138.00
041-220-016	$31.88	$14.94	$138.00
041-220-017	$31.88	$14.94	$138.00
041-220-018	$31.88	$14.94	$138.00
041-220-019	$31.88	$14.94	$138.00
041-220-020	$31.88	$14.94	$138.00
041-220-021	$31.88	$14.94	$138.00
041-220-022	$31.88	$14.94	$138.00
041-220-023	$31.88	$14.94	$138.00
041-220-024	$31.88	$14.94	$138.00
041-220-025	$31.88	$14.94	$138.00
041-220-026	$31.88	$14.94	$138.00
041-220-027	$31.88	$14.94	$138.00
041-220-028	$31.88	$14.94	$138.00
041-220-029	$31.88	$14.94	$138.00
041-220-030	$31.88	$14.94	$138.00
041-220-031	$31.88	$14.94	$138.00
041-220-032	$31.88	$14.94	$138.00
041-220-033	$31.88	$14.94	$138.00
041-220-034	$31.88	$14.94	$138.00
041-220-035	$31.88	$14.94	$138.00
041-220-036	$31.88	$14.94	$138.00
041-220-037	$31.88	$14.94	$138.00
041-220-038	$31.88	$14.94	$138.00
041-220-039	$31.88	$14.94	$138.00
041-220-040	$31.88	$14.94	$138.00
041-220-041	$31.88	$14.94	$138.00
041-220-042	$31.88	$14.94	$138.00
041-220-043	$31.88	$14.94	$138.00
041-220-044	$31.88	$14.94	$138.00
041-220-045	$31.88	$14.94	$138.00
041-220-046	$31.88	$14.94	$138.00
041-230-001	$31.88	$14.94	$138.00
041-230-002	$31.88	$14.94	$138.00
041-230-003	$31.88	$14.94	$138.00
041-230-004	$31.88	$14.94	$138.00
041-230-005	$31.88	$14.94	$138.00
041-230-006	$31.88	$14.94	$138.00
041-230-007	$31.88	$14.94	$138.00
041-230-008	$31.88	$14.94	$138.00
041-230-009	$31.88	$14.94	$138.00
041-230-010	$31.88	$14.94	$138.00
041-230-011	$31.88	$14.94	$138.00
041-230-012	$31.88	$14.94	$138.00
041-230-013	$31.88	$14.94	$138.00
041-230-014	$31.88	$14.94	$138.00
041-230-015	$31.88	$14.94	$138.00
041-230-016	$31.88	$14.94	$138.00
041-230-017	$31.88	$14.94	$138.00
041-230-018	$31.88	$14.94	$138.00
041-230-019	$31.88	$14.94	$138.00
041-230-020	$31.88	$14.94	$138.00
041-230-021	$31.88	$14.94	$138.00
041-230-022	$31.88	$14.94	$138.00
041-230-023	$31.88	$14.94	$138.00
041-230-024	$31.88	$14.94	$138.00
041-230-025	$31.88	$14.94	$138.00
041-230-026	$31.88	$14.94	$138.00
041-230-027	$31.88	$14.94	$138.00
041-230-028	$31.88	$14.94	$138.00
041-230-029	$31.88	$14.94	$138.00
041-230-030	$31.88	$14.94	$138.00
041-230-031	$31.88	$14.94	$138.00
041-230-032	$31.88	$14.94	$138.00
041-230-033	$31.88	$14.94	$138.00
041-230-034	$31.88	$14.94	$138.00
041-230-035	$31.88	$14.94	$138.00
041-230-036	$31.88	$14.94	$138.00
041-230-037	$31.88	$14.94	$138.00
041-230-038	$31.88	$14.94	$138.00
041-230-039	$31.88	$14.94	$138.00
041-230-040	$31.88	$14.94	$138.00
041-230-041	$31.88	$14.94	$138.00
041-230-042	$31.88	$14.94	$138.00
041-230-043	$31.88	$14.94	$138.00
041-230-044	$31.88	$14.94	$138.00
041-230-045	$31.88	$14.94	$138.00
041-230-046	$31.88	$14.94	$138.00
041-230-047	$31.88	$14.94	$138.00
041-230-048	$31.88	$14.94	$138.00
041-230-049	$31.88	$14.94	$138.00
041-240-001	$31.88	$14.94	$138.00
041-240-002	$31.88	$14.94	$138.00
041-240-003	$31.88	$14.94	$138.00
041-240-004	$31.88	$14.94	$138.00
041-240-005	$31.88	$14.94	$138.00
041-240-006	$31.88	$14.94	$138.00
041-240-007	$31.88	$14.94	$138.00
041-240-008	$31.88	$14.94	$138.00
041-240-009	$31.88	$14.94	$138.00
041-240-010	$31.88	$14.94	$138.00
041-240-011	$31.88	$14.94	$138.00
041-240-012	$31.88	$14.94	$138.00
041-240-013	$31.88	$14.94	$138.00
041-240-014	$31.88	$14.94	$138.00
041-240-015	$31.88	$14.94	$138.00
041-240-016	$31.88	$14.94	$138.00
041-240-017	$31.88	$14.94	$138.00
041-240-018	$31.88	$14.94	$138.00
041-240-019	$31.88	$14.94	$138.00
041-240-020	$31.88	$14.94	$138.00
041-240-021	$31.88	$14.94	$138.00
041-240-022	$31.88	$14.94	$138.00
041-240-023	$31.88	$14.94	$138.00
041-240-024	$31.88	$14.94	$138.00
041-240-025	$31.88	$14.94	$138.00
041-240-026	$31.88	$14.94	$138.00
041-240-027	$31.88	$14.94	$138.00
041-240-028	$31.88	$14.94	$138.00
041-240-029	$31.88	$14.94	$138.00
041-240-030	$31.88	$14.94	$138.00
041-240-031	$31.88	$14.94	$138.00
041-240-032	$31.88	$14.94	$138.00
041-240-033	$31.88	$14.94	$138.00
041-240-034	$31.88	$14.94	$138.00
041-240-035	$31.88	$14.94	$138.00
041-240-036	$31.88	$14.94	$138.00
041-240-037	$31.88	$14.94	$138.00
041-240-038	$31.88	$14.94	$138.00
041-240-039	$31.88	$14.94	$138.00
041-240-040	$31.88	$14.94	$138.00
041-240-041	$31.88	$14.94	$138.00
041-240-042	$31.88	$14.94	$138.00
041-240-043	$31.88	$14.94	$138.00
041-240-044	$15.94	$7.46	$69.00
041-250-001	$31.88	$14.94	$138.00
041-250-002	$31.88	$14.94	$138.00
041-250-003	$31.88	$14.94	$138.00
041-250-004	$31.88	$14.94	$138.00
041-250-005	$31.88	$14.94	$138.00
041-250-006	$31.88	$14.94	$138.00
041-250-007	$31.88	$14.94	$138.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-15
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-250-008	$31.88	$14.94	$138.00
041-250-009	$31.88	$14.94	$138.00
041-250-010	$31.88	$14.94	$138.00
041-250-011	$31.88	$14.94	$138.00
041-250-012	$31.88	$14.94	$138.00
041-250-013	$31.88	$14.94	$138.00
041-250-014	$31.88	$14.94	$138.00
041-250-015	$31.88	$14.94	$138.00
041-250-016	$31.88	$14.94	$138.00
041-250-017	$31.88	$14.94	$138.00
041-250-018	$31.88	$14.94	$138.00
041-250-019	$31.88	$14.94	$138.00
041-250-020	$31.88	$14.94	$138.00
041-250-021	$31.88	$14.94	$138.00
041-250-022	$31.88	$14.94	$138.00
041-250-023	$31.88	$14.94	$138.00
041-250-024	$31.88	$14.94	$138.00
041-250-025	$31.88	$14.94	$138.00
041-250-026	$31.88	$14.94	$138.00
041-250-027	$31.88	$14.94	$138.00
041-250-028	$31.88	$14.94	$138.00
041-250-029	$31.88	$14.94	$138.00
041-250-030	$31.88	$14.94	$138.00
041-250-031	$31.88	$14.94	$138.00
041-250-032	$31.88	$14.94	$138.00
041-260-001	$31.88	$14.94	$138.00
041-260-002	$31.88	$14.94	$138.00
041-260-003	$31.88	$14.94	$138.00
041-260-004	$31.88	$14.94	$138.00
041-260-005	$31.88	$14.94	$138.00
041-260-006	$31.88	$14.94	$138.00
041-260-007	$31.88	$14.94	$138.00
041-260-008	$31.88	$14.94	$138.00
041-260-009	$31.88	$14.94	$138.00
041-260-010	$31.88	$14.94	$138.00
041-260-011	$31.88	$14.94	$138.00
041-260-012	$31.88	$14.94	$138.00
041-270-001	$359.32	$14.94	$138.00
041-270-002	$359.32	$14.94	$138.00
041-270-003	$359.32	$14.94	$138.00
041-270-004	$359.32	$14.94	$138.00
041-270-005	$359.32	$14.94	$138.00
041-270-006	$359.32	$14.94	$138.00
041-270-007	$359.32	$14.94	$138.00
041-270-008	$359.32	$14.94	$138.00
041-270-009	$359.32	$14.94	$138.00
041-270-010	$359.32	$14.94	$138.00
041-270-011	$359.32	$14.94	$138.00
041-270-012	$359.32	$14.94	$138.00
041-270-013	$359.32	$14.94	$138.00
041-270-014	$359.32	$14.94	$138.00
041-270-015	$359.32	$14.94	$138.00
041-270-016	$359.32	$14.94	$138.00
041-270-017	$359.32	$14.94	$138.00
041-270-018	$359.32	$14.94	$138.00
041-270-019	$359.32	$14.94	$138.00
041-270-020	$359.32	$14.94	$138.00
041-270-021	$359.32	$14.94	$138.00
041-270-022	$359.32	$14.94	$138.00
041-270-023	$359.32	$14.94	$138.00
041-270-024	$359.32	$14.94	$138.00
041-270-025	$359.32	$14.94	$138.00
041-270-026	$359.32	$14.94	$138.00
041-270-027	$359.32	$14.94	$138.00
041-270-028	$359.32	$14.94	$138.00
041-280-001	$359.32	$14.94	$138.00
041-280-002	$359.32	$14.94	$138.00
041-280-003	$359.32	$14.94	$138.00
041-280-004	$359.32	$14.94	$138.00
041-280-005	$359.32	$14.94	$138.00
041-280-006	$359.32	$14.94	$138.00
041-280-007	$359.32	$14.94	$138.00
041-280-008	$359.32	$14.94	$138.00
041-280-009	$359.32	$14.94	$138.00
041-280-010	$359.32	$14.94	$138.00
041-280-011	$359.32	$14.94	$138.00
041-280-012	$359.32	$14.94	$138.00
041-280-013	$359.32	$14.94	$138.00
041-280-014	$359.32	$14.94	$138.00
041-280-015	$359.32	$14.94	$138.00
041-280-016	$359.32	$14.94	$138.00
041-280-017	$359.32	$14.94	$138.00
041-280-018	$359.32	$14.94	$138.00
041-280-019	$359.32	$14.94	$138.00
041-280-020	$359.32	$14.94	$138.00
041-280-021	$359.32	$14.94	$138.00
041-280-022	$359.32	$14.94	$138.00
041-280-023	$359.32	$14.94	$138.00
041-280-024	$359.32	$14.94	$138.00
041-280-025	$359.32	$14.94	$138.00
041-280-026	$359.32	$14.94	$138.00
041-280-027	$359.32	$14.94	$138.00
041-280-028	$359.32	$14.94	$138.00
041-280-029	$359.32	$14.94	$138.00
041-280-030	$359.32	$14.94	$138.00
041-280-031	$359.32	$14.94	$138.00
041-280-032	$359.32	$14.94	$138.00
041-280-033	$359.32	$14.94	$138.00
041-280-034	$359.32	$14.94	$138.00
041-280-035	$359.32	$14.94	$138.00
041-280-036	$359.32	$14.94	$138.00
041-280-037	$359.32	$14.94	$138.00
041-280-038	$359.32	$14.94	$138.00
041-280-039	$359.32	$14.94	$138.00
041-280-040	$359.32	$14.94	$138.00
041-280-041	$359.32	$14.94	$138.00
041-280-042	$359.32	$14.94	$138.00
041-280-043	$359.32	$14.94	$138.00
041-280-044	$359.32	$14.94	$138.00
041-280-045	$359.32	$14.94	$138.00
041-280-046	$359.32	$14.94	$138.00
041-280-047	$359.32	$14.94	$138.00
041-280-048	$359.32	$14.94	$138.00
041-280-049	$359.32	$14.94	$138.00
041-280-050	$359.32	$14.94	$138.00
041-280-051	$359.32	$14.94	$138.00
041-280-052	$359.32	$14.94	$138.00
041-280-053	$359.32	$14.94	$138.00
041-280-054	$359.32	$14.94	$138.00
041-280-055	$359.32	$14.94	$138.00
041-280-056	$359.32	$14.94	$138.00
041-280-057	$359.32	$14.94	$138.00
041-280-058	$359.32	$14.94	$138.00
041-280-059	$359.32	$14.94	$138.00
041-280-060	$359.32	$14.94	$138.00
041-290-001	$359.32	$14.94	$138.00
041-290-002	$359.32	$14.94	$138.00
041-290-003	$359.32	$14.94	$138.00
041-290-004	$359.32	$14.94	$138.00
041-290-005	$359.32	$14.94	$138.00
041-290-006	$359.32	$14.94	$138.00
041-290-007	$359.32	$14.94	$138.00
041-290-008	$359.32	$14.94	$138.00
041-290-009	$359.32	$14.94	$138.00
041-290-010	$359.32	$14.94	$138.00
041-290-011	$359.32	$14.94	$138.00
041-290-012	$359.32	$14.94	$138.00
041-290-013	$359.32	$14.94	$138.00
041-290-014	$359.32	$14.94	$138.00
041-290-015	$359.32	$14.94	$138.00
041-290-016	$359.32	$14.94	$138.00
041-290-017	$359.32	$14.94	$138.00
041-290-018	$359.32	$14.94	$138.00
041-290-019	$359.32	$14.94	$138.00
041-290-020	$359.32	$14.94	$138.00
041-290-021	$359.32	$14.94	$138.00
041-290-022	$359.32	$14.94	$138.00
041-290-023	$359.32	$14.94	$138.00
041-290-024	$359.32	$14.94	$138.00
041-290-025	$359.32	$14.94	$138.00
041-290-026	$359.32	$14.94	$138.00
041-290-027	$359.32	$14.94	$138.00
041-290-028	$359.32	$14.94	$138.00
041-290-029	$359.32	$14.94	$138.00
041-290-030	$359.32	$14.94	$138.00
041-290-031	$359.32	$14.94	$138.00
041-290-032	$359.32	$14.94	$138.00
041-290-033	$359.32	$14.94	$138.00
041-290-034	$359.32	$14.94	$138.00
041-290-035	$359.32	$14.94	$138.00
041-290-036	$359.32	$14.94	$138.00
041-290-037	$359.32	$14.94	$138.00
041-290-038	$359.32	$14.94	$138.00
041-290-039	$359.32	$14.94	$138.00
041-290-040	$359.32	$14.94	$138.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-15
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-290-041	$359.32	$14.94	$138.00
041-290-042	$359.32	$14.94	$138.00
041-290-043	$359.32	$14.94	$138.00
041-290-044	$359.32	$14.94	$138.00
041-290-045	$359.32	$14.94	$138.00
041-290-046	$359.32	$14.94	$138.00
041-290-047	$359.32	$14.94	$138.00
041-290-048	$359.32	$14.94	$138.00
041-290-049	$359.32	$14.94	$138.00
041-290-050	$359.32	$14.94	$138.00
041-290-051	$359.32	$14.94	$138.00
041-290-052	$359.32	$14.94	$138.00
041-290-053	$359.32	$14.94	$138.00
041-290-054	$359.32	$14.94	$138.00
041-290-055	$359.32	$14.94	$138.00
041-290-056	$359.32	$14.94	$138.00
041-290-059	$359.32	$14.94	$138.00
041-290-060	$359.32	$14.94	$138.00
041-290-061	$359.32	$14.94	$138.00
041-290-062	$359.32	$14.94	$138.00
041-290-063	$359.32	$14.94	$138.00
041-290-064	$359.32	$14.94	$138.00
041-290-065	$359.32	$14.94	$138.00
041-290-066	$359.32	$14.94	$138.00
041-290-067	$359.32	$14.94	$138.00
041-300-001	$359.32	$14.94	$138.00
041-300-002	$359.32	$14.94	$138.00
041-300-003	$359.32	$14.94	$138.00
041-300-004	$359.32	$14.94	$138.00
041-300-005	$359.32	$14.94	$138.00
041-300-006	$359.32	$14.94	$138.00
041-300-007	$359.32	$14.94	$138.00
041-300-008	$359.32	$14.94	$138.00
041-300-009	$359.32	$14.94	$138.00
041-300-010	$359.32	$14.94	$138.00
041-300-011	$359.32	$14.94	$138.00
041-300-012	$359.32	$14.94	$138.00
041-300-013	$359.32	$14.94	$138.00
041-300-014	$359.32	$14.94	$138.00
041-300-015	$359.32	$14.94	$138.00
041-300-016	$359.32	$14.94	$138.00
041-300-017	$359.32	$14.94	$138.00
041-300-018	$359.32	$14.94	$138.00
041-300-022	$359.32	$14.94	$138.00
041-300-023	$359.32	$14.94	$138.00
041-300-024	$359.32	$14.94	$138.00
041-340-001	$359.32	$71.28	$138.00
041-340-002	$359.32	$71.28	$138.00
041-340-003	$359.32	$71.28	$138.00
041-340-004	$359.32	$71.28	$138.00
041-340-005	$359.32	$71.28	$138.00
041-340-006	$359.32	$71.28	$138.00
041-340-007	$359.32	$71.28	$138.00
041-340-008	$359.32	$71.28	$138.00
041-340-009	$359.32	$71.28	$138.00
041-340-010	$359.32	$71.28	$138.00
041-340-011	$359.32	$71.28	$138.00
041-340-012	$179.66	$35.64	$69.00
041-340-013	$359.32	$71.28	$138.00
041-340-014	$359.32	$71.28	$138.00
041-340-015	$359.32	$71.28	$138.00
041-340-016	$359.32	$71.28	$138.00
041-340-017	$359.32	$71.28	$138.00
041-340-018	$179.66	$35.64	$69.00
041-340-019	$179.66	$35.64	$69.00
041-290-068	$359.32	$14.94	$138.00
041-290-069	$359.32	$14.94	$138.00
	Sub-Total		**$245,222.42**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-16
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-263-001	$31.88	$14.94	$110.00
035-263-002	$31.88	$14.94	$110.00
035-263-003	$31.88	$14.94	$110.00
035-263-004	$31.88	$14.94	$110.00
035-263-005	$31.88	$14.94	$110.00
035-263-006	$31.88	$14.94	$110.00
035-263-007	$31.88	$14.94	$110.00
035-263-008	$31.88	$14.94	$110.00
035-263-009	$31.88	$14.94	$110.00
035-263-010	$31.88	$14.94	$110.00
035-263-011	$31.88	$14.94	$110.00
035-263-012	$31.88	$14.94	$110.00
035-263-013	$31.88	$14.94	$110.00
035-263-014	$31.88	$14.94	$110.00
035-263-015	$31.88	$14.94	$110.00
035-263-016	$31.88	$14.94	$110.00
035-263-017	$31.88	$14.94	$110.00
035-263-018	$31.88	$14.94	$110.00
035-263-019	$31.88	$14.94	$110.00
035-263-020	$31.88	$14.94	$110.00
035-263-021	$31.88	$14.94	$110.00
035-263-022	$31.88	$14.94	$110.00
035-263-023	$31.88	$14.94	$110.00
035-263-024	$31.88	$14.94	$110.00
035-263-025	$31.88	$14.94	$110.00
035-263-026	$31.88	$14.94	$110.00
035-263-027	$31.88	$14.94	$110.00
035-263-028	$31.88	$14.94	$110.00
035-263-029	$31.88	$14.94	$110.00
035-263-030	$31.88	$14.94	$110.00
035-263-031	$31.88	$14.94	$110.00
035-263-032	$31.88	$14.94	$110.00
035-263-033	$31.88	$14.94	$110.00
035-263-034	$31.88	$14.94	$110.00
035-263-035	$31.88	$14.94	$110.00
035-263-036	$31.88	$14.94	$110.00
035-263-037	$31.88	$14.94	$110.00
035-263-038	$31.88	$14.94	$110.00
035-263-039	$31.88	$14.94	$110.00
035-263-040	$31.88	$14.94	$110.00
035-263-041	$31.88	$14.94	$110.00
035-263-042	$31.88	$14.94	$110.00
035-263-043	$31.88	$14.94	$110.00
035-263-044	$31.88	$14.94	$110.00
035-263-045	$31.88	$14.94	$110.00
035-263-046	$31.88	$14.94	$110.00
035-263-047	$31.88	$14.94	$110.00
035-263-048	$31.88	$14.94	$110.00
035-263-049	$31.88	$14.94	$110.00
035-263-050	$31.88	$14.94	$110.00
035-263-051	$31.88	$14.94	$110.00
035-263-052	$31.88	$14.94	$110.00
035-263-053	$31.88	$14.94	$110.00
035-263-054	$31.88	$14.94	$110.00
035-263-055	$31.88	$14.94	$110.00
035-263-056	$31.88	$14.94	$110.00
035-263-057	$31.88	$14.94	$110.00
035-263-058	$31.88	$14.94	$110.00
035-263-059	$31.88	$14.94	$110.00
035-263-060	$31.88	$14.94	$110.00
035-263-061	$31.88	$14.94	$110.00
035-263-062	$31.88	$14.94	$110.00
035-263-063	$31.88	$14.94	$110.00
035-263-064	$31.88	$14.94	$110.00
035-263-065	$31.88	$14.94	$110.00
035-263-066	$31.88	$14.94	$110.00
035-263-067	$31.88	$14.94	$110.00
035-263-068	$31.88	$14.94	$110.00
035-263-069	$31.88	$14.94	$110.00
035-263-070	$31.88	$14.94	$110.00
035-263-071	$31.88	$14.94	$110.00
035-263-072	$31.88	$14.94	$110.00
035-263-073	$31.88	$14.94	$110.00
035-263-074	$31.88	$14.94	$110.00
035-263-075	$31.88	$14.94	$110.00
035-263-076	$31.88	$14.94	$110.00
035-263-077	$31.88	$14.94	$110.00
035-263-078	$31.88	$14.94	$110.00
035-263-079	$31.88	$14.94	$110.00
035-263-080	$31.88	$14.94	$110.00
035-263-081	$31.88	$14.94	$110.00
	Sub-Total		**$12,702.42**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-17
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-360-001	$31.88	$14.94	$273.16	033-410-007	$31.88	$14.94	$273.16	033-420-001	$31.88	$14.94	$273.16
033-360-002	$31.88	$14.94	$273.16	033-410-008	$31.88	$14.94	$273.16	033-420-002	$31.88	$14.94	$273.16
033-360-003	$31.88	$14.94	$273.16	033-410-009	$31.88	$14.94	$273.16	033-420-003	$31.88	$14.94	$273.16
033-360-004	$31.88	$14.94	$273.16	033-410-010	$31.88	$14.94	$273.16	033-420-004	$31.88	$14.94	$273.16
033-360-005	$31.88	$14.94	$273.16	033-410-011	$31.88	$14.94	$273.16	033-420-005	$31.88	$14.94	$273.16
033-360-006	$31.88	$14.94	$273.16	033-410-012	$31.88	$14.94	$273.16	033-420-006	$31.88	$14.94	$273.16
033-360-007	$31.88	$14.94	$273.16	033-410-013	$31.88	$14.94	$273.16	033-420-007	$31.88	$14.94	$273.16
033-360-008	$31.88	$14.94	$273.16	033-410-014	$31.88	$14.94	$273.16	033-420-008	$31.88	$14.94	$273.16
033-360-009	$31.88	$14.94	$273.16	033-410-015	$31.88	$14.94	$273.16	033-420-009	$31.88	$14.94	$273.16
033-360-010	$31.88	$14.94	$273.16	033-410-016	$31.88	$14.94	$273.16	033-420-010	$31.88	$14.94	$273.16
033-360-011	$31.88	$14.94	$273.16	033-410-017	$31.88	$14.94	$273.16	033-420-011	$31.88	$14.94	$273.16
033-360-012	$31.88	$14.94	$273.16	033-410-018	$31.88	$14.94	$273.16	033-420-012	$31.88	$14.94	$273.16
033-360-013	$31.88	$14.94	$273.16	033-410-019	$31.88	$14.94	$273.16	033-420-013	$31.88	$14.94	$273.16
033-360-014	$31.88	$14.94	$273.16	033-410-020	$31.88	$14.94	$273.16	033-420-014	$31.88	$14.94	$273.16
033-360-015	$31.88	$14.94	$273.16	033-410-021	$31.88	$14.94	$273.16	033-420-015	$31.88	$14.94	$273.16
033-360-016	$31.88	$14.94	$273.16	033-410-022	$31.88	$14.94	$273.16	033-420-016	$31.88	$14.94	$273.16
033-360-017	$31.88	$14.94	$273.16	033-410-024	$31.88	$14.94	$273.16	033-420-017	$31.88	$14.94	$273.16
033-360-018	$31.88	$14.94	$273.16	033-410-025	$31.88	$14.94	$273.16	033-420-018	$31.88	$14.94	$273.16
033-360-019	$31.88	$14.94	$273.16	033-410-026	$31.88	$14.94	$273.16	033-420-019	$31.88	$14.94	$273.16
033-360-020	$31.88	$14.94	$273.16	033-410-027	$31.88	$14.94	$273.16	033-420-020	$31.88	$14.94	$273.16
033-360-021	$31.88	$14.94	$273.16	033-410-028	$31.88	$14.94	$273.16	033-420-021	$31.88	$14.94	$273.16
033-360-022	$31.88	$14.94	$273.16	033-410-029	$31.88	$14.94	$273.16	033-420-022	$31.88	$14.94	$273.16
033-360-023	$31.88	$14.94	$273.16	033-410-030	$31.88	$14.94	$273.16	033-420-023	$31.88	$14.94	$273.16
033-360-024	$31.88	$14.94	$273.16	033-410-031	$31.88	$14.94	$273.16	033-420-024	$31.88	$14.94	$273.16
033-360-025	$31.88	$14.94	$273.16	033-410-032	$31.88	$14.94	$273.16	033-420-025	$31.88	$14.94	$273.16
033-360-026	$31.88	$14.94	$273.16	033-410-033	$31.88	$14.94	$273.16	033-420-026	$31.88	$14.94	$273.16
033-360-027	$31.88	$14.94	$273.16	033-410-034	$31.88	$14.94	$273.16	033-420-027	$31.88	$14.94	$273.16
033-360-029	$31.88	$14.94	$273.16	033-410-035	$31.88	$14.94	$273.16	033-420-028	$31.88	$14.94	$273.16
033-360-030	$31.88	$14.94	$273.16	033-410-036	$31.88	$14.94	$273.16	033-420-029	$31.88	$14.94	$273.16
033-360-031	$31.88	$14.94	$273.16	033-410-037	$31.88	$14.94	$273.16	033-420-030	$31.88	$14.94	$273.16
033-360-032	$31.88	$14.94	$273.16	033-410-038	$31.88	$14.94	$273.16	033-420-031	$31.88	$14.94	$273.16
033-360-033	$31.88	$14.94	$273.16	033-410-039	$31.88	$14.94	$273.16	033-420-032	$31.88	$14.94	$273.16
033-360-034	$31.88	$14.94	$273.16	033-410-040	$31.88	$14.94	$273.16	033-420-033	$31.88	$14.94	$273.16
033-360-035	$31.88	$14.94	$273.16	033-410-042	$31.88	$14.94	$273.16	033-420-034	$31.88	$14.94	$273.16
033-360-036	$31.88	$14.94	$273.16	033-410-043	$31.88	$14.94	$273.16	033-420-035	$31.88	$14.94	$273.16
033-360-037	$31.88	$14.94	$273.16	033-410-044	$31.88	$14.94	$273.16	033-420-036	$31.88	$14.94	$273.16
033-360-038	$31.88	$14.94	$273.16	033-410-045	$31.88	$14.94	$273.16	033-420-037	$31.88	$14.94	$273.16
033-360-039	$31.88	$14.94	$273.16	033-410-046	$31.88	$14.94	$273.16	033-420-038	$31.88	$14.94	$273.16
033-360-040	$31.88	$14.94	$273.16	033-410-047	$31.88	$14.94	$273.16	033-420-039	$31.88	$14.94	$273.16
033-360-041	$31.88	$14.94	$273.16	033-410-048	$31.88	$14.94	$273.16	033-420-040	$31.88	$14.94	$273.16
033-360-042	$31.88	$14.94	$273.16	033-410-049	$31.88	$14.94	$273.16	033-420-041	$31.88	$14.94	$273.16
033-360-043	$31.88	$14.94	$273.16	033-410-050	$31.88	$14.94	$273.16	033-420-042	$31.88	$14.94	$273.16
033-360-044	$31.88	$14.94	$273.16	033-410-051	$31.88	$14.94	$273.16	033-420-043	$31.88	$14.94	$273.16
033-360-045	$31.88	$14.94	$273.16	033-410-052	$31.88	$14.94	$273.16	033-420-044	$31.88	$14.94	$273.16
033-360-046	$31.88	$14.94	$273.16	033-410-054	$31.88	$14.94	$273.16	033-420-045	$31.88	$14.94	$273.16
033-360-047	$31.88	$14.94	$273.16	033-410-055	$31.88	$14.94	$273.16	033-420-046	$31.88	$14.94	$273.16
033-360-048	$31.88	$14.94	$273.16	033-410-056	$31.88	$14.94	$273.16	033-420-048	$31.88	$14.94	$273.16
033-360-049	$31.88	$14.94	$273.16	033-410-057	$31.88	$14.94	$273.16	033-420-049	$31.88	$14.94	$273.16
033-360-050	$31.88	$14.94	$273.16	033-410-058	$31.88	$14.94	$273.16	033-420-050	$31.88	$14.94	$273.16
033-410-001	$31.88	$14.94	$273.16	033-410-059	$31.88	$14.94	$273.16	033-420-051	$31.88	$14.94	$273.16
033-410-002	$31.88	$14.94	$273.16	033-410-060	$31.88	$14.94	$273.16	033-420-052	$31.88	$14.94	$273.16
033-410-003	$31.88	$14.94	$273.16	033-410-061	$31.88	$14.94	$273.16	033-420-053	$31.88	$14.94	$273.16
033-410-004	$31.88	$14.94	$273.16	033-410-062	$31.88	$14.94	$273.16	033-420-054	$31.88	$14.94	$273.16
033-410-005	$31.88	$14.94	$273.16	033-410-063	$31.88	$14.94	$273.16	033-420-055	$31.88	$14.94	$273.16
033-410-006	$31.88	$14.94	$273.16	033-410-064	$31.88	$14.94	$273.16	033-420-056	$31.88	$14.94	$273.16

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-17
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-420-057	$31.88	$14.94	$273.16
033-420-058	$31.88	$14.94	$273.16
033-420-059	$31.88	$14.94	$273.16
033-420-060	$31.88	$14.94	$273.16
033-420-062	$31.88	$14.94	$273.16
033-420-063	$31.88	$14.94	$273.16
033-420-064	$31.88	$14.94	$273.16
033-420-065	$31.88	$14.94	$273.16
033-420-066	$31.88	$14.94	$273.16
033-420-067	$31.88	$14.94	$273.16
033-420-068	$31.88	$14.94	$273.16
033-420-069	$31.88	$14.94	$273.16
033-420-070	$31.88	$14.94	$273.16
033-420-071	$31.88	$14.94	$273.16
033-420-072	$31.88	$14.94	$273.16
033-420-073	$31.88	$14.94	$273.16
033-420-074	$31.88	$14.94	$273.16
033-420-075	$31.88	$14.94	$273.16
033-420-076	$31.88	$14.94	$273.16
033-420-077	$31.88	$14.94	$273.16
033-420-078	$31.88	$14.94	$273.16
033-420-079	$31.88	$14.94	$273.16
033-420-080	$31.88	$14.94	$273.16
033-420-081	$31.88	$14.94	$273.16
033-420-082	$31.88	$14.94	$273.16
033-420-083	$31.88	$14.94	$273.16
033-420-084	$31.88	$14.94	$273.16
033-420-085	$31.88	$14.94	$273.16
033-420-086	$31.88	$14.94	$273.16
033-420-087	$31.88	$14.94	$273.16
033-420-088	$31.88	$14.94	$273.16
033-420-089	$31.88	$14.94	$273.16
033-420-090	$31.88	$14.94	$273.16
033-420-091	$31.88	$14.94	$273.16
033-420-092	$31.88	$14.94	$273.16
033-420-093	$31.88	$14.94	$273.16
033-420-094	$31.88	$14.94	$273.16
034-270-007	$31.88	$14.94	$273.16
034-270-008	$31.88	$14.94	$273.16
034-270-013	$31.88	$14.94	$273.16
034-270-014	$31.88	$14.94	$273.16
034-270-015	$31.88	$14.94	$273.16
034-270-035	$31.88	$14.94	$273.16
034-270-038	$31.88	$14.94	$273.16
034-270-039	$31.88	$14.94	$273.16
034-270-040	$31.88	$14.94	$273.16
034-270-041	$31.88	$14.94	$273.16
034-270-046	$31.88	$14.94	$273.16
034-270-047	$31.88	$14.94	$273.16
034-270-048	$31.88	$14.94	$273.16
034-270-049	$31.88	$14.94	$273.16
034-270-050	$31.88	$14.94	$273.16
034-270-051	$31.88	$14.94	$273.16
034-270-052	$31.88	$14.94	$273.16
034-270-053	$31.88	$14.94	$273.16
034-270-054	$31.88	$14.94	$273.16
034-270-055	$31.88	$14.94	$273.16
034-270-056	$31.88	$14.94	$273.16
034-270-057	$31.88	$14.94	$273.16
034-270-058	$31.88	$14.94	$273.16
034-270-059	$31.88	$14.94	$273.16
034-270-060	$31.88	$14.94	$273.16
034-270-061	$31.88	$14.94	$273.16
034-270-062	$31.88	$14.94	$273.16
034-270-063	$31.88	$14.94	$273.16
034-270-064	$31.88	$14.94	$273.16
034-270-065	$31.88	$14.94	$273.16
034-270-066	$31.88	$14.94	$273.16
034-270-067	$31.88	$14.94	$273.16
034-270-068	$31.88	$14.94	$273.16
034-270-069	$31.88	$14.94	$273.16
034-270-070	$31.88	$14.94	$273.16
034-270-071	$31.88	$14.94	$273.16
034-270-072	$31.88	$14.94	$273.16
034-270-073	$31.88	$14.94	$273.16
034-270-074	$31.88	$14.94	$273.16
034-270-075	$31.88	$14.94	$273.16
034-270-076	$31.88	$14.94	$273.16
034-270-077	$31.88	$14.94	$273.16
034-270-079	$31.88	$14.94	$273.16
034-270-080	$31.88	$14.94	$273.16
034-270-081	$31.88	$14.94	$273.16
034-270-082	$31.88	$14.94	$273.16
034-270-083	$31.88	$14.94	$273.16
034-280-001	$31.88	$14.94	$273.16
034-280-002	$31.88	$14.94	$273.16
034-280-003	$31.88	$14.94	$273.16
034-280-004	$31.88	$14.94	$273.16
034-280-005	$31.88	$14.94	$273.16
034-280-006	$31.88	$14.94	$273.16
034-280-007	$31.88	$14.94	$273.16
034-280-008	$31.88	$14.94	$273.16
034-280-009	$31.88	$14.94	$273.16
034-280-010	$31.88	$14.94	$273.16
034-280-011	$31.88	$14.94	$273.16
034-280-012	$31.88	$14.94	$273.16
034-280-013	$31.88	$14.94	$273.16
034-280-014	$31.88	$14.94	$273.16
034-280-015	$31.88	$14.94	$273.16
034-280-016	$31.88	$14.94	$273.16
034-280-017	$31.88	$14.94	$273.16
034-280-018	$31.88	$14.94	$273.16
034-280-019	$31.88	$14.94	$273.16
034-280-020	$31.88	$14.94	$273.16
034-280-023	$31.88	$14.94	$273.16
034-280-024	$31.88	$14.94	$273.16
034-280-025	$31.88	$14.94	$273.16
034-280-026	$31.88	$14.94	$273.16
034-280-027	$31.88	$14.94	$273.16
034-280-028	$31.88	$14.94	$273.16
034-280-031	$31.88	$14.94	$273.16
034-280-032	$31.88	$14.94	$273.16
034-280-033	$31.88	$14.94	$273.16
034-280-039	$31.88	$14.94	$273.16
034-280-040	$31.88	$14.94	$273.16
034-280-041	$31.88	$14.94	$273.16
034-280-042	$31.88	$14.94	$273.16
034-280-043	$31.88	$14.94	$273.16
034-280-044	$31.88	$14.94	$273.16
034-280-048	$31.88	$14.94	$273.16
034-280-049	$31.88	$14.94	$273.16
034-280-050	$31.88	$14.94	$273.16
034-280-056	$31.88	$14.94	$273.16
034-280-057	$31.88	$14.94	$273.16
034-280-058	$31.88	$14.94	$273.16
034-280-059	$31.88	$14.94	$273.16
034-280-060	$31.88	$14.94	$273.16
034-280-061	$31.88	$14.94	$273.16
034-280-062	$31.88	$14.94	$273.16
034-280-063	$31.88	$14.94	$273.16
034-280-064	$31.88	$14.94	$273.16
034-280-065	$31.88	$14.94	$273.16
034-280-066	$31.88	$14.94	$273.16
034-280-067	$31.88	$14.94	$273.16
034-280-068	$31.88	$14.94	$273.16
034-280-073	$31.88	$14.94	$273.16
034-280-074	$31.88	$14.94	$273.16
034-280-075	$31.88	$14.94	$273.16
034-280-076	$31.88	$14.94	$273.16
034-280-077	$31.88	$14.94	$273.16
034-280-078	$31.88	$14.94	$273.16
034-280-079	$31.88	$14.94	$273.16
034-280-080	$31.88	$14.94	$273.16
034-280-081	$31.88	$14.94	$273.16
034-280-082	$31.88	$14.94	$273.16
034-280-083	$31.88	$14.94	$273.16
034-280-084	$31.88	$14.94	$273.16
034-280-085	$31.88	$14.94	$273.16
034-280-086	$31.88	$14.94	$273.16
034-280-087	$31.88	$14.94	$273.16
034-280-088	$31.88	$14.94	$273.16
034-280-089	$31.88	$14.94	$273.16
034-280-090	$31.88	$14.94	$273.16
034-280-091	$31.88	$14.94	$273.16
034-280-092	$31.88	$14.94	$273.16
033-420-096	$31.88	$14.94	$273.16
		Sub-Total	**$102,713.58**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-18
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-300-001	$31.88	$14.94	$180.00
034-300-002	$31.88	$14.94	$180.00
034-300-003	$31.88	$14.94	$180.00
034-300-004	$31.88	$14.94	$180.00
034-300-005	$31.88	$14.94	$180.00
034-300-006	$31.88	$14.94	$180.00
034-300-007	$31.88	$14.94	$180.00
034-300-008	$31.88	$14.94	$180.00
034-300-009	$31.88	$14.94	$180.00
034-300-010	$31.88	$14.94	$180.00
034-300-011	$31.88	$14.94	$180.00
034-300-012	$31.88	$14.94	$180.00
034-300-013	$31.88	$14.94	$180.00
034-300-014	$31.88	$14.94	$180.00
034-300-015	$31.88	$14.94	$180.00
034-300-016	$31.88	$14.94	$180.00
034-300-017	$31.88	$14.94	$180.00
034-300-018	$31.88	$14.94	$180.00
034-300-019	$31.88	$14.94	$180.00
034-300-020	$31.88	$14.94	$180.00
034-300-021	$31.88	$14.94	$180.00
034-300-022	$31.88	$14.94	$180.00
034-300-023	$31.88	$14.94	$180.00
034-300-024	$31.88	$14.94	$180.00
034-300-025	$31.88	$14.94	$180.00
034-300-026	$31.88	$14.94	$180.00
034-300-027	$31.88	$14.94	$180.00
034-300-030	$31.88	$14.94	$180.00
034-300-031	$31.88	$14.94	$180.00
034-300-032	$31.88	$14.94	$180.00
034-300-033	$31.88	$14.94	$180.00
034-300-034	$31.88	$14.94	$180.00
034-300-035	$31.88	$14.94	$180.00
034-300-036	$31.88	$14.94	$180.00
034-300-037	$31.88	$14.94	$180.00
034-300-038	$31.88	$14.94	$180.00
034-300-039	$31.88	$14.94	$180.00
034-300-040	$31.88	$14.94	$180.00
034-300-041	$31.88	$14.94	$180.00
034-300-042	$31.88	$14.94	$180.00
034-300-043	$31.88	$14.94	$180.00
034-300-044	$31.88	$14.94	$180.00
034-300-045	$31.88	$14.94	$180.00
034-300-046	$31.88	$14.94	$180.00
034-300-047	$31.88	$14.94	$180.00
034-300-048	$31.88	$14.94	$180.00
034-300-049	$31.88	$14.94	$180.00
034-300-053	$31.88	$14.94	$180.00
034-300-054	$31.88	$14.94	$180.00
034-300-055	$31.88	$14.94	$180.00
034-300-056	$31.88	$14.94	$180.00
034-300-057	$31.88	$14.94	$180.00
034-300-058	$31.88	$14.94	$180.00
034-300-059	$31.88	$14.94	$180.00
034-300-060	$31.88	$14.94	$180.00
034-300-061	$31.88	$14.94	$180.00
034-300-062	$31.88	$14.94	$180.00
034-300-063	$31.88	$14.94	$180.00
034-300-064	$31.88	$14.94	$180.00
034-300-065	$31.88	$14.94	$180.00
034-300-066	$31.88	$14.94	$180.00
034-300-067	$31.88	$14.94	$180.00
034-300-068	$31.88	$14.94	$180.00
034-300-069	$31.88	$14.94	$180.00
034-300-070	$31.88	$14.94	$180.00
034-300-071	$31.88	$14.94	$180.00
034-300-072	$31.88	$14.94	$180.00
034-300-073	$31.88	$14.94	$180.00
034-300-074	$31.88	$14.94	$180.00
034-300-075	$31.88	$14.94	$180.00
034-300-076	$31.88	$14.94	$180.00
034-300-077	$31.88	$14.94	$180.00
034-300-078	$31.88	$14.94	$180.00
034-300-079	$31.88	$14.94	$180.00
034-300-080	$31.88	$14.94	$180.00
034-300-081	$31.88	$14.94	$180.00
034-300-082	$31.88	$14.94	$180.00
034-300-083	$31.88	$14.94	$180.00
034-300-084	$31.88	$14.94	$180.00
034-300-085	$31.88	$14.94	$180.00
034-300-086	$31.88	$14.94	$180.00
034-300-087	$31.88	$14.94	$180.00
034-300-088	$31.88	$14.94	$180.00
034-300-089	$31.88	$14.94	$180.00
034-300-090	$31.88	$14.94	$180.00
034-300-091	$31.88	$14.94	$180.00
034-300-092	$31.88	$14.94	$180.00
034-300-093	$31.88	$14.94	$180.00
034-370-001	$31.88	$14.94	$180.00
034-370-002	$31.88	$14.94	$180.00
034-370-003	$31.88	$14.94	$180.00
034-370-004	$31.88	$14.94	$180.00
034-370-005	$31.88	$14.94	$180.00
034-370-006	$31.88	$14.94	$180.00
034-370-007	$31.88	$14.94	$180.00
034-370-008	$31.88	$14.94	$180.00
034-370-009	$31.88	$14.94	$180.00
034-370-010	$31.88	$14.94	$180.00
034-370-011	$31.88	$14.94	$180.00
034-370-012	$31.88	$14.94	$180.00
034-370-013	$31.88	$14.94	$180.00
034-370-014	$31.88	$14.94	$180.00
034-370-015	$31.88	$14.94	$180.00
034-370-016	$31.88	$14.94	$180.00
034-370-017	$31.88	$14.94	$180.00
034-370-018	$31.88	$14.94	$180.00
034-370-019	$31.88	$14.94	$180.00
034-370-020	$31.88	$14.94	$180.00
034-370-021	$31.88	$14.94	$180.00
034-370-022	$31.88	$14.94	$180.00
034-370-023	$31.88	$14.94	$180.00
034-370-024	$31.88	$14.94	$180.00
034-370-025	$31.88	$14.94	$180.00
034-370-026	$31.88	$14.94	$180.00
034-370-027	$31.88	$14.94	$180.00
034-370-028	$31.88	$14.94	$180.00
034-370-029	$31.88	$14.94	$180.00
034-370-030	$31.88	$14.94	$180.00
034-370-031	$31.88	$14.94	$180.00
034-370-032	$31.88	$14.94	$180.00
034-370-033	$31.88	$14.94	$180.00
034-370-034	$31.88	$14.94	$180.00
034-370-035	$31.88	$14.94	$180.00
034-370-036	$31.88	$14.94	$180.00
034-370-037	$31.88	$14.94	$180.00
034-370-038	$31.88	$14.94	$180.00
034-370-039	$31.88	$14.94	$180.00
034-370-040	$31.88	$14.94	$180.00
034-370-041	$31.88	$14.94	$180.00
034-370-042	$31.88	$14.94	$180.00
	Sub-Total		**$29,486.60**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-19
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-310-001	$31.88	$14.94	$200.00
034-310-002	$31.88	$14.94	$200.00
034-310-003	$31.88	$14.94	$200.00
034-310-004	$31.88	$14.94	$200.00
034-310-005	$31.88	$14.94	$200.00
034-310-006	$31.88	$14.94	$200.00
034-310-007	$31.88	$14.94	$200.00
034-310-008	$31.88	$14.94	$200.00
034-310-009	$31.88	$14.94	$200.00
034-310-010	$31.88	$14.94	$200.00
034-310-011	$31.88	$14.94	$200.00
034-310-012	$31.88	$14.94	$200.00
034-310-013	$31.88	$14.94	$200.00
034-310-014	$31.88	$14.94	$200.00
034-310-015	$31.88	$14.94	$200.00
034-310-016	$31.88	$14.94	$200.00
034-310-017	$31.88	$14.94	$200.00
034-310-018	$31.88	$14.94	$200.00
034-310-019	$31.88	$14.94	$200.00
034-310-020	$31.88	$14.94	$200.00
034-310-021	$31.88	$14.94	$200.00
034-310-022	$31.88	$14.94	$200.00
034-310-023	$31.88	$14.94	$200.00
034-310-024	$31.88	$14.94	$200.00
034-320-001	$31.88	$14.94	$200.00
034-320-002	$31.88	$14.94	$200.00
034-320-003	$31.88	$14.94	$200.00
034-320-004	$31.88	$14.94	$200.00
034-320-005	$31.88	$14.94	$200.00
034-320-006	$31.88	$14.94	$200.00
034-320-007	$31.88	$14.94	$200.00
034-320-008	$31.88	$14.94	$200.00
034-320-009	$31.88	$14.94	$200.00
034-320-010	$31.88	$14.94	$200.00
034-320-011	$31.88	$14.94	$200.00
034-320-012	$31.88	$14.94	$200.00
034-320-013	$31.88	$14.94	$200.00
034-320-014	$31.88	$14.94	$200.00
034-320-015	$31.88	$14.94	$200.00
034-320-016	$31.88	$14.94	$200.00
034-320-017	$31.88	$14.94	$200.00
034-320-018	$31.88	$14.94	$200.00
034-320-019	$31.88	$14.94	$200.00
034-320-020	$31.88	$14.94	$200.00
034-320-021	$31.88	$14.94	$200.00
034-320-022	$31.88	$14.94	$200.00
034-320-023	$31.88	$14.94	$200.00
034-320-024	$31.88	$14.94	$200.00
034-320-025	$31.88	$14.94	$200.00
034-320-026	$31.88	$14.94	$200.00
034-320-027	$31.88	$14.94	$200.00
034-320-028	$31.88	$14.94	$200.00
034-320-029	$31.88	$14.94	$200.00
034-320-030	$31.88	$14.94	$200.00
034-320-031	$31.88	$14.94	$200.00
034-320-032	$31.88	$14.94	$200.00
034-320-033	$31.88	$14.94	$200.00
034-320-034	$31.88	$14.94	$200.00
034-320-035	$31.88	$14.94	$200.00
034-320-036	$31.88	$14.94	$200.00
034-320-037	$31.88	$14.94	$200.00
034-320-038	$31.88	$14.94	$200.00
034-320-039	$31.88	$14.94	$200.00
034-320-040	$31.88	$14.94	$200.00
034-320-041	$31.88	$14.94	$200.00
034-320-042	$31.88	$14.94	$200.00
034-320-043	$31.88	$14.94	$200.00
034-320-044	$31.88	$14.94	$200.00
034-320-045	$31.88	$14.94	$200.00
034-320-046	$31.88	$14.94	$200.00
034-320-047	$31.88	$14.94	$200.00
034-320-048	$31.88	$14.94	$200.00
034-320-049	$31.88	$14.94	$200.00
034-320-050	$31.88	$14.94	$200.00
034-330-001	$31.88	$14.94	$200.00
034-330-002	$31.88	$14.94	$200.00
034-330-003	$31.88	$14.94	$200.00
034-330-004	$31.88	$14.94	$200.00
034-330-005	$31.88	$14.94	$200.00
034-330-006	$31.88	$14.94	$200.00
034-330-007	$31.88	$14.94	$200.00
034-330-008	$31.88	$14.94	$200.00
034-330-009	$31.88	$14.94	$200.00
034-330-010	$31.88	$14.94	$200.00
034-330-011	$31.88	$14.94	$200.00
034-330-012	$31.88	$14.94	$200.00
034-330-013	$31.88	$14.94	$200.00
034-330-014	$31.88	$14.94	$200.00
034-330-015	$31.88	$14.94	$200.00
034-330-016	$31.88	$14.94	$200.00
034-330-017	$31.88	$14.94	$200.00
034-330-018	$31.88	$14.94	$200.00
034-330-019	$31.88	$14.94	$200.00
034-330-020	$31.88	$14.94	$200.00
034-330-021	$31.88	$14.94	$200.00
034-330-022	$31.88	$14.94	$200.00
034-330-023	$31.88	$14.94	$200.00
034-330-024	$31.88	$14.94	$200.00
034-330-025	$31.88	$14.94	$200.00
034-330-026	$31.88	$14.94	$200.00
034-330-027	$31.88	$14.94	$200.00
034-330-028	$31.88	$14.94	$200.00
034-330-029	$31.88	$14.94	$200.00
034-330-030	$31.88	$14.94	$200.00
034-330-031	$31.88	$14.94	$200.00
034-330-032	$31.88	$14.94	$200.00
034-330-033	$31.88	$14.94	$200.00
034-330-034	$31.88	$14.94	$200.00
034-330-035	$31.88	$14.94	$200.00
034-330-036	$31.88	$14.94	$200.00
034-330-037	$31.88	$14.94	$200.00
034-330-038	$31.88	$14.94	$200.00
034-330-039	$31.88	$14.94	$200.00
034-330-040	$31.88	$14.94	$200.00
034-330-041	$31.88	$14.94	$200.00
034-330-042	$31.88	$14.94	$200.00
034-330-043	$31.88	$14.94	$200.00
034-330-044	$31.88	$14.94	$200.00
034-330-045	$31.88	$14.94	$200.00
034-330-046	$31.88	$14.94	$200.00
034-330-047	$31.88	$14.94	$200.00
034-330-048	$31.88	$14.94	$200.00
034-330-049	$31.88	$14.94	$200.00
034-330-050	$31.88	$14.94	$200.00
034-330-051	$31.88	$14.94	$200.00
034-330-052	$31.88	$14.94	$200.00
034-330-053	$31.88	$14.94	$200.00
034-330-054	$31.88	$14.94	$200.00
034-330-055	$31.88	$14.94	$200.00
034-330-056	$31.88	$14.94	$200.00
034-330-057	$31.88	$14.94	$200.00
034-330-058	$31.88	$14.94	$200.00
034-330-059	$31.88	$14.94	$200.00
034-330-060	$31.88	$14.94	$200.00
034-330-061	$31.88	$14.94	$200.00
034-330-062	$31.88	$14.94	$200.00
034-330-063	$31.88	$14.94	$200.00
034-330-064	$31.88	$14.94	$200.00
034-330-065	$31.88	$14.94	$200.00
034-330-066	$31.88	$14.94	$200.00
034-330-067	$31.88	$14.94	$200.00
034-330-068	$31.88	$14.94	$200.00
034-330-069	$31.88	$14.94	$200.00
034-330-070	$31.88	$14.94	$200.00
034-330-071	$31.88	$14.94	$200.00
034-330-072	$31.88	$14.94	$200.00
034-330-073	$31.88	$14.94	$200.00
034-330-074	$31.88	$14.94	$200.00
034-330-075	$31.88	$14.94	$200.00
034-330-076	$31.88	$14.94	$200.00
034-330-077	$31.88	$14.94	$200.00
034-330-078	$31.88	$14.94	$200.00
034-330-079	$31.88	$14.94	$200.00
034-330-080	$31.88	$14.94	$200.00
034-330-081	$31.88	$14.94	$200.00
034-340-001	$31.88	$14.94	$200.00
034-340-002	$31.88	$14.94	$200.00
034-340-003	$31.88	$14.94	$200.00
034-340-004	$31.88	$14.94	$200.00
034-340-005	$31.88	$14.94	$200.00
034-340-006	$31.88	$14.94	$200.00
034-340-007	$31.88	$14.94	$200.00
034-340-008	$31.88	$14.94	$200.00
034-340-009	$31.88	$14.94	$200.00
034-340-010	$31.88	$14.94	$200.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-19
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-340-011	$31.88	$14.94	$200.00	034-350-028	$31.88	$14.94	$200.00	034-360-039	$31.88	$14.94	$200.00
034-340-012	$31.88	$14.94	$200.00	034-350-029	$31.88	$14.94	$200.00	034-360-040	$31.88	$14.94	$200.00
034-340-013	$31.88	$14.94	$200.00	034-350-030	$31.88	$14.94	$200.00	034-360-041	$31.88	$14.94	$200.00
034-340-014	$31.88	$14.94	$200.00	034-350-031	$31.88	$14.94	$200.00	034-360-042	$31.88	$14.94	$200.00
034-340-015	$31.88	$14.94	$200.00	034-350-032	$31.88	$14.94	$200.00	034-360-043	$31.88	$14.94	$200.00
034-340-016	$31.88	$14.94	$200.00	034-350-033	$31.88	$14.94	$200.00	034-360-044	$31.88	$14.94	$200.00
034-340-017	$31.88	$14.94	$200.00	034-350-034	$31.88	$14.94	$200.00	034-360-045	$31.88	$14.94	$200.00
034-340-018	$31.88	$14.94	$200.00	034-350-035	$31.88	$14.94	$200.00	034-360-046	$31.88	$14.94	$200.00
034-340-019	$31.88	$14.94	$200.00	034-350-036	$31.88	$14.94	$200.00	034-360-047	$31.88	$14.94	$200.00
034-340-020	$31.88	$14.94	$200.00	034-350-037	$31.88	$14.94	$200.00	034-360-048	$31.88	$14.94	$200.00
034-340-021	$31.88	$14.94	$200.00	034-350-038	$31.88	$14.94	$200.00	034-360-049	$31.88	$14.94	$200.00
034-340-022	$31.88	$14.94	$200.00	034-350-040	$31.88	$14.94	$200.00	034-360-050	$31.88	$14.94	$200.00
034-340-023	$31.88	$14.94	$200.00	034-350-041	$31.88	$14.94	$200.00	034-360-051	$31.88	$14.94	$200.00
034-340-024	$31.88	$14.94	$200.00	034-350-042	$31.88	$14.94	$200.00	034-360-052	$31.88	$14.94	$200.00
034-340-025	$31.88	$14.94	$200.00	034-350-043	$31.88	$14.94	$200.00	034-360-053	$31.88	$14.94	$200.00
034-340-026	$31.88	$14.94	$200.00	034-350-044	$31.88	$14.94	$200.00	034-360-054	$31.88	$14.94	$200.00
034-340-027	$31.88	$14.94	$200.00	034-350-045	$31.88	$14.94	$200.00	034-360-055	$31.88	$14.94	$200.00
034-340-028	$31.88	$14.94	$200.00	034-360-001	$31.88	$14.94	$200.00	034-360-056	$31.88	$14.94	$200.00
034-340-029	$31.88	$14.94	$200.00	034-360-002	$31.88	$14.94	$200.00	034-360-057	$31.88	$14.94	$200.00
034-340-031	$31.88	$14.94	$200.00	034-360-003	$31.88	$14.94	$200.00	034-360-058	$31.88	$14.94	$200.00
034-340-032	$31.88	$14.94	$200.00	034-360-004	$31.88	$14.94	$200.00	034-360-059	$31.88	$14.94	$200.00
034-340-033	$31.88	$14.94	$200.00	034-360-005	$31.88	$14.94	$200.00	034-360-060	$31.88	$14.94	$200.00
034-340-034	$31.88	$14.94	$200.00	034-360-006	$31.88	$14.94	$200.00	034-360-061	$31.88	$14.94	$200.00
034-340-035	$31.88	$14.94	$200.00	034-360-007	$31.88	$14.94	$200.00	034-360-062	$31.88	$14.94	$200.00
034-340-036	$31.88	$14.94	$200.00	034-360-008	$31.88	$14.94	$200.00	034-360-063	$31.88	$14.94	$200.00
034-340-037	$31.88	$14.94	$200.00	034-360-009	$31.88	$14.94	$200.00	034-360-064	$31.88	$14.94	$200.00
034-340-038	$31.88	$14.94	$200.00	034-360-010	$31.88	$14.94	$200.00	034-360-065	$31.88	$14.94	$200.00
034-340-039	$31.88	$14.94	$200.00	034-360-011	$31.88	$14.94	$200.00	034-360-066	$31.88	$14.94	$200.00
034-350-001	$31.88	$14.94	$200.00	034-360-012	$31.88	$14.94	$200.00	034-360-067	$31.88	$14.94	$200.00
034-350-002	$31.88	$14.94	$200.00	034-360-013	$31.88	$14.94	$200.00	034-360-068	$31.88	$14.94	$200.00
034-350-003	$31.88	$14.94	$200.00	034-360-014	$31.88	$14.94	$200.00	034-360-069	$31.88	$14.94	$200.00
034-350-004	$31.88	$14.94	$200.00	034-360-015	$31.88	$14.94	$200.00	034-360-070	$31.88	$14.94	$200.00
034-350-005	$31.88	$14.94	$200.00	034-360-016	$31.88	$14.94	$200.00	034-360-071	$31.88	$14.94	$200.00
034-350-006	$31.88	$14.94	$200.00	034-360-017	$31.88	$14.94	$200.00	034-360-072	$31.88	$14.94	$200.00
034-350-007	$31.88	$14.94	$200.00	034-360-018	$31.88	$14.94	$200.00	034-360-073	$31.88	$14.94	$200.00
034-350-008	$31.88	$14.94	$200.00	034-360-019	$31.88	$14.94	$200.00	034-360-074	$31.88	$14.94	$200.00
034-350-009	$31.88	$14.94	$200.00	034-360-020	$31.88	$14.94	$200.00	034-360-075	$31.88	$14.94	$200.00
034-350-010	$31.88	$14.94	$200.00	034-360-021	$31.88	$14.94	$200.00	034-360-076	$31.88	$14.94	$200.00
034-350-011	$31.88	$14.94	$200.00	034-360-022	$31.88	$14.94	$200.00	034-360-077	$31.88	$14.94	$200.00
034-350-012	$31.88	$14.94	$200.00	034-360-023	$31.88	$14.94	$200.00	034-360-078	$31.88	$14.94	$200.00
034-350-013	$31.88	$14.94	$200.00	034-360-024	$31.88	$14.94	$200.00	034-360-079	$31.88	$14.94	$200.00
034-350-014	$31.88	$14.94	$200.00	034-360-025	$31.88	$14.94	$200.00	034-360-080	$31.88	$14.94	$200.00
034-350-015	$31.88	$14.94	$200.00	034-360-026	$31.88	$14.94	$200.00	034-360-081	$31.88	$14.94	$200.00
034-350-016	$31.88	$14.94	$200.00	034-360-027	$31.88	$14.94	$200.00	034-360-082	$31.88	$14.94	$200.00
034-350-017	$31.88	$14.94	$200.00	034-360-028	$31.88	$14.94	$200.00	034-360-083	$31.88	$14.94	$200.00
034-350-018	$31.88	$14.94	$200.00	034-360-029	$31.88	$14.94	$200.00	034-360-084	$31.88	$14.94	$200.00
034-350-019	$31.88	$14.94	$200.00	034-360-030	$31.88	$14.94	$200.00	034-360-085	$31.88	$14.94	$200.00
034-350-020	$31.88	$14.94	$200.00	034-360-031	$31.88	$14.94	$200.00	034-360-086	$31.88	$14.94	$200.00
034-350-021	$31.88	$14.94	$200.00	034-360-032	$31.88	$14.94	$200.00	034-360-087	$31.88	$14.94	$200.00
034-350-022	$31.88	$14.94	$200.00	034-360-033	$31.88	$14.94	$200.00	034-360-088	$31.88	$14.94	$200.00
034-350-023	$31.88	$14.94	$200.00	034-360-034	$31.88	$14.94	$200.00	034-360-089	$31.88	$14.94	$200.00
034-350-024	$31.88	$14.94	$200.00	034-360-035	$31.88	$14.94	$200.00	034-360-090	$31.88	$14.94	$200.00
034-350-025	$31.88	$14.94	$200.00	034-360-036	$31.88	$14.94	$200.00	034-360-091	$31.88	$14.94	$200.00
034-350-026	$31.88	$14.94	$200.00	034-360-037	$31.88	$14.94	$200.00	034-360-092	$31.88	$14.94	$200.00
034-350-027	$31.88	$14.94	$200.00	034-360-038	$31.88	$14.94	$200.00	034-360-093	$31.88	$14.94	$200.00

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-19
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-360-094	$31.88	$14.94	$200.00
034-360-095	$31.88	$14.94	$200.00
034-380-001	$31.88	$14.94	$200.00
034-380-002	$31.88	$14.94	$200.00
034-380-003	$31.88	$14.94	$200.00
034-380-004	$31.88	$14.94	$200.00
034-380-005	$31.88	$14.94	$200.00
034-380-006	$31.88	$14.94	$200.00
034-380-007	$31.88	$14.94	$200.00
034-380-008	$31.88	$14.94	$200.00
034-380-009	$31.88	$14.94	$200.00
034-380-010	$31.88	$14.94	$200.00
034-380-011	$31.88	$14.94	$200.00
034-380-012	$31.88	$14.94	$200.00
034-380-013	$31.88	$14.94	$200.00
034-380-014	$31.88	$14.94	$200.00
034-380-015	$31.88	$14.94	$200.00
034-380-016	$31.88	$14.94	$200.00
034-380-017	$31.88	$14.94	$200.00
034-380-018	$31.88	$14.94	$200.00
034-380-019	$31.88	$14.94	$200.00
034-380-020	$31.88	$14.94	$200.00
034-380-021	$31.88	$14.94	$200.00
034-380-022	$31.88	$14.94	$200.00
034-380-023	$31.88	$14.94	$200.00
034-380-024	$31.88	$14.94	$200.00
034-380-025	$31.88	$14.94	$200.00
034-380-026	$31.88	$14.94	$200.00
034-380-027	$31.88	$14.94	$200.00
034-380-028	$31.88	$14.94	$200.00
034-380-029	$31.88	$14.94	$200.00
034-380-030	$31.88	$14.94	$200.00
034-380-031	$31.88	$14.94	$200.00
034-380-032	$31.88	$14.94	$200.00
034-380-033	$31.88	$14.94	$200.00
034-380-034	$31.88	$14.94	$200.00
034-380-035	$31.88	$14.94	$200.00
034-380-036	$31.88	$14.94	$200.00
034-380-037	$31.88	$14.94	$200.00
034-380-038	$31.88	$14.94	$200.00
034-380-039	$31.88	$14.94	$200.00
034-380-040	$31.88	$14.94	$200.00
034-380-041	$31.88	$14.94	$200.00
034-380-042	$31.88	$14.94	$200.00
034-380-043	$31.88	$14.94	$200.00
034-380-044	$31.88	$14.94	$200.00
034-380-045	$31.88	$14.94	$200.00
034-380-046	$31.88	$14.94	$200.00
034-380-047	$31.88	$14.94	$200.00
034-380-048	$31.88	$14.94	$200.00
034-380-049	$31.88	$14.94	$200.00
034-380-050	$31.88	$14.94	$200.00
034-380-051	$31.88	$14.94	$200.00
034-380-052	$31.88	$14.94	$200.00
034-380-053	$31.88	$14.94	$200.00
034-380-054	$31.88	$14.94	$200.00
034-380-055	$31.88	$14.94	$200.00
034-380-056	$31.88	$14.94	$200.00
034-380-057	$31.88	$14.94	$200.00
034-380-058	$31.88	$14.94	$200.00
034-380-059	$31.88	$14.94	$200.00
034-380-060	$31.88	$14.94	$200.00
034-380-061	$31.88	$14.94	$200.00
034-380-062	$31.88	$14.94	$200.00
034-380-063	$31.88	$14.94	$200.00
034-380-064	$31.88	$14.94	$200.00
034-380-065	$31.88	$14.94	$200.00
034-380-066	$31.88	$14.94	$200.00
034-380-067	$31.88	$14.94	$200.00
034-380-068	$31.88	$14.94	$200.00
034-380-069	$31.88	$14.94	$200.00
034-380-070	$31.88	$14.94	$200.00
034-380-071	$31.88	$14.94	$200.00
034-380-072	$31.88	$14.94	$200.00
034-390-001	$359.32	$14.94	$200.00
034-390-002	$359.32	$14.94	$200.00
034-390-003	$359.32	$14.94	$200.00
034-390-004	$359.32	$14.94	$200.00
034-390-005	$359.32	$14.94	$200.00
034-390-006	$359.32	$14.94	$200.00
034-390-007	$359.32	$14.94	$200.00
034-390-008	$359.32	$14.94	$200.00
034-390-009	$359.32	$14.94	$200.00
034-390-010	$359.32	$14.94	$200.00
034-390-011	$359.32	$14.94	$200.00
034-390-012	$359.32	$14.94	$200.00
034-390-013	$359.32	$14.94	$200.00
034-390-014	$359.32	$14.94	$200.00
034-390-015	$359.32	$14.94	$200.00
034-390-016	$359.32	$14.94	$200.00
034-390-017	$359.32	$14.94	$200.00
034-390-018	$359.32	$14.94	$200.00
034-390-019	$359.32	$14.94	$200.00
034-390-020	$359.32	$14.94	$200.00
034-390-021	$359.32	$14.94	$200.00
034-390-022	$359.32	$14.94	$200.00
034-390-023	$359.32	$14.94	$200.00
034-390-024	$359.32	$14.94	$200.00
034-390-025	$359.32	$14.94	$200.00
034-390-026	$359.32	$14.94	$200.00
034-390-027	$359.32	$14.94	$200.00
034-390-028	$359.32	$14.94	$200.00
034-390-029	$359.32	$14.94	$200.00
034-390-030	$359.32	$14.94	$200.00
034-390-031	$359.32	$14.94	$200.00
034-390-032	$359.32	$14.94	$200.00
034-390-033	$359.32	$14.94	$200.00
034-390-034	$359.32	$14.94	$200.00
		Sub-Total	**$119,240.12**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-20
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-060-004	$359.32	$14.94	$397.40
033-060-005	$359.32	$14.94	$397.40
033-060-006	$359.32	$14.94	$397.40
033-060-007	$359.32	$14.94	$397.40
033-060-008	$359.32	$14.94	$397.40
033-060-009	$359.32	$14.94	$397.40
033-060-010	$359.32	$14.94	$397.40
033-060-011	$359.32	$14.94	$397.40
033-060-012	$359.32	$14.94	$397.40
033-060-013	$359.32	$14.94	$397.40
033-060-014	$359.32	$14.94	$397.40
033-060-015	$359.32	$14.94	$397.40
033-060-016	$359.32	$14.94	$397.40
033-060-017	$359.32	$14.94	$397.40
033-060-018	$359.32	$14.94	$397.40
033-060-019	$359.32	$14.94	$397.40
033-060-020	$359.32	$14.94	$397.40
033-060-021	$359.32	$14.94	$397.40
033-060-022	$359.32	$14.94	$397.40
033-060-023	$359.32	$14.94	$397.40
033-060-024	$359.32	$14.94	$397.40
033-060-025	$359.32	$14.94	$397.40
033-060-026	$359.32	$14.94	$397.40
033-060-027	$359.32	$14.94	$397.40
033-060-028	$359.32	$14.94	$397.40
033-060-029	$359.32	$14.94	$397.40
033-060-030	$359.32	$14.94	$397.40
033-070-032	$31.88	$14.94	$397.40
033-070-033	$31.88	$14.94	$397.40
033-070-034	$31.88	$14.94	$397.40
033-070-035	$31.88	$14.94	$397.40
033-070-036	$31.88	$14.94	$397.40
033-070-037	$31.88	$14.94	$397.40
033-070-038	$31.88	$14.94	$397.40
033-070-039	$31.88	$14.94	$397.40
033-070-040	$31.88	$14.94	$397.40
033-070-041	$31.88	$14.94	$397.40
033-070-042	$31.88	$14.94	$397.40
033-070-043	$31.88	$14.94	$397.40
033-070-044	$31.88	$14.94	$397.40
033-070-045	$31.88	$14.94	$397.40
033-070-046	$31.88	$14.94	$397.40
033-070-047	$31.88	$14.94	$397.40
033-070-048	$31.88	$14.94	$397.40
033-070-049	$31.88	$14.94	$397.40
033-070-050	$31.88	$14.94	$397.40
033-070-051	$31.88	$14.94	$397.40
033-070-052	$31.88	$14.94	$397.40
033-070-053	$31.88	$14.94	$397.40
033-070-054	$31.88	$14.94	$397.40
033-070-055	$31.88	$14.94	$397.40
033-070-056	$31.88	$14.94	$397.40
033-070-057	$31.88	$14.94	$397.40
033-070-058	$31.88	$14.94	$397.40
033-070-059	$31.88	$14.94	$397.40
033-070-060	$31.88	$14.94	$397.40
033-070-061	$31.88	$14.94	$397.40
033-070-062	$31.88	$14.94	$397.40
033-070-063	$31.88	$14.94	$397.40
033-070-064	$31.88	$14.94	$397.40
033-070-065	$31.88	$14.94	$397.40
033-070-066	$31.88	$14.94	$397.40
033-070-067	$31.88	$14.94	$397.40
033-070-068	$31.88	$14.94	$397.40
033-070-069	$31.88	$14.94	$397.40
033-070-070	$31.88	$14.94	$397.40
033-070-071	$31.88	$14.94	$397.40
033-070-072	$31.88	$14.94	$397.40
033-070-073	$31.88	$14.94	$397.40
033-070-074	$31.88	$14.94	$397.40
033-070-075	$31.88	$14.94	$397.40
033-070-076	$31.88	$14.94	$397.40
033-070-077	$31.88	$14.94	$397.40
033-070-078	$31.88	$14.94	$397.40
033-070-079	$31.88	$14.94	$397.40
033-070-080	$31.88	$14.94	$397.40
033-070-081	$31.88	$14.94	$397.40
033-070-082	$31.88	$14.94	$397.40
033-070-083	$31.88	$14.94	$397.40
033-070-084	$31.88	$14.94	$397.40
033-070-085	$31.88	$14.94	$397.40
033-070-089	$31.88	$14.94	$397.40
033-070-090	$31.88	$14.94	$397.40
033-070-092	$31.88	$14.94	$397.40
033-070-093	$31.88	$14.94	$397.40
033-070-094	$31.88	$14.94	$397.40
033-070-095	$31.88	$14.94	$397.40
033-070-096	$31.88	$14.94	$397.40
033-070-097	$31.88	$14.94	$397.40
033-070-098	$31.88	$14.94	$397.40
033-070-099	$31.88	$14.94	$397.40
033-070-100	$31.88	$14.94	$397.40
033-070-101	$31.88	$14.94	$397.40
033-070-102	$31.88	$14.94	$397.40
033-070-103	$31.88	$14.94	$397.40
033-070-104	$31.88	$14.94	$397.40
033-070-105	$31.88	$14.94	$397.40
033-070-106	$31.88	$14.94	$397.40
033-070-107	$31.88	$14.94	$397.40
033-070-108	$31.88	$14.94	$397.40
033-070-109	$31.88	$14.94	$397.40
033-070-110	$31.88	$14.94	$397.40
033-070-111	$31.88	$14.94	$397.40
033-070-112	$31.88	$14.94	$397.40
033-070-113	$31.88	$14.94	$397.40
033-070-114	$31.88	$14.94	$397.40
033-070-115	$31.88	$14.94	$397.40
033-070-116	$31.88	$14.94	$397.40
033-070-117	$31.88	$14.94	$397.40
033-070-118	$359.32	$14.94	$397.40
033-070-119	$359.32	$14.94	$397.40
033-070-120	$359.32	$14.94	$397.40
033-070-121	$359.32	$14.94	$397.40
033-070-122	$359.32	$14.94	$397.40
033-070-123	$359.32	$14.94	$397.40
033-070-124	$359.32	$14.94	$397.40
033-070-125	$359.32	$14.94	$397.40
033-070-126	$359.32	$14.94	$397.40
033-070-127	$359.32	$14.94	$397.40
033-070-128	$359.32	$14.94	$397.40
033-070-129	$359.32	$14.94	$397.40
033-070-130	$359.32	$14.94	$397.40
033-070-131	$359.32	$14.94	$397.40
033-070-132	$359.32	$14.94	$397.40
033-070-133	$359.32	$14.94	$397.40
033-070-134	$359.32	$14.94	$397.40
033-070-135	$359.32	$14.94	$397.40
033-070-136	$359.32	$14.94	$397.40
033-070-137	$359.32	$14.94	$397.40
033-070-138	$359.32	$14.94	$397.40
033-070-139	$359.32	$14.94	$397.40
033-070-140	$359.32	$14.94	$397.40
033-070-141	$359.32	$14.94	$397.40
033-070-142	$359.32	$14.94	$397.40
033-070-143	$31.88	$14.94	$397.40
033-070-144	$31.88	$14.94	$397.40
033-070-145	$31.88	$14.94	$397.40
033-340-002	$31.88	$14.94	$397.40
033-340-003	$31.88	$14.94	$397.40
033-340-004	$31.88	$14.94	$397.40
033-340-005	$31.88	$14.94	$397.40
033-340-006	$31.88	$14.94	$397.40
033-340-007	$31.88	$14.94	$397.40
033-340-008	$31.88	$14.94	$397.40
033-340-009	$31.88	$14.94	$397.40
033-340-010	$31.88	$14.94	$397.40
033-340-011	$31.88	$14.94	$397.40
033-340-012	$31.88	$14.94	$397.40
033-340-013	$31.88	$14.94	$397.40
033-340-014	$31.88	$14.94	$397.40
033-340-015	$31.88	$14.94	$397.40
033-340-016	$31.88	$14.94	$397.40
033-340-017	$31.88	$14.94	$397.40
033-340-018	$31.88	$14.94	$397.40
033-340-019	$31.88	$14.94	$397.40
033-340-020	$31.88	$14.94	$397.40
033-340-021	$31.88	$14.94	$397.40
033-340-022	$31.88	$14.94	$397.40
033-340-023	$31.88	$14.94	$397.40
033-340-024	$31.88	$14.94	$397.40
033-340-025	$31.88	$14.94	$397.40
033-340-026	$31.88	$14.94	$397.40
033-340-027	$31.88	$14.94	$397.40
033-340-028	$31.88	$14.94	$397.40
033-340-029	$31.88	$14.94	$397.40

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-20
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-340-030	$31.88	$14.94	$397.40
033-340-031	$31.88	$14.94	$397.40
033-340-032	$31.88	$14.94	$397.40
033-340-033	$31.88	$14.94	$397.40
033-340-034	$31.88	$14.94	$397.40
033-340-035	$31.88	$14.94	$397.40
033-350-001	$31.88	$14.94	$397.40
033-350-002	$31.88	$14.94	$397.40
033-350-003	$31.88	$14.94	$397.40
033-350-004	$31.88	$14.94	$397.40
033-350-005	$31.88	$14.94	$397.40
033-350-006	$31.88	$14.94	$397.40
033-350-007	$31.88	$14.94	$397.40
033-350-008	$31.88	$14.94	$397.40
033-350-009	$31.88	$14.94	$397.40
033-350-010	$31.88	$14.94	$397.40
033-350-011	$31.88	$14.94	$397.40
033-350-012	$31.88	$14.94	$397.40
033-350-013	$31.88	$14.94	$397.40
033-350-014	$31.88	$14.94	$397.40
033-350-015	$31.88	$14.94	$397.40
033-350-016	$31.88	$14.94	$397.40
033-350-017	$31.88	$14.94	$397.40
033-350-018	$31.88	$14.94	$397.40
033-350-019	$31.88	$14.94	$397.40
033-350-020	$31.88	$14.94	$397.40
033-350-021	$31.88	$14.94	$397.40
033-350-022	$31.88	$14.94	$397.40
033-350-023	$31.88	$14.94	$397.40
033-350-024	$31.88	$14.94	$397.40
033-350-025	$31.88	$14.94	$397.40
033-350-026	$31.88	$14.94	$397.40
033-350-027	$31.88	$14.94	$397.40
033-350-028	$31.88	$14.94	$397.40
033-350-029	$31.88	$14.94	$397.40
033-350-030	$31.88	$14.94	$397.40
033-350-031	$31.88	$14.94	$397.40
033-350-032	$31.88	$14.94	$397.40
033-350-033	$31.88	$14.94	$397.40
033-350-034	$31.88	$14.94	$397.40
033-350-035	$31.88	$14.94	$397.40
033-350-036	$31.88	$14.94	$397.40
033-350-037	$31.88	$14.94	$397.40
033-350-038	$31.88	$14.94	$397.40
033-350-039	$31.88	$14.94	$397.40
033-350-040	$31.88	$14.94	$397.40
033-350-041	$31.88	$14.94	$397.40
033-350-042	$31.88	$14.94	$397.40
033-350-043	$31.88	$14.94	$397.40
033-350-044	$31.88	$14.94	$397.40
033-350-045	$31.88	$14.94	$397.40
033-350-046	$31.88	$14.94	$397.40
033-350-047	$31.88	$14.94	$397.40
033-350-048	$31.88	$14.94	$397.40
033-350-049	$31.88	$14.94	$397.40
033-350-050	$31.88	$14.94	$397.40
033-350-051	$31.88	$14.94	$397.40
033-350-052	$31.88	$14.94	$397.40
033-350-053	$31.88	$14.94	$397.40
033-350-054	$31.88	$14.94	$397.40
033-350-055	$31.88	$14.94	$397.40
033-350-056	$31.88	$14.94	$397.40
033-350-057	$31.88	$14.94	$397.40
033-350-058	$31.88	$14.94	$397.40
033-350-059	$31.88	$14.94	$397.40
033-350-060	$31.88	$14.94	$397.40
033-350-061	$31.88	$14.94	$397.40
033-350-062	$31.88	$14.94	$397.40
033-350-063	$31.88	$14.94	$397.40
033-350-064	$31.88	$14.94	$397.40
033-350-065	$31.88	$14.94	$397.40
033-350-066	$31.88	$14.94	$397.40
033-350-067	$31.88	$14.94	$397.40
033-350-068	$31.88	$14.94	$397.40
033-350-069	$31.88	$14.94	$397.40
033-350-070	$31.88	$14.94	$397.40
033-370-001	$31.88	$14.94	$397.40
033-370-002	$31.88	$14.94	$397.40
033-370-003	$31.88	$14.94	$397.40
033-370-004	$31.88	$14.94	$397.40
033-370-005	$31.88	$14.94	$397.40
033-370-006	$31.88	$14.94	$397.40
033-370-007	$31.88	$14.94	$397.40
033-370-008	$31.88	$14.94	$397.40
033-370-009	$31.88	$14.94	$397.40
033-370-010	$31.88	$14.94	$397.40
033-370-011	$31.88	$14.94	$397.40
033-370-012	$31.88	$14.94	$397.40
033-370-013	$31.88	$14.94	$397.40
033-370-014	$31.88	$14.94	$397.40
033-370-018	$31.88	$14.94	$397.40
033-370-019	$31.88	$14.94	$397.40
033-370-020	$31.88	$14.94	$397.40
033-370-021	$31.88	$14.94	$397.40
033-370-022	$31.88	$14.94	$397.40
033-370-023	$31.88	$14.94	$397.40
033-370-024	$31.88	$14.94	$397.40
033-370-025	$31.88	$14.94	$397.40
033-370-026	$31.88	$14.94	$397.40
033-370-027	$31.88	$14.94	$397.40
033-370-028	$31.88	$14.94	$397.40
033-370-029	$31.88	$14.94	$397.40
033-370-030	$31.88	$14.94	$397.40
033-370-031	$31.88	$14.94	$397.40
033-370-032	$31.88	$14.94	$397.40
033-370-033	$31.88	$14.94	$397.40
033-370-034	$31.88	$14.94	$397.40
033-370-035	$31.88	$14.94	$397.40
033-370-037	$31.88	$14.94	$397.40
033-370-038	$31.88	$14.94	$397.40
033-370-039	$31.88	$14.94	$397.40
033-400-001	$31.88	$14.94	$397.40
033-400-002	$31.88	$14.94	$397.40
033-400-003	$31.88	$14.94	$397.40
033-400-004	$31.88	$14.94	$397.40
033-400-005	$31.88	$14.94	$397.40
033-400-006	$31.88	$14.94	$397.40
033-400-007	$31.88	$14.94	$397.40
033-400-008	$31.88	$14.94	$397.40
033-400-009	$31.88	$14.94	$397.40
033-400-010	$31.88	$14.94	$397.40
033-400-011	$31.88	$14.94	$397.40
033-400-012	$31.88	$14.94	$397.40
		Sub-Total	**$144,962.24**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-21
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-050-019	$31.88	$14.94	$349.04
041-050-020	$31.88	$14.94	$349.04
041-050-021	$31.88	$14.94	$349.04
041-050-022	$31.88	$14.94	$349.04
041-050-023	$31.88	$14.94	$349.04
041-050-024	$31.88	$14.94	$349.04
041-050-025	$31.88	$14.94	$349.04
041-050-026	$31.88	$14.94	$349.04
041-050-027	$31.88	$14.94	$349.04
041-050-028	$31.88	$14.94	$349.04
041-050-029	$31.88	$14.94	$349.04
041-050-030	$31.88	$14.94	$349.04
041-050-031	$31.88	$14.94	$349.04
041-310-001	$31.88	$14.94	$349.04
041-310-002	$31.88	$14.94	$349.04
041-310-003	$31.88	$14.94	$349.04
041-310-004	$31.88	$14.94	$349.04
041-310-005	$31.88	$14.94	$349.04
041-310-006	$31.88	$14.94	$349.04
041-310-007	$31.88	$14.94	$349.04
041-310-008	$31.88	$14.94	$349.04
041-310-009	$31.88	$14.94	$349.04
041-310-010	$31.88	$14.94	$349.04
041-310-011	$31.88	$14.94	$349.04
041-310-012	$31.88	$14.94	$349.04
041-310-013	$31.88	$14.94	$349.04
041-310-014	$31.88	$14.94	$349.04
041-310-015	$31.88	$14.94	$349.04
041-310-016	$31.88	$14.94	$349.04
041-310-017	$31.88	$14.94	$349.04
041-310-018	$31.88	$14.94	$349.04
041-310-019	$31.88	$14.94	$349.04
041-310-020	$31.88	$14.94	$349.04
041-310-021	$31.88	$14.94	$349.04
041-310-022	$31.88	$14.94	$349.04
041-310-023	$31.88	$14.94	$349.04
041-310-024	$31.88	$14.94	$349.04
041-310-025	$31.88	$14.94	$349.04
041-310-026	$31.88	$14.94	$349.04
041-310-027	$31.88	$14.94	$349.04
041-310-028	$31.88	$14.94	$349.04
041-310-029	$31.88	$14.94	$349.04
041-310-030	$31.88	$14.94	$349.04
041-310-031	$31.88	$14.94	$349.04
041-310-032	$31.88	$14.94	$349.04
041-310-033	$31.88	$14.94	$349.04
041-310-034	$31.88	$14.94	$349.04
041-310-035	$31.88	$14.94	$349.04
041-310-036	$31.88	$14.94	$349.04
041-310-037	$31.88	$14.94	$349.04
041-310-038	$31.88	$14.94	$349.04
041-310-039	$31.88	$14.94	$349.04
041-310-040	$31.88	$14.94	$349.04
041-310-041	$31.88	$14.94	$349.04
041-310-042	$31.88	$14.94	$349.04
041-310-043	$31.88	$14.94	$349.04
041-320-001	$31.88	$14.94	$349.04
041-320-002	$31.88	$14.94	$349.04
041-320-003	$31.88	$14.94	$349.04
041-320-004	$31.88	$14.94	$349.04
041-320-005	$31.88	$14.94	$349.04
041-320-006	$31.88	$14.94	$349.04
041-320-007	$31.88	$14.94	$349.04
041-320-008	$31.88	$14.94	$349.04
041-320-009	$31.88	$14.94	$349.04
041-320-010	$31.88	$14.94	$349.04
041-320-011	$31.88	$14.94	$349.04
041-330-001	$31.88	$14.94	$349.04
041-330-002	$31.88	$14.94	$349.04
041-330-003	$31.88	$14.94	$349.04
041-330-004	$31.88	$14.94	$349.04
041-330-005	$31.88	$14.94	$349.04
041-330-006	$31.88	$14.94	$349.04
041-330-007	$31.88	$14.94	$349.04
041-330-008	$31.88	$14.94	$349.04
041-330-009	$31.88	$14.94	$349.04
041-330-010	$31.88	$14.94	$349.04
041-330-011	$31.88	$14.94	$349.04
041-330-012	$31.88	$14.94	$349.04
041-330-013	$31.88	$14.94	$349.04
041-330-014	$31.88	$14.94	$349.04
041-330-015	$31.88	$14.94	$349.04
041-330-016	$31.88	$14.94	$349.04
041-330-017	$31.88	$14.94	$349.04
041-330-018	$31.88	$14.94	$349.04
041-330-019	$31.88	$14.94	$349.04
041-330-020	$31.88	$14.94	$349.04
041-330-021	$31.88	$14.94	$349.04
041-330-022	$31.88	$14.94	$349.04
041-330-023	$31.88	$14.94	$349.04
041-330-024	$31.88	$14.94	$349.04
041-330-025	$31.88	$14.94	$349.04
041-330-026	$31.88	$14.94	$349.04
041-330-027	$31.88	$14.94	$349.04
041-330-028	$31.88	$14.94	$349.04
041-330-029	$31.88	$14.94	$349.04
041-330-030	$31.88	$14.94	$349.04
041-330-031	$31.88	$14.94	$349.04
041-330-032	$31.88	$14.94	$349.04
041-330-033	$31.88	$14.94	$349.04
041-330-034	$31.88	$14.94	$349.04
041-330-035	$31.88	$14.94	$349.04
041-330-036	$31.88	$14.94	$349.04
	Sub-Total		**$40,773.58**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-21A
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
041-021-029	$359.32	$71.28	$1,184.24
	Sub-Total		**$1,614.84**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-22
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-012-010	$17,247.84	$119.52	$26,642.88
033-430-001	$359.32	$14.94	$555.06
033-430-002	$359.32	$14.94	$555.06
033-430-003	$359.32	$14.94	$555.06
033-430-004	$359.32	$14.94	$555.06
033-430-005	$359.32	$14.94	$555.06
033-430-006	$359.32	$14.94	$555.06
033-430-007	$359.32	$14.94	$555.06
033-430-008	$359.32	$14.94	$555.06
033-430-009	$359.32	$14.94	$555.06
033-430-010	$359.32	$14.94	$555.06
033-430-011	$359.32	$14.94	$555.06
033-430-012	$359.32	$14.94	$555.06
033-430-013	$359.32	$14.94	$555.06
033-430-014	$359.32	$14.94	$555.06
033-430-015	$359.32	$14.94	$555.06
033-430-016	$359.32	$14.94	$555.06
033-430-017	$359.32	$14.94	$555.06
033-430-018	$359.32	$14.94	$555.06
033-430-019	$359.32	$14.94	$555.06
033-430-020	$359.32	$14.94	$555.06
033-430-021	$359.32	$14.94	$555.06
033-430-022	$359.32	$14.94	$555.06
033-430-023	$359.32	$14.94	$555.06
033-430-024	$359.32	$14.94	$555.06
033-430-025	$359.32	$14.94	$555.06
033-430-026	$359.32	$14.94	$555.06
033-430-027	$359.32	$14.94	$555.06
033-430-028	$359.32	$14.94	$555.06
033-430-029	$359.32	$14.94	$555.06
033-430-030	$359.32	$14.94	$555.06
033-430-031	$359.32	$14.94	$555.06
033-430-032	$359.32	$14.94	$555.06
033-430-033	$359.32	$14.94	$555.06
033-430-034	$359.32	$14.94	$555.06
033-430-035	$359.32	$14.94	$555.06
033-430-036	$359.32	$14.94	$555.06
033-430-037	$359.32	$14.94	$555.06
033-430-038	$359.32	$14.94	$555.06
033-430-039	$359.32	$14.94	$555.06
033-430-040	$359.32	$14.94	$555.06
033-430-041	$359.32	$14.94	$555.06
033-430-042	$359.32	$14.94	$555.06
033-430-043	$359.32	$14.94	$555.06
033-430-044	$359.32	$14.94	$555.06
033-430-045	$359.32	$14.94	$555.06
033-430-046	$359.32	$14.94	$555.06
033-430-047	$359.32	$14.94	$555.06
033-430-048	$359.32	$14.94	$555.06
033-430-049	$359.32	$14.94	$555.06
033-430-050	$359.32	$14.94	$555.06
033-430-051	$359.32	$14.94	$555.06
033-430-052	$359.32	$14.94	$555.06
033-430-053	$359.32	$14.94	$555.06
033-430-054	$359.32	$14.94	$555.06
033-430-055	$359.32	$14.94	$555.06
033-430-056	$359.32	$14.94	$555.06
033-430-057	$359.32	$14.94	$555.06
033-430-058	$359.32	$14.94	$555.06
033-430-059	$359.32	$14.94	$555.06
033-430-060	$359.32	$14.94	$555.06
033-430-061	$359.32	$14.94	$555.06
033-430-062	$359.32	$14.94	$555.06
033-430-063	$359.32	$14.94	$555.06
033-430-064	$359.32	$14.94	$555.06
033-430-065	$359.32	$14.94	$555.06
033-430-066	$359.32	$14.94	$555.06
033-430-067	$359.32	$14.94	$555.06
033-430-068	$359.32	$14.94	$555.06
033-430-069	$359.32	$14.94	$555.06
033-430-070	$359.32	$14.94	$555.06
033-430-071	$359.32	$14.94	$555.06
033-430-072	$359.32	$14.94	$555.06
033-430-073	$359.32	$14.94	$555.06
033-430-074	$359.32	$14.94	$555.06
033-430-075	$359.32	$14.94	$555.06
033-430-076	$359.32	$14.94	$555.06
033-430-077	$359.32	$14.94	$555.06
033-430-078	$359.32	$14.94	$555.06
033-430-079	$359.32	$14.94	$555.06
033-430-080	$359.32	$14.94	$555.06
033-430-081	$359.32	$14.94	$555.06
033-430-082	$359.32	$14.94	$555.06
033-430-083	$359.32	$14.94	$555.06
033-430-084	$359.32	$14.94	$555.06
033-430-085	$359.32	$14.94	$555.06
033-430-086	$359.32	$14.94	$555.06
033-430-087	$359.32	$14.94	$555.06
033-430-088	$359.32	$14.94	$555.06
033-430-089	$359.32	$14.94	$555.06
033-430-090	$359.32	$14.94	$555.06
033-430-091	$359.32	$14.94	$555.06
033-430-092	$359.32	$14.94	$555.06
033-430-093	$359.32	$14.94	$555.06
033-430-094	$359.32	$14.94	$555.06
033-430-095	$359.32	$14.94	$555.06
033-430-096	$359.32	$14.94	$555.06
033-430-097	$359.32	$14.94	$555.06
033-430-098	$359.32	$14.94	$555.06
033-430-099	$359.32	$14.94	$555.06
033-430-100	$359.32	$14.94	$555.06
037-480-001	$359.32	$14.94	$555.06
037-480-002	$359.32	$14.94	$555.06
037-480-003	$359.32	$14.94	$555.06
037-480-004	$359.32	$14.94	$555.06
037-480-005	$359.32	$14.94	$555.06
037-480-006	$359.32	$14.94	$555.06
037-480-007	$359.32	$14.94	$555.06
037-480-008	$359.32	$14.94	$555.06
037-480-009	$359.32	$14.94	$555.06
037-480-010	$359.32	$14.94	$555.06
037-480-011	$359.32	$14.94	$555.06
037-480-012	$359.32	$14.94	$555.06
037-480-013	$359.32	$14.94	$555.06
037-480-014	$359.32	$14.94	$555.06
037-480-015	$359.32	$14.94	$555.06
037-480-016	$359.32	$14.94	$555.06
037-480-017	$359.32	$14.94	$555.06
037-480-018	$359.32	$14.94	$555.06
037-480-019	$359.32	$14.94	$555.06
037-480-020	$359.32	$14.94	$555.06
037-480-021	$359.32	$14.94	$555.06
037-480-022	$359.32	$14.94	$555.06
037-480-023	$359.32	$14.94	$555.06
037-480-024	$359.32	$14.94	$555.06
037-480-025	$359.32	$14.94	$555.06
037-480-026	$359.32	$14.94	$555.06
037-480-027	$359.32	$14.94	$555.06
037-480-028	$359.32	$14.94	$555.06
037-480-029	$359.32	$14.94	$555.06
037-480-030	$359.32	$14.94	$555.06
037-480-031	$359.32	$14.94	$555.06
037-480-032	$359.32	$14.94	$555.06
037-480-033	$359.32	$14.94	$555.06
037-480-034	$359.32	$14.94	$555.06
037-480-035	$359.32	$14.94	$555.06
037-480-036	$359.32	$14.94	$555.06
037-480-037	$359.32	$14.94	$555.06
037-480-038	$359.32	$14.94	$555.06
037-480-039	$359.32	$14.94	$555.06
037-480-040	$359.32	$14.94	$555.06
037-480-041	$359.32	$14.94	$555.06
037-480-042	$359.32	$14.94	$555.06
037-480-043	$359.32	$14.94	$555.06
037-480-044	$359.32	$14.94	$555.06
037-480-045	$359.32	$14.94	$555.06
037-480-046	$359.32	$14.94	$555.06
037-480-047	$359.32	$14.94	$555.06
037-480-048	$359.32	$14.94	$555.06
037-480-049	$359.32	$14.94	$555.06
037-480-050	$359.32	$14.94	$555.06
037-480-051	$359.32	$14.94	$555.06
037-480-052	$359.32	$14.94	$555.06
037-480-053	$359.32	$14.94	$555.06
037-480-054	$359.32	$14.94	$555.06
037-480-055	$359.32	$14.94	$555.06
037-480-056	$359.32	$14.94	$555.06
037-480-057	$359.32	$14.94	$555.06
037-480-058	$359.32	$14.94	$555.06
037-480-059	$359.32	$14.94	$555.06
037-480-060	$359.32	$14.94	$555.06
037-480-061	$359.32	$14.94	$555.06
037-480-062	$359.32	$14.94	$555.06
037-480-063	$359.32	$14.94	$555.06
037-480-064	$359.32	$14.94	$555.06

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-22
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-480-065	$359.32	$14.94	$555.06
037-480-066	$359.32	$14.94	$555.06
037-480-067	$359.32	$14.94	$555.06
037-480-068	$359.32	$14.94	$555.06
037-480-069	$359.32	$14.94	$555.06
037-480-070	$359.32	$14.94	$555.06
037-480-071	$359.32	$14.94	$555.06
037-480-072	$359.32	$14.94	$555.06
037-480-073	$359.32	$14.94	$555.06
037-480-074	$359.32	$14.94	$555.06
037-480-075	$359.32	$14.94	$555.06
037-480-076	$359.32	$14.94	$555.06
037-480-077	$359.32	$14.94	$555.06
037-480-078	$359.32	$14.94	$555.06
037-480-079	$359.32	$14.94	$555.06
037-480-080	$359.32	$14.94	$555.06
037-480-081	$359.32	$14.94	$555.06
037-480-082	$359.32	$14.94	$555.06
037-480-083	$359.32	$14.94	$555.06
037-480-084	$359.32	$14.94	$555.06
037-480-085	$359.32	$14.94	$555.06
037-480-086	$359.32	$14.94	$555.06
037-480-087	$359.32	$14.94	$555.06
037-480-088	$359.32	$14.94	$555.06
037-480-089	$359.32	$14.94	$555.06
037-480-090	$359.32	$14.94	$555.06
037-480-091	$359.32	$14.94	$555.06
037-480-092	$359.32	$14.94	$555.06
037-480-093	$359.32	$14.94	$555.06
037-480-094	$359.32	$14.94	$555.06
037-480-095	$359.32	$14.94	$555.06
037-480-096	$359.32	$14.94	$555.06
037-480-097	$359.32	$14.94	$555.06
037-480-098	$359.32	$14.94	$555.06
037-480-099	$359.32	$14.94	$555.06
037-480-100	$359.32	$14.94	$555.06
037-480-101	$359.32	$14.94	$555.06
037-480-102	$359.32	$14.94	$555.06
037-480-103	$359.32	$14.94	$555.06
037-480-104	$359.32	$14.94	$555.06
037-480-105	$359.32	$14.94	$555.06
037-480-106	$359.32	$14.94	$555.06
037-480-107	$359.32	$14.94	$555.06
037-480-108	$359.32	$14.94	$555.06
037-480-109	$359.32	$14.94	$555.06
037-480-110	$359.32	$14.94	$555.06
037-490-001	$359.32	$14.94	$555.06
037-490-002	$359.32	$14.94	$555.06
037-490-003	$359.32	$14.94	$555.06
037-490-004	$359.32	$14.94	$555.06
037-490-005	$359.32	$14.94	$555.06
037-490-006	$359.32	$14.94	$555.06
037-490-007	$359.32	$14.94	$555.06
037-490-008	$359.32	$14.94	$555.06
037-490-009	$359.32	$14.94	$555.06
037-490-010	$359.32	$14.94	$555.06
037-490-011	$359.32	$14.94	$555.06
037-490-012	$359.32	$14.94	$555.06
037-490-013	$359.32	$14.94	$555.06
037-490-014	$359.32	$14.94	$555.06
037-490-015	$359.32	$14.94	$555.06
037-490-016	$359.32	$14.94	$555.06
037-490-017	$359.32	$14.94	$555.06
037-490-018	$359.32	$14.94	$555.06
037-490-019	$359.32	$14.94	$555.06
037-490-020	$359.32	$14.94	$555.06
037-490-021	$359.32	$14.94	$555.06
037-490-022	$359.32	$14.94	$555.06
037-490-023	$359.32	$14.94	$555.06
037-490-024	$359.32	$14.94	$555.06
037-490-025	$359.32	$14.94	$555.06
037-490-026	$359.32	$14.94	$555.06
037-490-027	$359.32	$14.94	$555.06
037-490-028	$359.32	$14.94	$555.06
037-490-029	$359.32	$14.94	$555.06
037-490-030	$359.32	$14.94	$555.06
037-490-031	$359.32	$14.94	$555.06
037-490-032	$359.32	$14.94	$555.06
037-490-033	$359.32	$14.94	$555.06
037-490-034	$359.32	$14.94	$555.06
037-490-035	$359.32	$14.94	$555.06
037-490-036	$359.32	$14.94	$555.06
037-490-037	$359.32	$14.94	$555.06
037-490-038	$359.32	$14.94	$555.06
037-490-039	$359.32	$14.94	$555.06
037-490-040	$359.32	$14.94	$555.06
037-490-041	$359.32	$14.94	$555.06
037-490-042	$359.32	$14.94	$555.06
037-490-043	$359.32	$14.94	$555.06
037-490-044	$359.32	$14.94	$555.06
037-490-045	$359.32	$14.94	$555.06
037-490-046	$359.32	$14.94	$555.06
037-490-047	$359.32	$14.94	$555.06
037-490-048	$359.32	$14.94	$555.06
037-490-049	$359.32	$14.94	$555.06
037-490-050	$359.32	$14.94	$555.06
037-490-051	$359.32	$14.94	$555.06
037-490-052	$359.32	$14.94	$555.06
037-490-053	$359.32	$14.94	$555.06
037-490-054	$359.32	$14.94	$555.06
037-490-055	$359.32	$14.94	$555.06
037-490-056	$359.32	$14.94	$555.06
037-490-057	$359.32	$14.94	$555.06
037-490-058	$359.32	$14.94	$555.06
037-490-059	$359.32	$14.94	$555.06
037-490-060	$359.32	$14.94	$555.06
037-490-061	$359.32	$14.94	$555.06
037-490-062	$359.32	$14.94	$555.06
037-490-063	$359.32	$14.94	$555.06
037-490-064	$359.32	$14.94	$555.06
037-490-065	$359.32	$14.94	$555.06
037-490-066	$359.32	$14.94	$555.06
037-490-067	$359.32	$14.94	$555.06
037-490-068	$359.32	$14.94	$555.06
037-490-069	$359.32	$14.94	$555.06
037-490-070	$359.32	$14.94	$555.06
037-490-071	$359.32	$14.94	$555.06
037-490-072	$359.32	$14.94	$555.06
037-490-073	$359.32	$14.94	$555.06
037-490-074	$359.32	$14.94	$555.06
037-490-075	$359.32	$14.94	$555.06
037-490-076	$359.32	$14.94	$555.06
037-490-077	$359.32	$14.94	$555.06
037-490-078	$359.32	$14.94	$555.06
037-490-079	$359.32	$14.94	$555.06
037-490-080	$359.32	$14.94	$555.06
037-490-081	$359.32	$14.94	$555.06
037-490-082	$359.32	$14.94	$555.06
037-490-083	$359.32	$14.94	$555.06
037-490-084	$359.32	$14.94	$555.06
037-490-085	$359.32	$14.94	$555.06
037-490-086	$359.32	$14.94	$555.06
037-490-087	$359.32	$14.94	$555.06
037-490-088	$359.32	$14.94	$555.06
037-490-089	$359.32	$14.94	$555.06
037-490-090	$359.32	$14.94	$555.06
037-490-091	$359.32	$14.94	$555.06
037-500-001	$359.32	$14.94	$555.06
037-500-002	$359.32	$14.94	$555.06
037-500-003	$359.32	$14.94	$555.06
037-500-004	$359.32	$14.94	$555.06
037-500-005	$359.32	$14.94	$555.06
037-500-006	$359.32	$14.94	$555.06
037-500-007	$359.32	$14.94	$555.06
037-500-008	$359.32	$14.94	$555.06
037-500-009	$359.32	$14.94	$555.06
037-500-010	$359.32	$14.94	$555.06
037-500-011	$359.32	$14.94	$555.06
037-500-012	$359.32	$14.94	$555.06
037-500-013	$359.32	$14.94	$555.06
037-500-014	$359.32	$14.94	$555.06
037-500-015	$359.32	$14.94	$555.06
037-500-016	$359.32	$14.94	$555.06
037-500-017	$359.32	$14.94	$555.06
037-500-018	$359.32	$14.94	$555.06
037-500-019	$359.32	$14.94	$555.06
037-500-020	$359.32	$14.94	$555.06
037-500-021	$359.32	$14.94	$555.06
037-500-022	$359.32	$14.94	$555.06
037-500-023	$359.32	$14.94	$555.06
037-500-024	$359.32	$14.94	$555.06
037-500-025	$359.32	$14.94	$555.06
037-500-026	$359.32	$14.94	$555.06
037-500-027	$359.32	$14.94	$555.06
037-500-028	$359.32	$14.94	$555.06

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-22
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-500-029	$359.32	$14.94	$555.06
037-500-030	$359.32	$14.94	$555.06
037-500-031	$359.32	$14.94	$555.06
037-500-032	$359.32	$14.94	$555.06
037-500-033	$359.32	$14.94	$555.06
037-500-034	$359.32	$14.94	$555.06
037-500-035	$359.32	$14.94	$555.06
037-500-036	$359.32	$14.94	$555.06
037-500-037	$359.32	$14.94	$555.06
037-500-038	$359.32	$14.94	$555.06
037-500-039	$359.32	$14.94	$555.06
037-500-040	$359.32	$14.94	$555.06
037-500-041	$359.32	$14.94	$555.06
037-500-042	$359.32	$14.94	$555.06
037-500-043	$359.32	$14.94	$555.06
037-500-044	$359.32	$14.94	$555.06
037-500-045	$359.32	$14.94	$555.06
037-500-046	$359.32	$14.94	$555.06
037-500-047	$359.32	$14.94	$555.06
037-500-048	$359.32	$14.94	$555.06
037-500-049	$359.32	$14.94	$555.06
037-500-050	$359.32	$14.94	$555.06
037-500-051	$359.32	$14.94	$555.06
037-500-052	$359.32	$14.94	$555.06
037-500-053	$359.32	$14.94	$555.06
037-500-054	$359.32	$14.94	$555.06
037-500-055	$359.32	$14.94	$555.06
037-500-056	$359.32	$14.94	$555.06
037-500-057	$359.32	$14.94	$555.06
037-500-058	$359.32	$14.94	$555.06
037-500-059	$359.32	$14.94	$555.06
037-500-060	$359.32	$14.94	$555.06
037-500-061	$359.32	$14.94	$555.06
037-500-062	$359.32	$14.94	$555.06
037-500-063	$359.32	$14.94	$555.06
037-500-064	$359.32	$14.94	$555.06
037-500-065	$359.32	$14.94	$555.06
037-500-066	$359.32	$14.94	$555.06
037-500-067	$359.32	$14.94	$555.06
037-500-068	$359.32	$14.94	$555.06
037-500-069	$359.32	$14.94	$555.06
037-500-070	$359.32	$14.94	$555.06
037-500-071	$359.32	$14.94	$555.06
037-500-072	$359.32	$14.94	$555.06
037-500-073	$359.32	$14.94	$555.06
037-500-074	$359.32	$14.94	$555.06
037-500-075	$359.32	$14.94	$555.06
037-500-076	$359.32	$14.94	$555.06
037-500-077	$359.32	$14.94	$555.06
037-500-078	$359.32	$14.94	$555.06
037-500-079	$359.32	$14.94	$555.06
037-500-080	$359.32	$14.94	$555.06
037-500-081	$359.32	$14.94	$555.06
037-500-082	$359.32	$14.94	$555.06
037-500-083	$359.32	$14.94	$555.06
037-500-084	$359.32	$14.94	$555.06
037-500-085	$359.32	$14.94	$555.06
037-500-086	$359.32	$14.94	$555.06
037-500-087	$359.32	$14.94	$555.06
037-500-088	$359.32	$14.94	$555.06
037-500-089	$359.32	$14.94	$555.06
037-500-090	$359.32	$14.94	$555.06
037-500-091	$359.32	$14.94	$555.06
037-510-001	$359.32	$14.94	$555.06
037-510-002	$359.32	$14.94	$555.06
037-510-003	$359.32	$14.94	$555.06
037-510-004	$359.32	$14.94	$555.06
037-510-005	$359.32	$14.94	$555.06
037-510-006	$359.32	$14.94	$555.06
037-510-007	$359.32	$14.94	$555.06
037-510-008	$359.32	$14.94	$555.06
037-510-009	$359.32	$14.94	$555.06
037-510-010	$359.32	$14.94	$555.06
037-510-011	$359.32	$14.94	$555.06
037-510-012	$359.32	$14.94	$555.06
037-510-013	$359.32	$14.94	$555.06
037-510-014	$359.32	$14.94	$555.06
037-510-015	$359.32	$14.94	$555.06
037-510-016	$359.32	$14.94	$555.06
037-510-017	$359.32	$14.94	$555.06
037-510-018	$359.32	$14.94	$555.06
037-510-019	$359.32	$14.94	$555.06
037-510-020	$359.32	$14.94	$555.06
037-510-021	$359.32	$14.94	$555.06
037-510-022	$359.32	$14.94	$555.06
037-510-023	$359.32	$14.94	$555.06
037-510-024	$359.32	$14.94	$555.06
037-510-025	$359.32	$14.94	$555.06
037-510-026	$359.32	$14.94	$555.06
037-510-027	$359.32	$14.94	$555.06
037-510-028	$359.32	$14.94	$555.06
037-510-029	$359.32	$14.94	$555.06
037-510-030	$359.32	$14.94	$555.06
037-510-031	$359.32	$14.94	$555.06
037-510-032	$359.32	$14.94	$555.06
037-510-033	$359.32	$14.94	$555.06
037-510-034	$359.32	$14.94	$555.06
037-510-035	$359.32	$14.94	$555.06
037-510-036	$359.32	$14.94	$555.06
037-510-037	$359.32	$14.94	$555.06
037-510-038	$359.32	$14.94	$555.06
037-510-039	$359.32	$14.94	$555.06
037-510-040	$359.32	$14.94	$555.06
037-510-041	$359.32	$14.94	$555.06
037-510-042	$359.32	$14.94	$555.06
037-510-043	$359.32	$14.94	$555.06
037-510-044	$359.32	$14.94	$555.06
037-510-045	$359.32	$14.94	$555.06
037-510-046	$359.32	$14.94	$555.06
037-510-047	$359.32	$14.94	$555.06
037-510-048	$359.32	$14.94	$555.06
037-510-049	$359.32	$14.94	$555.06
037-510-050	$359.32	$14.94	$555.06
037-510-051	$359.32	$14.94	$555.06
037-510-052	$359.32	$14.94	$555.06
037-510-053	$359.32	$14.94	$555.06
037-510-054	$359.32	$14.94	$555.06
037-510-055	$359.32	$14.94	$555.06
037-510-056	$359.32	$14.94	$555.06
037-510-057	$359.32	$14.94	$555.06
037-510-058	$359.32	$14.94	$555.06
037-510-059	$359.32	$14.94	$555.06
037-510-060	$359.32	$14.94	$555.06
037-510-061	$359.32	$14.94	$555.06
037-510-062	$359.32	$14.94	$555.06
037-510-063	$359.32	$14.94	$555.06
037-510-064	$359.32	$14.94	$555.06
037-510-065	$359.32	$14.94	$555.06
037-510-066	$359.32	$14.94	$555.06
037-510-067	$359.32	$14.94	$555.06
037-510-068	$359.32	$14.94	$555.06
037-510-069	$359.32	$14.94	$555.06
037-510-070	$359.32	$14.94	$555.06
037-510-071	$359.32	$14.94	$555.06
037-510-072	$359.32	$14.94	$555.06
037-510-073	$359.32	$14.94	$555.06
037-510-074	$359.32	$14.94	$555.06
037-510-075	$359.32	$14.94	$555.06
037-510-076	$359.32	$14.94	$555.06
037-510-077	$359.32	$14.94	$555.06
037-510-078	$359.32	$14.94	$555.06
037-510-079	$359.32	$14.94	$555.06
037-510-080	$359.32	$14.94	$555.06
037-510-081	$359.32	$14.94	$555.06
037-510-082	$359.32	$14.94	$555.06
037-510-083	$359.32	$14.94	$555.06
037-510-084	$359.32	$14.94	$555.06
037-510-085	$359.32	$14.94	$555.06
037-510-086	$359.32	$14.94	$555.06
037-510-087	$359.32	$14.94	$555.06
037-510-088	$359.32	$14.94	$555.06
037-510-089	$359.32	$14.94	$555.06
037-510-090	$359.32	$14.94	$555.06
037-510-091	$359.32	$14.94	$555.06
037-510-092	$359.32	$14.94	$555.06
037-510-093	$359.32	$14.94	$555.06
037-510-094	$359.32	$14.94	$555.06
037-510-095	$359.32	$14.94	$555.06
037-510-096	$359.32	$14.94	$555.06
037-510-097	$359.32	$14.94	$555.06
037-510-098	$359.32	$14.94	$555.06
037-510-099	$359.32	$14.94	$555.06
037-510-100	$359.32	$14.94	$555.06
037-520-001	$359.32	$14.94	$555.06
037-520-002	$359.32	$14.94	$555.06

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-22
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
037-520-003	$359.32	$14.94	$555.06
037-520-004	$359.32	$14.94	$555.06
037-520-005	$359.32	$14.94	$555.06
037-520-006	$359.32	$14.94	$555.06
037-520-007	$359.32	$14.94	$555.06
037-520-008	$359.32	$14.94	$555.06
037-520-009	$359.32	$14.94	$555.06
037-520-010	$359.32	$14.94	$555.06
037-520-011	$359.32	$14.94	$555.06
037-520-012	$359.32	$14.94	$555.06
037-520-013	$359.32	$14.94	$555.06
037-520-014	$359.32	$14.94	$555.06
037-520-015	$359.32	$14.94	$555.06
037-520-016	$359.32	$14.94	$555.06
037-520-017	$359.32	$14.94	$555.06
037-520-018	$359.32	$14.94	$555.06
037-520-019	$359.32	$14.94	$555.06
037-520-020	$359.32	$14.94	$555.06
037-520-021	$359.32	$14.94	$555.06
037-520-022	$359.32	$14.94	$555.06
037-520-023	$359.32	$14.94	$555.06
037-520-024	$359.32	$14.94	$555.06
037-520-025	$359.32	$14.94	$555.06
037-520-026	$359.32	$14.94	$555.06
037-520-027	$359.32	$14.94	$555.06
037-520-028	$359.32	$14.94	$555.06
037-520-029	$359.32	$14.94	$555.06
037-520-030	$359.32	$14.94	$555.06
037-520-031	$359.32	$14.94	$555.06
037-520-032	$359.32	$14.94	$555.06
037-520-033	$359.32	$14.94	$555.06
037-520-034	$359.32	$14.94	$555.06
037-520-035	$359.32	$14.94	$555.06
037-520-036	$359.32	$14.94	$555.06
037-520-037	$359.32	$14.94	$555.06
037-520-038	$359.32	$14.94	$555.06
037-520-039	$359.32	$14.94	$555.06
037-520-040	$359.32	$14.94	$555.06
037-520-041	$359.32	$14.94	$555.06
037-520-042	$359.32	$14.94	$555.06
037-520-043	$359.32	$14.94	$555.06
037-520-044	$359.32	$14.94	$555.06
037-520-045	$359.32	$14.94	$555.06
037-520-046	$359.32	$14.94	$555.06
037-520-047	$359.32	$14.94	$555.06
037-520-048	$359.32	$14.94	$555.06
037-520-049	$359.32	$14.94	$555.06
	Sub-Total		**$546,772.36**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-23
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-160-010	$359.32	$71.28	$643.32	034-160-065	$359.32	$71.28	$643.32	034-400-001	$359.32	$14.94	$643.32
034-160-011	$359.32	$71.28	$643.32	034-160-066	$359.32	$71.28	$643.32	034-400-002	$359.32	$14.94	$643.32
034-160-012	$359.32	$71.28	$643.32	034-160-067	$359.32	$71.28	$643.32	034-400-003	$359.32	$14.94	$643.32
034-160-013	$359.32	$71.28	$643.32	034-160-068	$359.32	$71.28	$643.32	034-400-004	$359.32	$14.94	$643.32
034-160-014	$359.32	$71.28	$643.32	034-160-069	$359.32	$71.28	$643.32	034-400-005	$359.32	$14.94	$643.32
034-160-015	$359.32	$71.28	$643.32	034-160-070	$359.32	$71.28	$643.32	034-400-006	$359.32	$14.94	$643.32
034-160-016	$359.32	$71.28	$643.32	034-160-071	$359.32	$71.28	$643.32	034-400-007	$359.32	$14.94	$643.32
034-160-017	$359.32	$71.28	$643.32	034-160-072	$359.32	$71.28	$643.32	034-400-008	$359.32	$14.94	$643.32
034-160-018	$359.32	$71.28	$643.32	034-160-073	$359.32	$71.28	$643.32	034-400-009	$359.32	$14.94	$643.32
034-160-019	$359.32	$71.28	$643.32	034-160-074	$359.32	$71.28	$643.32	034-400-010	$359.32	$14.94	$643.32
034-160-020	$359.32	$71.28	$643.32	034-160-075	$359.32	$71.28	$643.32	034-400-011	$359.32	$14.94	$643.32
034-160-021	$359.32	$71.28	$643.32	034-160-076	$359.32	$71.28	$643.32	034-400-012	$359.32	$14.94	$643.32
034-160-022	$359.32	$71.28	$643.32	034-160-077	$359.32	$71.28	$643.32	034-400-013	$359.32	$14.94	$643.32
034-160-023	$359.32	$71.28	$643.32	034-160-078	$359.32	$71.28	$643.32	034-400-014	$359.32	$14.94	$643.32
034-160-024	$359.32	$71.28	$643.32	034-160-079	$359.32	$71.28	$643.32	034-400-015	$359.32	$14.94	$643.32
034-160-025	$359.32	$71.28	$643.32	034-160-080	$359.32	$71.28	$643.32	034-400-016	$359.32	$14.94	$643.32
034-160-026	$359.32	$71.28	$643.32	034-160-081	$359.32	$71.28	$643.32	034-400-017	$359.32	$14.94	$643.32
034-160-027	$359.32	$71.28	$643.32	034-160-082	$359.32	$71.28	$643.32	034-400-018	$359.32	$14.94	$643.32
034-160-028	$359.32	$71.28	$643.32	034-160-083	$359.32	$71.28	$643.32	034-400-019	$359.32	$14.94	$643.32
034-160-029	$359.32	$71.28	$643.32	034-160-084	$359.32	$71.28	$643.32	034-400-020	$359.32	$14.94	$643.32
034-160-030	$359.32	$71.28	$643.32	034-160-085	$359.32	$71.28	$643.32	034-400-021	$359.32	$14.94	$643.32
034-160-031	$359.32	$71.28	$643.32	034-160-086	$359.32	$71.28	$643.32	034-400-022	$359.32	$14.94	$643.32
034-160-032	$359.32	$71.28	$643.32	034-160-087	$359.32	$71.28	$643.32	034-400-023	$359.32	$14.94	$643.32
034-160-033	$359.32	$71.28	$643.32	034-160-088	$359.32	$71.28	$643.32	034-400-024	$359.32	$14.94	$643.32
034-160-034	$359.32	$71.28	$643.32	034-160-089	$359.32	$71.28	$643.32	034-400-025	$359.32	$14.94	$643.32
034-160-035	$359.32	$71.28	$643.32	034-160-090	$359.32	$71.28	$643.32	034-400-026	$359.32	$14.94	$643.32
034-160-036	$359.32	$71.28	$643.32	034-160-091	$359.32	$71.28	$643.32	034-400-027	$359.32	$14.94	$643.32
034-160-037	$359.32	$71.28	$643.32	034-160-092	$359.32	$71.28	$643.32	034-400-028	$359.32	$14.94	$643.32
034-160-038	$359.32	$71.28	$643.32	034-160-093	$359.32	$71.28	$643.32	034-400-029	$359.32	$14.94	$643.32
034-160-039	$359.32	$71.28	$643.32	034-160-094	$359.32	$71.28	$643.32	034-400-030	$359.32	$14.94	$643.32
034-160-040	$359.32	$71.28	$643.32	034-160-095	$359.32	$71.28	$643.32	034-400-031	$359.32	$14.94	$643.32
034-160-041	$359.32	$71.28	$643.32	034-160-096	$359.32	$71.28	$643.32	034-400-032	$359.32	$14.94	$643.32
034-160-042	$359.32	$71.28	$643.32	034-160-097	$359.32	$71.28	$643.32	034-400-033	$359.32	$14.94	$643.32
034-160-043	$359.32	$71.28	$643.32	034-160-098	$359.32	$71.28	$643.32	034-400-034	$359.32	$14.94	$643.32
034-160-044	$359.32	$71.28	$643.32	034-160-099	$359.32	$71.28	$643.32	034-400-035	$359.32	$14.94	$643.32
034-160-045	$359.32	$71.28	$643.32	034-160-100	$359.32	$71.28	$643.32	034-400-036	$359.32	$14.94	$643.32
034-160-046	$359.32	$71.28	$643.32	034-160-101	$359.32	$71.28	$643.32	034-400-037	$359.32	$14.94	$643.32
034-160-047	$359.32	$71.28	$643.32	034-160-102	$359.32	$71.28	$643.32	034-400-038	$359.32	$14.94	$643.32
034-160-048	$359.32	$71.28	$643.32	034-160-103	$359.32	$71.28	$643.32	034-400-039	$359.32	$14.94	$643.32
034-160-049	$359.32	$71.28	$643.32	034-160-104	$359.32	$71.28	$643.32	034-400-040	$359.32	$14.94	$643.32
034-160-050	$359.32	$71.28	$643.32	034-160-105	$359.32	$71.28	$643.32	034-410-001	$359.32	$14.94	$643.32
034-160-051	$359.32	$71.28	$643.32	034-160-106	$359.32	$71.28	$643.32	034-410-002	$359.32	$14.94	$643.32
034-160-052	$359.32	$71.28	$643.32	034-160-107	$359.32	$71.28	$643.32	034-410-003	$359.32	$14.94	$643.32
034-160-053	$359.32	$71.28	$643.32	034-160-108	$359.32	$71.28	$643.32	034-410-004	$359.32	$14.94	$643.32
034-160-054	$359.32	$71.28	$643.32	034-160-109	$359.32	$71.28	$643.32	034-410-005	$359.32	$14.94	$643.32
034-160-055	$359.32	$71.28	$643.32	034-160-110	$359.32	$71.28	$643.32	034-410-006	$359.32	$14.94	$643.32
034-160-056	$359.32	$71.28	$643.32	034-160-111	$359.32	$71.28	$643.32	034-410-007	$359.32	$14.94	$643.32
034-160-057	$359.32	$71.28	$643.32	034-160-112	$359.32	$71.28	$643.32	034-410-008	$359.32	$14.94	$643.32
034-160-058	$359.32	$71.28	$643.32	034-160-113	$359.32	$71.28	$643.32	034-410-009	$359.32	$14.94	$643.32
034-160-059	$359.32	$71.28	$643.32	034-160-114	$359.32	$71.28	$643.32	034-410-010	$359.32	$14.94	$643.32
034-160-060	$359.32	$71.28	$643.32	034-160-115	$359.32	$71.28	$643.32	034-410-011	$359.32	$14.94	$643.32
034-160-061	$359.32	$71.28	$643.32	034-160-116	$359.32	$71.28	$643.32	034-410-012	$359.32	$14.94	$643.32
034-160-062	$359.32	$71.28	$643.32	034-160-117	$359.32	$71.28	$643.32	034-410-013	$359.32	$14.94	$643.32
034-160-063	$359.32	$71.28	$643.32	034-160-118	$359.32	$71.28	$643.32	034-410-014	$359.32	$14.94	$643.32
034-160-064	$359.32	$71.28	$643.32	034-160-119	$359.32	$71.28	$643.32	034-410-015	$359.32	$14.94	$643.32

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-23
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-410-016	$359.32	$14.94	$643.32	034-410-071	$359.32	$14.94	$643.32	034-420-053	$359.32	$14.94	$643.32
034-410-017	$359.32	$14.94	$643.32	034-410-072	$359.32	$14.94	$643.32	034-420-054	$359.32	$14.94	$643.32
034-410-018	$359.32	$14.94	$643.32	034-410-073	$359.32	$14.94	$643.32	034-420-055	$359.32	$14.94	$643.32
034-410-019	$359.32	$14.94	$643.32	034-420-001	$359.32	$14.94	$643.32	034-420-056	$359.32	$14.94	$643.32
034-410-020	$359.32	$14.94	$643.32	034-420-002	$359.32	$14.94	$643.32	034-420-057	$359.32	$14.94	$643.32
034-410-021	$359.32	$14.94	$643.32	034-420-003	$359.32	$14.94	$643.32	034-420-058	$359.32	$14.94	$643.32
034-410-022	$359.32	$14.94	$643.32	034-420-004	$359.32	$14.94	$643.32	034-420-059	$359.32	$14.94	$643.32
034-410-023	$359.32	$14.94	$643.32	034-420-005	$359.32	$14.94	$643.32	034-420-060	$359.32	$14.94	$643.32
034-410-024	$359.32	$14.94	$643.32	034-420-006	$359.32	$14.94	$643.32	034-420-061	$359.32	$14.94	$643.32
034-410-025	$359.32	$14.94	$643.32	034-420-007	$359.32	$14.94	$643.32	034-420-062	$359.32	$14.94	$643.32
034-410-026	$359.32	$14.94	$643.32	034-420-008	$359.32	$14.94	$643.32	034-420-063	$359.32	$14.94	$643.32
034-410-027	$359.32	$14.94	$643.32	034-420-009	$359.32	$14.94	$643.32	034-420-064	$359.32	$14.94	$643.32
034-410-028	$359.32	$14.94	$643.32	034-420-010	$359.32	$14.94	$643.32	034-420-065	$359.32	$14.94	$643.32
034-410-029	$359.32	$14.94	$643.32	034-420-011	$359.32	$14.94	$643.32	034-420-066	$359.32	$14.94	$643.32
034-410-030	$359.32	$14.94	$643.32	034-420-012	$359.32	$14.94	$643.32	034-420-067	$359.32	$14.94	$643.32
034-410-031	$359.32	$14.94	$643.32	034-420-013	$359.32	$14.94	$643.32	034-420-068	$359.32	$14.94	$643.32
034-410-032	$359.32	$14.94	$643.32	034-420-014	$359.32	$14.94	$643.32	034-420-069	$359.32	$14.94	$643.32
034-410-033	$359.32	$14.94	$643.32	034-420-015	$359.32	$14.94	$643.32	034-420-070	$359.32	$14.94	$643.32
034-410-034	$359.32	$14.94	$643.32	034-420-016	$359.32	$14.94	$643.32	034-420-071	$359.32	$14.94	$643.32
034-410-035	$359.32	$14.94	$643.32	034-420-017	$359.32	$14.94	$643.32	034-420-072	$359.32	$14.94	$643.32
034-410-036	$359.32	$14.94	$643.32	034-420-018	$359.32	$14.94	$643.32	034-420-073	$359.32	$14.94	$643.32
034-410-037	$359.32	$14.94	$643.32	034-420-019	$359.32	$14.94	$643.32	034-420-074	$359.32	$14.94	$643.32
034-410-038	$359.32	$14.94	$643.32	034-420-020	$359.32	$14.94	$643.32	034-420-075	$359.32	$14.94	$643.32
034-410-039	$359.32	$14.94	$643.32	034-420-021	$359.32	$14.94	$643.32	034-420-076	$359.32	$14.94	$643.32
034-410-040	$359.32	$14.94	$643.32	034-420-022	$359.32	$14.94	$643.32	034-420-077	$359.32	$14.94	$643.32
034-410-041	$359.32	$14.94	$643.32	034-420-023	$359.32	$14.94	$643.32	034-420-078	$359.32	$14.94	$643.32
034-410-042	$359.32	$14.94	$643.32	034-420-024	$359.32	$14.94	$643.32	034-430-001	$359.32	$14.94	$643.32
034-410-043	$359.32	$14.94	$643.32	034-420-025	$359.32	$14.94	$643.32	034-430-002	$359.32	$14.94	$643.32
034-410-044	$359.32	$14.94	$643.32	034-420-026	$359.32	$14.94	$643.32	034-430-003	$359.32	$14.94	$643.32
034-410-045	$359.32	$14.94	$643.32	034-420-027	$359.32	$14.94	$643.32	034-430-004	$359.32	$14.94	$643.32
034-410-046	$359.32	$14.94	$643.32	034-420-028	$359.32	$14.94	$643.32	034-430-005	$359.32	$14.94	$643.32
034-410-047	$359.32	$14.94	$643.32	034-420-029	$359.32	$14.94	$643.32	034-430-006	$359.32	$14.94	$643.32
034-410-048	$359.32	$14.94	$643.32	034-420-030	$359.32	$14.94	$643.32	034-430-007	$359.32	$14.94	$643.32
034-410-049	$359.32	$14.94	$643.32	034-420-031	$359.32	$14.94	$643.32	034-430-008	$359.32	$14.94	$643.32
034-410-050	$359.32	$14.94	$643.32	034-420-032	$359.32	$14.94	$643.32	034-430-009	$359.32	$14.94	$643.32
034-410-051	$359.32	$14.94	$643.32	034-420-033	$359.32	$14.94	$643.32	034-430-010	$359.32	$14.94	$643.32
034-410-052	$359.32	$14.94	$643.32	034-420-034	$359.32	$14.94	$643.32	034-430-011	$359.32	$14.94	$643.32
034-410-053	$359.32	$14.94	$643.32	034-420-035	$359.32	$14.94	$643.32	034-430-012	$359.32	$14.94	$643.32
034-410-054	$359.32	$14.94	$643.32	034-420-036	$359.32	$14.94	$643.32	034-430-013	$359.32	$14.94	$643.32
034-410-055	$359.32	$14.94	$643.32	034-420-037	$359.32	$14.94	$643.32	034-430-014	$359.32	$14.94	$643.32
034-410-056	$359.32	$14.94	$643.32	034-420-038	$359.32	$14.94	$643.32	034-430-015	$359.32	$14.94	$643.32
034-410-057	$359.32	$14.94	$643.32	034-420-039	$359.32	$14.94	$643.32	034-430-016	$359.32	$14.94	$643.32
034-410-058	$359.32	$14.94	$643.32	034-420-040	$359.32	$14.94	$643.32	034-430-017	$359.32	$14.94	$643.32
034-410-059	$359.32	$14.94	$643.32	034-420-041	$359.32	$14.94	$643.32	034-430-018	$359.32	$14.94	$643.32
034-410-060	$359.32	$14.94	$643.32	034-420-042	$359.32	$14.94	$643.32	034-430-019	$359.32	$14.94	$643.32
034-410-061	$359.32	$14.94	$643.32	034-420-043	$359.32	$14.94	$643.32	034-430-020	$359.32	$14.94	$643.32
034-410-062	$359.32	$14.94	$643.32	034-420-044	$359.32	$14.94	$643.32	034-430-021	$359.32	$14.94	$643.32
034-410-063	$359.32	$14.94	$643.32	034-420-045	$359.32	$14.94	$643.32	034-430-022	$359.32	$14.94	$643.32
034-410-064	$359.32	$14.94	$643.32	034-420-046	$359.32	$14.94	$643.32	034-430-023	$359.32	$14.94	$643.32
034-410-065	$359.32	$14.94	$643.32	034-420-047	$359.32	$14.94	$643.32	034-430-024	$359.32	$14.94	$643.32
034-410-066	$359.32	$14.94	$643.32	034-420-048	$359.32	$14.94	$643.32	034-430-025	$359.32	$14.94	$643.32
034-410-067	$359.32	$14.94	$643.32	034-420-049	$359.32	$14.94	$643.32	034-430-026	$359.32	$14.94	$643.32
034-410-068	$359.32	$14.94	$643.32	034-420-050	$359.32	$14.94	$643.32	034-430-027	$359.32	$14.94	$643.32
034-410-069	$359.32	$14.94	$643.32	034-420-051	$359.32	$14.94	$643.32	034-430-028	$359.32	$14.94	$643.32
034-410-070	$359.32	$14.94	$643.32	034-420-052	$359.32	$14.94	$643.32	034-430-029	$359.32	$14.94	$643.32

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-23
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-430-030	$359.32	$14.94	$643.32
034-430-031	$359.32	$14.94	$643.32
034-430-032	$359.32	$14.94	$643.32
034-430-033	$359.32	$14.94	$643.32
034-430-034	$359.32	$14.94	$643.32
034-430-035	$359.32	$14.94	$643.32
034-430-036	$359.32	$14.94	$643.32
034-430-037	$359.32	$14.94	$643.32
034-430-038	$359.32	$14.94	$643.32
034-430-039	$359.32	$14.94	$643.32
034-430-040	$359.32	$71.28	$643.32
034-430-041	$359.32	$71.28	$643.32
034-430-042	$359.32	$71.28	$643.32
034-430-043	$359.32	$71.28	$643.32
034-430-044	$359.32	$71.28	$643.32
034-430-045	$359.32	$71.28	$643.32
034-430-046	$359.32	$71.28	$643.32
034-430-047	$359.32	$71.28	$643.32
034-430-048	$359.32	$71.28	$643.32
034-430-049	$359.32	$71.28	$643.32
034-430-050	$359.32	$71.28	$643.32
034-430-051	$359.32	$71.28	$643.32
034-430-052	$359.32	$71.28	$643.32
034-430-053	$359.32	$71.28	$643.32
034-430-054	$359.32	$71.28	$643.32
034-430-055	$359.32	$71.28	$643.32
034-430-056	$359.32	$71.28	$643.32
034-440-001	$359.32	$14.94	$643.32
034-440-002	$359.32	$14.94	$643.32
034-440-003	$359.32	$14.94	$643.32
034-440-004	$359.32	$14.94	$643.32
034-440-005	$359.32	$14.94	$643.32
034-440-006	$359.32	$14.94	$643.32
034-440-007	$359.32	$14.94	$643.32
034-440-008	$359.32	$14.94	$643.32
034-440-009	$359.32	$14.94	$643.32
034-440-010	$359.32	$14.94	$643.32
034-440-011	$359.32	$14.94	$643.32
034-440-012	$359.32	$14.94	$643.32
034-440-013	$359.32	$14.94	$643.32
034-440-014	$359.32	$14.94	$643.32
034-440-015	$359.32	$14.94	$643.32
034-440-016	$359.32	$14.94	$643.32
034-440-017	$359.32	$14.94	$643.32
034-440-018	$359.32	$14.94	$643.32
034-440-019	$359.32	$14.94	$643.32
034-440-020	$359.32	$14.94	$643.32
034-440-021	$359.32	$14.94	$643.32
034-440-022	$359.32	$14.94	$643.32
034-440-023	$359.32	$14.94	$643.32
034-440-024	$359.32	$14.94	$643.32
034-440-025	$359.32	$14.94	$643.32
034-440-026	$359.32	$14.94	$643.32
034-440-027	$359.32	$14.94	$643.32
034-440-028	$359.32	$14.94	$643.32
034-440-029	$359.32	$14.94	$643.32
034-440-030	$359.32	$14.94	$643.32
034-440-031	$359.32	$14.94	$643.32
034-440-032	$359.32	$14.94	$643.32
034-440-033	$359.32	$14.94	$643.32
034-440-034	$359.32	$14.94	$643.32
034-440-035	$359.32	$14.94	$643.32
034-440-036	$359.32	$14.94	$643.32
034-440-037	$359.32	$14.94	$643.32
034-440-038	$359.32	$14.94	$643.32
034-450-001	$359.32	$14.94	$643.32
034-450-002	$359.32	$14.94	$643.32
034-450-003	$359.32	$14.94	$643.32
034-450-004	$359.32	$14.94	$643.32
034-450-005	$359.32	$14.94	$643.32
034-450-006	$359.32	$14.94	$643.32
034-450-007	$359.32	$14.94	$643.32
034-450-008	$359.32	$14.94	$643.32
034-450-009	$359.32	$14.94	$643.32
034-450-010	$359.32	$14.94	$643.32
034-450-011	$359.32	$14.94	$643.32
034-450-012	$359.32	$14.94	$643.32
034-450-013	$359.32	$14.94	$643.32
034-450-014	$359.32	$14.94	$643.32
034-450-015	$359.32	$14.94	$643.32
034-450-016	$359.32	$14.94	$643.32
034-450-017	$359.32	$14.94	$643.32
034-450-018	$359.32	$14.94	$643.32
034-450-019	$359.32	$14.94	$643.32
034-450-020	$359.32	$14.94	$643.32
034-450-021	$359.32	$14.94	$643.32
034-450-022	$359.32	$14.94	$643.32
034-450-023	$359.32	$14.94	$643.32
034-450-024	$359.32	$14.94	$643.32
034-450-025	$359.32	$14.94	$643.32
034-450-026	$359.32	$14.94	$643.32
034-450-027	$359.32	$14.94	$643.32
034-450-028	$359.32	$14.94	$643.32
034-450-029	$359.32	$14.94	$643.32
034-450-030	$359.32	$14.94	$643.32
034-450-031	$359.32	$14.94	$643.32
034-450-032	$359.32	$14.94	$643.32
034-450-033	$359.32	$14.94	$643.32
034-450-034	$359.32	$14.94	$643.32
034-450-035	$359.32	$14.94	$643.32
034-450-036	$359.32	$14.94	$643.32
034-450-037	$359.32	$14.94	$643.32
034-450-038	$359.32	$14.94	$643.32
034-450-039	$359.32	$14.94	$643.32
034-450-040	$359.32	$14.94	$643.32
034-450-041	$359.32	$14.94	$643.32
034-450-042	$359.32	$14.94	$643.32
034-450-043	$359.32	$14.94	$643.32
034-450-044	$359.32	$14.94	$643.32
034-450-045	$359.32	$14.94	$643.32
034-450-046	$359.32	$14.94	$643.32
034-450-047	$359.32	$14.94	$643.32
034-450-048	$359.32	$14.94	$643.32
034-460-001	$359.32	$14.94	$643.32
034-460-002	$359.32	$14.94	$643.32
034-460-003	$359.32	$14.94	$643.32
034-460-004	$359.32	$14.94	$643.32
034-460-005	$359.32	$14.94	$643.32
034-460-006	$359.32	$14.94	$643.32
034-460-007	$359.32	$14.94	$643.32
034-460-008	$359.32	$14.94	$643.32
034-460-009	$359.32	$14.94	$643.32
034-460-010	$359.32	$14.94	$643.32
034-460-011	$359.32	$14.94	$643.32
034-460-012	$359.32	$14.94	$643.32
034-460-013	$359.32	$14.94	$643.32
034-460-014	$359.32	$14.94	$643.32
034-460-015	$359.32	$14.94	$643.32
034-460-016	$359.32	$14.94	$643.32
034-460-017	$359.32	$14.94	$643.32
034-460-018	$359.32	$14.94	$643.32
034-460-019	$359.32	$14.94	$643.32
034-460-020	$359.32	$14.94	$643.32
034-460-021	$359.32	$14.94	$643.32
034-460-022	$359.32	$14.94	$643.32
034-460-023	$359.32	$14.94	$643.32
034-460-024	$359.32	$14.94	$643.32
034-460-025	$359.32	$14.94	$643.32
034-460-026	$359.32	$14.94	$643.32
034-460-027	$359.32	$14.94	$643.32
034-460-028	$359.32	$14.94	$643.32
034-460-029	$359.32	$14.94	$643.32
034-460-030	$359.32	$14.94	$643.32
034-460-031	$359.32	$14.94	$643.32
034-460-032	$359.32	$14.94	$643.32
034-460-033	$359.32	$14.94	$643.32
034-460-034	$359.32	$14.94	$643.32
034-460-035	$359.32	$14.94	$643.32
034-460-036	$359.32	$14.94	$643.32
034-460-037	$359.32	$14.94	$643.32
034-460-038	$359.32	$14.94	$643.32
034-460-039	$359.32	$14.94	$643.32
034-460-040	$359.32	$14.94	$643.32
034-460-041	$359.32	$14.94	$643.32
034-460-042	$359.32	$14.94	$643.32
034-460-043	$359.32	$14.94	$643.32
034-460-044	$359.32	$14.94	$643.32
034-460-045	$359.32	$14.94	$643.32
034-460-046	$359.32	$14.94	$643.32
034-470-001	$359.32	$14.94	$643.32
034-470-002	$359.32	$14.94	$643.32
034-470-003	$359.32	$14.94	$643.32
034-470-004	$359.32	$14.94	$643.32
034-470-005	$359.32	$14.94	$643.32
034-470-006	$359.32	$14.94	$643.32

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-23
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-470-007	$359.32	$14.94	$643.32
034-470-008	$359.32	$14.94	$643.32
034-470-009	$359.32	$14.94	$643.32
034-470-010	$359.32	$14.94	$643.32
034-470-011	$359.32	$14.94	$643.32
034-470-012	$359.32	$14.94	$643.32
034-470-013	$359.32	$14.94	$643.32
034-470-014	$359.32	$14.94	$643.32
034-470-015	$359.32	$14.94	$643.32
034-470-016	$359.32	$14.94	$643.32
034-470-017	$359.32	$14.94	$643.32
034-470-018	$359.32	$14.94	$643.32
034-470-019	$359.32	$14.94	$643.32
034-470-020	$359.32	$14.94	$643.32
034-470-021	$359.32	$14.94	$643.32
034-470-022	$359.32	$14.94	$643.32
034-470-023	$359.32	$14.94	$643.32
034-470-024	$359.32	$14.94	$643.32
034-470-025	$359.32	$14.94	$643.32
034-470-026	$359.32	$14.94	$643.32
034-470-027	$359.32	$14.94	$643.32
034-470-028	$359.32	$14.94	$643.32
034-470-029	$359.32	$14.94	$643.32
034-470-030	$359.32	$14.94	$643.32
034-470-031	$359.32	$14.94	$643.32
034-470-032	$359.32	$14.94	$643.32
034-550-001	$179.66	$7.46	$321.66
034-550-002	$179.66	$7.46	$321.66
034-550-003	$179.66	$7.46	$321.66
034-550-004	$179.66	$7.46	$321.66
034-550-005	$179.66	$7.46	$321.66
034-550-006	$359.32	$14.94	$643.32
034-550-007	$179.66	$7.46	$321.66
034-550-008	$179.66	$7.46	$321.66
034-550-009	$179.66	$7.46	$321.66
034-550-010	$359.32	$14.94	$643.32
034-550-011	$179.66	$7.46	$321.66
034-550-012	$179.66	$7.46	$321.66
034-550-013	$179.66	$7.46	$321.66
034-550-014	$179.66	$7.46	$321.66
034-550-015	$179.66	$7.46	$321.66
034-550-016	$179.66	$7.46	$321.66
034-550-017	$179.66	$7.46	$321.66
034-550-018	$179.66	$7.46	$321.66
034-550-019	$179.66	$7.46	$321.66
034-550-020	$179.66	$7.46	$321.66
034-550-021	$179.66	$7.46	$321.66
034-550-022	$179.66	$7.46	$321.66
034-550-023	$179.66	$7.46	$321.66
034-550-024	$179.66	$7.46	$321.66
034-550-025	$179.66	$7.46	$321.66
034-550-026	$179.66	$7.46	$321.66
034-550-027	$359.32	$14.94	$643.32
034-550-028	$359.32	$14.94	$643.32
034-550-029	$359.32	$14.94	$643.32
034-550-030	$359.32	$14.94	$643.32
034-550-031	$359.32	$14.94	$643.32
034-550-032	$359.32	$14.94	$643.32
034-550-033	$359.32	$14.94	$643.32
034-550-034	$359.32	$14.94	$643.32
034-550-035	$359.32	$14.94	$643.32
034-550-036	$359.32	$14.94	$643.32
034-550-037	$359.32	$14.94	$643.32
034-550-038	$359.32	$14.94	$643.32
034-550-039	$179.66	$7.46	$321.66
034-550-040	$179.66	$7.46	$321.66
034-550-041	$179.66	$7.46	$321.66
034-550-042	$359.32	$14.94	$643.32
034-550-043	$359.32	$14.94	$643.32
034-550-044	$359.32	$14.94	$643.32
034-550-045	$359.32	$14.94	$643.32
034-550-046	$359.32	$14.94	$643.32
034-550-047	$359.32	$14.94	$643.32
034-550-048	$359.32	$14.94	$643.32
034-550-049	$359.32	$14.94	$643.32
034-550-050	$359.32	$14.94	$643.32
034-550-051	$359.32	$14.94	$643.32
034-550-052	$359.32	$14.94	$643.32
034-550-053	$359.32	$14.94	$643.32
034-550-054	$359.32	$14.94	$643.32
034-550-055	$359.32	$14.94	$643.32
034-550-056	$359.32	$14.94	$643.32
034-550-057	$359.32	$14.94	$643.32
034-550-058	$359.32	$14.94	$643.32
034-550-059	$179.66	$7.46	$321.66
034-550-060	$359.32	$14.94	$643.32
034-550-061	$359.32	$14.94	$643.32
034-550-062	$359.32	$14.94	$643.32
034-550-063	$359.32	$14.94	$643.32
034-550-064	$179.66	$7.46	$321.66
034-550-065	$359.32	$14.94	$643.32
034-550-066	$359.32	$14.94	$643.32
034-550-067	$359.32	$14.94	$643.32
034-550-068	$359.32	$14.94	$643.32
034-550-069	$359.32	$14.94	$643.32
034-550-070	$359.32	$14.94	$643.32
034-550-071	$359.32	$14.94	$643.32
034-550-072	$179.66	$7.46	$321.66
034-550-073	$179.66	$7.46	$321.66
034-550-074	$179.66	$7.46	$321.66
034-550-075	$179.66	$7.46	$321.66
034-550-076	$179.66	$7.46	$321.66
034-550-077	$179.66	$7.46	$321.66
034-550-078	$179.66	$7.46	$321.66
034-550-079	$179.66	$7.46	$321.66
034-550-080	$179.66	$7.46	$321.66
034-550-081	$179.66	$7.46	$321.66
034-550-082	$179.66	$7.46	$321.66
034-560-001	$179.66	$7.46	$321.66
034-560-002	$179.66	$7.46	$321.66
034-560-003	$179.66	$7.46	$321.66
034-560-004	$179.66	$7.46	$321.66
034-560-005	$179.66	$7.46	$321.66
034-560-006	$179.66	$7.46	$321.66
034-560-007	$179.66	$7.46	$321.66
034-560-008	$179.66	$7.46	$321.66
034-560-009	$179.66	$7.46	$321.66
034-560-010	$179.66	$7.46	$321.66
034-560-011	$179.66	$7.46	$321.66
034-560-012	$179.66	$7.46	$321.66
034-560-013	$179.66	$7.46	$321.66
034-560-014	$179.66	$7.46	$321.66
034-560-015	$179.66	$7.46	$321.66
034-560-016	$179.66	$7.46	$321.66
034-560-017	$179.66	$7.46	$321.66
034-560-018	$179.66	$7.46	$321.66
034-560-019	$179.66	$7.46	$321.66
034-560-020	$179.66	$7.46	$321.66
034-560-021	$179.66	$7.46	$321.66
034-560-022	$179.66	$7.46	$321.66
034-560-023	$179.66	$7.46	$321.66
034-560-024	$179.66	$7.46	$321.66
034-560-025	$179.66	$7.46	$321.66
034-560-026	$179.66	$7.46	$321.66
034-560-027	$179.66	$7.46	$321.66
034-560-028	$179.66	$7.46	$321.66
034-560-029	$179.66	$7.46	$321.66
034-560-030	$179.66	$7.46	$321.66
034-560-031	$179.66	$7.46	$321.66
034-560-032	$179.66	$7.46	$321.66
034-560-033	$179.66	$7.46	$321.66
034-560-034	$179.66	$7.46	$321.66
034-560-035	$179.66	$7.46	$321.66
034-560-036	$179.66	$7.46	$321.66
034-560-037	$179.66	$7.46	$321.66
034-560-038	$179.66	$7.46	$321.66
034-560-039	$179.66	$7.46	$321.66
034-560-040	$179.66	$7.46	$321.66
034-560-041	$179.66	$7.46	$321.66
034-560-042	$179.66	$7.46	$321.66
034-560-043	$179.66	$7.46	$321.66
034-560-044	$179.66	$7.46	$321.66
034-560-045	$179.66	$7.46	$321.66
034-560-046	$179.66	$7.46	$321.66
034-560-047	$179.66	$7.46	$321.66
034-560-048	$179.66	$7.46	$321.66
034-560-049	$179.66	$7.46	$321.66
034-560-050	$179.66	$7.46	$321.66
034-560-051	$179.66	$7.46	$321.66
034-560-052	$179.66	$7.46	$321.66
034-560-053	$179.66	$7.46	$321.66
034-560-054	$179.66	$7.46	$321.66
034-560-055	$179.66	$7.46	$321.66
034-560-056	$179.66	$7.46	$321.66
034-560-057	$179.66	$7.46	$321.66

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-23
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-560-058	$179.66	$7.46	$321.66
034-560-059	$179.66	$7.46	$321.66
034-560-060	$179.66	$7.46	$321.66
034-560-061	$179.66	$7.46	$321.66
034-560-062	$179.66	$7.46	$321.66
034-560-063	$179.66	$7.46	$321.66
034-560-064	$179.66	$7.46	$321.66
034-560-065	$179.66	$7.46	$321.66
034-560-066	$179.66	$7.46	$321.66
034-560-067	$179.66	$7.46	$321.66
034-560-068	$179.66	$7.46	$321.66
034-560-069	$179.66	$7.46	$321.66
034-560-070	$179.66	$7.46	$321.66
034-560-071	$179.66	$7.46	$321.66
034-560-072	$179.66	$7.46	$321.66
034-560-073	$179.66	$7.46	$321.66
034-570-001	$179.66	$7.46	$321.66
034-570-002	$179.66	$7.46	$321.66
034-570-003	$179.66	$7.46	$321.66
034-570-004	$179.66	$7.46	$321.66
034-570-005	$179.66	$7.46	$321.66
034-570-006	$179.66	$7.46	$321.66
034-570-007	$179.66	$7.46	$321.66
034-570-008	$179.66	$7.46	$321.66
034-570-009	$179.66	$7.46	$321.66
034-570-010	$179.66	$7.46	$321.66
034-570-011	$179.66	$7.46	$321.66
034-570-012	$179.66	$7.46	$321.66
034-570-013	$179.66	$7.46	$321.66
034-570-014	$179.66	$7.46	$321.66
034-570-015	$179.66	$7.46	$321.66
034-570-016	$179.66	$7.46	$321.66
034-570-017	$179.66	$7.46	$321.66
034-570-018	$179.66	$7.46	$321.66
034-570-019	$179.66	$7.46	$321.66
034-570-020	$179.66	$7.46	$321.66
034-570-021	$179.66	$7.46	$321.66
034-570-022	$179.66	$7.46	$321.66
034-570-023	$179.66	$7.46	$321.66
034-570-024	$179.66	$7.46	$321.66
034-570-025	$179.66	$7.46	$321.66
034-570-026	$179.66	$7.46	$321.66
034-570-027	$179.66	$7.46	$321.66
034-570-028	$179.66	$7.46	$321.66
034-570-029	$179.66	$7.46	$321.66
034-570-030	$179.66	$7.46	$321.66
034-570-031	$179.66	$7.46	$321.66
034-570-032	$179.66	$7.46	$321.66
034-570-033	$179.66	$7.46	$321.66
034-570-034	$179.66	$7.46	$321.66
034-570-035	$179.66	$7.46	$321.66
034-570-036	$179.66	$7.46	$321.66
034-570-037	$179.66	$7.46	$321.66
034-570-038	$179.66	$7.46	$321.66
034-570-039	$179.66	$7.46	$321.66
034-570-040	$179.66	$7.46	$321.66
034-570-041	$179.66	$7.46	$321.66
034-570-042	$179.66	$7.46	$321.66
034-570-043	$179.66	$7.46	$321.66
034-570-044	$179.66	$7.46	$321.66
034-570-045	$179.66	$7.46	$321.66
034-570-046	$179.66	$7.46	$321.66
034-570-047	$179.66	$7.46	$321.66
034-570-048	$179.66	$7.46	$321.66
034-570-049	$179.66	$7.46	$321.66
034-570-050	$179.66	$7.46	$321.66
034-570-051	$179.66	$7.46	$321.66
034-570-052	$179.66	$7.46	$321.66
034-570-053	$179.66	$7.46	$321.66
034-570-054	$179.66	$7.46	$321.66
034-570-055	$179.66	$7.46	$321.66
034-570-056	$179.66	$7.46	$321.66
034-570-057	$179.66	$7.46	$321.66
034-570-058	$179.66	$7.46	$321.66
034-570-059	$179.66	$7.46	$321.66
034-570-060	$179.66	$7.46	$321.66
034-580-001	$179.66	$35.64	$321.66
034-580-002	$179.66	$35.64	$321.66
034-580-003	$179.66	$35.64	$321.66
034-580-004	$179.66	$35.64	$321.66
034-580-005	$179.66	$35.64	$321.66
034-580-006	$179.66	$35.64	$321.66
034-580-007	$179.66	$35.64	$321.66
034-580-008	$179.66	$35.64	$321.66
034-580-009	$179.66	$35.64	$321.66
034-580-011	$179.66	$35.64	$321.66
034-580-012	$179.66	$35.64	$321.66
034-580-013	$179.66	$35.64	$321.66
034-580-014	$179.66	$35.64	$321.66
034-580-015	$179.66	$35.64	$321.66
034-580-016	$179.66	$35.64	$321.66
034-580-017	$179.66	$35.64	$321.66
034-580-018	$179.66	$35.64	$321.66
034-580-019	$179.66	$35.64	$321.66
034-580-020	$179.66	$35.64	$321.66
034-580-021	$179.66	$35.64	$321.66
034-580-022	$179.66	$35.64	$321.66
034-580-023	$179.66	$35.64	$321.66
034-580-024	$179.66	$35.64	$321.66
034-580-025	$179.66	$35.64	$321.66
034-580-026	$179.66	$35.64	$321.66
034-580-027	$179.66	$35.64	$321.66
034-580-028	$179.66	$35.64	$321.66
034-580-029	$179.66	$35.64	$321.66
034-580-030	$179.66	$35.64	$321.66
034-580-031	$179.66	$35.64	$321.66
034-580-032	$179.66	$35.64	$321.66
034-580-033	$179.66	$35.64	$321.66
034-580-034	$179.66	$35.64	$321.66
034-580-035	$179.66	$35.64	$321.66
034-580-036	$179.66	$35.64	$321.66
034-580-037	$179.66	$35.64	$321.66
034-580-038	$179.66	$35.64	$321.66
034-580-039	$179.66	$35.64	$321.66
034-580-040	$179.66	$35.64	$321.66
034-580-041	$179.66	$35.64	$321.66
034-580-042	$179.66	$35.64	$321.66
034-590-001	$179.66	$35.64	$321.66
034-590-002	$179.66	$35.64	$321.66
034-590-003	$179.66	$35.64	$321.66
034-590-004	$179.66	$35.64	$321.66
034-590-005	$179.66	$35.64	$321.66
034-590-006	$179.66	$35.64	$321.66
034-590-007	$179.66	$35.64	$321.66
034-590-008	$179.66	$35.64	$321.66
034-590-009	$179.66	$35.64	$321.66
034-590-010	$179.66	$35.64	$321.66
034-590-011	$179.66	$35.64	$321.66
034-590-012	$179.66	$35.64	$321.66
034-590-013	$179.66	$35.64	$321.66
034-590-014	$179.66	$35.64	$321.66
034-590-015	$179.66	$35.64	$321.66
034-590-016	$179.66	$35.64	$321.66
034-590-017	$179.66	$35.64	$321.66
034-590-018	$179.66	$35.64	$321.66
034-590-019	$179.66	$35.64	$321.66
034-590-020	$179.66	$35.64	$321.66
034-590-021	$179.66	$35.64	$321.66
034-590-022	$179.66	$35.64	$321.66
034-590-023	$179.66	$35.64	$321.66
034-590-024	$179.66	$35.64	$321.66
034-590-025	$179.66	$35.64	$321.66
034-590-026	$179.66	$35.64	$321.66
035-250-022	$359.32	$71.28	$643.32
035-250-023	$359.32	$71.28	$643.32
035-250-024	$359.32	$71.28	$643.32
035-250-025	$359.32	$71.28	$643.32
035-250-026	$359.32	$71.28	$643.32
035-250-027	$359.32	$71.28	$643.32
035-250-028	$359.32	$71.28	$643.32
035-250-029	$359.32	$71.28	$643.32
035-250-030	$359.32	$71.28	$643.32
035-250-031	$359.32	$71.28	$643.32
035-250-032	$359.32	$71.28	$643.32
035-250-033	$359.32	$71.28	$643.32
035-250-034	$359.32	$71.28	$643.32
035-250-035	$359.32	$71.28	$643.32
035-250-036	$359.32	$71.28	$643.32
035-250-037	$359.32	$71.28	$643.32
035-250-038	$359.32	$71.28	$643.32
035-250-039	$359.32	$71.28	$643.32
035-250-040	$359.32	$71.28	$643.32
035-250-041	$359.32	$71.28	$643.32
035-250-042	$359.32	$71.28	$643.32
035-250-043	$359.32	$71.28	$643.32

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-23
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
035-250-044	$359.32	$71.28	$643.32
035-250-045	$359.32	$71.28	$643.32
035-250-046	$359.32	$71.28	$643.32
035-250-047	$359.32	$71.28	$643.32
035-250-048	$359.32	$71.28	$643.32
035-250-049	$359.32	$71.28	$643.32
035-250-050	$359.32	$71.28	$643.32
035-250-051	$359.32	$71.28	$643.32
035-250-052	$359.32	$71.28	$643.32
035-250-053	$359.32	$71.28	$643.32
035-250-054	$359.32	$71.28	$643.32
035-250-055	$359.32	$71.28	$643.32
035-250-056	$359.32	$71.28	$643.32
035-250-057	$359.32	$71.28	$643.32
035-250-058	$359.32	$71.28	$643.32
035-250-059	$359.32	$71.28	$643.32
035-250-060	$359.32	$71.28	$643.32
035-250-061	$359.32	$71.28	$643.32
035-250-062	$359.32	$71.28	$643.32
034-630-001	$359.32	$71.28	$643.32
034-630-002	$359.32	$71.28	$643.32
034-630-003	$359.32	$71.28	$643.32
034-630-004	$359.32	$71.28	$643.32
034-630-005	$359.32	$71.28	$643.32
034-630-006	$359.32	$71.28	$643.32
034-630-007	$359.32	$71.28	$643.32
034-630-008	$359.32	$71.28	$643.32
034-630-009	$359.32	$71.28	$643.32
034-630-010	$359.32	$71.28	$643.32
034-630-011	$359.32	$71.28	$643.32
034-630-012	$359.32	$71.28	$643.32
034-630-013	$359.32	$71.28	$643.32
034-630-014	$359.32	$71.28	$643.32
034-630-015	$359.32	$71.28	$643.32
034-630-016	$359.32	$71.28	$643.32
034-630-017	$359.32	$71.28	$643.32
034-630-018	$359.32	$71.28	$643.32
034-630-019	$359.32	$71.28	$643.32
034-630-020	$359.32	$71.28	$643.32
034-470-036	$359.32	$71.28	$643.32
034-470-037	$359.32	$71.28	$643.32
034-470-038	$359.32	$71.28	$643.32
034-470-039	$359.32	$71.28	$643.32
034-470-040	$359.32	$71.28	$643.32
034-470-041	$359.32	$71.28	$643.32
034-470-042	$359.32	$71.28	$643.32
034-470-043	$359.32	$71.28	$643.32
034-470-044	$359.32	$71.28	$643.32
034-470-045	$359.32	$71.28	$643.32
034-470-047	$539.00	$35.64	$965.00
034-590-040	$179.66	$35.64	$321.66
	Sub-Total		**$782,372.90**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-24
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-140-020	$539.00	$35.64	$681.48
033-140-021	$539.00	$35.64	$681.48
033-440-001	$359.32	$71.28	$454.32
033-440-002	$359.32	$71.28	$454.32
033-440-003	$359.32	$71.28	$454.32
033-440-004	$359.32	$71.28	$454.32
033-440-005	$359.32	$71.28	$454.32
033-440-006	$359.32	$71.28	$454.32
033-440-007	$359.32	$71.28	$454.32
033-440-008	$359.32	$71.28	$454.32
033-440-009	$359.32	$71.28	$454.32
033-440-010	$359.32	$71.28	$454.32
033-440-011	$359.32	$71.28	$454.32
033-440-012	$359.32	$71.28	$454.32
033-440-013	$359.32	$71.28	$454.32
033-440-014	$359.32	$71.28	$454.32
033-440-015	$359.32	$71.28	$454.32
033-440-016	$359.32	$71.28	$454.32
033-440-017	$359.32	$71.28	$454.32
033-440-018	$359.32	$71.28	$454.32
033-440-019	$359.32	$71.28	$454.32
033-440-020	$359.32	$71.28	$454.32
033-440-021	$359.32	$71.28	$454.32
033-440-022	$359.32	$71.28	$454.32
033-440-023	$359.32	$71.28	$454.32
033-440-024	$359.32	$71.28	$454.32
033-440-025	$359.32	$71.28	$454.32
033-440-026	$359.32	$71.28	$454.32
033-440-027	$359.32	$71.28	$454.32
033-440-028	$359.32	$71.28	$454.32
033-440-029	$359.32	$71.28	$454.32
033-440-030	$359.32	$71.28	$454.32
033-440-031	$359.32	$71.28	$454.32
033-440-032	$359.32	$71.28	$454.32
033-440-033	$359.32	$71.28	$454.32
033-440-034	$359.32	$71.28	$454.32
033-440-035	$359.32	$71.28	$454.32
033-440-036	$359.32	$71.28	$454.32
033-440-037	$359.32	$71.28	$454.32
033-440-038	$359.32	$71.28	$454.32
033-440-039	$359.32	$71.28	$454.32
033-440-040	$359.32	$71.28	$454.32
033-440-041	$359.32	$71.28	$454.32
033-440-042	$359.32	$71.28	$454.32
033-440-043	$359.32	$71.28	$454.32
033-440-044	$359.32	$71.28	$454.32
033-440-045	$359.32	$71.28	$454.32
033-440-046	$359.32	$71.28	$454.32
033-440-047	$359.32	$71.28	$454.32
033-440-048	$359.32	$71.28	$454.32
033-440-049	$359.32	$71.28	$454.32
033-440-050	$359.32	$71.28	$454.32
033-440-051	$359.32	$71.28	$454.32
033-440-052	$359.32	$71.28	$454.32
033-440-053	$359.32	$71.28	$454.32
033-440-054	$359.32	$71.28	$454.32
033-440-055	$359.32	$71.28	$454.32
033-440-056	$359.32	$71.28	$454.32
033-440-057	$359.32	$71.28	$454.32
033-440-058	$359.32	$71.28	$454.32
033-140-028	$539.00	$106.92	$681.48
033-450-001	$359.32	$71.28	$454.32
033-450-002	$359.32	$71.28	$454.32
033-450-003	$359.32	$71.28	$454.32
033-450-004	$359.32	$71.28	$454.32
033-450-005	$359.32	$71.28	$454.32
033-450-006	$359.32	$71.28	$454.32
033-450-007	$359.32	$71.28	$454.32
033-450-008	$359.32	$71.28	$454.32
033-450-009	$359.32	$71.28	$454.32
033-450-010	$359.32	$71.28	$454.32
033-450-011	$359.32	$71.28	$454.32
033-450-012	$359.32	$71.28	$454.32
033-450-013	$359.32	$71.28	$454.32
033-450-014	$359.32	$71.28	$454.32
033-450-015	$359.32	$71.28	$454.32
033-450-016	$359.32	$71.28	$454.32
033-450-017	$359.32	$71.28	$454.32
033-450-018	$359.32	$71.28	$454.32
033-450-019	$359.32	$71.28	$454.32
033-450-020	$359.32	$71.28	$454.32
033-450-021	$359.32	$71.28	$454.32
033-450-022	$359.32	$71.28	$454.32
033-450-023	$359.32	$71.28	$454.32
033-450-024	$359.32	$71.28	$454.32
033-450-025	$359.32	$71.28	$454.32
033-450-026	$359.32	$71.28	$454.32
033-450-027	$359.32	$71.28	$454.32
033-450-028	$359.32	$71.28	$454.32
033-450-029	$359.32	$71.28	$454.32
033-450-030	$359.32	$71.28	$454.32
033-450-031	$359.32	$71.28	$454.32
033-450-032	$359.32	$71.28	$454.32
033-450-033	$359.32	$71.28	$454.32
033-450-034	$359.32	$71.28	$454.32
033-450-035	$359.32	$71.28	$454.32
033-450-036	$359.32	$71.28	$454.32
033-450-037	$359.32	$71.28	$454.32
033-450-038	$359.32	$71.28	$454.32
033-450-039	$359.32	$71.28	$454.32
033-450-040	$359.32	$71.28	$454.32
033-450-041	$359.32	$71.28	$454.32
033-450-042	$359.32	$71.28	$454.32
033-450-043	$359.32	$71.28	$454.32
033-460-001	$359.32	$71.28	$454.32
033-460-002	$359.32	$71.28	$454.32
033-460-003	$359.32	$71.28	$454.32
033-460-004	$359.32	$71.28	$454.32
033-460-005	$359.32	$71.28	$454.32
033-460-006	$359.32	$71.28	$454.32
033-460-007	$359.32	$71.28	$454.32
033-460-008	$359.32	$71.28	$454.32
033-460-009	$359.32	$71.28	$454.32
033-460-010	$359.32	$71.28	$454.32
033-460-011	$359.32	$71.28	$454.32
033-460-012	$359.32	$71.28	$454.32
033-460-013	$359.32	$71.28	$454.32
033-460-014	$359.32	$71.28	$454.32
033-460-015	$359.32	$71.28	$454.32
033-460-016	$359.32	$71.28	$454.32
033-460-017	$359.32	$71.28	$454.32
033-460-018	$359.32	$71.28	$454.32
033-460-019	$359.32	$71.28	$454.32
033-460-020	$359.32	$71.28	$454.32
033-460-021	$359.32	$71.28	$454.32
033-460-022	$359.32	$71.28	$454.32
033-460-023	$359.32	$71.28	$454.32
033-460-024	$359.32	$71.28	$454.32
033-460-025	$359.32	$71.28	$454.32
033-460-026	$359.32	$71.28	$454.32
033-460-027	$359.32	$71.28	$454.32
033-460-028	$359.32	$71.28	$454.32
033-460-029	$359.32	$71.28	$454.32
033-460-030	$359.32	$71.28	$454.32
033-460-031	$359.32	$71.28	$454.32
033-460-032	$359.32	$71.28	$454.32
033-460-033	$359.32	$71.28	$454.32
033-460-034	$359.32	$71.28	$454.32
033-460-035	$359.32	$71.28	$454.32
033-460-036	$359.32	$71.28	$454.32
033-460-037	$359.32	$71.28	$454.32
033-460-038	$359.32	$71.28	$454.32
033-460-039	$359.32	$71.28	$454.32
033-460-040	$359.32	$71.28	$454.32
033-460-041	$359.32	$71.28	$454.32
033-460-042	$359.32	$71.28	$454.32
033-460-043	$359.32	$71.28	$454.32
033-460-044	$359.32	$71.28	$454.32
033-460-045	$359.32	$71.28	$454.32
033-460-046	$359.32	$71.28	$454.32
033-460-047	$359.32	$71.28	$454.32
033-460-048	$359.32	$71.28	$454.32
033-460-049	$359.32	$71.28	$454.32
033-460-050	$359.32	$71.28	$454.32
033-460-051	$359.32	$71.28	$454.32
033-460-052	$359.32	$71.28	$454.32
033-460-053	$359.32	$71.28	$454.32
033-460-054	$359.32	$71.28	$454.32
033-460-055	$359.32	$71.28	$454.32
033-460-056	$359.32	$71.28	$454.32
033-460-057	$359.32	$71.28	$454.32
033-460-058	$359.32	$71.28	$454.32
033-460-059	$359.32	$71.28	$454.32
033-460-060	$359.32	$71.28	$454.32
033-460-061	$359.32	$71.28	$454.32

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-24
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
033-460-062	$359.32	$71.28	$454.32
033-460-063	$359.32	$71.28	$454.32
033-460-064	$359.32	$71.28	$454.32
033-460-065	$359.32	$71.28	$454.32
033-460-066	$359.32	$71.28	$454.32
	Sub-Total		**$151,621.28**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-25
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-030-009	$1,077.98	$0.00	$0.00
034-040-015	$1,077.98	$356.40	$5,323.88
034-480-001	$359.32	$71.28	$1,774.62
034-480-002	$359.32	$71.28	$1,774.62
034-480-003	$359.32	$71.28	$1,774.62
034-480-004	$359.32	$71.28	$1,774.62
034-480-005	$359.32	$71.28	$1,774.62
034-480-006	$359.32	$71.28	$1,774.62
034-480-007	$359.32	$71.28	$1,774.62
034-480-008	$359.32	$71.28	$1,774.62
034-480-009	$359.32	$71.28	$1,774.62
034-480-010	$359.32	$71.28	$1,774.62
034-480-011	$359.32	$71.28	$1,774.62
034-480-012	$359.32	$71.28	$1,774.62
034-480-013	$359.32	$71.28	$1,774.62
034-480-014	$359.32	$71.28	$1,774.62
034-480-015	$359.32	$71.28	$1,774.62
034-480-016	$359.32	$71.28	$1,774.62
034-480-017	$359.32	$71.28	$1,774.62
034-480-018	$359.32	$71.28	$1,774.62
034-480-019	$359.32	$71.28	$1,774.62
034-480-020	$359.32	$71.28	$1,774.62
034-480-021	$359.32	$71.28	$1,774.62
034-480-022	$359.32	$71.28	$1,774.62
034-480-023	$359.32	$71.28	$1,774.62
034-480-024	$359.32	$71.28	$1,774.62
034-480-025	$359.32	$71.28	$1,774.62
034-480-026	$359.32	$71.28	$1,774.62
034-480-027	$359.32	$71.28	$1,774.62
034-480-028	$359.32	$71.28	$1,774.62
034-480-029	$359.32	$71.28	$1,774.62
034-480-030	$359.32	$71.28	$1,774.62
034-480-031	$359.32	$71.28	$1,774.62
034-480-032	$359.32	$71.28	$1,774.62
034-480-033	$359.32	$71.28	$1,774.62
034-480-034	$359.32	$71.28	$1,774.62
034-480-035	$359.32	$71.28	$1,774.62
034-480-036	$359.32	$71.28	$1,774.62
034-480-037	$359.32	$71.28	$1,774.62
034-480-038	$359.32	$71.28	$1,774.62
034-480-039	$359.32	$71.28	$1,774.62
034-480-040	$359.32	$71.28	$1,774.62
034-480-041	$359.32	$71.28	$1,774.62
034-480-042	$359.32	$71.28	$1,774.62
034-480-043	$359.32	$71.28	$1,774.62
034-480-044	$359.32	$71.28	$1,774.62
034-480-045	$359.32	$71.28	$1,774.62
034-480-046	$359.32	$71.28	$1,774.62
034-480-047	$359.32	$71.28	$1,774.62
034-480-048	$359.32	$71.28	$1,774.62
034-480-049	$359.32	$71.28	$1,774.62
034-480-050	$359.32	$71.28	$1,774.62
034-490-001	$359.32	$71.28	$1,774.62
034-490-002	$359.32	$71.28	$1,774.62
034-490-003	$359.32	$71.28	$1,774.62
034-490-004	$359.32	$71.28	$1,774.62
034-490-005	$359.32	$71.28	$1,774.62
034-490-006	$359.32	$71.28	$1,774.62
034-490-007	$359.32	$71.28	$1,774.62
034-490-008	$359.32	$71.28	$1,774.62
034-490-009	$359.32	$71.28	$1,774.62
034-490-010	$359.32	$71.28	$1,774.62
034-490-011	$359.32	$71.28	$1,774.62
034-490-012	$359.32	$71.28	$1,774.62
034-490-013	$359.32	$71.28	$1,774.62
034-490-014	$359.32	$71.28	$1,774.62
034-490-015	$359.32	$71.28	$1,774.62
034-490-016	$359.32	$71.28	$1,774.62
034-490-017	$359.32	$71.28	$1,774.62
034-490-018	$359.32	$71.28	$1,774.62
034-490-019	$359.32	$71.28	$1,774.62
034-490-020	$359.32	$71.28	$1,774.62
034-490-021	$359.32	$71.28	$1,774.62
034-490-022	$359.32	$71.28	$1,774.62
034-490-023	$359.32	$71.28	$1,774.62
034-490-024	$359.32	$71.28	$1,774.62
034-490-025	$359.32	$71.28	$1,774.62
034-490-026	$359.32	$71.28	$1,774.62
034-490-027	$359.32	$71.28	$1,774.62
034-490-028	$359.32	$71.28	$1,774.62
034-490-029	$359.32	$71.28	$1,774.62
034-490-030	$359.32	$71.28	$1,774.62
034-490-031	$359.32	$71.28	$1,774.62
034-490-032	$359.32	$71.28	$1,774.62
034-490-033	$359.32	$71.28	$1,774.62
034-490-034	$359.32	$71.28	$1,774.62
034-490-035	$359.32	$71.28	$1,774.62
034-490-036	$359.32	$71.28	$1,774.62
034-490-037	$359.32	$71.28	$1,774.62
034-490-038	$359.32	$71.28	$1,774.62
034-490-039	$359.32	$71.28	$1,774.62
034-490-040	$359.32	$71.28	$1,774.62
034-490-041	$359.32	$71.28	$1,774.62
034-490-042	$359.32	$71.28	$1,774.62
034-490-043	$359.32	$71.28	$1,774.62
034-490-044	$359.32	$71.28	$1,774.62
034-490-045	$359.32	$71.28	$1,774.62
034-490-046	$359.32	$71.28	$1,774.62
034-490-047	$359.32	$71.28	$1,774.62
034-490-048	$359.32	$71.28	$1,774.62
034-490-049	$359.32	$71.28	$1,774.62
034-490-050	$359.32	$71.28	$1,774.62
034-490-051	$359.32	$71.28	$1,774.62
034-490-052	$359.32	$71.28	$1,774.62
034-490-053	$359.32	$71.28	$1,774.62
034-490-054	$359.32	$71.28	$1,774.62
034-500-001	$359.32	$71.28	$1,774.62
034-500-002	$359.32	$71.28	$1,774.62
034-500-003	$359.32	$71.28	$1,774.62
034-500-004	$359.32	$71.28	$1,774.62
034-500-005	$359.32	$71.28	$1,774.62
034-500-006	$359.32	$71.28	$1,774.62
034-500-007	$359.32	$71.28	$1,774.62
034-500-008	$359.32	$71.28	$1,774.62
034-500-009	$359.32	$71.28	$1,774.62
034-500-010	$359.32	$71.28	$1,774.62
034-500-011	$359.32	$71.28	$1,774.62
034-500-012	$359.32	$71.28	$1,774.62
034-500-013	$359.32	$71.28	$1,774.62
034-500-014	$359.32	$71.28	$1,774.62
034-500-015	$359.32	$71.28	$1,774.62
034-500-016	$359.32	$71.28	$1,774.62
034-500-017	$359.32	$71.28	$1,774.62
034-500-018	$359.32	$71.28	$1,774.62
034-500-019	$359.32	$71.28	$1,774.62
034-500-020	$359.32	$71.28	$1,774.62
034-500-021	$359.32	$71.28	$1,774.62
034-500-022	$359.32	$71.28	$1,774.62
034-500-023	$359.32	$71.28	$1,774.62
034-500-024	$359.32	$71.28	$1,774.62
034-500-025	$359.32	$71.28	$1,774.62
034-500-026	$359.32	$71.28	$1,774.62
034-500-027	$359.32	$71.28	$1,774.62
034-500-028	$359.32	$71.28	$1,774.62
034-500-029	$359.32	$71.28	$1,774.62
034-500-030	$359.32	$71.28	$1,774.62
034-500-031	$359.32	$71.28	$1,774.62
034-500-032	$359.32	$71.28	$1,774.62
034-500-033	$359.32	$71.28	$1,774.62
034-500-034	$359.32	$71.28	$1,774.62
034-500-035	$359.32	$71.28	$1,774.62
034-500-036	$359.32	$71.28	$1,774.62
034-500-037	$359.32	$71.28	$1,774.62
034-500-038	$359.32	$71.28	$1,774.62
034-500-039	$359.32	$71.28	$1,774.62
034-500-040	$359.32	$71.28	$1,774.62
034-500-041	$359.32	$71.28	$1,774.62
034-500-042	$359.32	$71.28	$1,774.62
034-500-043	$359.32	$71.28	$1,774.62
034-500-044	$359.32	$71.28	$1,774.62
034-500-045	$359.32	$71.28	$1,774.62
034-500-046	$359.32	$71.28	$1,774.62
034-500-047	$359.32	$71.28	$1,774.62
034-500-048	$359.32	$71.28	$1,774.62
034-500-049	$359.32	$71.28	$1,774.62
034-500-050	$359.32	$71.28	$1,774.62
034-500-051	$359.32	$71.28	$1,774.62
034-500-052	$359.32	$71.28	$1,774.62
034-500-053	$359.32	$71.28	$1,774.62
034-500-054	$359.32	$71.28	$1,774.62
034-500-055	$359.32	$71.28	$1,774.62
034-500-056	$359.32	$71.28	$1,774.62
034-500-057	$359.32	$71.28	$1,774.62
034-500-058	$359.32	$356.40	$1,774.62
034-510-001	$359.32	$71.28	$1,774.62

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-25
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount	Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-510-002	$359.32	$71.28	$1,774.62	034-510-067	$359.32	$71.28	$1,774.62	034-520-034	$359.32	$71.28	$1,774.62
034-510-003	$359.32	$71.28	$1,774.62	034-510-068	$359.32	$71.28	$1,774.62	034-520-035	$359.32	$71.28	$1,774.62
034-510-004	$359.32	$71.28	$1,774.62	034-510-069	$359.32	$71.28	$1,774.62	034-520-036	$359.32	$71.28	$1,774.62
034-510-005	$359.32	$71.28	$1,774.62	034-510-070	$359.32	$71.28	$1,774.62	034-520-037	$359.32	$71.28	$1,774.62
034-510-006	$359.32	$71.28	$1,774.62	034-510-071	$359.32	$71.28	$1,774.62	034-520-038	$359.32	$71.28	$1,774.62
034-510-007	$359.32	$71.28	$1,774.62	034-510-072	$359.32	$71.28	$1,774.62	034-520-039	$359.32	$71.28	$1,774.62
034-510-008	$359.32	$71.28	$1,774.62	034-510-073	$359.32	$71.28	$1,774.62	034-520-040	$359.32	$71.28	$1,774.62
034-510-009	$359.32	$71.28	$1,774.62	034-510-074	$359.32	$71.28	$1,774.62	034-520-041	$359.32	$71.28	$1,774.62
034-510-012	$359.32	$71.28	$1,774.62	034-510-075	$359.32	$71.28	$1,774.62	034-520-042	$359.32	$71.28	$1,774.62
034-510-013	$359.32	$71.28	$1,774.62	034-510-076	$359.32	$71.28	$1,774.62	034-520-043	$359.32	$71.28	$1,774.62
034-510-014	$359.32	$71.28	$1,774.62	034-510-077	$359.32	$71.28	$1,774.62	034-520-044	$359.32	$71.28	$1,774.62
034-510-015	$359.32	$71.28	$1,774.62	034-510-078	$359.32	$71.28	$1,774.62	034-520-045	$359.32	$71.28	$1,774.62
034-510-016	$359.32	$71.28	$1,774.62	034-510-079	$359.32	$71.28	$1,774.62	034-520-046	$359.32	$71.28	$1,774.62
034-510-017	$359.32	$71.28	$1,774.62	034-510-080	$359.32	$71.28	$1,774.62	034-520-047	$359.32	$71.28	$1,774.62
034-510-018	$359.32	$71.28	$1,774.62	034-510-081	$359.32	$71.28	$1,774.62	034-520-048	$359.32	$71.28	$1,774.62
034-510-019	$359.32	$71.28	$1,774.62	034-510-082	$359.32	$71.28	$1,774.62	034-520-049	$359.32	$71.28	$1,774.62
034-510-020	$359.32	$71.28	$1,774.62	034-510-083	$359.32	$71.28	$1,774.62	034-520-050	$359.32	$71.28	$1,774.62
034-510-021	$359.32	$71.28	$1,774.62	034-510-084	$359.32	$71.28	$1,774.62	034-520-051	$359.32	$71.28	$1,774.62
034-510-022	$359.32	$71.28	$1,774.62	034-510-085	$359.32	$71.28	$1,774.62	034-520-052	$359.32	$71.28	$1,774.62
034-510-023	$359.32	$71.28	$1,774.62	034-510-086	$359.32	$71.28	$1,774.62	034-520-053	$359.32	$71.28	$1,774.62
034-510-024	$359.32	$71.28	$1,774.62	034-510-087	$359.32	$71.28	$1,774.62	034-520-054	$359.32	$71.28	$1,774.62
034-510-025	$359.32	$71.28	$1,774.62	034-510-088	$359.32	$71.28	$1,774.62	034-520-055	$359.32	$71.28	$1,774.62
034-510-026	$359.32	$71.28	$1,774.62	034-510-089	$359.32	$71.28	$1,774.62	034-520-056	$359.32	$71.28	$1,774.62
034-510-027	$359.32	$71.28	$1,774.62	034-520-001	$359.32	$71.28	$1,774.62	034-520-057	$359.32	$71.28	$1,774.62
034-510-028	$359.32	$71.28	$1,774.62	034-520-002	$359.32	$71.28	$1,774.62	034-520-058	$359.32	$71.28	$1,774.62
034-510-029	$359.32	$71.28	$1,774.62	034-520-003	$359.32	$71.28	$1,774.62	034-530-001	$359.32	$71.28	$1,774.62
034-510-030	$359.32	$71.28	$1,774.62	034-520-005	$359.32	$71.28	$1,774.62	034-530-002	$359.32	$71.28	$1,774.62
034-510-031	$359.32	$71.28	$1,774.62	034-520-006	$359.32	$71.28	$1,774.62	034-530-003	$359.32	$71.28	$1,774.62
034-510-032	$359.32	$71.28	$1,774.62	034-520-007	$359.32	$71.28	$1,774.62	034-530-004	$359.32	$71.28	$1,774.62
034-510-033	$359.32	$71.28	$1,774.62	034-520-008	$359.32	$71.28	$1,774.62	034-530-005	$359.32	$71.28	$1,774.62
034-510-034	$359.32	$71.28	$1,774.62	034-520-009	$359.32	$71.28	$1,774.62	034-530-006	$359.32	$71.28	$1,774.62
034-510-035	$359.32	$71.28	$1,774.62	034-520-010	$359.32	$71.28	$1,774.62	034-530-007	$359.32	$71.28	$1,774.62
034-510-040	$359.32	$71.28	$1,774.62	034-520-011	$359.32	$71.28	$1,774.62	034-530-008	$359.32	$71.28	$1,774.62
034-510-041	$359.32	$71.28	$1,774.62	034-520-012	$359.32	$71.28	$1,774.62	034-530-009	$359.32	$71.28	$1,774.62
034-510-042	$359.32	$71.28	$1,774.62	034-520-013	$359.32	$71.28	$1,774.62	034-530-010	$359.32	$71.28	$1,774.62
034-510-043	$359.32	$71.28	$1,774.62	034-520-014	$359.32	$71.28	$1,774.62	034-530-011	$359.32	$71.28	$1,774.62
034-510-044	$359.32	$71.28	$1,774.62	034-520-015	$359.32	$71.28	$1,774.62	034-530-012	$359.32	$71.28	$1,774.62
034-510-045	$359.32	$71.28	$1,774.62	034-520-016	$359.32	$71.28	$1,774.62	034-530-013	$359.32	$71.28	$1,774.62
034-510-046	$359.32	$71.28	$1,774.62	034-520-017	$359.32	$71.28	$1,774.62	034-530-014	$359.32	$71.28	$1,774.62
034-510-047	$359.32	$71.28	$1,774.62	034-520-018	$359.32	$71.28	$1,774.62	034-530-015	$359.32	$71.28	$1,774.62
034-510-048	$359.32	$71.28	$1,774.62	034-520-019	$359.32	$71.28	$1,774.62	034-530-016	$359.32	$71.28	$1,774.62
034-510-049	$359.32	$71.28	$1,774.62	034-520-020	$359.32	$71.28	$1,774.62	034-530-017	$359.32	$71.28	$1,774.62
034-510-050	$359.32	$71.28	$1,774.62	034-520-021	$359.32	$71.28	$1,774.62	034-530-018	$359.32	$71.28	$1,774.62
034-510-051	$359.32	$71.28	$1,774.62	034-520-022	$359.32	$71.28	$1,774.62	034-530-019	$359.32	$71.28	$1,774.62
034-510-052	$359.32	$71.28	$1,774.62	034-520-023	$359.32	$71.28	$1,774.62	034-530-020	$359.32	$71.28	$1,774.62
034-510-053	$359.32	$71.28	$1,774.62	034-520-024	$359.32	$71.28	$1,774.62	034-530-021	$359.32	$71.28	$1,774.62
034-510-054	$359.32	$71.28	$1,774.62	034-520-025	$359.32	$71.28	$1,774.62	034-530-022	$359.32	$71.28	$1,774.62
034-510-055	$359.32	$71.28	$1,774.62	034-520-026	$359.32	$71.28	$1,774.62	034-530-023	$359.32	$71.28	$1,774.62
034-510-056	$359.32	$71.28	$1,774.62	034-520-027	$359.32	$71.28	$1,774.62	034-530-024	$359.32	$71.28	$1,774.62
034-510-057	$359.32	$71.28	$1,774.62	034-520-028	$359.32	$71.28	$1,774.62	034-530-025	$359.32	$71.28	$1,774.62
034-510-058	$359.32	$71.28	$1,774.62	034-520-029	$359.32	$71.28	$1,774.62	034-530-026	$359.32	$71.28	$1,774.62
034-510-059	$359.32	$71.28	$1,774.62	034-520-030	$359.32	$71.28	$1,774.62	034-530-028	$359.32	$71.28	$1,774.62
034-510-060	$359.32	$71.28	$1,774.62	034-520-031	$359.32	$71.28	$1,774.62	034-530-029	$359.32	$71.28	$1,774.62
034-510-061	$359.32	$71.28	$1,774.62	034-520-032	$359.32	$71.28	$1,774.62	034-530-030	$359.32	$71.28	$1,774.62
034-510-066	$359.32	$71.28	$1,774.62	034-520-033	$359.32	$71.28	$1,774.62	034-530-031	$359.32	$71.28	$1,774.62

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-25
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-530-032	$359.32	$71.28	$1,774.62
034-530-034	$179.66	$35.64	$887.32
034-540-001	$359.32	$71.28	$1,774.62
034-540-002	$359.32	$71.28	$1,774.62
034-540-003	$359.32	$71.28	$1,774.62
034-540-004	$359.32	$71.28	$1,774.62
034-540-005	$359.32	$71.28	$1,774.62
034-540-006	$359.32	$71.28	$1,774.62
034-540-007	$359.32	$71.28	$1,774.62
034-540-008	$359.32	$71.28	$1,774.62
034-540-009	$359.32	$71.28	$1,774.62
034-540-010	$359.32	$71.28	$1,774.62
034-540-011	$359.32	$71.28	$1,774.62
034-540-012	$359.32	$71.28	$1,774.62
034-540-013	$359.32	$71.28	$1,774.62
034-540-014	$359.32	$71.28	$1,774.62
034-540-015	$359.32	$71.28	$1,774.62
034-540-016	$359.32	$71.28	$1,774.62
034-540-017	$359.32	$71.28	$1,774.62
034-540-018	$359.32	$71.28	$1,774.62
034-540-019	$359.32	$71.28	$1,774.62
034-540-020	$359.32	$71.28	$1,774.62
034-540-021	$359.32	$71.28	$1,774.62
034-540-022	$359.32	$71.28	$1,774.62
034-540-023	$359.32	$71.28	$1,774.62
034-540-024	$359.32	$71.28	$1,774.62
034-540-025	$359.32	$71.28	$1,774.62
034-540-026	$359.32	$71.28	$1,774.62
034-540-027	$359.32	$71.28	$1,774.62
034-540-028	$359.32	$71.28	$1,774.62
034-540-029	$359.32	$71.28	$1,774.62
034-540-030	$359.32	$71.28	$1,774.62
034-540-031	$359.32	$71.28	$1,774.62
034-540-032	$359.32	$71.28	$1,774.62
034-540-033	$359.32	$71.28	$1,774.62
034-540-034	$359.32	$71.28	$1,774.62
034-540-035	$359.32	$71.28	$1,774.62
034-540-036	$359.32	$71.28	$1,774.62
034-540-037	$359.32	$71.28	$1,774.62
034-540-038	$359.32	$71.28	$1,774.62
034-540-039	$359.32	$71.28	$1,774.62
034-540-040	$359.32	$71.28	$1,774.62
034-540-041	$359.32	$71.28	$1,774.62
034-540-042	$359.32	$71.28	$1,774.62
034-540-043	$359.32	$71.28	$1,774.62
034-540-044	$359.32	$71.28	$1,774.62
034-540-045	$359.32	$71.28	$1,774.62
034-540-046	$359.32	$71.28	$1,774.62
034-540-047	$359.32	$71.28	$1,774.62
034-540-048	$359.32	$71.28	$1,774.62
034-540-049	$359.32	$71.28	$1,774.62
034-540-050	$359.32	$71.28	$1,774.62
034-540-051	$359.32	$71.28	$1,774.62
034-540-052	$359.32	$71.28	$1,774.62
034-540-053	$359.32	$71.28	$1,774.62
034-540-054	$359.32	$71.28	$1,774.62
034-540-055	$359.32	$71.28	$1,774.62
034-540-056	$359.32	$71.28	$1,774.62
034-520-062	$359.32	$71.28	$1,774.62
034-520-063	$359.32	$71.28	$1,774.62
034-520-064	$359.32	$71.28	$1,774.62
034-530-035	$359.32	$71.28	$1,774.62
034-600-001	$359.32	$71.28	$1,774.62
034-600-002	$359.32	$71.28	$1,774.62
034-600-003	$359.32	$71.28	$1,774.62
034-600-004	$359.32	$71.28	$1,774.62
034-600-005	$359.32	$71.28	$1,774.62
034-600-008	$359.32	$71.28	$1,774.62
034-600-009	$359.32	$71.28	$1,774.62
034-600-010	$359.32	$71.28	$1,774.62
034-600-011	$359.32	$71.28	$1,774.62
034-600-012	$359.32	$71.28	$1,774.62
034-600-013	$359.32	$71.28	$1,774.62
034-600-014	$359.32	$71.28	$1,774.62
034-600-015	$359.32	$71.28	$1,774.62
034-600-016	$359.32	$71.28	$1,774.62
034-600-017	$359.32	$71.28	$1,774.62
034-600-018	$359.32	$71.28	$1,774.62
034-600-019	$359.32	$71.28	$1,774.62
034-600-020	$359.32	$71.28	$1,774.62
034-600-021	$359.32	$71.28	$1,774.62
034-600-022	$359.32	$71.28	$1,774.62
034-600-023	$359.32	$71.28	$1,774.62
034-600-024	$359.32	$71.28	$1,774.62
034-600-025	$359.32	$71.28	$1,774.62
034-600-026	$359.32	$71.28	$1,774.62
034-600-027	$359.32	$71.28	$1,774.62
034-600-028	$359.32	$71.28	$1,774.62
034-600-029	$359.32	$71.28	$1,774.62
034-600-030	$359.32	$71.28	$1,774.62
034-600-031	$359.32	$71.28	$1,774.62
034-600-032	$359.32	$71.28	$1,774.62
034-600-033	$359.32	$71.28	$1,774.62
034-600-034	$359.32	$71.28	$1,774.62
034-600-035	$359.32	$71.28	$1,774.62
034-600-036	$359.32	$71.28	$1,774.62
034-600-037	$359.32	$71.28	$1,774.62
034-600-038	$359.32	$71.28	$1,774.62
034-600-039	$359.32	$71.28	$1,774.62
034-600-040	$359.32	$71.28	$1,774.62
034-600-041	$359.32	$71.28	$1,774.62
034-600-042	$359.32	$71.28	$1,774.62
034-600-043	$359.32	$71.28	$1,774.62
034-610-001	$359.32	$71.28	$1,774.62
034-610-002	$359.32	$71.28	$1,774.62
034-610-003	$359.32	$71.28	$1,774.62
034-610-004	$359.32	$71.28	$1,774.62
034-610-005	$359.32	$71.28	$1,774.62
034-610-006	$359.32	$71.28	$1,774.62
034-610-007	$359.32	$71.28	$1,774.62
034-610-008	$359.32	$71.28	$1,774.62
034-610-009	$359.32	$71.28	$1,774.62
034-610-010	$359.32	$71.28	$1,774.62
034-610-011	$359.32	$71.28	$1,774.62
034-610-012	$359.32	$71.28	$1,774.62
034-610-013	$359.32	$71.28	$1,774.62
034-610-014	$359.32	$71.28	$1,774.62
034-610-015	$359.32	$71.28	$1,774.62
034-610-016	$359.32	$71.28	$1,774.62
034-610-017	$359.32	$71.28	$1,774.62
034-610-018	$359.32	$71.28	$1,774.62
034-610-019	$359.32	$71.28	$1,774.62
034-610-020	$359.32	$71.28	$1,774.62
034-610-021	$359.32	$71.28	$1,774.62
034-610-022	$359.32	$71.28	$1,774.62
034-610-023	$359.32	$71.28	$1,774.62
034-610-024	$359.32	$71.28	$1,774.62
034-610-025	$359.32	$71.28	$1,774.62
034-610-026	$359.32	$71.28	$1,774.62
034-610-027	$359.32	$71.28	$1,774.62
034-610-028	$359.32	$71.28	$1,774.62
034-610-029	$359.32	$71.28	$1,774.62
034-610-030	$359.32	$71.28	$1,774.62
034-610-031	$359.32	$71.28	$1,774.62
034-610-032	$359.32	$71.28	$1,774.62
034-610-033	$359.32	$71.28	$1,774.62
034-610-034	$359.32	$71.28	$1,774.62
034-610-035	$359.32	$71.28	$1,774.62
034-610-036	$359.32	$71.28	$1,774.62
034-620-001	$359.32	$71.28	$1,774.62
034-620-002	$359.32	$71.28	$1,774.62
034-620-003	$359.32	$71.28	$1,774.62
034-620-004	$359.32	$71.28	$1,774.62
034-620-005	$359.32	$71.28	$1,774.62
034-620-006	$359.32	$71.28	$1,774.62
034-620-007	$359.32	$71.28	$1,774.62
034-620-008	$359.32	$71.28	$1,774.62
034-620-009	$359.32	$71.28	$1,774.62
034-620-010	$359.32	$71.28	$1,774.62
034-620-011	$359.32	$71.28	$1,774.62
034-620-012	$359.32	$71.28	$1,774.62
034-620-013	$359.32	$71.28	$1,774.62
034-620-014	$359.32	$71.28	$1,774.62
034-620-015	$359.32	$71.28	$1,774.62
034-620-016	$359.32	$71.28	$1,774.62
034-620-017	$359.32	$71.28	$1,774.62
034-620-018	$359.32	$71.28	$1,774.62
034-620-019	$359.32	$71.28	$1,774.62
034-620-020	$359.32	$71.28	$1,774.62
034-620-021	$359.32	$71.28	$1,774.62
034-620-022	$359.32	$71.28	$1,774.62
034-620-023	$359.32	$71.28	$1,774.62
034-620-024	$359.32	$71.28	$1,774.62
034-620-025	$359.32	$71.28	$1,774.62
034-620-026	$359.32	$71.28	$1,774.62

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-25
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
034-620-027	$359.32	$71.28	$1,774.62
034-620-028	$359.32	$71.28	$1,774.62
034-620-029	$359.32	$71.28	$1,774.62
034-620-030	$359.32	$71.28	$1,774.62
034-620-031	$359.32	$71.28	$1,774.62
034-620-032	$359.32	$71.28	$1,774.62
034-620-033	$359.32	$71.28	$1,774.62
034-620-034	$359.32	$71.28	$1,774.62
034-620-035	$359.32	$71.28	$1,774.62
034-620-036	$359.32	$71.28	$1,774.62
034-620-037	$359.32	$71.28	$1,774.62
034-620-038	$359.32	$71.28	$1,774.62
034-620-039	$359.32	$71.28	$1,774.62
034-620-040	$359.32	$71.28	$1,774.62
034-620-041	$359.32	$71.28	$1,774.62
034-620-042	$359.32	$71.28	$1,774.62
034-620-043	$359.32	$71.28	$1,774.62
034-620-044	$359.32	$71.28	$1,774.62
034-620-045	$359.32	$71.28	$1,774.62
034-620-046	$359.32	$71.28	$1,774.62
034-620-047	$359.32	$71.28	$1,774.62
034-620-048	$359.32	$71.28	$1,774.62
034-620-049	$359.32	$71.28	$1,774.62
034-620-050	$359.32	$71.28	$1,774.62
034-620-051	$359.32	$71.28	$1,774.62
034-620-052	$359.32	$71.28	$1,774.62
034-620-053	$359.32	$71.28	$1,774.62
034-620-054	$359.32	$71.28	$1,774.62
034-620-055	$359.32	$71.28	$1,774.62
034-620-056	$359.32	$71.28	$1,774.62
034-620-057	$359.32	$71.28	$1,774.62
034-620-058	$359.32	$71.28	$1,774.62
034-620-059	$359.32	$71.28	$1,774.62
034-620-060	$359.32	$71.28	$1,774.62
034-620-061	$359.32	$71.28	$1,774.62
034-620-062	$359.32	$71.28	$1,774.62
034-620-063	$359.32	$71.28	$1,774.62
034-620-064	$359.32	$71.28	$1,774.62
034-620-065	$359.32	$71.28	$1,774.62
034-620-066	$359.32	$71.28	$1,774.62
034-620-067	$359.32	$71.28	$1,774.62
034-620-068	$359.32	$71.28	$1,774.62
034-620-069	$359.32	$71.28	$1,774.62
034-620-070	$359.32	$71.28	$1,774.62
034-620-071	$359.32	$71.28	$1,774.62
034-620-072	$359.32	$71.28	$1,774.62
034-620-073	$359.32	$71.28	$1,774.62
034-620-074	$359.32	$71.28	$1,774.62
034-620-075	$359.32	$71.28	$1,774.62
034-620-076	$359.32	$71.28	$1,774.62
034-620-077	$359.32	$71.28	$1,774.62
034-620-078	$359.32	$71.28	$1,774.62
034-620-079	$359.32	$71.28	$1,774.62
034-620-080	$359.32	$71.28	$1,774.62
034-620-081	$359.32	$71.28	$1,774.62
034-600-046	$359.32	$71.28	$1,774.62
034-600-047	$359.32	$71.28	$1,774.62
034-040-027	$359.32	$356.40	$1,774.62
034-040-031	$417.54	$0.00	$2,062.12
	Sub-Total		**$1,224,859.76**

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-26
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
032-370-011	$912.70	$356.40	$2,342.84
032-370-037	$477.90	$356.40	$1,226.76
032-380-001	$359.32	$71.28	$922.38
032-380-002	$359.32	$71.28	$922.38
032-380-003	$359.32	$71.28	$922.38
032-380-004	$359.32	$71.28	$922.38
032-380-005	$359.32	$71.28	$922.38
032-380-006	$359.32	$71.28	$922.38
032-380-007	$359.32	$71.28	$922.38
032-380-008	$359.32	$71.28	$922.38
032-380-009	$359.32	$71.28	$922.38
032-380-010	$359.32	$71.28	$922.38
032-380-011	$359.32	$71.28	$922.38
032-380-012	$359.32	$71.28	$922.38
032-380-013	$359.32	$71.28	$922.38
032-380-014	$359.32	$71.28	$922.38
032-380-015	$359.32	$71.28	$922.38
032-380-016	$359.32	$71.28	$922.38
032-380-018	$359.32	$71.28	$922.38
032-380-019	$359.32	$71.28	$922.38
032-380-020	$359.32	$71.28	$922.38
032-380-021	$359.32	$71.28	$922.38
032-380-022	$359.32	$71.28	$922.38
032-380-023	$359.32	$71.28	$922.38
032-380-024	$359.32	$71.28	$922.38
032-380-025	$359.32	$71.28	$922.38
032-380-026	$359.32	$71.28	$922.38
032-390-001	$359.32	$71.28	$922.38
032-390-002	$359.32	$71.28	$922.38
032-390-003	$359.32	$71.28	$922.38
032-390-004	$359.32	$71.28	$922.38
032-390-005	$359.32	$71.28	$922.38
032-390-006	$359.32	$71.28	$922.38
032-390-007	$359.32	$71.28	$922.38
032-390-008	$359.32	$71.28	$922.38
032-390-009	$359.32	$71.28	$922.38
032-390-010	$359.32	$71.28	$922.38
032-390-011	$359.32	$71.28	$922.38
032-390-012	$359.32	$71.28	$922.38
032-390-013	$359.32	$71.28	$922.38
032-390-014	$359.32	$71.28	$922.38
032-390-015	$359.32	$71.28	$922.38
032-390-016	$359.32	$71.28	$922.38
032-390-017	$359.32	$71.28	$922.38
032-390-018	$359.32	$71.28	$922.38
032-390-019	$359.32	$71.28	$922.38
032-390-020	$359.32	$71.28	$922.38
032-390-021	$359.32	$71.28	$922.38
032-390-022	$359.32	$71.28	$922.38
032-390-023	$359.32	$71.28	$922.38
032-390-024	$359.32	$71.28	$922.38
032-390-025	$359.32	$71.28	$922.38
032-390-026	$359.32	$71.28	$922.38
032-390-027	$359.32	$71.28	$922.38
032-390-028	$359.32	$71.28	$922.38
032-390-029	$359.32	$71.28	$922.38
032-390-030	$359.32	$71.28	$922.38
032-390-031	$359.32	$71.28	$922.38
032-390-032	$359.32	$71.28	$922.38
032-390-033	$359.32	$71.28	$922.38
032-390-034	$359.32	$71.28	$922.38
032-390-035	$359.32	$71.28	$922.38
032-390-036	$359.32	$71.28	$922.38
032-390-037	$359.32	$71.28	$922.38
032-390-038	$359.32	$71.28	$922.38
032-390-039	$359.32	$71.28	$922.38
032-390-040	$359.32	$71.28	$922.38
032-390-041	$359.32	$71.28	$922.38
032-390-042	$359.32	$71.28	$922.38
032-390-043	$359.32	$71.28	$922.38
032-390-044	$359.32	$71.28	$922.38
032-390-045	$359.32	$71.28	$922.38
032-390-046	$359.32	$71.28	$922.38
032-390-047	$359.32	$71.28	$922.38
032-390-048	$359.32	$71.28	$922.38
032-390-049	$359.32	$71.28	$922.38
032-390-050	$359.32	$71.28	$922.38
032-390-051	$359.32	$71.28	$922.38
032-390-052	$359.32	$71.28	$922.38
032-390-053	$359.32	$71.28	$922.38
032-390-054	$359.32	$71.28	$922.38
032-390-055	$359.32	$71.28	$922.38
032-390-056	$359.32	$71.28	$922.38
032-390-057	$359.32	$71.28	$922.38
032-390-058	$359.32	$71.28	$922.38
032-390-059	$359.32	$71.28	$922.38
032-390-060	$359.32	$71.28	$922.38
032-390-061	$359.32	$71.28	$922.38
032-390-062	$359.32	$71.28	$922.38
032-390-063	$359.32	$71.28	$922.38
032-390-064	$359.32	$71.28	$922.38
032-390-065	$359.32	$71.28	$922.38
032-390-066	$359.32	$71.28	$922.38
032-390-067	$359.32	$71.28	$922.38
032-390-068	$359.32	$71.28	$922.38
032-390-069	$359.32	$71.28	$922.38
032-390-070	$359.32	$71.28	$922.38
032-390-071	$359.32	$71.28	$922.38
032-390-072	$359.32	$71.28	$922.38
032-390-073	$359.32	$71.28	$922.38
032-390-074	$359.32	$71.28	$922.38
032-390-075	$359.32	$71.28	$922.38
032-390-076	$359.32	$71.28	$922.38
032-390-077	$359.32	$71.28	$922.38
032-390-078	$359.32	$71.28	$922.38
032-390-079	$359.32	$71.28	$922.38
032-400-001	$359.32	$71.28	$922.38
032-400-002	$359.32	$71.28	$922.38
032-400-003	$359.32	$71.28	$922.38
032-400-004	$359.32	$71.28	$922.38
032-400-005	$359.32	$71.28	$922.38
032-400-006	$359.32	$71.28	$922.38
032-400-007	$359.32	$71.28	$922.38
032-400-008	$359.32	$71.28	$922.38
032-400-009	$359.32	$71.28	$922.38
032-400-010	$359.32	$71.28	$922.38
032-400-011	$359.32	$71.28	$922.38
032-400-012	$359.32	$71.28	$922.38
032-400-013	$359.32	$71.28	$922.38
032-400-014	$359.32	$71.28	$922.38
032-400-015	$359.32	$71.28	$922.38
032-400-016	$359.32	$71.28	$922.38
032-400-017	$359.32	$71.28	$922.38
032-400-018	$359.32	$71.28	$922.38
032-400-019	$359.32	$71.28	$922.38
032-400-020	$359.32	$71.28	$922.38
032-400-021	$359.32	$71.28	$922.38
032-400-022	$359.32	$71.28	$922.38
032-400-023	$359.32	$71.28	$922.38
032-400-024	$359.32	$71.28	$922.38
032-400-025	$359.32	$71.28	$922.38
032-400-026	$359.32	$71.28	$922.38
032-400-027	$359.32	$71.28	$922.38
032-400-028	$359.32	$71.28	$922.38
032-400-029	$359.32	$71.28	$922.38
032-400-030	$359.32	$71.28	$922.38
032-400-031	$359.32	$71.28	$922.38
032-400-032	$359.32	$71.28	$922.38
032-400-033	$359.32	$71.28	$922.38
032-400-034	$359.32	$71.28	$922.38
032-410-001	$359.32	$71.28	$922.38
032-410-002	$359.32	$71.28	$922.38
032-410-003	$359.32	$71.28	$922.38
032-410-004	$359.32	$71.28	$922.38
032-410-005	$359.32	$71.28	$922.38
032-410-006	$359.32	$71.28	$922.38
032-410-007	$359.32	$71.28	$922.38
032-410-008	$359.32	$71.28	$922.38
032-410-009	$359.32	$71.28	$922.38
032-410-010	$359.32	$71.28	$922.38
032-410-011	$359.32	$71.28	$922.38
032-410-012	$359.32	$71.28	$922.38
032-410-013	$359.32	$71.28	$922.38
032-410-014	$359.32	$71.28	$922.38
032-410-015	$359.32	$71.28	$922.38
032-410-016	$359.32	$71.28	$922.38
032-410-017	$359.32	$71.28	$922.38
032-410-018	$359.32	$71.28	$922.38
032-410-019	$359.32	$71.28	$922.38
032-410-020	$359.32	$71.28	$922.38
032-410-021	$359.32	$71.28	$922.38
032-410-022	$359.32	$71.28	$922.38
032-410-023	$359.32	$71.28	$922.38
032-410-024	$359.32	$71.28	$922.38
032-410-025	$359.32	$71.28	$922.38

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-26
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
032-410-026	$359.32	$71.28	$922.38
032-410-027	$359.32	$71.28	$922.38
032-410-028	$359.32	$71.28	$922.38
032-410-029	$359.32	$71.28	$922.38
032-410-030	$359.32	$71.28	$922.38
032-410-031	$359.32	$71.28	$922.38
032-410-032	$359.32	$71.28	$922.38
032-410-033	$359.32	$71.28	$922.38
032-410-034	$359.32	$71.28	$922.38
032-410-035	$359.32	$71.28	$922.38
032-410-036	$359.32	$71.28	$922.38
032-410-037	$359.32	$71.28	$922.38
032-410-038	$359.32	$71.28	$922.38
032-410-039	$359.32	$71.28	$922.38
032-410-040	$359.32	$71.28	$922.38
032-410-041	$359.32	$71.28	$922.38
032-410-042	$359.32	$71.28	$922.38
032-410-043	$359.32	$71.28	$922.38
032-410-044	$359.32	$71.28	$922.38
032-410-045	$359.32	$71.28	$922.38
032-410-046	$359.32	$71.28	$922.38
032-410-047	$359.32	$71.28	$922.38
032-420-001	$359.32	$71.28	$922.38
032-420-002	$359.32	$71.28	$922.38
032-420-003	$359.32	$71.28	$922.38
032-420-004	$359.32	$71.28	$922.38
032-420-005	$359.32	$71.28	$922.38
032-420-006	$359.32	$71.28	$922.38
032-420-007	$359.32	$71.28	$922.38
032-420-008	$359.32	$71.28	$922.38
032-420-009	$359.32	$71.28	$922.38
032-420-010	$359.32	$71.28	$922.38
032-420-011	$359.32	$71.28	$922.38
032-420-012	$359.32	$71.28	$922.38
032-420-013	$359.32	$71.28	$922.38
032-420-014	$359.32	$71.28	$922.38
032-420-015	$359.32	$71.28	$922.38
032-420-016	$359.32	$71.28	$922.38
032-420-017	$359.32	$71.28	$922.38
032-420-018	$359.32	$71.28	$922.38
032-420-019	$359.32	$71.28	$922.38
032-420-020	$359.32	$71.28	$922.38
032-420-021	$359.32	$71.28	$922.38
032-420-022	$359.32	$71.28	$922.38
032-420-023	$359.32	$71.28	$922.38
032-420-024	$359.32	$71.28	$922.38
032-420-025	$359.32	$71.28	$922.38
032-420-026	$359.32	$71.28	$922.38
032-420-027	$359.32	$71.28	$922.38
032-420-028	$359.32	$71.28	$922.38
032-420-029	$359.32	$71.28	$922.38
032-420-030	$359.32	$71.28	$922.38
032-420-031	$359.32	$71.28	$922.38
032-420-032	$359.32	$71.28	$922.38
032-420-033	$359.32	$71.28	$922.38
032-420-034	$359.32	$71.28	$922.38
032-420-035	$359.32	$71.28	$922.38
032-420-036	$359.32	$71.28	$922.38
032-420-037	$359.32	$71.28	$922.38
032-420-038	$359.32	$71.28	$922.38
032-420-039	$359.32	$71.28	$922.38
032-420-040	$359.32	$71.28	$922.38
032-420-041	$359.32	$71.28	$922.38
032-420-042	$359.32	$71.28	$922.38
032-420-043	$359.32	$71.28	$922.38
032-420-044	$359.32	$71.28	$922.38
032-420-045	$359.32	$71.28	$922.38
032-420-046	$359.32	$71.28	$922.38
032-420-047	$359.32	$71.28	$922.38
032-420-048	$359.32	$71.28	$922.38
032-420-049	$359.32	$71.28	$922.38
032-420-050	$359.32	$71.28	$922.38
032-420-051	$359.32	$71.28	$922.38
032-420-052	$359.32	$71.28	$922.38
032-420-053	$359.32	$71.28	$922.38
032-420-054	$359.32	$71.28	$922.38
032-420-055	$359.32	$71.28	$922.38
032-420-056	$359.32	$71.28	$922.38
032-420-057	$359.32	$71.28	$922.38
032-420-058	$359.32	$71.28	$922.38
032-420-059	$359.32	$71.28	$922.38
032-420-060	$359.32	$71.28	$922.38
032-420-061	$359.32	$71.28	$922.38
032-420-062	$359.32	$71.28	$922.38
032-420-063	$359.32	$71.28	$922.38
032-420-064	$359.32	$71.28	$922.38
032-420-065	$359.32	$71.28	$922.38
032-420-066	$359.32	$71.28	$922.38
032-420-067	$359.32	$71.28	$922.38
032-420-068	$359.32	$71.28	$922.38
032-420-069	$359.32	$71.28	$922.38
032-420-070	$359.32	$71.28	$922.38
032-420-071	$359.32	$71.28	$922.38
032-420-072	$359.32	$71.28	$922.38
032-420-073	$359.32	$71.28	$922.38
032-420-074	$359.32	$71.28	$922.38
032-420-075	$359.32	$71.28	$922.38
032-420-076	$359.32	$71.28	$922.38
032-420-077	$359.32	$71.28	$922.38
032-420-078	$359.32	$71.28	$922.38
032-420-079	$359.32	$71.28	$922.38
032-420-080	$359.32	$71.28	$922.38
032-420-081	$359.32	$71.28	$922.38
032-430-001	$359.32	$71.28	$922.38
032-430-002	$359.32	$71.28	$922.38
032-430-003	$359.32	$71.28	$922.38
032-430-004	$359.32	$71.28	$922.38
032-430-005	$359.32	$71.28	$922.38
032-430-006	$359.32	$71.28	$922.38
032-430-007	$359.32	$71.28	$922.38
032-430-008	$359.32	$71.28	$922.38
032-430-009	$359.32	$71.28	$922.38
032-430-010	$359.32	$71.28	$922.38
032-430-011	$359.32	$71.28	$922.38
032-430-012	$359.32	$71.28	$922.38
032-430-013	$359.32	$71.28	$922.38
032-430-014	$359.32	$71.28	$922.38
032-430-015	$359.32	$71.28	$922.38
032-430-016	$359.32	$71.28	$922.38
032-430-017	$359.32	$71.28	$922.38
032-430-018	$359.32	$71.28	$922.38
032-430-019	$359.32	$71.28	$922.38
032-430-020	$359.32	$71.28	$922.38
032-430-021	$359.32	$71.28	$922.38
032-430-022	$359.32	$71.28	$922.38
032-430-023	$359.32	$71.28	$922.38
032-430-024	$359.32	$71.28	$922.38
032-430-025	$359.32	$71.28	$922.38
032-430-026	$359.32	$71.28	$922.38
032-430-027	$359.32	$71.28	$922.38
032-430-028	$359.32	$71.28	$922.38
032-430-029	$359.32	$71.28	$922.38
032-430-030	$359.32	$71.28	$922.38
032-430-031	$359.32	$71.28	$922.38
032-430-032	$359.32	$71.28	$922.38
032-430-033	$359.32	$71.28	$922.38
032-430-034	$359.32	$71.28	$922.38
032-430-035	$359.32	$71.28	$922.38
032-430-036	$359.32	$71.28	$922.38
032-440-001	$359.32	$71.28	$922.38
032-440-002	$359.32	$71.28	$922.38
032-440-003	$359.32	$71.28	$922.38
032-440-004	$359.32	$71.28	$922.38
032-440-005	$359.32	$71.28	$922.38
032-440-006	$359.32	$71.28	$922.38
032-440-007	$359.32	$71.28	$922.38
032-440-008	$359.32	$71.28	$922.38
032-440-009	$359.32	$71.28	$922.38
032-440-010	$359.32	$71.28	$922.38
032-440-011	$359.32	$71.28	$922.38
032-440-012	$359.32	$71.28	$922.38
032-440-013	$359.32	$71.28	$922.38
032-440-014	$359.32	$71.28	$922.38
032-440-015	$359.32	$71.28	$922.38
032-440-016	$359.32	$71.28	$922.38
032-440-017	$359.32	$71.28	$922.38
032-440-018	$359.32	$71.28	$922.38
032-440-019	$359.32	$71.28	$922.38
032-440-020	$359.32	$71.28	$922.38
032-440-021	$359.32	$71.28	$922.38
032-440-022	$359.32	$71.28	$922.38
032-440-023	$359.32	$71.28	$922.38
032-440-024	$359.32	$71.28	$922.38
032-440-025	$359.32	$71.28	$922.38
032-440-026	$359.32	$71.28	$922.38

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-26
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
032-440-027	$359.32	$71.28	$922.38
032-440-028	$359.32	$71.28	$922.38
032-440-029	$359.32	$71.28	$922.38
032-440-030	$359.32	$71.28	$922.38
032-440-031	$359.32	$71.28	$922.38
032-440-032	$359.32	$71.28	$922.38
032-450-001	$359.32	$71.28	$922.38
032-450-002	$359.32	$71.28	$922.38
032-450-003	$359.32	$71.28	$922.38
032-450-004	$359.32	$71.28	$922.38
032-450-005	$359.32	$71.28	$922.38
032-450-006	$359.32	$71.28	$922.38
032-450-007	$359.32	$71.28	$922.38
032-450-008	$359.32	$71.28	$922.38
032-450-009	$359.32	$71.28	$922.38
032-450-010	$359.32	$71.28	$922.38
032-450-011	$359.32	$71.28	$922.38
032-450-012	$359.32	$71.28	$922.38
032-450-013	$359.32	$71.28	$922.38
032-450-014	$359.32	$71.28	$922.38
032-450-015	$359.32	$71.28	$922.38
032-450-016	$359.32	$71.28	$922.38
032-450-017	$359.32	$71.28	$922.38
032-450-018	$359.32	$71.28	$922.38
032-450-019	$359.32	$71.28	$922.38
032-450-020	$359.32	$71.28	$922.38
032-450-021	$359.32	$71.28	$922.38
032-450-022	$359.32	$71.28	$922.38
032-450-023	$359.32	$71.28	$922.38
032-450-024	$359.32	$71.28	$922.38
032-450-025	$359.32	$71.28	$922.38
032-450-026	$359.32	$71.28	$922.38
032-450-027	$359.32	$71.28	$922.38
032-450-028	$359.32	$71.28	$922.38
032-450-029	$359.32	$71.28	$922.38
032-450-030	$359.32	$71.28	$922.38
032-450-031	$359.32	$71.28	$922.38
032-450-032	$359.32	$71.28	$922.38
032-450-033	$359.32	$71.28	$922.38
032-450-034	$359.32	$71.28	$922.38
032-450-035	$359.32	$71.28	$922.38
032-450-036	$359.32	$71.28	$922.38
032-450-037	$359.32	$71.28	$922.38
032-450-038	$359.32	$71.28	$922.38
032-450-039	$359.32	$71.28	$922.38
032-450-040	$359.32	$71.28	$922.38
032-450-041	$359.32	$71.28	$922.38
032-450-042	$359.32	$71.28	$922.38
032-450-043	$359.32	$71.28	$922.38
032-450-044	$359.32	$71.28	$922.38
032-450-045	$359.32	$71.28	$922.38
032-450-046	$359.32	$71.28	$922.38
032-450-047	$359.32	$71.28	$922.38
032-450-048	$359.32	$71.28	$922.38
032-450-049	$359.32	$71.28	$922.38
032-450-050	$359.32	$71.28	$922.38
032-450-051	$359.32	$71.28	$922.38
032-460-001	$359.32	$71.28	$922.38
032-460-002	$359.32	$71.28	$922.38
032-460-003	$359.32	$71.28	$922.38
032-460-004	$359.32	$71.28	$922.38
032-460-005	$359.32	$71.28	$922.38
032-460-006	$359.32	$71.28	$922.38
032-460-007	$359.32	$71.28	$922.38
032-460-008	$359.32	$71.28	$922.38
032-460-009	$359.32	$71.28	$922.38
032-460-010	$359.32	$71.28	$922.38
032-460-011	$359.32	$71.28	$922.38
032-460-012	$359.32	$71.28	$922.38
032-460-013	$359.32	$71.28	$922.38
032-460-014	$359.32	$71.28	$922.38
032-460-015	$359.32	$71.28	$922.38
032-460-016	$359.32	$71.28	$922.38
032-460-017	$359.32	$71.28	$922.38
032-460-018	$359.32	$71.28	$922.38
032-460-019	$359.32	$71.28	$922.38
032-460-020	$359.32	$71.28	$922.38
032-460-021	$359.32	$71.28	$922.38
032-460-022	$359.32	$71.28	$922.38
032-460-023	$359.32	$71.28	$922.38
032-460-024	$359.32	$71.28	$922.38
032-460-025	$359.32	$71.28	$922.38
032-460-026	$359.32	$71.28	$922.38
032-460-027	$359.32	$71.28	$922.38
032-460-028	$359.32	$71.28	$922.38
032-460-029	$359.32	$71.28	$922.38
032-460-030	$359.32	$71.28	$922.38
032-460-031	$359.32	$71.28	$922.38
032-460-032	$359.32	$71.28	$922.38
032-460-033	$359.32	$71.28	$922.38
032-460-034	$359.32	$71.28	$922.38
032-460-035	$359.32	$71.28	$922.38
032-460-036	$359.32	$71.28	$922.38
032-460-037	$359.32	$71.28	$922.38
032-460-038	$359.32	$71.28	$922.38
032-460-039	$359.32	$71.28	$922.38
032-470-001	$359.32	$71.28	$922.38
032-470-002	$359.32	$71.28	$922.38
032-470-003	$359.32	$71.28	$922.38
032-470-004	$359.32	$71.28	$922.38
032-470-005	$359.32	$71.28	$922.38
032-470-006	$359.32	$71.28	$922.38
032-470-007	$359.32	$71.28	$922.38
032-470-008	$359.32	$71.28	$922.38
032-470-009	$359.32	$71.28	$922.38
032-470-010	$359.32	$71.28	$922.38
032-470-011	$359.32	$71.28	$922.38
032-470-012	$359.32	$71.28	$922.38
032-470-013	$359.32	$71.28	$922.38
032-470-014	$359.32	$71.28	$922.38
032-470-015	$359.32	$71.28	$922.38
032-470-016	$359.32	$71.28	$922.38
032-470-017	$359.32	$71.28	$922.38
032-470-018	$359.32	$71.28	$922.38
032-470-027	$359.32	$71.28	$922.38
032-470-028	$359.32	$71.28	$922.38
032-470-029	$359.32	$71.28	$922.38
032-470-030	$359.32	$71.28	$922.38
032-470-031	$359.32	$71.28	$922.38
032-470-032	$359.32	$71.28	$922.38
032-470-033	$359.32	$71.28	$922.38
032-470-034	$359.32	$71.28	$922.38
032-470-035	$359.32	$71.28	$922.38
032-470-036	$359.32	$71.28	$922.38
032-470-037	$359.32	$71.28	$922.38
032-470-038	$179.66	$35.64	$461.18
032-480-001	$359.32	$71.28	$922.38
032-480-002	$359.32	$71.28	$922.38
032-480-003	$359.32	$71.28	$922.38
032-480-004	$359.32	$71.28	$922.38
032-480-005	$359.32	$71.28	$922.38
032-480-006	$359.32	$71.28	$922.38
032-480-007	$359.32	$71.28	$922.38
032-480-008	$359.32	$71.28	$922.38
032-480-009	$359.32	$71.28	$922.38
032-480-010	$359.32	$71.28	$922.38
032-480-011	$359.32	$71.28	$922.38
032-480-012	$359.32	$71.28	$922.38
032-480-013	$359.32	$71.28	$922.38
032-480-014	$359.32	$71.28	$922.38
032-480-015	$359.32	$71.28	$922.38
032-480-016	$359.32	$71.28	$922.38
032-480-017	$359.32	$71.28	$922.38
032-480-018	$359.32	$71.28	$922.38
032-480-019	$359.32	$71.28	$922.38
032-480-020	$359.32	$71.28	$922.38
032-480-021	$359.32	$71.28	$922.38
032-480-022	$359.32	$71.28	$922.38
032-480-023	$359.32	$71.28	$922.38
032-480-024	$359.32	$71.28	$922.38
032-480-025	$359.32	$71.28	$922.38
032-480-026	$359.32	$71.28	$922.38
032-480-027	$359.32	$71.28	$922.38
032-480-028	$359.32	$71.28	$922.38
032-480-029	$359.32	$71.28	$922.38
032-480-030	$359.32	$71.28	$922.38
032-480-031	$359.32	$71.28	$922.38
032-480-032	$359.32	$71.28	$922.38
032-480-033	$359.32	$71.28	$922.38
032-480-034	$359.32	$71.28	$922.38
032-480-035	$359.32	$71.28	$922.38
032-480-036	$359.32	$71.28	$922.38
032-480-037	$359.32	$71.28	$922.38
032-480-038	$359.32	$71.28	$922.38
032-480-039	$359.32	$71.28	$922.38

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASESSMENT DISTRICT
ZONES 1, 2, 3-26
FINAL ASSESSMENT ROLL
FISCAL YEAR 2023-24

Sorted by Zone & Assessor's Parcel Number

Assessor's Parcel Number	Park Amount	Street Light Amount	Landscape Amount
032-480-040	$359.32	$71.28	$922.38
032-480-041	$359.32	$71.28	$922.38
032-490-001	$359.32	$71.28	$922.38
032-490-002	$359.32	$71.28	$922.38
032-490-003	$359.32	$71.28	$922.38
032-490-004	$359.32	$71.28	$922.38
032-490-005	$359.32	$71.28	$922.38
032-490-006	$359.32	$71.28	$922.38
032-490-007	$359.32	$71.28	$922.38
032-490-008	$359.32	$71.28	$922.38
032-490-009	$359.32	$71.28	$922.38
032-490-010	$359.32	$71.28	$922.38
032-490-011	$359.32	$71.28	$922.38
032-490-012	$359.32	$71.28	$922.38
032-490-013	$359.32	$71.28	$922.38
032-490-014	$359.32	$71.28	$922.38
032-490-015	$359.32	$71.28	$922.38
032-490-016	$359.32	$71.28	$922.38
032-490-017	$359.32	$71.28	$922.38
032-490-018	$359.32	$71.28	$922.38
032-490-019	$359.32	$71.28	$922.38
032-490-020	$359.32	$71.28	$922.38
032-490-021	$359.32	$71.28	$922.38
032-490-022	$359.32	$71.28	$922.38
032-490-024	$1,077.98	$0.00	$2,767.14
032-500-001	$359.32	$71.28	$922.38
032-500-002	$359.32	$71.28	$922.38
032-500-003	$359.32	$71.28	$922.38
032-500-004	$359.32	$71.28	$922.38
032-500-005	$359.32	$71.28	$922.38
032-500-006	$359.32	$71.28	$922.38
032-500-007	$359.32	$71.28	$922.38
032-500-008	$359.32	$71.28	$922.38
032-500-009	$359.32	$71.28	$922.38
032-500-010	$359.32	$71.28	$922.38
032-500-011	$359.32	$71.28	$922.38
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032-500-014	$359.32	$71.28	$922.38
032-500-015	$359.32	$71.28	$922.38
032-500-016	$359.32	$71.28	$922.38
032-500-017	$359.32	$71.28	$922.38
032-500-018	$359.32	$71.28	$922.38
032-500-019	$359.32	$71.28	$922.38
032-500-020	$359.32	$71.28	$922.38
032-500-021	$359.32	$71.28	$922.38
032-500-022	$359.32	$71.28	$922.38
032-500-023	$359.32	$71.28	$922.38
032-500-024	$359.32	$71.28	$922.38
032-500-025	$359.32	$71.28	$922.38
032-500-026	$359.32	$71.28	$922.38
032-500-027	$359.32	$71.28	$922.38
032-500-028	$359.32	$71.28	$922.38
032-500-029	$359.32	$71.28	$922.38
032-500-030	$359.32	$71.28	$922.38
032-500-031	$359.32	$71.28	$922.38
032-500-032	$359.32	$71.28	$922.38
032-500-033	$359.32	$71.28	$922.38
032-500-034	$359.32	$71.28	$922.38
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032-500-036	$359.32	$71.28	$922.38
032-500-037	$359.32	$71.28	$922.38
032-500-038	$359.32	$71.28	$922.38
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032-500-041	$359.32	$71.28	$922.38
032-500-042	$359.32	$71.28	$922.38
032-500-043	$359.32	$71.28	$922.38
032-500-044	$359.32	$71.28	$922.38
032-500-045	$359.32	$71.28	$922.38
032-500-046	$359.32	$71.28	$922.38
032-500-047	$359.32	$71.28	$922.38
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032-500-050	$359.32	$71.28	$922.38
032-500-051	$359.32	$71.28	$922.38
032-500-052	$359.32	$71.28	$922.38
032-500-053	$359.32	$71.28	$922.38
032-500-054	$359.32	$71.28	$922.38
032-500-055	$359.32	$71.28	$922.38
032-510-001	$359.32	$71.28	$922.38
032-510-002	$359.32	$71.28	$922.38
032-510-003	$359.32	$71.28	$922.38
032-510-004	$359.32	$71.28	$922.38
032-510-005	$359.32	$71.28	$922.38
032-510-006	$359.32	$71.28	$922.38
032-510-007	$359.32	$71.28	$922.38
032-510-008	$359.32	$71.28	$922.38
032-510-009	$359.32	$71.28	$922.38
032-510-010	$359.32	$71.28	$922.38
032-510-011	$359.32	$71.28	$922.38
032-510-012	$359.32	$71.28	$922.38
032-510-013	$359.32	$71.28	$922.38
032-510-014	$359.32	$71.28	$922.38
032-510-015	$359.32	$71.28	$922.38
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032-510-018	$359.32	$71.28	$922.38
032-510-019	$359.32	$71.28	$922.38
032-510-020	$359.32	$71.28	$922.38
032-510-021	$359.32	$71.28	$922.38
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032-510-023	$359.32	$71.28	$922.38
032-510-024	$359.32	$71.28	$922.38
032-510-025	$359.32	$71.28	$922.38
032-510-026	$359.32	$71.28	$922.38
032-510-027	$359.32	$71.28	$922.38
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032-510-029	$359.32	$71.28	$922.38
032-510-030	$359.32	$71.28	$922.38
032-510-031	$359.32	$71.28	$922.38
032-510-032	$359.32	$71.28	$922.38
032-510-033	$359.32	$71.28	$922.38
032-510-034	$359.32	$71.28	$922.38
032-510-035	$359.32	$71.28	$922.38
032-510-036	$359.32	$71.28	$922.38
032-510-037	$359.32	$71.28	$922.38
032-510-038	$359.32	$71.28	$922.38
032-510-039	$359.32	$71.28	$922.38
032-510-040	$359.32	$71.28	$922.38
032-510-041	$359.32	$71.28	$922.38
032-510-042	$359.32	$71.28	$922.38
032-510-043	$359.32	$71.28	$922.38
032-510-044	$359.32	$71.28	$922.38
032-510-045	$359.32	$71.28	$922.38
032-510-046	$359.32	$71.28	$922.38
032-470-039	$359.32	$71.28	$922.38
032-470-040	$359.32	$71.28	$922.38
032-470-041	$359.32	$71.28	$922.38
032-470-042	$359.32	$71.28	$922.38
032-470-043	$359.32	$71.28	$922.38
032-470-044	$359.32	$71.28	$922.38
032-470-045	$359.32	$71.28	$922.38
032-470-046	$359.32	$71.28	$922.38
Sub-Total			**$855,807.10**

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Ken Strelo, Planning Manager

SUBJECT: **Machado Lane Subdivision 9615 Rezone, Vesting Tentative Map, Final Development Plan, and Design Review (RZ 06-21, TM 03-21, FDP 01-21, DR 10-21) – Request for approval of a Rezone to P-1 (Planned Unit Development) District, a Vesting Tentative Map to subdivide approximately 20.11 acres into 76 single family residential lots, a Final Development Plan in conjunction with the P-1 District, and Design Review. APNs 033-190-003 and 033-190-004.**

Summary

This is an application by MLC Holdings ("Applicant") requesting approval of: 1) a Rezone (RZ 06-21) to decrease the acreage of and amend an existing P-1 District; 2) a Vesting Tentative Map (TM 03-21) subdividing approximately 20.11 acres into 76 single family residential lots, street right of ways, pocket park with playground, stormwater detention treatment area, and emergency vehicle access; 3) a Final Development Plan (FDP 01-21) in conjunction with the project's P-1 District; and 4) Design Review (DR 10-21) for floor plans and architecture, and conceptual landscape plans ("Project"). Proposed homes consist of one single-story and three two-story house plans each with three elevations ranging from 2,350 to 3,247 square feet of livable area. The project site is located west of Machado Lane and south of East Cypress Road and is zoned P-1 (Planned Unit Development) District. (APNs: 033-190-003 and 033-190-004).

Background

General Plan

Residential Low (RL) – Per Oakley General Plan Table 2-2: Land Use Designations, the "Residential Low (RL) designation provides for moderate density, single-family residential development [between the densities of 2.3 to 3.8 dwelling units per acre]. These neighborhoods will more closely resemble a typical suburban development with spacious yards and little resemblance to a rural neighborhood. Primary permitted land uses include detached single-family homes and accessory structures. Public and semi-public uses and similar and compatible uses are also allowed." The RL designation lies between the Residential Very Low (RV) (maximum 2.3 dwelling units per acre) designation, which provides for traditional, large lot single family residential

development and the Residential Low/Medium (RLM) (maximum 5.5 dwelling units per acre), which provides for moderately dense single family residential development that is consistent with suburban uses. There is often overlap between the type of development envisioned within land use designations adjacent or near each other along the density scale.

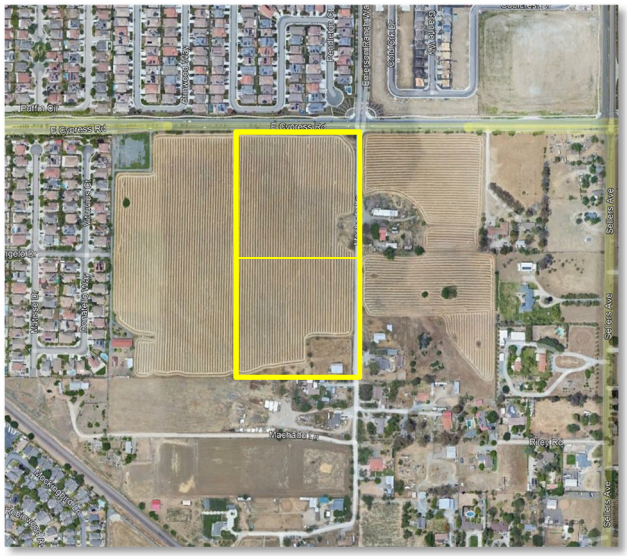
Zoning

P-1 (Planned Unit Development) District – P-1 Districts are normally tied to a specific development project and often contain different development regulations, such as minimum lot sizes and/or required yard setbacks from those found in the conventional zoning districts. They are typically found as part of a large-scale development, an infill development, or a General Plan special area of concern. An existing P-1 District covers the current project site. It was originally adopted with a former single-family development project that included the existing two parcels and another parcel to the south. The tentative map for that project has since expired and since the currently proposed project envisions a new plan, a new P-1 District is required to be adopted.

Existing Conditions and Surrounding Land Uses

The project is located west of Machado Lane and south of East Cypress Road and consists of two parcels (033-190-003 and 033-190-004). Both parcels are rectangular in shape and make up approximately 10 acres each. The northern parcel includes a 50-foot dedication for East Cypress Road and both parcels include a 30-foot dedication for Machado Lane. Neither road dedications have been recorded to date. A dilapidated, metal agricultural building is located on the southern area of the southern parcel near Machado Lane.

Figure 1. Project site and surrounding properties (Google Earth, June 29, 2021)



Preliminary General Plan Amendment

After expiration of a previously approved tentative map, the current applicant was able to work with one of the property owners of the previous map's parcels. A Preliminary General Plan Amendment application (PA 02-21) was filed with the Oakley Planning Division and heard by the City Council on May 11, 2021. The conceptual plan involved amending the General Plan Land Use designation of the site from Single-Family Residential, Medium Density (SM) to Single-Family Residential, High Density (SH) (now titled Residential Low (RL) and Residential Low/Medium (RLM),

respectively) in order to accommodate a higher density of 106 lots on the approximately 20-acre site. The general consensus feedback from the City Council was not favorable to such an amendment, and as a result, the current application was submitted with a density within the existing RL density range.

Planning Commission Public Hearing (February 7, 2023)

On February 7, 2023, the application was presented to the Planning Commission as a public hearing item. The role of the Planning Commission at that hearing was to receive the Staff Report from Staff, and public testimony from the applicant, public, and any interested parties, and make a recommendation to the City Council on the project. At the end of that public hearing, the Planning Commission adopted Resolution 4-23 recommending the City Council make findings and adopt a mitigated negative declaration, ordinance, and resolution approving the proposed project, as conditioned. A copy of the adopted resolution, Planning Commission Staff Report, which shares much of the contents of this Staff Report, and the entire Minutes from that meeting are included as attachments to this Staff Report for additional reference and background.

Project Description

Rezone (RZ 06-21)

The project application includes a request for approval of a rezone consisting of an amendment from an existing P-1 District approved for a now expired tentative map and development plan to a new P-1 District tied to the proposed tentative map and development plan. The proposed P-1 District would allow for flexibility in the development standards related to minimum lot sizes and required yard setbacks. A P-1 District has no impact on the allowable density of the underlying General Plan Land Use Designation. Table 1 provides a comparison of the project's P-1 District and the conventional R-10 District relative development standards.

Table 1. Comparison of Project's P-1 District and R-10 District Development Standards

	Min. Lot Size (sf.)	Front Yard Setback (ft.)	Side Yard Setback (ft.)	Corner Side Yard Setback (ft.)	Rear Yard Setback (ft.)
Project's P-1 District	Per the VTM (5,939 smallest lot)	18 (garage) 12 (living)	5 (no aggregate)	Not specified (VTM shows 10-15)	24
R-10 District	10,000	20 (all)	5 (20 aggregate)	15	15

Vesting Tentative Map (TM 03-21)

The proposed project would result in the subdivision of approximately 20.11 acres made up of two parcels into a new single-family residential subdivision of 76 lots, including a pocket park with playground, frontage dedication and improvement to East Cypress

Road and Machado Lane, internal street right of way, landscaping, and a stormwater detention/bioretention area. As proposed, the gross density (includes all area before right of way dedication, parks, landscaping, etc.) would be approximately 3.78 dwelling units per gross acre (du/ga) with residential lot sizes ranging between 5,939 (Lot 52) and 13,089 (Lot 13) square feet (sf), and an average residential lot size of 6,632 sf. Access to the neighborhood streets would be connected to Machado Lane with an emergency vehicle access ("EVA") (Parcel B) onto East Cypress Road between Lot 54 and Parcel C (the public park). Internal roads would terminate at the western and southern edges of the subdivision with each termination planned for future connection to adjacent properties should they develop in the future. The applicant has proposed a Homeowners Association to maintain the detention basin and EVA. The park will be publicly owned and maintained and count toward the project's park dedication and improvement requirements.

The Vesting Tentative Map shows dedication of land along East Cypress Road and Machado Lane for the purposes of providing right of way and improvements. East Cypress Road will be improved with full frontage improvements from the existing right of way line to the private property lines with the new lot. The road median, two vehicle travel lanes and one bike lane, and landscaping and a sidewalk will all be included. For Machado Lane, the applicant will be dedicating half width and making interim improvements that will include enough space for a travel lane each way from East Cypress Road to the project entrance as well as landscaping and a sidewalk. From the project entrance to the southern boundary of the project the existing Machado Lane will be paved. Future development on the east side of Machado Lane would fulfill the ultimate right of way width and improvements where the project side has been completed.

In addition to the project frontage, the applicant has agreed to complete East Cypress Road travel lane improvements between the project site and improvements further to the west. There is adequate right of way at the frontage of the vacant property immediately west of the site, and these travel lane improvements will close the gap so East Cypress Road will not need to bottle neck to one lane heading east only to open back up. Since the applicant is unable to acquire additional right of way along that property, the other frontage improvements in that area, such as landscaping and a sidewalk, will need to be done at a future date. Since the offsite East Cypress Road improvements will result in additional costs to the developer that are unable to be reimbursed through the Traffic Impact Fee program, Staff is recommending a Frontage Improvement Agreement be entered in the future requiring the benefitting property owner to the west to complete Machado Lane improvements located south of the project entrance. This will result in completion of the more important widening of East Cypress Road to occur sooner rather than later, if and when the property to the west develops.

Final Development Plan (FDP 01-21)

A Final Development Plan ("FDP") is a component of a P-1 District. The applicant is choosing to combine the FDP application with the Rezone application, which is allowed per the "Planned Unit Development (P-1)" section of the Oakley Municipal Code (Section 9.1.1002). The FDP includes the information provided on the Vesting Tentative Map and its related plans, as well as other information such as details on housing or elevations and heights of non-residential buildings. When FDPs are processed after a P-1 District is formed, the P-1 District will usually include a Preliminary Development Plan; however, an applicant may submit a FDP with a P-1 District rezone application so that it may be considered in conjunction with the rest of the project entitlements, such as what has occurred with this application. The proposed FDP includes the general layout design, number of lots, types of residential structures, etc. Any requested change to the approved FDP would be reviewed by the Planning Commission/City Council where that body would determine whether the change is substantial enough to warrant a public hearing in order to further review the request.

Design Review (DR 10-21)

As part of the Design Review application, the applicant is proposing house floor plans, architecture, and color schemes, landscaping plans (including conceptual street tree layout and park equipment), enhanced entry paving, and wall and fence plans. For the homes, there are four different floor plans ranging from 2,350 sf. to 3,247 sf. of livable area consisting of one one-story and three two-story plans. All plans include a front-facing 2-car garage door, with two plans including tandem 3-car interior garage space. Table 2 provides a summary of the proposed floor plans.

Table 2. Summary of Proposed Floor Plans

	Livable sf.	Livable sf. by Floor (1st/2nd)	Rooms	Bathrooms	Garage (sf./cars)
Plan 1 (5015)	2,350	2,350 / N/A	4 bedrooms 1 flex	2.5	421 / 2
Plan 2 (5023)	2,838	1,419 / 1,419	4 bedrooms 1 loft	3	430 / 2
Plan 3 (5025)	2,992	1,389 / 1,603	4 bedrooms 1 flex 1 loft	3	624 / 3
Plan 4 (5028)	3,247	1,477 / 1,770	5 bedrooms 1 flex 1 loft	3.5	636 / 3

In addition to the four floor plans are three architectural styles, referred to as Spanish, Santa Barbara, and Farmhouse. Unique design elements for each style include hip-style roofs and window dividers for the Spanish, front-facing gables and shutters for the Santa Barbara, and decorative gables and wainscot for the Farmhouse. Each of the

three architectural styles has three color and material themes tied specifically to that style. Figure 2 shows the conceptual streetscape per the Applicant's Plans.

Figure 2. Conceptual Streetscape per Applicant's Plans



Conceptual Landscape Plan

A conceptual landscape plan has been submitted with the application packet and it includes an Overall Landscape Plan, a Typical Landscape Plan, and a Landscape Imagery and Details Plan. The Overall Landscape Plan shows a total of 258 trees to be installed by the project. This includes trees that will eventually be within the public right of way along East Cypress Road, Machado Lane, and the internal streets, and trees to be installed in private front and corner side yards. In the future when the southern portion of Machado Land is completed, an additional 20 trees will be planted in the right of way adjacent to the project. The Typicals Landscape Plan illustrates the typical planting plan for front and corner side yards and includes a street and shrub palette as well as imagery matrix. The Landscape Imagery and Details plan shows the walls, fences, playground equipment, cluster mailboxes, and enhanced paving. The sound walls along East Cypress Road and Machado Lane will be located on the private properties and will be required to be completely maintained by the respective private property owner.

Environmental Review

California Environmental Quality Act Compliance

An Initial Study ("IS") and Mitigated Negative Declaration ("MND") have been prepared for this project pursuant to the California Environmental Quality Act ("CEQA"). Raney Planning and Management conducted the CEQA analysis survey on behalf of the City of Oakley. The Notice of Intent ("NOI") to Adopt an MND and IS was circulated for public review and comment from November 3, 2022 to December 5, 2022. It was filed with the County Clerk and Governor's Office of Planning and Research ("OPR"), distributed to over 60 public agencies and parties requesting such notice, and posted in the same manner as a Notice of Public hearing, which is at locations throughout the City and at the project site. The NOI provided a summary of the project as well as methods to access the IS/MND for review and comment.

Two comment letters were received in response to the NOI posting; one from the Department of Toxic Substances Control and one from the Central Valley Water Quality

Control Board. The City's CEQA consultants prepared a Response to Comments, which has been included as Exhibit "B" to the IS/MND attached to this Staff Report. As stated in the document, based on the responses to comment, the IS/MND did not need to be recirculated. An Errata to the NOI and IS/MND is included at Exhibit "A" to the IS/MND. The purpose of the errata is to clarify the land use designation included in the NOI and IS/MND was erroneously referenced as Residential Low/Medium ("RLM") rather than the correct Residential Low ("RL"). The error did not lead to any inaccuracies when analyzing the potential impacts.

Analysis in the IS found seven (7) of the 21 impact categories require mitigation to reduce potential impacts to a less than significant level. All other 14 impact categories were found to have either no impacts or a less than significant impacts. A summary of the mitigation measures can be found in the Mitigation Monitoring Program, included as Exhibit "A" to the Proposed Resolution attached to this Staff Report.

On February 7, 2023, the Planning Commission adopted Resolution No. 24-23 which included recommending the City Council adopt the Project's MND along with the proposed entitlements, as conditioned. Adoption of the MND is included in the proposed resolution for approval of the Vesting Tentative Map, Final Development Plan, and Design Review. The NOI and IS/MND are included as attachments to this Staff Report.

Habitat Conservation Plan/Natural Community Conservation Plan

This project is subject to the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan ("HCP/NCCP" or "HCP Plan"). Projects that are subject to the HCP Plan are required to submit a Planning Survey Report ("PSR") as part of the project application. The contents of the PSR help guide the project through compliance with both the California and Federal Endangered Species Act by assuming presence of certain plant and animal species and requiring additional surveys to be done prior to any ground disturbance. In addition, whether species are found or not, the project must pay development impact fees for each acre, or fraction thereof, of disturbed land not already considered "urban" under the HCP Plan. Those development impact fees are used to help create, install, and maintain habitat outside of the Urban Limit Line, as well as administer the HCP Plan. The project would contribute approximately $389,877 to the HCP/NCCP program under the impact fees current as of the date of this staff report.

Analysis

Rezone

When approving an application for a rezone to P-1 District, the City Council shall be satisfied that the following are true (summarized from OMC section 9.1.1002):

- The applicant intends to start construction within two years from the effective date of the zoning change;

- The development is consistent with the General Plan;

- If residential, it has sustained desirability and stability, and is in harmony with the character of surrounding neighborhoods; and

- The development of a harmonious, integrated plan justifies exceptions from the normal application of the OMC.

The Applicant has stated they plan to pursue development of the site if market conditions support it. The density and type of development is consistent with the General Plan, and the project integrates connectivity to other new developments, such as Emerson Ranch and Delaney Park north of East Cypress Road. The internal road network plans for future continued growth to the west and south of the site. The type of development is expected to be desirable in that it includes a variety of homes sizes with larger than conventional rear yard setbacks, and the neighborhood includes a small pocket park with tot lot. The density of the project falls near in the middle of the density ranges of nearby residential neighborhoods. Due to the significant requirement for dedication along East Cypress Road, the half width dedication along Machado Lane, and the approximately 75,000 square feet occupied by Parcels A and C for the pocket park and stormwater detention/bioretention, the P-1 District is justified to allow for project-specific development regulations in order to design a feasible project within the allowable range of the General Plan land use designation of Residential Low (RL).

The Applicant's Plans contain the information that would be required for a Final Development Plan, including the information on the Vesting Tentative Map, the preliminary site plan, landscaping plans, and house floor plans and architectural designs. Staff recommends the City Council approve the proposed Rezone application.

Vesting Tentative Map

The Vesting Tentative Map ("VTM") has been reviewed for compliance with all applicable codes including the Subdivision Map Act, General Plan, and the Zoning Ordinance. The VTM's gross density (apx. 3.78 du/ga) falls within the gross density range of the Residential Low (RL) General Plan Land Use Designation of 2.3-3.8 du/ga. The VTM is tied to a P-1 District, which has proposed project-specific development regulations, such as required yard setbacks and minimum lot sizes.

The site is physically suitable for the project in that it is accessible, not physically constrained other than the reduction in net developable acres due to frontage right of way dedication and onsite stormwater detention and treatment, is similar to surrounding residentially developed projects, and it is also able to accommodate the proposed density of development in a manner consistent with the underlying land use designation.

The subdivision is not expected to result in any serious public health problems. Public improvements are proposed and conditioned to occur as a result of the subdivision, which is a benefit to the public and surrounding residents and property owners of the vicinity. One such improvement will be the dedication and improvement of Machado Lane, which is currently an unpaved, private lane serving several rural residential uses to the east and south of the project site. Another improvement will be off-site improvements of East Cypress Road west of the project in order to provide for a continuation of two eastbound travel lanes from Machado Lane to the existing two eastbound lanes to the west where they merge into one at the eastern boundary of the Cypress Grove development. Staff recommends the City Council approves the proposed Vesting Tentative Map application, as conditioned.

Final Development Plan

The Final Development Plan ("FDP") shows the plotting of the homes and P-1 District development regulations. All four floor plans are plotted 19 times (25% each). Plan 1 is the only single-story home of the four and is plotted on 11 of the 15 corner lots (73%) in the neighborhood. Plotting at least 25% of the total homes and at least 50% of the corner lots as one-story homes both meet separate Oakley Residential Design Guidelines.

The FDP proposes minimum setbacks (I.e., "required yards") of 12 feet for the front (living area), 18 feet for the garage, five (5) feet for the side, and 24 feet for the rear. Depending on the floor plan, the front porches may extend further into the front setback than the minimum setback applied to the living areas, which would be allowed through approval of the FDP. The Planning Commission recommended the minimum front setback to the garage be increased to 20-feet, and that at least half of the homes be plotted on the Development Plan provided to the City Council with an additional three-to five-foot increase in the front setback to the garage (PC Reso. No. 4-23, Condition of Approval ("COA") #11). The condition for an increase to a 20-foot setback came about because the design of the street section presented to the Planning Commission showed a parkway strip between the sidewalk and street curb resulting in the back of sidewalk sharing the property line and only 18-feet of parking length.

The updated plans show the street right of way section is designed with a monolithic sidewalk, which will add an additional five feet of driveway between the property line and sidewalk. This means that an 18 foot front setback to a garage would result in a 23-foot long driveway from the garage to the back of sidewalk which will provide more room for larger passenger vehicles parked in driveways and not conflict with public use of the adjacent sidewalk. With the redesign to a monolithic sidewalk, the concerns of longer vehicles blocking the sidewalk no longer exist and Staff would support not increasing the front setback to 20-feet; however, the revised Development Plan does not show the variation in setbacks and Staff recommends the City Council uphold that condition recommended by the Planning Commission. Staff has included a similar

condition in the proposed resolution. Staff recommends the City Council approve the proposed Final Development Plan application, as conditioned.

Design Review

Analysis for Design Review refers to the Standards for Review as laid out in OMC section 9.1.1604(f), which focuses on site planning, architecture, landscaping and site elements, and streetscapes. With these standards in mind, the proposed plans were analyzed for consistency with the adopted City of Oakley Residential Guidelines ("Guidelines").

Neighborhood Layout and Design

The project has been designed so that all streets will act as residential streets and not include any backbone type collectors. This should aid in traffic control by having on-street parking and houses facing the streets throughout the internal road network. None of the houses will front onto East Cypress Road or Machado Lane, and a sound wall is proposed along both of those street frontages. The interior streets have been planned to extend to the west and south should either of those adjacent parcels develop. They are designated in the General Plan as Residential Low/Medium (RLM) and Residential Low (RL), respectively. There are no cul-de-sacs proposed within the development.

Residential Siting and Lot Design

The applicant has designed the homes so that every lot has an 18-foot setback between the garage and the right of way line with a condition to increase the setback to the garage by three- to five-feet for at least half of the homes. Variations in the front setback will help to provide overall variation in how the homes are sited along the streetscape to implement the desired streetscape design in the adopted Oakley Residential Design Guidelines.

A majority of the lots show a five-foot side yard setback with all corner lots and 20 interior lots having larger setbacks on one side or the other. This can be seen on both rectangular interior lots and on the pie shaped lots with concave front lot lines. Oakley's design guidelines encourage lots be designed to accommodate side yard access, but since lots of this zoning and size are only allowed one contiguous driveway it is important that any large side yard access be adjacent to the garage to allow a driveway widening and access compliant with the Oakley Municipal Code. The Planning Commission Resolution includes COA #3 that addresses this by requiring the developer to consider orienting these lots so that the wider side yard is adjacent to the driveway. The revised plans being proposed to the City Council show 1 of the 20 applicable lots as having the sider side yard adjacent to the driveway. 19 of the applicable lots have the wider side yard on the opposite side of the lot from the driveway. Staff have left this condition in with stronger language to require these lots be oriented so the wider side yard is adjacent to the driveway.

Building mass is an element of lot siting and design and can affect the aesthetics of the overall neighborhood. For the proposed project, changes in roof materials and design among the same floor plan assist in giving the overall neighborhood more visual variety. Some changes are to the main roof line, while others focus on the projecting elements such as porches or a bedroom. For example, the Spanish style uses a concrete S-tile material designed and is designed with hip roofs at the porches and projecting bedrooms and other elements, while the Santa Barbara style includes the same material in a different color, and rather than hip roofs at the porch and other projecting elements, it shows an open gable. The Farmhouse uses a concrete flat tile material and includes gables filled in with decorative board and batten.

Two common Oakley Design Guidelines look for new single family residential to achieve a minimum of 20% single-story homes and that at least 50% of all corner lots be single-story homes, and another is to maintain at least a 15-foot setback between adjacent second story elements. Often with P-1 District developments the lot sizes are reduced in both size and width which leads to architects needing to design a two-story home in order to achieve the desirable square footage of the market in a manner that meets the developer's criteria as well. However, in the case of the proposed project, one of the four plans are single-story, and they are plotted on a total of 25% of the lots and 73% of the corner lots. The minimum 15-foot setback between adjacent two story elements is not as feasible since the aggregate side yard setback is not 15-feet.

Architectural Character

The architectural character and design of the proposed homes meets several of the design guidelines. There is variation in materials between architectural styles, such as roofing, veneer, and siding, and often more than one secondary exterior material is proposed; however, the use of 360-degree architecture is inconsistent. It is shown for things such as window trim and dividers, but not used on all the homes when it comes to the elements such as window shutters and gable treatments. The three color schemes for each architectural style complement each other while allowing for uniqueness to any given home with the eyesight of another. There are two garage door designs for all of the homes with the Spanish and Santa Barbara having the same 16-panel design and the Farmhouse with a 32-panel design. There are no options for garage door windows.

The Planning Commission Resolution includes COAs #15-18 that addresses design of the homes and areas for small improvements and better implementation of the design guidelines. Since some of these can be handled at master plan submittal stage and some were to be included on the revised plans, all are being included in the proposed City Council resolution to ensure they are implemented on the master plans submitted for plan check. The areas touched on in the proposed resolution are summarized below:

- Exterior lighting specific to each architectural type;

- Increased use of false shutters where feasible on more of the side and rear elevations of those homes to meet the City's 360-degree architectural design guidelines;

- Second-story gables to receive same treatment as front-facing gables on applicable plans; and

- Including a third garage door to be used on either the Spanish or Santa Barbara style and including garage door window options for each style.

Staff recommends the City Council approve the proposed Design Review application, as conditioned.

Findings

Draft findings can be found in the proposed resolution.

Fiscal Impact

The approval of these entitlements will not impact the General Fund. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the developer account funded by the developer.

Staff Recommendation

Staff recommends the City Council approve the project titled, "Machado Lane Subdivision 9615 (RZ 06-21, TM 03-21, FDP 01-21, DR 10-21)," as conditioned through the following actions:

- Introduce the proposed ordinance reducing the acreage of land and amending an existing P-1 (Planned Unit Development) District;
- Adopt the proposed resolution adopting the project's CEQA Mitigated Negative Declaration and approving the Vesting Tentative Map, Final Development Plan, and Design Review applications.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Applicant's Plans
4. Machado Lane Subdivision - Notice of Intent to Adopt a Mitigated Negative Declaration
5. Machado Lane Subdivision - Initial Study/Mitigated Negative Declaration
   a. Errata to Machado Lane Subdivision CEQA Documents
   b. Machado Lane Subdivision – Responses to Comments on IS/MND
6. Planning Commission Staff Report from February 7, 2023

7. Planning Commission Meeting Minutes from February 7, 2023
8. Planning Commission Resolution 4-23
9. Proposed Ordinance
10. Proposed Resolution with Exhibit “A” Mitigation Monitoring Program

Vicinity Map

Machado Lane Subdivision 9615
APNs: 033-190-003 and 033-190-004



City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **June 13, 2023** at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for a **Rezone, Tentative Map, Final Development Plan, and Design Review** as described below:

Project Name: Machado Lane Subdivision 9615 Rezone, Vesting Tentative Map, Final Development Plan, and Design Review (RZ 06-21, TM 03-21, FDP 01-21, DR 10-21)

Project Location: West of Machado Lane and south of East Cypress Road, Oakley, CA 94561; APNs 033-190-003 and 033-190-004

Applicant: MLC Holdings, 2603 Camino Ramon, Ste. 140, San Ramon, CA 94583; Attn: Paul Manyisha; paul.manyisha@mlcholdings.net

Request: Application by MLC Holdings requesting approval of: 1) a Rezone (RZ 06-21) to decrease the acreage of and amend an existing P-1 District; 2) a Vesting Tentative Map (TM 03-21) subdividing approximately 20.11 acres into 76 single residential lots, street right of ways, stormwater detention treatment area, and emergency vehicle access; 3) a Final Development Plan (FDP 01-21) in conjunction with the project's P-1 District; and 4) Design Review (DR 10-21) for floor plans and architecture, and conceptual landscape plans. Proposed homes consist of one single-story and three two-story house plans each with three elevations ranging from 2,350 to 3,247 square feet of livable area. The project site is located west of Machado Lane and south of East Cypress Road and is zoned P-1 (Planned Unit Development) District. (APNs: 033-190-003 and 033-190-004).

How to Review: The Staff Report and its attachments will be available for public review, on or before **June 8, 2023** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **June 13, 2023 City Council** agenda and clicking the project title link. (Note: City Hall is closed on the 1st and 3rd Fridays of each month). Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Ken Strelo, Planning Manager at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.



SHEET INDEX

1. COVER SHEET - INDEX SHEET
2. P1.0 FINAL DEVELOPMENT PLAN

CIVIL SHEETS (VESTING TENTATIVE MAP)

3. C1.0 VESTING TENTATIVE MAP
4. C1.1 STREET SECTIONS & DETAILS
5. C2.0 EXISTING CONDITIONS
6. C3.0 PRELIMINARY GRADING PLAN
7. C4.0 PRELIMINARY UTILITY PLAN
8. C5.0 PRELIMINARY STORMWATER MANAGEMENT PLAN

LANDSCAPE SHEETS

9. L-1 OVERALL LANDSCAPE PLAN
10. L-2 TYPICAL LANDSCAPE PLAN
11. L-3 LANDSCAPE IMAGERY & DETAILS

ARCHITECTURE SHEETS

12. A-1 STREET SCENE
13. A-2 PLAN 5015 - FLOOR PLAN
14. A-3 PLAN 5015 "A" - SPANISH ELEVATIONS
15. A-4 PLAN 5015 "B" - SANTA BARBARA ELEVATIONS
16. A-5 PLAN 5015 "E" - FARMHOUSE ELEVATIONS
17. A-6 PLAN 5015 - ROOF PLANS
18. A-7 PLAN 5023 - FLOOR PLAN
19. A-8 PLAN 5023 "A" - SPANISH ELEVATIONS
20. A-9 PLAN 5023 "B" - SANTA BARBARA ELEVATIONS
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22. A-11 PLAN 5023 ROOF PLANS
23. A-12 PLAN 5025 - FLOOR PLAN
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27. A-16 PLAN 5025 - ROOF PLANS
28. A-17 PLAN 5028 - FLOOR PLAN
29. A-18 PLAN 5028 "A" - SPANISH ELEVATIONS
30. A-19 PLAN 5028 "B" - SANTA BARBARA ELEVATIONS
31. A-20 PLAN 5028 "E" - FARMHOUSE ELEVATIONS
32. A-21 PLAN 5028 - ROOF PLAN
33. A-22 WRITTEN COLOR SCHEMES
34. A-23 COLOR BOARDS - SPANISH
35. A-24 COLOR BOARDS - SANTA BARBARA
36. A-25 COLOR BOARDS - FARMHOUSE

DEVELOPER

MLC HOLDINGS, INC
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 94583
(925) 543-4012
CONTACT: PAUL MANYISHA

LANDSCAPE ARCHITECT

VANDERTOOLEN ASSOCIATES
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
(707) 224-2299
CONTACT: KATY MENDENHALL

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
CONTACT: COLT ALVERNAZ

ARCHITECT

KEVIN L. CROOK ARCHITECT, INC. 1360 REYNOLDS AVENUE, SUITE 110 IRVINE, CA 92614
(949) 660-1587
CONTACT: ARIC COFFEE

MAY 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

DESIGN REVIEW & VESTING TENTATIVE MAP
MACHADO PROPERTY

SUBDIVISION 9615

OAKLEY, CALIFORNIA

MLC Holdings, Inc.

City of Oakley
Planning Division

MAY 26, 2023

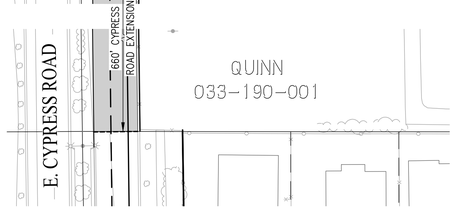
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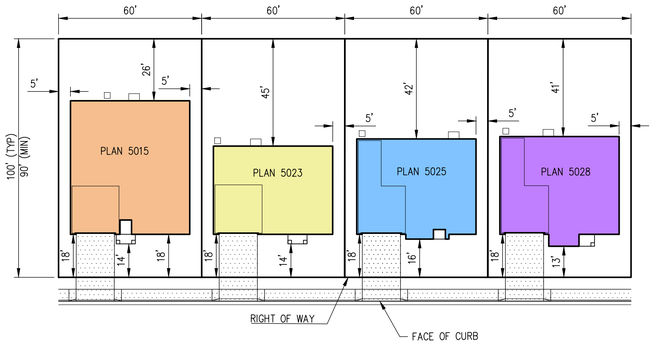
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cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM

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TYPICAL 60' X 100' LOT SETBACKS

MINIMUM SETBACKS

FRONT	12'
GARAGE	18'
SIDE	5'
REAR	24'

LOT COVERAGE

PLAN NUMBER	BUILDING FOOTPRINT*	** TYP LOT COVERAGE
PLAN 5015	2,775 SF±	46.3%
PLAN 5023	1,854 SF±	30.9%
PLAN 5025	2,021 SF±	33.7%
PLAN 5028	2,115 SF±	35.3%

* DOES NOT INCLUDE PORCH AREA
** PERCENT COVERAGE IS BASED ON TYPICAL LOT SIZE OF 60' X 100'

UNIT MIX SUMMARY

PLAN	UNIT COUNT	% MIX
PLAN 5015	19	25%
PLAN 5023	19	25%
PLAN 5025	19	25%
PLAN 5028	19	25%
TOTAL	76	100%

GENERAL NOTES

1. SUBDIVIDER: MLC HOLDINGS, INC.
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 94583
PHONE: (925) 543-4012
CONTACT: PAUL MANYISHA

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
CONTACT: COLT ALVERNAZ

3. ACREAGE: GROSS: 20.1 AC±
NET: 17.7 AC±

4. LAND USE: EXISTING: VACANT LAND
PROPOSED: SINGLE FAMILY RESIDENTIAL

5. ZONING: EXISTING: P-1Y (PLANNED DEVELOPMENT)
PROPOSED: P-1 (PLANNED DEVELOPMENT) DISTRICT

6. SITE DENSITY: GROSS: 4.29 DU/AC
NET: 4.30 DU/AC

7. MINIMUM LOT AREA: 5,800 SF±

8. AVERAGE LOT SIZE: 6,632 SF±

MLC Holdings, Inc.

FINAL DEVELOPMENT PLAN
MACHADO PROPERTY
SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

OAKLEY CALIFORNIA

0 50 100 150

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

SHEET NO. P1.0

DATE: MAY 2023

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VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1.	ASSESSORS PARCEL NO.	033-190-003, -004
2.	SITE AREA:	GROSS: 20.11± ACRES NET: 17.73± ACRES (E. CYPRESS RD & MACHADO LANE DEDICATIONS)
3.	LOTS:	RESIDENTIAL: 76 (LOTS 1-76) WATER QUALITY: PARCEL A EVA: PARCEL B OPEN SPACE: PARCEL C
4.	DWELLING UNITS:	76
5.	SITE DENSITY:	GROSS: 3.78 DU/AC NET: 4.29 DU/AC
6.	EXISTING GENERAL PLAN: PROPOSED GENERAL PLAN:	SINGLE FAMILY RESIDENTIAL-HIGH SINGLE FAMILY RESIDENTIAL-HIGH
7.	EXISTING ZONING: PROPOSED ZONING:	P-1Y (PLANNED DEVELOPMENT) PROPOSED – P-1 (PLANNED DEVELOPMENT) DISTRICT
8.	EXISTING LAND USE: PROPOSED LAND USE:	VACANT LAND SINGLE FAMILY RESIDENTIAL
9.	BENCHMARK:	THE CITY OF OAKLEY BM 3854 ELEVATION: 8.485' (NGVD29)
10.	BASIS OF BEARINGS:	THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON THE CENTERLINE OF CYPRESS ROAD. THE BEARING BEING N89°17'16"E PER SUBDIVISION 8679 (475 M 1).
11.	FLOOD ZONE:	ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0355G DATE: MARCH 21, 2017
12.	UTILITIES: WATER: SEWER: STORM DRAIN: GAS & ELECTRIC: TELEPHONE:	 DIABLO WATER DISTRICT IRONHOUSE SANITARY DISTRICT CITY OF OAKLEY PG&E AT&T
13.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
14.	GRADING:	GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.
15.	PHASING:	PROJECT MAY BE CONSTRUCTED IN PHASES
16.	FINAL MAP:	THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.

VESTING TENTATIVE MAP
MACHADO PROPERTY
SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

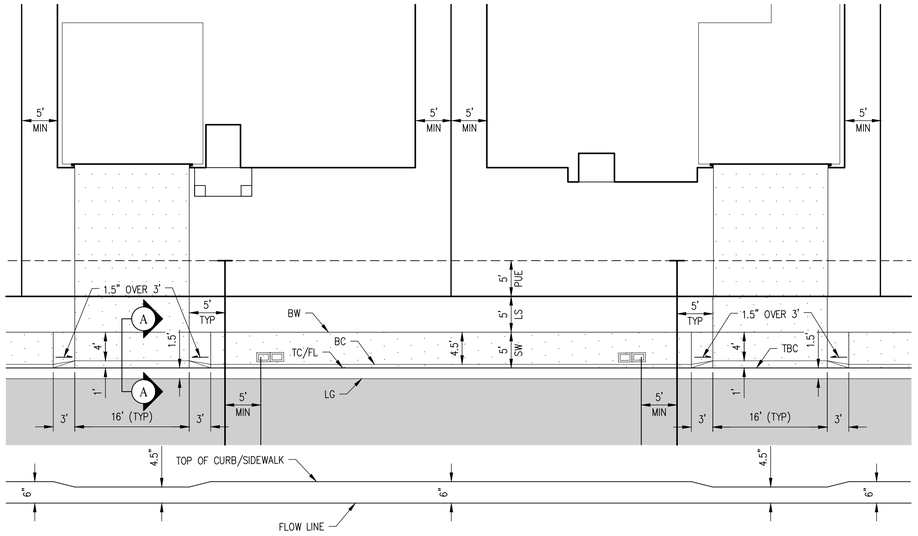
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DATE: MAY 2023

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

SHEET NO. C1.0 OF 5 SHEETS

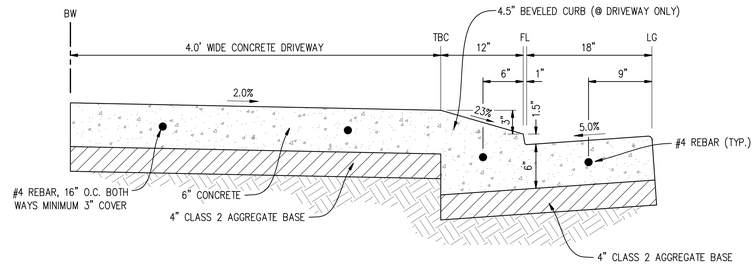
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ELEVATION PROFILE

TYPICAL DRIVEWAY & UTILITY LOCATION DETAIL

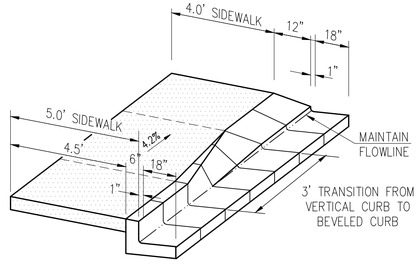
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SECTION A-A
PROPOSED DRIVEWAY DETAIL

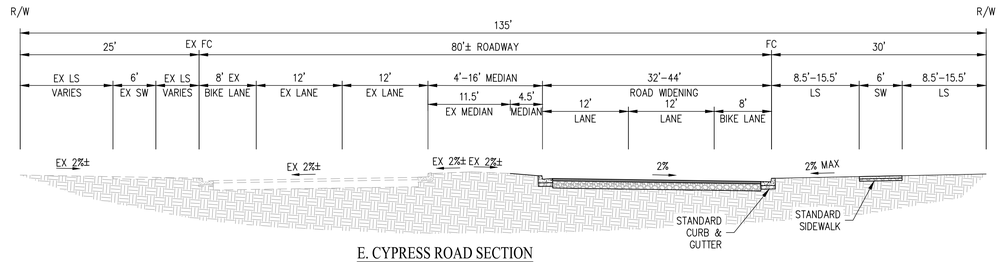
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*SEE CITY STD DETAIL C-06 FOR ADDITIONAL CONSTRUCTION NOTES AND SPECIFICATIONS



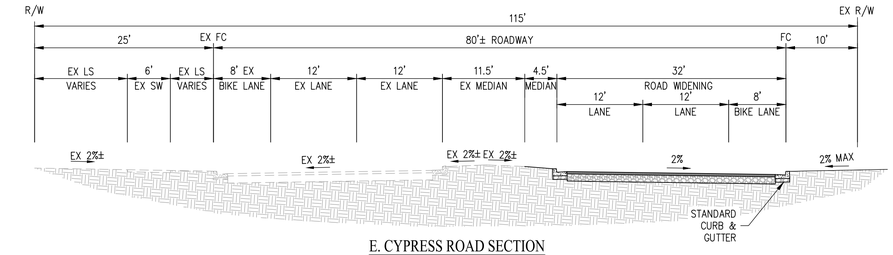
TYPICAL TRANSITION FROM VERTICAL CURB TO BEVELED CURB

NOT TO SCALE



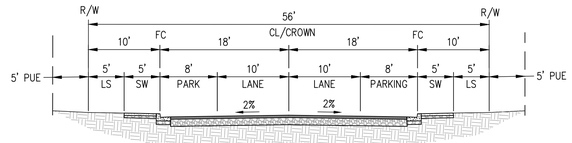
E. CYPRESS ROAD SECTION
(ALONG PROJECT FRONTAGE)

NOT TO SCALE



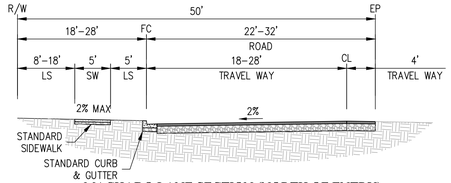
E. CYPRESS ROAD SECTION
(ALONG QUINN PROPERTY)

NOT TO SCALE



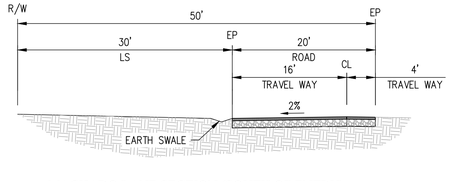
TYPICAL STREET SECTION (PUBLIC)

NOT TO SCALE



MACHADO LANE SECTION (NORTH OF ENTRY)

NOT TO SCALE



MACHADO LANE SECTION (SOUTH OF ENTRY)

NOT TO SCALE

STREET SECTIONS & DETAILS
MACHADO PROPERTY
SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

0 50 100 150

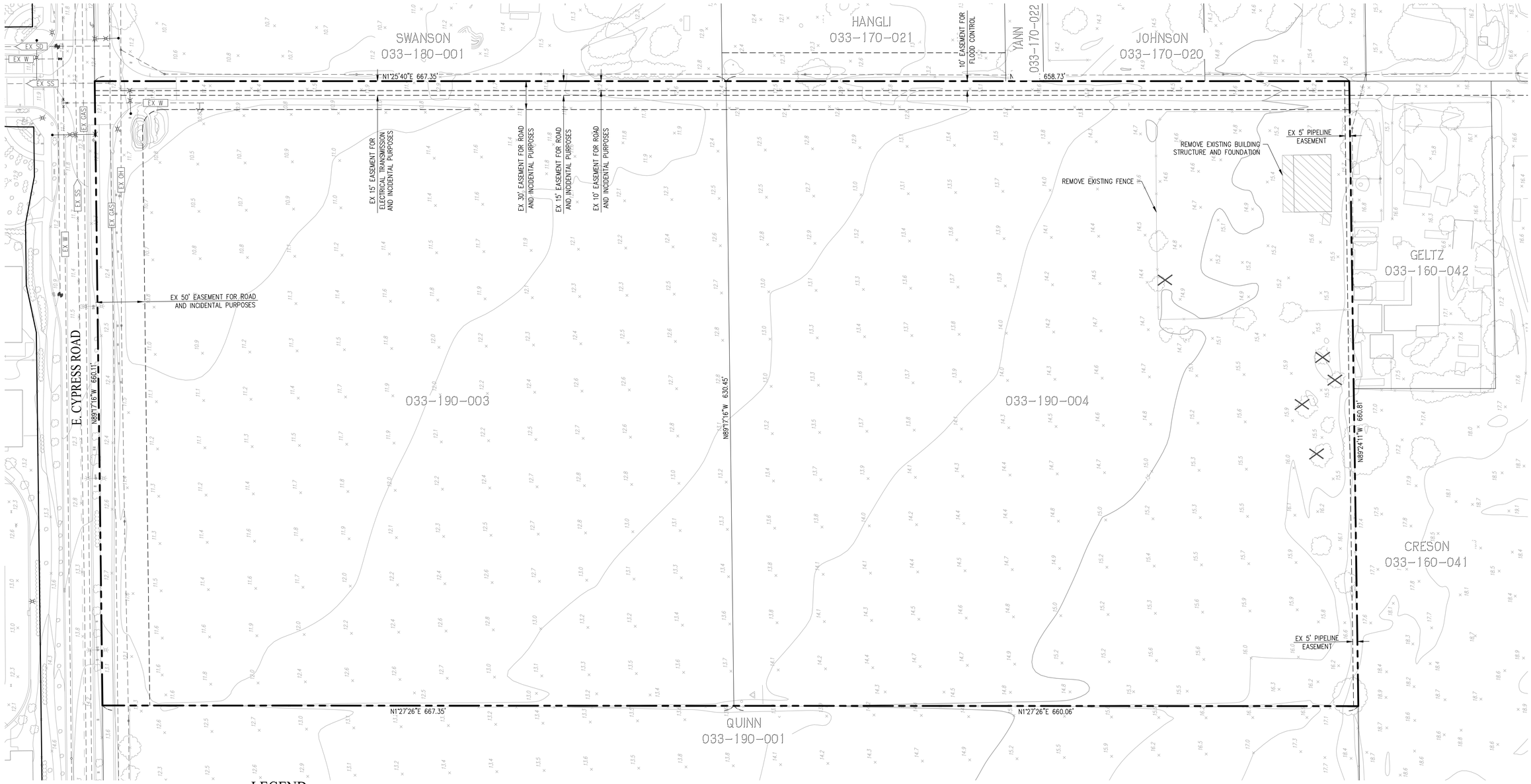
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ROSEVILLE ▪ (916) 788-4456
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SHEET NO. C1.1 OF 5 SHEETS

DATE: MAY 2023

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LEGEND

- EXISTING PROJECT BOUNDARY
- EXISTING EASEMENT
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING STREET LIGHT
- EXISTING FENCE
- EX SD — EXISTING STORM DRAIN
- EX SS — EXISTING SANITARY SEWER
- EX W — EXISTING WATER LINE
- EX GAS — EXISTING GAS
- EX OH — EXISTING OVERHEAD LINE
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED

EXISTING CONDITIONS

MACHADO PROPERTY

SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

0 50 100 150

DATE: MAY 2023

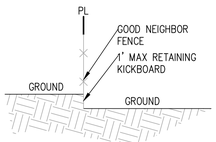
cbg
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SHEET NO.
C2.0
OF 5 SHEETS

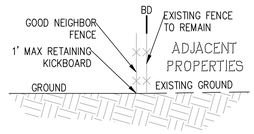
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LEGEND:

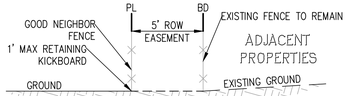
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- P 7.6 — APPROXIMATE PAD ELEVATION
- 8.0 — EXISTING CONTOUR LINE
- 10.0+ — EXISTING SPOT GRADE
- SD — STORM DRAIN
- SDFM — STORM DRAIN FORCE MAIN
- MANHOLE
- BUBBLE UP EMITTER
- CATCH BASIN
- DRAIN INLET
- 0.50% — SLOPE



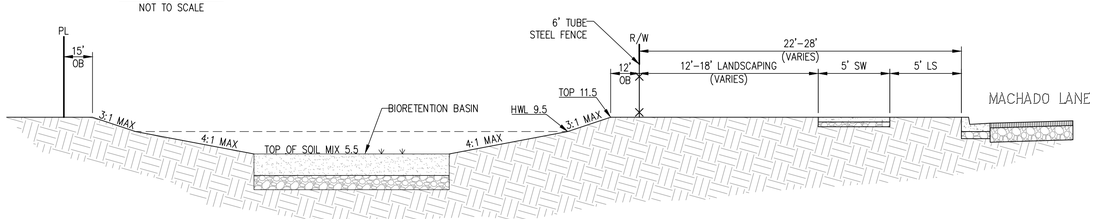
SECTION A-A
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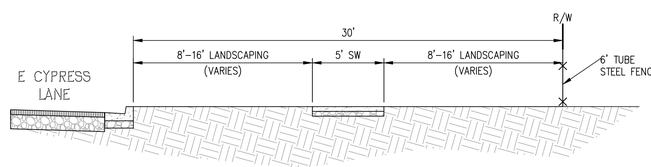
SECTION B-B
NOT TO SCALE



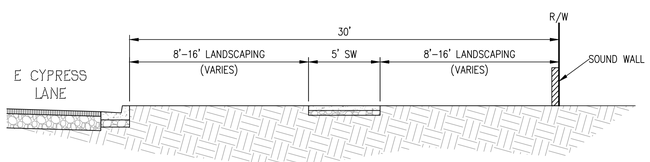
SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE

EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	16,500	18,000
BIORETENTION SPOILS	1,500	0
TOTAL	18,000	18,000

*NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.

PRELIMINARY GRADING PLAN
MACHADO PROPERTY
SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

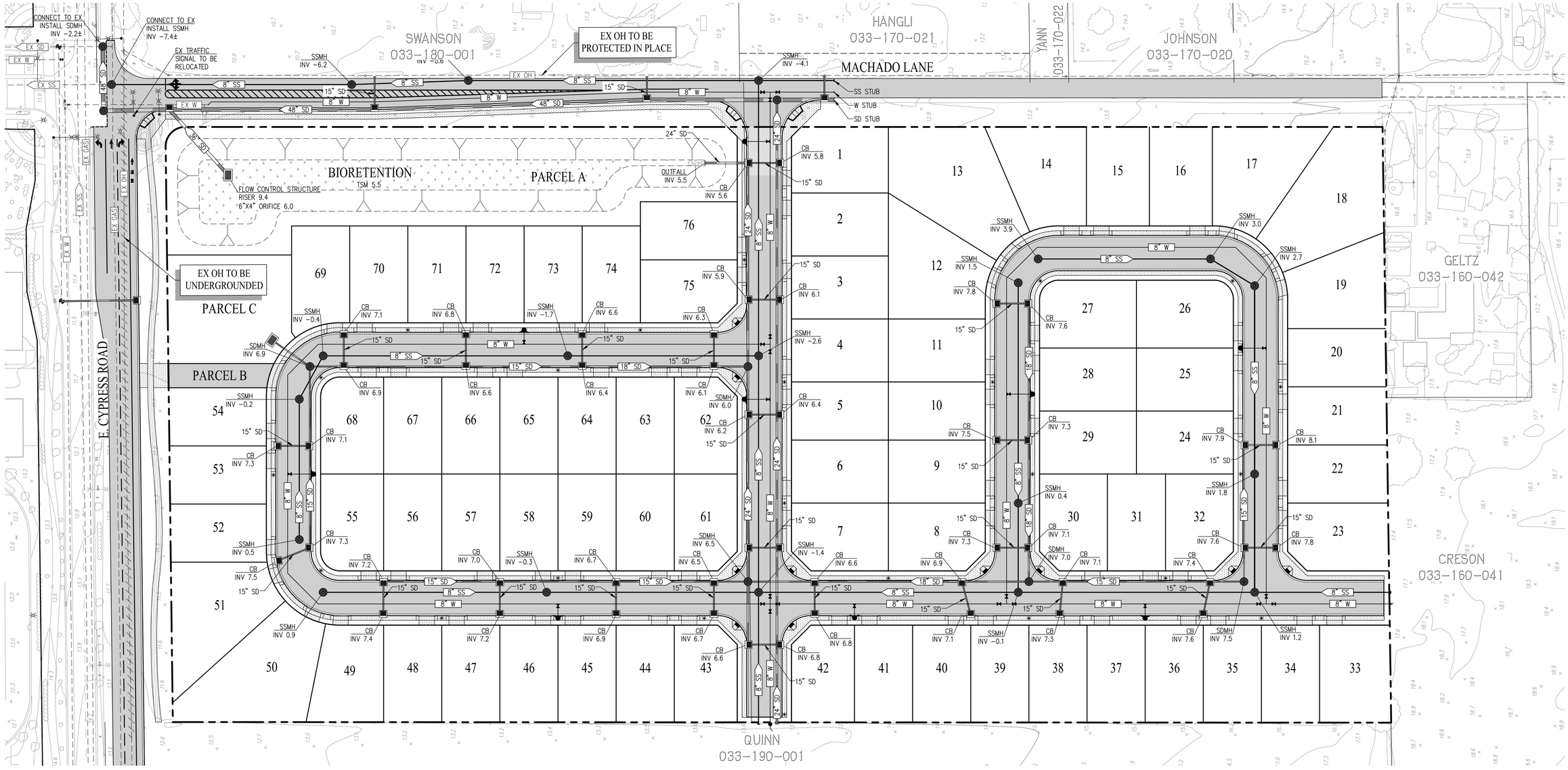
0 50 100 150

DATE: MAY 2023

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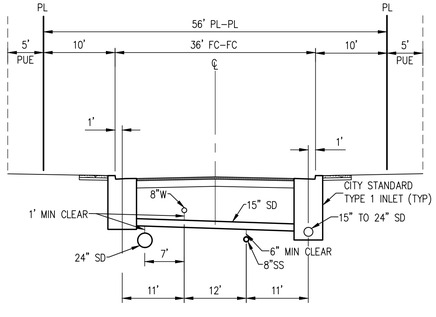
SHEET NO. C3.0 OF 5 SHEETS

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LEGEND

- PROJECT BOUNDARY
- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- MANHOLE
- BUBBLE UP
- CATCH BASIN
- FIELD INLET
- STORM DRAIN PUMP
- FIRE HYDRANT
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- EXISTING EASEMENT



TYPICAL UTILITY SECTION

NOT TO SCALE

PRELIMINARY UTILTY PLAN

MACHADO PROPERTY

SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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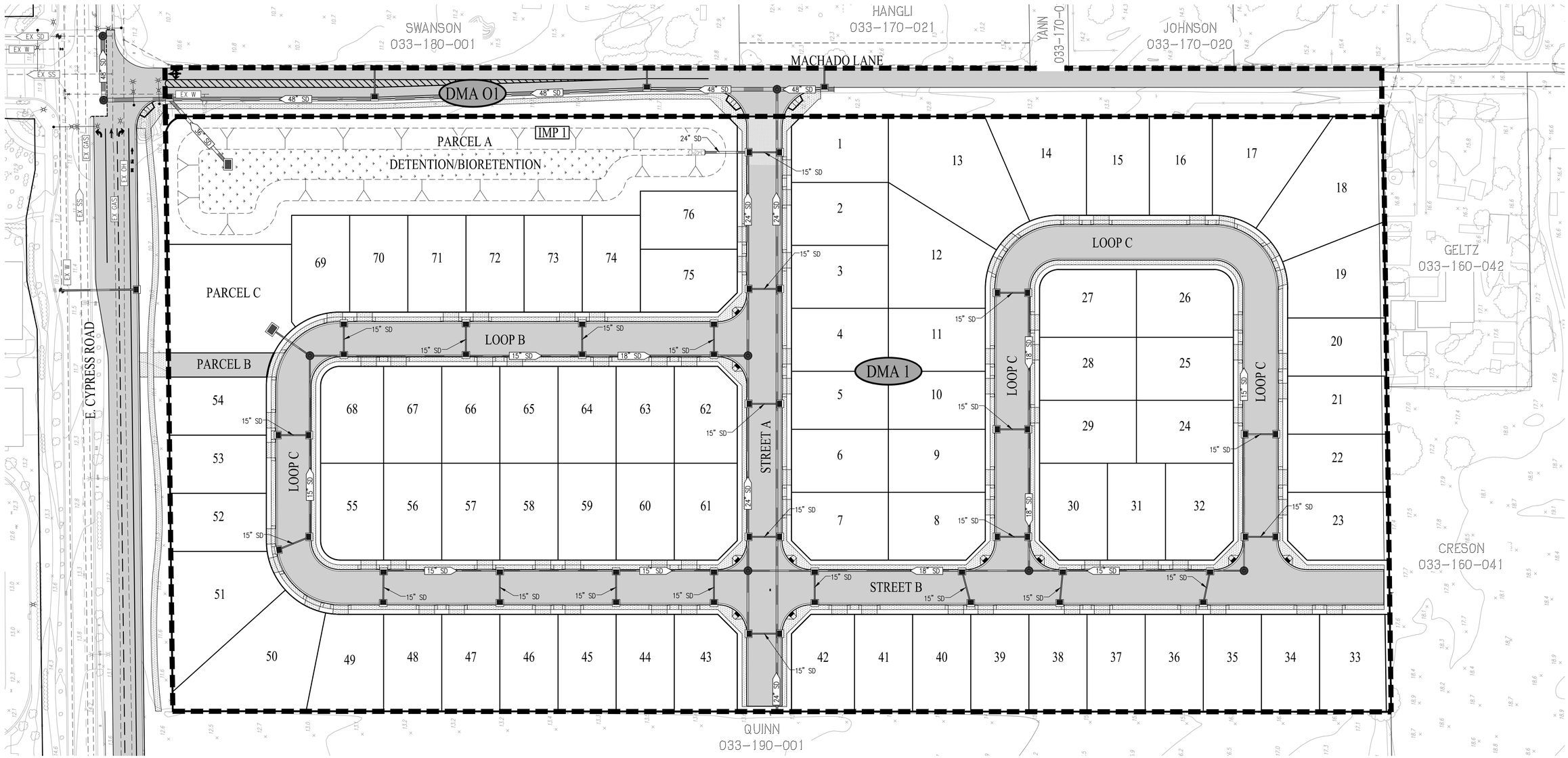
DATE: MAY 2023

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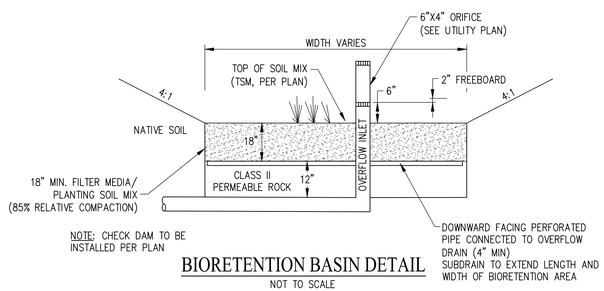
SHEET NO.
C4.0
OF 5 SHEETS

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LEGEND

25	LOT NUMBER
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED FACE OF CURB
	DMA BOUNDARY
	BIORETENTION AREA
DMA 1	DRAINAGE MANAGEMENT AREA
IMP 1	INTEGRATED MANAGEMENT PRACTICE – BIORETENTION AREA



BIORETENTION BASIN DETAIL

NOT TO SCALE

DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
	PAVEMENT (SF)	ROOF (SF)	TOTAL (SF)					
DMA #1	173,918	152,424	326,342	445,764	772,106	14,837	16,040	BIORETENTION
DMA #01	*SEE NOTE							

* NOTE: OFFSITE WATER QUALITY IS ACCOUNTED FOR IN THE EMERSON LAKE. SEE MEMO BY BALANCE HYDROLOGICS DATED 10/28/21

PRELIMINARY STORMWATER MANAGEMENT PLAN

MACHADO PROPERTY

SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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SHEET NO. C5.0 OF 5 SHEETS

DATE: MAY 2023

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PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	QTY
ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	MOD	27
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	LOW	22
DODONAEA V. `PURPUREA` STD.	PURPLE HOPSEED BUSH	15 GAL	LOW	24
LAGERSTROEMIA I. X FAURIEI `NATCHEZ`	NATCHEZ CRAPE MYRTLE	24"BOX	MOD	18
LAGERSTROEMIA I. X FAURIEI `ZUNI`	ZUNI CRAPE MYRTLE	15 GAL	LOW	26
LAURUS X `SARATOGA`	SARATOGA HYBRID LAUREL	24"BOX	MOD	35
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	MOD	27
PISTACIA C.`RED PUSH`	RED PUSH CHINESE PISTACHE	24"BOX	LOW	20
PRUNUS C.`KRAUTER VESUVIUS`	PURPLE LEAF PLUM	15 GAL	MOD	12
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	MOD	9
RHAPHIOLEPIS I.`MAGNIFICENT`	MAGNIFICENT INDIAN HAWTHORN	15 GAL	LOW	23
ZELKOVA S.`GREEN VASE`	GREEN VASE SAWLEAF ZELKOVA	24"BOX	MOD	15

*** WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.**

GENERAL NOTES:

- **TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.**
- **ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.**

MLC Holdings, Inc.
12657 AICOSTA BLVD., STE. 175
SAN RAMON, CA 94583
(925) 543-4004

MACHADO
Oakley, California

OVERALL LANDSCAPE PLAN
CONCEPTUAL LANDSCAPE PLAN
MAY 19, 2023

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

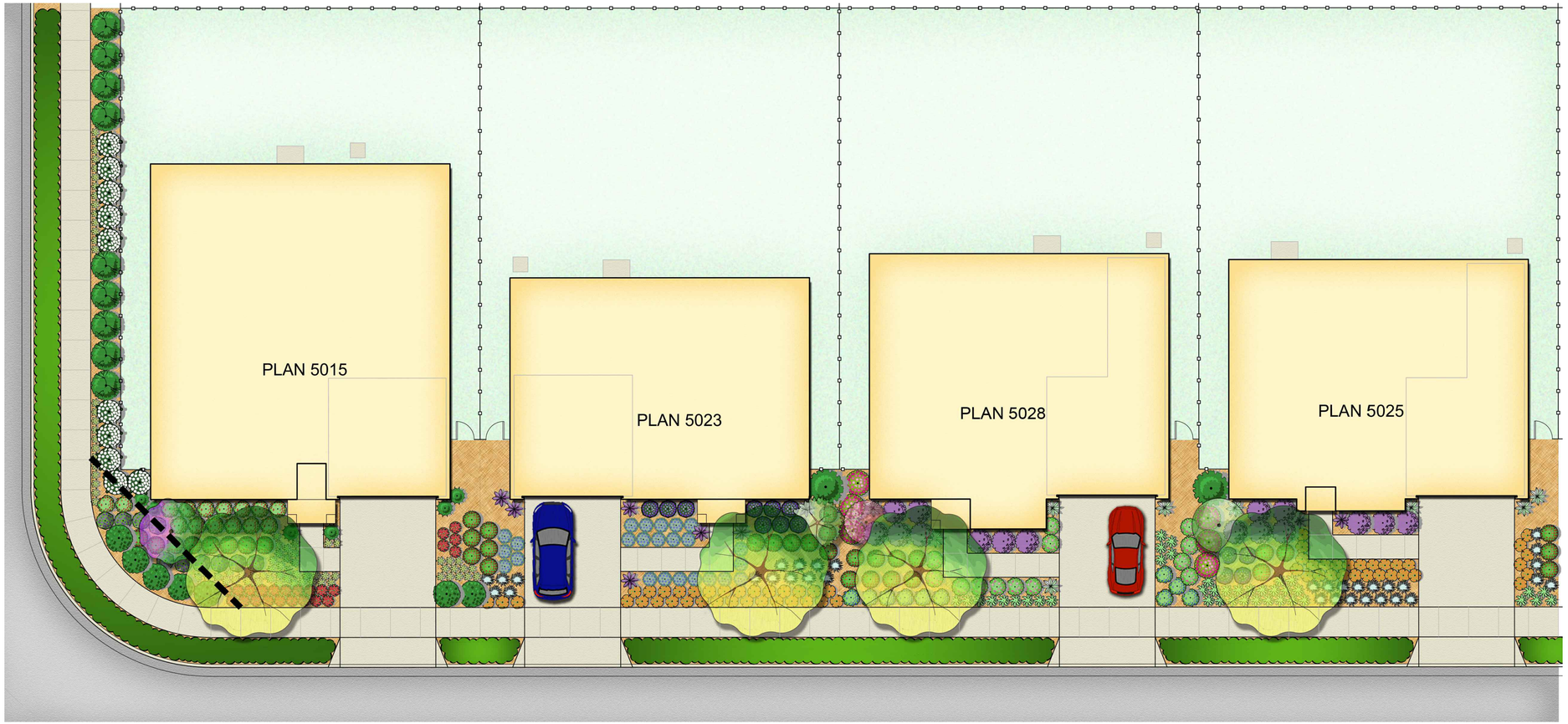
SCALE: 1" = 50'-0" (0' 25' 50' 100')

NORTH

L-1

Project No. 06020

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PROPOSED SHRUB PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
SHRUBS			
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	L
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	L
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L
CEANOTHUS SPP.	WILD LILAC	5 GAL	L
CISTUS SPP.	ROCK ROSE	5 GAL	L
DIETES SPP.	FORTNIGHT LILY	1 GAL	L
GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	5 GAL	L
GREVILLEA SPP.	GREVILLEA	5 GAL	L
LOROPETALUM SPP.	CHINESE FRINGE FLOWER	5 GAL	M
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	M
PITTOSPORUM SPP.	PITTOSPORUM	5 GAL	M
RHAMNUS CALFORNICA	COFFEE BERRY	5 GAL	L
RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	M
ROSA SPP.	LANDSCAPE ROSES	2 GAL	M
SALVIA SPP.	SAGE	1 GAL	L
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	1 GAL	L
TEUCRIUM SPP.	GERMANDER	5 GAL	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L
ACCENTS			
ACACIA C. 'COUSIN ITT'	LITTLE RIVER WATTLE	1 GAL	L
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	L
AGAVE SPP.	AGAVE	1 GAL	L
ALOE SPP.	ALOE	1 GAL	L
ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL	L
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	1 GAL	L
CALAMGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	L
CALANDRINIA GRANDIFLORA	ROCK PURSLANE	1 GAL	L
ERIOGONUM GRANDE RUBESCENS	BUCKWHEAT	1 GAL	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L
LOMANDRA SPP.	DWARF MAT RUSH	1 GAL	L
NANDINA D. 'LEMON LIME'	HEAVENLY BAMBOO	1 GAL	L
NEPETA X FAASSENII	CATMINT	1 GAL	L
PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL	L
VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	1 GAL	L
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	L
GROUNDCOVERS			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	L
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M
HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL	M
MYOPORUM P. 'PROSTRATUM'	CREEPING MYOPORUM	1 GAL	L
SCAEVOLA ' MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L
STACHYS BYZANTINA WESTRINGIA	LAMBS' EARS LOW	1 GAL	L
FRUTICOSA `MUNDI` TM	COAST ROSEMARY	1 GAL	L
BIO-RETENTION BASINS & SWALES			
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	PLUGS	L
FESTUCA IDAHOENSIS	IDAHO FESCUE	PLUGS	L
JUNCUS PATENS	BLUE RUSH	PLUGS	M
LEYMUS TRITICOIDES 'GREY DAWN'	CREEPING WILD RYE	PLUGS	L
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	L
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	L
PRUNELLA VULGARIS	SELFHEAL	1 GAL	M
ROSA CALIFORNICA	CALIFORNIA ROSE	2 GAL	L
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	L

*** WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.**


ACER BUERGERIANUM


LAGERSTROEMIA I. X FAURIEI `NATCHEZ`


LAURUS X `SARATOGA`


LOPHOSTEMON CONFERTUS


PISTACIA CHINENSIS 'RED PUSH'


PRUNUS CERASIFERA `KRAUTER VESUVIUS`


ZELKOVA SERRATA 'GREEN VASE'


ANIGOZANTHOS SPP.


BOUTELOUA G. 'BLONDE AMBITION'


CALANDRINIA GRANDIFLORA


CARPENTERIA CALIFORNICA


FESTUCA IDAHOENSIS


GALVEZIA SPECIOSA


HELIANTHEMUM NUMMULARIUM


JUNCUS PATENS


LOROPETALUM SPP.


NEPETA X FAASSENII

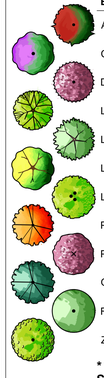

SALVIA SPP.


SISYRINCHIUM BELLUM


TEUCRIUM SPP.


VERBENA LILACINA 'DE LAMINA'

PROPOSED TREE PALETTE



BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	QTY
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CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	LOW	22
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ZELKOVA S.`GREEN VASE`	GREEN VASE SAWLEAF ZELKOVA	24"BOX	MOD	15

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MACHADO
Oakley, California

TYPICALS LANDSCAPE PLAN
CONCEPTUAL LANDSCAPE PLAN
MAY 19, 2023

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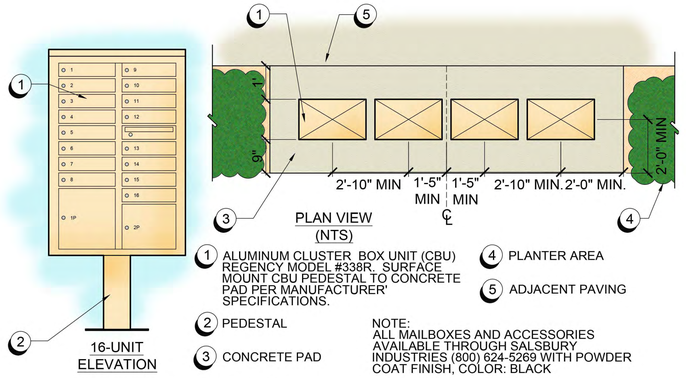
0' 5' 10' 20'
SCALE: 1" = 10'-0"

L-2
Project No. 06020

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A ENHANCED PAVING



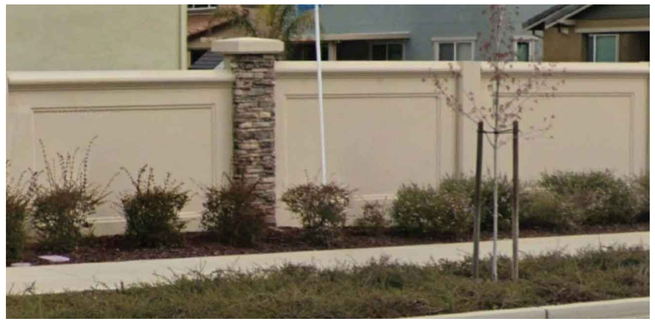
1. ALUMINUM CLUSTER BOX UNIT (CBU) REGENCY MODEL #338R, SURFACE MOUNT CBU PEDESTAL TO CONCRETE PAD PER MANUFACTURER' SPECIFICATIONS.
2. PEDESTAL
3. CONCRETE PAD
4. PLANTER AREA
5. ADJACENT PAVING

NOTE:
ALL MAILBOXES AND ACCESSORIES AVAILABLE THROUGH SALSBURY INDUSTRIES (800) 624-5269 WITH POWDER COAT FINISH, COLOR: BLACK

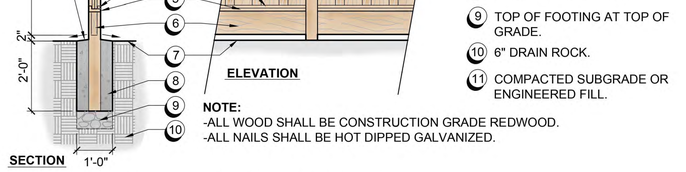
B CBU MAILBOX
N.T.S.



C 6' HIGH TUBE STEEL FENCE



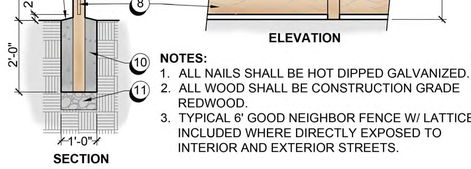
D SOUNDWALL



1. 2 x 4 TOP RAIL WITH DADO.
2. 4 x 4 POSTS @ 8' 0.C.
3. 3/4 x 6 FENCE BOARDS.
4. 1 x 1 CLEAT.
5. 2 x 4 BOTTOM RAIL W/ DADO.
6. 2 x 8 KICKBOARD.
7. FINISH GRADE.
8. CONCRETE FOOTING.
9. TOP OF FOOTING AT TOP OF GRADE.
10. 6" DRAIN ROCK.
11. COMPACTED SUBGRADE OR ENGINEERED FILL.

NOTE:
-ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD.
-ALL NAILS SHALL BE HOT DIPPED GALVANIZED.

E GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0 "



1. 2 x 4 TOP RAIL DADO.
2. DIAGONAL WOOD LATTICE.
3. (2) 1 x 1 CLEATS.
4. 2 x 4 MIDDLE RAIL DADO.
5. 1 x 6 FENCE BOARDS.
6. 4 x 4 POST @ 8' O.C.
7. 2 x 4 BOTTOM L RAIL WITH 1 X 1 CLEAT.
8. 2 x 8 KICKBOARD.
9. SLOPE TOP OF FOOTING AT GRADE.
10. CONCRETE FOOTING.
11. 6" DEEP AGGREGATE DRAIN ROCK.

NOTES:
1. ALL NAILS SHALL BE HOT DIPPED GALVANIZED.
2. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD.
3. TYPICAL 6' GOOD NEIGHBOR FENCE W/ LATTICE INCLUDED WHERE DIRECTLY EXPOSED TO INTERIOR AND EXTERIOR STREETS.

F GOOD NEIGHBOR FENCE W/ LATTICE
SCALE: 1/2" = 1'-0 "



G PLAY EQUIPMENT



H PICNIC TABLE



I RECREATIONAL TURF

MLC Holdings, Inc.
12657 AICOSTA BLVD., STE. 175
SAN RAMON, CA 94583
(925) 543-4004

MACHADO
Oakley, California

LANDSCAPE IMAGERY & DETAILS
CONCEPTUAL LANDSCAPE PLAN
MAY 19, 2023

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

L-3
Project No. 06020

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FARMHOUSE
PLAN 5023

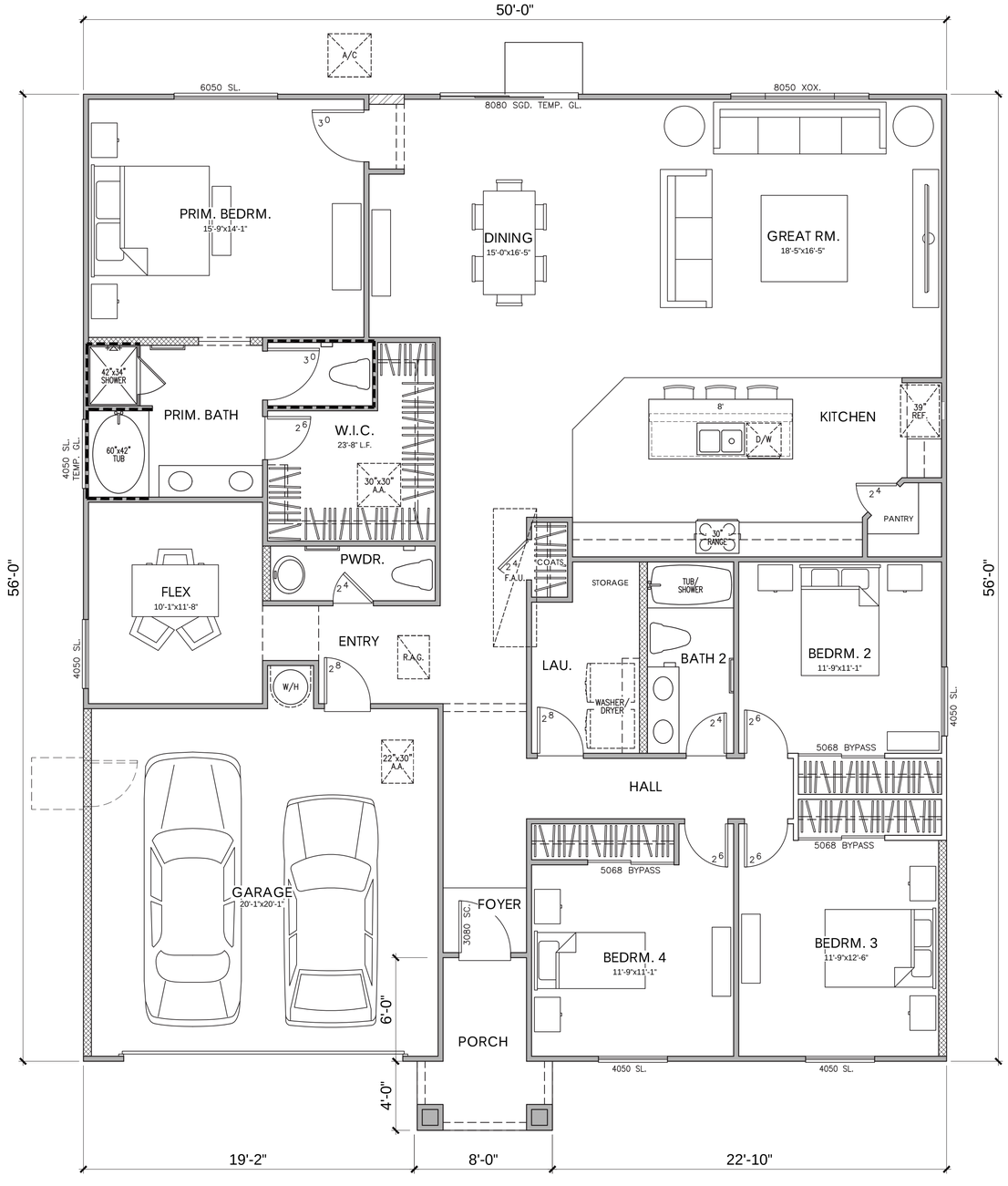
SPANISH
PLAN 5015-R

SANTA BARBARA
PLAN 5025

FARMHOUSE
PLAN 5028-R

SANTA BARBARA
PLAN 5015

STREET SCENE



FLOOR PLAN

PLAN 5015

4 BEDROOM, 2.5 BATH, FLEX

PLAN 5015
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	2,350 SQ. FT.
TOTAL DWELLING	2,350 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	60 SQ. FT.
PORCH 'D'	28 SQ. FT.

0 2 4 8 12

Meritage Homes

MACHADO LANE
Oakley, Ca

05/18/2023
A-2

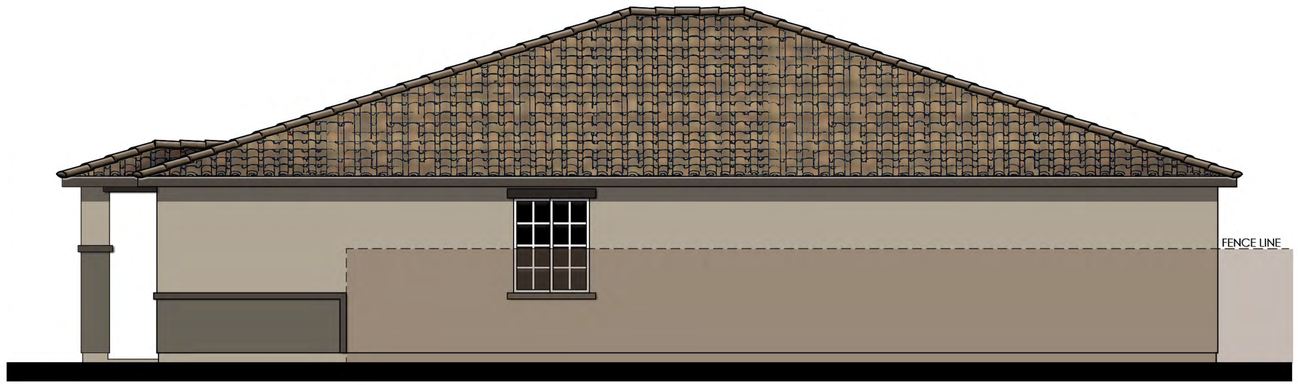
Kevin L. Crook Architect Inc #21010
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

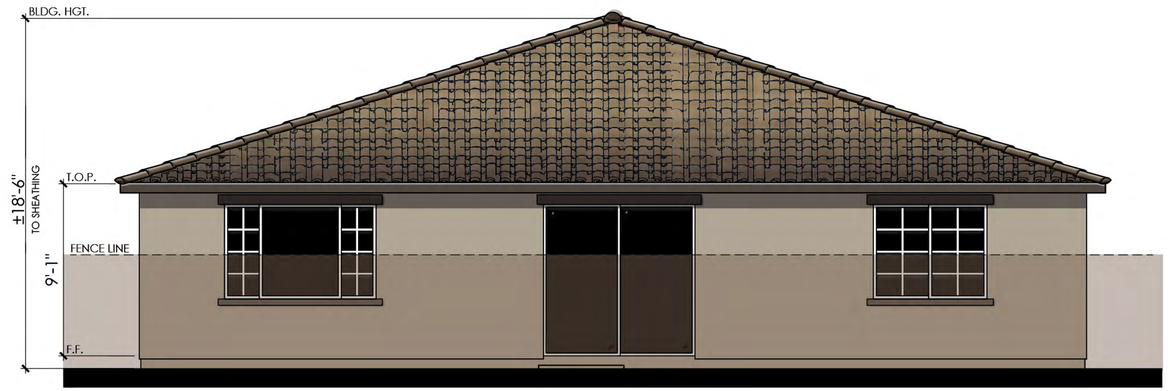
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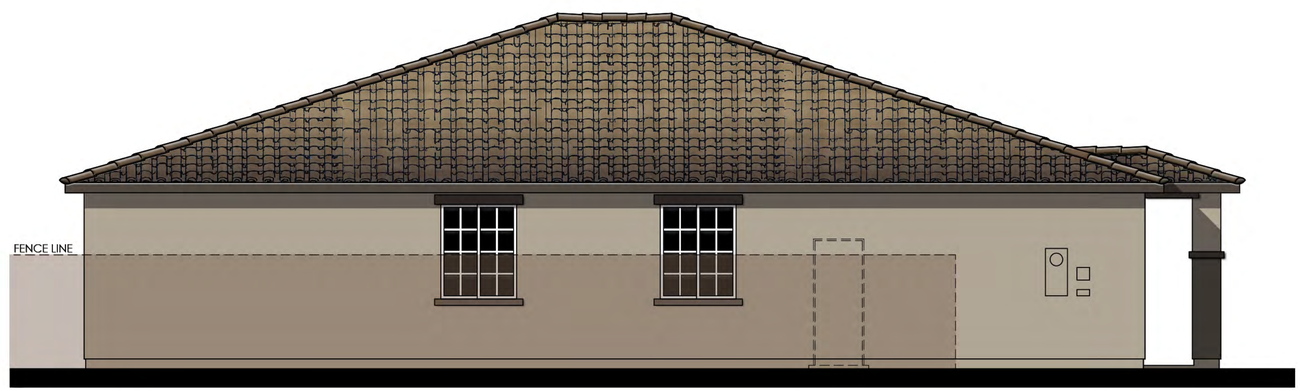
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 16

PLAN 5015 "A"
SPANISH ELEVATIONS

0 2 4 8 12

Meritage Homes

MACHADO LANE
Oakley, Ca

05/18/2023
A-3

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Refer to landscape drawings for wall, tree, and shrub locations

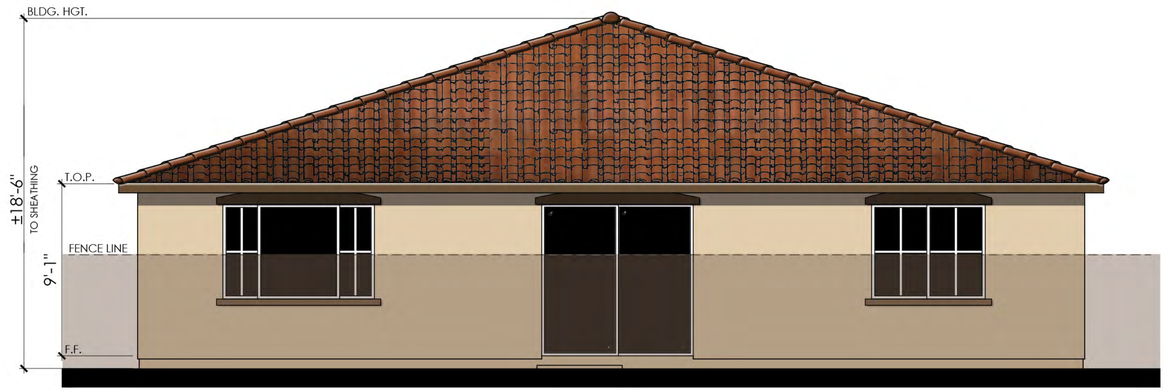
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20

PLAN 5015 "B"

SANTA BARBARA ELEVATIONS

0 2 4 8 12

Meritage Homes

MACHADO LANE

Oakley, Ca

05/18/2023

A-4

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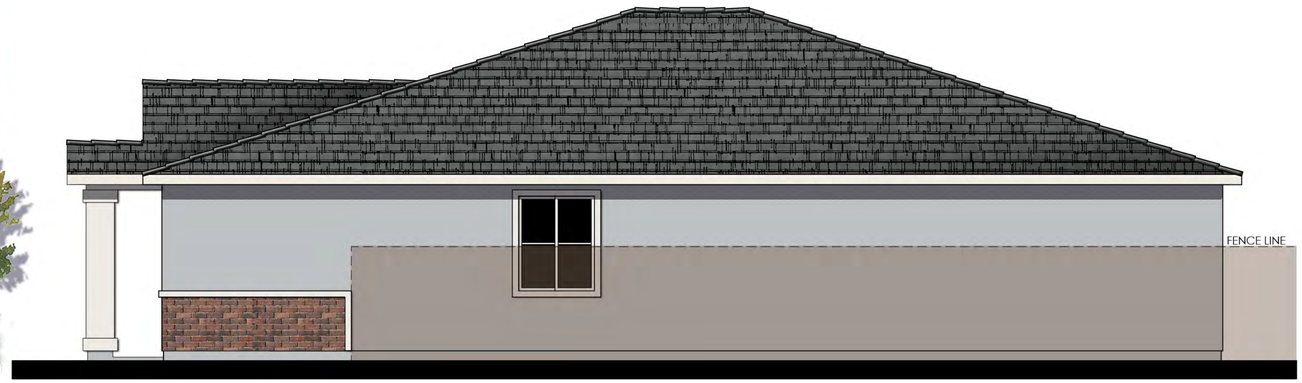
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

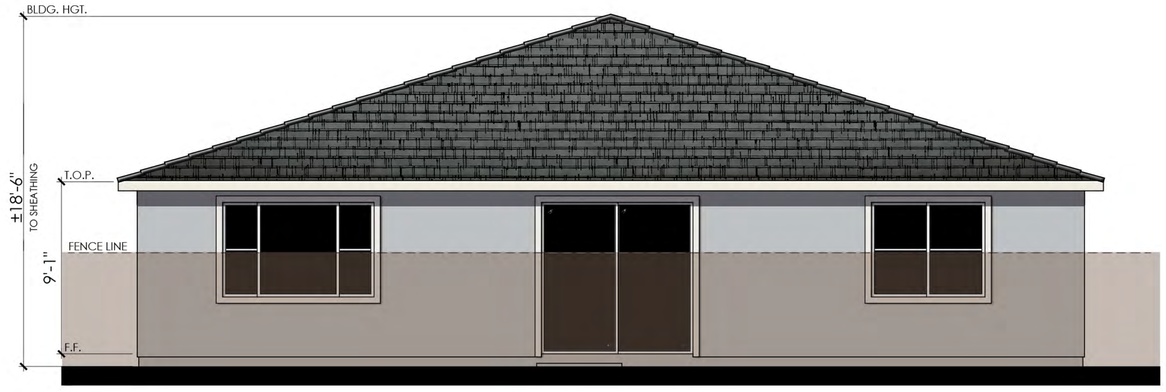
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN W/ DECORATIVE GABLE END VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
VENEER:	MANUFACTURED BRICK



REAR



LEFT

COLOR SCHEME 29

PLAN 5015 "E"
FARMHOUSE ELEVATIONS

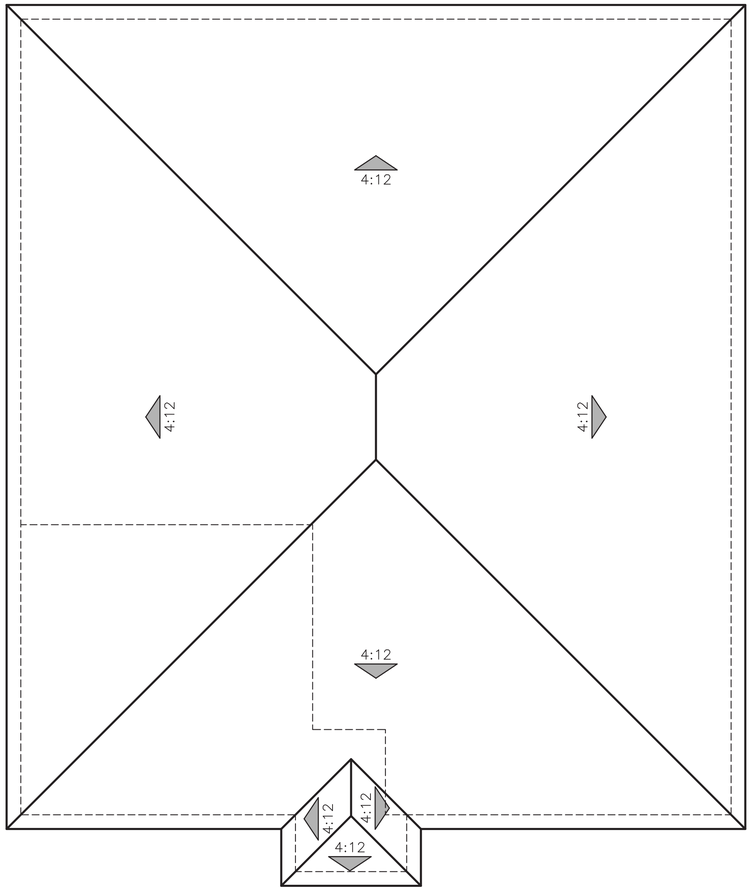
0 2 4 8 12

Meritage Homes

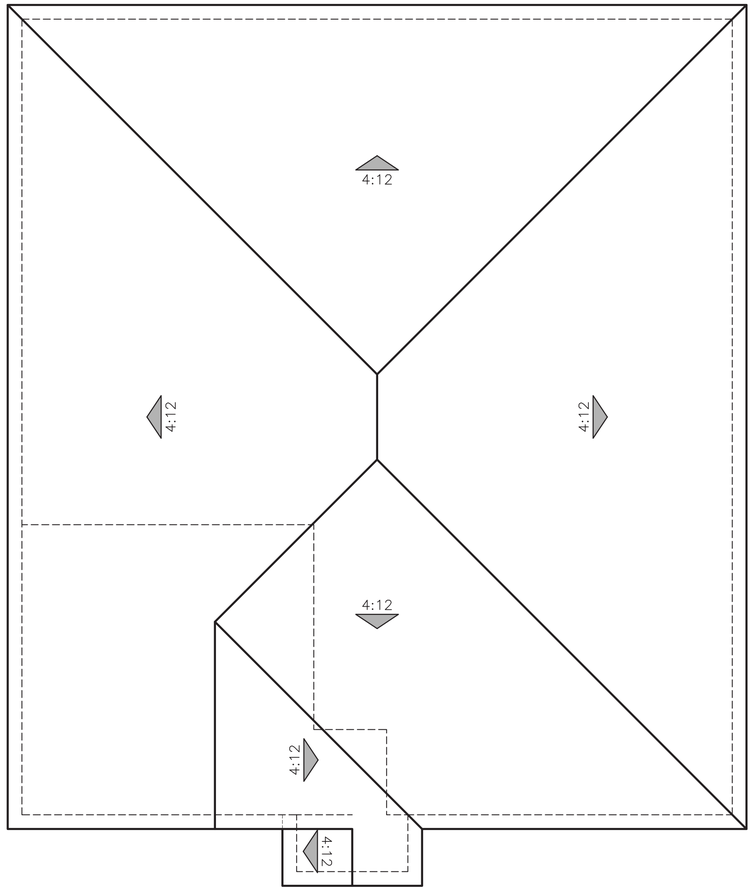
MACHADO LANE
Oakley, Ca

05/18/2023
A-5

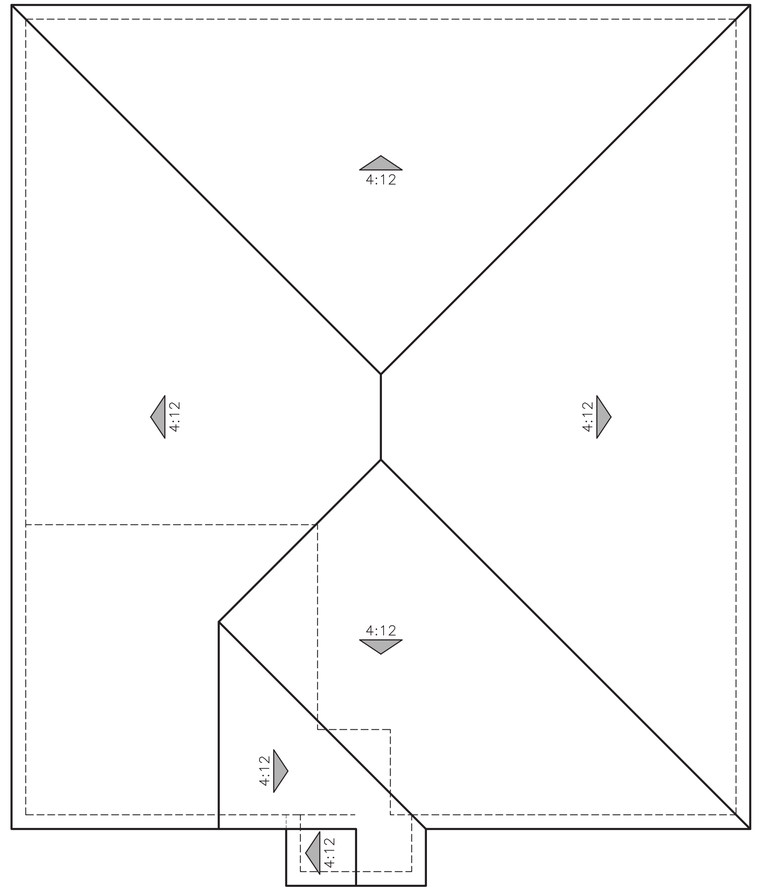
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"A" - SPANISH



"B" - SANTA BARBARA

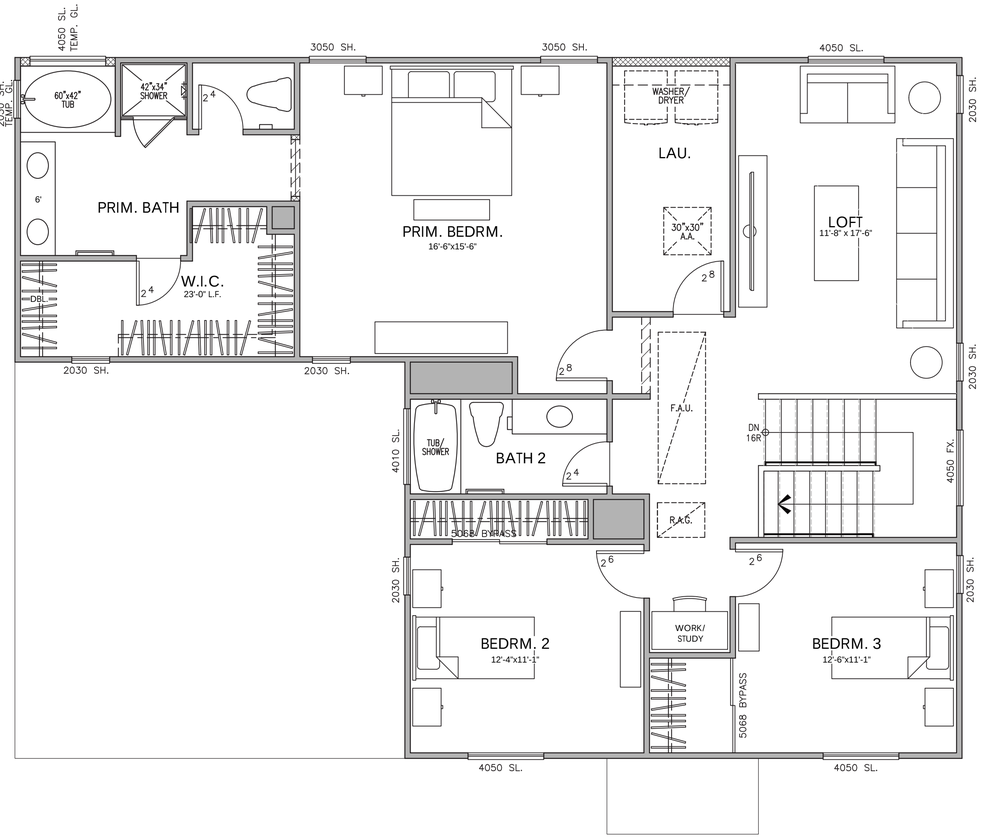


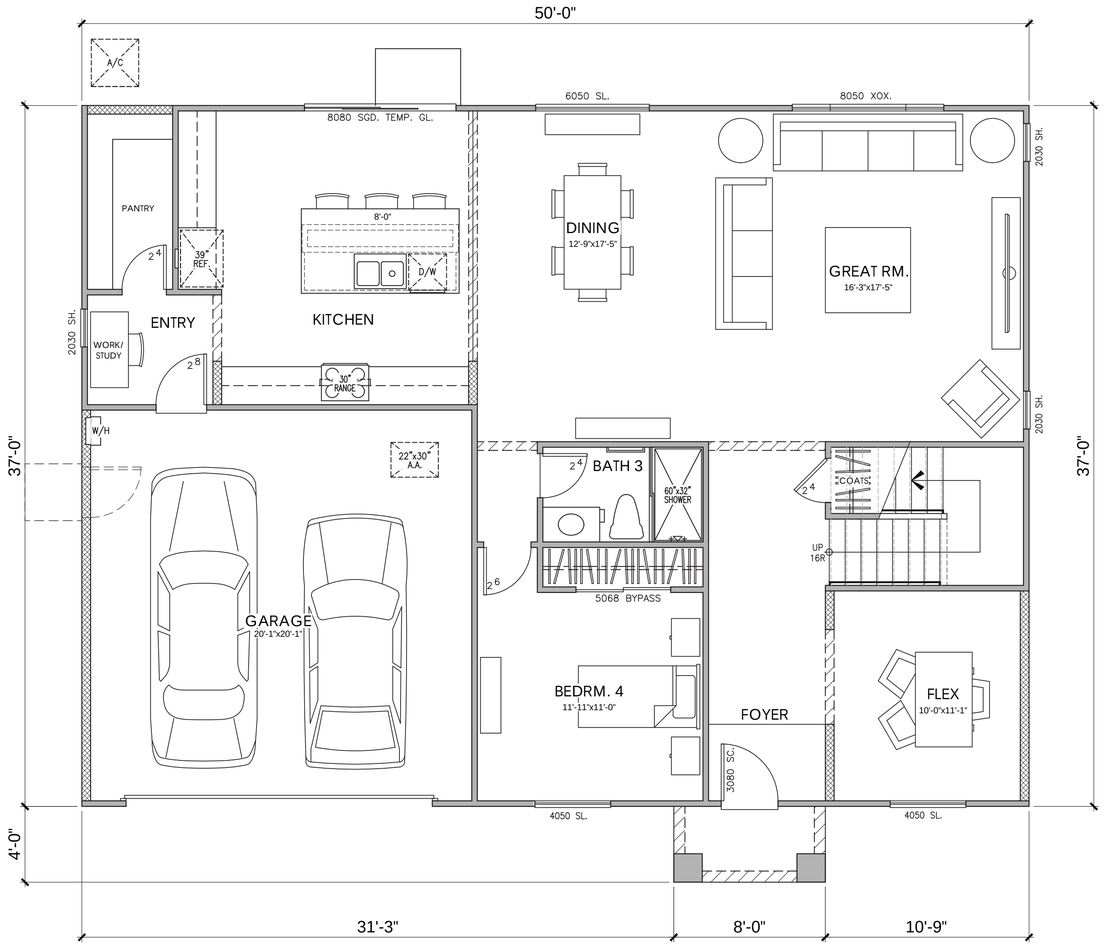
"E" - FARMHOUSE

ROOF PLANS

PLAN 5015

0 2 4 8 12





SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 5023
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,419 SQ. FT.
SECOND FLOOR AREA	1,419 SQ. FT.
TOTAL DWELLING	2,838 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	32 SQ. FT.

PLAN 5023

4 BEDROOM, 3 BATH, FLEX, LOFT

0 2 4 8 12

Meritage Homes

MACHADO LANE
Oakley, Ca

05/18/2023
A-7

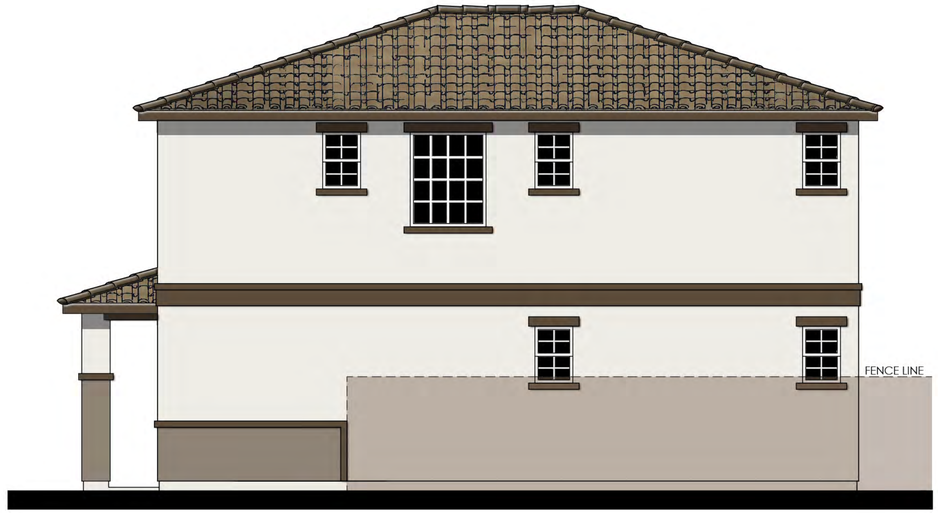
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#21010



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



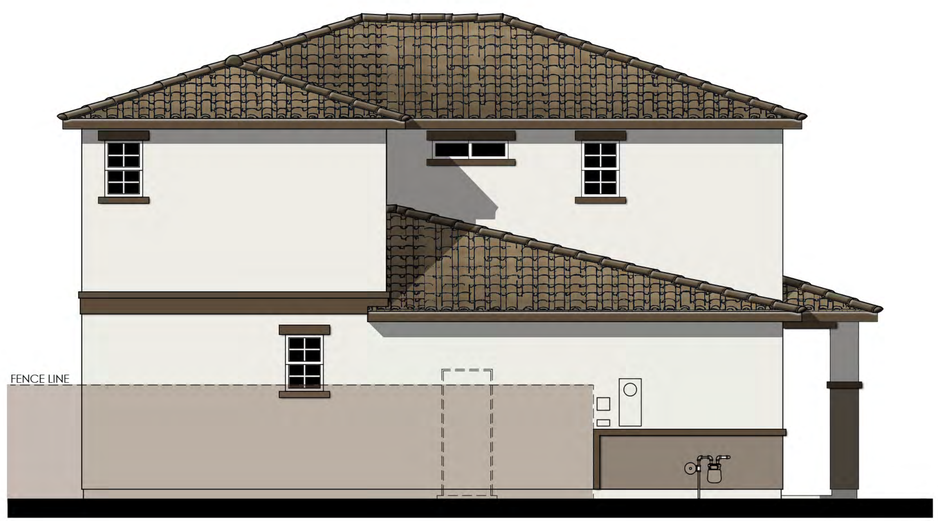
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 17

PLAN 5023 "A"
SPANISH ELEVATIONS

0 2 4 8 12

Meritage Homes

MACHADO LANE
Oakley, Ca

05/18/2023
A-8

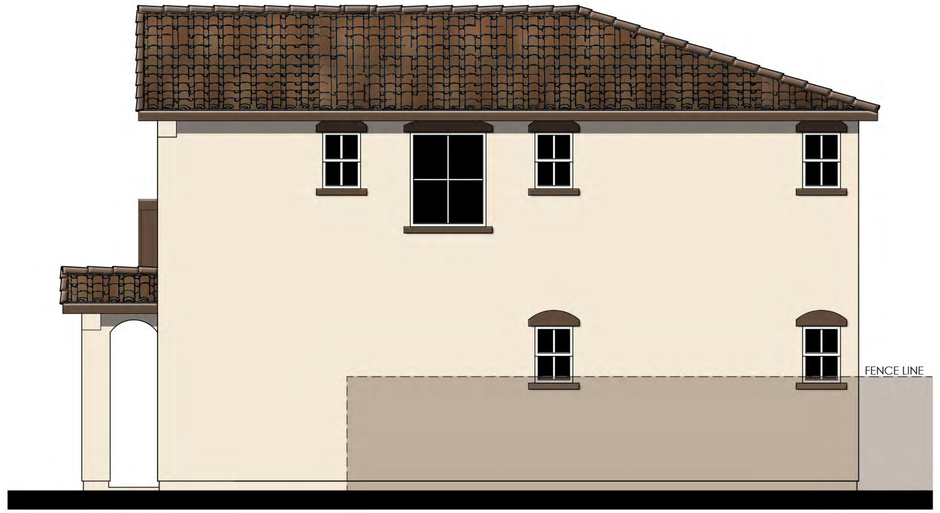
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



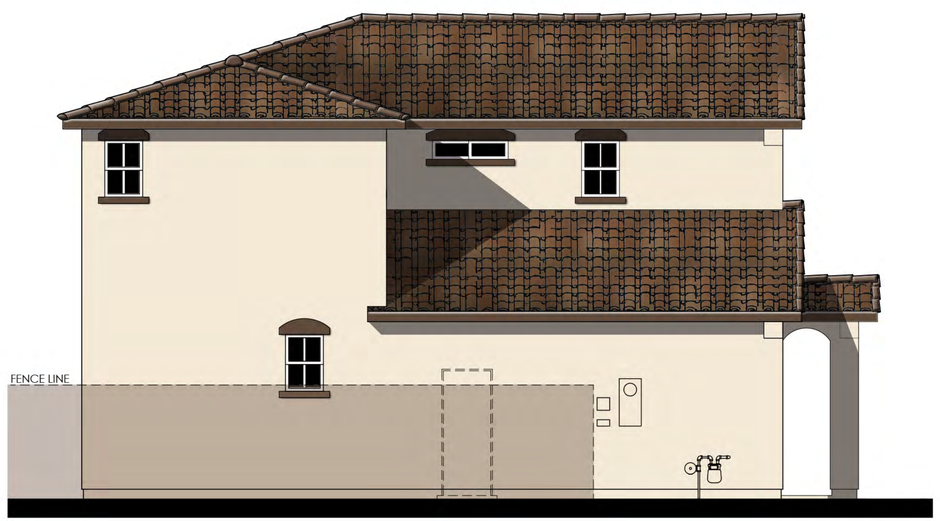
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 19

PLAN 5023 "B"

SANTA BARBARA ELEVATIONS

0 2 4 8 12

Meritage Homes

MACHADO LANE

Oakley, Ca

05/18/2023

A-9

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN W/ DECORATIVE GABLE END VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
VENEER:	MANUFACTURED BRICK



REAR



LEFT

COLOR SCHEME 28

PLAN 5023 "E"

FARMHOUSE ELEVATIONS

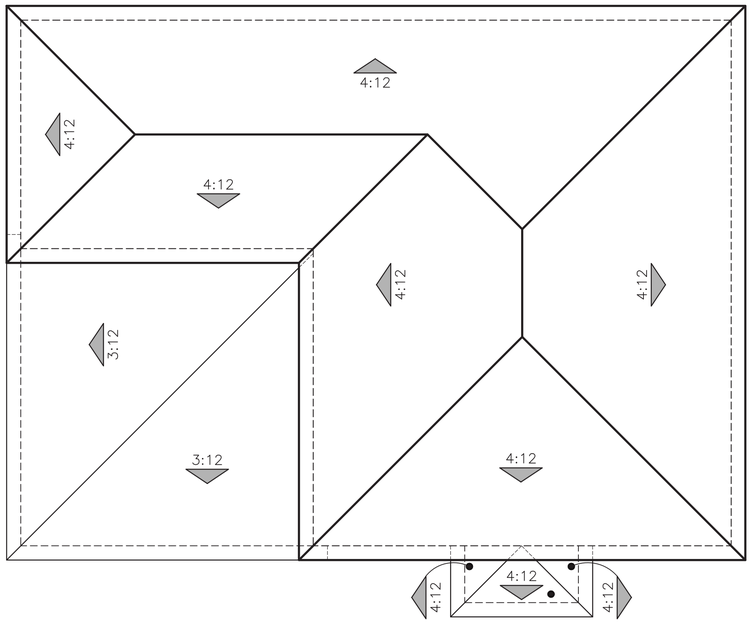
0 2 4 8 12

Meritage Homes

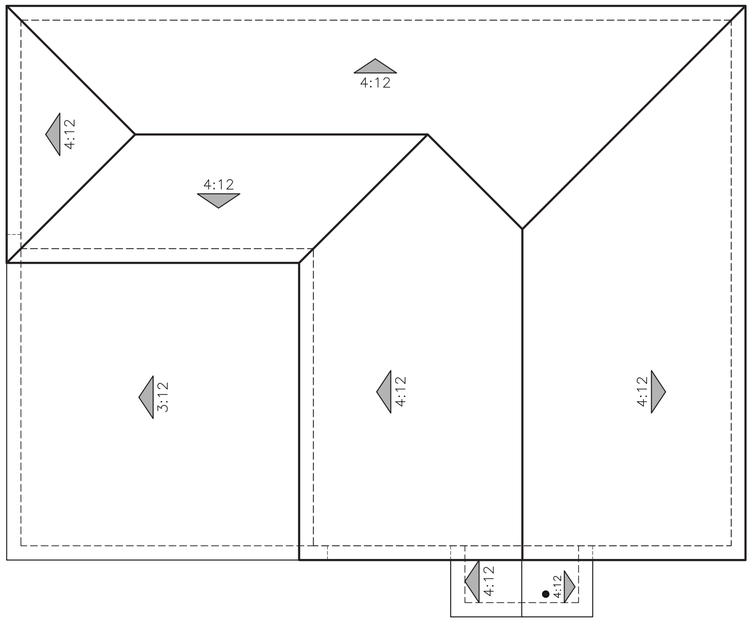
MACHADO LANE
Oakley, Ca

05/18/2023
A-10

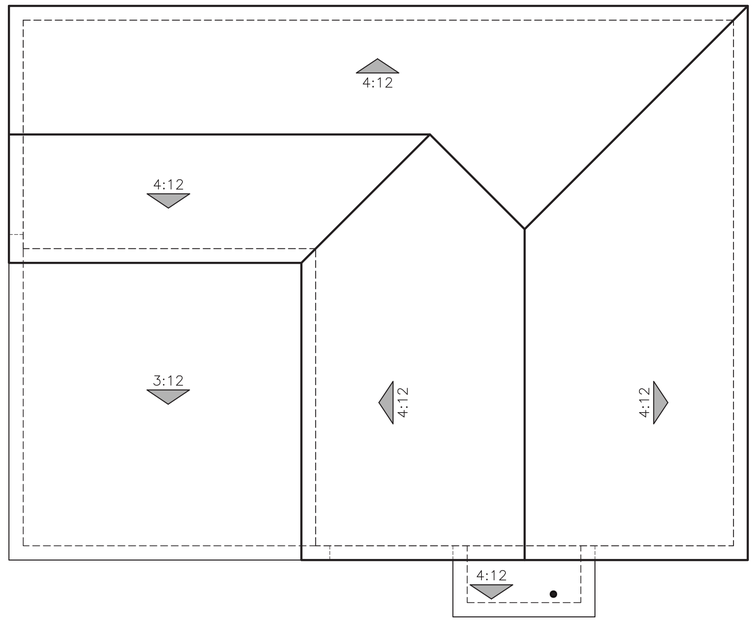
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PLANNING + ARCHITECTURE



"A" - SPANISH



"B" - SANTA BARBARA



"E" - FARMHOUSE

ROOF PLANS

PLAN 5023

0 2 4 8 12

Meritage Homes

MACHADO LANE

Oakley, Ca

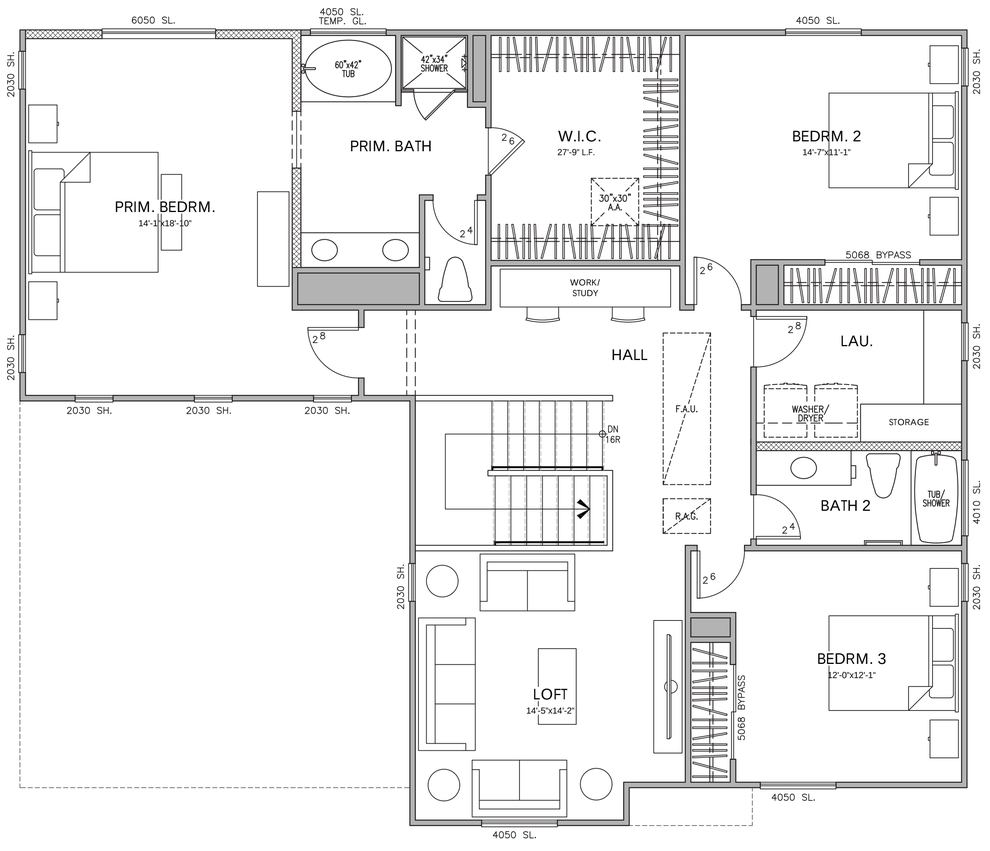
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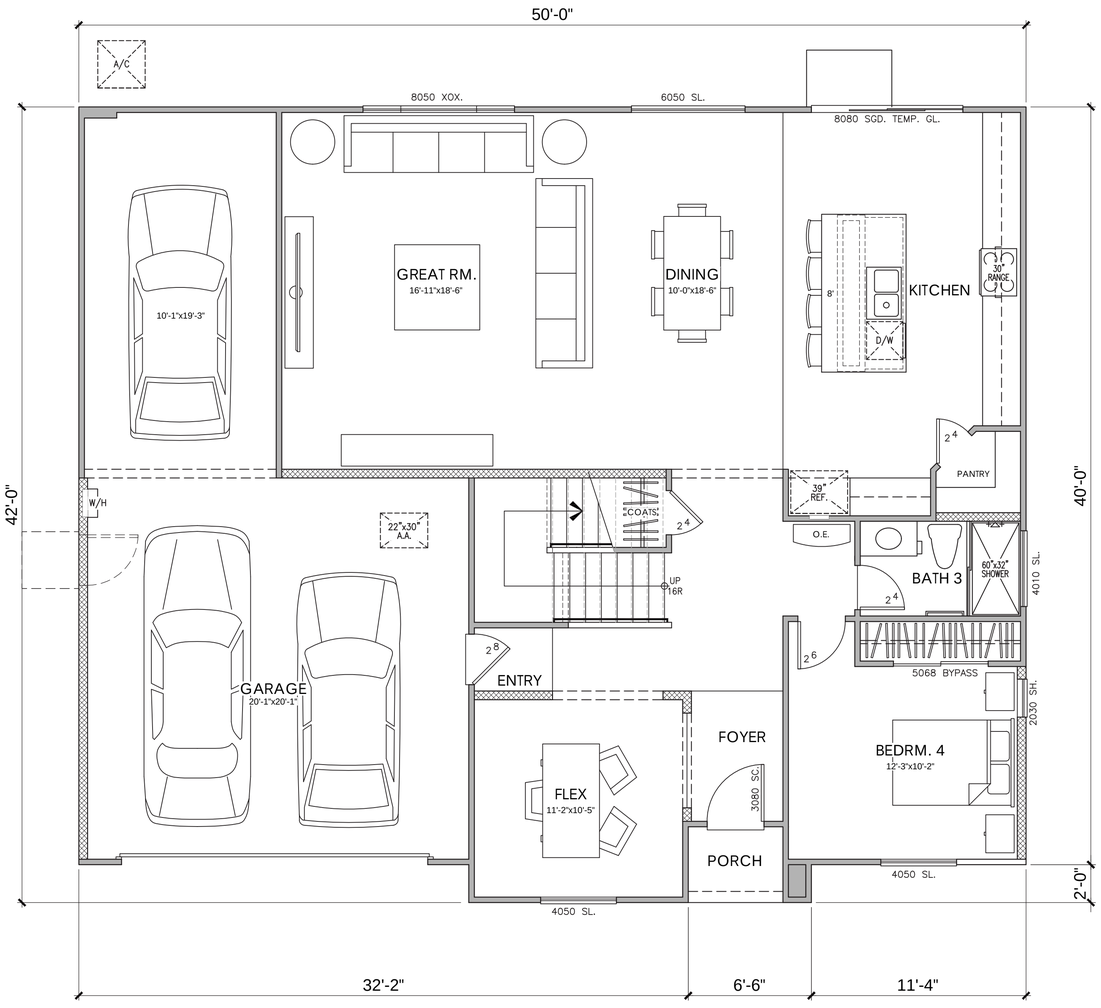
A-11

Kevin L. Crook Architect Inc

PLANNING + ARCHITECTURE

#21010





SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 5025
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,389 SQ. FT.
SECOND FLOOR AREA	1,603 SQ. FT.
TOTAL DWELLING	2,992 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	624 SQ. FT.
PORCH	20 SQ. FT.

0 2 4 8 12

PLAN 5025

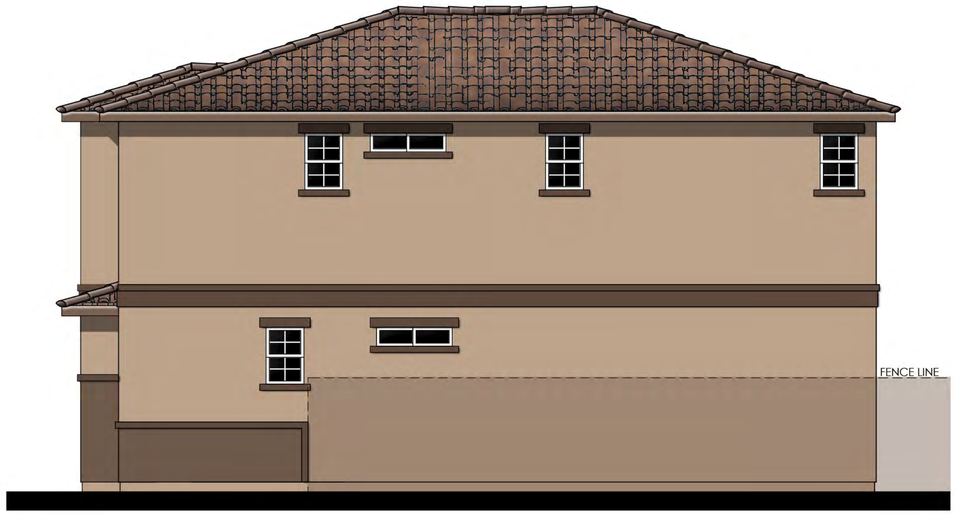
4 BEDROOM, 3 BATH, FLEX, LOFT



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



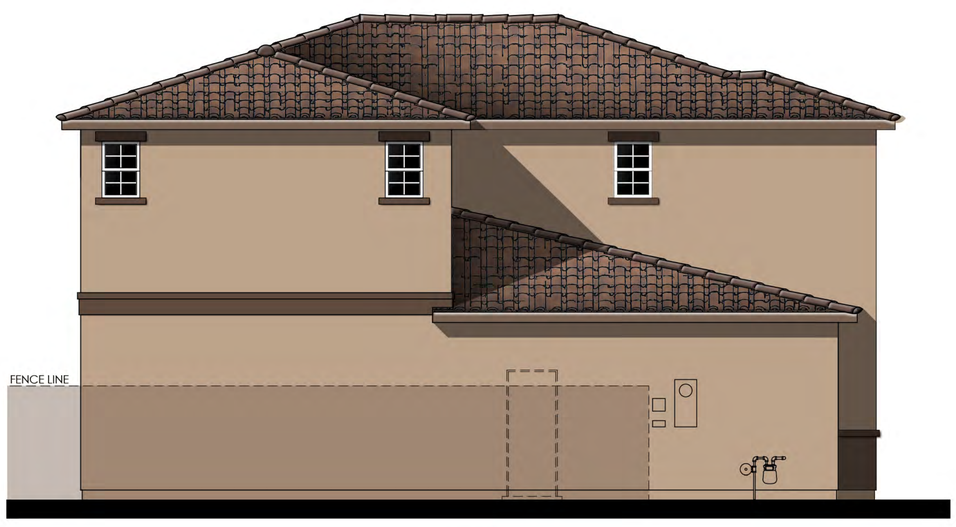
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 18

PLAN 5025 "A"
SPANISH ELEVATIONS

0 2 4 8 12

Meritage Homes

MACHADO LANE
Oakley, Ca

05/18/2023
A-13

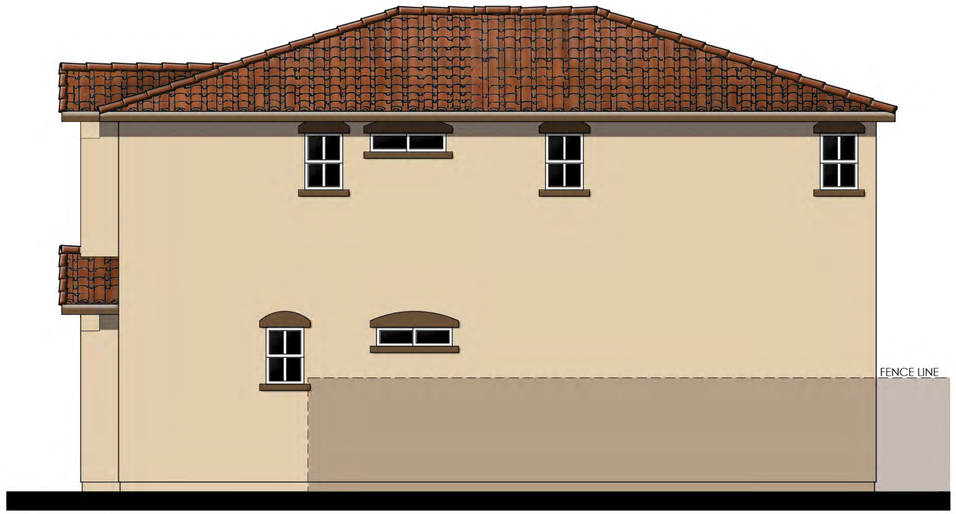
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



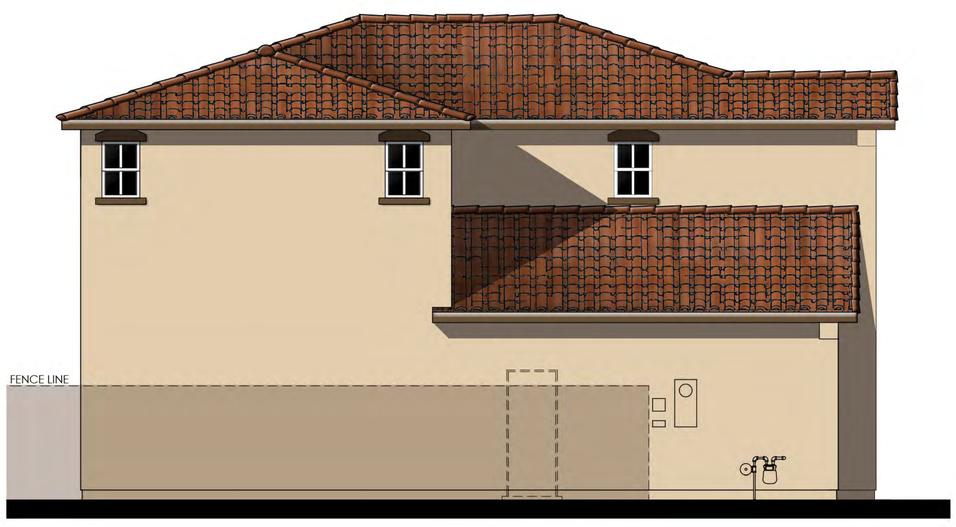
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20

PLAN 5025 "B"

SANTA BARBARA ELEVATIONS

0 2 4 8 12

Meritage Homes

MACHADO LANE

Oakley, Ca

05/18/2023

A-14

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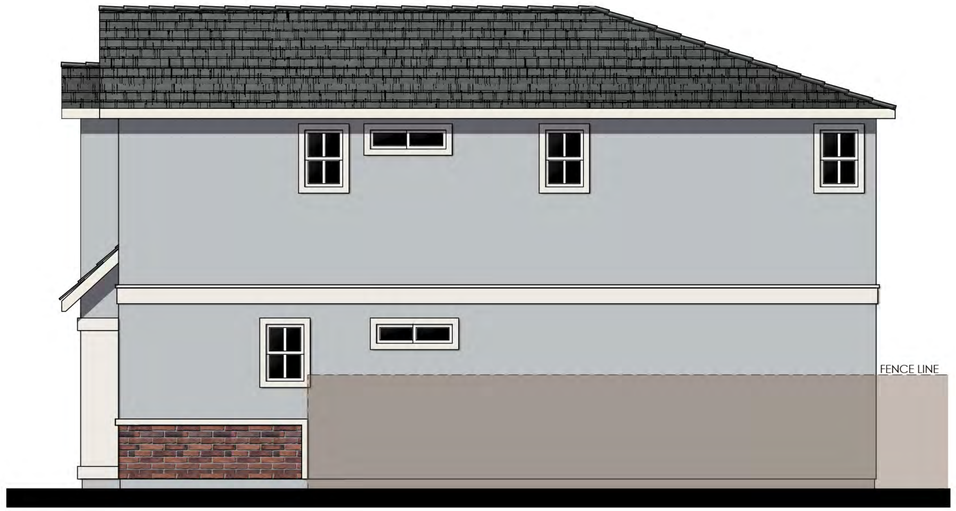
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Refer to landscape drawings for wall, tree, and shrub locations

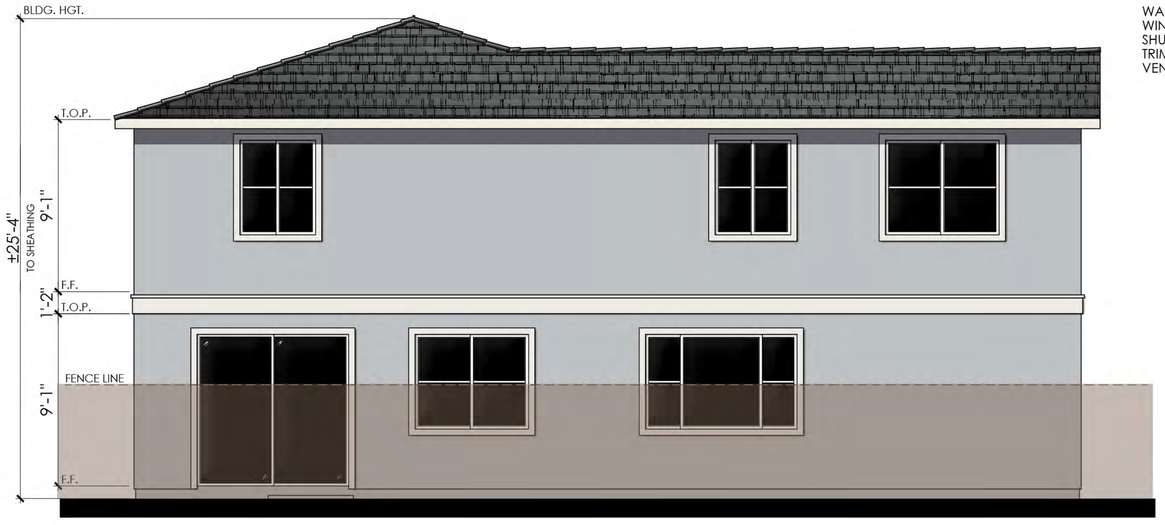
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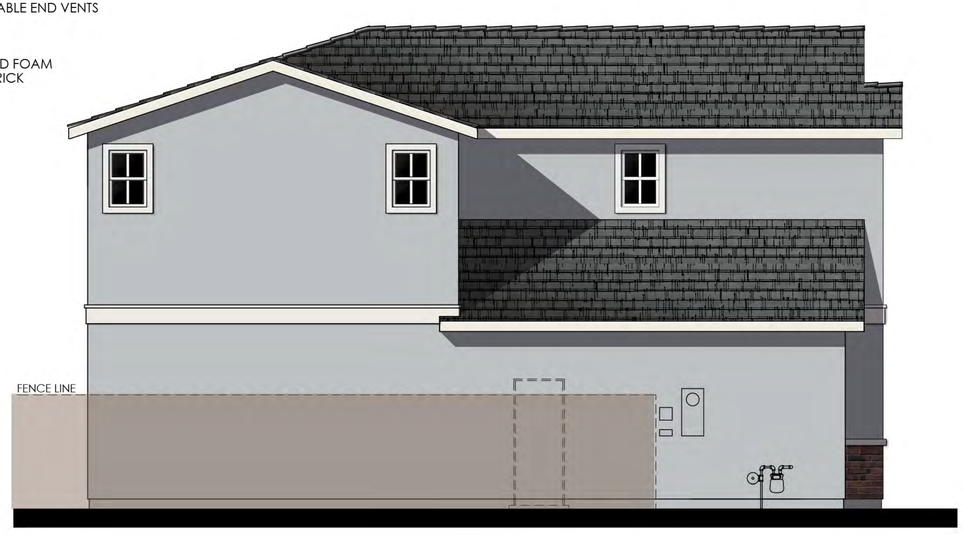
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN W/ DECORATIVE GABLE END VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
VENEER:	MANUFACTURED BRICK



REAR



LEFT

COLOR SCHEME 29

PLAN 5025 "E"
FARMHOUSE ELEVATIONS

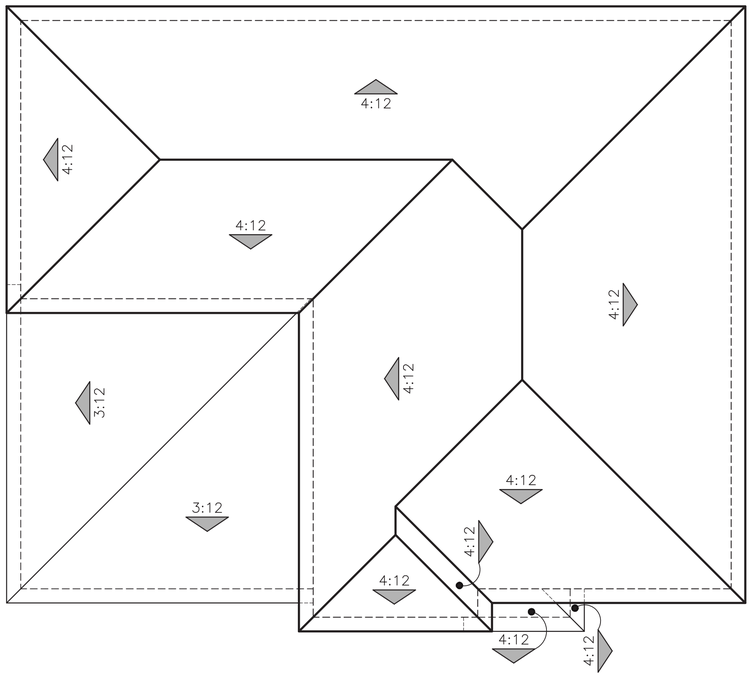
0 2 4 8 12

Meritage Homes

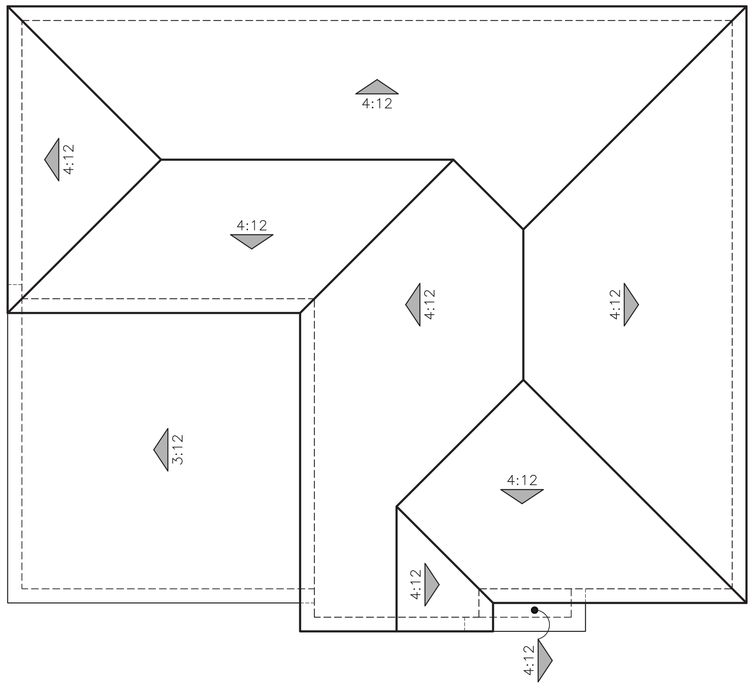
MACHADO LANE
Oakley, Ca

05/18/2023
A-15

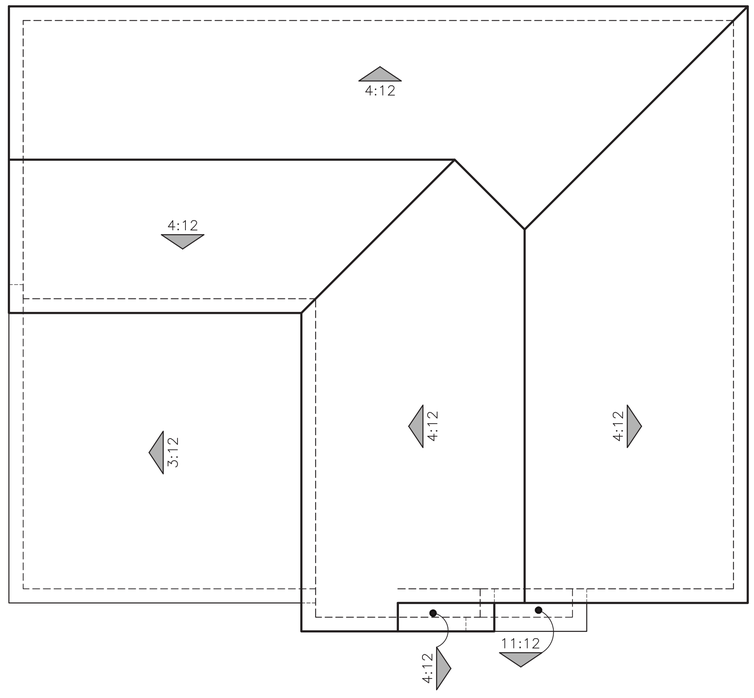
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21010



"A" - SPANISH



"B" - SANTA BARBARA



"E" - FARMHOUSE

ROOF PLANS

PLAN 5025

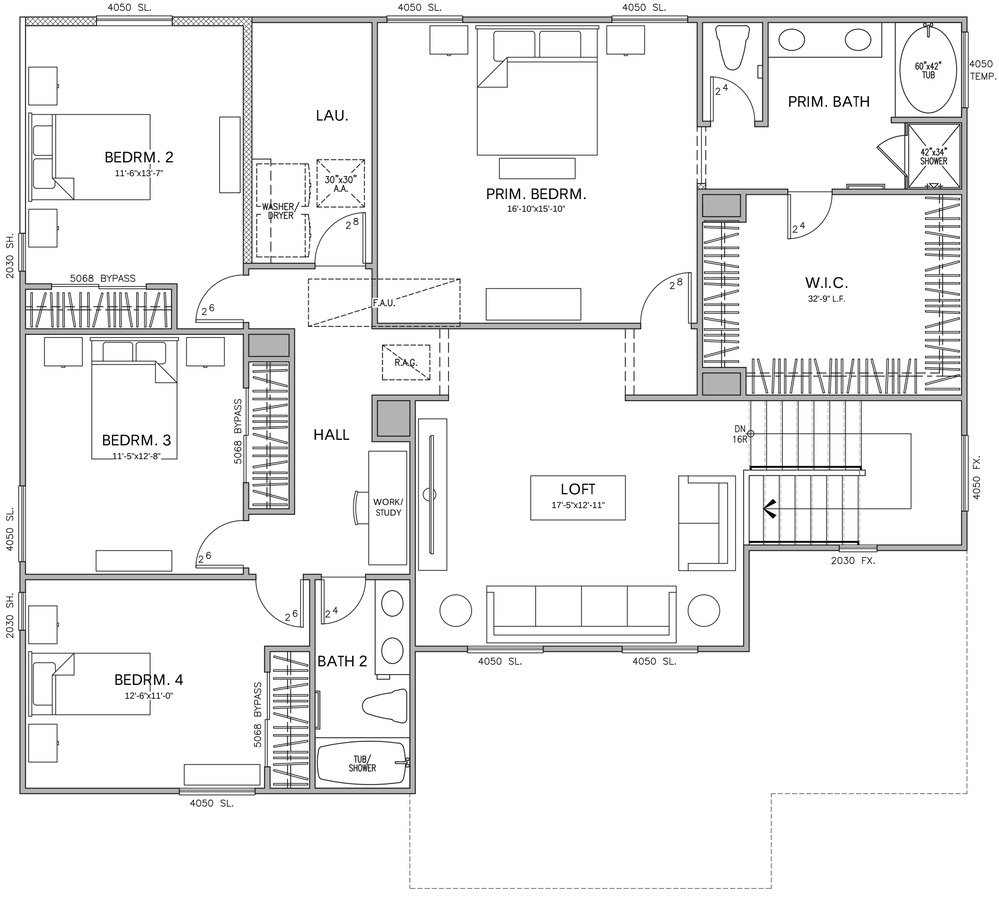
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Meritage Homes

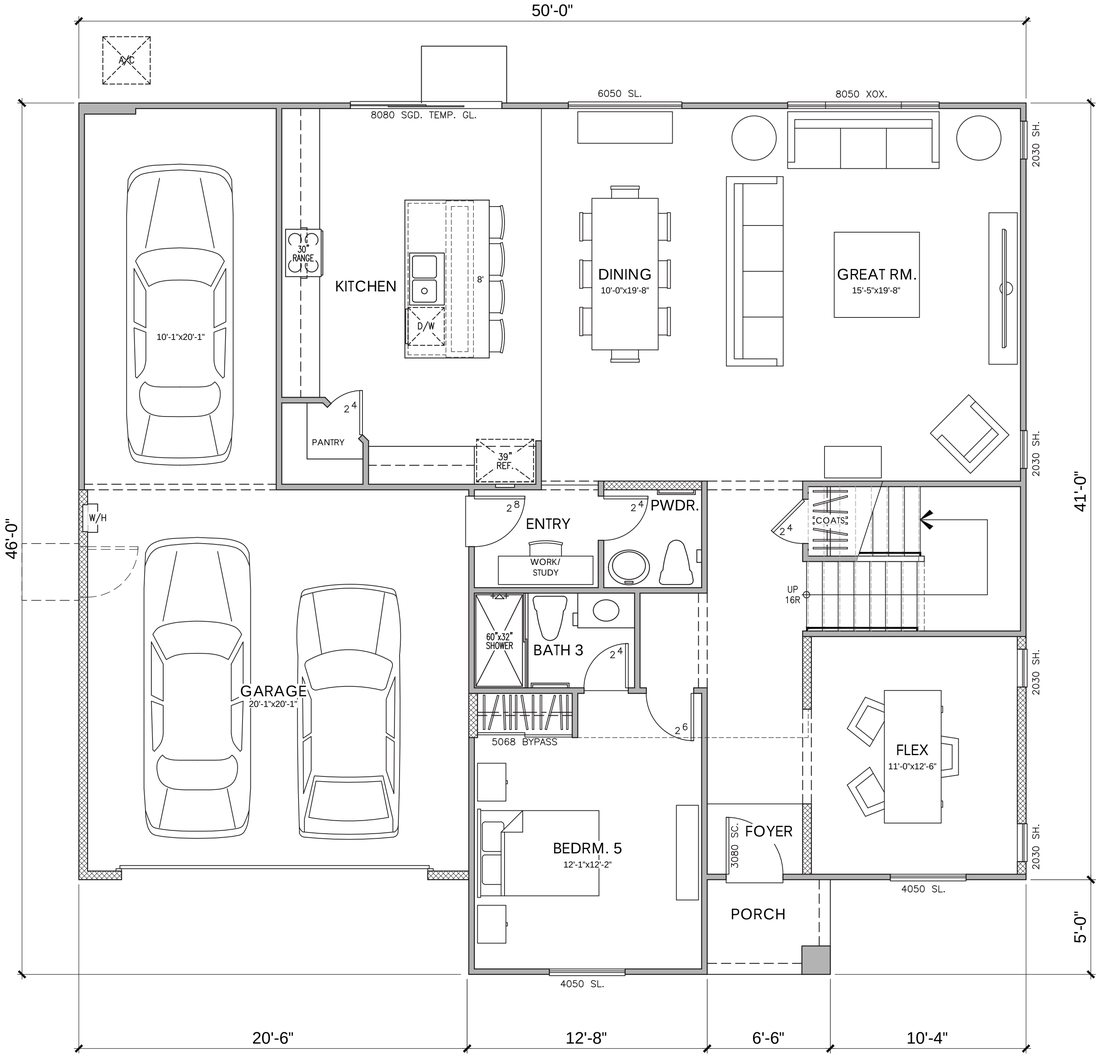
MACHADO LANE
Oakley, Ca

05/18/2023
A-16

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 5028
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,477 SQ. FT.
SECOND FLOOR AREA	1,770 SQ. FT.
TOTAL DWELLING	3,247 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	636 SQ. FT.
PORCH	33 SQ. FT.

0 2 4 8 12

PLAN 5028

5 BEDROOM, 3.5 BATH, FLEX, LOFT

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05/18/2023
A-17

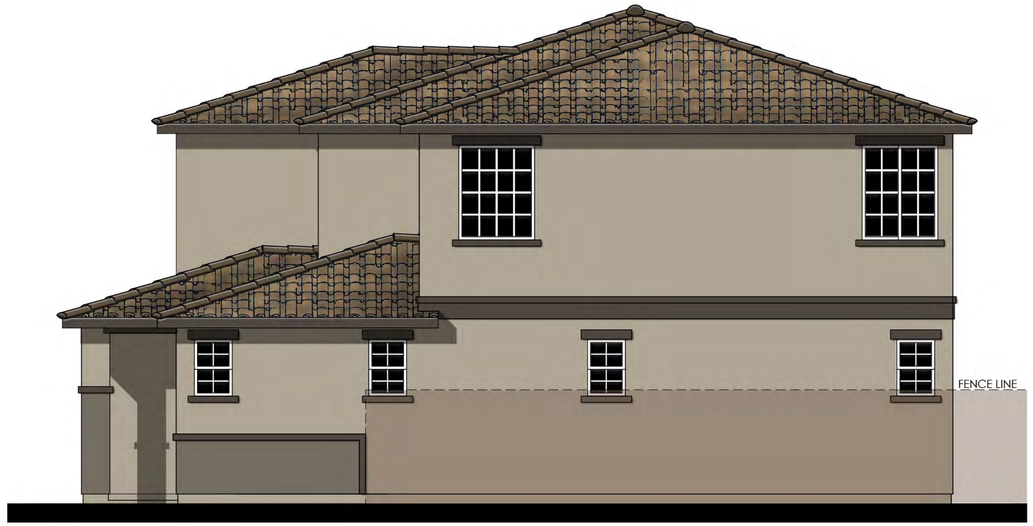
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



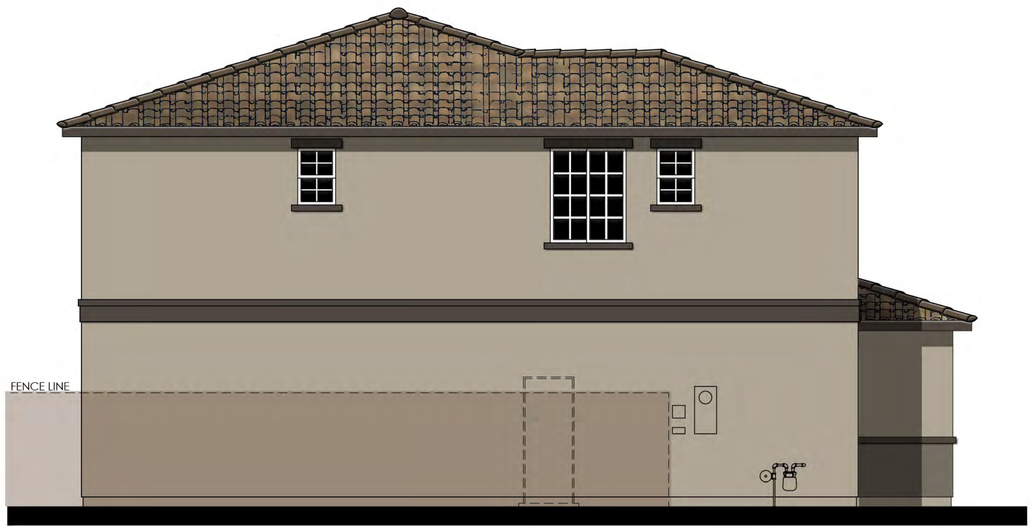
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 16

PLAN 5028 "A"
SPANISH ELEVATIONS

0 2 4 8 12

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Oakley, Ca

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



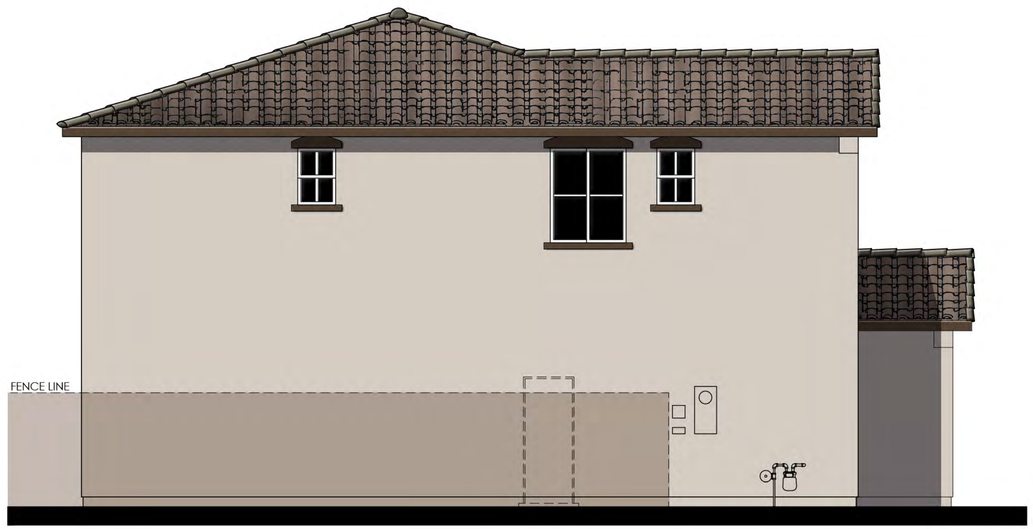
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 21

PLAN 5028 "B"

SANTA BARBARA ELEVATIONS

0 2 4 8 12

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MACHADO LANE

Oakley, Ca

05/18/2023
A-19

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



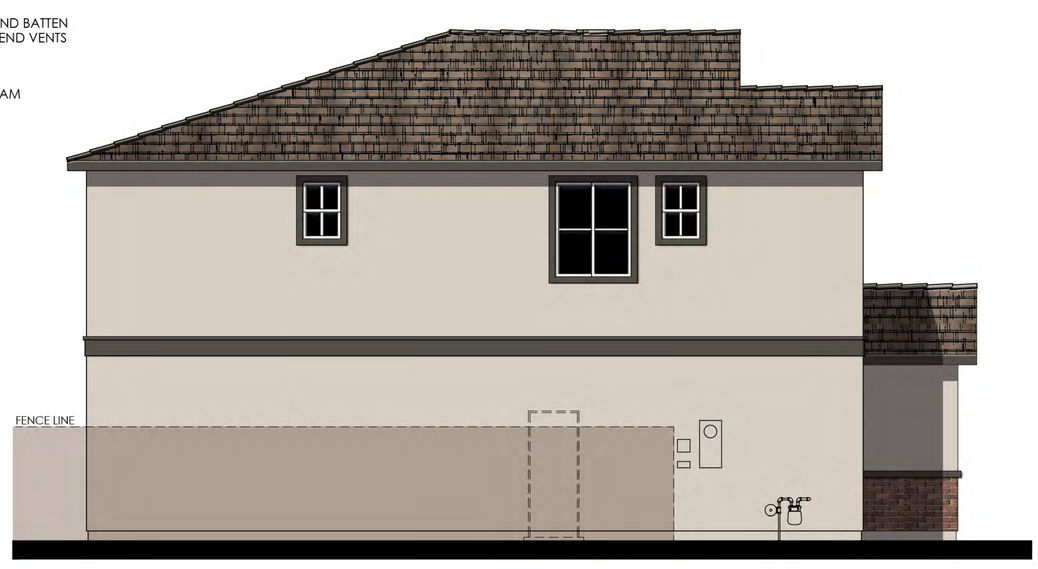
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN W/ DECORATIVE GABLE END VENTS
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
VENEER:	MANUFACTURED BRICK



REAR



LEFT

COLOR SCHEME 30

PLAN 5028 "E"
FARMHOUSE ELEVATIONS

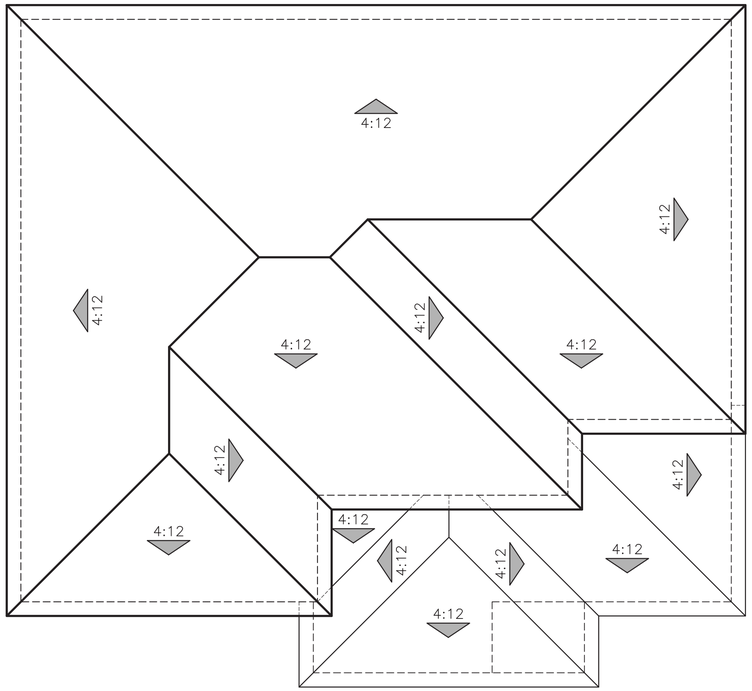
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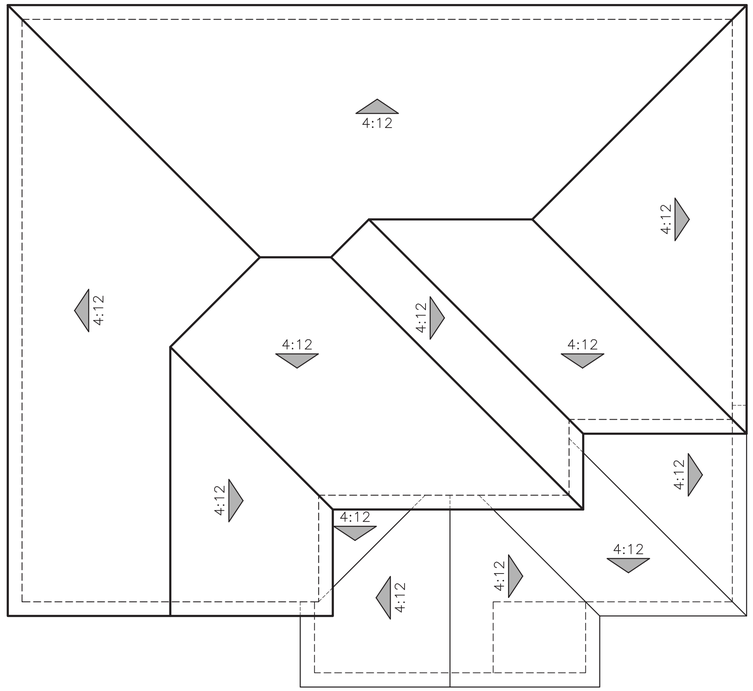
MACHADO LANE
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A-20

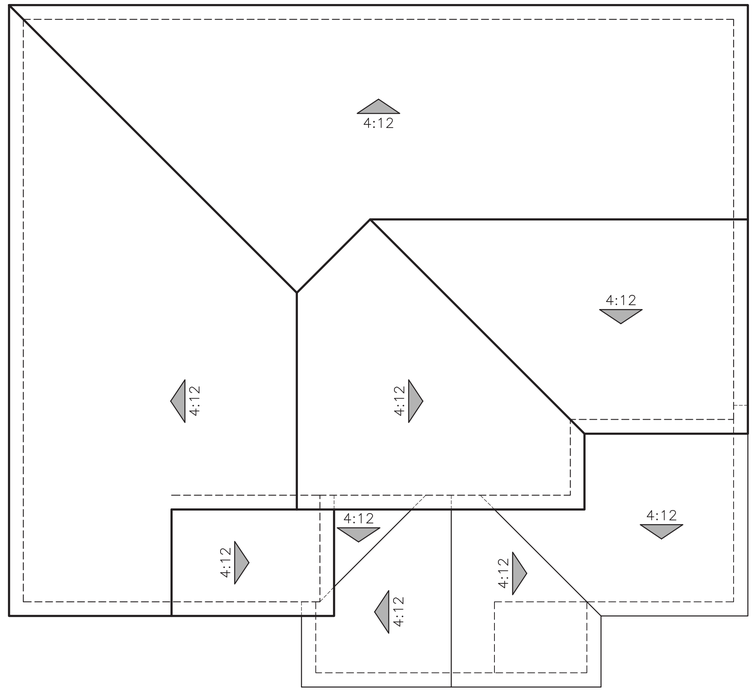
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"A" - SPANISH



"B" - SANTA BARBARA



"E" - FARMHOUSE

ROOF PLANS

PLAN 5028

0 2 4 8 12

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MACHADO LANE
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MACHADO LANE

OAKLEY, CA

JOB # 21010

CREATED 10/3/2022

"A" ELEVATIONS SPANISH	SCHEME 16	SCHEME 17	SCHEME 18
PRIMARY STUCCO	SW7052 GRAY AREA	SW7005 PURE WHITE	SW6101 SANDS OF TIME
SECONDARY STUCCO	SW7046 ANONYMOUS	SW7504 KEYSTONE GRAY	SW6082 COBBLE BROWN
FASCIA / TRIM / GARAGE DOOR	SW7020 BLACK FOX	SW7034 STATUS BRONZE	SW6083 SABLE
FRONT DOOR / SHUTTERS	SW6061 TANBARK	SW7605 GALE FORCE	SW7580 CARNELIAN
EAGLE ROOF: LOW PROF "S" MALIBU	2773 WALNUT CREEK BLD	2530 WEATHERED ADOBE	2636 PIEDMONT BLEND
WESTLAKE ROOF: LOW PROF. "S" VILLA	1VICS6330 SALERNO CLAY	1VICS0024 DESERT SAGE	1VICS6464 CA MISSION BLEND

"B" ELEVATIONS SANTA BARBARA	SCHEME 19	SCHEME 20	SCHEME 21
STUCCO	SW7558 MEDICI IVORY	SW7688 SUNDEW	SW6071 POPULAR GRAY
FASCIA / TRIM	SW9091 HALF-CAFF	SW9115 COWBOY BOOTS	SW7041 VAN DYKE BROWN
GARAGE DOOR	SW6068 BREVITY BROWN	SW2843 ROYCROFT BRASS	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW2837 AURORA BROWN	SW0065 VOGUE GREEN	SW7076 CYBERSPACE
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
EAGLE ROOF: LOW PROF "S" MALIBU	2636 PIEDMONT BLEND	2702 CALABAR BLEND	2689 BROWN RANGE
WESTLAKE ROOF: LOW PROF. "S" VILLA	1VICS7330 VERONA CLAY	1VICS6169 CASA GRANDE BLD	1VICS3233 BROWN BLEND

PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
ROOF:	WESTLAKE
VENEER:	ELDORADO

"E" ELEVATIONS FARMHOUSE	SCHEME 28	SCHEME 29	SCHEME 30
STUCCO	SW7005 PURE WHITE	SW6254 LAZY GRAY	SW7632 MODERN GRAY
FASCIA / TRIM	SW7069 IRON ORE	SW7004 SNOWBOUND	SW7048 URBANE BRONZE
BOARD & BATTEN SIDING / GARAGE DR	SW7005 PURE WHITE	SW6256 SERIOUS GRAY	SW6074 SPALDING GRAY
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW6608 RAVE RED	SW7625 MOUNT ETNA
BRICK: TUNDRA	ASHLAND	HARTFORD	HARTFORD
EAGLE ROOF: SHAKE PONDEROSA	SCP8805 SEATTLE BLEND	5699 CHARCOAL RANGE	5702 CALABAR BLEND
WESTLAKE ROOF: FLAT SHAKE	1FBCJ4072 SAHARA QTZ BLD	1FBCJ1430 CHARCOAL BLEND	1FBCJ3181 SMOKEY TOPAZ BLD

Meritage Homes

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ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #16



MACHADO LANE
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OCT. 3, 2022

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SPANISH
SCHEME #17



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SPANISH
SCHEME #18



MACHADO LANE
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COLOR BOARDS - SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

SANTA BARBARA
SCHEME #19



MACHADO LANE
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SANTA BARBARA
SCHEME #20



MACHADO LANE
OAKLEY, CA

#21010
OCT. 3, 2022

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SANTA BARBARA
SCHEME #21



MACHADO LANE
OAKLEY, CA

#21010
OCT. 3, 2022

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*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - SANTA BARBARA

FARMHOUSE
SCHEME #28



MACHADO LANE
OAKLEY, CA

#21010
OCT. 3, 2022

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FARMHOUSE
SCHEME #29



MACHADO LANE
OAKLEY, CA

#21010
OCT. 3, 2022

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FARMHOUSE
SCHEME #30



MACHADO LANE
OAKLEY, CA

#21010
OCT. 3, 2022

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COLOR BOARDS - FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

OAKLEY

CALIFORNIA

California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Machado Lane Subdivision (RZ 06-21, FDP 01-21, TM 03-21, DR 10-21)

Lead Agency Name and Address:
City of Oakley
3231 Main Street
Oakley, CA 94561

Contact Person and Phone Number:
Ken Strelo, Planning Manager
strelo@ci.oakley.ca.us
(925) 625-7000

Project Location:
E. Cypress Road and Machado Lane
Oakley, CA 94561
Accessor's Parcel Numbers (APNs): 033-190-003, -004

Project Sponsor's Name and Address:
MLC Holdings
2603 Camino Ramon, Ste. 140
San Ramon, CA, 94583
(925) 324-6178

Existing General Plan: Residential Low/Medium (RLM)

Existing Zoning: Planned Development (P-1) District

Project Description Summary:

The 17.73-acre project site, identified by APNs 033-190-003 and -004, is located southwest of the intersection of E. Cypress Road and Machado Lane in the City of Oakley, California. The project site is primarily undeveloped, with the exception of one farmhouse structure in the southeast corner. Surrounding existing uses include single-family residences to the north across E. Cypress Road; undeveloped land and scattered residences to the east across Machado Lane; scattered residences to the south, and additional scattered residences, undeveloped land, and Union Pacific Railroad (UPRR) tracks to the south across Machado Lane; and undeveloped land to the west with single-family residences further west. The City

of Oakley General Plan designates the site as Residential Low/Medium (RLM) and the site is zoned Planned Development (P-1).

The Machado Lane Subdivision (proposed project) would subdivide the project site into 76 single-family residential lots, a tot lot and bioretention area within Parcel A to the northeast, Emergency Vehicle Access (EVA) within Parcel B, and an internal roadway network that would connect to the primary access point along Machado Lane. Each lot would range in size from 5,939 square feet (sf) to 13,089 sf with an average of 6,621 sf per lot, and utility improvements would be included onsite and within Machado Lane. The project would require demolition of the existing southeast structure and the removal of 32 trees. The proposed project would require approval of a Rezone to amend the P-1 District, Final Development Plan, Vesting Tentative Map (TM 01-22), and Design Review.

Declaration:

On November 3, 2022, the City of Oakley Planning Division determined that the above project will have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. The determination is based on the following findings:

a) The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
c) It will not have significant impacts, which are individually limited, but cumulatively considerable.
d) It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
e) No substantial evidence exists that the project will have a significant negative adverse effect on the environment.
f) The proposed project is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

The Initial Study/Mitigated Negative Declaration is available for review at https://www.ci.oakley.ca.us/ceqa-documents/. Written comments must be submitted no later than 5:00 PM on December 5, 2022. Appeal of this determination must be made during the 30-day posting period. Notice is further given that the City of Oakley will hold public hearings to discuss the project and provide an opportunity for public comment on the Mitigated Negative Declaration and project approvals. Subsequent notices will be published which will identify the date, time, and location of public hearings.

Submit comments to:
City of Oakley
Attn: Ken Strelo, Planning Manager
3231 Main Street
Oakley, CA 94561

Posting period: November 3, 2022 – December 5, 2022

Initial Study Prepared By: _____
Ken Strelo, Planning Manager

City of Oakley
Planning Division

Machado Lane Subdivision

Initial Study/Mitigated Negative Declaration

October 2022

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, • Sacramento • CA • 95834
Office 916.372.6100 • Fax 916.419.6108

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Appendices

Appendix A – Air Quality and Greenhouse Gas Emissions – CalEEMod Results
Appendix B – Planning Survey Report
Appendix C – California Natural Diversity Database Search Results
Appendix D – Environmental Noise Assessment
Appendix E – Traffic Impact Analysis

INITIAL STUDY

A. BACKGROUND

1. Project Title: Machado Lane Subdivision (RZ 06-21, FDP 01-21, TM 03-21, DR 10-21)

2. Lead Agency Name and Address:
City of Oakley
Planning Division
3231 Main Street
Oakley, CA 94561

3. Contact Person and Phone Number:
Ken Strelo
Planning Manager
(925) 625-7000

4. Project Location:
E. Cypress Road and Machado Lane
Oakley, CA 94561
Accessor's Parcel Numbers (APNs): 033-190-003, -004

5. Project Applicant Name and Address:
Paul Manyisha
MLC Holdings
2603 Camino Ramon, Ste. 140
San Ramon, CA, 94583

6. Existing General Plan Designation: Residential Low/Medium (RLM)

7. Existing Zoning Designation: Planned Development (P-1) District

8. Required Approvals from Other Public Agencies: None

9. Surrounding Land Uses and Setting:

The 17.73 project site, identified by APNs 033-190-003 and -004, is located southwest of the intersection of E. Cypress Road and Machado Lane in the City of Oakley, California. The project site is primarily undeveloped, with the exception of one farmhouse structure in the southeast corner. Surrounding existing uses include single-family residences to the north across E. Cypress Road; undeveloped land and scattered residences to the east across Machado Lane; scattered residences to the south, and additional scattered residences, undeveloped land, and Union Pacific Railroad (UPRR) tracks to the south across Machado Lane; and undeveloped land to the west with single-family residences further west. The City of Oakley General Plan designates the site as Residential Low/Medium (RLM) and the site is zoned Planned Development (P-1).

10. Project Description Summary:

The Machado Lane Subdivision (proposed project) would subdivide the project site into 76 single-family residential lots, a tot lot and bioretention area within Parcel A to the northeast,

Emergency Vehicle Access (EVA) within Parcel B, and an internal roadway network that would connect to the primary access point along Machado Lane. Each lot would range in size from 5,939 square feet (sf) to 13,089 sf with an average of 6,621 sf per lot, and utility improvements would be included onsite and within Machado Lane. The project would require demolition of the existing southeast structure and the removal of 32 trees. The proposed project would require approval of a Vesting Tentative Map (TM 01-22) and Design Review.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

    In compliance with Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1), a project notification letter was distributed to the chairpersons of the following tribes on April 4, 2022: Amah Mutsun Tribal Band of Mission San Juan Bautista, Chicken Ranch Rancheria of Me-Wuk Indians, Guidiville Indian Rancheria, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the SF Bay Area, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, North Valley Yokuts Tribe, The Ohlone Indian Tribe, Tule River Indian Tribe, Wilton Rancheria, and The Confederated Villages of Lisjan. A request for information was received from The Confederated Villages of Lisjan Chairperson Corrina Gould on April 4, 2022, and the requested information was provided to the tribe. In addition, a request to consult on the project was received from the Indian Canyon Band of Costanoan Ohlone People on April 7, 2022, and consultation is underway.

B. SOURCES

All technical reports and modeling results prepared for the project analysis are available at: https://www.ci.oakley.ca.us/ceqa-documents/. The following documents are referenced information sources used for the purposes of this Initial Study/Mitigated Negative Declaration (IS/MND):

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22. CityGate Associates. *Deployment Performance and Headquarters Staffing Adequacy Study, East Contra Costa Fire Protection District, California, Volume 1 Executive Summary*. June 15, 2016.
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24. Contra Costa County Fire Protection District. *2018 Annual Report*. Available at: https://cccfpd.org/2018-annual-report/. Accessed September 2022.
25. Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29. Accessed May 2022.
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38. TJKM. *Machado Lane Residential Development Traffic Impact Analysis*. June 17, 2022.
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C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Less Than Significant with Mitigation Incorporated" or as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	☒ **Cultural Resources**	☐ **Energy**
☒ **Geology and Soils**	☒ **Greenhouse Gas Emissions**	☒ **Hazards and Hazardous Materials**
☐ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
☒ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☒ **Transportation**	☒ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

D. DETERMINATION

On the basis of this initial study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

October 12, 2022
Date

Ken Strelo, Planning Manager
Printed Name

City of Oakley
For

E. BACKGROUND AND INTRODUCTION

This IS/MND provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed project. The applicant has submitted this application to the City of Oakley, which is the Lead Agency for the purposes of CEQA review. The IS/MND contains an analysis of the environmental effects of construction and operation of the proposed project.

In December 2002, the City of Oakley adopted the Oakley General Plan and the Oakley General Plan Environmental Impact Report (EIR). The General Plan EIR was a program-level EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the Oakley General Plan and identified measures to mitigate the significant adverse project and cumulative impacts associated with the General Plan.

In January 2022, the City of Oakley adopted the Focused General Plan Update and the Focused General Plan Update Initial Study/Negative Declaration (IS/ND). The Focused General Plan Update IS/ND analyzed implementation of the Focused General Plan Update. The Focused General Plan Update amended the City's existing General Plan to bring it into compliance with State requirements related to environmental justice, mobility, and climate change and adaptation. The Focused General Plan Update also updated the setting information, and provided minor revisions to the goals, policies, and programs in the following elements: Land Use, Growth Management, Open Space and Conservation, Parks and Recreation, Noise, and Economic Development. All updates were applied to be consistent with current conditions, to remove policies and programs that have already been implemented or are no longer applicable, to update policies and programs to reflect current City practices, and to clarify the City's approach to achieving the vision and goals of the General Plan.

Pursuant to CEQA Guidelines Section 15150(a), the City of Oakley General Plan, Focused General Plan Update, General Plan EIR, and Focused General Plan Update IS/ND are incorporated by reference. The aforementioned documents are available online at:

- https://www.ci.oakley.ca.us/departments/planning-zoning/reference-documents/
- https://www.ci.oakley.ca.us/general-plan-update/

The impact discussions for each section of this IS/MND have been largely based on information in the Oakley General Plan, Focused General Plan Update, Oakley General Plan EIR, and Focused General Plan Update IS/ND, as well as technical studies prepared for the proposed project.

The mitigation measures prescribed for environmental effects described in this IS/MND would be implemented in conjunction with the project, as required by CEQA, and the mitigation measures would be incorporated into the project. In addition, a project Mitigation Monitoring and Reporting Program (MMRP) would be adopted in conjunction with approval of the project.

F. PROJECT DESCRIPTION

The following section provides a comprehensive description of the proposed project in accordance with CEQA Guidelines, including the project location and setting, and project components.

Project Location and Setting

The 17.73-acre project site is located southwest of the intersection of E. Cypress Road and Machado Lane in the City of Oakley, California (see Figure 1). The project site consists of ruderal grassland and is primarily undeveloped with the exception of one farmhouse structure in the southeast corner of the project site. In addition, 32 trees are located on-site.

Surrounding existing land uses include single-family residences to the north across E. Cypress Road; undeveloped ruderal grass land and scattered residences to the east across Machado Lane; scattered residences to the south, and additional scattered residences, undeveloped land, and UPRR tracks to the south across Machado Lane; and undeveloped land to the west with single-family residences further west (see Figure 2). The City of Oakley General Plan designates the site as SH and the site is zoned P-1.

Project Components

The proposed project would involve subdivision of the project site and development of the site with 76 single-family residential units, a tot lot, a bioretention area, and associated utility improvements. The project would require demolition of the existing farmhouse structure and associated perimeter fence located in the southeast portion of the project site. The following sections provide additional details related to the proposed VTM, Design Review, off-site improvements, and requested discretionary actions.

Vesting Tentative Map

The VTM would divide the project site into 76 single-family residential lots, Parcels A and B, and an internal roadway network that would connect to Machado Lane, which bounds the project site to the east (see Figure 3). The single-family lots would range in size from 5,939 sf to 13,089 sf. Parcel A, encompassing 75,509 sf of the northeast portion of the project site, would contain the tot lot and bioretention facility. Parcel B, which would provide EVA to the site, would be approximately 2,612 sf. Below is additional detail regarding the proposed residences, site access and circulation, landscaping, and utility infrastructure.

Proposed Residences

The proposed single-family residential units would range in size from 1,854 sf to 2,775 sf. Four unit types are proposed: Plan 5015, Plan 5023, Plan 5025, and Plan 5028 (see Figure 4). Each unit would include a two-car garage and private driveway.

Site Access and Circulation

An internal roadway system would be constructed throughout the project site to provide access to each unit. The internal roadways would be within a 56-foot right-of-way (ROW) and would include a five-foot sidewalk, five-foot landscape strip, eight-foot parking, and a 10-foot travel lane in each direction. Primary vehicular access to the site would be provided from Machado Lane, located east of the project site. The other internal roadways would be stubbed to the south and west of the project site. An EVA road would be provided from E. Cypress Road to the north.

Landscaping

As part of the proposed project, the 32 on-site trees would be removed, and landscaping improvements would be provided throughout the project site (see Figure 5). A variety of trees and shrubs would be provided along the internal roadways, as well as the frontage of the residential lots. A sound wall would be included along a portion of the northern and eastern perimeters of the site. A six-foot high tube steel fence would be provided adjacent to the bioretention basin and tot lot.

Figure 1
Regional Project Location



Figure 2
Project Site Boundaries



Figure 3
Vesting Tentative Map

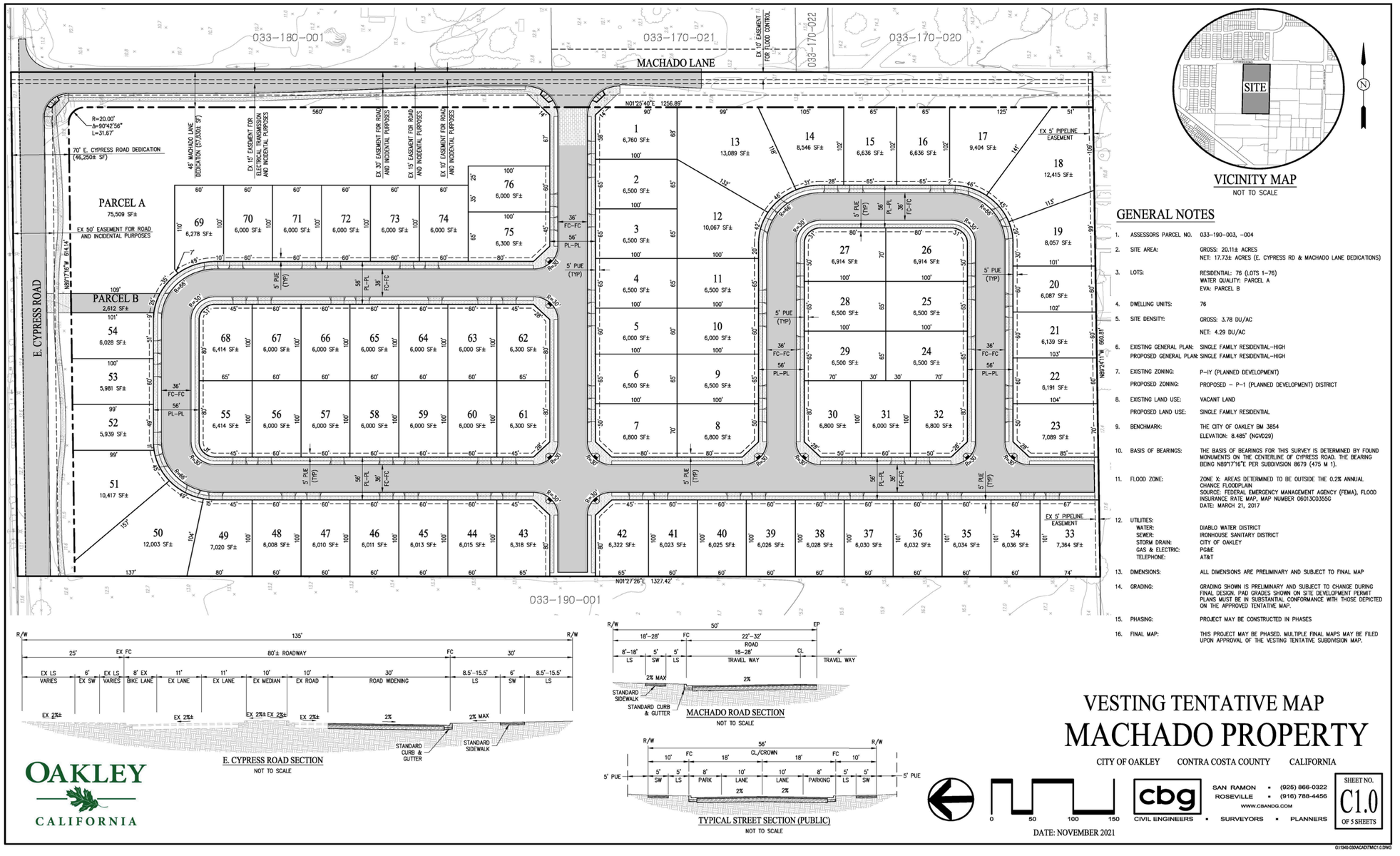


Figure 4
Preliminary Development Plan



Figure 5
Landscape Plan



GENERAL NOTES:

- **TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.**
- **ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.**

PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	QTY
ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	MOD	27
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	LOW	22
DODONAEA V. `PURPUREA` STD.	PURPLE HOPSEED BUSH	15 GAL	LOW	24
LAGERSTROEMIA I. X FAURIEI `NATCHEZ`	NATCHEZ CRAPE MYRTLE	24"BOX	MOD	18
LAGERSTROEMIA I. X FAURIEI `ZUNI`	ZUNI CRAPE MYRTLE	15 GAL	LOW	26
LAURUS X `SARATOGA`	SARATOGA HYBRID LAUREL	24"BOX	MOD	35
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	MOD	27
PISTACIA C.`RED PUSH`	RED PUSH CHINESE PISTACHE	24"BOX	LOW	40
PRUNUS C.`KRAUTER VESUVIUS`	PURPLE LEAF PLUM	15 GAL	MOD	12
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	MOD	9
RHAPHIOLEPIS I.`MAGNIFICENT`	MAGNIFICENT INDIAN HAWTHORN	15 GAL	LOW	23
ZELKOVA S.`GREEN VASE`	GREEN VASE SAWLEAF ZELKOVA	24"BOX	MOD	15

*** WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.**

MLC Holdings, Inc.
12657 AICOSTA BLVD., STE. 175
SAN RAMON, CA 94583
(925) 543-4004

MACHADO
Oakley, California

OVERALL LANDSCAPE PLAN
CONCEPTUAL LANDSCAPE PLAN
OCTOBER 27, 2021

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 25' 50' 100'
SCALE: 1" = 50'-0"
NORTH

L-1
Project No. 06020

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Residential lots would be landscaped with various trees and shrubs, including *Acer Buergerianum* (Trident Maple) and *Lagerstroemia I.X. Fauriei* (Natchez Crape Myrtle), among other species. All landscaping would comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Utilities

Water service for the proposed project would be provided by the Diablo Water District (DWD). The proposed project would include construction of new eight-inch water lines throughout the project site, in Machado Lane, and would connect to the existing water main in E. Cypress Road. (see Figure 6).

Sanitary sewer service for the proposed project would be provided by the Ironhouse Sanitary District (ISD). The proposed project would include construction of new eight-inch sanitary sewer lines throughout the project site, in Machado Lane, and would ultimately connect to the existing sanitary sewer main in E. Cypress Road.

Runoff from the new impervious surfaces on the project site would be collected in curbs, gutters, and a new network of 15- to 24-inch stormwater lines throughout the site. Stormwater would be directed towards the 16,307-sf bioretention area located on Parcel A. Following treatment, the runoff would be discharged into the City's stormwater main in E. Cypress Road (see Figure 7).

Design Review

Per Section 9.1.1604 of the City's Municipal Code, the proposed single-family homes would be subject to Design Review by the City. Specifically, the site plan would be analyzed based on elements of design, development location, arrangement of all structures, and design in harmony with surrounding facilities. The purpose of the regulations is to allow design review of all developments, signs, buildings, structures, and other facilities to further enhance the City's appearance, and the livability and usefulness of properties.

Off-Site Improvements

As part of the proposed project, E. Cypress Road would be widened by 30 feet, and a new eight-inch water line and eight-inch sanitary sewer line would be constructed in Machado Lane. In addition, existing overhead utilities along E. Cypress Road would be undergrounded as part of the project.

Discretionary Actions

The proposed project would require the following approvals from the City of Oakley:

- Adoption of the IS/MND;
- Adoption of the MMRP;
- Approval of a Rezone (RZ) amending the P-1 (Planned Unit Development) District;
- Approval of a Final Development Plan (FDP);
- Approval of a Vesting Tentative Map (VTM); and
- Approval of Design Review (DR).

Figure 6
Preliminary Utility Plan

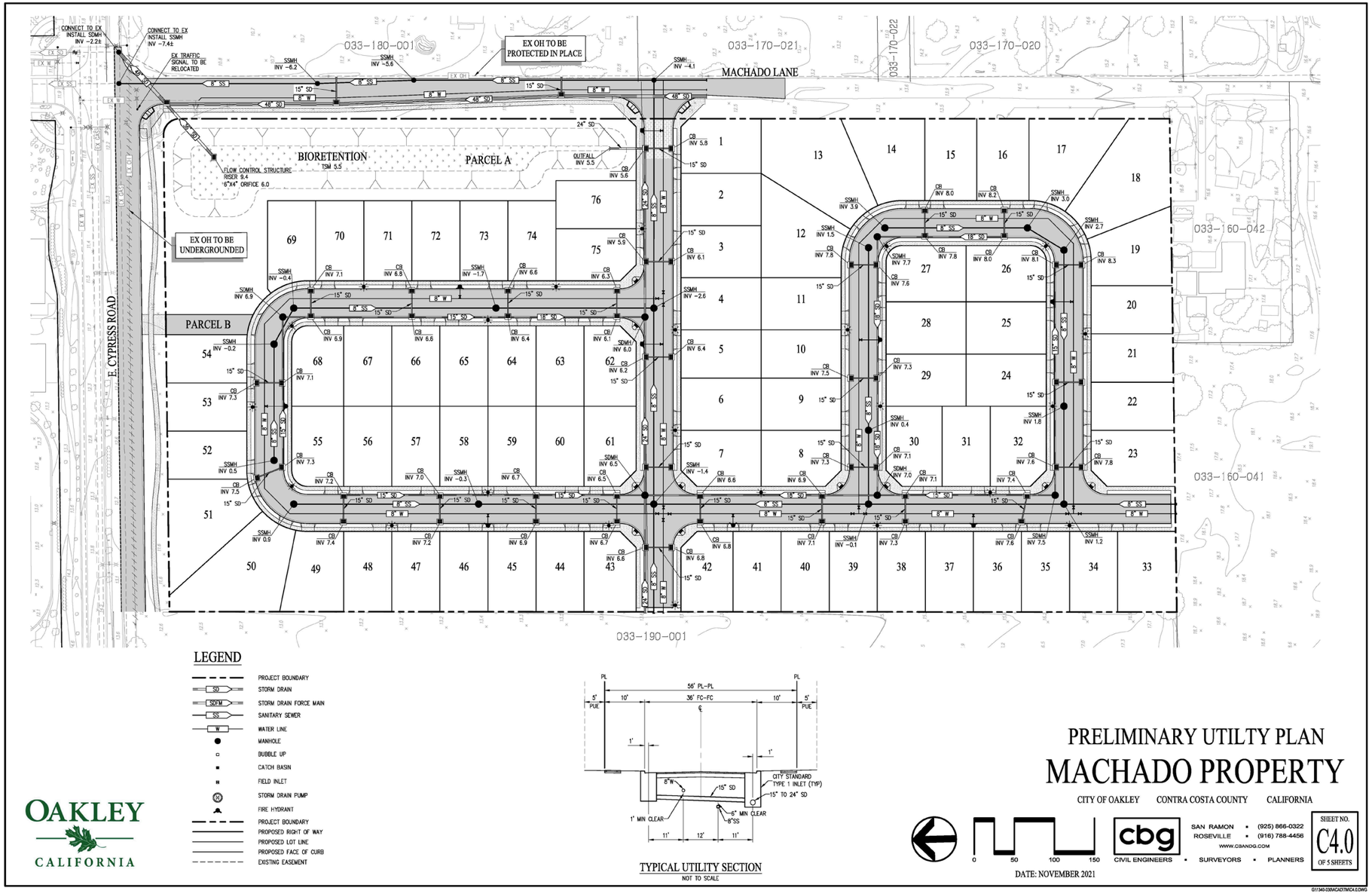
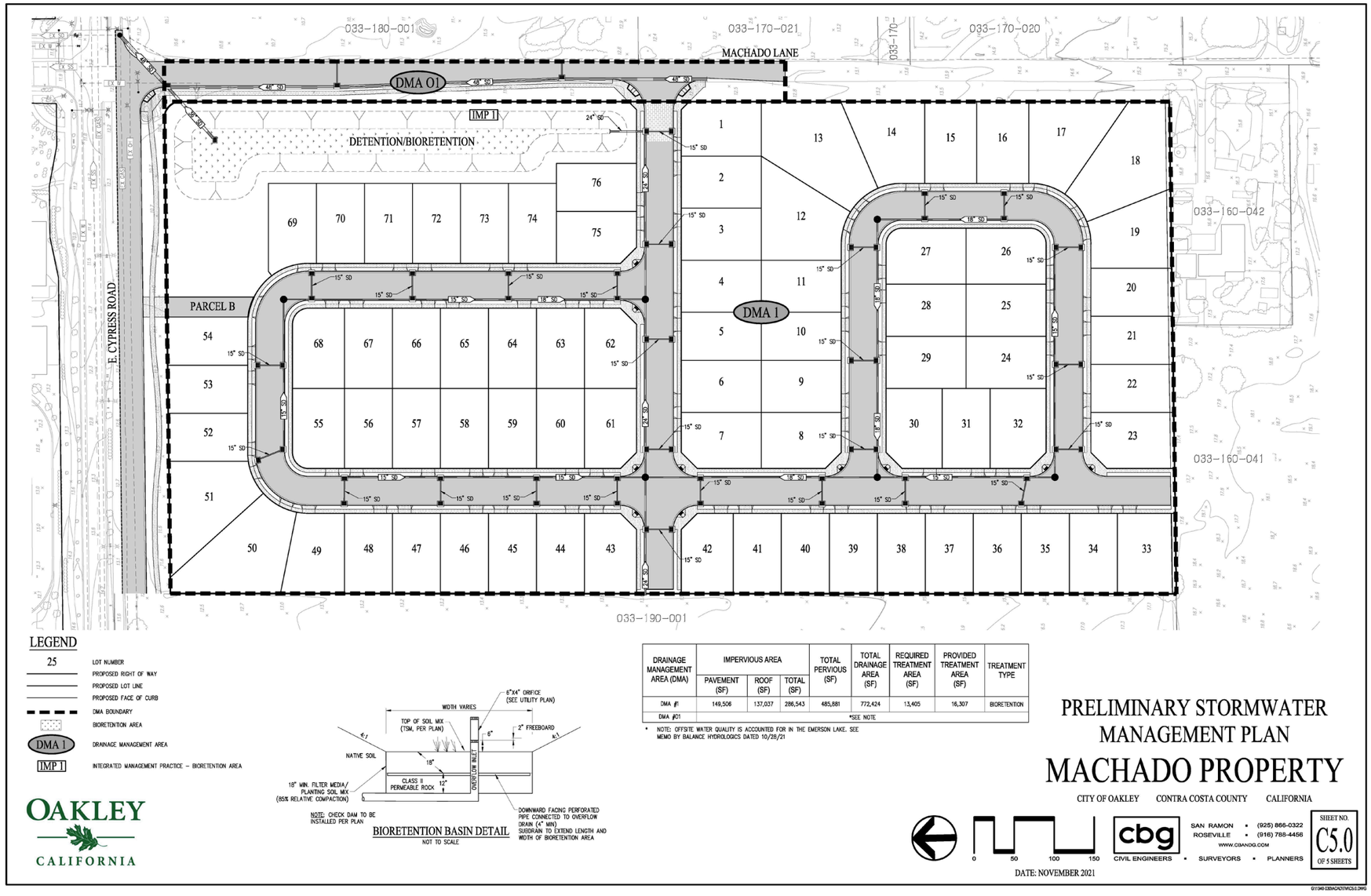


Figure 7
Preliminary Stormwater Control Plan



DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
	PAVEMENT (SF)	ROOF (SF)	TOTAL (SF)					
DMA #1	149,506	137,037	286,543	485,881	772,424	13,405	16,307	BIORETENTION
DMA #01	*SEE NOTE							

* NOTE: OFFSITE WATER QUALITY IS ACCOUNTED FOR IN THE EMERSON LAKE. SEE MEMO BY BALANCE HYDROLOGICS DATED 10/28/21

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✖	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✖	☐

Discussion

a. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic resource would occur if development of the project would substantially change or remove a scenic resource. A scenic resource includes any such areas designated by a federal, State, or local agency. The City's predominantly flat landscape is rich in scenic resources. Oakley's scenic resources include the waterways of the Delta, Dutch Slough, Marsh Creek, and Contra Costa Canal, habitat areas, and open space land. Other scenic resources include the view of Mount Diablo west of the City.[1] Views of the Delta, Dutch Slough, Marsh Creek, and the Contra Costa Canal, are not available from the project site.

Mount Diablo can be viewed in the horizon from motorists travelling westbound along E. Cypress Road. However, as the Mount Diablo summit is more than 14 miles from the project site, public views of Mount Diablo would not be obstructed by development of the proposed project and implementation of the proposed project would not have a substantial adverse effect on a scenic vista.

Furthermore, because the proposed project would be consistent with the General Plan land use designation for the site, potential impacts to scenic vistas and visual character associated with future development of the project site were already evaluated and considered in the General Plan EIR analysis, which concluded that the General Plan's goals, policies, and programs would mitigate any potential impacts on the aesthetic qualities inherent in the Planning Area to a less-than-significant level.[2]

Based on the above, a ***less-than-significant*** impact would occur related to having a substantial adverse effect on a scenic vista.

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1 City of Oakley. *City of Oakley General Plan* [pg. 6-24]. Adopted January 11, 2022.
2 City of Oakley. *City of Oakley 2020 General Plan Draft Environmental Impact Report* [pg. 3-24]. September 2002.

b. According to the California Scenic Highway Mapping System, portions of Interstate (I) 580 and I-680 in the project area are listed as Officially Designated State Scenic Highways, while State Route (SR) 4 and SR 160 are listed as "Eligible" for designation.[3] The project site is located approximately 18.31 miles north of I-580 and approximately 20.30 miles northeast of I-680. Views of the project site from either highway are not currently available due to the substantial distance and intervening urban development. Development of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. Thus, a ***less-than-significant*** impact would occur.

c. The project site is located within an urbanized area of the City. Therefore, the applicable CEQA consideration is whether the project would conflict with applicable zoning and other regulations related to scenic quality.

The City of Oakley General Plan designates the project site as RLM and the site is zoned P-1. The purpose of the P-1 District is to allow diversification in the relationship of various uses, buildings, structures, lot sizes, and open spaces. The proposed project would comply with the adopted Final Development Plan of the P-1 District for the project site, which would include development standards. Furthermore, it is noted that the proposed residential development is consistent with the development type allowed in the surrounding residential zoning districts.

Implementation of the proposed project would also require Design Review, which is a City regulation related to scenic quality. Design Review would ensure that the aesthetic and architectural design of the development be compatible with surrounding development. The proposed project would include landscaping features at the project site frontage and within the project site that would be similar to existing features in the development to the north and west of the site, and the proposed residences would be designed in keeping with the surrounding residential land uses.

Based on the above, the proposed project would not conflict with applicable zoning and other regulations governing scenic qualities, and a ***less-than-significant*** impact would occur.

d. Sources of light do not currently exist on the project site. However, off-site light sources include streetlights and traffic along E. Cypress Road, as well as from surrounding residential developments. Development of the project site with 76 single-family residences and the internal road system would add new sources of light and glare to the site where minimal sources currently exist. The proposed project is anticipated to include streetlights along internal roadways and the project frontage, as well as interior lights from windows of the proposed residences. Anticipated light sources are expected to be similar to that of the surrounding area.

Pursuant to Section 9.1.1604 of the City's Municipal Code, the project would be required to undergo a Design Review to ensure that development of the project would be in compliance with the Residential Design Guidelines, which establishes the City's standard for residential streetlights and limits residential lighting for security purposes. In addition,

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[3] California Department of Transportation. *California State Scenic Highway System Map*. Available at: https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed January 2022.

because the proposed project would be consistent with the General Plan land use designation for the site, the impacts of new sources of light or glare associated with future development of the project site were already evaluated and considered in the General Plan EIR analysis. Therefore, any creation of new sources of light and glare by the proposed project would be considered a ***less-than-significant*** impact.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✖	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	✖	☐

Discussion

a,e. Pursuant to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program, the project site is designated as "Farmland of Local Importance."[4] The DOC defines Farmland of Local Importance as "land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee." Therefore, the site does not contain, and is not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the project site does not include forested landscape. In addition, the site is not currently used for agricultural purposes. Overall, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use or result in the loss of forest land to non-forest use. Thus, a ***less-than-significant*** impact would occur as a result of the proposed project.

b. The project site is zoned P-1, which does not permit agricultural uses. Furthermore, the site is not under an active William Act contract.[5] Therefore, the proposed project would not conflict with existing zoning for agricultural use or conflict with a Williamson Act contract, and ***no impact*** would occur.

c,d. The project site is not zoned forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined

[4] California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed May 2022.

[5] Contra Costa Conservation and Development. *2016 Agricultural Preserves Map.* Available at: https://www.contracosta.ca.gov/DocumentCenter/View/882/Map-of-Properties-Under-Contract. Accessed May 2022.

by Government Code Section 51104[g]). Therefore, the proposed project would have ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	✖	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✖	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖	☐

Discussion

a,b. The City of Oakley is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The SFBAAB area is currently designated as a nonattainment area for State and federal ozone, State and federal fine particulate matter 2.5 microns in diameter ($PM_{2.5}$), and State respirable particulate matter 10 microns in diameter (PM_{10}) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. It should be noted that on January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour $PM_{2.5}$ federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal $PM_{2.5}$ AAQS until such time as the BAAQMD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation.

In compliance with regulations, due to the nonattainment designations of the area, the BAAQMD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans are prepared in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001 and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001 for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan, adopted on April 19, 2017. The 2017 Clean Air Plan was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM_{10} standard is not required, the BAAQMD has prioritized measures to reduce PM in developing the control strategy for the 2017 Clean Air Plan. The control strategy serves as the backbone of the BAAQMD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal AAQS within the SFBAAB. Adopted BAAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure

continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. The BAAQMD's established significance thresholds associated with development projects for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_X), as well as for PM_{10} and $PM_{2.5}$, expressed in pounds per day (lbs/day) and tons per year (tons/yr), are listed in Table 1. By exceeding the BAAQMD's mass emission thresholds for ROG, NO_X, PM_{10}, or $PM_{2.5}$, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts.

Table 1
BAAQMD Thresholds of Significance

Pollutant	Construction	Operational	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual Emissions (tons/yr)
ROG	54	54	10
NO_x	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	54	54	10

Source: BAAQMD, CEQA Guidelines, May 2017.

Emissions of particulate matter can be split into two categories: fugitive emissions and exhaust emissions. The BAAQMD thresholds of significance for exhaust are presented in Table 1. It should be noted that BAAQMD does not maintain quantitative thresholds for fugitive emissions of PM_{10} or $PM_{2.5}$, rather, BAAQMD requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression.

The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2020.4.0 - a Statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, vehicle mix, trip length, average speed, etc. Where project-specific information is available, such information is applied in the model. The proposed project's modeling assumed the following:

- Construction would begin in January 2023 and occur over approximately three years;[6]
- Demolition would involve the removal of 4,000 sf of building material;
- Operational trip generation rates were updated to 9.43 vehicle trips per unit, consistent with the project-specific Traffic Impact Analysis prepared by TJKM;
- Wood-burning fireplaces would not be included; and
- The project would comply with all applicable provisions of the 2019 California Building Standards Code (CBSC), the 2019 CALGreen Code, and the MWELO.

[6] It is noted that actual construction of the proposed project would likely commence later than January 2023. However, given the ongoing trend of increasingly stringent requirements for heavy-duty equipment engines, this assumption is considered conservative, and actual construction-related emissions would likely be less than those presented herein.

The proposed project's estimated emissions associated with construction and operations are presented and discussed in further detail below. A discussion of the proposed project's contribution to cumulative air quality conditions is provided below as well. All CalEEMod modeling results are included as Appendix A to this IS/MND.

Construction Emissions

According to the CalEEMod modeling results, buildout of the proposed project would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 2. As shown in the table, the proposed project's construction emissions would be below the applicable thresholds of significance for ROG, NO_X, PM_{10}, and $PM_{2.5}$.

Table 2
Maximum Unmitigated Construction Emissions (lbs/day)

Pollutant	Construction Emissions	Threshold of Significance	Exceeds Threshold?
ROG	5.07	54	**NO**
NO_X	34.55	54	**NO**
PM_{10}*	1.43	82	**NO**
$PM_{2.5}$*	1.31	54	**NO**

Notes:
* Denotes emissions from exhaust only. BAAQMD does not have adopted PM thresholds for fugitive emissions.

Sources: CalEEMod, June 2022 (see Appendix A).

All projects within the jurisdiction of the BAAQMD are required to implement all of the BAAQMD's BCMMs, which would be required by the City as conditions of approval:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The proposed project's required implementation of the BAAQMD's BCMMs listed above for the project's construction activities, would help to further minimize construction-related emissions.

Overall, because the proposed project would be below the applicable thresholds of significance for construction emissions, project construction would not result in a significant air quality impact.

Operational Emissions

According to the CalEEMod results, buildout of the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 3. As shown in the table, operations of the proposed project would be below the applicable thresholds of significance. Thus, operations of the project would not be considered to conflict with air quality plans during project operations.

Table 3
Maximum Unmitigated Operational Emissions

Pollutant	Proposed Project Emissions		Threshold of Significance		Exceeds Threshold?
	lbs/day	tons/yr	lbs/day	tons/yr	
ROG	5.57	0.95	54	10	**NO**
NO_X	3.43	0.42	54	10	**NO**
PM_{10}*	0.18	0.02	82	15	**NO**
$PM_{2.5}$*	0.18	0.01	54	10	**NO**

Note:
* Denotes emissions from exhaust only. BAAQMD does not have adopted PM thresholds for fugitive emissions.

Source: CalEEMod, June 2022 (see Appendix A).

Cumulative Emissions

Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions. If a project exceeds the significance thresholds presented in Table 1, the proposed project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions.

Because the proposed project would result in both construction-related and operational emissions below the applicable thresholds of significance, construction and operations of the project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality conditions.

Conclusion

As stated previously, the applicable regional air quality plans include the 2001 Ozone Attainment Plan and the 2017 Clean Air Plan. According to BAAQMD, if a project would not result in significant and unavoidable air quality impacts, after the application of all feasible mitigation, the project may be considered consistent with the air quality plans. Because construction and operations of the proposed project would result in emissions below the applicable thresholds of significance, the project would not be considered to conflict with or obstruct implementation of regional air quality plans. Therefore, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans, violate any air quality standards or contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in any criteria air pollutant, and impacts would be considered ***less than significant***.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest sensitive uses include the single-family residences located north of the project site, across East Cypress Road.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions, TAC, and criteria pollutants, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood.

To provide a conservative indication of whether a project would result in localized CO emissions that would exceed the applicable threshold of significance, BAAQMD has established screening criteria for localized CO emissions. According to BAAQMD, a proposed project would result in a less-than-significant impact related to localized CO emission concentrations if all of the following conditions are true for the project:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, underpass, etc.).

While BAAQMD has established the foregoing screening criteria for potential impacts, it should be noted that the SFBAAB has been in attainment of California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) for CO for more than 20 years.[7] Due to the continued attainment of CAAQS and NAAQS, and advances in vehicle emissions technologies, the likelihood that any single project would create a CO hotspot is minimal. With regard to the proposed project, according to the Traffic Impact Analysis prepared by TJKM, the proposed project is expected to generate 1,964 daily vehicle trips, 154 of which would be during the AM peak hour, and 206 during the PM peak hour.[8] The addition of 360 total peak hour trips per day generated by the proposed project is not anticipated to increase traffic volumes at any nearby intersections to more than 44,000 vehicles per hour. Furthermore, areas where vertical and/or horizontal mixing is limited due to tunnels, underpass, or similar features do not exist in the project area. Therefore, based on the BAAQMD's screen criteria for localized CO emissions, the proposed project would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

TAC Emissions

Another category of environmental concern is TACs. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM.

The proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, as discussed above, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the proposed project would likely be limited to approximately three years. All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources.

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[7] Bay Area Air Quality Management District. *Air Quality Summary Reports*. Available at: http://www.baaqmd.gov/about-air-quality/air-quality-summaries. Accessed March 2020.

[8] TJKM. *Machado Lane Residential Development Traffic Impact Analysis.* June 17, 2022.

During construction, only portions of the project site would be disturbed at a time. Operation of construction equipment would occur on such portions of the site intermittently throughout the course of a day over the overall construction period. Because construction equipment on-site would not operate for any long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, sensitive receptors in the area would not be exposed to pollutants for a permanent or substantially extended period of time. Furthermore, any one nearby sensitive receptor would be exposed to varying concentrations of DPM emissions throughout the construction period. According to BAAQMD, research conducted by CARB indicates that DPM is highly dispersive in the atmosphere. Thus, emissions at the project site would be substantially dispersed at the nearest sensitive receptors, and the concentration of DPM at the nearest sensitive receptors would be lower than the concentration of DPM at the source of emissions.

Considering the limited nature of construction activities, the regulated and intermittent nature of the operation of construction equipment, the highly dispersive nature of DPM, and the distance of the nearest sensitive receptor from the project site, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time, during development the project, would be low. For the aforementioned reasons, project construction would not be expected to expose sensitive receptors to substantial pollutant concentrations.

Criteria Pollutants

The BAAQMD thresholds of significance were established with consideration given to the health-based air quality standards established by the NAAQS and CAAQS, and are designed to aid the district in achieving attainment of the NAAQS and CAAQS.[9] Although the BAAQMD's thresholds of significance are intended to aid achievement of the NAAQS and CAAQS for which the SFBAAB is in nonattainment, the thresholds of significance do not represent a level above which individual project-level emissions would directly result in public health impacts. Nevertheless, a project's compliance with BAAQMD's thresholds of significance provides an indication that criteria pollutants released as a result of project implementation would not inhibit attainment of the health-based regional NAAQS and CAAQS. Because project-related emissions would not exceed the BAAQMD's thresholds, and, thus, would not inhibit attainment of regional NAAQS and CAAQS, the criteria pollutants emitted during project implementation would not be anticipated to result in measurable health impacts to sensitive receptors. Accordingly, the proposed project would not expose sensitive receptors to excess concentrations of criteria pollutants.

Conclusion

Based on the above discussion, the proposed project would not expose any sensitive receptors to substantial concentrations of pollutants, including localized CO, TACs, or criteria pollutants, during construction or operation. Therefore, the proposed project would result in a ***less-than-significant*** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

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[9] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.

d. Emissions of principal concern include emissions leading to odors, emission that have the potential to cause dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in questions 'a' through 'c' above. Therefore, the following discussion focuses on emissions of odors and dust.

Per the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.[10] Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on a number of variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative analysis to determine the presence of a significant odor impact is difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses.

Construction activities often include diesel-fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, construction activities would be temporary, and hours of operation for construction equipment would be restricted to the hours of 7:30 AM to 7:00 PM on weekdays and 9:00 AM to 7:00 PM on weekends and holidays per Section 4.2.208 of the City of Oakley Municipal Code. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize emissions, including emissions leading to odors. Accordingly, substantial objectionable odors would not be expected to occur during construction activities.

BAAQMD regulates objectionable odors through Regulation 7, Odorous Substances, which does not become applicable until the Air Pollution Control Officer (APCO) receives odor complaints from ten or more complainants within a 90-day period. Once effective, Regulation 7 places general limitation on odorous substances and specific emission limitations on certain odorous compounds, which remain effective until such time that citizen complaints have not been received by the APCO for one year. The limits of Regulation 7 become applicable again when the APCO receives odor complaints from five or more complainants within a 90-day period. Thus, although not anticipated, if odor complaints are made after the proposed project is developed, the BAAQMD would ensure that such odors are addressed, and any potential odor effects are minimized or eliminated.

With respect to dust, as noted previously, all projects under the jurisdiction of BAAQMD are required to implement the BAAQMD's BCMMs. Such measures would act to reduce construction-related dust by ensuring that haul trucks with loose material are covered, reducing vehicle dirt track-out, and limiting vehicle speeds within project site, among other methods, which would ensure that construction of the proposed project does not result in substantial emissions of dust. Although the project would require soil hauling, all haul trucks would be covered to minimize emissions of fugitive dust during transport. Following

[10] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 7-1]. May 2017.

project construction, vehicles operating within the project site would be limited to paved areas of the site, and non-paved areas would be landscaped. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

For these reason, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would occur.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	✖	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	✖	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✖	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✖	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✖	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✖	☐

Discussion

The following discussion based primarily on a Planning Survey Report (PSR), prepared by Moore Biological Consultants for the proposed project.[11] The PSR is included as Appendix B to this IS/MND.

a,f. Currently, the 17.73-acre project site consists of ruderal grassland and is primarily undeveloped with the exception of one farmhouse structure in the southeast corner of the project site. As noted in the PSR, 32 trees are located on-site, most of which are found along the southern border adjacent to the farmhouse structure fence line.

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW

[11] Moore Biological Consultants. *Application Form and Planning Survey Report.* July 2015.

Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. Species that meet the definition of rare, threatened, or endangered under Section 15380 of the CEQA guidelines are also considered special-status species. In addition, plant species on California Native Plant Society (CNPS) categories 1A, 1B, 2B, 3, and 4 are considered special-status plant species and are protected under CEQA.

The project site is located within the boundaries of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCCHCP/NCCP), which is intended to provide an effective framework to protect natural resources in the County, including special-status species. Raney Planning & Management, Inc., conducted a search of the California Natural Diversity Database (CNDDB) for the project site quadrangle, Brentwood. Based on the results of the CNDDB search, eight special-status plant species and 10 special-status wildlife species have the potential to occur within the vicinity of the project site (see Appendix C). Of the 18 special-status species that could occur within the vicinity of the project site, ten species (two special-status plant species and eight special-status wildlife species) are covered under the ECCCHCP/NCCP and 8 species (six special-status plant species and two special-status wildlife species) are not covered.

In February 2015, the East Contra Costa County Habitat Conservancy prepared an ECCC HCP/NCCP Assessment of Plan Effects on CEQA Species.[12] The purpose of the assessment was to provide a programmatic, cumulative CEQA effects analysis for CEQA species not covered by the HCP/NCCP. The 2015 ECCCHCP/NCCP Assessment of Plan Effects on CEQA Species concluded that mitigation measures required in the ECCCHCP/NCCP also provide mitigation for non-covered species; therefore, projects consistent with the ECCCHCP/NCCP would have a less-than-significant impact on other potential special-status species.

According to the 2015 ECCCHCP/NCCP Assessment of Plan Effects on CEQA Species, for all but two of the potential special-status species addressed (Lime Ridge navarretia [*Navarretia gowenii*] and the Lime Ridge eriastrum [*Eriastrum ertterae]*), impacts would be less than significant under CEQA. Because of uncertainty regarding the distribution of the Lime Ridge navarretia and the Lime Ridge eriastrum, the 2015 ECCCHCP/NCCP Assessment of Plan Effects on CEQA Species concluded that a potentially significant impact could occur related to the two aforementioned species. Based on the CNDDB search conducted by Raney Planning & Management, Inc., known occurrences of Lime Ridge navarretia or Lime Ridge eriastrum did not occur within the project site quadrangle. Therefore, implementation of the proposed project would not impact the species. Based on the conclusions of the 2015 ECCCHCP/NCCP Assessment of Plan Effects on CEQA Species and the absence of the Lime Ridge navarretia and Lime Ridge eriatrum in the vicinity of the project site, the proposed project would have a less-than-significant impact on any potential special-status wildlife species and potential special-status plant species not covered by the ECCCHCP/NCCP that could occur within the vicinity of the project site because the proposed project would be required to comply with the ECCCHCP/NCCP.

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[12] H.T. Harvey & Associates. *East Contra Costa County Habitat Conservation Plan – Assessment of Plan Effects on CEQA Species.* February 17, 2015.

In compliance with the ECCCHCP/NCCP, a PSR was prepared for the proposed project by Moore Biological Consultants, which included all species covered under the ECCCHCP/NCCP. The study area of the PSR observed approximately 21.13 acres of both the project site and off-site components. Approximately 19.88 acres of the study area are categorized by the Grassland (Ruderal) land cover type, and 1.25 acres are considered Developed (Urban) (see Figure 8). Based on the land cover types found on-site, Moore Biological Consultants conducted planning-level surveys on the project site for western burrowing owl, Swainson's hawk, and golden eagle.

Special-Status Wildlife

The on-site ruderal grassland and nearby trees could provide potential habitat for western burrowing owl (*Athene cunnicularia*), Swainson's hawk (*Buteo swainsoni*), and golden eagle (*Aquila chrysaetos*). In addition, other avian species protected by the MBTA could use the existing grassland as foraging and potential nesting habitat.

Western Burrowing Owl

The primary habitat requirement for western burrowing owls is small mammal burrows that the species uses for nesting. Typically, the species uses abandoned ground squirrel burrows, but western burrowing owls have been known to dig burrows in softer soils. In urban areas, western burrowing owls may use pipes, culverts, and piles of material as artificial burrows. Western burrowing owls breed semi-colonially from March through August.

The project site contains ruderal grassland within the range of the western burrowing owl and the CNDDB search included records of the species within the project site. A CDFW CNDDB (2022) record from 1992 notes the presence of western burrowing owl within the site. Additionally, the CNDDB (2022) contains several records of burrowing owl within one mile of the project site. As part of the PSR, the site was inspected for burrowing owls and ground squirrel burrows with evidence of burrowing owl occupancy (i.e., white wash, pellets, feathers). Ground squirrels and their burrows were observed during the survey.

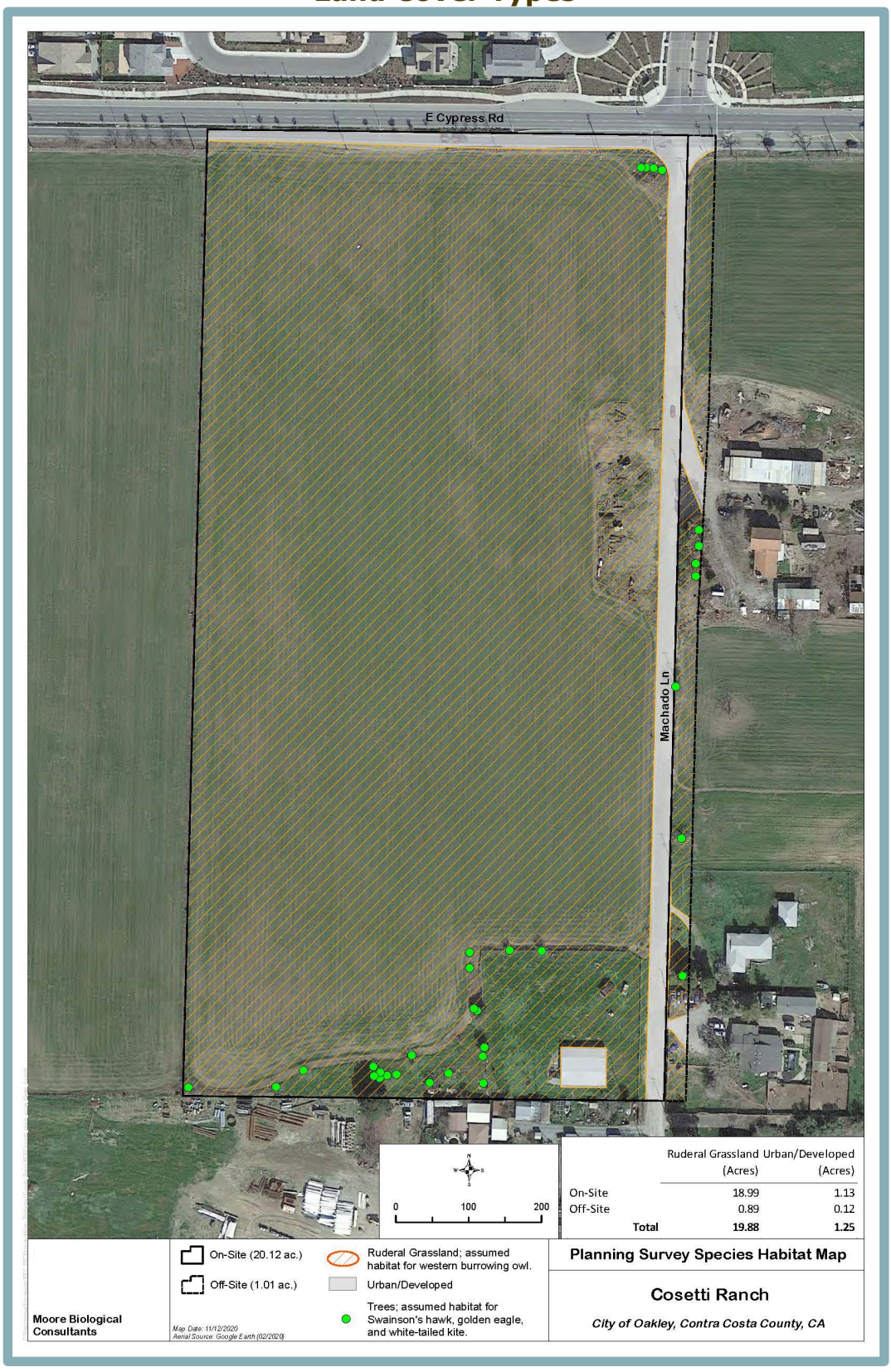
However, burrowing owls or burrows with evidence of burrowing owl occupancy were not observed during the survey. Nonetheless, because suitable habitat for western burrowing owl exists on the project site, pre-construction surveys for burrowing owls would be required by the ECCCHCP/NCCP to confirm presence or absence of the species. If burrowing owls are present on or near the project site, the proposed project could result in an adverse impact to the species.

Swainson's Hawk

Swainson's hawk is a summer resident and migrant in California's Central Valley and scattered portions of the southern California interior. Areas typically used for nesting include the edge of narrow bands of riparian vegetation, isolated patches of oak woodland, lone trees, planted and natural trees associated with roads, farmyards and sometimes adjacent residential areas. Foraging occurs in open habitats, including grasslands, open woodlands, and agricultural areas.

Large trees within the project site provide potentially suitable nesting habitat for Swainson's hawks, as well as several potential nest trees near and visible from the project site. As part of the PSR, trees on the site and visible from the site were inspected for raptor stick nests.

Figure 8
Land Cover Types



Raptor stick nests were not observed in the on-site trees, but a large raptor stick nest was observed in a large oak tree situated just south of the site. Furthermore, Swainson's hawks were not observed during the Swainson's hawks nesting season in the May 2022 field survey.

The CNDDB search indicated an occurrence of Swainson's hawk within 1,000 feet of the project site. The occurrence is noted to have been from 2006 and is located in one of the trees associated with a residence along the east side of Machado Lane.

Pre-construction surveys for Swainson's hawk are required by the ECCCHCP/NCCP to confirm the presence or absence of the species. If the species were to occur on or near the project site, implementation of the proposed project could result in direct take or nest abandonment, which would be considered an adverse impact.

Golden Eagle

Golden eagles are fairly adaptable in habitat but often reside in areas with few shared ecological characteristics, such as mountains and cliffs. In addition, golden eagles tend to avoid developed areas. The project site contains ruderal grassland that is located within the range of the golden eagle.

As part of the PSR, trees on the site and visible from the site were inspected for raptor stick nests. The project site is noted to have 32 trees that are potentially suitable for nesting golden eagles, however, most of the trees on site are unlikely to be used by nesting raptors of any species due to their small sizes. As such, raptor stick nests were not observed in the on-site trees or in trees visible from the site. However, although a large raptor stick nest was observed in a large oak tree situated just south of the site, no golden eagles were observed as the species nests more often on cliffs in remote natural areas than in trees near urban areas.

The CNDDB search did not include any occurrences of golden eagles within 0.5 miles of the project site or within the larger geographical area. Nonetheless, pre-construction surveys for golden eagle are required by the ECCCHCP/NCCP to confirm presence or absence of the species. If golden eagle is present on or near the project site, the proposed project could result in an adverse impact to the species.

Nesting Raptors and Migratory Birds

The trees on-site may be used by other migratory birds protected by the MBTA for nesting. As part of the proposed project, all trees on site would be removed. Construction activities that adversely affect the nesting success of raptors and migratory birds (i.e., lead to the abandonment of active nests) or result in mortality of individual birds constitute a violation of State and federal laws, and in the event that such species occur on or near the project site during the breeding season, project construction activities could result in an adverse effect to species protected under the MBTA.

ECCCHCP/NCCP Requirements

Procedures for pre-construction surveys, best management practices, and construction monitoring, as well as Applicable Avoidance and Minimization Measures for species covered by the ECCCHCP/NCCP are outlined in Section 6.3.3 Surveys for Construction

Monitoring and Section 6.4.3 Species-Level Measures of the ECCCHCP/NCCP.[13] The project would be required to comply with all ECCCHCP/NCCP requirements, including conducting pre-construction surveys prior to ground disturbance activities to establish whether nests of Swainson's hawks and golden eagles are occupied. If nests are occupied, the project would be required to comply with the minimization requirements and construction monitoring in the ECCCHCP/NCCP. In compliance with the ECCCHCP/NCCP, the project would also be required to follow Applicable Avoidance and Minimization Measures if nests are located within 1,000 feet of the project site.

All birds covered by the ECCCHCP/NCCP (western burrowing owl, golden eagle, and Swainson's hawks) are also considered migratory birds and subject to the prohibitions of the MBTA. Therefore, actions conducted under the ECCCHCP/NCCP comply with the provisions of the MBTA. Conservation Measure 1.12 Implement Best Management Practices for Rural Road Maintenance and Conservation Measure 1.14 Design Requirements for Covered Roads Outside of the UDA of the ECCCHCP/NCCP incorporate avoidance guidelines for compliance with the MBTA. Because the project would comply with all ECCCHCP/NCCP requirements, the project would also comply with the provisions of the MBTA.

Additionally, the proposed project would be subject to pay all applicable fees according to the Fee Zone Map of the ECCCHCP/NCCP prior to construction and in compliance with Section 9.2.712 of the Oakley Municipal Code. The developer would be required to pay the appropriate fees based on the applicable fee calculator at the time of development.

Conclusion

Based on the above, western burrowing owls, Swainson's hawks, and golden eagles have the potential to occur on-site. However, the project would comply with ECCCHCP/NCCP requirements, and pre-construction surveys would be required for western burrowing owl, Swainson's hawk, and golden eagle. Although the site and surrounding area contains suitable nest trees for nesting raptors and migratory birds protected by the MBTA, the project would be required to comply with the ECCCHCP/NCCP's Applicable Avoidance and Minimization Measures for western burrowing owl, Swainson's hawk, golden eagle, and nesting and migratory birds. The proposed project would comply with all applicable ECCCHCP/NCCP requirements. Thus, the proposed project would not have an adverse effect, either directly or through habitat modifications, on species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS, and a ***less-than-significant*** impact would result.

b,c. The project site does not contain riparian habitat or other sensitive natural communities, including wetlands, or potentially jurisdictional waters of the State. Therefore, the proposed project would not have a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands, and a ***less-than-significant*** impact would occur.

d. The project site is located in a developing area southwest of the intersection of E. Cypress Road and Machado Lane and is bordered by single-family residences to the north across E. Cypress Road; undeveloped ruderal grass land and scattered residences to the east

[13] East Contra Costa County Habitat Conservation Plan Association. *Final East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan.* October 2006.

across Machado Lane; scattered residences to the south, and additional scattered residences, undeveloped land, and UPRR tracks to the south across Machado Lane; and undeveloped land to the west with single-family residences further west. The developed nature of the surrounding area precludes the use of the project site as a migratory corridor. Therefore, the project site and surrounding existing uses do not support any substantial wildlife movement corridors or wildlife nursery sites. As such, the project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, and a ***less-than-significant*** impact would occur.

e. 32 trees currently exist on the project site, all of which would be removed as part of the project. The on-site trees include a small willow (*Salix* sp.), black walnut (*Juglans californica)*, two ornamental trees, and stone fruit and nut trees that are generally in very poor health. It is noted that the landscaping plan prepared for the proposed project includes the planting of approximately 278 new trees. Therefore, implementation of the project would result in a net increase in trees on-site.

Section 9.1.1112 of the City's Municipal Code requires that any protected trees that are to be removed shall be replaced. Section 9.1.1112 defines a protected tree as any tree adjacent to or part of a riparian habitat, foothill woodland, or oak savanna that measures 20 inches or larger and an indigenous tree that measures 40 inches or larger or as a California native oak that measures at least 50 inches in circumference (15.6 inches diameter). According to the Tree Survey that was prepared for the project site, 15 on-site walnut trees meet the City's definition for protected trees. As a result, the removal of the protected trees would require replacement of such trees, consistent with the regulations established in Section 9.1.1112 of the City's Municipal Code. Thus, the proposed project would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and a ***less-than-significant*** impact would occur.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✖	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	✖	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	✖	☐	☐

Discussion

a. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

In order to determine whether the project site contains significant historical resources, a records search of the California Historic Resources Information System (CHRIS) was performed by the Northwest Information Center (NWIC) for cultural resource site records and survey reports within the project area.[14] The State Office of Historic Preservation (OHP) Built Environment Resources Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, does not list recorded buildings or structures within or adjacent to the project site.

In addition to the OHP inventories, the NWIC base maps do not show recorded buildings or structures within the project site. Additionally, the 1978 Brentwood USGS 7.5-minute topographic quadrangle failed to depict any buildings or structures within the project site. Furthermore, a review of historic aerial photos by Solano Archaeological Services (SAS) indicated construction of several vintage agricultural/industrial buildings and a chain-link fence in the southeastern corner of the project area dated sometime after the late 1970s.[15] Based on the age of construction, the structures are not considered historical resources. A further review of historical literature and maps did not indicate historic-period activity within the project site and concluded a low potential for unrecorded historic-period resources to be found within the site.

Based on the above, development of the site would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. Therefore, a ***less-than-significant*** impact would occur.

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[14] Northwest Information Center. *Records Search Results for the Proposed Machado Lane Property Project.* May 11, 2022.

[15] Solano Archaeological Services. *Cultural Resources Technical Memorandum.* December 9, 2021.

b,c. According to the Oakley General Plan EIR, few archeological or paleontological finds have occurred in the City of Oakley. However, the City's General Plan EIR states that given the rich history of the Planning Area and region, the City will continue to require site evaluation prior to development of undeveloped areas, as well as required procedures if artifacts are unearthed during construction.

According to the NWIC, given the project site's location approximately 1.5 miles south of the confluence of Dutch Slough and Emerson Slough, one mile east of the main town of Oakley, and 0.3 miles from Marsh Creek, and the similarity of environmental settings and features in which Native American resources in this part of Contra Costa County have been found, a moderate to high potential exists for unrecorded Native American resources to be found within the project site. However, record search results by the NWIC have indicated that no cultural resources have been documented within the project area. Furthermore, a field study for the un-surveyed portions of the project site was conducted by SAS to identify cultural resources, as recommended by the NWIC. The field survey did not result in the discovery of any prehistoric or historic-period cultural sites, features, or artifacts. As such, the proposed project would not result in adverse impacts to any recorded cultural resources and, as noted by the SAS, further research is not warranted.

While the project site has been subject to ground disturbance associated with past agricultural activities, unknown archaeological resources, including human remains, have the potential to be uncovered during future ground-disturbing construction and excavation activities. If previously unknown resources are encountered during construction activities, the proposed project could cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of dedicated cemeteries. Therefore, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

V-1. *If buried archaeological, paleontological, and/or cultural resources are encountered during site grading or other site work, all such work shall be halted immediately within 100 feet of the discovery and the developer shall immediately notify the City of Oakley Planning Division of the discovery. In such case, the developer shall be required, at their own expense, to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The archaeologist shall be required to submit to the City of Oakley Planning Division for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery would not be allowed until the preceding work has occurred.*

The foregoing requirements shall be noted on the project improvement plans, subject to review and approval by the City of Oakley Planning Division.

V-2. *Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop within 100 feet of the find and*

the Contra Costa County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take place within 100 feet of the find until the identified appropriate actions have been implemented.

The foregoing requirements shall be noted on the project improvement plans, subject to review and approval of compliance by the City of Oakley Planning Division.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖	☐

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code (CALGreen Code), the Building Energy Efficiency Standards, and the City's Strategic Energy Plan (SEP), with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

California Green Building Standards Code

The CALGreen Code (CCR Title 24, Part 11), is a portion of the CBSC, which became effective on January 1, 2020.[16] The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CALGreen Code standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property. The provisions of the CALGreen Code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' MWELO, or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board; and
- For some single-family and low-rise residential development developed after January 1, 2020, mandatory on-site solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). Certain residential developments, including those developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, are exempted from the foregoing requirement.

[16] California Building Standards Commission. *California Green Building Standards Code*. 2019.

Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards is a portion of the CBSC. Energy reductions relative to previous Building Energy Efficiency Standards are achieved through various regulations including requirements for the use of high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. For residential buildings, compliance with the 2019 standards would use approximately seven percent less energy due to energy efficiency measures compared to homes built under the 2016 standards.[17] The Building Energy Efficiency Standards require residential buildings that are three stories or less to include solar photovoltaic systems. Rooftop solar electricity generation would ensure future residences that are built under the 2019 standards further reduce energy consumption and result in about 53 percent less energy use than those residences built under the 2016 Building Energy Efficiency Standards.

Strategic Energy Plan

In the fall of 2015, the City of Oakley adopted a SEP to help meet State mandates for required energy use and GHG emission reductions.[18] The SEP included six energy planning goals and priorities, including, but not limited to, improving energy performance to exceed Title 24 requirements for new construction and major renovations of the City facilities; exploring opportunities for energy efficiency, demand reduction, and/or clean self-generation measures; and exploring existing economic and fiscal criteria commonly used for the evaluation and implementation of energy use reduction and energy generation strategies.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment.

All construction equipment and operation thereof would be regulated per the CARB's In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. In addition, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. The In-Use Off-Road Diesel Vehicle Regulation would therefore help to improve fuel efficiency for equipment used in construction of the proposed project. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to further reduce demand on oil and limit emissions associated with construction.

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17 California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.
18 City of Oakley. *Strategic Energy Plan*. Fall 2015.

The CARB prepared the 2017 Climate Change Scoping Plan Update (2017 Scoping Plan),[19] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the proposed project, PG&E would provide electricity to the project site. Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC), electronic equipment, machinery, refrigeration, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by the proposed residential development.

The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the CALGreen Code and the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. As noted previously, pursuant to the CALGreen Code, residential structures three stories or less, including the proposed project, must include on-site solar energy systems sufficient to meet 100 percent of the residences' electricity demand.

Additionally, the proposed project would be consistent with the goals of the SEP, as the proposed project would comply with the latest CBSC standards regarding energy conservation, renewable energy resources, and green building standards.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as

[19] California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.

discussed in Section XVII, Transportation, of this IS/MND, the project site is not anticipated to substantially increase Vehicle Miles Traveled (VMT).

Conclusion

Based on the above, construction and operations of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖	☐
ii. Strong seismic ground shaking?	☐	☐	✖	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖	☐
iv. Landslides?	☐	☐	✖	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✖	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✖	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	✖	☐	☐

Discussion

ai-ii. The project site does not contain any active or potentially active faults, nor is the site located within a State-designated Alquist-Priolo Fault Zone.[20] However, according to the City's General Plan EIR, the City of Oakley is subject to seismic risk because the City is within the San Francisco Bay Area, an area of high seismicity.[21]

Proper engineering of the proposed buildings in compliance with the CBSC would ensure that the proposed project would not be subject to substantial risks related to seismic ground shaking. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage, 2) resist moderate earthquakes without structural damage but with some nonstructural damage, and 3) resist major earthquakes

[20] California Geologic Survey. *Seismic Hazard Zone Report for the Brentwood 7.5-Minute Quadrangle, Contra Costa County, California.* 2018.

[21] City of Oakley. *City of Oakley 2020 General Plan Draft Environmental Impact Report* [pg. 3-161]. September 2002.

without collapse but with some structural as well as nonstructural damage. Conformance with the CBSC design standards would be enforced through building plan review and require approval by the City.

Based on the above, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or strong seismic ground shaking. Thus, a ***less-than-significant*** impact would occur.

aiii,aiv, c. The proposed project's potential effects related to liquefaction, subsidence/settlement, landslides, and lateral spreading are discussed in detail below.

Liquefaction and Subsidence/Settlement

Liquefaction is the temporary transformation of loose, saturated granular sediments from a solid state to a liquefied state as a result of seismic ground shaking. In the process, the soil undergoes transient loss of strength, which commonly causes ground displacement or ground failure to occur. Because saturated soils are a necessary condition for liquefaction, soil layers in areas where the groundwater table is near the surface have higher liquefaction potential than those in which the water table is located at greater depths. Additionally, loose unsaturated sandy soils have the potential to settle during strong seismic shaking. Liquefaction can often result in subsidence or settlement.

According to the MTC/ABAG Hazard Viewer Map, project site is located within a "moderate" Earthquake Liquefaction Susceptibility zone.[22] However, Oakley Municipal Code Section 6.9.328 requires that as part of obtaining a Grading Permit, an application must be accompanied, among other documents, with three copies of a geotechnical or engineering geology report to excavate and grade the project site. The project's Improvement Plans would be required to be signed by a State-certified civil engineer who prepared the geotechnical report and reviewed to ensure that the plans conform to all recommendations contained in the report. Furthermore, Oakley Municipal Code Section 6.9.702 provides that upon completion of rough grading work, but before the issuance of building permits, the City Engineer may require that a soil engineering report be prepared certifying the adequacy of the site for the intended use, as affected by soil engineering reports.

Therefore, because compliance with the requirements set forth in Oakley Municipal Code Sections 6.9.328 and 6.9.702 would ensure that all potentially hazardous on-site subsurface soil conditions are identified and addressed in conformance with industry standard recommendations, including potential conditions related to liquefaction and subsidence/settlement, the proposed project would not directly or indirectly cause potential substantial adverse effects involving seismic-related ground failure, including liquefaction, subsidence or settlement, or be located on a geologic unit that would potentially result in on-site or off-site liquefaction.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The project site is

[22] Association of Bay Area Governments. *Hazard Viewer.* Available at: https://abag.ca.gov/our-work/resilience/data-research/hazard-viewer/. Accessed May 2022.

relatively flat and is not located near any slopes. Therefore, the proposed project would not be subject to landslide risks and would not expose people or structures to potential risk of loss, injury, or death involving landslides.

Lateral Spreading

Lateral spreading involves horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. Given that the project site does not contain, and is not adjacent to, any free faces including excavations, channels, or open bodies of water, lateral spreading would not present a likely hazard at the site.

Conclusion

Based on the above, through compliance with all applicable regulations, including those set forth by Oakley Municipal Code Sections 6.9.328 and 6.9.792, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, liquefaction, or landslides. Therefore, a ***less-than-significant*** impact would occur.

b. The proposed project would include grading of the project site prior to construction of the proposed residences. During construction activities, topsoil would be exposed. Following development of the site, all exposed soils would be covered with impervious surfaces or landscaping and, thus, the potential for erosion to occur would not exist long-term.

As discussed further under questions ‘ci’ and ‘ciii’ in Section X, Hydrology and Water Quality, of this IS/MND, pursuant to the City of Oakley Municipal Code Sections 6.9.308 and 6.11.212, preparation of an Erosion Control Plan and Stormwater Pollution Prevention Plan (SWPPP) prior to construction activities and implementation of Best Management Practices (BMPs) during construction is required. The erosion control measures required by both the SWPPP and the Erosion Control Plan would ensure that the proposed project would not result in substantial erosion or the loss of topsoil. Therefore, the proposed project would not result in substantial soil erosion or the loss of topsoil, and a ***less-than-significant*** impact would occur.

d. Expansive soils can undergo significant volume changes with variations in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. If structures are underlain by expansive soils, foundation systems must be capable of withstanding the potential damaging movements of the soil. Pursuant to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the project site is comprised of Sycamore silty clay loam, 0 to 2 percent slopes, which has a “very limited” rating. Such a rating indicates the on-site soils have one or more features that are unfavorable for dwellings without basements. In addition, the on-site soils have a shrink-swell numerical rating of 0.12, according to the Web Soil Survey. The numerical ratings indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00). Therefore, the potential exists for expansive soils to exist on site and adversely affect the proposed project.

However, as detailed under question ‘aiii,aiv,c’ above, the proposed project would be subject to Oakley Municipal Code Sections 6.9.328 and 6.9.792, which would ensure on-site expansive soils are identified and addressed in accordance with industry standard

recommendations set forth by a State-certified civil engineer, prior to the issuance of a Building Permit. Compliance with such would ensure that adverse effects do not occur within the project site.

As such, the project would not be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994) and the potential for substantial direct or indirect risks to life or property would not occur. Therefore, the impact would be ***less than significant***.

e. The proposed project would connect to existing City sewer services. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems would not be included as part of the project. Therefore, ***no impact*** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

f. The City's General Plan does not note the existence of any unique geologic features within the City. Consequently, implementation of the proposed project would not be anticipated to have the potential to result in direct or indirect destruction of unique geologic features.

The City's General Plan indicates that few paleontological resources are known to occur within the City Planning Area.[23] In addition, portions of the surrounding area are developed, and paleontological resources have not been encountered in the vicinity. Thus, existing paleontological resources are not expected to occur on the site. Nonetheless, the potential exists for previously unknown paleontological resources to exist within the project site. Ground-disturbing activity such as grading, trenching, or excavating associated with implementation of the proposed project would have the potential to disturb or destroy such resources if present. Therefore, the proposed project could result in the direct or indirect destruction of a unique paleontological resource, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

VII-1. Implement Mitigation Measures V-1 and V-2.

[23] City of Oakley. *City of Oakley General Plan* [pg. 6-19]. Adopted January 11, 2022.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	✖	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	✖	☐	☐

Discussion

a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

The proposed project is located within the jurisdictional boundaries of BAAQMD. While updated CEQA Guidelines have not yet been released, on April 20, 2022, the BAAQMD Board of Directors held a public meeting and adopted proposed CEQA Thresholds for Evaluating the Significance of Climate Change Impacts from Land Use Projects and Plans.[24] The updated GHG thresholds address more recent climate change legislation, including Senate Bill (SB) 32, and provide qualitative thresholds related to Buildings and Transportation.

Based on the modeling conducted for the proposed project, as discussed in Section III, Air Quality, of this IS/MND, operational GHG emissions are presented in Table 4. However, as noted previously, the BAAQMD's applicable threshold of significance for GHG emissions are qualitative, and the foregoing information is provided for disclosure purposes only. Potential impacts related to GHG emissions resulting from implementation of the proposed project are considered in comparison with BAAQMD's adopted thresholds of significance below.

[24] Bay Area Air Quality Management District. *CEQA Thresholds and Guidelines Update.* Available at: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed June 2022.

Table 4
Unmitigated Operational GHG Emissions

Source	GHG Emissions ($MTCO_2e$/yr)
Area	*7.43*
Energy	*164.27*
Mobile	*529.73*
Waste	*45.83*
Water	*10.06*
Total Operational GHG Emissions	757.33
Operational GHG Emissions per Capita	2.90 $MTCO_2e$/yr/capita

Note: Operational GHG Emissions per Capita = 757.33 $MTCO_2e$/yr / 261 residents

Source: CalEEMod, June 2022 (see Appendix A).

BAAQMD Thresholds of Significance

As discussed above, on April 20, 2022, the BAAQMD Board of Directors held a public meeting and adopted proposed CEQA Thresholds for Evaluating the Significance of Climate Change Impacts from Land Use Projects and Plans. According to the new thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated VMT below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).[25]

The City of Oakley does not have a GHG reduction strategy under CEQA Guidelines Section 15183.5(b). Therefore, the following analysis focuses on the new BAAQMD GHG thresholds related to specific project design elements.

According to the BAAQMD's thresholds of significance, in order to find a less-than-significant GHG impact, projects must include, at a minimum, the following project design elements:

- The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development);
- The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines;
- The project will achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA; and
- The project will achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

In order to be consistent with the first criterion, the proposed project would be required to include all electric appliances and plumbing. Mitigation would be required to ensure that

[25] Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.

the proposed project would not include the use of natural gas appliances or natural gas plumbing and, thus, would comply with the first criterion.

Regarding the second criterion, as discussed in Section VI, Energy, of this IS/MND, the proposed project would comply with all applicable federal, State, and local regulations regarding energy use during both project construction and project operations. Required compliance with applicable standards and regulations ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

With respect to the third criterion, as discussed in Section XVII, Transportation, of this IS/MND, the citywide VMT per capita was calculated to be 26.76. Therefore, the impact threshold of 15 percent below the Citywide average VMT per capita equates to 22.75 VMT per capita. The project is projected to generate VMT per capita of 22.45. Therefore, the project would achieve a 15 percent reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan.

With respect to the fourth criterion, the proposed project would be subject to the single-family residential requirements set forth in the CALGreen standards. Per the 2019 CALGreen Code, single-family residential projects are required to install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each unit, which would be suitable for EV charging. Compliance with this requirement would be sufficient to comply with the Tier 2 CALGreen standards, as required by BAAQMD.

Conclusion

Based on the above, without the implementation of mitigation, the project may not comply with the BAAQMD's required thresholds of significance. Therefore, the proposed project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or could conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. Thus, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VIII-1 *Consistent with the BAAQMD's thresholds of significance, prior to issuance of building permits for the proposed project, the project applicant shall demonstrate via project design and/or notation included on project design that natural gas infrastructure shall be prohibited.*

Conformance with the foregoing requirement shall be confirmed through review and approval of building permit plans by the City of Oakley Community Development Department.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	✖	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	✖
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	✖
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖	☐

Discussion

a. Future operations of the proposed residences on the project site could involve the use of common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount that could reasonably be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a ***less-than-significant*** impact would occur.

b. A development project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment should a site contain potential Recognized Environmental Conditions (RECs) that are not properly addressed prior to project implementation. A REC indicates the presence or likely presence of any hazardous substances in, on, or at a property due to any release into the environment, under

conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.[26]

A Modified Phase I Environmental Site Assessment (ESA) was performed by ENGEO Incorporated to identify the presence of RECs and other hazardous materials associated with the project site.[27] According to the ESA, a review of historical records has indicated that the project site has remained agricultural land since 1910 until approximately 1940 in which agricultural use of the site changed from apparent dry farming to orchards. In 1979, the orchards were noted to be removed and the project site returned to a dry farming scenario where historical aerial photographs identified a large, shed structure was built within the southeast corner of the site. Beginning in approximately 1998, a small portion of the center of the project site along Machado Lane appears to have been used as storage, related to activities occurring adjacent to the project site in the east. Surrounding areas have remained largely undeveloped agricultural land with intermittent residential dwellings. From 1993 to 2016, areas to the west, south, and north of the project site were developed into residential neighborhoods.

According to the ESA, documentation or physical evidence of soil, groundwater or soil gas impairments associated with current and past use of the project site were not found. Furthermore, a review of regulatory databases maintained by County, State, tribal, and federal agencies did not find documentation of hazardous materials violations or discharge on the project site. Contaminated facilities within the appropriate American Standard Testing Method search distance that would reasonably be expected to impact the project site were not identified either.

Given the history of agricultural uses on the project site, an agrichemical assessment was performed as part of the Phase I ESA in order to determine if soil contamination exists on-site. On October 29, 2020, 64 soils samples were collected across the project site. The soils samples were analyzed for the presence of organochloride pesticides, arsenic, and lead. According to the assessment, the detected arsenic concentrations were within or below naturally occurring background levels for Northern California, and the detected lead and organochlorine pesticide concentrations were below the respective residential screening levels. Therefore, the detected analytes do not present a concern to human health or the environment.

However, based on the age of the structure, the Phase I ESA determined that the existing shed may contain asbestos, lead, and/or polychlorinated biphenyl (PCB)-containing materials. Additionally, while not identified during the site reconnaissance, the potential exists that buried items, such as a septic system or well, may exist on-site.

Without properly addressing the foregoing concerns, the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and a ***potentially significant*** impact could occur.

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[26] ASTM International. *ASTM E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* 2013.

[27] ENGEO Incorporated. *Modified Phase I Environmental Site Assessment*. November 12, 2020.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

IX-1. *Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain asbestos-containing materials (ACMs), lead-based paint (LBP), or PCBs. If structures do not contain any of the foregoing materials, further mitigation is not required; however, if ACMs, LBP, or PCBs are found, the materials shall be removed and disposed of by a licensed and certified contractor in accordance with California Air Resources Board recommendations and OSHA requirements. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste in accordance with federal, State, and local regulations subject to approval by the City Engineer.*

IX-2. *During ground-disturbing activities, if one or more wells and/or septic systems are identified on-site, the project applicant shall hire a licensed contractor to obtain the applicable abandonment permit from Contra Costa County Environmental Health Division (CCCEHD), and properly abandon the on-site wells and/or septic systems for review and approval by the CCCEHD.*

c. The nearest school relative to the project site is Iron House Elementary School, which is located approximately 0.29-mile west of the site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and ***no impact*** would occur.

d. Pursuant to the State Water Resources Control Board's (SWRCB) GeoTracker data management system, hazardous materials sites, including leaking underground storage tank (LUST) sites and DTSC cleanup sites, do not occur within or adjacent to the project site.[28] In addition, the DTSC's portion of the Cortese List does not identify hazardous waste sites within or adjacent to the project site.[29]

Based on the above, the proposed project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, ***no impact*** would occur.

e. The nearest airport to the project site is the Byron Airport, located approximately 11.3 miles southeast of the project site. Therefore, the project site is not located within two

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[28] State Water Resources Control Board. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=oakley+california. Accessed May 2022.

[29] Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29. Accessed May 2022.

miles of any public airports and does not fall within an airport land use Planning Area. Accordingly, ***no impact*** would occur related to a safety hazard or excessive noise for people residing or working in the project area.

f. During operation, the proposed project would provide adequate access for emergency vehicles and would not interfere with potential evacuation or response routes used by emergency response teams. During construction of the proposed project, all construction equipment would be staged on-site so as to prevent obstruction of local and regional travel routes in the City that could be used as evacuation routes during emergency events. In addition, all proposed internal roadways would accommodate emergency vehicles. The proposed project would not substantially alter the existing circulation system in the surrounding area. As a result, the proposed project would have a ***less-than-significant*** impact with respect to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

g. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a Very High or High Fire Hazard Severity Zone (FHSZ).[30] In addition, the site is located in a relatively urbanized area of the City, which precludes the uncontrolled spread of wildland fires. Therefore, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, and a ***less-than-significant*** impact would occur.

[30] California Department of Forestry and Fire Protection. *Contra Costa County, Very High Fire Hazard Severity Zones in LRA*. January 7, 2009.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✖	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✖	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	✖	☐
iv. Impede or redirect flood flows?	☐	☐	✖	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖	☐

Discussion

a, ci-ciii. The following discussion provides a summary of the proposed project's potential to violate water quality standards/waste discharge requirements, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction and operation.

Construction

During the early stages of construction activities, topsoil would be exposed due to grading and excavation of the site. After grading and prior to overlaying the ground with impervious surfaces and structures, the potential exists for wind and water to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality.

The SWRCB regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in land disturbance of one or more acres. The City's National Pollutant Discharge Elimination System (NPDES) permit requires applicants to show proof of coverage under the State's Construction General Permit prior

to receipt of any construction permits. The State's Construction General Permit requires a SWPPP to be prepared for the site. A SWPPP describes BMPs to control or minimize pollutants from entering stormwater and must address both grading/erosion impacts and non-point source pollution impacts of the development project. Because the proposed project would disturb greater than one acre of land, the proposed project would be subject to the requirements of the State's Construction General Permit and, with implementation of the required SWPPP and BMPs included therein, the proposed project would not result in a violation of water quality standards and/or degradation of water quality.

Furthermore, pursuant to Oakley Municipal Code Sections 6.9.306 and 6.9.404, the proposed project would be required to submit an Erosion and Sediment Control Plan with submittal of the grading permit application to ensure that water quality is not degraded during construction. The plan would include erosion and sediment control measures that would be implemented during grading and would be approved by the City Engineer. Given the required submittal and approval of a SWPPP and erosion and sediment control plan, the proposed project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction.

Operations

Following completion of project buildout, the site would be largely covered with impervious surfaces and landscaped areas, and topsoil would no longer be exposed. As such, the potential for erosion and associated impacts to water quality would be reduced. However, the addition of impervious surfaces on the site would result in the generation of urban runoff during project operations, which could contain pollutants if the runoff comes into contact with vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides. All municipalities within Contra Costa County (and the County itself) are required to develop more restrictive surface water control standards for new development projects as part of the renewal of the Countywide NPDES permit.

The City of Oakley has adopted the County C.3 Stormwater Standards, which require new development and redevelopment projects that create or alter 10,000 sf or more of impervious area to contain and treat all stormwater runoff from the project site. The proposed project would create 286,543 sf of new impervious area; therefore, the proposed project would be subject to the County C.3 Stormwater Standards. The proposed project would also be subject to the requirements of the SWRCB and the Regional Water Quality Control Board (RWQCB), as well as the County C.3 Standards, which are included in the City's NPDES General Permit. In addition, the proposed project would adhere to Title 6, Chapter 11, of the Municipal Code, which establishes standards for stormwater management and discharge. Prior to issuance of a building permit, the applicant would submit a Stormwater Control Plan (SWCP) that meets the criteria in the most recent version of the Contra Costa Clean Water Program *Stormwater C.3 Guidebook*. Compliance with such requirements would ensure that impacts to water quality standards or waste discharge requirements would not occur during operation of the proposed project.

A Preliminary Stormwater Management Plan has been prepared for the proposed project (see Figure 7). In compliance with the Contra Costa County Clean Water Program *Stormwater C.3 Guidebook*, the proposed project would treat stormwater from the site by way of two drainage management areas (DMAs), DMA-1 and DMA-O1. Runoff from impervious surfaces within DMA 1 would be directed to new inlets within the internal roads. From the inlets, new storm drain lines ranging in diameters of 16, 18, and 24 inches would convey flows to a bioretention area in the northeast portion of the site. Following treatment,

excess flows that do not percolate into the underlying soils would be metered to the City's existing storm drain system in E. Cypress Road. Off-site runoff collected within DMA-O1 by inlets along the Machado Lane improvements would be directed northward along the road into a new 48-inch storm drain line. Runoff would then converge with treated flows from DMA-1 into the mainline north of E. Cypress Road.

The on-site bioretention area would accommodate runoff from all 76 residential lots and roadways on-site and would be designed according to the criteria in the Contra Costa County Clean Water Program *Stormwater C.3 Guidebook*. In order to adequately treat all runoff from the project site, the project would be required to provide 13,405 sf of water quality treatment areas. As DMA-1, would provide 16,307 sf of water quality treatment areas, the project would exceed the requirements and all runoff would be adequately treated prior to discharge.

Conclusion

Based on the above, because the proposed project would comply with the NPDES Construction General Permit and applicable requirements set forth in the Oakley Municipal Code, the proposed project would not violate water quality standards or waste discharge requirements, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction. Thus, a ***less-than-significant*** impact could occur.

b,e. Potable water service for the proposed project would be provided by the DWD. According to the DWD's 2020 Urban Water Management Plan (UWMP), the primary water supply for distribution is treated surface water.[31] As a result, any increase in water demand associated with the proposed project would be primarily met through surface water supply, rather than groundwater.

The DWD operates a groundwater supply system that currently consists of groundwater extracted from two wells in Oakley, which is then conveyed in a dedicated well supply pipeline to a blending facility. According to the DWD 2020 UWMP, the wells are connected to the East Contra Costa Subbasin underlying the City. The East Contra Costa Subbasin has been designated as a medium-priority basin by the Department of Water Resources, and is not in overdraft conditions.[32]

The project site represents a relatively small area compared to the overall surface area of the East Contra Costa Subbasin. In addition, runoff from the proposed impervious surfaces would be directed to a bioretention facility and ultimately into the City's storm drain system. At both locations, runoff water would percolate and recharge the East Contra Costa Subbasin. Therefore, any new impervious surfaces associated with the proposed project would not interfere substantially with groundwater recharge within the East Contra Costa Subbasin.

Based on the above, the proposed project would result in a ***less-than-significant*** impact with respect to substantially decreasing groundwater supplies, interfering substantially

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31 Diablo Water District. *2020 Urban Water Management Plan.* May 2022.
32 *Ibid*.

with groundwater recharge, or conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

civ. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the project site, the project site is located within the 500-year floodplain (Zone X), which is not identified as a Special Flood Hazard Area.[33] Additionally, pursuant to Municipal Code Section 6.12.138(e), the project would be required to provide adequate draining to reduce flood hazards. Thus, the project would not impede or redirect flood flows, resulting in a ***less-than-significant*** impact.

d. Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The project site is located 48.7 miles from the California coastline and approximately 1.53 miles south of the San Francisco Bay tributaries. According to the Department of Conservation's California Tsunami Maps and Data, the project site is not located within a tsunami hazard area.[34] Therefore, it is not anticipated that the project would be affected by flooding risks associated with tsunamis. Furthermore, seiches do not pose a risk to the proposed project because the project site is not located adjacent to a large, closed body of water. As such, the proposed project would not result in a risk related to the release of pollutants due to project inundation flooding, tsunami, or seiche, and ***no impact*** would occur.

[33] Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0355G.* Effective May 10, 2022.
[34] California Department of Conservation. *California Tsunami Maps and Data*. Available at: https://msc.fema.gov/portal/search?AddressQuery=machado%20lane%2C%20oakley%2C%20ca#searchresultsanchor. Accessed July 14, 2022.

XI. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	✖	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖	☐

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community, or isolate an existing land use. Currently, the 17.73-acre project site is primarily undeveloped, with the exception of one large shed structure in the southeast corner.

Surrounding existing land uses include single-family residences to the north, across E. Cypress Road; scattered residences to the east, across Machado Lane; scattered residences to the south, and additional scattered residences, undeveloped land, and UPRR tracks to the south across Machado Lane; and undeveloped land to the west. Therefore, the proposed residences would be compatible with the existing development in the project area, such as the single-family residences to the north and west. Furthermore, the project site is designated RLM and zoned P-1. Thus, development of the site with the proposed uses was generally evaluated as part of the City's General Plan EIR.

Furthermore, the proposed project would be a continuation of the surrounding development and would improve connectivity by providing roadway connections to adjacent parcels. Thus, the project would not isolate an existing land use nor physically divide an established community and a ***less-than-significant*** impact would occur.

b. The proposed project is consistent with the site's RLM land use designation; therefore, single-family residential development has been anticipated at the project site. As demonstrated throughout this IS/MND, the proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. For example, in compliance with the ECCCHCP/NCCP, the proposed project would be subject to pay all applicable fees according to the Fee Zone Map of the ECCCHCP/NCP prior to construction, and would be required to complete pre-construction surveys for western burrowing owl, Swainson's hawk, golden eagle, and migratory birds.

Based on the above, the proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✖
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	✖

Discussion

a,b. The City of Oakley General Plan EIR states that the only viable mineral resource currently mined in the City of Oakley is sand.[35] In addition, the General Plan does not identify any known mineral resource areas within the Planning Area, including the project site. Furthermore, because the site is located near residential development, the site would not be suitable for mining operations. Thus, the proposed project would not result in the loss of availability of a known mineral resource or a locally important mineral recovery site, and the proposed project would result in ***no impact*** related to mineral resources.

[35] City of Oakley. *City of Oakley 2020 General Plan Draft Environmental Impact Report* [pg. 278]. September 2002.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	✖	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	✖	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖

Discussion

a. The following discussion presents information regarding noise standards and criteria applicable to various land uses, as well as sensitive noise receptors in proximity to the project site and the potential for the proposed project to result in impacts during project construction and operation. The following terms are referenced in the sections below:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this report will be A-weighted unless noted otherwise.
- Day-Night Average Level (L_{dn}): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.
- Equivalent Sound Level (L_{eq}): The average sound level over a given time-period.
- Maximum Sound Level (L_{max}): The maximum sound level over a given time-period.
- Median Sound Level (L_{50}): The sound level exceeded 50 percent of the time over a given time-period.
- Community Noise Equivalent Level (CNEL): The 24-hour average noise level with noise occurring during evening (7:00 PM to 10:00 PM) hours weighted by a factor of three and nighttime hours weighted by a factor of ten prior to averaging.

Sensitive Noise Receptors

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals and passive recreational areas. The nearest sensitive uses include the existing scattered single-family residential uses located to the south and east of the project site, with the closest located approximately 10 feet away.

Existing Noise Environment

The existing noise environment in the project vicinity is primarily defined by vehicle traffic along E. Cypress Road. To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hour) noise level measurements at

two locations on the project site and short-term noise level measurements at one location. Noise measurement locations are shown on Figure 9. A summary of the noise level measurement survey results is provided in Table 5.

Table 5
Summary of Existing background Noise Measurement Data

Site	Date	L_{dn}	Daytime			Nighttime		
			L_{eq}	L_{50}	L_{max}	L_{eq}	L_{50}	L_{max}
LT-1	4/12/2022	72	70	52	87	65	41	87
LT-2	4/12/2022	57	53	50	68	51	46	66
ST-1	4/13/2022 – 4:53 PM	N/A	60	58	70	N/A	N/A	N/A

Notes:
- All values shown in dBA
- Daytime hours: 7:00 AM to 10:00 PM
- Nighttime Hours: 10:00 PM to 7:00 AM

Source: Saxelby Acoustics. 2022.

Standards of Significance

The City of Oakley General Plan Noise Element establishes a noise level standard of 60 dB as normally acceptable at residential land uses. Based upon General Plan Figure 9-1, an ambient noise level of 60 dBA L_{dn} is considered normally acceptable for single-family residential uses. Policy 9.1.6 in the City's General Plan is summarized in Table 6.

Table 6
Significance of Changes in Noise Exposure

Ambient Noise Level Without Project, L_{dn}	Increase Required for Significant Impact
<60 dB	+5.0 dB or more
60-65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more

Source: City of Oakley General Plan Noise Element, 2002.

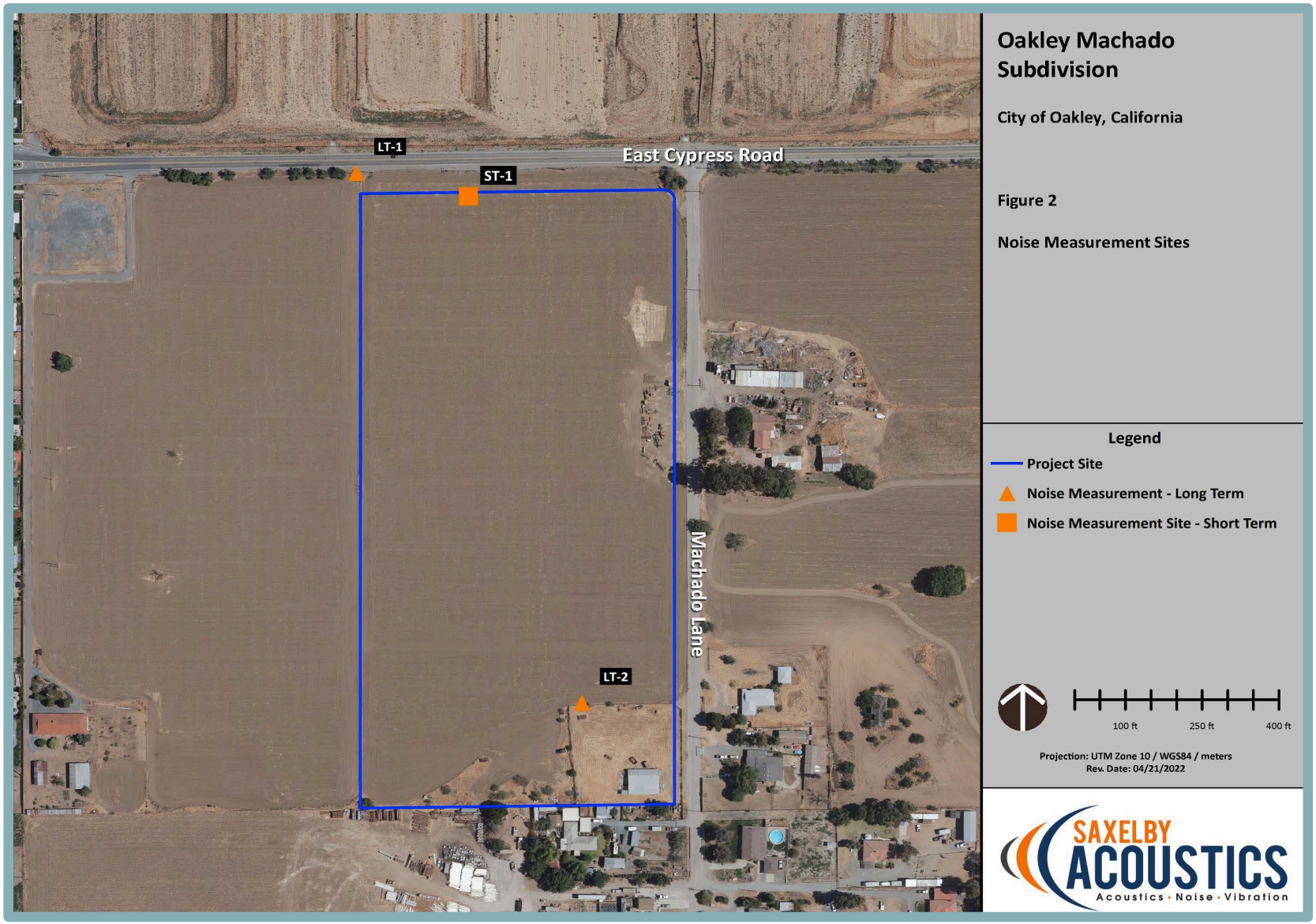
Per the City's General Plan, with regard to non-transportation noise, exterior noise levels at residences should not exceed 55 dBA during daytime hours (7:00 AM to 10:00 PM) and 45 dBA during nighttime hours (10:00 PM to 7:00 AM).

The following sections use the aforementioned thresholds of significance to determine if noise impacts associated with construction and operation of the proposed project would occur.

Construction Noise

During construction of the proposed project, heavy-duty equipment would be used for demolition, grading, excavation, paving, and building construction, which would result in temporary noise level increases. Project haul truck traffic on local roadways would also result in a temporary noise level increase during construction activities. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained.

Figure 9
Noise Measurement Sites



In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Construction activities would be temporary in nature and are anticipated to occur during normal daytime hours. Section 4.2.208 of the Municipal Code restricts noise-producing construction activities to weekday hours between 7:30 AM and 7:00 PM Monday through Friday, and from 9:00 AM to 7:00 PM on weekends.

Table 7 shows the predicted construction noise levels for development of the proposed project. Based on the table, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet. The nearest single-family residences to the east, west, and south of the site are located within 31 feet of the proposed construction area. Because the nearest single-family residences are located less than 50 feet away from the project site, sensitive receptors would be exposed to noise levels exceeding 90 dB during construction.

Table 7
Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

Although construction activities are temporary in nature and would likely occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered potentially significant.

Operational Noise

Noise generated during operations of the proposed project would be limited to residential noise and traffic noise, as discussed in further detail below.

Residential Noise

Operation of the proposed project would include typical residential noise which would be compatible with the adjacent existing residential uses. The proposed project is not anticipated to contribute a measurable operational noise level increase to the existing ambient noise environment at any sensitive receptor locations. Therefore, a less-than-significant impact would occur with regard to on-site operational noise.

Traffic Noise

Operations associated with the proposed project would generate noise associated with vehicle traffic on local roadways. To assess noise impacts due to project-related traffic increases on the local roadway network, traffic noise levels were predicted at sensitive receptors for Existing and Existing Plus Project conditions. Noise levels due to traffic were calculated using the Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108) and trip generation estimates from the project traffic consultant (TJKM). Table 8 summarizes traffic noise levels at the nearest sensitive receptors along each roadway segment in the project vicinity.

Table 8
Existing Traffic Noise Level and
Project-Related Traffic Noise Increase

Roadway	Segment	Predicted Exterior Noise Level (dB L_{dn}) at Closest Sensitive Receptors		
		Existing No Project	Existing + Project	Change
Main St	South of W Cypress Rd	67.9	68.1	0.2
W. Cypress Rd	West of Main Street	70.1	70.1	0.0
E Cypress Rd	Main St and Machado Ln	69.3	69.3	0.2
E Cypress Rd	Machado Ln and Sellers Ave	63.4	63.4	0.0
E Cypress Rd	East of Sellers Ave	60.0	60.0	0.0
Main St	North of W Cypress Rd	64.1	64.2	0.1
Machado Lane	South of E Cypress Rd	56.6	59.8	3.2

Source: Saxelby Acoustics, 2021.

Based upon the table, the proposed project is predicted to result in a maximum increase in traffic noise levels of 3.2 dBA.

Based upon the Table 8 criteria, where existing traffic noise levels are less than 60 dB L_{dn}, at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in roadway noise levels would be considered significant. As shown in Table 8, the existing traffic noise level along Machado Lane south of E. Cypress Road is 56.6 dB L_{dn}. Therefore, the maximum increase in traffic noise of 3.2 dBA would not exceed the 5 dB threshold of significance. Therefore, the increase in traffic noise levels associated with implementation of the proposed project is not considered to be significant.

Noise at Proposed Sensitive Receptors

It should be noted that impacts of the environment on a project (as opposed to impacts of a project on the environment) are beyond the scope of required CEQA review. “[T]he purpose of an EIR is to identify the significant effects of a project on the environment, not the significant effects of the environment on the project.” (*Ballona Wetlands Land Trust v. City of Los Angeles,* (2011) 201 Cal.App.4th 455, 473 (*Ballona*).) The California Supreme Court recently held that “CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project’s future users or

residents. What CEQA does mandate… is an analysis of how a project might exacerbate existing environmental hazards." (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 392; see also *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 197 ["identifying the effects on the project and its users of locating the project in a particular environmental setting is neither consistent with CEQA's legislative purpose nor required by the CEQA statutes"], quoting *Ballona*, *supra*, 201 Cal.App.4th at p. 474.).

Based on the above, for the purposes of the CEQA analysis, the relevant inquiry is not whether residents at the proposed single-family homes would be exposed to pre-existing environmental noise-related hazards, but instead whether project-generated noise will exacerbate the pre-existing conditions. Although the analysis of a project's existing noise environment is not required for CEQA purposes, such analysis is included in this document for compliance with applicable General Plan standards.

As shown in Figure 10, the proposed project would be exposed to exterior noise levels exceeding the City of Oakley's 65 dBA L_{eq} limit for outdoor activity areas of new residential uses. As a result, the City would require the following condition of project approval, which would reduce outdoor noise levels to below the 65 dBA threshold:

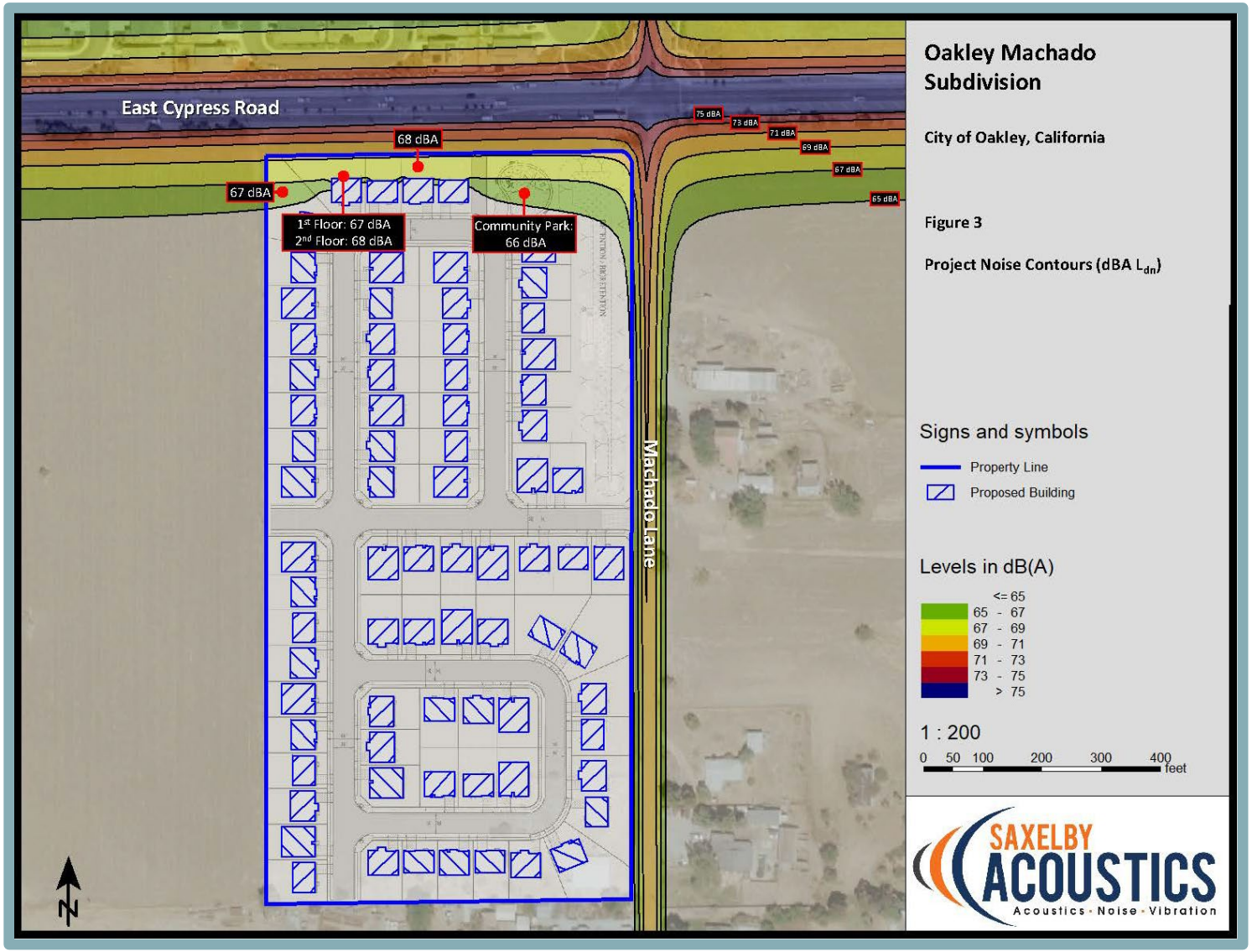
- Prior to approval of project improvement plans, the plans for the proposed project shall show that the first row lots shall be shielded from E. Cypress Road through the use of six-foot-tall masonry sound walls per the approval of the City Engineer. The approximate locations of these barriers are shown on Figure 4 of the Environmental Noise Assessment (see Appendix D). Other types of barriers may be employed but shall be reviewed by an acoustical engineer prior to being constructed. Sound wall heights are assumed to be relative to building pad elevations and may achieve the required wall height through use of earthen berm and wall combinations to achieve the total height.

Standard construction practices would provide an exterior-to-interior noise level reduction of 25 dBA. Therefore, where exterior noise levels are 70 dBA L_{eq} or less, additional interior noise control measures are typically not required. It is anticipated that the proposed project's exterior noise levels would be less than 68 dBA L_{eq}, at the first and second floor locations resulting in an interior noise level of less than 43 dBA L_{eq} based on typical building construction, which would comply with the City's 45 dBA L_{eq} interior noise level standard.

Conclusion

Based on the above, operation of the proposed project would not result in the generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. However, considering the potential for construction activities to result in temporary increases in noise levels in the project area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, a ***potentially significant*** impact could occur.

Figure 10
Transportation Noise Contours (dBA L_{dn})



Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XIII-1. *Prior to approval of grading permits, the following criteria shall be established and noted on graded plans, subject to review and approval by the City of Oakley Planning Division:*

- *Construction activities shall be limited to between the daytime hours of 7:30 AM to 7:00 PM Monday through Friday, and 9:00 AM to 7:00 PM on Saturdays, Sundays, and holidays.*
- *Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.*
- *When not in use, motorized construction equipment shall not be left idling for more than five minutes.*
- *Stationary equipment (power generators, compressors, etc.) shall be located at the furthest practical distance from nearby noise-sensitive land uses or sufficiently shielded to reduce noise-related impacts.*

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 9, which was developed by the California Department of Transportation (Caltrans), shows the vibration levels that would normally be required to result in damage to structures. As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and paving occur. Table 10 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors. Based on Table 10, construction vibration levels anticipated for the project would be less than the 0.2 in/sec threshold at distances of 26 feet or more.

Table 9
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

Table 10
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Large Bulldozer	0.089	0.031
Loaded Trucks	0.076	0.027
Small Bulldozer	0.003	0.001
Auger/drill Rigs	0.089	0.031
Jackhammer	0.035	0.012
Vibratory Hammer	0.070	0.025
Vibratory Compactor/roller	0.210 (less than 0.20 at 26 feet)	0.074

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

However, the proposed project includes parking lot and building construction which would occur at distances of approximately 10 feet from the adjacent single-family residential uses. Therefore, use of vibratory compactors within 26 feet of the adjacent residential buildings could cause vibrations in excess of 0.2 in/sec.

Because construction activities could expose people to or generate excessive groundbourne vibrations or groundborne noise levels, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XIII-2. *Throughout the duration of construction, any compaction required within 26 feet from the adjacent residential structures to the south shall be accomplished by using static drum rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. Proof of compliance with this measure shall be submitted to the City of Oakley Planning Division for review and approval.*

c. The nearest airport to the site is the Byron Airport, located approximately 11.3 miles southeast of the site. The site is not covered by an existing airport land use plan. Given that the project site is not located within two miles of a public or private airport, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with airports. Thus, ***no impact*** would occur.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐

Discussion

a. The proposed project would include the development of 76 single-family residential units. Using the City of Oakley General Plan's average person per household value for single-family uses of 3.43, the proposed project would generate approximately 261 additional residents (76 x 3.43 = 260.68).[36] The 2020 U.S. Census estimated the population of Oakley to be approximately 43,357.[37] An increase in population of 260 residents would constitute an approximately 0.60 percent increase in the City's population, which is not considered substantial growth. Furthermore, as discussed in Section XIX, Utilities and Service Systems, of this IS/MND, adequate utility infrastructure would be available to support the proposed project. Finally, the population growth generated by the proposed project would not be unplanned, because the proposed project is consistent with the City of Oakley General Plan, which anticipated such development on the project site. As a result, the project would have a ***less-than-significant*** impact with respect to inducing substantial unplanned population growth in an area, either directly or indirectly.

b. The proposed project would require demolition of one large, existing shed structure. However, the shed is not a habitable structure and the removal of such would not result in the displacement of existing people or housing. As such, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and a ***less-than-significant*** impact would occur.

[36] City of Oakley. *City of Oakley General Plan* [pg. 2-7]. Adopted January 11, 2022.
[37] U.S. Census Bureau. *Quick Facts, City of Oakley, California.* Available at: https://www.census.gov/quickfacts/fact/table/oakleycitycalifornia/POP010220#POP010220. Accessed May 2022.

XV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	☐	✖	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	☐	✖	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a. Fire protection services within the project area are provided by the Contra Costa County Fire Protection District (CCCFPD). The CCCFPD provides fire suppression and prevention, emergency medical, rescue, ambulance transport, and public education services to more than one million people across the 304-square-mile service area.[38] Services are provided from 25 fire stations, with the closest station to the project site located approximately 1.6 miles to the northwest. The proposed project would be subject to participation in a Community Facilities District (CFD) prepared and administered by CCCFPD. Participation in the CFD would mitigate for any increased demands on fire services that may result from the proposed project, as well as ensure that the project conforms with the City of Oakley's General Plan Policy 4.4.2, which requires new developments to pay a fair share of costs for new fire protection facilities and services. Additionally, the proposed project would not include any alterations to the circulation system of the surrounding area which could conflict with the City of Oakley's General Plan Policy 4.4.4, or lead to a degradation in response times.

As the proposed project is consistent with the General Plan, the increased demand for fire services due to residential development was anticipated and included in the CCCFPD's planning efforts. In addition, the project would be required to pay development fees in accordance with the City of Oakley Municipal Code. As the proposed project is not expected to cause significant degradation to response times or service ratios for the CCCFPD, which would induce the need for physically altered or expanded governmental facilities for fire protection services, the project would result in a ***less-than-significant*** impact.

b. Police protection is provided to the City of Oakley by the Oakley Police Department. The Oakley Police Department currently employs 43 persons, including the Chief of Police, two Lieutenants, six Sergeants, four Detectives, 21 Police Officers, two part time Police Records Assistants, one Records Supervisor and three full time and two part time Police Services Assistants and one Property & Evidence Technician.[39] As previously discussed,

[38] Contra Costa County Fire Protection District. *2018 Annual Report*. Available at: https://cccfpd.org/2018-annual-report/. Accessed September 2022.

[39] Kenneth W. Strelo, Planning Manager, City of Oakley. Personal communication [email] with Rod Stinson, Vice President, Raney Planning and Management. September 6, 2022.

the proposed project would result in the development of 76 single-family residences. As new residences typically generate a demand for police services, an increase in demand for police services would likely occur with implementation of the project. Nevertheless, the increase in police service demand from development of the project site has been included in City of Oakley's demand predictions based on anticipated General Plan buildout. In addition, development fees would be applied to the proposed project, as well as a Police Services levy to mitigate the financial impact to the City's police services budget.

Based on the above, the proposed project would create a demand that was anticipated for the site and would not induce the need for physically altered or expanded governmental facilities for police protection services, the construction of which could cause significant environmental impacts. Therefore, the proposed project would result in a ***less-than-significant*** impact.

c. The Oakley Union Elementary School District and Liberty Union High School District provide public educational services to the project site. Given that the proposed project would include development of the project site with 76 single-family residences, the proposed project could increase the demand for schools in the area. Using a standard student generation rate of 0.53 students per dwelling unit, the proposed project's addition of 76 single-family residences would result in approximately 40 new K-12 students.[40] The City of Oakley General Plan includes goals and policies set forth to ensure adequate primary and secondary schools are developed in response to population growth. The City expects the General Plan to assist in the goal of providing an efficient and complete educational system for the citizens of Oakley. For example, Policy 4.65, set forth in the General Plan, ensures that school facility impacts fees are collected and requires that the City shall work with developers and school districts to establish mitigation measures to ensure the availability of adequate school facilities.

The proposed project would be subject to payment of School Impact Mitigation Development Fees to fund local school services. Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "[…] legislative or adjudicative act…involving …the planning, use, or development of real property" (Government Code 65996[b]). Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer are deemed to be "full and complete mitigation." Payment of applicable development fees would be sufficient in reducing the impacts associated with an increase in students from the project.

Therefore, the proposed project would result in a ***less-than-significant*** impact regarding an increase in demand for schools.

d,e. The City of Oakley Municipal Code Section 9.2.208 requires five acres of parkland per 1,000 residents. As noted previously, implementation of the proposed project would result in an increase of approximately 261 new residents to the City. As a result, approximately 1.31 acres of parkland would be required (0.005 acres of parkland per resident x 261 new residents = 1.31 acres of parkland). Oakley Resolution 19-03 requires subdividers of land within the City to dedicate land and/or pay fees in lieu of the dedication for the neighborhood and community parks and recreation programs. The proposed project would include the development of a tot-lot; however, the on-site recreational facilities would not

[40] Antioch Unified School District. *Facilities Master Plan* [pg. 248]. July 2018.

be sufficient to achieve the parkland requirement established by Section 9.2.208. As such, payment of an in-lieu fee would be required.

The Oakley 2020 General Plan EIR also analyzed impacts of buildout of the General Plan on other public facilities, such as libraries. The Oakley Branch Library is located in Freedom High School at 1050 Neroly Road and is open Tuesday through Saturday. Other libraries in close proximity to the City of Oakley include the Antioch Library and the Brentwood Branch Library. Future residents of the proposed project would have access to the aforementioned facilities. The Oakley 2020 General Plan EIR concluded that with implementation of the necessary General Plan policies, impacts related to public services would be reduced to a less-than-significant level.

Given that the proposed project would be required to pay the applicable park in-lieu fee, and the development of the site was anticipated by the City and would be consistent with the General Plan, the project would result in a ***less-than-significant*** impact related to parks and other public facilities.

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖	☐

Discussion

a,b. As discussed in Section XIV, Population & Housing, the proposed project would involve the development of 76 single-family residences, which are anticipated to serve approximately 261 residents. As such, an increase in demand on recreational facilities is anticipated. The City of Oakley Municipal Code Section 9.2.208 requires five acres of parkland per 1,000 residents and as noted previously, 1.31 acres of parkland would be required to accommodate the anticipated population increase associated with the proposed project.

Oakley Municipal Code Section 9.2.204 mandates developments that include subdivision of land to either dedicate parkland or pay fees in lieu of the dedication for the neighborhood and community parks and recreation programs. The park impact fees imposed by the City are used to generate revenue to provide park and recreational services on a communitywide level and to the general project vicinity.

As noted above, the project would include the development of an on-site tot-lot, and would be subject to payment of the in-lieu parkland fee. Therefore, implementation of the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of facilities would occur or be accelerated. Furthermore, the project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. Therefore, a ***less-than-significant*** impact related to recreation would occur.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✖	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✖	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✖	☐
d. Result in inadequate emergency access?	☐	☐	✖	☐

Discussion

a. The law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used level of service (LOS) to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own environmental impacts (e.g., to biological resources). Depending on circumstances, and an agency's tolerance for congestion (e.g., as reflected in its general plan), LOS D, E, or F often represented significant environmental effects. In 2013, however, the State Legislature passed legislation with the intention of ultimately doing away with LOS in most instances as a basis for environmental analysis under CEQA. Enacted as part of SB 743 (2013), PRC Section 21099, subdivision (b)(1), directed the Governor's Office of Planning and Research (OPR) to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, [OPR] shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section."

Subdivision (b)(2) of Section 21099 further provides that "[u]pon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion *shall not be considered a significant impact on the environment* pursuant to [CEQA], except in locations specifically identified in the guidelines, if any." (Italics added.)

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that "generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel.

Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact."[41]

Please refer to question 'b' for a discussion of VMT.

Project Trip Generation

The Traffic Impact Analysis was prepared by TJKM to identify the proposed project's potential trip generation and any transportation related impacts associated with such (see Appendix E). Project vehicle trip generation rates were obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). Based on the ITE rates, the proposed project is estimated to generate 717 daily vehicle trips, including 53 AM peak hour and 71 PM peak hour trips.[42]

Consistency with the City of Oakley General Plan Policies – Pedestrian, Bicycle, and Transit Facilities

The proposed project's potential impacts related to pedestrian, bicycle, and transit facilities are discussed below.

Pedestrian Facilities

Pedestrian facilities are comprised of crosswalks, sidewalks, pedestrian signals, and off-street paths, which provide safe and convenient routes for pedestrians to access destinations such as institutions, businesses, public transportation, and recreation facilities. Sidewalks currently do not exist along the project frontage. The closest sidewalk network is located on the north side of E. Cypress Road at the intersection of E. Cypress Road and Machado Lane. Sidewalks are also provided on local collectors and arterials such as Emerson Way, Sellers Avenue, Picasso Drive, and Main Street.

The proposed project would include the construction of sidewalks along the project frontage on the south side of E. Cypress Road and the west side of Machado Lane, as well as within the project site, and would facilitate pedestrian traffic to the schools located to the north. All proposed sidewalks along E. Cypress Road, Machado Lane and the proposed access roadway are proposed to be five feet in width. All new sidewalks would be required to comply with the Americans with Disabilities Act (ADA), and curb ramps would be provided at all proposed intersections. Additionally, all internal streets would have sidewalks and adequate curb ramps at corners to provide accessible paths of travel to each home.

The new sidewalks and curb ramps would enhance the existing pedestrian infrastructure, and would comply with all applicable City and ADA standards. Therefore, the proposed project would not result in the creation of a conflict with any adopted programs, plans, ordinances, or policies addressing pedestrian facilities and a less-than-significant impact would occur related to pedestrian facilities.

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41 Subdivision (b)(2) of Section 15064.3 ("transportation projects") provides that "[t]ransportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

42 TJKM. *Machado Lane Residential Development: Draft Traffic Impact Analysis.* June 17, 2022.

Bicycle Facilities

Approximately 29 miles of bicycle facilities are installed throughout the City of Oakley, including 15 miles of Class II on-street bicycle lanes and 12.4 miles of Class I multi-use paths.[43] In the vicinity of the project site, existing bicycle facilities are available at the following locations:

- East Cypress Road: Class II bicycle facilities are provided on the north side between Knightsen Avenue and Main Street, and on the south side between Main Street and 790 feet east of Frank Hengel Way;
- Main Street: Class II bicycle facilities are provided between Cypress Road and Simoni Ranch Road on both sides;
- Sellers Avenue: Class II bicycle facilities are provided north of E. Cypress Road;
- Laurel Road: Class II bicycle facilities are provided between Harvest Drive and Main Street on both sides;
- Marsh Creek Regional Trail: Class I bicycle facility provided along Marsh Creek which can be accessed through Delta Road, approximately 1.5 miles west of the project site; and
- Via Delta de Anza Trail: Class I bicycle facility provided along the Contra Costa Canal, which can be accessed through Cypress Road and O' Hara Avenue, approximately two miles west of the project site.

Additionally, the City of Oakley General Plan (September 2002), City of Oakley Parks, Recreation, and Trails Master Plan 2020 (Summer 2007), and the Contra Costa County Bicycle and Pedestrian Plan (October 2009) indicate that several new bicycle facilities are planned to be constructed in the project vicinity.

Bicycle access to the project site would be provided by the existing Class II bike lane facilities along the north side of E. Cypress Road. The Contra Costa County Transportation Authority Countywide Bicycle and Pedestrian Plan has already planned to install Class II bike lanes on Machado Lane, south of E. Cypress Road, along the project frontage.

Based on the above, bicycle facilities would be accessible from the project site, and development of the project would not preclude construction of any planned bicycle trails. Therefore, the proposed project would not result in the creation of a conflict with any adopted programs, plans, ordinances, or policies addressing bicycle facilities, and a less-than-significant impact would occur related to bicycle facilities.

Transit Facilities

Tri-Delta Transit provides transit services in the City of Oakley, with three lines connecting Brentwood and the Pittsburg/Bay Point Bay Area Rapid Transit (BART) station. Due to COVID-19 conditions, some of the routes and schedules may not currently be in full operation. The following Tri-Delta Transit Routes currently operate in the project vicinity:

- Route 300: the Pittsburg BART/Brentwood Park & Ride route, is a weekday express route connecting Brentwood to the Pittsburg/Bay Point BART station via

[43] City of Oakley. *Mobility White Paper, City of Oakley Focused General Plan Update.* December 2019.

Oakley and Antioch. This bus travels along Main Street, operating from 4:15 AM to approximately 10:00 PM with 15 to 30-minute headways.

- Route 383: the Oakley/Antioch/Freedom High School route, connects Oakley to Antioch and Freedom High School in Oakley. This route, in both clockwise and counterclockwise directions, provides only weekday service. The counterclockwise route runs with approximate one-hour headways, and the clockwise route runs twice during the AM peak hour period only.
- Route 391: the BART/Pittsburg/Antioch/Oakley/Brentwood route, provides weekday service to most East County cities. Route 391 operates from 4:06 AM to 1:28 AM with 30 to 74-minute headways.
- Route 393: the BART/Pittsburg/Antioch/Oakley/Brentwood route, provides weekend service to Route 391. Route 393 operates from 5:17 AM to 12:05 AM on Saturday and 6:18 AM to 12:56 AM on Sundays with approximately 60-minute headways.

The project is located approximately 1.5 miles from the closest bus stops east of the E. Cypress Road/Main Street intersection. The bus stops are accessible via sidewalks and Class II bike lanes provided on E. Cypress Road. The proposed project is not expected to add a significant number of passengers to the existing bus services capacity. Furthermore, the proposed project is consistent with the General Plan land use designation for the site; therefore, impacts related to transit were already anticipated and evaluated in the General Plan EIR. Thus, the proposed project would not conflict with a program, plan, ordinance, or policy addressing transit service and a less-than-significant impact would occur.

Conclusion

Based on the above, a ***less-than-significant*** impact would occur related to conflicting with a program, plan, ordinance, or policy addressing the circulation system, including transit, bicycle, and pedestrian facilities.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Although the City of Oakley has not yet established any standards or thresholds regarding VMT, pursuant to Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. While changes to driving conditions that increase intersection delay are an important consideration for traffic operations and management, the method of analysis does not fully describe environmental effects associated with fuel consumption, emissions, and public health. Section 15064.3(3) changes the focus of transportation impact analysis in CEQA from measuring impact to drivers to measuring the impact of driving.

The Contra Costa Transportation Authority (CCTA) considers residential projects to have a significant impact on VMT if the project generated home-based VMT per resident is higher than the following:

- 85 percent of the home-based VMT per resident in the municipality; or
- 85 percent of the existing County-wide average home-based VMT per resident.

TJKM performed VMT analysis for the project with the CCTA Model. Two full model runs were performed in accordance with the CCTA VMT methodology. The first model run was

for Baseline Conditions, which represent the Year 2020 traffic conditions for the City of Oakley, and the second model run was for Baseline Plus Project Conditions.

Under Baseline conditions, the home-based VMT per capita for the City of Oakley is 26.76. For the project to have a less-than-significant impact, the project must produce VMT within the 85 percent threshold, which equates to 22.75 (0.85 x 26.76) VMT per resident.

Under Baseline Plus Project Conditions, the VMT per capita for the project TAZ is 23.81, which exceeds the 22.75 threshold. However, according to the TIS, the incorporation of sidewalk improvements and on- and off-site pedestrian connections included as part of the project would reduce project VMT to 22.45, which is less than the applicable threshold.

Based on the above, the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and a ***less-than-significant*** impact would occur.

c,d. Primary access to the project site is proposed from Machado Lane. In addition, emergency vehicle access would be provided by way of Parcel B from E. Cypress Road to the proposed internal roadway network north of the project site. Per the site plan, each street within the proposed internal roadway network would be 36 feet wide. The roadway widths would adequately accommodate emergency vehicle access.

The proposed project would not alter the existing transportation network nor increase hazards due to a geometrical design feature. The proposed project would include paving Machado Lane south of E. Cypress Road, extending slightly south of the project access. Oncoming traffic travelling northbound and southbound on Machado Lane would have a clear line of sight to vehicles exiting the project site for at least 150 feet, and obstructions to sight distance are not expected.

As part of the Traffic Impact Analysis, TJKM conducted a vehicle queuing and storage analysis for all exclusive left-turn or right-turn pockets at the intersections in the project vicinity. The 95th percentile (maximum) queues were analyzed using the HCM 6th Edition Queue methodology contained in Vistro Software. According to the analysis, queue lengths at the intersections of Machado Lane/E. Cypress Road and Sellers Avenue/E. Cypress Road would not be extended by more than five meet, and would not generate a safety hazard. The proposed project is anticipated to increase queue length by a maximum of three vehicles at the intersection of Main Street/E. Cypress Road, which would be considered an overflow condition. However, the Main Street/E. Cypress Road already operates at overflow conditions, and implementation of the proposed project would not substantially worsen the unacceptable conditions. Furthermore, as noted in the Traffic Impact Analysis, the City's planned improvements to the Main Street/E. Cypress Road intersection are expected to alleviate such queuing issues.

During project construction, public roads in the vicinity would remain open and available for use by emergency vehicles and other traffic. In addition, the new internal roadways would provide two points of access to the project site, which would be adequate for emergency vehicle access. All interior drive aisles and parking stalls would comply with City design standards, and, thus, on-site circulation would be expected to function acceptably for emergency response vehicles. As such, the proposed on-site vehicle circulation would allow for emergency vehicle access and would not impede current response times to the project site.

Implementation of the proposed project would introduce additional vehicle traffic along E. Cypress Road and Machado Lane. However, the proposed project would be consistent with the General Plan land use designation for the site and impacts related to hazards and emergency access associated with the proposed project were already analyzed and anticipated in the General Plan EIR.

Based on the above, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible uses, or result in inadequate emergency access, and a ***less-than-significant*** impact would occur.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	✖	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	✖	☐	☐

Discussion

a,b. As discussed in Section V, Cultural Resources, of this IS/MND, a records search of the CHRIS, performed on May 11, 2022, was completed by NWIC for cultural resource site records and survey reports within the project site. The CHRIS search indicated that the project site does not contain recorded archaeological resources; however, a low potential exists for unrecorded historic-period archaeological resources to be found within the project area, and a moderate to high potential exists for unrecorded Native American resources to be found within the site.

In addition, the Native American Heritage Commission (NAHC) conducted a records search of the Sacred Land File (SLF) on May 29, 2022. Per the NAHC SLF, the site does not contain known tribal cultural resources.

In compliance with AB 52 (PRC Section 21080.3.1), a project notification letter was distributed to the chairpersons of the following tribes on April 4, 2022: Amah Mutsun Tribal Band of Mission San Juan Bautista, Chicken Ranch Rancheria of Me-Wuk Indians, Guidiville Indian Rancheria, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the SF Bay Area, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, North Valley Yokuts Tribe, The Ohlone Indian Tribe, Tule River Indian Tribe, Wilton Rancheria, and The Confederated Villages of Lisjan. A request for additional information was received from The Confederated Villages of Lisjan Chairperson Corrina Gould on April 4, 2022, and a request to consult on the project was received from the Indian Canyon Band of Costanoan Ohlone People on April 7, 2022. The requested information was provided to The Confederated Villages of Lisjan. The Indian Canyon Band of Costanoan Ohlone People was contacted to schedule a meeting, and consultation is currently underway.

Based on the history of disturbance at the project site and former agricultural uses, as well as the lack of identified tribal cultural resources at the site, tribal cultural resources are not expected to occur within the site. Nevertheless, the possibility exists that development of

the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a ***potentially significant*** impact related to tribal cultural resources could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XVIII-1. Implement Mitigation Measures V-1 and V-2.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✖	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖	☐

Discussion

a-c. Electricity, telecommunications, water, and sanitary sewer services would be provided to the project site by way of new connections to existing infrastructure in the immediate project area. Brief discussions of water, sewer service, stormwater drainage, electrical, natural gas, and telecommunications that would serve the proposed project are included below.

Water

The proposed project would include construction of new eight-inch water lines throughout the project site, in Machado Lane, and would connect to the existing water main in E. Cypress Road.

Water service for the proposed project would be provided by the DWD. Pursuant to the DWD's 2020 UWMP, DWD's primary water supply for the distribution system is treated surface water from the United States Bureau of Reclamation's Central Valley Project (CVP) purchased from the Contra Costa Water District (CCWD). CVP water is conveyed through the Contra Costa Canal and Los Vaqueros system, and treated at the Randall-Bold Water Treatment Plant in Oakley, which is jointly owned by DWD and CCWD.[44] According to the DWD 2020 UWMP, the DWD has a baseline demand of 177 gallons per

[44] Diablo Water District. *2020 Urban Water Management Plan.* June 2021.

capita per day (GPCD).[45] Thus, the project is projected to increase water demand by 46,197 gallons per day (177 gallons per capita x 261 residents), or 51.8 acre-feet per year.

According to the DWD 2020 UWMP, the DWD's projected water supply exceeds the water demand for normal, single-dry, and multiple-dry years until at least 2040.[46] For example, during a normal year in 2025, the anticipated supply exceeds the anticipated demand by 4,965 acre-feet per year. Therefore, the DWD would have sufficient water supply to accommodate the 51.80 acre-feet per year increase associated with the proposed project.

Furthermore, the project site has been anticipated for development by the City of Oakley's General Plan EIR. The DWD's demand estimates consider increases in demand due to buildout of the City's General Plan;[47] consequently, the DWD has anticipated some level of increased water demand due to development of the project site compared to existing conditions.

Wastewater

The proposed project would include construction of new eight-inch sanitary sewer lines throughout the project site. The proposed sanitary sewer lines within the project site would direct wastewater to the existing eight-inch sanitary sewer main within Machado Lane.

Sanitary sewer services would be provided to the project site by ISD. The wastewater system is composed of collection, treatment, and effluent recycling facilities. ISD operates and maintains the sewer system, which collects wastewater flows from individual developments within the City and conveys them to ISD's Water Recycling Facility. Wastewater is ultimately treated and stored either at the facility in a large 76 million gallon holding pond, or the treated water is conveyed to an outfall pipe in the San Joaquin River. The Water Recycling Facility has an average daily flow of 2.3 million gallons per day (MGD). The facility has a treatment capacity of approximately 4.3 MGD.[48]

Using standard industry assumptions that (1) domestic water use represents 40 percent of consumption; and (2) wastewater generation represents 90 percent of domestic water use, the proposed project would generate approximately 16,630 gallons of wastewater per day (46,197 gallons x 0.4 x 0.9). The addition of wastewater from the proposed project would represent less than 0.4 percent of the Water Recycling Facility's available capacity. Therefore, future development of 76 residences would not require the construction of new or expansion of existing wastewater treatment facilities, as the Water Recycling Facility has adequate capacity to serve the proposed project.

Furthermore, given that the project is consistent with the site's current General Plan land use designation, the type and intensity of growth and associated wastewater generation has already been analyzed in the General Plan EIR. The General Plan EIR determined that impacts related to wastewater treatment capacity would be less than significant.

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45 Diablo Water District. *2020 Urban Water Management Plan* [pg. 3-5]. June 2021.
46 Diablo Water District. *2020 Urban Water Management Plan* [pg. 5-5 to 5-6]. June 2021.
47 Diablo Water District. *2020 Urban Water Management Plan* [pg. 2-2]. June 2021.
48 Ironhouse Sanitary District. *Sewer System Management Plan* [pg. I-3]. April 2017.

Therefore, given the available capacity within the wastewater facility, the proposed project would not result in inadequate capacity to serve the project's projected demand in addition to the existing commitments.

Stormwater

As discussed above in Section X, Hydrology and Water Quality, of this IS/MND, stormwater runoff from impervious surfaces would be directed towards the on-site bioretention area. The proposed on-site drainage systems would be required to comply with the City's SWPPP and Erosion and Sediment Control Plan, as well as the County C.3 standards. Additionally, because the site has been anticipated for development by the City's General Plan, impacts to stormwater systems resulting from development of the site have been analyzed in the City's General Plan EIR. Therefore, the proposed project would not significantly increase stormwater flows into ISD's existing system and sufficient water supplies would be available to serve the project.

Electricity and Telecommunications

Electricity and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. PG&E would provide electricity services to the project site, while AT&T would provide telecommunication services. The proposed project would not require major upgrades to, or extension of, existing infrastructure. Thus, impacts related to electricity and telecommunications infrastructure would be less than significant.

Conclusion

Based on the above, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater, electric power, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Sufficient water supplies would be available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Furthermore, adequate wastewater capacity would also be available to serve the project's projected demand in addition to ISD's existing commitments. Thus, a ***less-than-significant*** impact would occur.

d,e. Solid waste, recyclable materials, and compostable material from the City of Oakley is hauled to Potrero Hills Landfill, located in Solano County. The landfill has a maximum permitted throughput of 4,330 tons per day. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Potrero Hills Landfill has a remaining capacity of 13,872,000 cubic yards out of a total permitted capacity of 83,100,000 cubic yards.[49] Due to the substantial amount of available capacity remaining at Potrero Hills Landfill, sufficient capacity would be available to accommodate the project's solid waste disposal needs. Additionally, because the site has been anticipated for development by the City General Plan, impacts related to solid waste resulting from development of the site have already been evaluated in the City's General Plan EIR.

Furthermore, as required by CALGreen Code Section 4.408, the proposed project would be required to submit a Waste Management Plan to the City detailing on-site sorting of

[49] California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary: Potrero Hill Landfill (48-AA-0075)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/3591. Accessed May 2022.

construction debris. Implementation of the Waste Management Plan would ensure that the proposed project meets established diversion requirements for reused or recycled construction waste.

Based on the above, the proposed project would comply with applicable federal, State, and local statutes and regulations related to solid waste. Therefore, the proposed project would have a ***less-than-significant*** impact related to solid waste.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a-d. According to the CALFIRE Fire and Resource Assessment Program, the project site is not located within a Very High or High FHSZ.[50] In addition, the project site is located near existing development and roadways. The presence of urban development and paved areas would preclude the uncontrolled spread of wildfire. Thus, the proposed project would not result in substantial risks or hazards related to wildfires, and a ***less-than-significant*** impact would occur.

[50] California Department of Forestry and Fire Protection. *Contra Costa County, Very High Fire Hazard Severity Zones in LRA*. January 7, 2009.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	✖	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	✖	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	✖	☐	☐

Discussion

a. As discussed in Section IV, Biological Resources, of this IS/MND, while a limited potential exists for the western burrowing owl as well as nesting raptors and migratory birds protected by the MBTA to occur on-site, the proposed project would comply with all applicable ECCCHCP/NCCP requirements, which would reduce impacts to biological resources to a less-than-significant level. In addition, the project site does not contain any eligible historical on-site structures or known historic or prehistoric resources. As a result, implementation of the proposed project is not anticipated to result in impacts related to historic or prehistoric resources. Nevertheless, Mitigation Measures V-1 and V-2 would ensure that, in the event that prehistoric resources are discovered within the project site, such resources would be protected in compliance with the requirements of CEQA and other State standards.

Considering the above, the proposed project would not degrade the quality of the environment, substantially reduce or impact the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, with implementation of the mitigation measures identified herein, a ***less-than-significant*** impact would occur.

b. The proposed project, in conjunction with other development within the City of Oakley, could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this IS/MND, all potential environmental impacts that could occur as a result of project implementation would be reduced to a less-than-significant level through compliance with the mitigation measures included in this IS/MND, as well as applicable

General Plan policies, Municipal Code standards, and other applicable local and State regulations.

All cumulative impacts related to air quality, noise, and transportation are either less than significant after mitigation or less than significant and do not require mitigation. Given the scope of the project, any incremental effects would not be considerable relative to the effects of all past, current, and probably future projects. In addition, buildout of the site has already been anticipated by the City for residential uses. As such, potential impacts resulting from development of the project have been generally analyzed in the General Plan EIR. Therefore, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, with the implementation of mitigation, development of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts, and the project's incremental contribution to cumulative impacts would be ***less than significant***.

c. As described in this IS/MND, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local and State regulations, and mitigation measures included herein. In addition, as discussed in Section VII, Geology and Soils, Section IX, Hazards and Hazardous Materials, and Section XIII, Noise, of this IS/MND, the proposed project would not cause substantial effects to human beings, including effects related to exposure to hazardous materials and noise. Therefore, with implementation of the required mitigation measures, the proposed project would result in a ***less-than-significant*** impact.

Appendix A
Air Quality and Greenhouse Gas Emissions – CalEEMod Results

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Machado Lane Property Project

Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	76.00	Dwelling Unit	20.10	136,800.00	217

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2025
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage adjusted to match site plan.

Construction Phase - Construction phase timing adjusted based on AQ Questionnaire.

Demolition -

Grading -

Mobile Land Use Mitigation -

Area Mitigation - Per AQ Questionnaire, only natural gas hearths would be installed

Energy Mitigation -

Water Mitigation - Outdoor water conservation strategy applied to reflect compliance with MWELO.

Vehicle Trips - Trip generation rate adjusted per project-specific TIA prepared by TJKM (June 2022).

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	600.00
tblConstructionPhase	NumDays	370.00	600.00
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	35.00	30.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	10.00	30.00
tblLandUse	LotAcreage	24.68	20.10
tblVehicleTrips	ST_TR	9.54	9.43
tblVehicleTrips	SU_TR	8.55	9.43
tblVehicleTrips	WD_TR	9.44	9.43

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.5093	2.5733	2.5722	4.9100e-003	0.4657	0.1188	0.5845	0.2149	0.1110	0.3260	0.0000	429.7464	429.7464	0.1065	2.4700e-003	433.1449
2024	0.6481	1.9740	2.4561	4.4000e-003	0.0400	0.0888	0.1288	0.0108	0.0840	0.0948	0.0000	382.8553	382.8553	0.0748	3.6800e-003	385.8208
2025	0.4588	1.2881	1.7136	3.0800e-003	0.0281	0.0535	0.0817	7.6000e-003	0.0507	0.0583	0.0000	268.2271	268.2271	0.0520	2.5000e-003	270.2720
Maximum	**0.6481**	**2.5733**	**2.5722**	**4.9100e-003**	**0.4657**	**0.1188**	**0.5845**	**0.2149**	**0.1110**	**0.3260**	**0.0000**	**429.7464**	**429.7464**	**0.1065**	**3.6800e-003**	**433.1449**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.5093	2.5733	2.5722	4.9100e-003	0.4657	0.1188	0.5845	0.2149	0.1110	0.3260	0.0000	429.7460	429.7460	0.1065	2.4700e-003	433.1444
2024	0.6481	1.9740	2.4561	4.4000e-003	0.0400	0.0888	0.1288	0.0108	0.0840	0.0948	0.0000	382.8549	382.8549	0.0748	3.6800e-003	385.8204
2025	0.4588	1.2881	1.7136	3.0800e-003	0.0281	0.0535	0.0817	7.6000e-003	0.0507	0.0583	0.0000	268.2268	268.2268	0.0520	2.5000e-003	270.2717
Maximum	**0.6481**	**2.5733**	**2.5722**	**4.9100e-003**	**0.4657**	**0.1188**	**0.5845**	**0.2149**	**0.1110**	**0.3260**	**0.0000**	**429.7460**	**429.7460**	**0.1065**	**3.6800e-003**	**433.1444**

Machado Lane Property Project - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**1-1-2023**	**3-31-2023**	0.8989	0.8989
2	**4-1-2023**	**6-30-2023**	0.7994	0.7994
3	**7-1-2023**	**9-30-2023**	0.6949	0.6949
4	**10-1-2023**	**12-31-2023**	0.6960	0.6960
5	**1-1-2024**	**3-31-2024**	0.6511	0.6511
6	**4-1-2024**	**6-30-2024**	0.6501	0.6501
7	**7-1-2024**	**9-30-2024**	0.6572	0.6572
8	**10-1-2024**	**12-31-2024**	0.6583	0.6583
9	**1-1-2025**	**3-31-2025**	0.6062	0.6062
10	**4-1-2025**	**6-30-2025**	0.6120	0.6120
11	**7-1-2025**	**9-30-2025**	0.5204	0.5204
		Highest	0.8989	0.8989

Machado Lane Property Project - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0954	0.0163	1.2151	1.3700e-003		0.0971	0.0971		0.0971	0.0971	9.6604	3.2937	12.9542	0.0191	5.5000e-004	13.5971
Energy	0.0109	0.0933	0.0397	6.0000e-004		7.5400e-003	7.5400e-003		7.5400e-003	7.5400e-003	0.0000	163.0818	163.0818	0.0110	3.0600e-003	164.2682
Mobile	0.2860	0.3175	2.6571	5.5100e-003	0.6101	4.0900e-003	0.6142	0.1630	3.8100e-003	0.1668	0.0000	521.4503	521.4503	0.0339	0.0249	529.7303
Waste						0.0000	0.0000		0.0000	0.0000	18.5006	0.0000	18.5006	1.0934	0.0000	45.8344
Water						0.0000	0.0000		0.0000	0.0000	1.5710	3.4900	5.0609	0.1619	3.8800e-003	10.2646
Total	**1.3924**	**0.4270**	**3.9119**	**7.4800e-003**	**0.6101**	**0.1087**	**0.7188**	**0.1630**	**0.1084**	**0.2714**	**29.7320**	**691.3158**	**721.0478**	**1.3193**	**0.0324**	**763.6947**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6482	0.0121	0.5661	7.0000e-005		3.5800e-003	3.5800e-003		3.5800e-003	3.5800e-003	0.0000	7.3735	7.3735	1.0100e-003	1.2000e-004	7.4339
Energy	0.0109	0.0933	0.0397	6.0000e-004		7.5400e-003	7.5400e-003		7.5400e-003	7.5400e-003	0.0000	163.0818	163.0818	0.0110	3.0600e-003	164.2682
Mobile	0.2860	0.3175	2.6571	5.5100e-003	0.6101	4.0900e-003	0.6142	0.1630	3.8100e-003	0.1668	0.0000	521.4503	521.4503	0.0339	0.0249	529.7303
Waste						0.0000	0.0000		0.0000	0.0000	18.5006	0.0000	18.5006	1.0934	0.0000	45.8344
Water						0.0000	0.0000		0.0000	0.0000	1.5710	3.2878	4.8587	0.1619	3.8700e-003	10.0604
Total	**0.9451**	**0.4228**	**3.2629**	**6.1800e-003**	**0.6101**	**0.0152**	**0.6253**	**0.1630**	**0.0149**	**0.1779**	**20.0716**	**695.1934**	**715.2649**	**1.3011**	**0.0320**	**757.3273**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**32.12**	**1.00**	**16.59**	**17.38**	**0.00**	**86.01**	**13.00**	**0.00**	**86.23**	**34.44**	**32.49**	**-0.56**	**0.80**	**1.38**	**1.36**	**0.83**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	2/10/2023	5	30	
2	Site Preparation	Site Preparation	2/11/2023	3/24/2023	5	30	
3	Grading	Grading	3/25/2023	5/5/2023	5	30	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Paving	Paving	5/6/2023	5/26/2023	5	15	
5	Building Construction	Building Construction	5/27/2023	9/12/2025	5	600	
6	Architectural Coating	Architectural Coating	6/10/2023	9/26/2025	5	600	

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 90

Acres of Paving: 0

Residential Indoor: 277,020; Residential Outdoor: 92,340; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	18.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	27.00	8.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.9700e-003	0.0000	1.9700e-003	3.0000e-004	0.0000	3.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0340	0.3223	0.2947	5.8000e-004		0.0150	0.0150		0.0139	0.0139	0.0000	50.9881	50.9881	0.0143	0.0000	51.3451
Total	**0.0340**	**0.3223**	**0.2947**	**5.8000e-004**	**1.9700e-003**	**0.0150**	**0.0169**	**3.0000e-004**	**0.0139**	**0.0142**	**0.0000**	**50.9881**	**50.9881**	**0.0143**	**0.0000**	**51.3451**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0000e-005	1.2200e-003	2.9000e-004	1.0000e-005	1.5000e-004	1.0000e-005	1.6000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.5371	0.5371	2.0000e-005	9.0000e-005	0.5629
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	3.9000e-004	4.9900e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.3934	1.3934	4.0000e-005	4.0000e-005	1.4058
Total	**6.0000e-004**	**1.6100e-003**	**5.2800e-003**	**3.0000e-005**	**1.9300e-003**	**2.0000e-005**	**1.9500e-003**	**5.1000e-004**	**2.0000e-005**	**5.3000e-004**	**0.0000**	**1.9305**	**1.9305**	**6.0000e-005**	**1.3000e-004**	**1.9687**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.9700e-003	0.0000	1.9700e-003	3.0000e-004	0.0000	3.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0340	0.3223	0.2947	5.8000e-004		0.0150	0.0150		0.0139	0.0139	0.0000	50.9880	50.9880	0.0143	0.0000	51.3450
Total	**0.0340**	**0.3223**	**0.2947**	**5.8000e-004**	**1.9700e-003**	**0.0150**	**0.0169**	**3.0000e-004**	**0.0139**	**0.0142**	**0.0000**	**50.9880**	**50.9880**	**0.0143**	**0.0000**	**51.3450**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0000e-005	1.2200e-003	2.9000e-004	1.0000e-005	1.5000e-004	1.0000e-005	1.6000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.5371	0.5371	2.0000e-005	9.0000e-005	0.5629
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	3.9000e-004	4.9900e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.3934	1.3934	4.0000e-005	4.0000e-005	1.4058
Total	**6.0000e-004**	**1.6100e-003**	**5.2800e-003**	**3.0000e-005**	**1.9300e-003**	**2.0000e-005**	**1.9500e-003**	**5.1000e-004**	**2.0000e-005**	**5.3000e-004**	**0.0000**	**1.9305**	**1.9305**	**6.0000e-005**	**1.3000e-004**	**1.9687**

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0399	0.4129	0.2737	5.7000e-004		0.0190	0.0190		0.0175	0.0175	0.0000	50.1760	50.1760	0.0162	0.0000	50.5817
Total	**0.0399**	**0.4129**	**0.2737**	**5.7000e-004**	**0.2949**	**0.0190**	**0.3139**	**0.1515**	**0.0175**	**0.1690**	**0.0000**	**50.1760**	**50.1760**	**0.0162**	**0.0000**	**50.5817**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9000e-004	4.7000e-004	5.9900e-003	2.0000e-005	2.1300e-003	1.0000e-005	2.1400e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.6721	1.6721	5.0000e-005	5.0000e-005	1.6870
Total	**6.9000e-004**	**4.7000e-004**	**5.9900e-003**	**2.0000e-005**	**2.1300e-003**	**1.0000e-005**	**2.1400e-003**	**5.7000e-004**	**1.0000e-005**	**5.8000e-004**	**0.0000**	**1.6721**	**1.6721**	**5.0000e-005**	**5.0000e-005**	**1.6870**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0399	0.4129	0.2737	5.7000e-004		0.0190	0.0190		0.0175	0.0175	0.0000	50.1760	50.1760	0.0162	0.0000	50.5817
Total	**0.0399**	**0.4129**	**0.2737**	**5.7000e-004**	**0.2949**	**0.0190**	**0.3139**	**0.1515**	**0.0175**	**0.1690**	**0.0000**	**50.1760**	**50.1760**	**0.0162**	**0.0000**	**50.5817**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9000e-004	4.7000e-004	5.9900e-003	2.0000e-005	2.1300e-003	1.0000e-005	2.1400e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.6721	1.6721	5.0000e-005	5.0000e-005	1.6870
Total	**6.9000e-004**	**4.7000e-004**	**5.9900e-003**	**2.0000e-005**	**2.1300e-003**	**1.0000e-005**	**2.1400e-003**	**5.7000e-004**	**1.0000e-005**	**5.8000e-004**	**0.0000**	**1.6721**	**1.6721**	**5.0000e-005**	**5.0000e-005**	**1.6870**

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1381	0.0000	0.1381	0.0548	0.0000	0.0548	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0498	0.5177	0.4208	9.3000e-004		0.0214	0.0214		0.0197	0.0197	0.0000	81.8028	81.8028	0.0265	0.0000	82.4642
Total	**0.0498**	**0.5177**	**0.4208**	**9.3000e-004**	**0.1381**	**0.0214**	**0.1594**	**0.0548**	**0.0197**	**0.0745**	**0.0000**	**81.8028**	**81.8028**	**0.0265**	**0.0000**	**82.4642**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	5.3000e-004	6.6500e-003	2.0000e-005	2.3700e-003	1.0000e-005	2.3800e-003	6.3000e-004	1.0000e-005	6.4000e-004	0.0000	1.8579	1.8579	5.0000e-005	5.0000e-005	1.8744
Total	**7.7000e-004**	**5.3000e-004**	**6.6500e-003**	**2.0000e-005**	**2.3700e-003**	**1.0000e-005**	**2.3800e-003**	**6.3000e-004**	**1.0000e-005**	**6.4000e-004**	**0.0000**	**1.8579**	**1.8579**	**5.0000e-005**	**5.0000e-005**	**1.8744**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1381	0.0000	0.1381	0.0548	0.0000	0.0548	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0498	0.5177	0.4208	9.3000e-004		0.0214	0.0214		0.0197	0.0197	0.0000	81.8027	81.8027	0.0265	0.0000	82.4641
Total	**0.0498**	**0.5177**	**0.4208**	**9.3000e-004**	**0.1381**	**0.0214**	**0.1594**	**0.0548**	**0.0197**	**0.0745**	**0.0000**	**81.8027**	**81.8027**	**0.0265**	**0.0000**	**82.4641**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	5.3000e-004	6.6500e-003	2.0000e-005	2.3700e-003	1.0000e-005	2.3800e-003	6.3000e-004	1.0000e-005	6.4000e-004	0.0000	1.8579	1.8579	5.0000e-005	5.0000e-005	1.8744
Total	**7.7000e-004**	**5.3000e-004**	**6.6500e-003**	**2.0000e-005**	**2.3700e-003**	**1.0000e-005**	**2.3800e-003**	**6.3000e-004**	**1.0000e-005**	**6.4000e-004**	**0.0000**	**1.8579**	**1.8579**	**5.0000e-005**	**5.0000e-005**	**1.8744**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.7500e-003	0.0764	0.1094	1.7000e-004		3.8300e-003	3.8300e-003		3.5200e-003	3.5200e-003	0.0000	15.0202	15.0202	4.8600e-003	0.0000	15.1416
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**7.7500e-003**	**0.0764**	**0.1094**	**1.7000e-004**		**3.8300e-003**	**3.8300e-003**		**3.5200e-003**	**3.5200e-003**	**0.0000**	**15.0202**	**15.0202**	**4.8600e-003**	**0.0000**	**15.1416**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.0000e-004	2.4900e-003	1.0000e-005	8.9000e-004	0.0000	8.9000e-004	2.4000e-004	0.0000	2.4000e-004	0.0000	0.6967	0.6967	2.0000e-005	2.0000e-005	0.7029
Total	**2.9000e-004**	**2.0000e-004**	**2.4900e-003**	**1.0000e-005**	**8.9000e-004**	**0.0000**	**8.9000e-004**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.6967**	**0.6967**	**2.0000e-005**	**2.0000e-005**	**0.7029**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.7500e-003	0.0764	0.1094	1.7000e-004		3.8300e-003	3.8300e-003		3.5200e-003	3.5200e-003	0.0000	15.0201	15.0201	4.8600e-003	0.0000	15.1416
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**7.7500e-003**	**0.0764**	**0.1094**	**1.7000e-004**		**3.8300e-003**	**3.8300e-003**		**3.5200e-003**	**3.5200e-003**	**0.0000**	**15.0201**	**15.0201**	**4.8600e-003**	**0.0000**	**15.1416**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.0000e-004	2.4900e-003	1.0000e-005	8.9000e-004	0.0000	8.9000e-004	2.4000e-004	0.0000	2.4000e-004	0.0000	0.6967	0.6967	2.0000e-005	2.0000e-005	0.7029
Total	**2.9000e-004**	**2.0000e-004**	**2.4900e-003**	**1.0000e-005**	**8.9000e-004**	**0.0000**	**8.9000e-004**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.6967**	**0.6967**	**2.0000e-005**	**2.0000e-005**	**0.7029**

3.6 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1219	1.1148	1.2589	2.0900e-003		0.0542	0.0542		0.0510	0.0510	0.0000	179.6487	179.6487	0.0427	0.0000	180.7171
Total	**0.1219**	**1.1148**	**1.2589**	**2.0900e-003**		**0.0542**	**0.0542**		**0.0510**	**0.0510**	**0.0000**	**179.6487**	**179.6487**	**0.0427**	**0.0000**	**180.7171**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.6000e-004	0.0276	8.6200e-003	1.3000e-004	4.0700e-003	1.6000e-004	4.2300e-003	1.1800e-003	1.5000e-004	1.3300e-003	0.0000	12.2385	12.2385	2.5000e-004	1.8100e-003	12.7843
Worker	5.3600e-003	3.6700e-003	0.0464	1.4000e-004	0.0165	9.0000e-005	0.0166	4.4000e-003	8.0000e-005	4.4800e-003	0.0000	12.9588	12.9588	3.7000e-004	3.6000e-004	13.0741
Total	**6.0200e-003**	**0.0312**	**0.0550**	**2.7000e-004**	**0.0206**	**2.5000e-004**	**0.0209**	**5.5800e-003**	**2.3000e-004**	**5.8100e-003**	**0.0000**	**25.1974**	**25.1974**	**6.2000e-004**	**2.1700e-003**	**25.8584**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1219	1.1148	1.2589	2.0900e-003		0.0542	0.0542		0.0510	0.0510	0.0000	179.6485	179.6485	0.0427	0.0000	180.7169
Total	**0.1219**	**1.1148**	**1.2589**	**2.0900e-003**		**0.0542**	**0.0542**		**0.0510**	**0.0510**	**0.0000**	**179.6485**	**179.6485**	**0.0427**	**0.0000**	**180.7169**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.6000e-004	0.0276	8.6200e-003	1.3000e-004	4.0700e-003	1.6000e-004	4.2300e-003	1.1800e-003	1.5000e-004	1.3300e-003	0.0000	12.2385	12.2385	2.5000e-004	1.8100e-003	12.7843
Worker	5.3600e-003	3.6700e-003	0.0464	1.4000e-004	0.0165	9.0000e-005	0.0166	4.4000e-003	8.0000e-005	4.4800e-003	0.0000	12.9588	12.9588	3.7000e-004	3.6000e-004	13.0741
Total	**6.0200e-003**	**0.0312**	**0.0550**	**2.7000e-004**	**0.0206**	**2.5000e-004**	**0.0209**	**5.5800e-003**	**2.3000e-004**	**5.8100e-003**	**0.0000**	**25.1974**	**25.1974**	**6.2000e-004**	**2.1700e-003**	**25.8584**

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7223**	**303.7223**	**0.0718**	**0.0000**	**305.5179**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0800e-003	0.0466	0.0143	2.1000e-004	6.8800e-003	2.7000e-004	7.1500e-003	1.9900e-003	2.6000e-004	2.2500e-003	0.0000	20.3647	20.3647	4.2000e-004	3.0100e-003	21.2728
Worker	8.4700e-003	5.5300e-003	0.0733	2.3000e-004	0.0280	1.4000e-004	0.0281	7.4400e-003	1.3000e-004	7.5600e-003	0.0000	21.3643	21.3643	5.7000e-004	5.6000e-004	21.5455
Total	**9.5500e-003**	**0.0522**	**0.0876**	**4.4000e-004**	**0.0348**	**4.1000e-004**	**0.0352**	**9.4300e-003**	**3.9000e-004**	**9.8100e-003**	**0.0000**	**41.7290**	**41.7290**	**9.9000e-004**	**3.5700e-003**	**42.8183**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7220**	**303.7220**	**0.0718**	**0.0000**	**305.5175**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0800e-003	0.0466	0.0143	2.1000e-004	6.8800e-003	2.7000e-004	7.1500e-003	1.9900e-003	2.6000e-004	2.2500e-003	0.0000	20.3647	20.3647	4.2000e-004	3.0100e-003	21.2728
Worker	8.4700e-003	5.5300e-003	0.0733	2.3000e-004	0.0280	1.4000e-004	0.0281	7.4400e-003	1.3000e-004	7.5600e-003	0.0000	21.3643	21.3643	5.7000e-004	5.6000e-004	21.5455
Total	**9.5500e-003**	**0.0522**	**0.0876**	**4.4000e-004**	**0.0348**	**4.1000e-004**	**0.0352**	**9.4300e-003**	**3.9000e-004**	**9.8100e-003**	**0.0000**	**41.7290**	**41.7290**	**9.9000e-004**	**3.5700e-003**	**42.8183**

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1251	1.1410	1.4718	2.4700e-003		0.0483	0.0483		0.0454	0.0454	0.0000	212.2063	212.2063	0.0499	0.0000	213.4534
Total	**0.1251**	**1.1410**	**1.4718**	**2.4700e-003**		**0.0483**	**0.0483**		**0.0454**	**0.0454**	**0.0000**	**212.2063**	**212.2063**	**0.0499**	**0.0000**	**213.4534**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.4000e-004	0.0324	9.7900e-003	1.4000e-004	4.8000e-003	1.9000e-004	4.9900e-003	1.3900e-003	1.8000e-004	1.5700e-003	0.0000	13.9712	13.9712	2.9000e-004	2.0700e-003	14.5940
Worker	5.5700e-003	3.4800e-003	0.0481	1.5000e-004	0.0195	9.0000e-005	0.0196	5.1900e-003	8.0000e-005	5.2800e-003	0.0000	14.5659	14.5659	3.6000e-004	3.7000e-004	14.6842
Total	**6.3100e-003**	**0.0359**	**0.0579**	**2.9000e-004**	**0.0243**	**2.8000e-004**	**0.0246**	**6.5800e-003**	**2.6000e-004**	**6.8500e-003**	**0.0000**	**28.5371**	**28.5371**	**6.5000e-004**	**2.4400e-003**	**29.2783**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1251	1.1410	1.4718	2.4700e-003		0.0483	0.0483		0.0454	0.0454	0.0000	212.2061	212.2061	0.0499	0.0000	213.4531
Total	**0.1251**	**1.1410**	**1.4718**	**2.4700e-003**		**0.0483**	**0.0483**		**0.0454**	**0.0454**	**0.0000**	**212.2061**	**212.2061**	**0.0499**	**0.0000**	**213.4531**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.4000e-004	0.0324	9.7900e-003	1.4000e-004	4.8000e-003	1.9000e-004	4.9900e-003	1.3900e-003	1.8000e-004	1.5700e-003	0.0000	13.9712	13.9712	2.9000e-004	2.0700e-003	14.5940
Worker	5.5700e-003	3.4800e-003	0.0481	1.5000e-004	0.0195	9.0000e-005	0.0196	5.1900e-003	8.0000e-005	5.2800e-003	0.0000	14.5659	14.5659	3.6000e-004	3.7000e-004	14.6842
Total	**6.3100e-003**	**0.0359**	**0.0579**	**2.9000e-004**	**0.0243**	**2.8000e-004**	**0.0246**	**6.5800e-003**	**2.6000e-004**	**6.8500e-003**	**0.0000**	**28.5371**	**28.5371**	**6.5000e-004**	**2.4400e-003**	**29.2783**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2327					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0139	0.0945	0.1313	2.2000e-004		5.1300e-003	5.1300e-003		5.1300e-003	5.1300e-003	0.0000	18.5111	18.5111	1.1100e-003	0.0000	18.5388
Total	**0.2466**	**0.0945**	**0.1313**	**2.2000e-004**		**5.1300e-003**	**5.1300e-003**		**5.1300e-003**	**5.1300e-003**	**0.0000**	**18.5111**	**18.5111**	**1.1100e-003**	**0.0000**	**18.5388**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.3000e-004	6.4000e-004	8.0400e-003	2.0000e-005	2.8600e-003	1.0000e-005	2.8800e-003	7.6000e-004	1.0000e-005	7.8000e-004	0.0000	2.2450	2.2450	6.0000e-005	6.0000e-005	2.2649
Total	**9.3000e-004**	**6.4000e-004**	**8.0400e-003**	**2.0000e-005**	**2.8600e-003**	**1.0000e-005**	**2.8800e-003**	**7.6000e-004**	**1.0000e-005**	**7.8000e-004**	**0.0000**	**2.2450**	**2.2450**	**6.0000e-005**	**6.0000e-005**	**2.2649**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2327					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0139	0.0945	0.1313	2.2000e-004		5.1300e-003	5.1300e-003		5.1300e-003	5.1300e-003	0.0000	18.5111	18.5111	1.1100e-003	0.0000	18.5388
Total	**0.2466**	**0.0945**	**0.1313**	**2.2000e-004**		**5.1300e-003**	**5.1300e-003**		**5.1300e-003**	**5.1300e-003**	**0.0000**	**18.5111**	**18.5111**	**1.1100e-003**	**0.0000**	**18.5388**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.3000e-004	6.4000e-004	8.0400e-003	2.0000e-005	2.8600e-003	1.0000e-005	2.8800e-003	7.6000e-004	1.0000e-005	7.8000e-004	0.0000	2.2450	2.2450	6.0000e-005	6.0000e-005	2.2649
Total	**9.3000e-004**	**6.4000e-004**	**8.0400e-003**	**2.0000e-005**	**2.8600e-003**	**1.0000e-005**	**2.8800e-003**	**7.6000e-004**	**1.0000e-005**	**7.8000e-004**	**0.0000**	**2.2450**	**2.2450**	**6.0000e-005**	**6.0000e-005**	**2.2649**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4205					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0237	0.1597	0.2371	3.9000e-004		7.9800e-003	7.9800e-003		7.9800e-003	7.9800e-003	0.0000	33.4476	33.4476	1.8800e-003	0.0000	33.4947
Total	**0.4442**	**0.1597**	**0.2371**	**3.9000e-004**		**7.9800e-003**	**7.9800e-003**		**7.9800e-003**	**7.9800e-003**	**0.0000**	**33.4476**	**33.4476**	**1.8800e-003**	**0.0000**	**33.4947**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5700e-003	1.0200e-003	0.0136	4.0000e-005	5.1800e-003	3.0000e-005	5.2000e-003	1.3800e-003	2.0000e-005	1.4000e-003	0.0000	3.9564	3.9564	1.1000e-004	1.0000e-004	3.9899
Total	**1.5700e-003**	**1.0200e-003**	**0.0136**	**4.0000e-005**	**5.1800e-003**	**3.0000e-005**	**5.2000e-003**	**1.3800e-003**	**2.0000e-005**	**1.4000e-003**	**0.0000**	**3.9564**	**3.9564**	**1.1000e-004**	**1.0000e-004**	**3.9899**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4205					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0237	0.1597	0.2371	3.9000e-004		7.9800e-003	7.9800e-003		7.9800e-003	7.9800e-003	0.0000	33.4476	33.4476	1.8800e-003	0.0000	33.4947
Total	**0.4442**	**0.1597**	**0.2371**	**3.9000e-004**		**7.9800e-003**	**7.9800e-003**		**7.9800e-003**	**7.9800e-003**	**0.0000**	**33.4476**	**33.4476**	**1.8800e-003**	**0.0000**	**33.4947**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5700e-003	1.0200e-003	0.0136	4.0000e-005	5.1800e-003	3.0000e-005	5.2000e-003	1.3800e-003	2.0000e-005	1.4000e-003	0.0000	3.9564	3.9564	1.1000e-004	1.0000e-004	3.9899
Total	**1.5700e-003**	**1.0200e-003**	**0.0136**	**4.0000e-005**	**5.1800e-003**	**3.0000e-005**	**5.2000e-003**	**1.3800e-003**	**2.0000e-005**	**1.4000e-003**	**0.0000**	**3.9564**	**3.9564**	**1.1000e-004**	**1.0000e-004**	**3.9899**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3098					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0165	0.1105	0.1746	2.9000e-004		4.9700e-003	4.9700e-003		4.9700e-003	4.9700e-003	0.0000	24.6389	24.6389	1.3400e-003	0.0000	24.6725
Total	**0.3263**	**0.1105**	**0.1746**	**2.9000e-004**		**4.9700e-003**	**4.9700e-003**		**4.9700e-003**	**4.9700e-003**	**0.0000**	**24.6389**	**24.6389**	**1.3400e-003**	**0.0000**	**24.6725**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0900e-003	6.8000e-004	9.3900e-003	3.0000e-005	3.8100e-003	2.0000e-005	3.8300e-003	1.0100e-003	2.0000e-005	1.0300e-003	0.0000	2.8448	2.8448	7.0000e-005	7.0000e-005	2.8679
Total	**1.0900e-003**	**6.8000e-004**	**9.3900e-003**	**3.0000e-005**	**3.8100e-003**	**2.0000e-005**	**3.8300e-003**	**1.0100e-003**	**2.0000e-005**	**1.0300e-003**	**0.0000**	**2.8448**	**2.8448**	**7.0000e-005**	**7.0000e-005**	**2.8679**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3098					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0165	0.1105	0.1746	2.9000e-004		4.9700e-003	4.9700e-003		4.9700e-003	4.9700e-003	0.0000	24.6389	24.6389	1.3400e-003	0.0000	24.6725
Total	**0.3263**	**0.1105**	**0.1746**	**2.9000e-004**		**4.9700e-003**	**4.9700e-003**		**4.9700e-003**	**4.9700e-003**	**0.0000**	**24.6389**	**24.6389**	**1.3400e-003**	**0.0000**	**24.6725**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0900e-003	6.8000e-004	9.3900e-003	3.0000e-005	3.8100e-003	2.0000e-005	3.8300e-003	1.0100e-003	2.0000e-005	1.0300e-003	0.0000	2.8448	2.8448	7.0000e-005	7.0000e-005	2.8679
Total	**1.0900e-003**	**6.8000e-004**	**9.3900e-003**	**3.0000e-005**	**3.8100e-003**	**2.0000e-005**	**3.8300e-003**	**1.0100e-003**	**2.0000e-005**	**1.0300e-003**	**0.0000**	**2.8448**	**2.8448**	**7.0000e-005**	**7.0000e-005**	**2.8679**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2860	0.3175	2.6571	5.5100e-003	0.6101	4.0900e-003	0.6142	0.1630	3.8100e-003	0.1668	0.0000	521.4503	521.4503	0.0339	0.0249	529.7303
Unmitigated	0.2860	0.3175	2.6571	5.5100e-003	0.6101	4.0900e-003	0.6142	0.1630	3.8100e-003	0.1668	0.0000	521.4503	521.4503	0.0339	0.0249	529.7303

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	716.68	716.68	716.68	1,655,249	1,655,249
Total	716.68	716.68	716.68	1,655,249	1,655,249

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.0817	55.0817	8.9100e-003	1.0800e-003	55.6264
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.0817	55.0817	8.9100e-003	1.0800e-003	55.6264
NaturalGas Mitigated	0.0109	0.0933	0.0397	6.0000e-004		7.5400e-003	7.5400e-003		7.5400e-003	7.5400e-003	0.0000	108.0001	108.0001	2.0700e-003	1.9800e-003	108.6419
NaturalGas Unmitigated	0.0109	0.0933	0.0397	6.0000e-004		7.5400e-003	7.5400e-003		7.5400e-003	7.5400e-003	0.0000	108.0001	108.0001	2.0700e-003	1.9800e-003	108.6419

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	2.02385e+006	0.0109	0.0933	0.0397	6.0000e-004		7.5400e-003	7.5400e-003		7.5400e-003	7.5400e-003	0.0000	108.0001	108.0001	2.0700e-003	1.9800e-003	108.6419
Total		**0.0109**	**0.0933**	**0.0397**	**6.0000e-004**		**7.5400e-003**	**7.5400e-003**		**7.5400e-003**	**7.5400e-003**	**0.0000**	**108.0001**	**108.0001**	**2.0700e-003**	**1.9800e-003**	**108.6419**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	2.02385e+006	0.0109	0.0933	0.0397	6.0000e-004		7.5400e-003	7.5400e-003		7.5400e-003	7.5400e-003	0.0000	108.0001	108.0001	2.0700e-003	1.9800e-003	108.6419
Total		**0.0109**	**0.0933**	**0.0397**	**6.0000e-004**		**7.5400e-003**	**7.5400e-003**		**7.5400e-003**	**7.5400e-003**	**0.0000**	**108.0001**	**108.0001**	**2.0700e-003**	**1.9800e-003**	**108.6419**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	595325	55.0817	8.9100e-003	1.0800e-003	55.6264
Total		**55.0817**	**8.9100e-003**	**1.0800e-003**	**55.6264**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	595325	55.0817	8.9100e-003	1.0800e-003	55.6264
Total		**55.0817**	**8.9100e-003**	**1.0800e-003**	**55.6264**

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6482	0.0121	0.5661	7.0000e-005		3.5800e-003	3.5800e-003		3.5800e-003	3.5800e-003	0.0000	7.3735	7.3735	1.0100e-003	1.2000e-004	7.4339
Unmitigated	1.0954	0.0163	1.2151	1.3700e-003		0.0971	0.0971		0.0971	0.0971	9.6604	3.2937	12.9542	0.0191	5.5000e-004	13.5971

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0963					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5343					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.4479	9.8200e-003	0.6514	1.3400e-003		0.0939	0.0939		0.0939	0.0939	9.6604	2.3720	12.0324	0.0183	5.5000e-004	12.6533
Landscaping	0.0169	6.4900e-003	0.5638	3.0000e-005		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	0.9218	0.9218	8.8000e-004	0.0000	0.9439
Total	**1.0954**	**0.0163**	**1.2151**	**1.3700e-003**		**0.0971**	**0.0971**		**0.0971**	**0.0971**	**9.6604**	**3.2937**	**12.9542**	**0.0191**	**5.5000e-004**	**13.5971**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0963					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5343					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.5000e-004	5.5700e-003	2.3700e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004	0.0000	6.4517	6.4517	1.2000e-004	1.2000e-004	6.4900
Landscaping	0.0169	6.4900e-003	0.5638	3.0000e-005		3.1300e-003	3.1300e-003		3.1300e-003	3.1300e-003	0.0000	0.9218	0.9218	8.8000e-004	0.0000	0.9439
Total	**0.6482**	**0.0121**	**0.5661**	**7.0000e-005**		**3.5800e-003**	**3.5800e-003**		**3.5800e-003**	**3.5800e-003**	**0.0000**	**7.3735**	**7.3735**	**1.0000e-003**	**1.2000e-004**	**7.4339**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.8587	0.1619	3.8700e-003	10.0604
Unmitigated	5.0609	0.1619	3.8800e-003	10.2646

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	4.95171 / 3.12173	5.0609	0.1619	3.8800e-003	10.2646
Total		**5.0609**	**0.1619**	**3.8800e-003**	**10.2646**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	4.95171 / 2.49738	4.8587	0.1619	3.8700e-003	10.0604
Total		**4.8587**	**0.1619**	**3.8700e-003**	**10.0604**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	18.5006	1.0934	0.0000	45.8344
Unmitigated	18.5006	1.0934	0.0000	45.8344

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	91.14	18.5006	1.0934	0.0000	45.8344
Total		**18.5006**	**1.0934**	**0.0000**	**45.8344**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	91.14	18.5006	1.0934	0.0000	45.8344
Total		**18.5006**	**1.0934**	**0.0000**	**45.8344**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Machado Lane Property Project

Bay Area AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	76.00	Dwelling Unit	20.10	136,800.00	217

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2025
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage adjusted to match site plan.

Construction Phase - Construction phase timing adjusted based on AQ Questionnaire.

Demolition -

Grading -

Mobile Land Use Mitigation -

Area Mitigation - Per AQ Questionnaire, only natural gas hearths would be installed

Energy Mitigation -

Water Mitigation - Outdoor water conservation strategy applied to reflect compliance with MWELO.

Vehicle Trips - Trip generation rate adjusted per project-specific TIA prepared by TJKM (June 2022).

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	600.00
tblConstructionPhase	NumDays	370.00	600.00
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	35.00	30.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	10.00	30.00
tblLandUse	LotAcreage	24.68	20.10
tblVehicleTrips	ST_TR	9.54	9.43
tblVehicleTrips	SU_TR	8.55	9.43
tblVehicleTrips	WD_TR	9.44	9.43

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	5.0696	34.5467	28.5293	0.0635	19.8049	1.4253	21.0716	10.1417	1.3113	11.3071	0.0000	6,157.2467	6,157.2467	1.9479	0.0313	6,206.9750
2024	4.9516	15.0503	18.7972	0.0337	0.3171	0.6776	0.9946	0.0853	0.6410	0.7263	0.0000	3,235.8460	3,235.8460	0.6291	0.0305	3,260.6531
2025	4.8324	13.9972	18.6673	0.0336	0.3171	0.5824	0.8994	0.0853	0.5509	0.6362	0.0000	3,228.1104	3,228.1104	0.6246	0.0297	3,252.5739
Maximum	**5.0696**	**34.5467**	**28.5293**	**0.0635**	**19.8049**	**1.4253**	**21.0716**	**10.1417**	**1.3113**	**11.3071**	**0.0000**	**6,157.2467**	**6,157.2467**	**1.9479**	**0.0313**	**6,206.9750**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	5.0696	34.5467	28.5293	0.0635	19.8049	1.4253	21.0716	10.1417	1.3113	11.3071	0.0000	6,157.2467	6,157.2467	1.9479	0.0313	6,206.9750
2024	4.9516	15.0503	18.7972	0.0337	0.3171	0.6776	0.9946	0.0853	0.6410	0.7263	0.0000	3,235.8460	3,235.8460	0.6291	0.0305	3,260.6531
2025	4.8324	13.9972	18.6673	0.0336	0.3171	0.5824	0.8994	0.0853	0.5509	0.6362	0.0000	3,228.1104	3,228.1104	0.6246	0.0297	3,252.5739
Maximum	**5.0696**	**34.5467**	**28.5293**	**0.0635**	**19.8049**	**1.4253**	**21.0716**	**10.1417**	**1.3113**	**11.3071**	**0.0000**	**6,157.2467**	**6,157.2467**	**1.9479**	**0.0313**	**6,206.9750**

Machado Lane Property Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	82.4034	1.5887	108.1261	0.1922		14.4385	14.4385		14.4385	14.4385	1,548.7537	480.7017	2,029.4555	1.9258	0.1093	2,110.1671
Energy	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
Mobile	1.7526	1.6051	14.5102	0.0319	3.4841	0.0225	3.5066	0.9280	0.0209	0.9489		3,328.2325	3,328.2325	0.1921	0.1434	3,375.7713
Total	**84.2158**	**3.7048**	**122.8538**	**0.2273**	**3.4841**	**14.5023**	**17.9864**	**0.9280**	**14.5008**	**15.4288**	**1,548.7537**	**4,461.2614**	**6,010.0151**	**2.1304**	**0.2647**	**6,142.1420**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7603	1.0723	6.6898	6.7200e-003		0.1156	0.1156		0.1156	0.1156	0.0000	1,288.0900	1,288.0900	0.0353	0.0234	1,295.9477
Energy	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
Mobile	1.7526	1.6051	14.5102	0.0319	3.4841	0.0225	3.5066	0.9280	0.0209	0.9489		3,328.2325	3,328.2325	0.1921	0.1434	3,375.7713
Total	**5.5727**	**3.1884**	**21.4174**	**0.0419**	**3.4841**	**0.1794**	**3.6635**	**0.9280**	**0.1779**	**1.1058**	**0.0000**	**5,268.6496**	**5,268.6496**	**0.2399**	**0.1788**	**5,327.9225**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**93.38**	**13.94**	**82.57**	**81.57**	**0.00**	**98.76**	**79.63**	**0.00**	**98.77**	**92.83**	**100.00**	**-18.10**	**12.34**	**88.74**	**32.45**	**13.26**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	2/10/2023	5	30	
2	Site Preparation	Site Preparation	2/11/2023	3/24/2023	5	30	
3	Grading	Grading	3/25/2023	5/5/2023	5	30	
4	Paving	Paving	5/6/2023	5/26/2023	5	15	
5	Building Construction	Building Construction	5/27/2023	9/12/2025	5	600	
6	Architectural Coating	Architectural Coating	6/10/2023	9/26/2025	5	600	

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 90

Acres of Paving: 0

Residential Indoor: 277,020; Residential Outdoor: 92,340; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	18.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	27.00	8.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1313	0.0000	0.1313	0.0199	0.0000	0.0199			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	**2.2691**	**21.4844**	**19.6434**	**0.0388**	**0.1313**	**0.9975**	**1.1288**	**0.0199**	**0.9280**	**0.9479**		**3,746.9840**	**3,746.9840**	**1.0494**		**3,773.2183**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2800e-003	0.0784	0.0190	3.6000e-004	0.0105	6.6000e-004	0.0112	2.8800e-003	6.3000e-004	3.5100e-003		39.4555	39.4555	1.3000e-003	6.2500e-003	41.3512
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	**0.0419**	**0.1017**	**0.3776**	**1.4300e-003**	**0.1337**	**1.2700e-003**	**0.1350**	**0.0356**	**1.1900e-003**	**0.0368**		**148.7823**	**148.7823**	**4.0600e-003**	**8.8400e-003**	**151.5197**

Machado Lane Property Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1313	0.0000	0.1313	0.0199	0.0000	0.0199			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	**2.2691**	**21.4844**	**19.6434**	**0.0388**	**0.1313**	**0.9975**	**1.1288**	**0.0199**	**0.9280**	**0.9479**	**0.0000**	**3,746.9840**	**3,746.9840**	**1.0494**		**3,773.2183**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2800e-003	0.0784	0.0190	3.6000e-004	0.0105	6.6000e-004	0.0112	2.8800e-003	6.3000e-004	3.5100e-003		39.4555	39.4555	1.3000e-003	6.2500e-003	41.3512
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	**0.0419**	**0.1017**	**0.3776**	**1.4300e-003**	**0.1337**	**1.2700e-003**	**0.1350**	**0.0356**	**1.1900e-003**	**0.0368**		**148.7823**	**148.7823**	**4.0600e-003**	**8.8400e-003**	**151.5197**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**		**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0487	0.0280	0.4303	1.2800e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		131.1921	131.1921	3.3100e-003	3.1100e-003	132.2023
Total	**0.0487**	**0.0280**	**0.4303**	**1.2800e-003**	**0.1479**	**7.3000e-004**	**0.1486**	**0.0392**	**6.8000e-004**	**0.0399**		**131.1921**	**131.1921**	**3.3100e-003**	**3.1100e-003**	**132.2023**

Machado Lane Property Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**	**0.0000**	**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0487	0.0280	0.4303	1.2800e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		131.1921	131.1921	3.3100e-003	3.1100e-003	132.2023
Total	**0.0487**	**0.0280**	**0.4303**	**1.2800e-003**	**0.1479**	**7.3000e-004**	**0.1486**	**0.0392**	**6.8000e-004**	**0.0399**		**131.1921**	**131.1921**	**3.3100e-003**	**3.1100e-003**	**132.2023**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0541	0.0311	0.4781	1.4200e-003	0.1643	8.1000e-004	0.1651	0.0436	7.5000e-004	0.0443		145.7690	145.7690	3.6800e-003	3.4600e-003	146.8915
Total	**0.0541**	**0.0311**	**0.4781**	**1.4200e-003**	**0.1643**	**8.1000e-004**	**0.1651**	**0.0436**	**7.5000e-004**	**0.0443**		**145.7690**	**145.7690**	**3.6800e-003**	**3.4600e-003**	**146.8915**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0541	0.0311	0.4781	1.4200e-003	0.1643	8.1000e-004	0.1651	0.0436	7.5000e-004	0.0443		145.7690	145.7690	3.6800e-003	3.4600e-003	146.8915
Total	**0.0541**	**0.0311**	**0.4781**	**1.4200e-003**	**0.1643**	**8.1000e-004**	**0.1651**	**0.0436**	**7.5000e-004**	**0.0443**		**145.7690**	**145.7690**	**3.6800e-003**	**3.4600e-003**	**146.8915**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	**0.0406**	**0.0233**	**0.3586**	**1.0700e-003**	**0.1232**	**6.1000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0333**		**109.3267**	**109.3267**	**2.7600e-003**	**2.5900e-003**	**110.1686**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	**0.0406**	**0.0233**	**0.3586**	**1.0700e-003**	**0.1232**	**6.1000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0333**		**109.3267**	**109.3267**	**2.7600e-003**	**2.5900e-003**	**110.1686**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.7000e-003	0.3431	0.1096	1.6200e-003	0.0542	2.0800e-003	0.0563	0.0156	1.9900e-003	0.0176		173.9688	173.9688	3.5600e-003	0.0257	181.7218
Worker	0.0730	0.0420	0.6454	1.9200e-003	0.2218	1.1000e-003	0.2229	0.0588	1.0100e-003	0.0598		196.7881	196.7881	4.9600e-003	4.6700e-003	198.3035
Total	**0.0817**	**0.3851**	**0.7550**	**3.5400e-003**	**0.2760**	**3.1800e-003**	**0.2792**	**0.0744**	**3.0000e-003**	**0.0774**		**370.7570**	**370.7570**	**8.5200e-003**	**0.0304**	**380.0253**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.7000e-003	0.3431	0.1096	1.6200e-003	0.0542	2.0800e-003	0.0563	0.0156	1.9900e-003	0.0176		173.9688	173.9688	3.5600e-003	0.0257	181.7218
Worker	0.0730	0.0420	0.6454	1.9200e-003	0.2218	1.1000e-003	0.2229	0.0588	1.0100e-003	0.0598		196.7881	196.7881	4.9600e-003	4.6700e-003	198.3035
Total	**0.0817**	**0.3851**	**0.7550**	**3.5400e-003**	**0.2760**	**3.1800e-003**	**0.2792**	**0.0744**	**3.0000e-003**	**0.0774**		**370.7570**	**370.7570**	**8.5200e-003**	**0.0304**	**380.0253**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.4600e-003	0.3433	0.1072	1.6000e-003	0.0542	2.1000e-003	0.0563	0.0156	2.0000e-003	0.0176		171.2555	171.2555	3.5400e-003	0.0253	178.8876
Worker	0.0682	0.0375	0.6016	1.8600e-003	0.2218	1.0500e-003	0.2229	0.0588	9.6000e-004	0.0598		191.9055	191.9055	4.4900e-003	4.3500e-003	193.3146
Total	**0.0767**	**0.3808**	**0.7088**	**3.4600e-003**	**0.2760**	**3.1500e-003**	**0.2791**	**0.0744**	**2.9600e-003**	**0.0774**		**363.1610**	**363.1610**	**8.0300e-003**	**0.0297**	**372.2022**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.4600e-003	0.3433	0.1072	1.6000e-003	0.0542	2.1000e-003	0.0563	0.0156	2.0000e-003	0.0176		171.2555	171.2555	3.5400e-003	0.0253	178.8876
Worker	0.0682	0.0375	0.6016	1.8600e-003	0.2218	1.0500e-003	0.2229	0.0588	9.6000e-004	0.0598		191.9055	191.9055	4.4900e-003	4.3500e-003	193.3146
Total	**0.0767**	**0.3808**	**0.7088**	**3.4600e-003**	**0.2760**	**3.1500e-003**	**0.2791**	**0.0744**	**2.9600e-003**	**0.0774**		**363.1610**	**363.1610**	**8.0300e-003**	**0.0297**	**372.2022**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2500e-003	0.3420	0.1053	1.5700e-003	0.0542	2.0900e-003	0.0563	0.0156	2.0000e-003	0.0176		168.2077	168.2077	3.5200e-003	0.0249	175.7020
Worker	0.0641	0.0338	0.5638	1.8000e-003	0.2218	1.0000e-003	0.2228	0.0588	9.2000e-004	0.0598		187.2959	187.2959	4.0700e-003	4.0800e-003	188.6135
Total	**0.0723**	**0.3758**	**0.6691**	**3.3700e-003**	**0.2760**	**3.0900e-003**	**0.2791**	**0.0744**	**2.9200e-003**	**0.0774**		**355.5036**	**355.5036**	**7.5900e-003**	**0.0289**	**364.3155**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2500e-003	0.3420	0.1053	1.5700e-003	0.0542	2.0900e-003	0.0563	0.0156	2.0000e-003	0.0176		168.2077	168.2077	3.5200e-003	0.0249	175.7020
Worker	0.0641	0.0338	0.5638	1.8000e-003	0.2218	1.0000e-003	0.2228	0.0588	9.2000e-004	0.0598		187.2959	187.2959	4.0700e-003	4.0800e-003	188.6135
Total	**0.0723**	**0.3758**	**0.6691**	**3.3700e-003**	**0.2760**	**3.0900e-003**	**0.2791**	**0.0744**	**2.9200e-003**	**0.0774**		**355.5036**	**355.5036**	**7.5900e-003**	**0.0289**	**364.3155**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**3.4016**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0135	7.7700e-003	0.1195	3.6000e-004	0.0411	2.0000e-004	0.0413	0.0109	1.9000e-004	0.0111		36.4423	36.4423	9.2000e-004	8.6000e-004	36.7229
Total	**0.0135**	**7.7700e-003**	**0.1195**	**3.6000e-004**	**0.0411**	**2.0000e-004**	**0.0413**	**0.0109**	**1.9000e-004**	**0.0111**		**36.4423**	**36.4423**	**9.2000e-004**	**8.6000e-004**	**36.7229**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**3.4016**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0135	7.7700e-003	0.1195	3.6000e-004	0.0411	2.0000e-004	0.0413	0.0109	1.9000e-004	0.0111		36.4423	36.4423	9.2000e-004	8.6000e-004	36.7229
Total	**0.0135**	**7.7700e-003**	**0.1195**	**3.6000e-004**	**0.0411**	**2.0000e-004**	**0.0413**	**0.0109**	**1.9000e-004**	**0.0111**		**36.4423**	**36.4423**	**9.2000e-004**	**8.6000e-004**	**36.7229**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**3.3907**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0126	6.9400e-003	0.1114	3.4000e-004	0.0411	1.9000e-004	0.0413	0.0109	1.8000e-004	0.0111		35.5381	35.5381	8.3000e-004	8.1000e-004	35.7990
Total	**0.0126**	**6.9400e-003**	**0.1114**	**3.4000e-004**	**0.0411**	**1.9000e-004**	**0.0413**	**0.0109**	**1.8000e-004**	**0.0111**		**35.5381**	**35.5381**	**8.3000e-004**	**8.1000e-004**	**35.7990**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**3.3907**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0126	6.9400e-003	0.1114	3.4000e-004	0.0411	1.9000e-004	0.0413	0.0109	1.8000e-004	0.0111		35.5381	35.5381	8.3000e-004	8.1000e-004	35.7990
Total	**0.0126**	**6.9400e-003**	**0.1114**	**3.4000e-004**	**0.0411**	**1.9000e-004**	**0.0413**	**0.0109**	**1.8000e-004**	**0.0111**		**35.5381**	**35.5381**	**8.3000e-004**	**8.1000e-004**	**35.7990**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**3.3808**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0119	6.2500e-003	0.1044	3.3000e-004	0.0411	1.9000e-004	0.0413	0.0109	1.7000e-004	0.0111		34.6844	34.6844	7.5000e-004	7.6000e-004	34.9284
Total	**0.0119**	**6.2500e-003**	**0.1044**	**3.3000e-004**	**0.0411**	**1.9000e-004**	**0.0413**	**0.0109**	**1.7000e-004**	**0.0111**		**34.6844**	**34.6844**	**7.5000e-004**	**7.6000e-004**	**34.9284**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**3.3808**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0119	6.2500e-003	0.1044	3.3000e-004	0.0411	1.9000e-004	0.0413	0.0109	1.7000e-004	0.0111		34.6844	34.6844	7.5000e-004	7.6000e-004	34.9284
Total	**0.0119**	**6.2500e-003**	**0.1044**	**3.3000e-004**	**0.0411**	**1.9000e-004**	**0.0413**	**0.0109**	**1.7000e-004**	**0.0111**		**34.6844**	**34.6844**	**7.5000e-004**	**7.6000e-004**	**34.9284**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7526	1.6051	14.5102	0.0319	3.4841	0.0225	3.5066	0.9280	0.0209	0.9489		3,328.2325	3,328.2325	0.1921	0.1434	3,375.7713
Unmitigated	1.7526	1.6051	14.5102	0.0319	3.4841	0.0225	3.5066	0.9280	0.0209	0.9489		3,328.2325	3,328.2325	0.1921	0.1434	3,375.7713

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	716.68	716.68	716.68	1,655,249	1,655,249
Total	716.68	716.68	716.68	1,655,249	1,655,249

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
NaturalGas Unmitigated	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	5544.78	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
Total		**0.0598**	**0.5110**	**0.2174**	**3.2600e-003**		**0.0413**	**0.0413**		**0.0413**	**0.0413**		**652.3272**	**652.3272**	**0.0125**	**0.0120**	**656.2036**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	5.54478	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
Total		**0.0598**	**0.5110**	**0.2174**	**3.2600e-003**		**0.0413**	**0.0413**		**0.0413**	**0.0413**		**652.3272**	**652.3272**	**0.0125**	**0.0120**	**656.2036**

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.7603	1.0723	6.6898	6.7200e-003		0.1156	0.1156		0.1156	0.1156	0.0000	1,288.0900	1,288.0900	0.0353	0.0234	1,295.9477
Unmitigated	82.4034	1.5887	108.1261	0.1922		14.4385	14.4385		14.4385	14.4385	1,548.7537	480.7017	2,029.4555	1.9258	0.1093	2,110.1671

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5277					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9275					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	78.7601	1.5165	101.8619	0.1918		14.4038	14.4038		14.4038	14.4038	1,548.7537	469.4118	2,018.1655	1.9150	0.1093	2,098.6069
Landscaping	0.1881	0.0722	6.2642	3.3000e-004		0.0348	0.0348		0.0348	0.0348		11.2900	11.2900	0.0108		11.5603
Total	**82.4034**	**1.5887**	**108.1261**	**0.1922**		**14.4386**	**14.4386**		**14.4386**	**14.4386**	**1,548.7537**	**480.7017**	**2,029.4555**	**1.9258**	**0.1093**	**2,110.1671**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5277					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9275					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1170	1.0002	0.4256	6.3800e-003		0.0809	0.0809		0.0809	0.0809	0.0000	1,276.8000	1,276.8000	0.0245	0.0234	1,284.3874
Landscaping	0.1881	0.0722	6.2642	3.3000e-004		0.0348	0.0348		0.0348	0.0348		11.2900	11.2900	0.0108		11.5603
Total	**3.7603**	**1.0723**	**6.6898**	**6.7100e-003**		**0.1156**	**0.1156**		**0.1156**	**0.1156**	**0.0000**	**1,288.0900**	**1,288.0900**	**0.0353**	**0.0234**	**1,295.9476**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Machado Lane Property Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Machado Lane Property Project

Bay Area AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	76.00	Dwelling Unit	20.10	136,800.00	217

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2025
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage adjusted to match site plan.

Construction Phase - Construction phase timing adjusted based on AQ Questionnaire.

Demolition -

Grading -

Mobile Land Use Mitigation -

Area Mitigation - Per AQ Questionnaire, only natural gas hearths would be installed

Energy Mitigation -

Water Mitigation - Outdoor water conservation strategy applied to reflect compliance with MWELO.

Vehicle Trips - Trip generation rate adjusted per project-specific TIA prepared by TJKM (June 2022).

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	600.00
tblConstructionPhase	NumDays	370.00	600.00
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	35.00	30.00
tblConstructionPhase	NumDays	20.00	15.00
tblConstructionPhase	NumDays	10.00	30.00
tblLandUse	LotAcreage	24.68	20.10
tblVehicleTrips	ST_TR	9.54	9.43
tblVehicleTrips	SU_TR	8.55	9.43
tblVehicleTrips	WD_TR	9.44	9.43

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	5.0716	34.5539	28.5091	0.0634	19.8049	1.4253	21.0716	10.1417	1.3113	11.3071	0.0000	6,146.9143	6,146.9143	1.9484	0.0322	6,196.8109
2024	4.9537	15.0806	18.7732	0.0336	0.3171	0.6776	0.9946	0.0853	0.6410	0.7263	0.0000	3,220.0091	3,220.0091	0.6298	0.0313	3,245.0845
2025	4.8346	14.0264	18.6468	0.0335	0.3171	0.5824	0.8994	0.0853	0.5509	0.6362	0.0000	3,212.6891	3,212.6891	0.6253	0.0305	3,237.4039
Maximum	**5.0716**	**34.5539**	**28.5091**	**0.0634**	**19.8049**	**1.4253**	**21.0716**	**10.1417**	**1.3113**	**11.3071**	**0.0000**	**6,146.9143**	**6,146.9143**	**1.9484**	**0.0322**	**6,196.8109**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	5.0716	34.5539	28.5091	0.0634	19.8049	1.4253	21.0716	10.1417	1.3113	11.3071	0.0000	6,146.9143	6,146.9143	1.9484	0.0322	6,196.8109
2024	4.9537	15.0806	18.7732	0.0336	0.3171	0.6776	0.9946	0.0853	0.6410	0.7263	0.0000	3,220.0091	3,220.0091	0.6298	0.0313	3,245.0845
2025	4.8346	14.0264	18.6468	0.0335	0.3171	0.5824	0.8994	0.0853	0.5509	0.6362	0.0000	3,212.6891	3,212.6891	0.6253	0.0305	3,237.4039
Maximum	**5.0716**	**34.5539**	**28.5091**	**0.0634**	**19.8049**	**1.4253**	**21.0716**	**10.1417**	**1.3113**	**11.3071**	**0.0000**	**6,146.9143**	**6,146.9143**	**1.9484**	**0.0322**	**6,196.8109**

Machado Lane Property Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	82.4034	1.5887	108.1261	0.1922		14.4385	14.4385		14.4385	14.4385	1,548.7537	480.7017	2,029.4555	1.9258	0.1093	2,110.1671
Energy	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
Mobile	1.5726	1.8445	15.5903	0.0301	3.4841	0.0225	3.5066	0.9280	0.0210	0.9489		3,143.5064	3,143.5064	0.2176	0.1570	3,195.7411
Total	**84.0358**	**3.9441**	**123.9338**	**0.2256**	**3.4841**	**14.5023**	**17.9864**	**0.9280**	**14.5008**	**15.4288**	**1,548.7537**	**4,276.5353**	**5,825.2891**	**2.1559**	**0.2783**	**5,962.1118**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7603	1.0723	6.6898	6.7200e-003		0.1156	0.1156		0.1156	0.1156	0.0000	1,288.0900	1,288.0900	0.0353	0.0234	1,295.9477
Energy	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
Mobile	1.5726	1.8445	15.5903	0.0301	3.4841	0.0225	3.5066	0.9280	0.0210	0.9489		3,143.5064	3,143.5064	0.2176	0.1570	3,195.7411
Total	**5.3927**	**3.4278**	**22.4975**	**0.0401**	**3.4841**	**0.1794**	**3.6635**	**0.9280**	**0.1779**	**1.1059**	**0.0000**	**5,083.9236**	**5,083.9236**	**0.2654**	**0.1924**	**5,147.8924**

Machado Lane Property Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	93.58	13.09	81.85	82.21	0.00	98.76	79.63	0.00	98.77	92.83	100.00	-18.88	12.73	87.69	30.86	13.66

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	2/10/2023	5	30	
2	Site Preparation	Site Preparation	2/11/2023	3/24/2023	5	30	
3	Grading	Grading	3/25/2023	5/5/2023	5	30	
4	Paving	Paving	5/6/2023	5/26/2023	5	15	
5	Building Construction	Building Construction	5/27/2023	9/12/2025	5	600	
6	Architectural Coating	Architectural Coating	6/10/2023	9/26/2025	5	600	

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 90

Acres of Paving: 0

Residential Indoor: 277,020; Residential Outdoor: 92,340; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	18.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	27.00	8.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1313	0.0000	0.1313	0.0199	0.0000	0.0199			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	**2.2691**	**21.4844**	**19.6434**	**0.0388**	**0.1313**	**0.9975**	**1.1288**	**0.0199**	**0.9280**	**0.9479**		**3,746.9840**	**3,746.9840**	**1.0494**		**3,773.2183**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2100e-003	0.0829	0.0193	3.6000e-004	0.0105	6.6000e-004	0.0112	2.8800e-003	6.3000e-004	3.5100e-003		39.4927	39.4927	1.3000e-003	6.2600e-003	41.3901
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	**0.0428**	**0.1117**	**0.3627**	**1.3500e-003**	**0.1337**	**1.2700e-003**	**0.1350**	**0.0356**	**1.1900e-003**	**0.0368**		**141.0701**	**141.0701**	**4.4300e-003**	**9.2500e-003**	**143.9355**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1313	0.0000	0.1313	0.0199	0.0000	0.0199			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	**2.2691**	**21.4844**	**19.6434**	**0.0388**	**0.1313**	**0.9975**	**1.1288**	**0.0199**	**0.9280**	**0.9479**	**0.0000**	**3,746.9840**	**3,746.9840**	**1.0494**		**3,773.2183**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.2100e-003	0.0829	0.0193	3.6000e-004	0.0105	6.6000e-004	0.0112	2.8800e-003	6.3000e-004	3.5100e-003		39.4927	39.4927	1.3000e-003	6.2600e-003	41.3901
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	**0.0428**	**0.1117**	**0.3627**	**1.3500e-003**	**0.1337**	**1.2700e-003**	**0.1350**	**0.0356**	**1.1900e-003**	**0.0368**		**141.0701**	**141.0701**	**4.4300e-003**	**9.2500e-003**	**143.9355**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**		**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0499	0.0345	0.4121	1.1900e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		121.8929	121.8929	3.7600e-003	3.5800e-003	123.0546
Total	**0.0499**	**0.0345**	**0.4121**	**1.1900e-003**	**0.1479**	**7.3000e-004**	**0.1486**	**0.0392**	**6.8000e-004**	**0.0399**		**121.8929**	**121.8929**	**3.7600e-003**	**3.5800e-003**	**123.0546**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**	**0.0000**	**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0499	0.0345	0.4121	1.1900e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		121.8929	121.8929	3.7600e-003	3.5800e-003	123.0546
Total	**0.0499**	**0.0345**	**0.4121**	**1.1900e-003**	**0.1479**	**7.3000e-004**	**0.1486**	**0.0392**	**6.8000e-004**	**0.0399**		**121.8929**	**121.8929**	**3.7600e-003**	**3.5800e-003**	**123.0546**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0555	0.0383	0.4579	1.3200e-003	0.1643	8.1000e-004	0.1651	0.0436	7.5000e-004	0.0443		135.4366	135.4366	4.1800e-003	3.9800e-003	136.7273
Total	**0.0555**	**0.0383**	**0.4579**	**1.3200e-003**	**0.1643**	**8.1000e-004**	**0.1651**	**0.0436**	**7.5000e-004**	**0.0443**		**135.4366**	**135.4366**	**4.1800e-003**	**3.9800e-003**	**136.7273**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.2036	0.0000	9.2036	3.6538	0.0000	3.6538			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.2036**	**1.4245**	**10.6281**	**3.6538**	**1.3105**	**4.9643**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0555	0.0383	0.4579	1.3200e-003	0.1643	8.1000e-004	0.1651	0.0436	7.5000e-004	0.0443		135.4366	135.4366	4.1800e-003	3.9800e-003	136.7273
Total	**0.0555**	**0.0383**	**0.4579**	**1.3200e-003**	**0.1643**	**8.1000e-004**	**0.1651**	**0.0436**	**7.5000e-004**	**0.0443**		**135.4366**	**135.4366**	**4.1800e-003**	**3.9800e-003**	**136.7273**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	**0.0416**	**0.0288**	**0.3434**	**9.9000e-004**	**0.1232**	**6.1000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0333**		**101.5775**	**101.5775**	**3.1300e-003**	**2.9900e-003**	**102.5455**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	**0.0416**	**0.0288**	**0.3434**	**9.9000e-004**	**0.1232**	**6.1000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0333**		**101.5775**	**101.5775**	**3.1300e-003**	**2.9900e-003**	**102.5455**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.4100e-003	0.3631	0.1133	1.6200e-003	0.0542	2.0900e-003	0.0563	0.0156	2.0000e-003	0.0176		174.2177	174.2177	3.5400e-003	0.0258	181.9896
Worker	0.0749	0.0518	0.6182	1.7900e-003	0.2218	1.1000e-003	0.2229	0.0588	1.0100e-003	0.0598		182.8394	182.8394	5.6400e-003	5.3700e-003	184.5819
Total	**0.0833**	**0.4149**	**0.7315**	**3.4100e-003**	**0.2760**	**3.1900e-003**	**0.2792**	**0.0744**	**3.0100e-003**	**0.0774**		**357.0571**	**357.0571**	**9.1800e-003**	**0.0312**	**366.5715**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.4100e-003	0.3631	0.1133	1.6200e-003	0.0542	2.0900e-003	0.0563	0.0156	2.0000e-003	0.0176		174.2177	174.2177	3.5400e-003	0.0258	181.9896
Worker	0.0749	0.0518	0.6182	1.7900e-003	0.2218	1.1000e-003	0.2229	0.0588	1.0100e-003	0.0598		182.8394	182.8394	5.6400e-003	5.3700e-003	184.5819
Total	**0.0833**	**0.4149**	**0.7315**	**3.4100e-003**	**0.2760**	**3.1900e-003**	**0.2792**	**0.0744**	**3.0100e-003**	**0.0774**		**357.0571**	**357.0571**	**9.1800e-003**	**0.0312**	**366.5715**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.1500e-003	0.3633	0.1110	1.6000e-003	0.0542	2.1000e-003	0.0563	0.0156	2.0100e-003	0.0176		171.5062	171.5062	3.5200e-003	0.0254	179.1565
Worker	0.0703	0.0462	0.5782	1.7300e-003	0.2218	1.0500e-003	0.2229	0.0588	9.6000e-004	0.0598		178.3316	178.3316	5.1200e-003	5.0100e-003	179.9516
Total	**0.0784**	**0.4095**	**0.6892**	**3.3300e-003**	**0.2760**	**3.1500e-003**	**0.2791**	**0.0744**	**2.9700e-003**	**0.0774**		**349.8378**	**349.8378**	**8.6400e-003**	**0.0304**	**359.1082**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.1500e-003	0.3633	0.1110	1.6000e-003	0.0542	2.1000e-003	0.0563	0.0156	2.0100e-003	0.0176		171.5062	171.5062	3.5200e-003	0.0254	179.1565
Worker	0.0703	0.0462	0.5782	1.7300e-003	0.2218	1.0500e-003	0.2229	0.0588	9.6000e-004	0.0598		178.3316	178.3316	5.1200e-003	5.0100e-003	179.9516
Total	**0.0784**	**0.4095**	**0.6892**	**3.3300e-003**	**0.2760**	**3.1500e-003**	**0.2791**	**0.0744**	**2.9700e-003**	**0.0774**		**349.8378**	**349.8378**	**8.6400e-003**	**0.0304**	**359.1082**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.9300e-003	0.3619	0.1090	1.5700e-003	0.0542	2.1000e-003	0.0563	0.0156	2.0100e-003	0.0176		168.4588	168.4588	3.5000e-003	0.0249	175.9708
Worker	0.0662	0.0416	0.5434	1.6700e-003	0.2218	1.0000e-003	0.2228	0.0588	9.2000e-004	0.0598		174.0723	174.0723	4.6500e-003	4.6900e-003	175.5871
Total	**0.0741**	**0.4035**	**0.6524**	**3.2400e-003**	**0.2760**	**3.1000e-003**	**0.2791**	**0.0744**	**2.9300e-003**	**0.0774**		**342.5311**	**342.5311**	**8.1500e-003**	**0.0296**	**351.5578**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.9300e-003	0.3619	0.1090	1.5700e-003	0.0542	2.1000e-003	0.0563	0.0156	2.0100e-003	0.0176		168.4588	168.4588	3.5000e-003	0.0249	175.9708
Worker	0.0662	0.0416	0.5434	1.6700e-003	0.2218	1.0000e-003	0.2228	0.0588	9.2000e-004	0.0598		174.0723	174.0723	4.6500e-003	4.6900e-003	175.5871
Total	**0.0741**	**0.4035**	**0.6524**	**3.2400e-003**	**0.2760**	**3.1000e-003**	**0.2791**	**0.0744**	**2.9300e-003**	**0.0774**		**342.5311**	**342.5311**	**8.1500e-003**	**0.0296**	**351.5578**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**3.4016**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0139	9.5900e-003	0.1145	3.3000e-004	0.0411	2.0000e-004	0.0413	0.0109	1.9000e-004	0.0111		33.8592	33.8592	1.0400e-003	1.0000e-003	34.1818
Total	**0.0139**	**9.5900e-003**	**0.1145**	**3.3000e-004**	**0.0411**	**2.0000e-004**	**0.0413**	**0.0109**	**1.9000e-004**	**0.0111**		**33.8592**	**33.8592**	**1.0400e-003**	**1.0000e-003**	**34.1818**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**3.4016**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0139	9.5900e-003	0.1145	3.3000e-004	0.0411	2.0000e-004	0.0413	0.0109	1.9000e-004	0.0111		33.8592	33.8592	1.0400e-003	1.0000e-003	34.1818
Total	**0.0139**	**9.5900e-003**	**0.1145**	**3.3000e-004**	**0.0411**	**2.0000e-004**	**0.0413**	**0.0109**	**1.9000e-004**	**0.0111**		**33.8592**	**33.8592**	**1.0400e-003**	**1.0000e-003**	**34.1818**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**3.3907**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0130	8.5600e-003	0.1071	3.2000e-004	0.0411	1.9000e-004	0.0413	0.0109	1.8000e-004	0.0111		33.0244	33.0244	9.5000e-004	9.3000e-004	33.3244
Total	**0.0130**	**8.5600e-003**	**0.1071**	**3.2000e-004**	**0.0411**	**1.9000e-004**	**0.0413**	**0.0109**	**1.8000e-004**	**0.0111**		**33.0244**	**33.0244**	**9.5000e-004**	**9.3000e-004**	**33.3244**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**3.3907**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0130	8.5600e-003	0.1071	3.2000e-004	0.0411	1.9000e-004	0.0413	0.0109	1.8000e-004	0.0111		33.0244	33.0244	9.5000e-004	9.3000e-004	33.3244
Total	**0.0130**	**8.5600e-003**	**0.1071**	**3.2000e-004**	**0.0411**	**1.9000e-004**	**0.0413**	**0.0109**	**1.8000e-004**	**0.0111**		**33.0244**	**33.0244**	**9.5000e-004**	**9.3000e-004**	**33.3244**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**3.3808**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0123	7.7100e-003	0.1006	3.1000e-004	0.0411	1.9000e-004	0.0413	0.0109	1.7000e-004	0.0111		32.2356	32.2356	8.6000e-004	8.7000e-004	32.5161
Total	**0.0123**	**7.7100e-003**	**0.1006**	**3.1000e-004**	**0.0411**	**1.9000e-004**	**0.0413**	**0.0109**	**1.7000e-004**	**0.0111**		**32.2356**	**32.2356**	**8.6000e-004**	**8.7000e-004**	**32.5161**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**3.3808**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0123	7.7100e-003	0.1006	3.1000e-004	0.0411	1.9000e-004	0.0413	0.0109	1.7000e-004	0.0111		32.2356	32.2356	8.6000e-004	8.7000e-004	32.5161
Total	**0.0123**	**7.7100e-003**	**0.1006**	**3.1000e-004**	**0.0411**	**1.9000e-004**	**0.0413**	**0.0109**	**1.7000e-004**	**0.0111**		**32.2356**	**32.2356**	**8.6000e-004**	**8.7000e-004**	**32.5161**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5726	1.8445	15.5903	0.0301	3.4841	0.0225	3.5066	0.9280	0.0210	0.9489		3,143.5064	3,143.5064	0.2176	0.1570	3,195.7411
Unmitigated	1.5726	1.8445	15.5903	0.0301	3.4841	0.0225	3.5066	0.9280	0.0210	0.9489		3,143.5064	3,143.5064	0.2176	0.1570	3,195.7411

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	716.68	716.68	716.68	1,655,249	1,655,249
Total	716.68	716.68	716.68	1,655,249	1,655,249

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.553839	0.058700	0.188468	0.120786	0.022796	0.005663	0.010629	0.007566	0.000983	0.000556	0.026354	0.000841	0.002820

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
NaturalGas Unmitigated	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	5544.78	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
Total		**0.0598**	**0.5110**	**0.2174**	**3.2600e-003**		**0.0413**	**0.0413**		**0.0413**	**0.0413**		**652.3272**	**652.3272**	**0.0125**	**0.0120**	**656.2036**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	5.54478	0.0598	0.5110	0.2174	3.2600e-003		0.0413	0.0413		0.0413	0.0413		652.3272	652.3272	0.0125	0.0120	656.2036
Total		**0.0598**	**0.5110**	**0.2174**	**3.2600e-003**		**0.0413**	**0.0413**		**0.0413**	**0.0413**		**652.3272**	**652.3272**	**0.0125**	**0.0120**	**656.2036**

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.7603	1.0723	6.6898	6.7200e-003		0.1156	0.1156		0.1156	0.1156	0.0000	1,288.0900	1,288.0900	0.0353	0.0234	1,295.9477
Unmitigated	82.4034	1.5887	108.1261	0.1922		14.4385	14.4385		14.4385	14.4385	1,548.7537	480.7017	2,029.4555	1.9258	0.1093	2,110.1671

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5277					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9275					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	78.7601	1.5165	101.8619	0.1918		14.4038	14.4038		14.4038	14.4038	1,548.7537	469.4118	2,018.1655	1.9150	0.1093	2,098.6069
Landscaping	0.1881	0.0722	6.2642	3.3000e-004		0.0348	0.0348		0.0348	0.0348		11.2900	11.2900	0.0108		11.5603
Total	**82.4034**	**1.5887**	**108.1261**	**0.1922**		**14.4386**	**14.4386**		**14.4386**	**14.4386**	**1,548.7537**	**480.7017**	**2,029.4555**	**1.9258**	**0.1093**	**2,110.1671**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5277					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.9275					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1170	1.0002	0.4256	6.3800e-003		0.0809	0.0809		0.0809	0.0809	0.0000	1,276.8000	1,276.8000	0.0245	0.0234	1,284.3874
Landscaping	0.1881	0.0722	6.2642	3.3000e-004		0.0348	0.0348		0.0348	0.0348		11.2900	11.2900	0.0108		11.5603
Total	**3.7603**	**1.0723**	**6.6898**	**6.7100e-003**		**0.1156**	**0.1156**		**0.1156**	**0.1156**	**0.0000**	**1,288.0900**	**1,288.0900**	**0.0353**	**0.0234**	**1,295.9476**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Bay Area AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	No Change	0	1	No Change	0.00
Concrete/Industrial Saws	Diesel	No Change	0	1	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Excavators	Diesel	No Change	0	5	No Change	0.00
Forklifts	Diesel	No Change	0	3	No Change	0.00
Generator Sets	Diesel	No Change	0	1	No Change	0.00
Graders	Diesel	No Change	0	1	No Change	0.00
Pavers	Diesel	No Change	0	2	No Change	0.00
Paving Equipment	Diesel	No Change	0	2	No Change	0.00
Rollers	Diesel	No Change	0	2	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	6	No Change	0.00
Scrapers	Diesel	No Change	0	2	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	9	No Change	0.00
Welders	Diesel	No Change	0	1	No Change	0.00

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Unmitigated tons/yr						Unmitigated mt/yr					
Air Compressors	5.40600E-002	3.64670E-001	5.43010E-001	8.90000E-004	1.80800E-002	1.80800E-002	0.00000E+000	7.65976E+001	7.65976E+001	4.33000E-003	0.00000E+000	7.67060E+001
Concrete/Industrial Saws	5.01000E-003	3.87600E-002	5.48600E-002	9.00000E-005	1.92000E-003	1.92000E-003	0.00000E+000	8.06486E+000	8.06486E+000	4.00000E-004	0.00000E+000	8.07479E+000
Cranes	8.69000E-002	9.14050E-001	4.66850E-001	1.51000E-003	3.83000E-002	3.52400E-002	0.00000E+000	1.33074E+002	1.33074E+002	4.30400E-002	0.00000E+000	1.34150E+002
Excavators	1.41500E-002	1.16150E-001	2.44330E-001	3.90000E-004	5.69000E-003	5.23000E-003	0.00000E+000	3.40266E+001	3.40266E+001	1.10000E-002	0.00000E+000	3.43017E+001
Forklifts	8.47100E-002	7.95040E-001	1.02513E+000	1.38000E-003	4.58700E-002	4.22000E-002	0.00000E+000	1.20862E+002	1.20862E+002	3.90900E-002	0.00000E+000	1.21839E+002
Generator Sets	8.54200E-002	7.62980E-001	1.09919E+000	1.97000E-003	3.31700E-002	3.31700E-002	0.00000E+000	1.69562E+002	1.69562E+002	6.83000E-003	0.00000E+000	1.69733E+002
Graders	5.75000E-003	6.98000E-002	2.53900E-002	1.00000E-004	2.26000E-003	2.08000E-003	0.00000E+000	8.72061E+000	8.72061E+000	2.82000E-003	0.00000E+000	8.79112E+000
Pavers	2.88000E-003	2.82400E-002	4.32500E-002	7.00000E-005	1.33000E-003	1.22000E-003	0.00000E+000	6.19449E+000	6.19449E+000	2.00000E-003	0.00000E+000	6.24458E+000
Paving Equipment	2.56000E-003	2.40400E-002	3.83500E-002	6.00000E-005	1.17000E-003	1.08000E-003	0.00000E+000	5.36782E+000	5.36782E+000	1.74000E-003	0.00000E+000	5.41122E+000
Rollers	2.31000E-003	2.41500E-002	2.77800E-002	4.00000E-005	1.33000E-003	1.22000E-003	0.00000E+000	3.45784E+000	3.45784E+000	1.12000E-003	0.00000E+000	3.48580E+000
Rubber Tired Dozers	6.16200E-002	6.41440E-001	2.79570E-001	7.70000E-004	2.88800E-002	2.65700E-002	0.00000E+000	6.75218E+001	6.75218E+001	2.18400E-002	0.00000E+000	6.80678E+001
Scrapers	2.36000E-002	2.48500E-001	1.84110E-001	4.60000E-004	9.74000E-003	8.96000E-003	0.00000E+000	4.00104E+001	4.00104E+001	1.29400E-002	0.00000E+000	4.03339E+001
Tractors/Loaders/Backhoes	1.25640E-001	1.26932E+000	1.95906E+000	2.74000E-003	5.81000E-002	5.34500E-002	0.00000E+000	2.40235E+002	2.40235E+002	7.77000E-002	0.00000E+000	2.42178E+002
Welders	7.07300E-002	4.13770E-001	4.99110E-001	7.70000E-004	1.42300E-002	1.42300E-002	0.00000E+000	5.64662E+001	5.64662E+001	5.74000E-003	0.00000E+000	5.66098E+001

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Mitigated tons/yr						Mitigated mt/yr					
Air Compressors	5.40600E-002	3.64670E-001	5.43010E-001	8.90000E-004	1.80800E-002	1.80800E-002	0.00000E+000	7.65975E+001	7.65975E+001	4.33000E-003	0.00000E+000	7.67059E+001
Concrete/Industrial Saws	5.01000E-003	3.87600E-002	5.48600E-002	9.00000E-005	1.92000E-003	1.92000E-003	0.00000E+000	8.06485E+000	8.06485E+000	4.00000E-004	0.00000E+000	8.07478E+000
Cranes	8.69000E-002	9.14050E-001	4.66850E-001	1.51000E-003	3.83000E-002	3.52400E-002	0.00000E+000	1.33074E+002	1.33074E+002	4.30400E-002	0.00000E+000	1.34150E+002
Excavators	1.41500E-002	1.16150E-001	2.44330E-001	3.90000E-004	5.69000E-003	5.23000E-003	0.00000E+000	3.40266E+001	3.40266E+001	1.10000E-002	0.00000E+000	3.43017E+001
Forklifts	8.47100E-002	7.95040E-001	1.02512E+000	1.38000E-003	4.58700E-002	4.22000E-002	0.00000E+000	1.20862E+002	1.20862E+002	3.90900E-002	0.00000E+000	1.21839E+002
Generator Sets	8.54200E-002	7.62970E-001	1.09919E+000	1.97000E-003	3.31700E-002	3.31700E-002	0.00000E+000	1.69562E+002	1.69562E+002	6.83000E-003	0.00000E+000	1.69733E+002
Graders	5.75000E-003	6.98000E-002	2.53900E-002	1.00000E-004	2.26000E-003	2.08000E-003	0.00000E+000	8.72060E+000	8.72060E+000	2.82000E-003	0.00000E+000	8.79111E+000
Pavers	2.88000E-003	2.82400E-002	4.32500E-002	7.00000E-005	1.33000E-003	1.22000E-003	0.00000E+000	6.19449E+000	6.19449E+000	2.00000E-003	0.00000E+000	6.24457E+000
Paving Equipment	2.56000E-003	2.40400E-002	3.83500E-002	6.00000E-005	1.17000E-003	1.08000E-003	0.00000E+000	5.36781E+000	5.36781E+000	1.74000E-003	0.00000E+000	5.41121E+000
Rollers	2.31000E-003	2.41500E-002	2.77800E-002	4.00000E-005	1.33000E-003	1.22000E-003	0.00000E+000	3.45783E+000	3.45783E+000	1.12000E-003	0.00000E+000	3.48579E+000
Rubber Tired Dozers	6.16200E-002	6.41440E-001	2.79570E-001	7.70000E-004	2.88800E-002	2.65700E-002	0.00000E+000	6.75217E+001	6.75217E+001	2.18400E-002	0.00000E+000	6.80677E+001
Scrapers	2.36000E-002	2.48500E-001	1.84110E-001	4.60000E-004	9.74000E-003	8.96000E-003	0.00000E+000	4.00103E+001	4.00103E+001	1.29400E-002	0.00000E+000	4.03338E+001
Tractors/Loaders/Backhoes	1.25640E-001	1.26931E+000	1.95905E+000	2.74000E-003	5.81000E-002	5.34500E-002	0.00000E+000	2.40235E+002	2.40235E+002	7.77000E-002	0.00000E+000	2.42177E+002
Welders	7.07300E-002	4.13770E-001	4.99110E-001	7.70000E-004	1.42300E-002	1.42300E-002	0.00000E+000	5.64661E+001	5.64661E+001	5.74000E-003	0.00000E+000	5.66097E+001

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Air Compressors	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.17497E-006	1.17497E-006	0.00000E+000	0.00000E+000	1.17331E-006
Concrete/Industrial Saws	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.23995E-006	1.23995E-006	0.00000E+000	0.00000E+000	1.23842E-006
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.20234E-006	1.20234E-006	0.00000E+000	0.00000E+000	1.19269E-006
Excavators	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.46944E-006	1.46944E-006	0.00000E+000	0.00000E+000	1.16612E-006
Forklifts	0.00000E+000	0.00000E+000	9.75486E-006	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.15834E-006	1.15834E-006	0.00000E+000	0.00000E+000	1.14905E-006
Generator Sets	0.00000E+000	1.31065E-005	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.23848E-006	1.23848E-006	0.00000E+000	0.00000E+000	1.17832E-006
Graders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.14671E-006	1.14671E-006	0.00000E+000	0.00000E+000	1.13751E-006
Pavers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.60139E-006
Paving Equipment	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.86295E-006	1.86295E-006	0.00000E+000	0.00000E+000	1.84801E-006
Rollers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	2.89198E-006	2.89198E-006	0.00000E+000	0.00000E+000	2.86878E-006
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18480E-006	1.18480E-006	0.00000E+000	0.00000E+000	1.17530E-006
Scrapers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.24968E-006	1.24968E-006	0.00000E+000	0.00000E+000	1.23965E-006
Tractors/Loaders/Backhoes	0.00000E+000	7.87823E-006	5.10449E-006	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.20715E-006	1.20715E-006	0.00000E+000	0.00000E+000	1.19747E-006
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.23968E-006	1.23968E-006	0.00000E+000	0.00000E+000	1.23654E-006

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input	Mitigation Input

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Soil Stabilizer for unpaved Roads	PM10 Reduction		PM2.5 Reduction			
No	Replace Ground Cover of Area Disturbed	PM10 Reduction		PM2.5 Reduction			
No	Water Exposed Area	PM10 Reduction		PM2.5 Reduction		Frequency (per day)	
No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)	0.00		
No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.08	0.02	0.08	0.02	0.00	0.00
Demolition	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Grading	Fugitive Dust	0.14	0.05	0.14	0.05	0.00	0.00
Grading	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Fugitive Dust	0.29	0.15	0.29	0.15	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	99.85	43.28	99.64	97.01	99.52	99.52	100.00	-172.00	46.38	99.34	78.18	48.71
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.79	3.99	0.02	0.26	1.99
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Suburban Center

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
No	Land Use	Increase Density	0.00	0.00	0.00	
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
No	Land Use	Increase Transit Accessibility	0.25	0.00		

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		
	Land Use	Land Use SubTotal	0.00			
No	Neighborhood Enhancements	Improve Pedestrian Network	2.00	Project Site and Connecting Off-Site		
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00			
No	Parking Policy Pricing	Limit Parking Supply	0.00	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00	0.00		
No	Transit Improvements	Expand Transit Network	0.00	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		0.00	
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.00			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"	4.50			
No	Commute	Workplace Parking Charge		0.00		
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program	10.00			
	Commute	Commute Subtotal	0.00			
No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.00			

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
Yes	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	150.00
No	Use Low VOC Paint (Non-residential Interior)	100.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	Use Low VOC Paint (Parking)	150.00
No	% Electric Lawnmower	0.00
No	% Electric Leafblower	0.00
No	% Electric Chainsaw	0.00

Energy Mitigation Measures

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting	0.00	
No	On-site Renewable	0.00	0.00

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Apply Water Conservation on Strategy	0.00	20.00
No	Use Reclaimed Water	0.00	0.00
No	Use Grey Water	0.00	
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction	0.00	
No	Use Water Efficient Irrigation Systems	6.10	

Machado Lane Property Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Water Efficient Landscape	0.00	0.00

Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

Appendix B
Planning Survey Report

Application Form and Planning Survey Report

To Comply With and Receive Permit Coverage Under The East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan

Please complete this application to apply for take authorization under the state and federal East Contra Costa County HCP/NCCP incidental take permits. The East Contra Costa County Habitat Conservancy ("Conservancy") or local jurisdiction (City of Brentwood, City of Clayton, City of Oakley, City of Pittsburg, and Contra Costa County) may request more information in order to deem the application complete.

I. PROJECT OVERVIEW

PROJECT INFORMATION	
PROJECT NAME: Cosetti Ranch	
PROJECT TYPE: ☒ Residential ☐ Commercial ☐ Transportation ☐ Utility ☐ Other	
PROJECT DESCRIPTION (BRIEF): Construction of a 76-lot residential subdivision with access from Machado Lane. A detailed project description is included in Attachment A.	
PROJECT ADDRESS/LOCATION: West side of Machado Lane and south of Cypress Road in the city of Oakley, Contra Costa County, California.	
PARCEL/PROJECT SIZE (ACRES): 21.13+/- acres (20.12+/- project site and 1.01+/- off-site component).	
PROJECT APN(S): 033-190-003-5, 033-190-004-3, 033-180-001, 033-170-021, 033-170-022, 033-170-020 and 033-170-019.	
APPLICATION SUBMITTAL DATE: May 2022	**FINAL PSR DATE:** (City/County/Conservancy use)
LEAD PLANNER: Joshua McMurray	
JURISDICTION: ☐ City of Brentwood ☐ City of Clayton ☒ City of Oakley ☐ City of Pittsburg ☐ Contra Costa County ☐ Participating Special Entity* *Participating Special Entities are organizations not subject to the authority of a local jurisdiction. Such organizations may include school districts, irrigation districts, transportation agencies, local park districts, geological hazard abatement districts, or other utilities or special districts that own land or provide public services.	
DEVELOPMENT FEE ZONE: ☒ Zone I ☐ Zone II ☐ Zone III ☐ Zone IV See figure 9-1 of the HCP/NCCP at www.cocohcp.org for a generalized development fee zone map. Detailed development fee zone maps by jurisdiction are available from the jurisdiction.	

PROJECT APPLICANT INFORMATION	
APPLICANT'S NAME: MLC Holdings, Inc.	
AUTHORIZED AGENT'S NAME AND TITLE: Paul Manyisha, Forward Planning Manager	
PHONE NO.: (925) 324-6178	**APPLICANT'S E-MAIL:** paul.manyisha@mlcholdings.net
MAILING ADDRESS: 2603 Camino Ramon, Suite 140, San Ramon, CA 94583	

BIOLOGIST INFORMATION[1]	
BIOLOGICAL/ENVIRONMENTAL FIRM: Moore Biological Consultants	
CONTACT NAME AND TITLE: Diane S. Moore, M.S.	
PHONE NO.: (209) 745-1159	**CONTACT'S E-MAIL:** moorebio@softcom.net
MAILING ADDRESS: Moore Biological Consultants, 10330 Twin Cities Rd., Ste. 30, Galt, California 95632	

[1] A USFWS/CDFW-approved biologist (project-specific) is required to conduct the surveys. Please submit biologist(s) approval request to the Conservancy.

II. PROJECT DETAILS

Please complete and/or provide the following attachments:

1) **Project Description**
Attach as **Attachment A: Project Description**. Provide a detailed written description that concisely and completely describes the project and location. Include the following information:
   - All activities proposed for the site or project, including roads utilized, construction staging areas, and the installation of underground facilities, to ensure the entire project is covered by the HCP/NCCP permit
   - Proposed construction dates, including details on construction phases, if applicable
   - Reference a City/County application number for the project, if applicable
   - General Best Management Practices, if applicable
   - If the project will have temporary impacts, please provide a restoration plan describing how the site will be restored to pre-project conditions, including revegetation seed mixes or plantings and timing

2) **Project Vicinity Map**
Provide a project vicinity map. Attach as **Figure 1** in **Attachment B: Figures**.

3) **Project Site Plans**
Provide any project site plans for the project. Attach as **Figure 2** in **Attachment B: Figures**.

4) **CEQA Document**
Indicate the status of CEQA documents prepared for the project. Provide additional comments below table if necessary.

Type of Document	Status	Date Completed
☒ Initial Study	underway	Anticipated 2022
☐ Notice of Preparation		
☐ Draft EIR		
☐ Final EIR		
☐ Notice of Categorical Exemption		
☐ Notice of Statutory Exemption		
☐ Other (describe)		

III. EXISTING CONDITIONS AND IMPACTS

Please complete and/or provide the following attachments:

1) **Field-Verified Land Cover Map**[2]
Attach a field-verified land cover map in **Attachment B: Figures** and label as **Figure 3**. The map should contain all land cover types present on-site overlaid on aerial/satellite imagery. Map colors for the land cover types should conform to the HCP/NCCP (see *Figure 3-3: Landcover in the Inventory Area* for land cover type legend).

2) **Photographs of the Project Site**
Attach representative photos of the project site in **Attachment B: Figures** and label as **Figure 4**. Please provide captions for each photo.

[2] For PSEs and city or county public works projects, please also identify permanent and temporary impact areas by overlaying crosshatching (permanent impacts) and hatching (temporary impacts) on the land cover map.

3) Land Cover Types and Impacts and Supplemental Tables

- For all terrestrial land cover types please provide calculations to the nearest **hundredth of an acre (0.01)**. For aquatic land cover types please provide calculations to the nearest **thousandth of an acre (0.001)**.
- **Permanent Impacts** are broadly defined in the ECCC HCP/NCCP to include all areas removed from an undeveloped or habitat-providing state and includes land in the same parcel or project that is not developed, graded, physically altered, or directly affected in any way but is isolated from natural areas by the covered activity. Unless such undeveloped land is dedicated to the Preserve System or is a deed-restricted creek setback, the development mitigation fee will apply (if proposed, would require Conservancy approval).
- **Temporary Impacts** are broadly defined in the ECCC HCP/NCCP as any impact on vegetation or habitat that does not result in permanent habitat removal (i.e. vegetation can eventually recover).
- If **wetland (riparian woodland/scrub, wetland, or aquatic)** land cover types are present on the parcel but will not be impacted please discuss in the following section 4) Jurisdictional Wetlands and Waters. Wetland impact fees will only be charged if wetland features are impacted. However, development fees will apply to the entire parcel.
- **Stream** land cover type is considered a linear feature where impacts are calculated based on length impacted. The acreage within a stream, below Top of Bank (TOB), must be assigned to the adjacent land cover type(s). Insert area of impact to stream below TOB in parentheses after the Land Cover acreage number (e.g., Riparian Woodland/Scrub: 10 (0.036) – where 10 is the total impacted acreage including 0.036 acre, which is the acreage within stream TOB). Complete following supplemental **Stream Feature Detail** table to provide information for linear feet.
- **Total Impacts** acreage should be the total parcel acreage (development project) or project footprint acreage (rural infrastructure or utility project).

Table 1: Land Cover Types and Impacts

Land Cover Type	Permanent Impacts	Temporary Impacts	*Proposed for HCP/NCCP Dedication on the Parcel (Requires Conservancy Approval)* *Stream Setback*	*Preserve System Dedication*
Grassland				
Annual Grassland				
Alkali Grassland				
Ruderal	19.88			
Shrubland				
Chaparral and Scrub				
Woodland				
Oak Savannah				
Oak Woodland				
Riparian				
Riparian Woodland/Scrub				
Wetland				
Permanent Wetland				
Seasonal Wetland				
Alkali Wetland				
Aquatic				
Aquatic (Reservoir/Open Water)				
Slough/Channel				
Pond				
Stream (in linear feet)				
Irrigated Agriculture				
Pasture				
Cropland				
Orchard				
Vineyard				
Other				
Nonnative woodland				
Wind turbines				
Developed (not counted toward Fees)				
Urban	1.25			
Aqueduct				
Turf				
Landfill				
TOTAL IMPACTS	21.13			

Identify any uncommon vegetation and uncommon landscape features[3]:

Supplemental to Table 1: Uncommon Vegetation and Landscape Features

	Permanent Impacts	Temporary Impacts
Uncommon Grassland Alliances		
Purple Needlegrass Grassland		
Blue Wildrye Grassland		
Creeping Ryegrass Grassland		
Wildflower Fields		
Squirreltail Grassland		
One-sided Bluegrass Grassland		
Serpentine Bunchgrass Grassland		
Saltgrass Grassland		
Alkali Sacaton Bunchgrass Grassland		
☐ Other		
Uncommon Landscape Features		
Rock Outcrops		
Caves		
Springs and seeps		
Scalds		
Sand Deposits		
☐ Mines[4]		
☐ Buildings (bat roosts)[3]		
☒ Potential nest sites (trees or cliffs)[3]	32 trees (all will be removed)	

Please provide details of impacts to stream features:

Stream Name: None

Watershed:

Supplemental to Table 1: Stream Feature Detail[5]

Stream Width	Stream Type[6]	Permanent Impacts (linear feet)[7]	Temporary Impacts (linear feet)[7]
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		

[3] These acreages are for Conservancy tracking purposes. Impacts to these uncommon vegetation and landscape features should be accounted for within the land cover types in Table 1 (e.g., x acres of purple needlegrass in this supplemental table should be accounted for within annual grassland in Table 1).

[4] Insert amount/number, not acreage. Provide additional information on these features in Attachment A: Project Description.

[5] Use more than 1 row as necessary to describe impacts to streams on site.

[6] See glossary (Appendix A) for definition of stream type and order.

[7] Stream length is measured along stream centerline, based on length of impact to any part of the stream channel, TOB to TOB.

4) Summary of Land Cover Types

Please provide a written summary of descriptions for land cover types found on site including characteristic vegetation.

Initial field surveys at the site were conducted on November 9 and 11, 2020. This report reflects current site conditions based on a May 13, 2022 field survey.

Ruderal Grassland: The project site primarily consists of ruderal grassland with a majority of the site being recently cut and prepared for a hay harvest (Figures 4a and 4b). Grasslands in the site have been highly disturbed by routine farming of the site, mowing and/or disking, and other human activities. There is a ruderal grassland strip along the south edge of the site that is not subject to disking and/or mowing or farming activities. Dominant grasses in the site include oats (*Avena* sp.), ripgut brome (*Bromus diandrus*), and soft brome (*Bromus hordeaceus*). Other grassland species such as radish (*Raphanus sativa*), Canadian horseweed (*Erigeron canadensis*), black mustard (*Brassica nigra*), common mallow (*Malva neglecta*), morning glory (*Convolvulus arvensis*), yellow star-thistle (*Centaurea solstitialis*), and prickly lettuce (*Lactuca serriola*) are intermixed with the grasses.

Urban/Developed: Urban/Developed areas within the site include the barn structure in the southeast part of the site (Figure 4d), Cypress Lane along the north edge of the site, and Machado Lane and three driveway entrances off of Machado Lane along the east edge of the site (Figure 3). The north tip of Machado Lane is a well-defined paved road with striping, while the remaining portion of the road is heavily traveled gravel (Figure 4e).

There are 32 trees in the project site, most of which are located near the south fence-line (Figures 5a and 4c). There are a small willow (*Salix* sp.), a black walnut (*Juglans californica*), and two ornamental trees in the remains of an irrigation return basin in the northeast corner of the site (Figure 4f). Trees in the south part of the site are mostly stone fruit and nut trees that are generally in very poor health, some of which have very few leaves and appear close to being dead (Figure 4c). There are a few coast live oak (*Quercus agrifolia*) trees along the west fence of the fenced-off area in the southeast part of the site. The most notable large trees near the site are a coast live oak just south of the south edge of the site and some large trees in the parcels south and southeast of the site.

5) Jurisdictional Wetlands and Waters

If wetlands and waters are present on the project site, project proponents must conduct a delineation of jurisdictional wetlands and waters. Jurisdictional wetlands and waters are defined on pages 1-18 and 1-19 of the ECCC HCP/NCCP as the following land cover types: permanent wetland, seasonal wetland, alkali wetland, aquatic, pond, slough/channel, and stream. It should be noted that these features differ for federal and state jurisdictions. If you have identified any of these land cover types in Table 1, complete the section below.

a) Attach the wetland delineation report as **Attachment E: Wetland Delineation.** If a wetland delineation has not been completed, please explain below in section 4c.

b) Please check the following permits the project may require. Please submit copies of these permits to the Conservancy prior to the start of construction:

☐ CWA Section 404 Permit[8] ☐ CWA Section 401 Water Quality Certification

☐ Waste Discharge Requirements ☐ Lake and Streambed Alteration Agreement

c) Provide any additional information on impacts to jurisdictional wetland and waters below, including status of the permit(s):

An assessment of potentially jurisdictional Waters of the U.S. or wetlands in the site was undertaken on November 9 and 11, 2020, and May 13, 2022. There are no potentially jurisdictional Waters of the U.S. or wetlands of any type in the site. The site consists primarily of highly disturbed upland ruderal grassland vegetation and the on-site soils appear well draining.

[8] The USACE Sacramento District issued a Regional General Permit 1 (RGP) related to ECCC HCP/NCCP covered activities. The RGP is designed to streamline wetland permitting in the entire ECCC HCP/NCCP Plan Area by coordinating the avoidance, minimization, and mitigation measures in the Plan with the Corps' wetland permitting requirement. Applicants seeking authorization under this RGP shall notify the Corps in accordance with RGP general condition number 18 (Notification).

There is a small depression that is the remnants of an irrigation return basin in the northeast corner of the site (Figure 4f). The basin no longer is in use, does not have an ordinary high water mark, has soils that appear well draining, and primarily supports upland grassland species. The basin was constructed in uplands for the purpose of recycling irrigation tailwater and does not meet the technical and regulatory criteria of jurisdictional Waters of the U.S. or wetlands.

6) Species-Specific Planning Survey Requirements

Based on the land cover types found on-site and identified in Table 1, check the applicable boxes in Table 2a.

Table 2a. Species –Specific Planning Survey Requirements

Land Cover Type in Project Area	Required Survey Species	Habitat Element in Project Area	Planning Survey Requirement[9]	Info in HCP
☒ Grasslands, oak savannah, agriculture, or ruderal	☐ San Joaquin kit fox	Assumed if within modeled range of species	If within modeled range of species, identify and map potential breeding or denning habitat within the project site and a 250-ft radius around the project footprint.	pp. 6-37 to 6-38
	☒ Western burrowing owl	Assumed	Identify and map potential breeding habitat within the project site and a 500-ft radius around the project footprint. Please note the HCP requires buffers for occupied burrows. Surveys may need to encompass an area larger than the project footprint.	pp. 6-39 to 6-41
☐ Aquatic (ponds, wetlands, streams, sloughs, channels, and marshes)	☐ Giant garter snake	Aquatic habitat accessible from the San Joaquin River	Identify and map potential habitat.	pp. 6-43 to 6-45
	☐ California tiger salamander	Ponds and wetlands Vernal pools Reservoirs Small lakes	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	pp. 6-45
	☐ California red-legged frog	Slow-moving streams, ponds and wetlands	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	p. 6-46
	☐ Covered shrimp	Seasonal wetlands Vernal pools Sandstone rock outcrops Sandstone depressions	Identify and map potential habitat. Please note the HCP requires a 50 foot non-disturbance buffer from seasonal wetlands that may be occupied by covered shrimp. Surveys may need to encompass an area larger than the project footprint.	pp. 6-46 to 6-48
☒ Any	☐ Townsend's big-eared bat	Rock formations with caves Mines Abandoned buildings outside urban area	Map and document potential breeding or roosting habitat.	pp. 6-36 to 6-37
	☒ Swainson's hawk	Potential nest sites within 1,000 feet of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-41 to 6-43
	☒ Golden Eagle	Potential nest sites with ½ mile of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-38 to 6-39
Surveys for all covered species must be conducted by a qualified biologist (USFWS/CDFW project-specific approved). Please submit biologist approval request to the East Contra Costa County Habitat Conservancy. Surveys for all covered species must be conducted according to the respective USFWS or CDFW survey protocols, as identified in Chapter 6.4.3 in the HCP/NCCP.				

7) Planning Survey Species Habitat Maps

Provide Planning Survey Species Habitat Maps as required in Table 2a, attach as **Figure 5** in **Attachment B: Figures**.

[9] The planning survey requirements in this table are not comprehensive. Please refer to Chapter 6.4.3 in the ECCC HCP/NCCP for more detail.

8) Results of Species Specific Surveys

Provide a written summary describing the results of the planning surveys. Please discuss the location, quantity, and quality of suitable habitat for specified covered wildlife species on the project site.

General Setting: The 21.13+/- acre project site is in Oakley, in Contra Costa County, California (Figure 1). The site is within Section 30, in Township 2 North, Range 3 East of the USGS 7.5-minute Brentwood topographic quadrangle. The project site is at an elevation of approximately 15 feet above mean sea level.

Surrounding land uses in this portion of Oakley are primarily residential intermixed with larger ranchette-style homes and open space. Cypress Road bounds the north edge of the site and Machado Lane bounds the east edge of the site. There is a disked agricultural field to the west of the site, similar to the large field in the site. The south edge of the site it bordered by a home site and a materials storage yard (Figure 3).

Western Burrowing Owl: The project site contains ruderal grassland and is within the range of western burrowing owl (*Athene cunicularia*). California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB, 2022) contains a record of western burrowing owl in the site (Figure 5b); this record is from 1992. The CNDDB (2022) contains several records of burrowing owl within 1 mile of the project site. The site was inspected for burrowing owls and ground squirrel burrows with evidence of burrowing owl occupancy (i.e., white wash, pellets, feathers). There are a few ground squirrel burrows along the edges of the return pond in the northeast part of the site, at the base of a few trees within the site, and along the fence line in the south part of the site (Figure 4g). Comprehensive inspection of potential burrowing owl habitat was accomplished by walking meandering transects throughout the property. No western burrowing owls or burrows with evidence of burrowing owl occupancy were observed.

Swainson's Hawk: The site contains areas of ruderal grassland and is along the western edge of the range of Swainson's hawks (*Buteo swainsoni*). There are 32 trees in the site that are potentially suitable for nesting Swainson's hawks, although most of the on-site trees are unlikely to be used by nesting hawks of any species due to their small sizes. There are several potential nest trees near and visible from the site. Trees in the site and visible from the site were inspected for raptor stick nests. No raptor stick nests were observed in any of the trees within the site, but a large raptor stick nest was observed in a large oak tree situated just south of the site. No Swainson's hawks were observed during the May 2022 field survey, which was conducted in the heart of the Swainson's hawks nesting season. CDFW's CNDDB (2022) contains an occurrence of Swainson's hawk within 1,000 feet of the site. This occurrence is from 2006 and is located in one of the trees associated with a residence along the east side of Machado Lane (Figure 5b). Swainson's hawks exhibit very high nest site fidelity, returning to the same tree or nesting territory every year. It is possible that Swainson's hawk will return to this general vicinity to nest in future years.

Golden Eagle: The site contains ruderal grassland and is within the range of golden eagles (*Aquila chrysaetos*). CDFW's CNDDB (2022) contains no occurrences of golden eagle within 0.5 miles of the site or within the larger geographical area depicted in Figure 5b. There are 32 trees in the site that are potentially suitable for nesting golden eagles, although most of the on-site trees are unlikely to be used by nesting raptors of any species due to their small sizes. There are several potential nest trees near and visible from the site. Trees on the site and visible from the site were inspected for raptor stick nests No raptor stick nests were observed in any of the trees within the site, but a large raptor stick nest was observed in a large oak tree situated just south of the site. No golden eagles were observed and this species nests more often on cliffs in remote natural areas than in trees near urban areas.

9) Covered and No-Take Plants

Please check the applicable boxes in Table 2b based on the land cover types found in the project area. If suitable land cover types are present on site, surveys must be conducted using approved CDFW/USFWS methods during the appropriate season for identification of covered and no-take species (see page 6-9 of the ECCC HCP/NCCP). Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted. In order to complete all the necessary covered and no-take plant surveys, spring, summer, and fall surveys may be required.

Table 2b. Covered and No-Take Plant Species

Plant Species	Covered (C) or No-Take (N)	Associated Land Cover Type	Typical Habitat or Physical Conditions, if Known	Typical Blooming Period	Suitable Land Cover Type Present
Adobe navarretia (*Navarretia nigelliformis* ssp. *radians*) [a]	C	Annual Grassland	Generally found on clay barrens in Annual Grassland [b]	Apr–Jun	☐ Yes ☒ No
Alkali milkvetch (*Astragalus tener* ssp. *tener*)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernally moist habitat in soils with a slight to strongly elevated pH	Mar–Jun	☐ Yes ☒ No
Big tarplant (*Blepharizonia plumosa*)	C	Annual grassland	Elevation below 1500 feet [d] most often on Altamont Series or Complex soils	Jul–Oct	☐ Yes ☒ No
Brewer's dwarf flax (*Hesperolinon breweri*)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Generally, restricted to grassland areas within a 500+ buffer from oak woodland and/or chaparral/scrub [d]	May–Jul	☐ Yes ☒ No
Brittlescale (*Atriplex depressa*)	C	Alkali grassland Alkali wetland	Restricted to soils of the Pescadero or Solano soil series; generally found in southeastern region of plan area [d]	May–Oct	☐ Yes ☒ No
Caper-fruited tropidocarpum (*Tropidocarpum capparideum)*	N	Alkali grassland		Mar–Apr	☐ Yes ☒ No
Contra Costa goldfields (*Lasthenia conjugens*)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernal pools	Mar–Jun	☐ Yes ☒ No
Diablo Helianthella (*Helianthella castanea*)	C	Chaparral and scrub Oak savanna Oak woodland	Elevations generally above 650 feet [d]	Mar–Jun	☐ Yes ☒ No
Diamond-petaled poppy (*Eschscholzia rhombipetala*)	N	Annual grassland		Mar–Apr	☐ Yes ☒ No
Large-flowered fiddleneck (*Amsinckia grandiflora*)	N	Annual grassland	Generally on clay soil	Apr–May	☐ Yes ☒ No
Mount Diablo buckwheat (*Eriogonum truncatum*)	N	Annual grassland Chaparral and scrub	Ecotone of grassland and chaparral/scrub	Apr–Sep	☐ Yes ☒ No
Mount Diablo fairy-lantern (*Calochortus pulchellus*)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Elevations generally between 650 and 2,600[d]	Apr–Jun	☐ Yes ☒ No
Mount Diablo Manzanita (*Arctostaphylos auriculata*)	C	Chaparral and scrub	Elevations generally between 700 and 1,860 feet; restricted to the eastern and northern flanks of Mt. Diablo [d] and the vicinity of Black Diamond Mines	Jan–Mar	☐ Yes ☒ No
Recurved larkspur (*Delphinium recurvatum*)	C	Alkali grassland Alkali wetland		Mar–Jun	☐ Yes ☒ No
Round-leaved filaree (*California macrophylla*) [c]	C	Annual grassland		Mar–May	☐ Yes ☒ No
San Joaquin spearscale (*Extriplex joaquiniana*) [e]	C	Alkali grassland Alkali wetland		Apr–Oct	☐ Yes ☒ No
Showy madia (*Madia radiata*)	C	Annual grassland Oak savanna Oak woodland	Primarily occupies open grassland or grassland on edge of oak woodland	Mar–May	☐ Yes ☒ No

[a] The species *Navarretia nigelliformis* subsp. *nigelliformis* is no longer considered to occur within Contra Costa County based on specimen annotations at the UC and Jepson Herbaria at the University of California Berkeley as well as the opinions of experts in the genus. This taxon is now recognized as *Navarretia nigelliformis* subsp. *radians.* Any subspecies of *Navarretia nigelliformis* encountered as a part of botanical surveys in support of a PSR should be considered as covered under this HCP/NCCP.

[b] Habitat for the *Navarretia nigelliformis* subspecies that occurs within the inventory are is inaccurately described in the HCP/NCCP as vernal pools. The entity within the Inventory generally occupies clay barrens within Annual Grassland habitat, which is an upland habitat type.

[c] From California Native Plant Society. 2007. *Inventory of Rare and Endangered Plants* (online edition, v7-07d). Sacramento, CA. Species may be identifiable outside of the typical blooming period; a professional botanist shall determine if a covered or no take plant occurs on the project site. Reference population of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant is visible and detectable at the time surveys are conducted.

[d] See Species Profiles in Appendix D of the Final HCP/NCCP. Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted.

[e] In the recent update to the Jepson eflora (JFP 2013) *Atriplex joaquinana* has been circumscribed and segregated into a new genus called *Extriplex* based on the work of Elizabeth Zacharias and Bruce Baldwin (2010). The etymology of the genus *Extriplex* means, "beyond or outside Atriplex".

10) Results of Covered and No-Take Plant Species

Provide a written summary describing the results of the planning surveys conducted as required in Table 2b. Describe the methods used to survey the site for all covered and no-take plants, including the dates and times of all surveys conducted (see Tables 3-8 and 6-5 of the ECCC HCP/NCCP for covered and no-take plants), including reference populations visited prior to conducting surveys.

If any covered or no-take plant species were found, include the following information in the results summary:

- Description and number of occurrences and their rough population size.
- Description of the "health" of each occurrence, as defined on pages 5-49 and 5-50 of the HCP/NCCP.
- A map of all the occurrences.
- Justification of surveying time window, if outside of the plant's blooming period.
- The CNDDB form(s) submitted to CDFW (if this is a new occurrence).
- A description of the anticipated impacts that the covered activity will have on the occurrence and how the project will avoid impacts to all covered and no-take plant species. If impacts to covered plant species cannot be avoided and plants will be removed by covered activity, the Conservancy must be notified and has the option to salvage the covered plants. All projects must demonstrate avoidance of all six no-take plants (see table 6-5 of the HCP/NCCP).

Survey Methods

Surveys to assess potentially suitable habitat for special-status plants was undertaken on October 21, 2020 and May 13, 2022. The site was systematically searched by walking throughout the site.

Survey Results and Discussion

The site contains areas of ruderal grassland that is periodically mowed and/or disked and an established nursery. Due to an absence of potentially suitable habitat for special-status plants, focused surveys during the blooming period of each species in Table 2b were not warranted.

IV. SPECIES-SPECIFIC AVOIDANCE AND MINIMIZATION REQUIREMENTS

Please complete and/or provide the following attachments:

1) Species-Specific Avoidance and Minimization for Selected Covered Wildlife

Complete the following table and check the applicable box for covered species determined by the planning surveys.

Table 3. Summary of Applicable Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring Requirements[10]

Species	Preconstruction Survey Requirements	Avoidance and Minimization Requirements	Construction Monitoring Required	Info in HCP
☐ San Joaquin kit fox	• On project footprint and 250-ft radius, map all dens (>5 in. diameter) and determine status • Provide written survey results to USFWS within 5 working days after surveying	• Monitor dens • Destroy unoccupied dens • Discourage use of occupied (non-natal) dens	• Establish exclusion zones (>50 ft for potential dens, and >100 ft for known dens) • Notify USFWS of occupied natal dens	pp. 6-37 to 6-38
☒ Western burrowing owl	• On project footprint and 500-ft radius, identify and map all owls and burrows, and determine status • Document use of habitat (e.g. breeding, foraging)	• Avoid occupied nests during breeding season (Feb-Sep) • Avoid occupied burrows during nonbreeding season (Sep – Feb) • Install one-way doors in occupied burrow (if avoidance not possible) • Monitor burrows with doors installed	• Establish buffer zones (250 ft around nests) • Establish buffer zones (160 ft around burrows)	pp. 6-39 to 6-41

[10] The requirements in this table are not comprehensive; they are detailed in the next section on the following page.

☐ Giant garter snake	• Delineate aquatic habitat up to 200 ft from water's edge on each side • Document any occurrences	• Limit construction to Oct-May • Dewater habitat April 15 – Sep 30 prior to construction • Minimize clearing for construction	• Delineate 200 ft buffer around potential habitat near construction • Provide field report on monitoring efforts • Stop construction activities if snake is encountered; allow snake to passively relocate • Remove temporary fill or debris from construction site • Mandatory training for construction personnel	pp. 6-43 to 6-45
☐ California tiger salamander	• Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	• Allow agency staff to translocate species, if requested	• None	p. 6-45
☐ California red-legged frog	• Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	• Allow agency staff to translocate species, if requested	• None	p. 6-46
☐ Covered shrimp	• Establish presence/absence • Document and evaluate use of all habitat features (e.g. vernal pools, rock outcrops)	• Establish buffer near construction activities • Prohibit incompatible activities	• Establish buffer around outer edge of all hydric vegetation associated with habitat (50 ft or immediate watershed, whichever is larger) • Mandatory training for construction personnel	pp. 6-46 to 6-48
☐ Townsend's big-eared bat	• Establish presence/absence • Determine if potential sites were recently occupied (guano)	• Seal hibernacula before Nov • Seal nursery sites before April • Delay construction near occupied sites until hibernation or nursery seasons are over	• None	pp. 6-36 to 6-37
☒ Swainson's hawk	• Determine whether potential nests are occupied	• No construction within 1,000 ft of occupied nests within breeding season (March 15 - Sep 15) • If necessary, remove active nest tree after nesting season to prevent occupancy in second year.	• Establish 1,000 ft buffer around active nest and monitor compliance (no activity within established buffer)	pp. 6-41 to 6-43
☒ Golden Eagle	• Establish presence/absence of nesting eagles	• No construction within ½ mile near active nests (most activity late Jan – Aug)	• Establish ½ mile buffer around active nest and monitor compliance with buffer	pp. 6-38 to 6-39

2) Required Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring

All preconstruction surveys shall be conducted in accordance with the requirements set forth in Section 6.4.3, Species-Level Measures, and Table 6-1 of the ECCC HCP/NCCP. Detailed descriptions of preconstruction surveys, avoidance and minimization, and construction monitoring applicable to each of the wildlife species in Table 3 are located below. Please remove the species-specific measures that do not apply to your project (highlight entire section and delete).

WESTERN BURROWING OWL

Preconstruction Surveys

Prior to any ground disturbance related to covered activities, a USFWS/CDFW- approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as having potential burrowing owl habitat. The surveys will establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game 1995).

On the parcel where the activity is proposed, the biologist will survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership will not be surveyed. Surveys should take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls will be identified and mapped. Surveys will take place no more than 30 days prior to construction. During the breeding season (February 1– August 31), surveys will document whether burrowing owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys will document whether burrowing owls are using habitat in or directly adjacent to any

disturbance area. Survey results will be valid only for the season (breeding or nonbreeding) during which the survey is conducted.

Avoidance and Minimization and Construction Monitoring

This measure incorporates avoidance and minimization guidelines from CDFW's *Staff Report on Burrowing Owl Mitigation* (California Department of Fish and Game 1995).

If burrowing owls are found during the breeding season (February 1 – August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance will include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1 – January 31), the project proponent should avoid the owls and the burrows they are using, if possible. Avoidance will include the establishment of a buffer zone (described below).

During the breeding season, buffer zones of at least 250 feet in which no construction activities can occur will be established around each occupied burrow (nest site). Buffer zones of 160 feet will be established around each burrow being used during the nonbreeding season. The buffers will be delineated by highly visible, temporary construction fencing.

If occupied burrows for burrowing owls are not avoided, passive relocation will be implemented. Owls should be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors should be in place for 48 hours prior to excavation. The project area should be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure should be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

SWAINSON'S HAWK

Preconstruction Survey

Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15–September 15), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, then their occupancy will be determined by observation from public roads or by observations of Swainson's hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring are required (see below).

Avoidance and Minimization and Construction Monitoring

During the nesting season (March 15–September 15), covered activities within 1,000 feet of occupied nests or nests under construction will be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the Implementing Entity for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.

All active nest trees will be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities will be mitigated by the project proponent according to the requirements below.

Mitigation for Loss of Nest Trees

The loss of non-riparian Swainson's hawk nest trees will be mitigated by the project proponent by:

- If feasible on-site, planting 15 saplings for every tree lost with the objective of having at least 5 mature trees established for every tree lost according to the requirements listed below.

  AND either

  1) Pay the Implementing Entity an additional fee to purchase, plant, maintain, and monitor 15 saplings on the HCP/NCCP Preserve System for every tree lost according to the requirements listed below, OR

  2) The project proponent will plant, maintain, and monitor 15 saplings for every tree lost at a site to be approved by the Implementing Entity (e.g., within an HCP/NCCP Preserve or existing open space linked to HCP/NCCP preserves), according to the requirements listed below.

The following requirements will be met for all planting options:

- Tree survival shall be monitored at least annually for 5 years, then every other year until year 12. All trees lost during the first 5 years will be replaced. Success will be reached at the end of 12 years if at least 5 trees per tree lost survive without supplemental irrigation or protection from herbivory. Trees must also survive for at least three years without irrigation.
- Irrigation and fencing to protect from deer and other herbivores may be needed for the first several years to ensure maximum tree survival.
- Native trees suitable for this site should be planted. When site conditions permit, a variety of native trees will be planted for each tree lost to provide trees with different growth rates, maturation, and life span, and to provide a variety of tree canopy structures for Swainson's hawk. This variety will help to ensure that nest trees will be available in the short term (5-10 years for cottonwoods and willows) and in the long term (e.g., Valley oak, sycamore). This will also minimize the temporal loss of nest trees.
- Riparian woodland restoration conducted as a result of covered activities (i.e., loss of riparian woodland) can be used to offset the nest tree planting requirement above, if the nest trees are riparian species.
- Whenever feasible and when site conditions permit, trees should be planted in clumps together or with existing trees to provide larger areas of suitable nesting habitat and to create a natural buffer between nest trees and adjacent development (if plantings occur on the development site).
- Whenever feasible, plantings on the site should occur closest to suitable foraging habitat outside the UDA.
- Trees planted in the HCP/NCCP preserves or other approved offsite location will occur within the known range of Swainson's hawk in the inventory area and as close as possible to high-quality foraging habitat.

GOLDEN EAGLE

Preconstruction Survey

Prior to implementation of covered activities, a qualified biologist will conduct a preconstruction survey to establish whether nests of golden eagles are occupied (see Section 6.3.1, *Planning Surveys*). If nests are occupied, minimization requirements and construction monitoring will be required.

Avoidance and Minimization

Covered activities will be prohibited within 0.5 mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be appropriate or that a larger buffer should be implemented, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

Construction Monitoring

Construction monitoring will focus on ensuring that no covered activities occur within the buffer zone established around an active nest. Although no known golden eagle nest sites occur within or near the ULL, covered activities inside and outside of the Preserve System have the potential to disturb golden eagle nest sites. Construction monitoring will ensure that direct effects to golden eagles are minimized.

3) Construction Monitoring Plan

Before implementing a covered activity, the applicant will develop and submit a construction monitoring plan to the planning department of the local land use jurisdiction and the East Contra Costa County Habitat Conservancy for review and approval. Elements of a brief construction monitoring plan will include the following:

- Results of planning and preconstruction surveys.[11]
- Description of avoidance and minimization measures to be implemented, including a description of project-specific refinements to the measures or additional measures not included in the HCP/NCCP.
- Description of monitoring activities, including monitoring frequency and duration, and specific activities to be monitored.
- Description of the onsite authority of the construction monitor to modify implementation of the activity.

☒ Check box to acknowledge this requirement.

V. SPECIFIC CONDITIONS ON COVERED ACTIVITIES

1) Check off the HCP conservation measures that apply to the project.

APPLIES TO ALL PROJECTS

☒ **Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds.** This conservation measure applies to all projects. All projects will avoid all impacts on extremely rare plants and fully protected species listed in Table 6-5 of the ECCC HCP/NCCP. See HCP pp. 6-23 to 6-25, and Table 6-5.

APPLIES TO PROJECTS THAT IMPACT COVERED PLANT SPECIES

☐ **Conservation Measure 3.10. Plant Salvage when Impacts are Unavoidable.** This condition applies to projects that cannot avoid impacts on covered plants and help protect covered plants by prescribing salvage whenever avoidance of impacts is not feasible. Project proponents wishing to remove populations of covered plants must notify the Conservancy of their construction schedule to allow the Conservancy the option of salvaging the populations. See HCP pp. 6-48 to 6-50.

APPLIES TO PROJECTS THAT INCLUDE ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☐ **Conservation Measure 2.12. Wetland, Pond, and Stream Avoidance and Minimization.** All projects will implement measures described in the HCP to avoid and minimize impacts on wetlands, ponds, streams, and riparian woodland/scrub. See HCP pp. 6-33 to 6-35.

APPLIES TO NEW DEVELOPMENT PROJECTS

☒ **Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion.** All new development must avoid or minimize direct and indirect impacts on local hydrological conditions and erosion by incorporating the applicable Provision C.3 Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) amended NPDES Permit (order no. R2-2003-0022; permit no. CAS002912). The overall goal of this measure is to ensure that new development covered under the HCP has no or minimal adverse effects on downstream fisheries to avoid take of fish listed under ESA or CESA. See HCP pp. 6-21 to 6-22.

APPLIES TO NEW DEVELOPMENT PROJECTS THAT INCLUDE OR ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☐ **Conservation Measure 1.7. Establish Stream Setbacks.** A stream setback will be applied to all development projects covered by the HCP according to the stream types listed in Table 6-2 of the HCP. See HCP pp. 6-15 to 6-18 and Table 6-2.

APPLIES TO NEW DEVELOPMENT PROJECTS ADJACENT TO EXISTING PUBLIC OPEN SPACE, HCP PRESERVES, OR LIKELY HCP ACQUISITION SITES

☐ **Conservation Measure 1.6. Minimize Development Footprint Adjacent to Open Space.** Project applicants are encouraged to minimize their development footprint and set aside portions of their land to contribute to the HCP Preserve System. Land set aside that contributes to the HCP biological goals and objectives may be credited against development fees. See HCP pages 6-14 to 6-15.

☐ **Conservation Measure 1.8. Establish Fuel Management Buffer to Protect Preserves and Property.** Buffer zones will provide a buffer between development and wildlands that allows adequate fuel management to minimize the risk of wildlife damage to property or to the preserve. The minimum buffer zone for new development is 100 feet. See HCP pages 6-18 to 6-19.

[11] If the preconstruction surveys do not trigger construction monitoring, results of preconstruction surveys should still be submitted to the local jurisdiction and the East Contra Costa County Habitat Conservancy.

☐ **Conservation Measure 1.9. Incorporate Urban-Wildlife Interface Design Elements.** These projects will incorporate design elements at the urban-wildlife interface to minimize the indirect impacts of development on the adjacent preserve. See HCP pp. 6-20 to 6-21.

APPLIES TO ROAD MAINTENANCE PROJECTS OUTSIDE THE UDA

☐ **Conservation Measure 1.12. Implement Best Management Practices for Rural Road Maintenance.** Road maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways, spreading invasive weeds, and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-25 to 6-26.

APPLIES TO NEW ROADS OR ROAD IMPROVEMENTS OUTSIDE THE UDA

☐ **Conservation Measure 1.14. Design Requirements for Covered Roads Outside the Urban Development Area (UDA).** New roads or road improvements outside the UDA have impacts on many covered species far beyond the direct impacts of their project footprints. To minimize the impacts of new, expanded, and improved roads in agricultural and natural areas of the inventory area, road and bridge construction projects will adopt siting, design, and construction requirements described in the HCP and listed in Table 6-6. See HCP pp. 6-27 to 6-33 and Table 6-6.

APPLIES TO FLOOD CONTROL MAINTENANCE ACTIVITIES

☐ **Conservation Measure 1.13. Implement Best Management Practices for Flood Control Facility Maintenance.** Flood control maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-26 to 6-27.

2) For all checked conservation measures, describe how the project will comply with each measure. Attach as Attachment C: Project Compliance to HCP Conditions.

VI. MITIGATION MEASURES

1) Mitigation Fee Calculator(s)
Complete and attach the fee calculator (use permanent and/or temporary impact fee calculator as appropriate), and attach as **Attachment D: Fee Calculator(s)**.

2) Briefly describe the amount of fees to be paid and when applicant plans to submit payment.

The 21.13+/- acre site contains 19.88 acres of ruderal grassland and 1.25 acres of urban land.

The site is within Fee Zone 1. Construction is expected to commence in 2022.

Using the current fee schedule, fees would be paid on 19.88+/- acres within Fee Zone 1, at a cost of $18,937.95 per acre ($376,486.48). Fees will be paid pursuant to the fee schedule that is in place at the time construction commences.

ATTACHMENT A: PROJECT DESCRIPTION

Cosetti Ranch

Project Description

May 2022

The 21.13+/- acre project site is west of Machado Road and south of East Cypress Road in Oakley, Contra Costa County, California (Figure 1). The site is within Section 30, in Township 2 North, Range 3 East of the USGS 7.5-minute Brentwood topographic quadrangle.

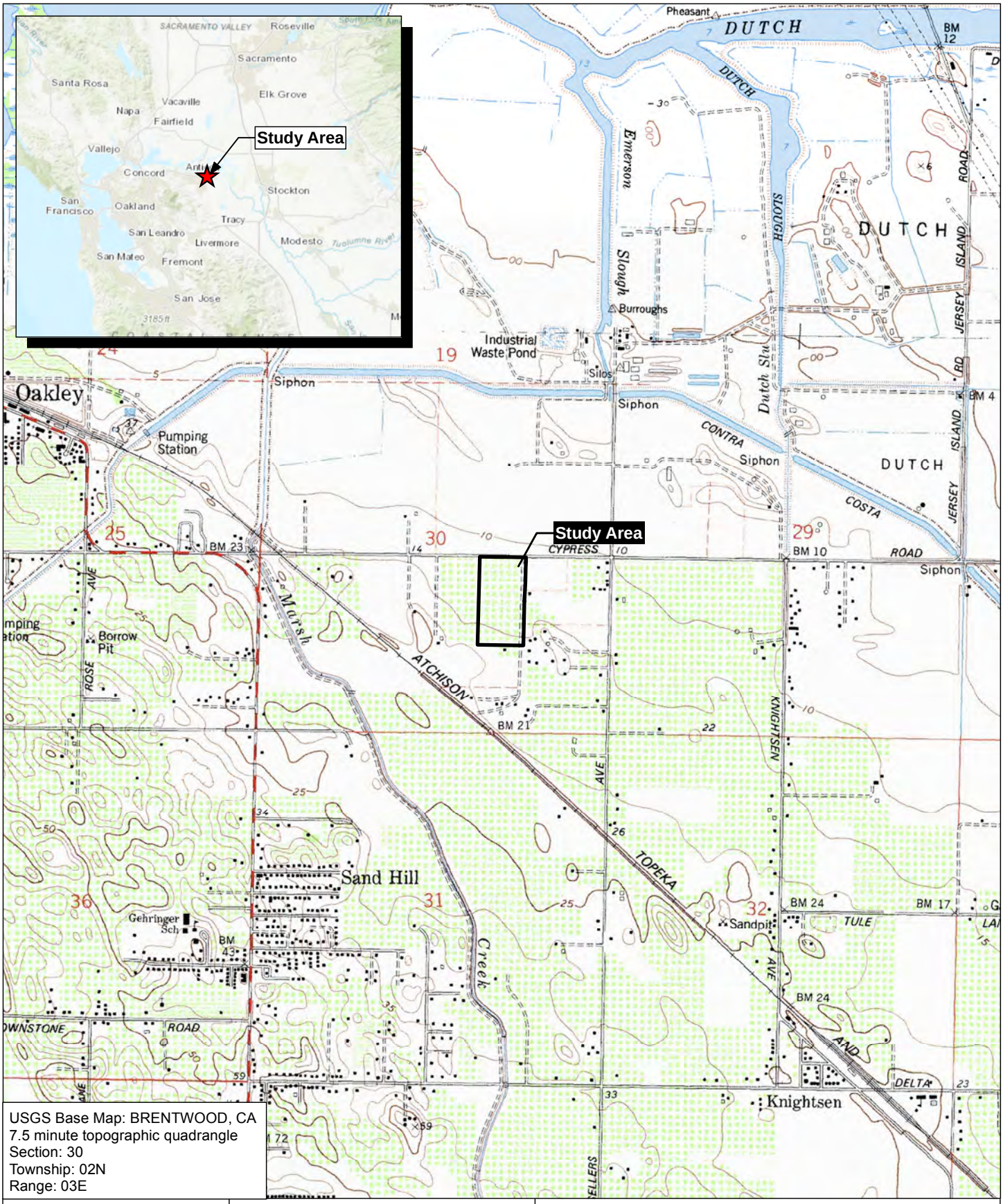
MLC Holdings, Inc. plans to divide the property in to a 76-lot single family high density residential subdivision (Figures 2a -2c). Access to the subdivision will be from Machado Lane and a network of roads will provide access to all of lots in the subdivision. The subdivision road network is designed in a manner to connect to future development on these adjacent parcels to the south and west of the site. The project will also require road widening and construction of a sidewalk along East Cypress Road, as well as road widening and shoulder improvements along the north part of Machado Lane.

There will be a bioretention basin constructed in the northeast corner of the site where stormwater will be detained prior to discharge into the City's storm drain system. The proposed project will connect to existing City infrastructure to provide sewer and water to the site.

Standard construction best management practices (BMPs) will be employed during construction to minimize the potential for erosion and off-site transport of fines. BMPs will include use of water trucks, appropriate compaction of soil, and installation of straw wattles, silt fences or other technologies along the perimeter of the site during construction, and stabilization of bare soils as appropriate with seeding, straw, and/or hydromulch.

Construction is expected to begin in late-2022 and is expected to continue through 2023.

ATTACHMENT B: FIGURES



USGS Base Map: BRENTWOOD, CA
7.5 minute topographic quadrangle
Section: 30
Township: 02N
Range: 03E

Figure 1

0 1,000 2,000
Feet

N
W E
S

Map Date: 11/12/2020

Site Map/USGS

Cosetti Ranch

City of Oakley, Contra Costa County, CA

Moore Biological Consultants

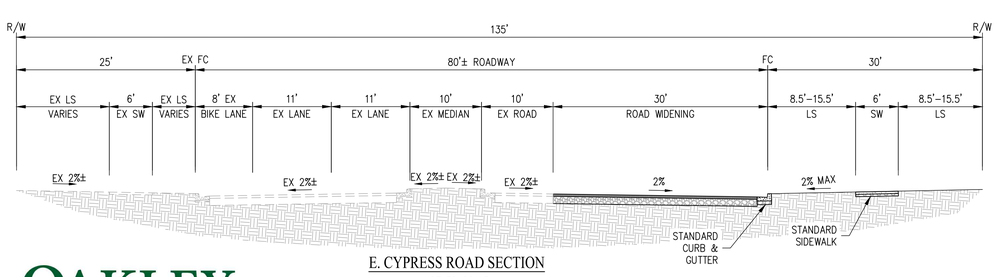
C:\Users\owner\Documents\EFC_INC\Projects\Moore Biological\Cosetti Ranch\MXD\cosetti_ranch_vicmap_figure_1.mxd



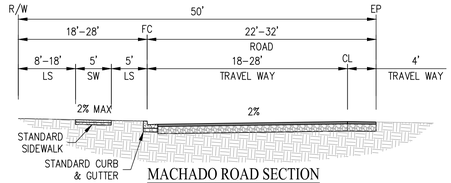
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

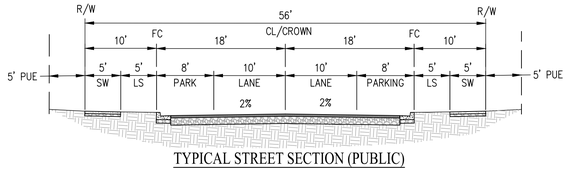
1.	ASSESSORS PARCEL NO.	033-190-003, -004
2.	SITE AREA:	GROSS: 20.11± ACRES NET: 17.73± ACRES (E. CYPRESS RD & MACHADO LANE DEDICATIONS)
3.	LOTS:	RESIDENTIAL: 76 (LOTS 1-76) WATER QUALITY: PARCEL A EVA: PARCEL B
4.	DWELLING UNITS:	76
5.	SITE DENSITY:	GROSS: 3.78 DU/AC NET: 4.29 DU/AC
6.	EXISTING GENERAL PLAN: PROPOSED GENERAL PLAN:	SINGLE FAMILY RESIDENTIAL-HIGH SINGLE FAMILY RESIDENTIAL-HIGH
7.	EXISTING ZONING: PROPOSED ZONING:	P-1Y (PLANNED DEVELOPMENT) PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT
8.	EXISTING LAND USE: PROPOSED LAND USE:	VACANT LAND SINGLE FAMILY RESIDENTIAL
9.	BENCHMARK:	THE CITY OF OAKLEY BM 3854 ELEVATION: 8.485' (NGVD29)
10.	BASIS OF BEARINGS:	THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON THE CENTERLINE OF CYPRESS ROAD. THE BEARING BEING N89°17'16"E PER SUBDIVISION 8679 (475 M 1).
11.	FLOOD ZONE:	ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0355G DATE: MARCH 21, 2017
12.	UTILITIES:	
	WATER:	DIABLO WATER DISTRICT
	SEWER:	IRONHOUSE SANITARY DISTRICT
	STORM DRAIN:	CITY OF OAKLEY
	GAS & ELECTRIC:	PG&E
	TELEPHONE:	AT&T
13.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
14.	GRADING:	GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.
15.	PHASING:	PROJECT MAY BE CONSTRUCTED IN PHASES
16.	FINAL MAP:	THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.



E. CYPRESS ROAD SECTION
NOT TO SCALE



MACHADO ROAD SECTION
NOT TO SCALE



TYPICAL STREET SECTION (PUBLIC)
NOT TO SCALE

OAKLEY
CALIFORNIA

VESTING TENTATIVE MAP
MACHADO PROPERTY

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

0 50 100 150

DATE: NOVEMBER 2021

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
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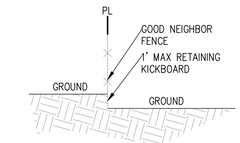
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OF 5 SHEETS

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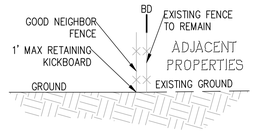
Figure 2a: Tcqrgle Rclr_rgtc K_n

LEGEND:

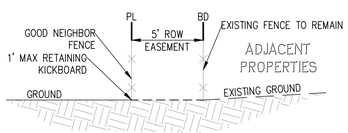
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- P 7.6 — APPROXIMATE PAD ELEVATION
- 8.0 — EXISTING CONTOUR LINE
- 10.0+ — EXISTING SPOT GRADE
- SD — STORM DRAIN
- SDFM — STORM DRAIN FORCE MAIN
- MANHOLE
- BUBBLE UP EMITTER
- CATCH BASIN
- DRAIN INLET
- 0.50% — SLOPE



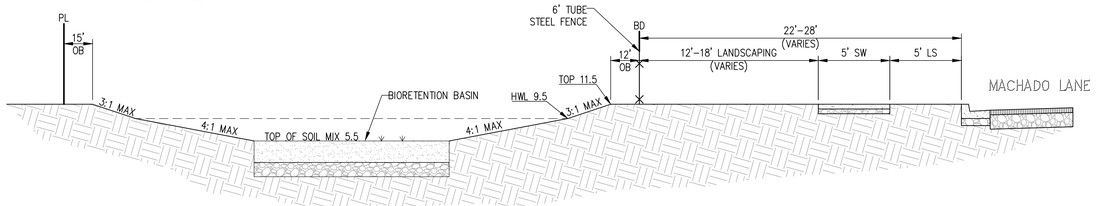
SECTION A-A
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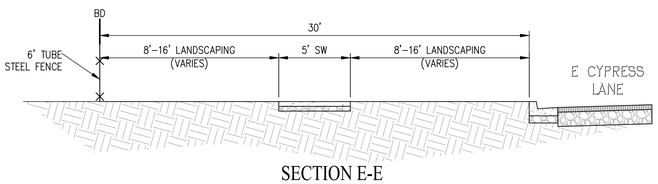
SECTION B-B
NOT TO SCALE



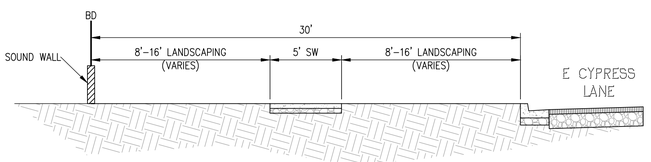
SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE

OAKLEY
CALIFORNIA

PRELIMINARY GRADING PLAN
MACHADO PROPERTY

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

0 50 100 150

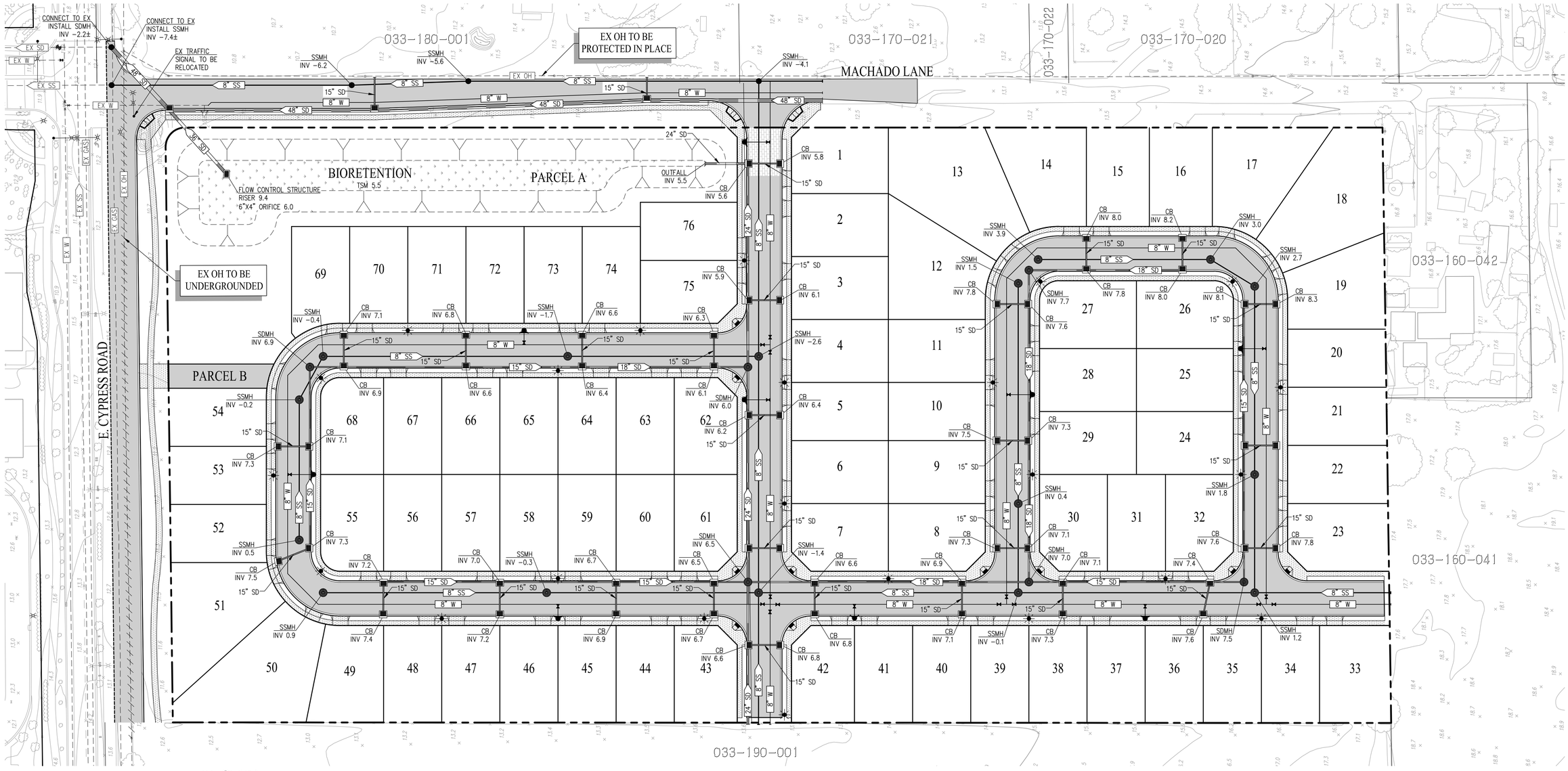
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SHEET NO. C3.0 OF 5 SHEETS

DATE: NOVEMBER 2021

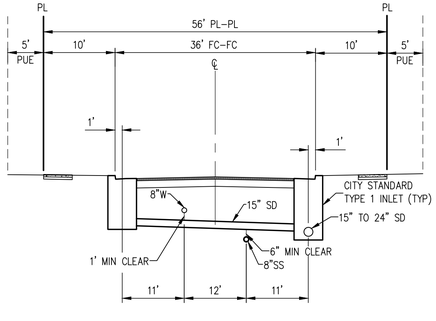
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Figure 2`: Npcjgkgl_pw Ep_bgle Plan



LEGEND

- PROJECT BOUNDARY
- STORM DRAIN
- STORM DRAIN FORCE MAIN
- SANITARY SEWER
- WATER LINE
- MANHOLE
- BUBBLE UP
- CATCH BASIN
- FIELD INLET
- STORM DRAIN PUMP
- FIRE HYDRANT
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- EXISTING EASEMENT



TYPICAL UTILITY SECTION
NOT TO SCALE

OAKLEY
CALIFORNIA

PRELIMINARY UTILTY PLAN
MACHADO PROPERTY

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

0 50 100 150

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SHEET NO.
C4.0
OF 5 SHEETS

DATE: NOVEMBER 2021

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Figure 2c: Npcjg k g l_pw Srgjgrw Plan



	Ruderal Grassland (Acres)	Urban/Developed (Acres)
On-Site	18.99	1.13
Off-Site	0.89	0.12
Total	**19.88**	**1.25**

Figure 3

On-Site (20.12 ac.)

Off-Site (1.01 ac.)

Ruderal Grassland

Urban/Developed

Moore Biological Consultants

Map Date: 11/12/2020
Aerial Source: Google Earth (02/2020)

Field Verified Landcover Map

Cosetti Ranch

City of Oakley, Contra Costa County, CA

656



Rows of recently cut hay in the body of the site, looking north from the south part of the site; 05/13/22.



Area of ruderal grassland in the east part of the site, looking north from just west of Machado Road; 05/13/22. Farm equipment is currently being stored in this area.

FIGURE 4a

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



North edge of the site, looking west along Cypress Road from the northeast corner of the site; 05/13/22.



West edge of the site, looking south along the west fence line from the northwest corner of the site; 05/13/22.

FIGURE 4b

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



South edge of the site, looking east from the southwest part of the site; 05/13/22.



Scattered trees near the south edge of the site, looking west from just west of the fenced-off structure in the southeast part of the site; 05/13/22.

FIGURE 4c

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Fenced-off area in the southeast corner of the site, looking southwest from the northeast corner of the fenced-off area; 05/13/22. There is a structure along with a few boats within this area.



Close-up of the structure in the southeast part of the site, looking southeast; 05/13/22.

FIGURE 4d

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Machado Lane, looking south from the northeast corner of the site; 05/13/22. The project will include road improvements to Machado Lane, which is situated along the east edge of the site.



Machado Lane, looking north from the southeast corner of the site; 05/13/22.

FIGURE 4e

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Recently cut hay within the off-site sliver to the east of the project site, looking south from the north end of Machado Lane; 05/13/22. Road improvements related to Machado Lane will extend east in to this area.



Remnant return pond and a few trees in the northeast corner of the site, looking northeast; 05/13/22. This return pond is related to past agricultural activities within the body of the site.

FIGURE 4f

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Ground squirrel burrows at the base of a tree near the fenced-off area in the southeast corner of the site; 05/13/22. Most of the burrows in the site are either at the base of trees or along fencelines.



	Ruderal Grassland (Acres)	Urban/Developed (Acres)
On-Site	18.99	1.13
Off-Site	0.89	0.12
Total	**19.88**	**1.25**

Figure 5a

On-Site (20.12 ac.)

Off-Site (1.01 ac.)

Ruderal Grassland; assumed habitat for western burrowing owl.

Urban/Developed

Trees; assumed habitat for Swainson's hawk, golden eagle, and white-tailed kite.

Moore Biological Consultants

Map Date: 11/12/2020
Aerial Source: Google Earth (02/2020)

Planning Survey Species Habitat Map

Cosetti Ranch

City of Oakley, Contra Costa County, CA

664

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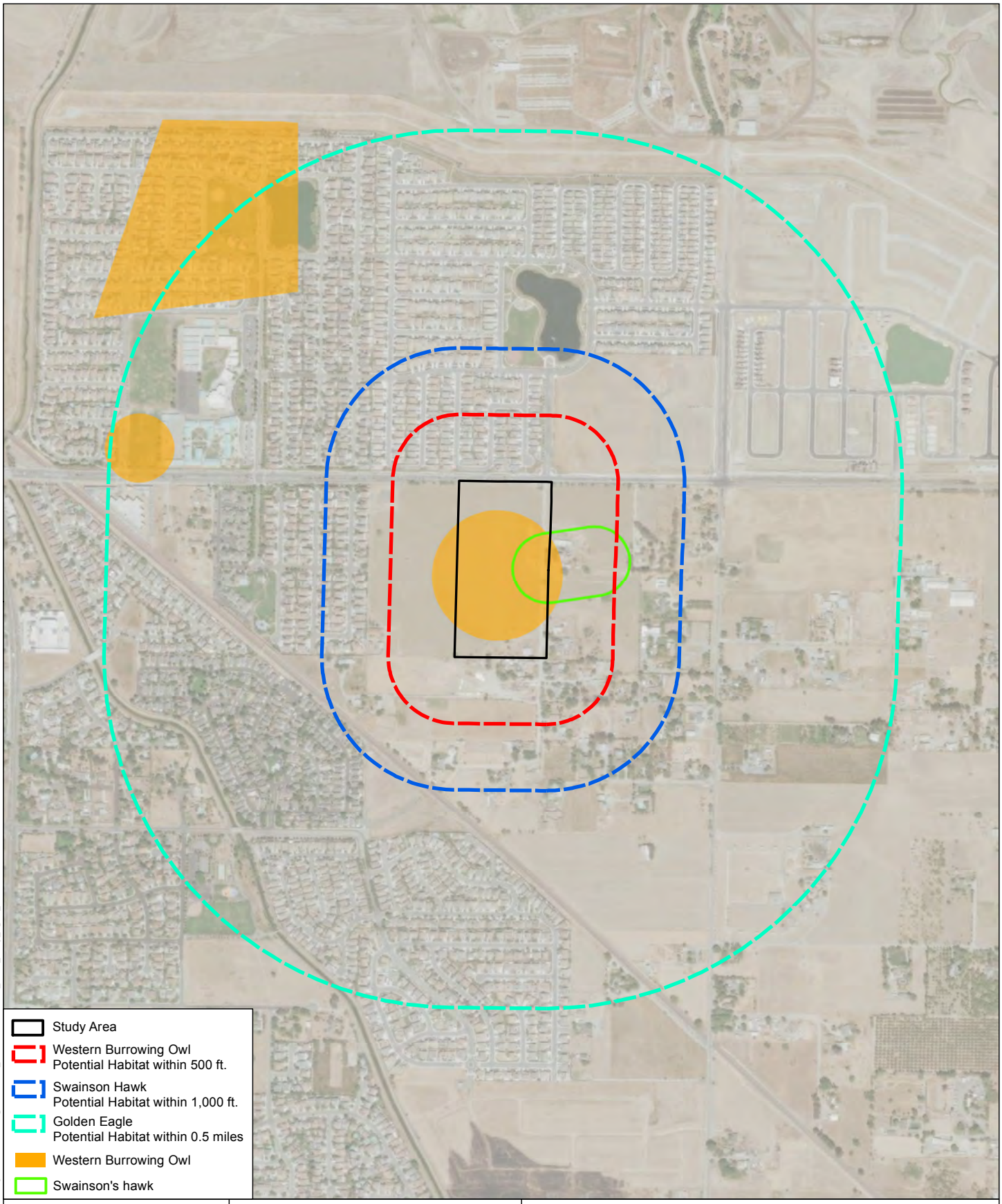


Figure 5b

0 500 1,000

N W E S

Regional Species Habitat Map

Cosetti Ranch

City of Oakley, Contra Costa County, CA

Moore Biological Consultants

Map Date: 11/12/2020
Aerial Photo: DigitalGlobe (2020)

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ATTACHMENT C: PROJECT COMPLIANCE TO HCP CONDITIONS

Cosetti Ranch

Project Compliance to HCP Conditions

May 2022

HCP/NCCP Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Covered Migratory Birds:

The potential for special-status plants to occur within the site is considered extremely remote, as described in Section III (10).

Species-specific pre-construction surveys, and if needed, monitoring and avoidance requirements for burrowing owl, Swainson's hawk, and golden eagle will be conducted as described in Section IV (2). There is no suitable habitat in the site for ringtail (*Bassariscus astutus*), a "fully protected species," per California Fish and Game Code Section 4700. Similarly, there is no suitable nesting habitat in the site for peregrine falcon (*Falco peregrinus*), a "fully protected species," per California Fish and Game Code Section 3511.

White-tailed kite (*Elanus caeruleus*), another "fully protected species," per California Fish and Game Code Section 3511 could potentially nest in trees in and near the site. Prior to any ground disturbance related to covered activities that occur during the nesting season (March 15-August 31), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether white-tailed kite is nesting in trees in or visible from the site. In the event active nests are found, the applicant shall notify the Implementing Entity (i.e., City of Brentwood) and consult with CDFW for further guidance.

On-site tree, shrubs, and grasslands could be used by other species of nesting birds protected by the Migratory Bird Treaty Act. If possible, vegetation removal will occur outside of the general bird nesting season (February 1 through August 31). Alternately, a qualified biologist will conduct a preconstruction survey no more than 2 weeks prior to vegetation removal. In the event active nests are found, the applicant shall notify the Implementing Entity and consult with CDFW for further guidance.

HCP/NCCP Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion:

The project has been designed to maintain hydrologic conditions and minimize erosion. Standard construction best management practices (BMPs) will be employed during construction to minimize the potential for erosion and off-site transport of fines. BMPs will include use of water trucks, appropriate compaction of soil, and installation of straw wattles, silt fences or other technologies along the perimeter of the site during construction, and stabilization of bare soils as appropriate with seeding, straw, and/or hydromulch.

ATTACHMENT D: FEE CALCULATOR

ECCC HCP/NCCP 2022 Fee Calculator Worksheet
Clayton, Oakley, Pittsburg, County, PSE[1]
Permanent Impacts

PROJECT APPLICANT: MLC Holdings, Inc.

PROJECT NAME: Cosetti Ranch

APN(s): 033-190-003-5, 033-190-004-3, 033-180-001, 033-170-021, 033-170-022, 033-170-020 and 033-170-019

JURISDICTION: Oakley

DATE: May 2022

DEVELOPMENT FEE

See appropriate ordinance or HCP/NCCP Figure 9-1 to determine Fee Zone

	PERMANENT IMPACTS (ACRES)		2022 FEE/ACRE *subject to change*[2]		
Fee Zone 1	19.88	x	$18,937.95	=	$376,486.48
Fee Zone 2		x	$37,875.90	=	$0.00
Fee Zone 3		x	$9,468.98	=	$0.00
Fee Zone 4[3]		x	$28,406.93	=	$0.00
			Development Fee Total	=	**$376,486.48**

WETLAND MITIGATION FEE

Impacts to riparian/scrub, wetlands, ponds, aquatic, and slough/channel are charged both a wetland mitigation fee and a development fee. Please also include these impact acres to development fee above.[4]

	PERMANENT IMPACTS (ACRES)		2022 FEE/ACRE *subject to change*[2]		
Riparian woodland / scrub		x	$105,515.99	=	$0.00
Perennial Wetland		x	$159,911.71	=	$0.00
Seasonal Wetland		x	$374,220.31	=	$0.00
Alkali Wetland		x	$378,310.21	=	$0.00
Ponds		x	$205,923.71	=	$0.00
Aquatic (open water)		x	$102,962.44	=	$0.00
Slough / Channel		x	$147,029.10	=	$0.00

STREAMS	PERMANENT IMPACTS (LINEAR FEET)		2022 FEE/LINEAR FT *subject to change*[2]		
Streams 25 feet wide or less		x	$542.59	=	$0.00
Streams greater than 25 feet wide		x	$814.47	=	$0.00
			Wetland Mitigation Fee Total	=	**$0.00**

FEE REDUCTION[5]

Development Fee reduction for land in lieu of fee	=	
Development Fee reduction (up to 33%) for permanent assessments	=	
Wetland Mitigation Fee reduction for wetland restoration/creation performed by applicant	=	
Reduction Total	=	**$0.00**

FINAL FEE CALCULATION

Development Fee Total		$376,486.48
Wetland Mitigation Fee Total	+	$0.00
Mitigation Fee Subtotal	=	**$376,486.48**
Contribution to Recovery[6]	+	
TOTAL AMOUNT TO BE PAID	=	**$376,486.48**

[1] The City of Brentwood is on a separate fee schedule until the 2017 Fee Audit has been adopted by the city. For projects within Brentwood, please use the Brentwood fee calculator worksheets.

[2] Development fees are adjusted annually (no later than March 15 of each year) according to a formula that includes both a Home Price Index (HPI) and a Consumer Price Index (CPI). The Wetland Mitigation Fees are adjusted according to a CPI.

[3] Fee Zone 4 is not shown on Figure 9-1 of the HCP/NCCP but refers to the fee applicable to those few covered acitivities located in northeastern Antioch (p. 9-21).

[4] Per Chapter 9.3.1 of the HCP/NCCP, for every acre of impact on wetlands, streams, ponds, and riparian woodland/scrub, applicants will pay the appropriate development fee (according to fee zone) towards land acquisition and the conservation program as a whole, as well as a wetland mitigation fee to cover the costs of successful restoration or creation.

[5] Fee reductions must be reviewed and approved by the Conservancy.

[6] Participating Special Entities (PSEs) are required to pay fees over and above permanent and temporary impact mitigation fees to cover indirect costs of extending permit coverage, including a portion of the costs of the initial preparation of the Plan, and a portion of the costs of conservation actions designed to contribute to species recovery. This amount will be determined in accordance with the Contribution to Recovery Implementation Policy adopted by the Conservancy Governing Board on December 8, 2014.

March 10, 2022

Appendix C
CNDDB Search Results

SciName	ComName	TaxonGroup	ElmCode	TotalOccs	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	Habitats	GenHab	MicroHab	ReturnOccs
Blepharizonia plumosa	big tarplant	Dicots	PDAST1C011	53	None	None	G1G2	S1S2	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Valley & foothill grassland	Valley and foothill grassland.	Dry hills and plains in annual grassland. Clay to clay-loam soils; usually on slopes and often in burned areas. 60-505 m.	6
Centromadia parryi ssp. congdonii	Congdon's tarplant	Dicots	PDAST4R0P1	98	None	None	G3T2	S2	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Valley & foothill grassland	Valley and foothill grassland.	Alkaline soils, sometimes described as heavy white clay. 0-245 m.	1
Cicuta maculata var. bolanderi	Bolander's water-hemlock	Dicots	PDAPI0M051	17	None	None	G5T4T5	S2?	2B.1		Marsh & swamp | Salt marsh | Wetland	Marshes and swamps.	In fresh or brackish water. 0-20 m.	1
Extriplex joaquinana	San Joaquin spearscale	Dicots	PDCHE041F3	127	None	None	G2	S2	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Alkali playa | Chenopod scrub | Meadow & seep | Valley & foothill grassland	Chenopod scrub, alkali meadow, playas, valley and foothill grassland.	In seasonal alkali wetlands or alkali sink scrub with Distichlis spicata, Frankenia, etc. 0-800 m.	3
Hesperolinon breweri	Brewer's western flax	Dicots	PDLIN01030	29	None	None	G2	S2	1B.2		Chaparral | Cismontane woodland | Ultramafic | Valley & foothill grassland	Chaparral, cismontane woodland, valley and foothill grassland.	Often in rocky serpentine soil in serpentine chaparral and serpentine grassland. 195-910 m.	1
Oenothera deltoides ssp. howellii	Antioch Dunes evening-primrose	Dicots	PDONA0C0B4	10	Endangered	Endangered	G5T1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_USDA-US Dept of Agriculture	Interior dunes	Interior dunes.	Remnant river bluffs and sand dunes east of Antioch. 1-15 m.	1
Symphyotrichum lentum	Suisun Marsh aster	Dicots	PDASTE8470	175	None	None	G2	S2	1B.2		Brackish marsh | Freshwater marsh | Marsh & swamp | Wetland	Marshes and swamps (brackish and freshwater).	Most often seen along sloughs with Phragmites, Scirpus, blackberry, Typha, etc. 0-15 m.	1
Tropidocarpum capparideum	caper-fruited tropidocarpum	Dicots	PDBRA2R010	20	None	None	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden |	Valley & foothill grassland	Valley and foothill grassland.	Alkaline clay. 0-360 m.	1

SciName	ComName	TaxonGroup	ElmCode	TotalOccs	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	Habitats	GenHab	MicroHab	ReturnOccs
Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	955	None	Threatenec	G1G2	S1S2		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Marsh & swamp | Swamp | Wetland	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	1
Anniella pulchra	Northern California legless lizard	Reptiles	ARACC01020	383	None	None	G3	S3		CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Chaparral | Coastal dunes | Coastal scrub	Sandy or loose loamy soils under sparse vegetation.	Soil moisture is essential. They prefer soils with a high moisture content.	3
Athene cunicularia	burrowing owl	Birds	ABNSB10010	2011	None	None	G4	S3		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Coastal prairie | Coastal scrub | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley & foothill grassland	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	48
Elanus leucurus	white-tailed kite	Birds	ABNKC06010	184	None	None	G5	S3S4		BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern	Cismontane woodland | Marsh & swamp | Riparian woodland | Valley & foothill grassland | Wetland	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	4
Emys marmorata	western pond turtle	Reptiles	ARAAD02030	1404	None	None	G3G4	S3		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	Aquatic | Artificial flowing waters | Klamath/North coast flowing waters | Klamath/North coast standing waters | Marsh & swamp | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flowing waters | South coast standing waters | Wetland	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	7
Lanius ludovicianus	loggerhead shrike	Birds	ABPBR01030	110	None	None	G4	S4		CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Broadleaved upland forest | Desert wash | Joshua tree woodland | Mojavean desert scrub | Pinon & juniper woodlands | Riparian woodland | Sonoran desert scrub	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub and washes.	Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	1

SciName	ComName	TaxonGroup	ElmCode	TotalOccs	FedList	CalList	GRank	SRank	RPlantRank	OthrStatus	Habitats	GenHab	MicroHab	ReturnOccs
Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	955	None	Threatened	G1G2	S1S2		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Marsh & swamp | Swamp | Wetland	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	1
Ambystoma californiense pop. 1	California tiger salamander - central California DPS	Amphibians	AAAAA01181	1265	Threatened	Threatened	G2G3T3	S3		CDFW_WL-Watch List | IUCN_VU-Vulnerable	Cismontane woodland | Meadow & seep | Riparian woodland | Valley & foothill grassland | Vernal pool | Wetland	Lives in vacant or mammal-occupied burrows throughout most of the year; in grassland, savanna, or open woodland habitats.	Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	21
Branchinecta lynchi	vernal pool fairy shrimp	Crustaceans	ICBRA03030	795	Threatened	None	G3	S3		IUCN_VU-Vulnerable	Valley & foothill grassland | Vernal pool | Wetland	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools.	Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	3
Buteo swainsoni	Swainson's hawk	Birds	ABNKC19070	2548	None	Threatened	G5	S3		BLM_S-Sensitive | IUCN_LC-Least Concern	Great Basin grassland | Riparian forest | Riparian woodland | Valley & foothill grassland	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	11
Oenothera deltoides ssp. howellii	Antioch Dunes evening-primrose	Dicots	PDONA0C0B4	10	Endangered	Endangered	G5T1	S1	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_UCBG-UC Botanical Garden at Berkeley	Interior dunes	Interior dunes.	Remnant river bluffs and sand dunes east of Antioch. 1-15 m.	1
Vulpes macrotis mutica	San Joaquin kit fox	Mammals	AMAJA03041	1020	Endangered	Threatened	G4T2	S2			Chenopod scrub | Valley & foothill grassland	Annual grasslands or grassy open stages with scattered shrubby vegetation.	Need loose-textured sandy soils for burrowing, and suitable prey base.	3

Appendix D
Environmental Noise Assessment

Environmental Noise Assessment

Oakley Machado Subdivision

City of Oakley, California

July 8, 2022

Project #220308

Prepared for:

Raney Planning & Management
1501 Sports Drive
Sacramento, California 95834

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INTRODUCTION

The Oakley Machado Subdivision project consists of the development of a 76-lot single-family subdivision on a vacant parcel. The project is bordered by single-family residentials to the north, east, and south. The project is located south of East Cypress Lane and west of Machado Lane in the City of Oakley, California.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

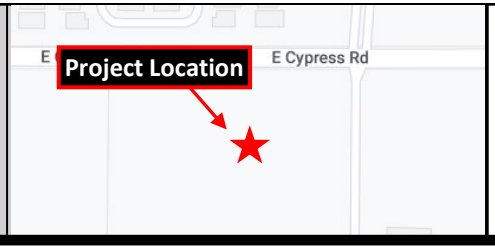


Oakley Machado Subdivision

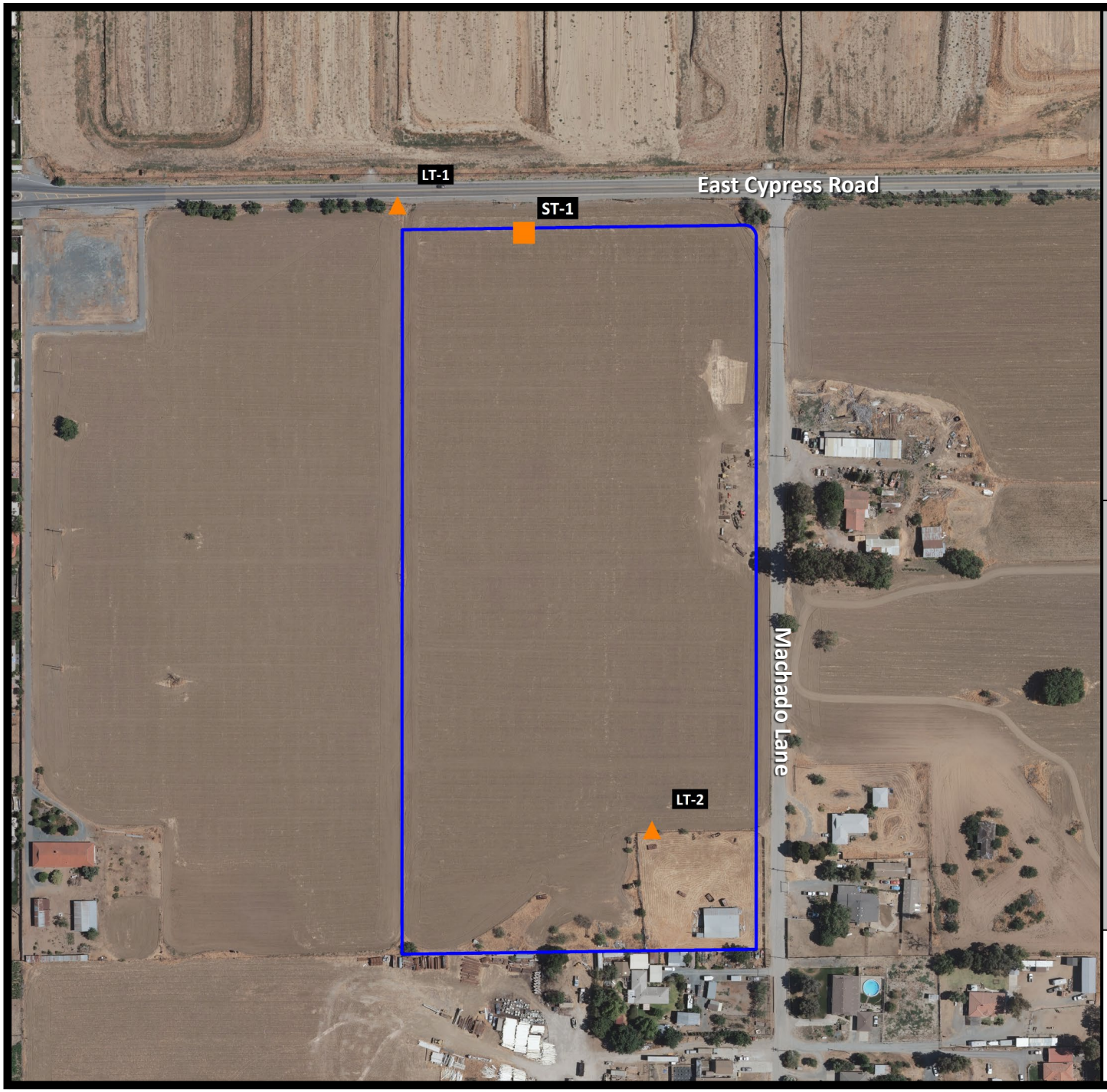
City of Oakley, California

Figure 1

Project Site Plan



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Oakley Machado Subdivision

City of Oakley, California

Figure 2

Noise Measurement Sites

Legend

- Project Site
- Noise Measurement - Long Term
- Noise Measurement Site - Short Term

100 ft 250 ft 400 ft

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 04/21/2022

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The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (DNL or L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise–including stationary mobile sources such as idling vehicles–attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AND FUTURE NOISE AND VIBRATION ENVIRONMENTS

EXISTING NOISE RECEPTORS

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include existing single-family residential uses located south of the project site.

EXISTING GENERAL AMBIENT NOISE LEVELS

The existing noise environment in the project area is primarily defined by traffic on East Cypress Road directly north of the project site.

To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at two locations on the project site and short-term noise level measurements at one location. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 and 831 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL 200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Site	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1	4/12/2022	72	70	52	87	65	41	87
LT-2	4/12/2022	57	53	50	68	51	46	66
ST-1	4/13/2022 – 4:53 pm	N/A	60	58	70	N/A	N/A	N/A

Notes:

- *All values shown in dBA*
- *Daytime hours: 7:00 a.m. to 10:00 p.m.*
- *Nighttime Hours: 10:00 p.m. to 7:00 a.m.*
- *Source: Saxelby Acoustics 2022*

FUTURE TRAFFIC NOISE ENVIRONMENT AT OFF-SITE RECEPTORS

OFF-SITE TRAFFIC NOISE IMPACT ASSESSMENT METHODOLOGY

To assess noise impacts due to project-related traffic increases on the local roadway network, traffic noise levels are predicted at sensitive receptors for Existing and Existing Plus Project conditions.

Noise levels due to traffic are calculated using the Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108). The model is based upon the Calveno reference noise factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

The FHWA model was developed to predict hourly L_{eq} values for free-flowing traffic conditions. To predict traffic noise levels in terms of L_{dn}, it is necessary to adjust the input volume to account for the day/night distribution of traffic.

Project trip generation volumes were provided by the project traffic engineer (TJKM 2022), truck usage and vehicle speeds on the local area roadways were estimated from field observations. The predicted increases in traffic noise levels on the local roadway network for Existing conditions which would result from the project are provided in terms of L_{dn}. Therefore, this analysis of off-site traffic noise increases is considered conservative.

Traffic noise levels are predicted at the sensitive receptors located at the closest typical setback distance along each project-area roadway segment. In some locations sensitive receptors may not receive full shielding from noise barriers or may be located at distances which vary from the assumed calculation distance.

Tables 3 summarize the modeled traffic noise levels at the nearest sensitive receptors along each roadway segment in the Project area. **Appendix C** provides the complete inputs and results of the FHWA traffic noise modeling.

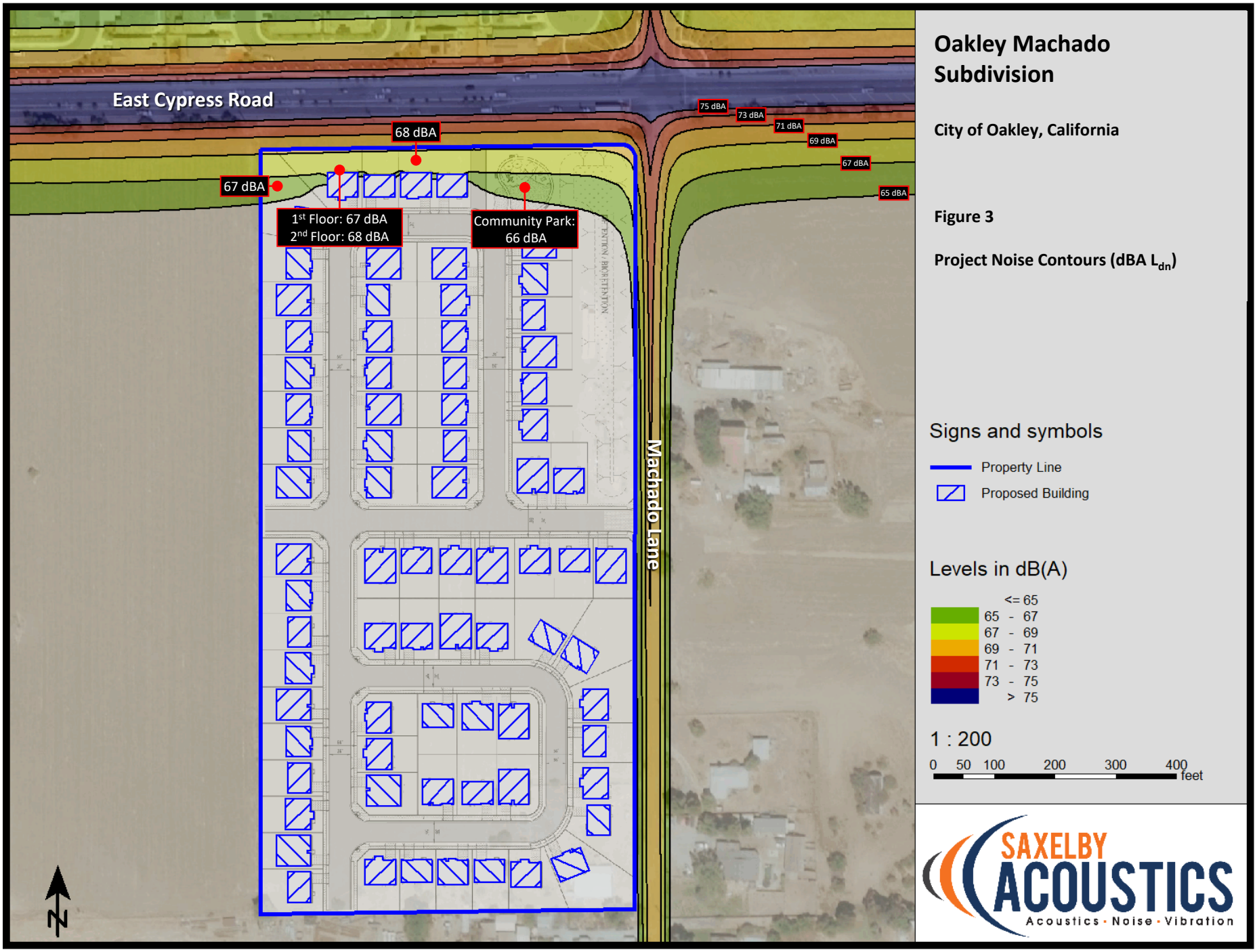
TABLE 3: EXISTING TRAFFIC NOISE LEVELS AND PROJECT-RELATED TRAFFIC NOISE LEVEL INCREASES

Roadway	Segment	Predicted Exterior Noise Level (dBA L_{dn}) at Closest Sensitive Receptors		
		Existing No Project	Existing + Project	Change
Main St	South of W Cypress Rd	67.9	68.1	0.2
W. Cypress Rd	West of Main Street	70.1	70.1	0.0
E Cypress Rd	Main St and Machado Ln	69.3	69.5	0.2
E Cypress Rd	Machado Ln and Sellers Ave	63.4	63.4	0.0
E Cypress Rd	East of Sellers Ave	60.0	60.0	0.0
Main St	North of W Cypress Rd	64.1	64.2	0.1
Machado Lane	South of E Cypress Rd	56.6	59.8	3.2

Based upon the data in **Table 3**, the proposed project is predicted to result in an increase in a maximum traffic noise level increase of 3.2 dBA.

EVALUATION OF TRANSPORTATION NOISE ON PROJECT SITE

Saxelby Acoustics used the SoundPLAN noise model to calculate traffic noise levels at the proposed single-family uses due to traffic on East Cypress Road. Traffic noise levels include a +1 dBA adjustment for future conditions. The results of this analysis are shown graphically on **Figure 3**.


East Cypress Road
75 dBA
73 dBA
71 dBA
69 dBA
67 dBA
65 dBA
68 dBA
67 dBA
1st Floor: 67 dBA
2nd Floor: 68 dBA
Community Park:
66 dBA
Machado Lane
N
Oakley Machado Subdivision
City of Oakley, California
Figure 3
Project Noise Contours (dBA L_{dn})
Signs and symbols
Property Line
Proposed Building
Levels in dB(A)
<= 65
65 - 67
67 - 69
69 - 71
71 - 73
73 - 75
> 75
1 : 200
0 50 100 200 300 400
feet
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CONSTRUCTION NOISE ENVIRONMENT

During the construction of the proposed project, including roads, water and sewer lines, and related infrastructure, noise from construction activities would temporarily add to the noise environment in the project vicinity. As shown in **Table 5**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet.

TABLE 4: CONSTRUCTION EQUIPMENT NOISE

Type of Equipment	Maximum Level, dBA at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: *Roadway Construction Noise Model User's Guide*. Federal Highway Administration. FHWA-HEP-05-054. January 2006.

CONSTRUCTION VIBRATION ENVIRONMENT

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and parking lot construction occur. **Table 6** shows the typical vibration levels produced by construction equipment.

TABLE 5: VIBRATION LEVELS FOR VARIOUS CONSTRUCTION EQUIPMENT

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210 (Less than 0.20 at 26 feet)	0.074	0.026

Source: *Transit Noise and Vibration Impact Assessment Guidelines.* Federal Transit Administration. May 2006.

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines, Appendix G, indicate that a significant noise impact may occur if a project exposes persons to noise or vibration levels in excess of local general plans or noise ordinance standards, or cause a substantial permanent or temporary increase in ambient noise levels. CEQA standards are discussed more below under the Thresholds of Significance section.

LOCAL

City of Oakley General plan

GOAL 9.1 PROTECT COMMUNITY FROM EXCESSIVE NOISE

Protect residents from the harmful and annoying effects of exposure to excessive noise

Policies

9.1.1. New development shall use the land use compatibility table shown in Figure 9-1 and the standards contained within Tables 9-7 and 9-8 for determining noise compatibility.

9.1.2. New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line or within a designated outdoor activity area (location is at the discretion of the Community Development Director) of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.

9.1.3. Noise created by new proposed non- transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 9-7 as measured immediately within the property line of lands designated for noise-sensitive uses. Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Other noise sources are presumed to be subject to local regulations, such as a noise control ordinance. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, Heating, Ventilation, Air Conditioning (HVAC) units, loading docks, etc.

9.1.4. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 9-7 at existing or planned noise- sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the contents of an acoustical analysis are given by Table 9-8.

9.1.5. Noise created by new transportation noise sources shall be mitigated so as not to exceed the levels specified in Table 9-9 at outdoor activity areas or interior spaces of existing noise- sensitive land uses.

9.1.6. It is anticipated that roadway improvement projects will be needed to accommodate build-out of the general plan. Therefore, existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects as a result of increased roadway capacity, increases in travel speeds, etc. It may not be practical to reduce increased traffic noise levels consistent with those contained Table 9-9. Therefore, as an alternative, the following criteria may be used as a test of significance for roadway improvement projects:

- Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise- sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant

9.1.7. Where noise mitigation measures are required to achieve the standards of Tables 9-7 and 9-9, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design- related noise mitigation measures have been integrated into the project. Note: Existing dwellings and new single-family dwellings may not be subject to City review with respect to satisfaction of the standards of the Noise Element. As a consequence, such dwellings may be constructed in areas where noise levels exceed the standards of the Noise Element. It is not the responsibility of the City to ensure that such dwellings meet the noise standards of the Noise Element, or the noise standards imposed by lending agencies such as U.S. Department of Housing and Urban Development (HUD), the Federal Housing Administration (FHA) and the State of California Department of Veteran Affairs (Cal Vet). If homes are located and constructed in accordance with the Noise Element, it is expected that the resulting exterior and interior noise levels will conform to the HUD/FHA/Cal Vet noise standards.

9.1.8. Obtrusive, discretionary noise generated from residences, motor vehicles, commercial establishments, and/or industrial facilities should be minimized or prohibited.

9.1.9. Activities associated with agricultural operations are recognized as noise sources which may be considered annoying to some residents. These activities can occur during the daytime and nighttime hours. Activities include crop dusting, tractor operations, zon guns, etc. The city will require that all new development of residential uses adjacent to agricultural uses provide full disclosure of potential noise sources to future residents consistent with the City's right to farm ordinance.

Programs

9.1.A. The City has adopted and will update as necessary a Noise Ordinance to govern nuisance noise introduced by residential, commercial, or industrial uses. The purpose of this Ordinance is to regulate excessive noise produced by sources including, but not limited to, car stereos, parties, commercial and industrial activities (except where approved by the City), and other discretionary noise observed to be a nuisance to adjacent communities or businesses. 9-12 Noise Element

9.1.B. Prior to approval of development, roadway, infrastructure, and other ground-disturbing projects, review projects to identify potential for noise levels to exceed the standards established in Policies 9.1.1 through 9.1.7 and require mitigation measures to ensure that noise is reduced to an acceptable level

GOAL 9.2 ENSURE COMPATIBILITY BETWEEN NOISE PRODUCING LAND USES AND OTHER USES

Protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses..

Policies

9.2.1. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 9-9, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 9-9.

Programs

9.2.A. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-9 or the performance standards of Table 9-7 **(Table 1)**, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

TABLE 9-7: NOISE LEVELS PERFORMANCE STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING NON-TRANSPORTATION NOISE SOURCES

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7a.m.)
Hourly L_{eq}, dB	55	45

1. *Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring implusive noises (e.g., humming sounds, outdoor speaker systems). These noise levels standards do not apply to residential units established in conjunction with indusrial or commercial uses (e.g., caretaker dwellings).*
2. *The City can impose noise level standards which are more restrictive than those specified above based upon determination of existing low ambient noise levels.*
3. *Fixed noise sources which are typically of concern include, but are not limited to the following:*

HVAC Systems	*Cooling Towers/Evaporative Condensers*
Pump Systems	*Lift Stations*
Emergency Generators	*Boilers*
Steam Valves	*Steam Turbines*
Generators	*Fans*
Air Compressors	*Heavy Equipment*
Conveyor Systems	*Transformers*
Pile Drivers	*Grinders*
Drill Rigs	*Gas or Diesel Motors*
Welders	*Cutting Equipment*
Outdoor Speakers	*Blowers*

4. *The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities including pumps stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops shopping centers, drive-up windows, car washes, loading docks, public works project, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, and gravel operations, and athletic fields.*

TABLE 9-8: REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the Noise Element shall:
A. Be the financial responsibility of the applicant.
B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
D. Estimate existing and projected cumulative (20 years) noise levels in terms of Ldn or CNEL and/or the stands of Table 1, and compare those levels to the adopted policies of the Noise Element.
E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preferences to proper site planning and design over mitigation measures which require the construction noise barriers or structural modification to building which contain noise sensitive land uses.
F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
G. Describe a post-project assessment program which could be used to evaluate the effective ness of the proposed mitigation measures.

TABLE 9-9: MAXIMUM ALLOWABLE NOISE EXPOSURE TRANSPORTATION NOISE SOURCES

Land Use	**Outdoor Activity**	**Interior Spaces**	
Residential	65	45	--
Transient Lodging	65[3]	45	--
Hospitals, Nursing Homes	65	45	--
Theaters, Auditoriums, Musics Halls	--	--	35
Churches, Meeting Halls	65	--	40
Office Buildings	--	--	45
School, Libraries, Museums	--	--	45
Playgrounds, Neighborhood, Parks	70	--	--

1. *Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the recieving land use.*
2. *Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.*
3. *As determined for a typical worst case hour during periods of use.*
4. *In the case of hotel/motel facilities or other transiet lodging, outdoor activity aream such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.*

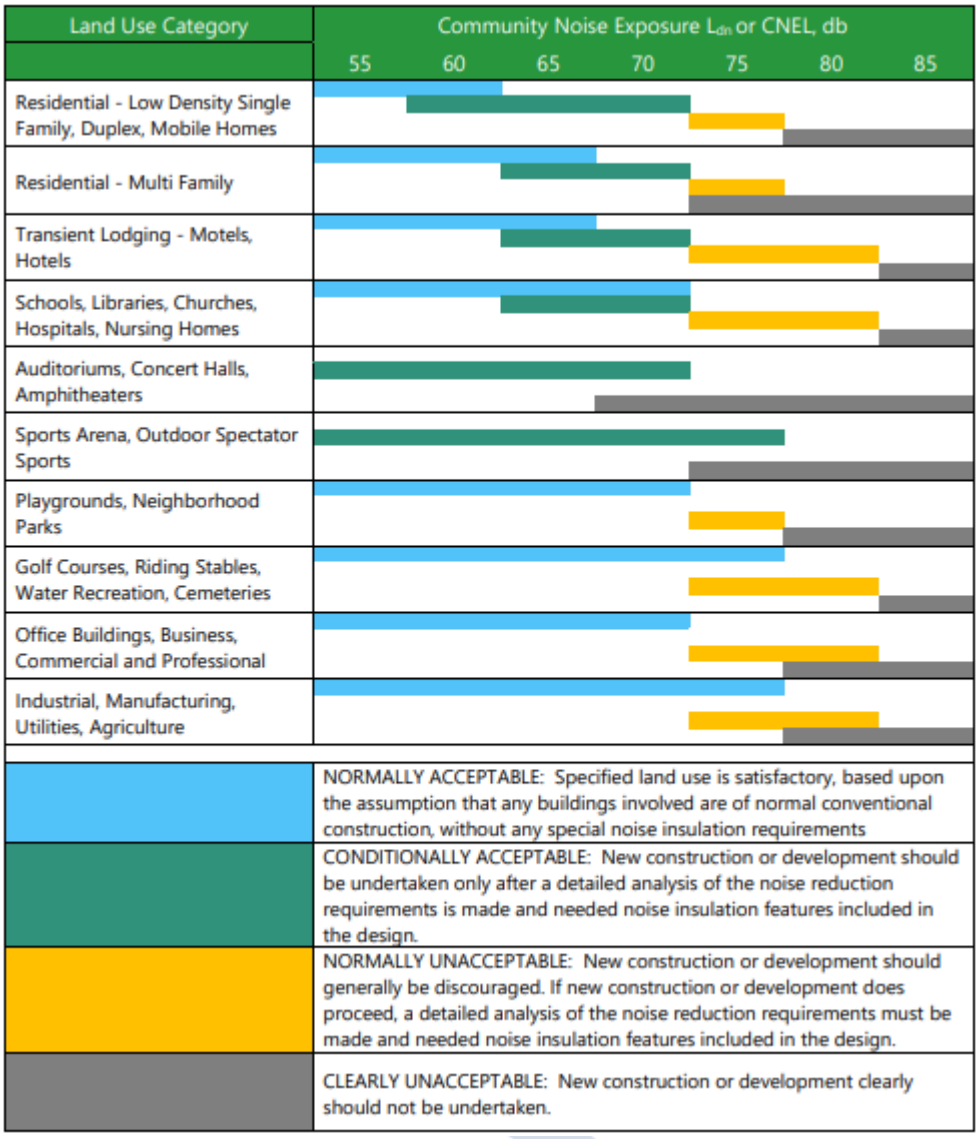


FIGURE 9-1: LAND COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

Criteria for Acceptable Vibration

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception of the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities (p.p.v.) in inches per second. Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. **Table 6**, which was developed by Caltrans, shows the vibration levels which would normally be required to result in damage to structures. The vibration levels are presented in terms of peak particle velocity in inches per second.

Table 6 indicates that the threshold for architectural damage to structures is 0.20 in/sec p.p.v. A threshold of 0.2 in/sec p.p.v. is considered to be a reasonable threshold for short-term construction projects.

TABLE 6: EFFECTS OF VIBRATION ON PEOPLE AND BUILDINGS

Peak Particle Velocity		Human Reaction	Effect on Buildings
mm/second	in/second		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: *Transportation Related Earthborne Vibrations.* Caltrans. TAV-02-01-R9601. February 20, 2002.

IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would normally be considered to result in significant noise impacts if noise levels conflict with adopted environmental standards or plans, or if noise generated by the project would substantially increase existing noise levels at sensitive receivers on a permanent or temporary basis. Significance criteria for noise impacts are drawn from CEQA Guidelines Appendix G (Items XI [a-f]).

Would the project:

a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b. Generate excessive groundborne vibration or groundborne noise levels?

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

NOISE LEVEL INCREASE CRITERIA FOR LONG-TERM PROJECT-RELATED NOISE LEVEL INCREASES

The California Environmental Quality Act (CEQA) guidelines define a significant impact of a project if it "increases substantially the ambient noise levels for adjoining areas." Generally, a project may have a significant effect on the environment if it will substantially increase the ambient noise levels for adjoining areas or expose people to severe noise levels. In practice, more specific professional standards have been developed. These standards state that a noise impact may be considered significant if it would generate noise that would conflict with local project criteria or ordinances, or substantially increase noise levels at noise sensitive land uses. The potential increase in traffic noise from the project is a factor in determining significance. Research into the human perception of changes in sound level indicates the following:

- A 3 dB change is barely perceptible,
- A 5 dB change is clearly perceptible, and
- A 10 dB change is perceived as being twice or half as loud.

A limitation of using a single noise level increase value to evaluate noise impacts is that it fails to account for pre-project-noise conditions. **Table 7** is based upon recommendations made by the Federal Interagency Committee on Noise (FICON) to provide guidance in the assessment of changes in ambient noise levels resulting from aircraft operations. The recommendations are based upon studies that relate aircraft noise levels to the percentage of persons highly annoyed by the noise. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, it is widely accepted that they are applicable to all sources of noise described in terms of cumulative noise exposure metrics such as the L_{dn}.

TABLE 7: SIGNIFICANCE OF CHANGES IN NOISE EXPOSURE

Ambient Noise Level Without Project, Ldn	Increase Required for Significant Impact
<60 dB	+5.0 dB or more
60-65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more

Source: Federal Interagency Committee on Noise (FICON)

Based on the **Table 7** data, an increase in the traffic noise level of 5 dB or more would be significant where the pre-project noise levels are less than 60 dB L_{dn}, or 3 dB or more where existing noise levels are between 60 to 65 dB L_{dn}. Extending this concept to higher noise levels, an increase in the traffic noise level of 1.5 dB or more may be significant where the pre-project traffic noise level exceeds 65 dB L_{dn}. The rationale for the **Table 7** criteria is that, as ambient noise levels increase, a smaller increase in noise resulting from a project is sufficient to cause annoyance.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 1: ***Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Traffic Noise Increases

As discussed, the substantial increase criteria range between +1.5 dBA to +5 dBA, depending on the existing noise levels. Under the proposed project, the maximum increase in traffic noise at the nearest sensitive receptor is predicted to be 3.2 dBA with existing noise levels to be less than 60 dB L_{dn} as shown in **Table 3**. Therefore, impacts resulting from increased traffic noise would be considered ***less-than-significant***.

Operational Noise Increases

The proposed project would include typical residential noise which would be compatible with the existing adjacent residential uses.

Construction Noise

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in **Table 5**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. The great majority of the building construction would occur at distances of 50 feet or greater from the nearest residences, and at distances where construction noise would not be perceptible. Construction noise associated with streets would be similar to noise that would be associated with public works projects, such as a roadway widening or paving projects.

Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would likely occur primarily during daytime hours.

Construction activities are conditionally exempt from the Noise Ordinance during certain hours. Construction activities are exempt from the noise standard from 8 AM to 5 PM Monday through Friday, and from 9 AM to 4 PM on Saturdays. No construction shall occur on Sundays or City holidays.

Although construction activities are temporary in nature and would likely occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered ***potentially significant***.

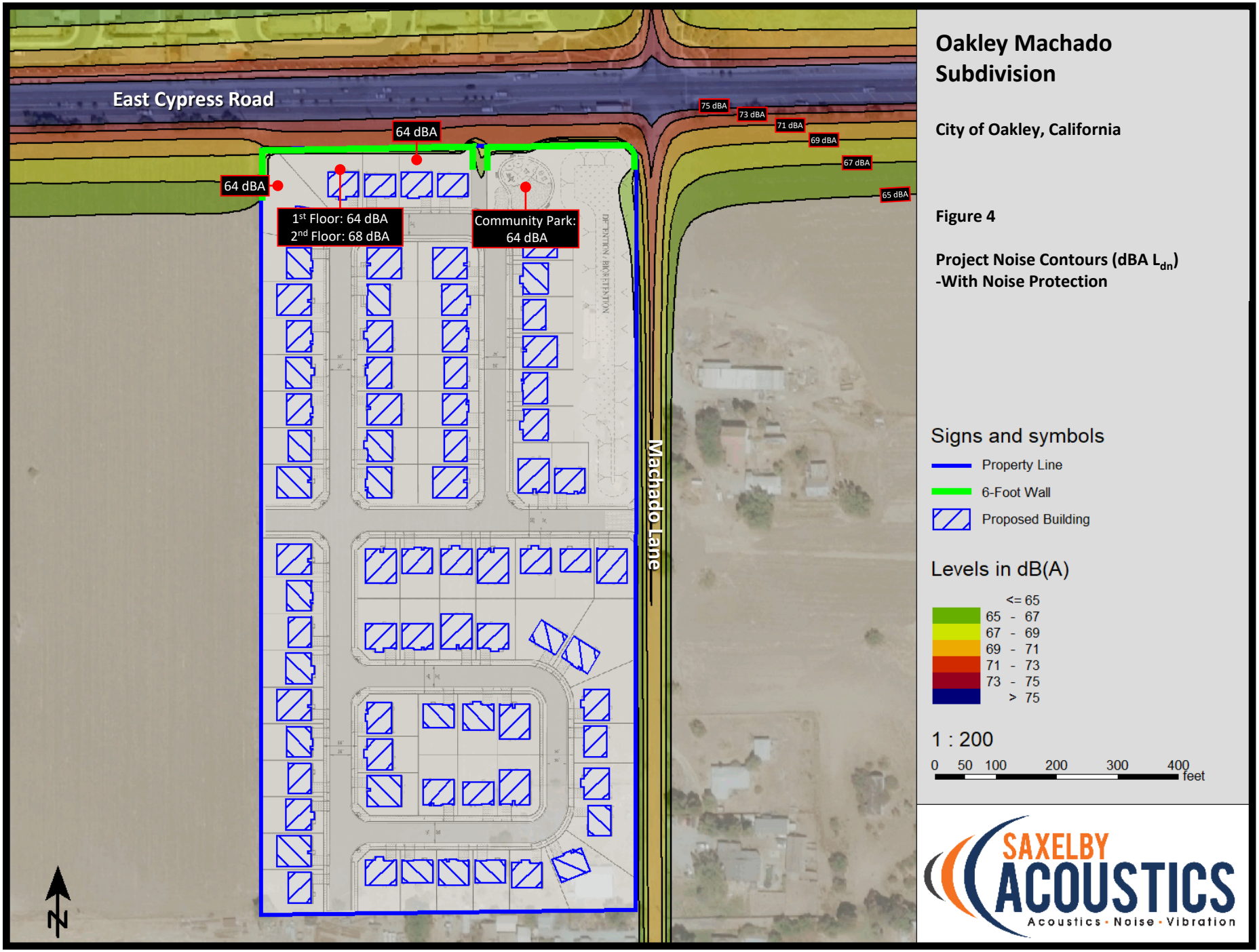
Transportation Noise on Project Site (Non-CEQA Issue)

Exterior Transportation Noise

Compliance with City standards on new noise-sensitive receptors is not a CEQA consideration. However, this information is provided here so that a determination can be made regarding the ability of the proposed project to meet the requirements of the City of Oakley for exterior and interior noise levels at new sensitive uses proposed under the project.

As shown on **Figure 3**, the outdoor activity areas along East Cypress Road on the proposed project would be exposed to exterior noise levels exceeding the City's 65 dBA L_{dn} exterior noise standard for residential uses.

With construction of the sound wall design show in **Figure 4,** proposed noise-sensitive residential uses would be exposed to exterior noise levels of 65 dBA L_{dn}, or less. This would comply with the City's 65 dBA L_{dn} standard.


East Cypress Road
64 dBA
64 dBA
1st Floor: 64 dBA
2nd Floor: 68 dBA
Community Park:
64 dBA
75 dBA
73 dBA
71 dBA
69 dBA
67 dBA
65 dBA
Machado Lane
N
Oakley Machado Subdivision
City of Oakley, California
Figure 4
Project Noise Contours (dBA L_{dn})
-With Noise Protection
Signs and symbols
Property Line
6-Foot Wall
Proposed Building
Levels in dB(A)
<= 65
65 - 67
67 - 69
69 - 71
71 - 73
73 - 75
> 75
1 : 200
0 50 100 200 300 400
feet
SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

Interior Transportation Noise

Modern building construction methods typically yield an exterior-to-interior noise level reduction of 25 dBA. Therefore, where exterior noise levels are 70 dBA L_{dn}, or less, no additional interior noise control measures are typically required. For this project, exterior noise levels are predicted to be less than 68 dBA L_{dn} at first and second floor locations.

This would result in interior noise levels of less than 43 dBA L_{dn} at first and second floor receivers based on typical building construction. This meets with the City of Oakley General Plan interior noise level standard of 45 dBA L_{dn}.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

1(a) *Construction activities shall be limited to the hours set forth below:*

Monday-Friday 8:00 AM to 5:00 PM
Saturday 9:00 AM to 4:00 PM

Construction shall be prohibited on Sundays and City holidays. These criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Community Development Director prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer.

1(b) *The project contractor shall ensure that the following construction noise BMPs are met on-site during all phases of construction:*

- *All equipment driven by internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise- control features that are readily available for that type of equipment.*
- *All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.*
- *The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*
- *Unnecessary idling of internal combustion engines shall be prohibited.*

- *Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Construction site and access road speed limits shall be established and enforced during the construction period.*
- *The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.*
- *Project-related public address or music systems shall not be audible at any adjacent receptor.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*
- *The construction contractor shall designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

Construction noise BMPs shall be included in the grading plan submitted by the developer for review and approval by the Community Development Director prior to grading permit issuance.

Recommended Condition of Approval

Prior to approval of project improvement plans, the plans for the proposed project shall show that the first-row lots shall be shielded from East Cypress Road through the use of 6-foot tall masonry sound walls per the approval of the City Engineer. The approximate locations of these barriers are shown on ***Figure 4****. Other types of barriers may be employed but shall be reviewed by an acoustical engineer prior to being constructed. Sound wall heights are assumed to be relative to building pad elevations and may achieve the required wall height through use of earthen berm and wall combinations to achieve the total height.*

Impact 2: ***Would the project generate excessive groundborne vibration or groundborne noise levels?***

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural.

With the exception of vibratory compactors, the **Table 6** data indicate that construction vibration levels anticipated for the project are less than the 0.2 in/sec threshold at distance of 20 feet. However, the proposed project includes parking lot and building construction which would occur at distances of approximately 10 feet from the adjacent single-family residential uses. Therefore, use of vibratory compactors within 26 feet of the adjacent residential buildings could cause vibrations in excess of 0.2 in/sec. Therefore, this is a **significant** impact.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

MM2(a): Any compaction required less than 26 feet from the adjacent residential structures to the south should be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.

Impact 3: ***For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***

There are no airports within two miles of the project site. Therefore, this impact is not applicable to the proposed project.

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B: Continuous and Short-Term Ambient Noise Measurement Results

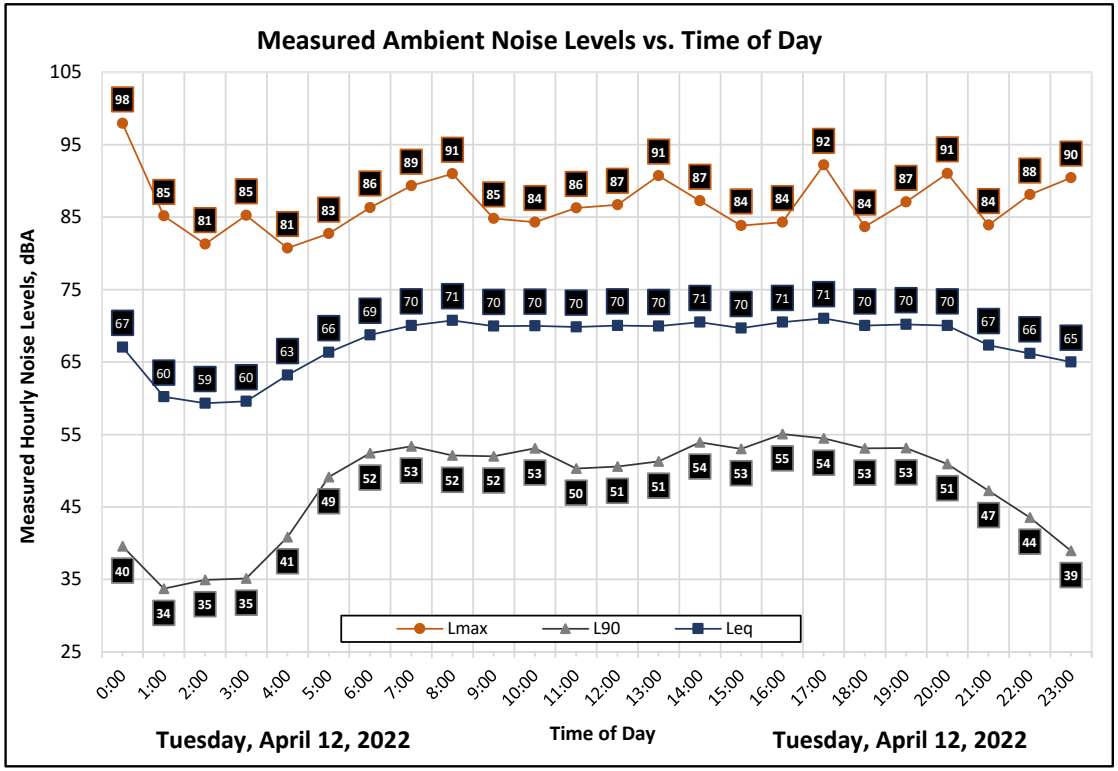


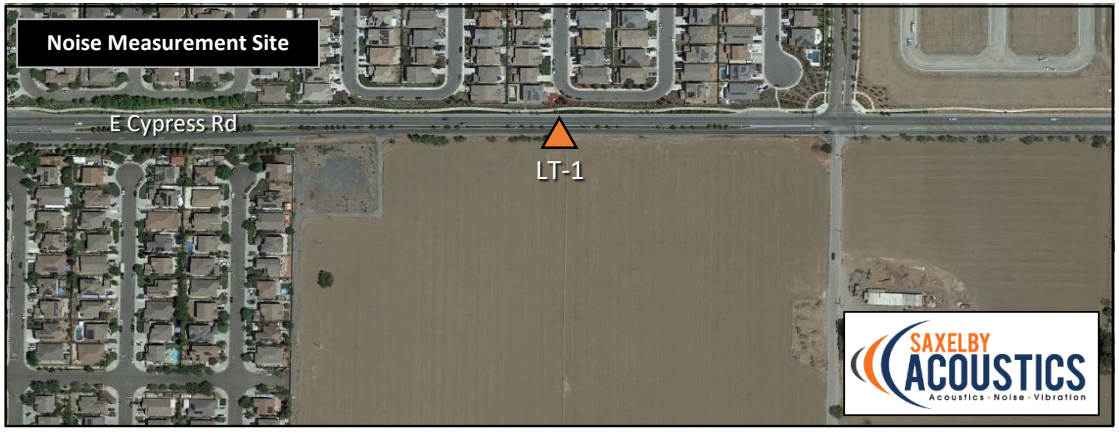
Appendix B1: Continuous Noise Monitoring Results

Site: LT-1
Project: Machado Subdivision
Meter: LDL 820-2
Location: Northern Project Boundary
Calibrator: CAL200
Coordinates: 37.9905825°, -121.6843567°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Tuesday, April 12, 2022	0:00	67	98	40	40
Tuesday, April 12, 2022	1:00	60	85	34	34
Tuesday, April 12, 2022	2:00	59	81	35	35
Tuesday, April 12, 2022	3:00	60	85	35	35
Tuesday, April 12, 2022	4:00	63	81	41	41
Tuesday, April 12, 2022	5:00	66	83	49	49
Tuesday, April 12, 2022	6:00	69	86	52	52
Tuesday, April 12, 2022	7:00	70	89	53	53
Tuesday, April 12, 2022	8:00	71	91	52	52
Tuesday, April 12, 2022	9:00	70	85	52	52
Tuesday, April 12, 2022	10:00	70	84	53	53
Tuesday, April 12, 2022	11:00	70	86	50	50
Tuesday, April 12, 2022	12:00	70	87	51	51
Tuesday, April 12, 2022	13:00	70	91	51	51
Tuesday, April 12, 2022	14:00	71	87	54	54
Tuesday, April 12, 2022	15:00	70	84	53	53
Tuesday, April 12, 2022	16:00	71	84	55	55
Tuesday, April 12, 2022	17:00	71	92	54	54
Tuesday, April 12, 2022	18:00	70	84	53	53
Tuesday, April 12, 2022	19:00	70	87	53	53
Tuesday, April 12, 2022	20:00	70	91	51	51
Tuesday, April 12, 2022	21:00	67	84	47	47
Tuesday, April 12, 2022	22:00	66	88	44	44
Tuesday, April 12, 2022	23:00	65	90	39	39

Statistics	Leq	Lmax	L50	L90
Day Average	70	87	52	52
Night Average	65	86	41	41
Day Low	67	84	47	47
Day High	71	92	55	55
Night Low	59	81	34	34
Night High	69	98	52	52
Ldn	72	Day %		86
CNEL	73	Night %		14



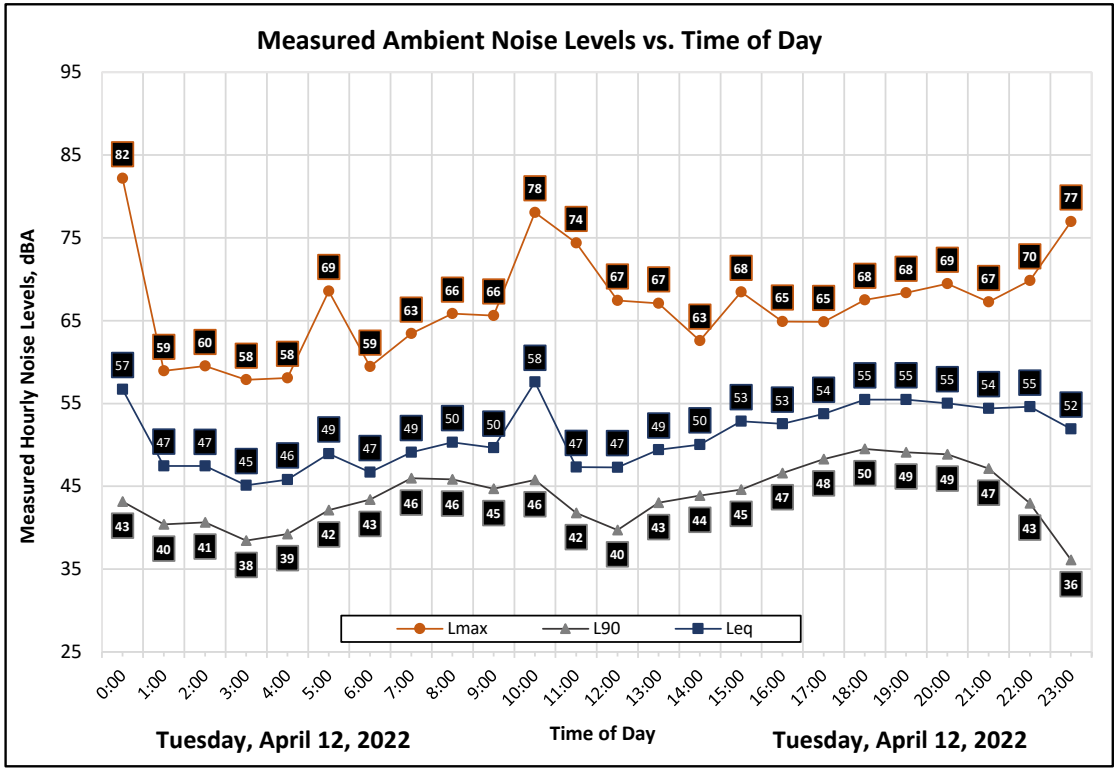


Appendix B2: Continuous Noise Monitoring Results

Site: LT-2
Project: Machado Subdivision
Meter: LDL 820-3
Location: South-East Project Boundary
Calibrator: CAL200
Coordinates: 37.9875858°, -121.6828745°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Tuesday, April 12, 2022	0:00	57	82	49	43
Tuesday, April 12, 2022	1:00	47	59	46	40
Tuesday, April 12, 2022	2:00	47	60	46	41
Tuesday, April 12, 2022	3:00	45	58	43	38
Tuesday, April 12, 2022	4:00	46	58	44	39
Tuesday, April 12, 2022	5:00	49	69	45	42
Tuesday, April 12, 2022	6:00	47	59	46	43
Tuesday, April 12, 2022	7:00	49	63	48	46
Tuesday, April 12, 2022	8:00	50	66	49	46
Tuesday, April 12, 2022	9:00	50	66	48	45
Tuesday, April 12, 2022	10:00	58	78	49	46
Tuesday, April 12, 2022	11:00	47	74	45	42
Tuesday, April 12, 2022	12:00	47	67	44	40
Tuesday, April 12, 2022	13:00	49	67	47	43
Tuesday, April 12, 2022	14:00	50	63	48	44
Tuesday, April 12, 2022	15:00	53	68	49	45
Tuesday, April 12, 2022	16:00	53	65	51	47
Tuesday, April 12, 2022	17:00	54	65	52	48
Tuesday, April 12, 2022	18:00	55	68	54	50
Tuesday, April 12, 2022	19:00	55	68	54	49
Tuesday, April 12, 2022	20:00	55	69	54	49
Tuesday, April 12, 2022	21:00	54	67	52	47
Tuesday, April 12, 2022	22:00	55	70	50	43
Tuesday, April 12, 2022	23:00	52	77	43	36

Statistics	Leq	Lmax	L50	L90
Day Average	53	68	50	46
Night Average	51	66	46	41
Day Low	47	63	44	40
Day High	58	78	54	50
Night Low	45	58	43	36
Night High	57	82	50	43
Ldn	57	Day %		77
CNEL	58	Night %		23





Appendix B1 : Short Term Noise Monitoring Results

Site: ST-1
Project: Machado Subdivision
Location: Northern Boundary
Coordinates: 37.9904419°, -121.6835947°

Meter: LDL 831-1
Calibrator: CAL200

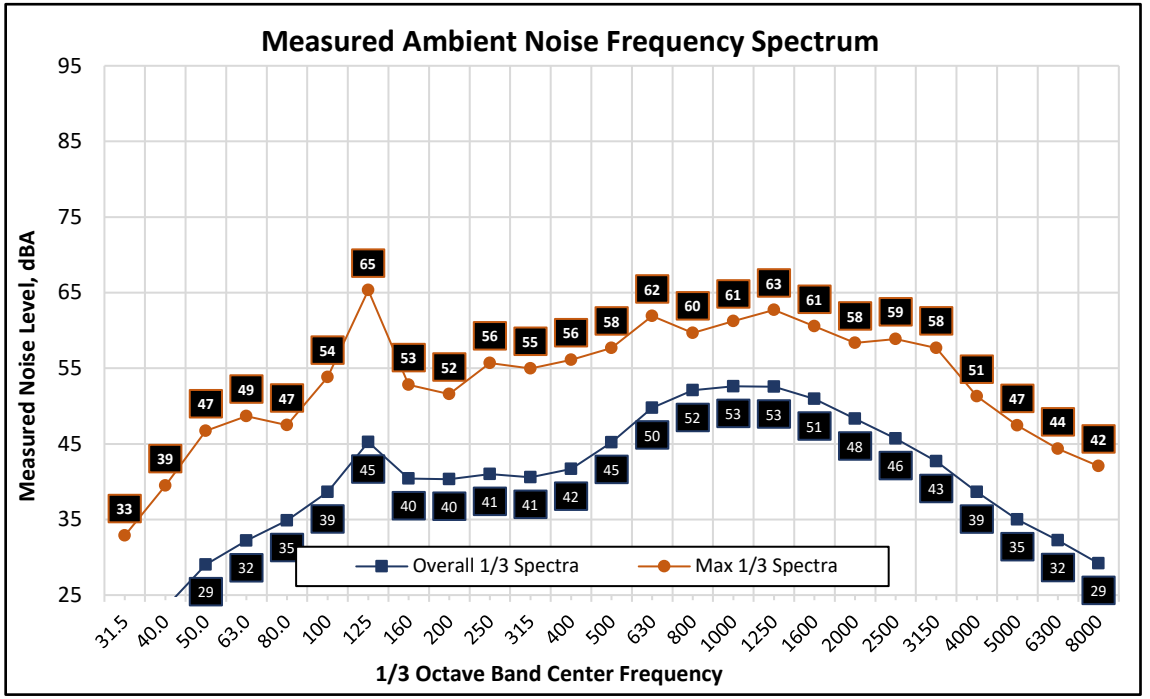
Start: 2022-04-13 16:43:30
Stop: 2022-04-13 16:53:30
SLM: SoundAdvisor™ Model 831C
Serial: 11709

Measurement Results, dBA

Duration:	0:10
L_{eq}:	60
L_{max}:	70
L_{min}:	46
L_{50}:	58
L_{90}:	52

Notes

Primary Noise Makers are the traffic from E Cyress Road.





Appendix C: Traffic Noise Calculation Inputs and Results



Appendix C-1
FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 211206
Description: Machado Subdivision - Existing Traffic
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Contours (ft.) - No Offset 60 dBA	65 dBA	70 dBA	Level, dBA
1	Main St	South of W Cypress Rd	11,380	80	0	20	1.0%	1.0%	45	25	-5	181	84	39	67.9
2	W. Cypress Rd	West of Main Street	7,260	84	0	16	1.0%	1.0%	45	12	-5	122	57	26	70.1
3	E Cypress Rd	Between Main St and Machado Ln	14,840	84	0	16	1.0%	3.0%	45	26	-5	233	108	50	69.3
4	E Cypress Rd	Between Machado Ln and Sellers Ave	8,520	90	0	10	1.0%	1.0%	25	30	0	51	24	11	63.4
5	E Cypress Rd	East of Sellers Ave	8,390	90	0	10	1.0%	1.0%	35	35	-5	76	35	16	60.0
6	Main St	North of W Cypress Rd	10,700	90	0	10	1.0%	1.0%	35	22	-5	89	41	19	64.1
7	Machado Lane	South of E Cypress Rd	200	90	0	10	1.0%	1.0%	35	22	0	6	3	1	51.8
8	E Cypress Rd	Between Machado Ln and Sellers Ave	8,520	90	0	10	1.0%	1.0%	35	165	0	76	35	16	55.0
9	Machado Lane	South of E Cypress Rd	200	90	0	10	1.0%	1.0%	35	23	0	6	3	1	51.5

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Appendix C-2

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 211206
Description: Machado Subdivision - Existing Plus Project Traffic
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Contours (ft.) - No Offset 60 dBA	65 dBA	70 dBA	Level, dBA
1	Main St	South of W Cypress Rd	11,940	80	0	20	1.0%	1.0%	45	25	-5	187	87	40	68.1
2	W. Cypress Rd	West of Main Street	7,260	84	0	16	1.0%	1.0%	45	12	-5	122	57	26	70.1
3	E Cypress Rd	Between Main St and Machado Ln	15,530	84	0	16	1.0%	3.0%	45	26	-5	240	111	52	69.5
4	E Cypress Rd	Between Machado Ln and Sellers Ave	8,540	90	0	10	1.0%	1.0%	25	30	0	51	24	11	63.4
5	E Cypress Rd	East of Sellers Ave	8,400	90	0	10	1.0%	1.0%	35	35	-5	76	35	16	60.0
6	Main St	North of W Cypress Rd	10,830	90	0	10	1.0%	1.0%	35	22	-5	90	42	19	64.2
7	Machado Lane	South of E Cypress Rd	910	90	0	10	1.0%	1.0%	35	22	0	17	8	4	58.4
8	E Cypress Rd	Between Machado Ln and Sellers Ave	8,540	90	0	10	1.0%	1.0%	35	165	0	77	36	17	55.0
9	Machado Lane	South of E Cypress Rd	910	90	0	10	1.0%	1.0%	35	23	0	17	8	4	58.1

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Appendix E
Traffic Impact Analysis

Machado Lane Residential Development

Draft Traffic Impact Analysis

Oakley, CA

June 17, 2022

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Appendix A – Existing Conditions LOS Reports

Appendix B – Existing plus Project Conditions LOS Reports

Appendix C – Existing plus Project Conditions Mitigated LOS Reports

Appendix D – Background Conditions LOS Reports

Appendix E – Background plus Project Conditions LOS Reports

Appendix F – Background plus Project Conditions Mitigated LOS Reports

1.0 INTRODUCTION

This report describes results of the Transportation Impact Assessment (TIA) for a proposed Machado Lane residential development in the City of Oakley in Contra Costa County. The project site is located in east Oakley, on the southwest corner of the intersection at E. Cypress Road and Machado Lane. The proposed residential development includes 76 single-family residential lots. The entire development is within the City of Oakley. Direct access to and from the site is proposed via one driveway on Machado Lane. There are no existing sidewalks on Machado Lane in the vicinity of the project area.

This chapter discusses the TIS Purpose, project study area, and analysis scenarios. **Figure 1** shows the study area and project site location. **Figure 2** shows the project site plan, dated November 2021.

1.1 Study Purpose

The purpose of the TIA is to evaluate potential transportation impacts that could result from the proposed project, identify short-term and long-term multi-modal circulation needs where relevant to site access and/or project impacts, identify potential mitigation measures for any significant transportation impacts, and evaluate the adequacy of the proposed site plan for accommodating multi-modal site access and meeting City of Oakley Guidelines.

1.2 Study Intersections

TJKM evaluated transportation conditions at three existing study intersections, and one proposed new driveway which would provide access to the project site. All intersections were evaluated based on conditions provided from recent traffic counts conducted for the a.m. (7:00 a.m.-9:00 a.m.) and p.m. (4:00 p.m.-6:00 p.m.) peak periods for a typical weekday. The following study intersections were selected in consultation with City staff based on the anticipated trip generation and travel pattern for project trips:

1. Main Street / E. Cypress Road
2. Machado Lane / E. Cypress Road
3. Sellers Avenue / E. Cypress Road
4. Machado Lane / Project Driveway*

* Indicates intersection would be evaluated under "plus Project" scenarios only

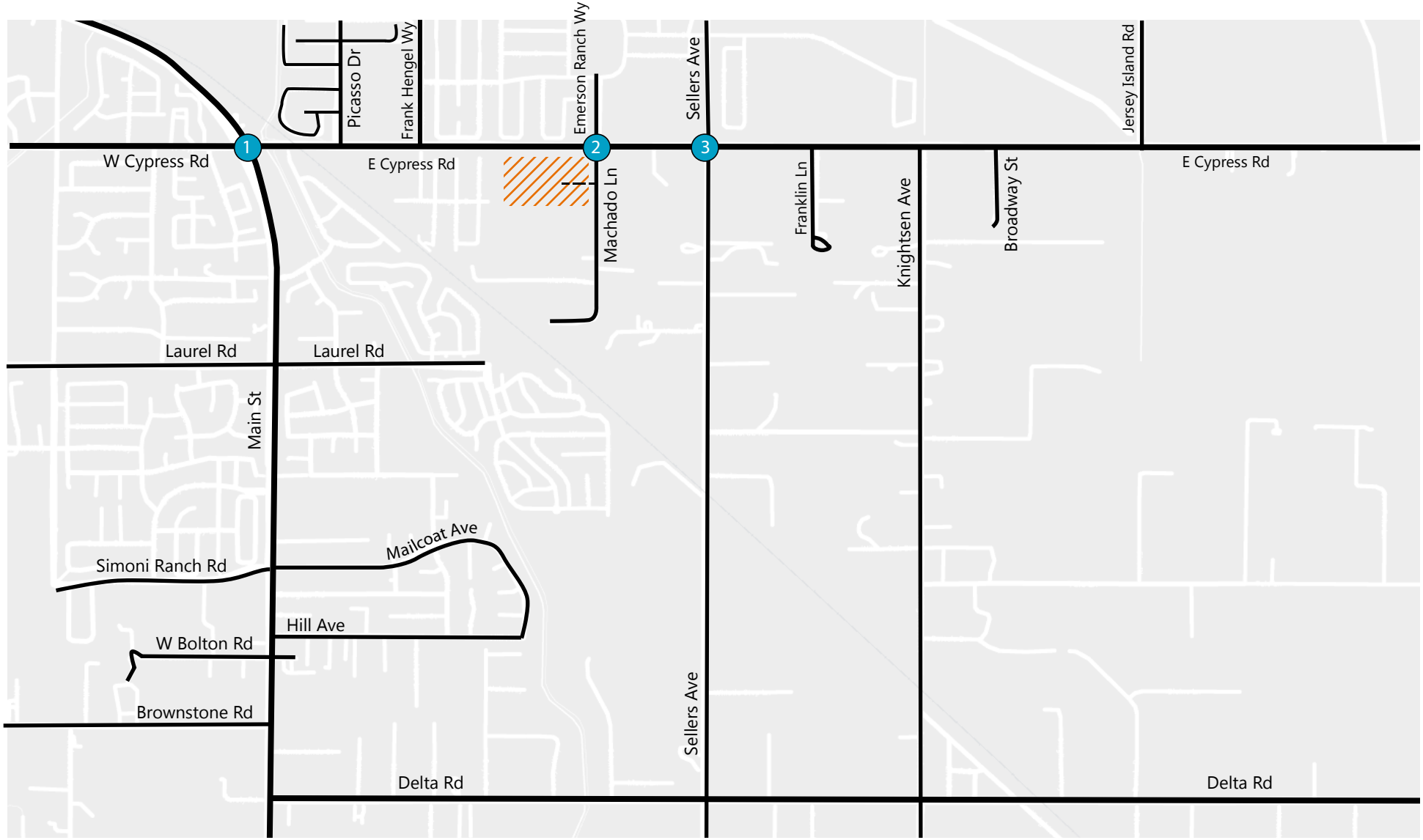
1.3 Study Scenarios

The roadway operations analysis addresses the following six traffic scenarios:

- ***Existing Conditions*** – This scenario describes existing transportation conditions in the study area based on the current roadway and sidewalk network characteristics, transit service, and the existing Oakley Citywide Traffic Model.
- ***Existing plus Project Conditions*** – This scenario is similar to Existing Conditions but with the additions of net new trips that would be generated by the project.

- ***Background Conditions*** –This scenario describes the projected peak hour traffic operations based on the net change to travel patterns anticipated from approved (but not yet constructed) or fully/partially occupied developments in the City at the time of the Existing Conditions assessment. This includes additional trips that would be generated if the proposed approved developments were to operate at full occupancy. The conditions in this scenario were developed using the Updated Citywide Vistro Model.
- ***Background plus Project Conditions*** – This scenario is similar to Background Conditions but with the inclusion of vehicle trips that would be generated by the project. The Background plus Project Conditions analysis provides an assessment of project impacts that takes into account other projects that would be completed within a similar timeframe as the project.

Figure 1: Vicinity Map



LEGEND

- (x) Study Intersection
- Project Entrance
- Project Site

N

TJKM

Figure 2: Project Site Plan



2.0 STUDY METHODOLOGY

2.1 Vehicle Miles Traveled

The City of Oakley has not yet established standards of significance for vehicle miles traveled which is now a mandatory CEQA component of traffic studies. The Governor's Office of Planning and Research (OPR) *Technical Advisory* (December 2018) provides guidance to analysts and local jurisdictions for implementing VMT as a metric for determining the transportation impact for land use projects. The OPR guidelines state that for analysis purposes, "VMT" refers to automobile VMT, specifically passenger vehicles and light trucks. Heavy truck traffic is typically excluded. This study evaluates project-related VMT as outlined in the adopted CCTA VMT methodology. The methodology and implementation guidelines were adopted by CCTA in July 2020.

The CCTA guidelines include a screening process that describes five scenarios in which a project would be exempted from a VMT analysis requirement: 1) projects exempt from CEQA analysis, 2) small projects, 3) local serving projects, 4) projects in transit priority areas, and 5) projects in low VMT areas. It should be noted that even if a project satisfies one or more of the screening criteria, lead agencies may still require a VMT analysis if there is evidence that the project has characteristics that might lead to a significant amount of VMT. The project does not satisfy the requirements for screening criteria 1-4.

Under the CCTA VMT methodology, a low VMT area is defined as a city or unincorporated portion within one of the CCTA subregions where home-based VMT per resident is at least 15 percent below the countywide or where the commute VMT per employee is at least 15 percent below the regional average. A conservative reading of the methodology would indicate that when the citywide average VMT per resident is above the countywide average, projects cannot be screened out based on location, and a VMT analysis must be completed. In such cases, the appropriate significance thresholds based on countywide or regional average would be applied. The methodology also permits the applicable average VMT for the subject municipality or unincorporated CCTA subregion to be utilized instead of the countywide or regional average, if it is less stringent.

Under CCTA guidelines, a residential project would have a significant impact on VMT if it would generate residential VMT per capita higher than 85 percent of the City of Oakley average.

2.2 Level of Service Analysis Menthodolody

Level of Service (LOS) is a qualitative measure that describes operational conditions as they relate to the traffic stream and perceptions by motorists and passengers. LOS generally describes these conditions in terms of speed and travel time, delays, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. The operational LOS are given letter designations from A to F, with A representing the best operating conditions (free-flow with little or no delay) and F representing the worst conditions (severely congested flow with high delays). Intersections are generally the capacity-controlling locations, with respect to traffic operations, on arterial and collector streets.

Signalized Intersections

The study intersections under traffic signal control were analyzed using Highway Capacity Manual 6th Edition (HCM 6) Operations Methodology for Signalized Intersections (Transportation Research Board, 2016), as described in Chapter 19. This methodology determines LOS based on overall average control delay per vehicle for the intersection during peak hour operating conditions. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The average control delay for signalized intersections was calculated using Vistro analysis software version 7.00-05 and correlated to a LOS designation. **Table 1** presents the HCM 6 delay and LOS definitions.

Unsignalized Intersections

Stop-control study intersections were analyzed using HCM 6 Operations Methodology for Unsignalized Intersections, as described in Chapters 20 and 21. LOS ratings for stop-control intersections are based on average control delay expressed in seconds per vehicle. At the side street of one-way stop-controlled intersections or two-way stop sign intersections, the control delay is calculated for each movement, not for the intersection as a whole. For approaches composed of a single lane, the control delay is computed as the average of all movements in that lane. The weighted average delay for the entire intersections is presented for all-way stop-controlled (AWSC) intersections, while the worst-movement delay is presented for side-street stop-controlled intersections. The average control delay for unsignalized intersections was calculated using Vistro analysis software version (7.00-04) and correlated to a LOS designation. At an unsignalized intersection, most of the major street traffic is not delayed, and by definition has acceptable conditions. The major street left-turn movements and minor street movements are all susceptible to delay of varying degrees. Generally, higher major street traffic volumes are associated with higher delay for minor movements. HCM 6 definitions for delay and LOS at signalized intersections are presented in **Table 1**. The analysis methodology described above was used to measure a.m. and p.m. peak hour traffic operations for all study intersections.

Table 1 describes the LOS thresholds from the HCM 6th edition for intersections. The intersection LOS thresholds differ between signalized and unsignalized intersections.

Table 1: Level of Service Thresholds Based on Intersection Control Delay

Level of Service	Description	Signalized Intersection Delay (D) (sec)	Unsignalized Intersection Delay (D) (sec)
A	Very low control delay, up to 10 seconds per vehicle. Progression is extremely favorable, and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.	$0 \leq D \leq 10$	$0 \leq D \leq 10$
B	Control delay greater than 10 and up to 20 seconds per vehicle. There is good progression or short cycle lengths or both. More vehicles stop causing higher levels of delay.	$10 < D \leq 20$	$10 < D \leq 15$

C	Control delay greater than 20 and up to 35 seconds per vehicle. Fair progression or longer cycle lengths, or both cause higher delays. Individual cycle failures may begin to appear. Cycle failure occurs when a given green phase does not serve queued vehicles and overflow occurs. The number of vehicles stopping is significant, though many still pass through the intersection without stopping.	20 < D ≤ 35	15 < D ≤ 25
D	Control delay greater than 35 and up to 55 seconds per vehicle. The influence of congestions becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volumes. Many vehicles stop, the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	35 < D ≤ 55	25 < D ≤ 35
E	Control delay greater than 55 and up to 80 seconds per vehicle. The limit of acceptable delay. High delays usually indicate poor progression, long cycle lengths, and high volumes. Individual cycle failures are frequent.	55 < D ≤ 80	35 < D ≤ 50
F	Control delay in excess of 80 seconds per vehicle. Unacceptable to most drivers. Oversaturation, arrival flow rates exceed the capacity of the intersection. Many individual cycle failures. Poor progression and long cycle lengths may also be contributing factors to higher delay.	80 < D	50 < D

Source: HCM 6th Edition

2.3 Level of Service Standards

Although level of service is no longer used for identifying impacts under CEQA, level of service analysis is still used for determining consistency with adopted agency plans and standards. Where standards refer to significant environmental impacts, this analysis instead identifies these as significant inconsistencies with adopted plans.

Per the City of Oakley General Plan, LOS D or a volume-to-capacity (V/C) ratio of 0.90 are the thresholds of acceptability for signalized intersections. Any signalized intersection operating worse than LOS D would be considered inconsistent with this standard. The intersection of Main Street and E. Cypress Road, which is a CMP intersection (Contra Costa County 2019 Congestion Management Program, CCTA, 2019), and the intersections along Main Street at Laurel Road and Delta Road, which are within Priority Development Areas (Plan Bay Area 2040, Metropolitan Transportation Commission, 2017), have standards of LOS E or better. For this study, the study intersections were analyzed using HCM 6th Edition Methodology as per the City's guidance. Average control delay is reported in seconds per vehicle for signalized and all-way-stop-control intersections and critical delay for minor approaches is reported for two-way-stop-control intersections. Intersections operating worse than LOS D are considered inconsistent with the City's standard.

Appendix G of the State CEQA Guidelines includes criteria for potential transportation impacts. Although no longer applicable for CEQA, they are still relevant issues for consideration by Oakley. These include whether a project would result in one of the following:

- Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, bicycle and pedestrian paths, and mass transit.
- Conflict with an applicable congestion management program, including, but not limited to LOS standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- Result in inadequate emergency access.
- Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.
- Section 4B of the Contra Costa County Transportation Analysis Guidelines identifies significance criteria based on level of service analysis results. Significant impacts occur if:
- The addition of project traffic results in the degradation of intersection operations from acceptable LOS D or better to unacceptable operations (LOS E or LOS F), except for intersections in Priority Development Areas ("PDA") where the minimum acceptable operational standard is LOS E;
- The addition of project traffic to an intersection operating unacceptably before the addition of project trips results in an increase in average controlled delay (for signalized and all-way stop-controlled intersections) or worst movement/approach delay (for side-street stop-controlled intersections) at the intersection by 5.0 seconds or more.

3.0 EXISTING CONDITIONS

This section describes existing conditions in the immediate project site vicinity, including roadway facilities, bicycle and pedestrian facilities, and available transit service. In addition, existing traffic volumes and operations are presented for the study intersections, including the results of LOS calculations.

3.1 Existing Setting and Roadway System

Relevant roadways in the project vicinity are discussed below and shown in **Figure 1.**

E. Cypress Road – E. Cypress Road is a two to four lane major arterial roadway. E. Cypress Road extends east-west between Main Street and Sandmound Boulevard. Residential, school, and agricultural uses, along with vacant land, characterize the lands along both sides of E. Cypress Road. Posted speed limits on E. Cypress Road are 35 miles per hour (mph) between Main Street and Frank Hengel Way and east of Summer Lake Drive, 45 mph between Frank Hengel Way and Sellers Avenue and between Bethel Island Road and Summer Lake Drive, and 50 mph between Sellers Avenue and Bethel Island Road.

Sellers Avenue – Sellers Avenue is a two lane, north-south collector roadway north of E. Cypress Road, and minor arterial south of E. Cypress Road. Residential and agricultural uses characterize the lands along both sides of Sellers Avenue. The maximum posted speed limit on Sellers Avenue is 50 mph between E. Cypress Road and Delta Road.

Machado Lane – Machado Lane is an unpaved, bidirectional roadway that provides access to single-family homes south of E. Cypress Road. Residential and agricultural uses characterize the lands along both sides of Machado Lane. There is no posted speed limit on Machado Lane.

Main Street – Main Street is a two to four lane major arterial roadway. Main Street is currently the major north-south transportation corridor in the City of Oakley. Mixed residential, commercial, and agricultural uses characterize the lands along both sides of Main Street between Rose Avenue and Laurel Avenue. Maximum speeds posted on Main Street are 35 mph west of Rose Avenue, 45 mph between Rose Avenue and Bernard Road, and 40 mph south of Bernard Road.

3.2 Existing Pedestrian Facilities

Walkability is defined as the ability to travel easily and safely between various origins and destinations without having to rely on automobiles or other motorized travel. The ideal "walkable" community includes wide sidewalks, a mix of land uses providing residential, employment, and shopping opportunities, minimal conflict points with vehicle traffic, and access to transit facilities and services.

Pedestrian facilities are comprised of crosswalks, sidewalks, pedestrian signals, and off-street paths, which provide safe and convenient routes for pedestrians to access destinations such as institutions, businesses, public transportation, and recreation facilities.

There are no existing sidewalks provided along the project frontage. The closest sidewalk network is located on the north side of E. Cypress Road at the intersection of E. Cypress Road and Machado Lane. Sidewalks are also provided on local collectors and arterials such as Emerson Way, Sellers Avenue, Picasso Drive, and Main Street.

3.3 Existing Bicycle Facilities

Bicycle facilities include the following:

Multi-Use Paths (Class I) – A path physically separated from motor vehicle traffic by an open space or barrier, and either within a highway or an independent right-of-way (ROW), used by bicyclists, pedestrians, joggers, skaters, and other non-motorized travelers. Class I paths are the most popular type of facility. Because the availability of uninterrupted ROW is limited, this type of facility may be difficult to locate and expensive to build, relative to other types of bicycle facilities, but inexpensive compared to new roadways. Ideal locations for bike paths are areas such as powerline easements, utility easements, canal banks, river levees, drainage easements, railroad or highway ROW, or regional community parks.

Bike Lanes (Class II) – A portion of a roadway designated by striping and pavement markings for the preferential or exclusive use of bicyclists. Bike lanes are intended to promote an orderly flow of bicycle and vehicle traffic. This type of facility is established by using the appropriate striping, pavement legends, and signs.

Bike Routes (Class III) – Bike routes are shared facilities between bicycle and motor vehicle traffic. They provide for specific bicycle demand and may be used to connect discontinuous segments of bike lanes. In addition, bike routes are located on residential streets and rural roads. If the pavement width is sufficient, and traffic volume/speeds warrant, an edge line may be painted to further delineate the bike route. Bike routes are signed with the G-93 Bike Route marker but no striping or legends are required.

The City of Oakley General Plan (September 2002), City of Oakley Parks, Recreation, and Trails Master Plan 2020 (Summer 2007), and the Contra Costa County Bicycle and Pedestrian Plan (October 2009) propose that several new bicycle facilities be constructed in the future which includes trunk line bikeway network passing through Main Street and Laurel Road and a local multi-use trail on E. Cypress Road and Sellers Avenue in the vicinity of the project area.

The existing bicycle facilities are at the following locations:

- East Cypress Road – Class II bicycle facilities are provided on the north side between Knightsen Avenue and Main Street, and on the south side between Main Street and 790 feet east of Frank Hengel Way.
- Main Street- Class II bicycle facilities are provided between Cypress Road and Simoni Ranch Road on both sides.
- Sellers Avenue – Class II bicycle facilities are provided north of E. Cypress Road.
- Laurel Road- Class II bicycle facilities are provided between Harvest Drive and Main Street on both sides.
- Marsh Creek Regional Trail- Class I bicycle facility provided along Marsh Creek which can be accessed through Delta road approximately 1.5 miles west of the project site.
- Via Delta de Anza Trail- Class I bicycle facility provided along Contra Costa Canal which can be accessed through Cypress Road and O' Hara Avenue approximately two miles west of the project site.

3.4 Existing Transit Facilities

Tri-Delta Transit provides transit services in the City of Oakley, with three lines connecting Brentwood and the Pittsburg/Bay Point Bay Area Rapid Transit (BART) station. Due to Covid 19 conditions, some of the routes and schedules may not currently be in full operation.

- *Route 300,* the Pittsburg BART/Brentwood Park & Ride route, is a weekday express route connecting Brentwood to the Pittsburg/Bay Point BART station via Oakley and Antioch. This bus travels along Main Street, operating from 4:15 a.m. to approximately 10:00 p.m. with 15 to 30-minute headways.
- *Route 383,* the Oakley/Antioch/Freedom High School route, connects Oakley to Antioch and Freedom High School in Oakley. This route, in both clockwise and counterclockwise directions, provides only weekday service. The counterclockwise route runs with approximate one-hour headways, and the clockwise route runs twice during the a.m. peak hour period only.
- *Route 391,* the BART/Pittsburg/Antioch/Oakley/Brentwood route, provides weekday service to most East County Cities. The route operates from 4:00 a.m. to 1:15 a.m. with 30 to 60-minute headways.
- *Route 393*, the BART/Pittsburg/Antioch/Oakley/Brentwood route, provides weekend service to Route 391. The route operates from 5:20 a.m. to 2:00 a.m. with approximately 60-minute headways.

Table 2 summarizes the services and frequency during the weekday and on weekends for transit in the City of Oakley. **Figure 3** shows a map of transit routes operated by Tri-Delta Transit.

Table 2: Existing Transit Facilities

Route	From	To	Weekdays		Saturday		Sunday	
			Hours	Headway (min)	Hours	Headway (min)	Hours	Headway (min)
300	Pittsburg/ Bay Point BART Station	Brentwood Park & Ride	4:15 a.m. – 10:00 p.m.	10-30	....	....	....	....
383	Antioch Park & Ride	Antioch Park & Ride 1	6:52 a.m. – 5:26 p.m.	60-120	....	....	....	....
391	Pittsburg/ Bay Point BART Station	Brentwood Park & Ride	4:03 a.m. - 1:14 a.m.	30-60	....	....	....	....
393	Pacifica & Mariners Cove	Brentwood Park & Ride	....	....	5:22 a.m. – 1:39 a.m.	60	6:24 a.m. – 1:49 a.m.	60

Source: www.trideltatransit.com

Figure 3: Transit Service Map



3.5 Existing Traffic Conditions

Turning movement volumes for vehicles, bicycles and pedestrians at all study intersections were conducted for the a.m. and p.m. peak hours at all locations. TJKM collected intersection turning movement counts for a.m. (7:00 a.m. – 9:00 a.m.) and p.m. (4:00 p.m. – 6:00 p.m.) peaks on Wednesday, February 9, 2022. Since the City of Oakley is currently in the process of updating the model, the analysis may be updated with current counts at all intersections. Existing lane patterns and traffic control are illustrated in **Figure 4.** Existing turning movement volumes at each existing study intersection are illustrated in **Figure 5**.

3.6 Intersection Level of Service Analysis – Existing Conditions

Under Existing Conditions, intersections were analyzed based on lane geometries and traffic controls provided by the Existing Conditions scenario of the Citywide Traffic Model and observed in the field. **Table 3** summarizes peak hour levels of service at the study intersections under Existing Conditions. Detailed LOS worksheets for this scenario are provided in **Appendix A**. Under Existing Conditions, all study intersections operate at an acceptable LOS C or better during both peak hours, except the intersection at Main Street/E. Cypress Road (Intersection #1), which operate at LOS F during the a.m. peak hour.

Table 3: Intersection Level of Service Analysis – Existing Conditions

ID	Intersection	Control	Peak Hour	Existing Conditions	
				Average Delay[1]	LOS[2]
1	Main Street / E. Cypress Road*	Signalized	A.M.	**>80**	**F**
			P.M.	31.3	C
2	Sellers Avenue / E. Cypress Road	Signalized	A.M.	12.8	B
			P.M.	11.2	B
3	Machado Lane / E. Cypress Road	Signalized	A.M.	16.0	B
			P.M.	16.3	B

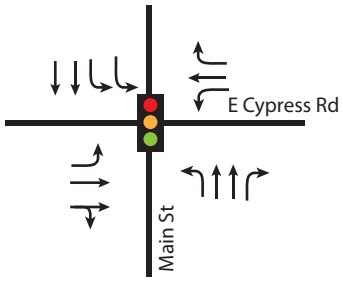
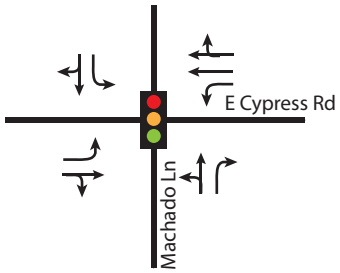
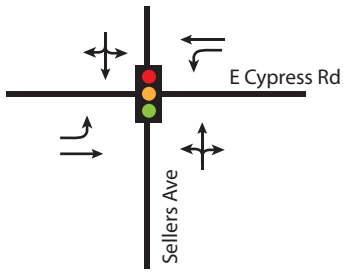
Notes: **Bold** text indicates unacceptable intersection operations.

* Indicates intersection is located in Priority Development Area and has standard of LOS E (Plan Bay Area 2050).

[1]Delay: Average control delay in seconds per vehicle, reported values are overall for signalized and all-way-stop-control intersections; and critical minor approaches for one- and two-way stop-control intersections.

[2]LOS: Level of Service.

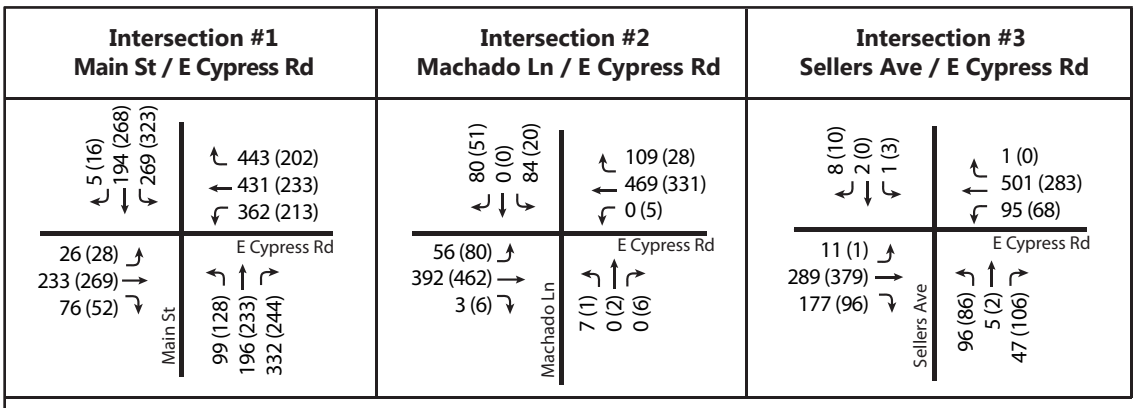
Figure 4: Existing Lane Pattern and Traffic Control

Intersection #1 Main St / E Cypress Rd	Intersection #2 Machado Ln / E Cypress Rd	Intersection #3 Sellers Ave / E Cypress Rd
		

LEGEND

Traffic Signal Stop Sign

Figure 5: Existing Peak Hour Traffic Volumes



LEGEND

XX AM Peak Hour Traffic Volume

(XX) PM Peak Hour Traffic Volume

4.0 EXISTING PLUS PROJECT CONDITIONS

4.1 Vehicle Miles Traveled

TJKM conducted Vehicle Miles Travelled (VMT) analysis for the project in compliance with Senate Bill 743 (SB 743) via the Contra Costa Transportation Authority's (CCTA) recommended VMT analysis methodology. The CCTA VMT analysis methodology provides different screening criteria and significance thresholds based on the project land use type. CCTA considers residential projects to have a significant impact on VMT if the project generated home-based VMT per resident is higher than the less stringent of the following:

- 85% of the home-based VMT per resident in the municipality or
- 85% of the existing County-wide average home-based VMT per resident.

TJKM performed a VMT analysis for the proposed multifamily housing project located at the southwest quadrant of the intersection of E. Cypress Road and Machado Lane in Oakley, CA. The project proposes build 76 single family units in a residential subdivision.

The VMT Analysis was performed with the Contra Costa Transportation Authority (CCTA) Model. The Travel Analysis Zone (TAZ) for this project in the model is #30269. 76 single family dwelling units were added into the TAZ for the base year to see if the project creates significant VMT impacts.

Two full model runs were performed for this project in accordance to CCTA VMT methodology. The first one is a base year 2020 run to analyze existing VMT per capita numbers for the City of Oakley. The second run is a base year plus project 2020 run with the housing units added in to see if its impact on VMT is significant.

From the 2020 Base Year run, the home based VMT per capita for the City of Oakley is **26.76**. For a project to not be significant, the 85% threshold is set at 0.85 x 26.76 which is **22.75**. This value is the less stringent home-based VMT per capita number as mentioned in the CCTA VMT methodology guidelines.

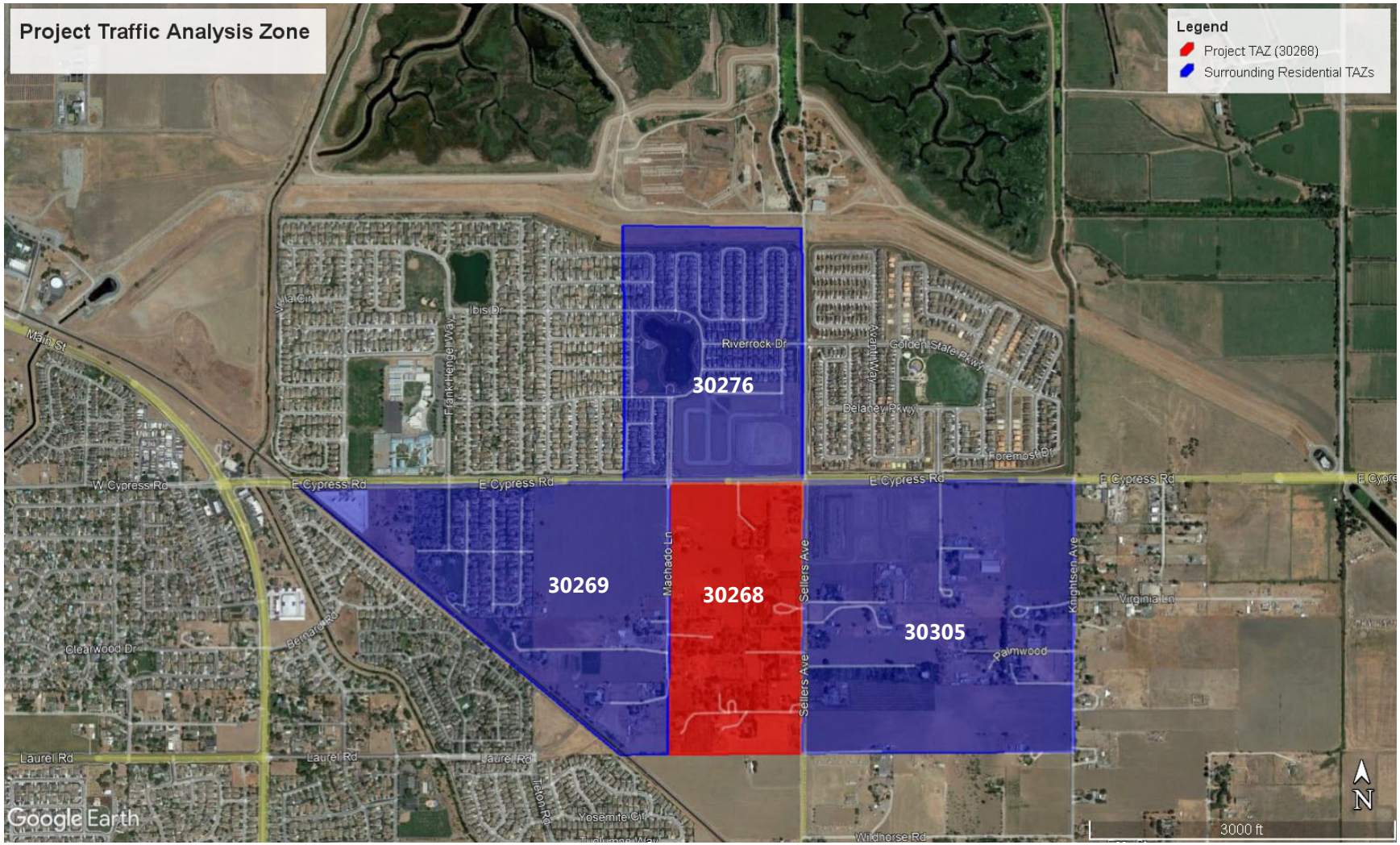
The 2020 Base Year plus Project model run added 76 Single Family Dwelling Units into TAZ #30269. The resultant home based VMT per capita for the project TAZ is **23.81**. Since this value is higher than the threshold, some mitigation is required for this project to have an insignificant impact on VMT.

A mitigation measure that this project may attempt is described below:

- Improve the pedestrian network – this strategy focuses on creating a pedestrian network within the project and connecting to nearby destinations. Sidewalk improvements count as part of this strategy and the maximum VMT reduction allowed is **5.7%.**

A 5.7% reduction in VMT for the project reduces the value from 23.81 to **22.45.** With the mitigation, the Machado Lane project is found to have a ***less than significant impact*** on the City of Oakley VMT for the base year. **Figure 6** illustrates the traffic analysis zones surrounding the proposed project.

Figure 6: Traffic Analysis Zones in Project Study Area



4.2 Project Trip Generation

The project vehicle trip generation rates were obtained from the reference *Trip Generation, 10th Edition*, published by the Institute of Transportation Engineers (ITE). Based on the applicable rates for Single-Family Detached Housing (ITE Code 210), the Project is forecasted to generate 1,964 daily vehicle trips, including 154 a.m. peak hour and 206 p.m. peak hour vehicle trips, as summarized in **Table 4**.

Table 4: Project Vehicle Trip Generation

	Land Use (ITE Code)	Size[1]		Daily		A.M. Peak[2]					P.M. Peak[2]				
				Rate	Trips	Rate	In:Out	In	Out	Total	Rate	In:Out	In	Out	Total
Proposed	Single-Family Detached Housing (210)	76	DU	9.43	717	0.70	26:74	14	39	53	0.94	63:37	45	26	71
Net New Trips					**717**			**14**	**39**	**53**			**45**	**26**	**71**

Notes:

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition

[1]DU – Dwelling Units

[2]A.M. Peak – morning peak period (7:00 a.m.-9:00 a.m.); P.M. Peak – evening peak period (4:00p.m.-6:00 p.m.)

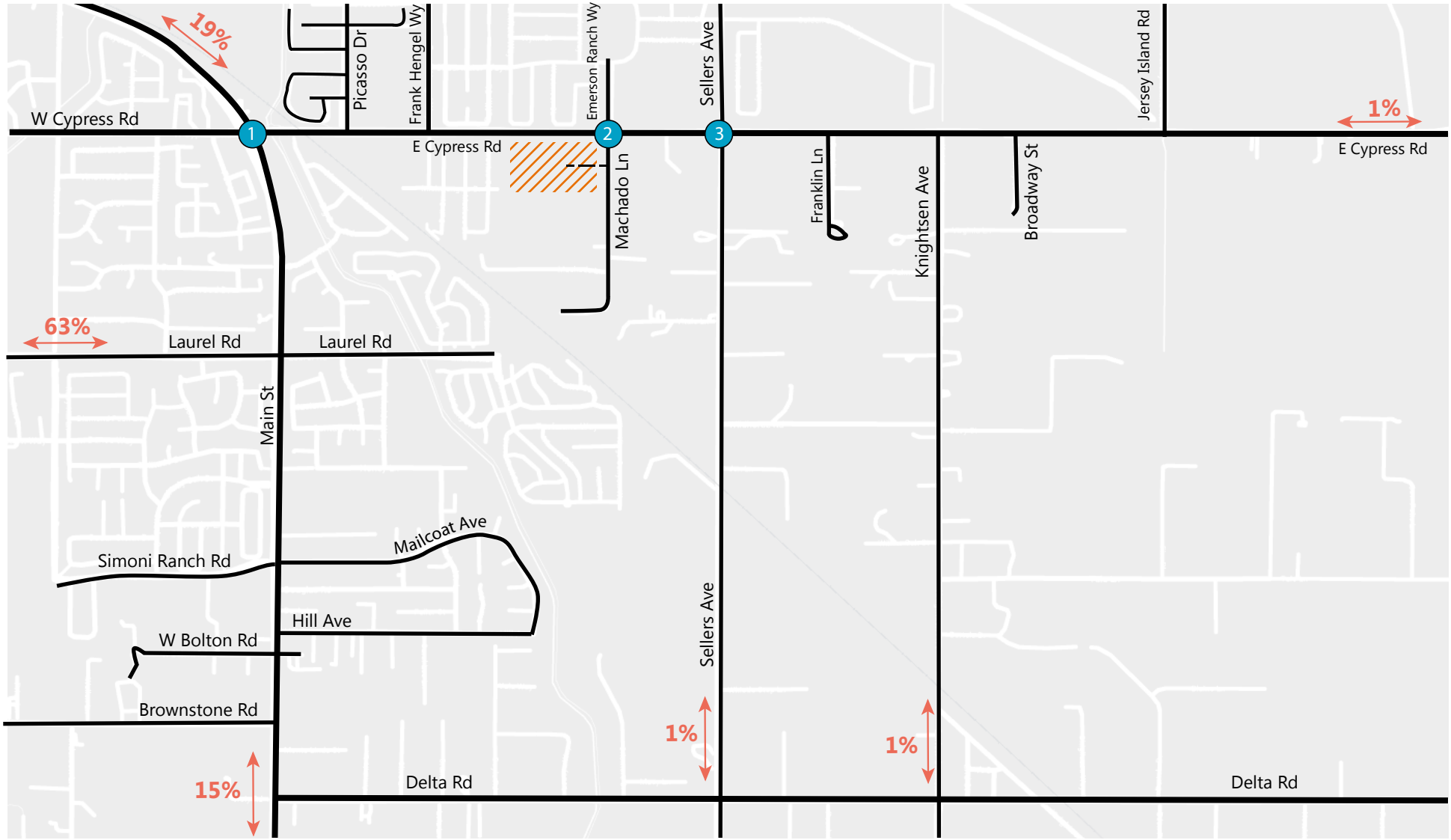
4.3 Project Trip Distribution and Assignment

The peak-hour vehicle trips generated by the project were manually assigned to each study intersection based on the following origin and destination trip-distribution assumptions:

- 45 percent to/from SR 4 west of CA-160
- 15 percent to/from SR 4 east of CA-160
- 15 percent to/from Main Street south of Cypress Road
- 10 percent to/from Main Street west of Cypress Road
- 5 percent to/from CA-160
- 4 percent to/from Empire Avenue south of Laurel Road
- 3 percent to/from O'Hara Avenue south of Laurel Road
- 1 percent to/from Sellers Avenue south of Delta Road
- 1 percent to/from Knightsen Avenue south of Delta Road
- 1 percent to/from E. Cypress Road east of Jersey Island Road

Figures 7a and 7b illustrate the distribution of project trips to origins/destinations, and the assignment of project trips to study intersections based on the anticipated path(s) of travel.

Figure 7a: Trip Distribution & Assignment



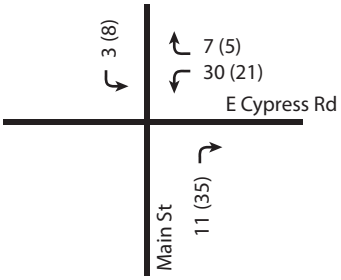
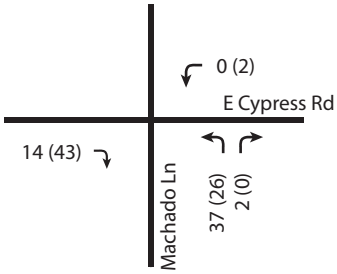
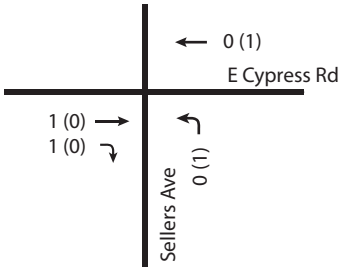
LEGEND

- (x) Study Intersection
- Project Entrance
- Project Site
- XX% Trip Distribution

N

TJKM

Figure 7b: Trip Distribution & Assignment

Intersection #1 Main St / E Cypress Rd	Intersection #2 Machado Ln / E Cypress Rd	Intersection #3 Sellers Ave / E Cypress Rd
		

LEGEND

XX AM Peak Hour Project Volume

(XX) PM Peak Hour Project Volume

4.4 Intersection Level of Service Analysis – Existing plus Project Conditions

Figure 8 shows the peak hour volumes at each intersection under Existing plus Project Conditions. **Table 5** summarizes peak hour levels of service at the study intersections under Existing plus Project Conditions, based on the addition of project trips to each study intersection. Detailed LOS worksheets for this scenario are provided in **Appendix B**. As shown, all study intersections operate at acceptable LOS under Existing plus Project conditions, except the intersection at Main Street/E. Cypress Road (Intersection #1), which operates at LOS F during the a.m. peak.

Table 5: Intersection Level of Service Analysis – Existing plus Project Conditions

ID	Intersection	Control	Peak Hour	Existing Conditions		Existing plus Project Conditions		
				Average Delay[1]	LOS[2]	Average Delay[1]	LOS[2]	Potential Significant LOS Impact?
1	Main Street / E. Cypress Road*	Signalized	A.M.	**>80**	**F**	**>80**	**F**	**Yes**
			P.M.	31.3	C	34.1	C	No
2	Sellers Avenue / E. Cypress Road	Signalized	A.M.	12.8	B	13.2	B	No
			P.M.	11.2	B	11.8	B	No
3	Machado Lane / E. Cypress Road	Signalized	A.M.	16.0	B	16.0	B	No
			P.M.	16.3	B	16.4	B	No
4	Machado Lane / Project Driveway	One-Way Stop	A.M.	-	-	8.7	A	No
			P.M.	-	-	8.8	A	No

Notes: **Bold** text indicates unacceptable intersection operations.

* Indicates intersection is located in Priority Development Area and has standard of LOS E (Plan Bay Area 2050).

[1]Delay: Average control delay in seconds per vehicle, reported values are overall for signalized and all-way-stop-control intersections; and critical minor approaches for two-way- stop-control intersections.

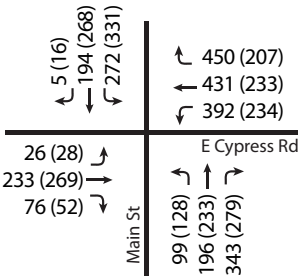
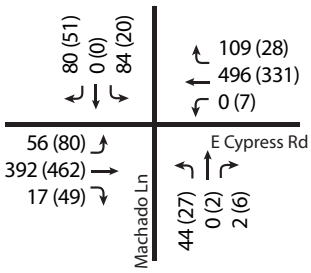
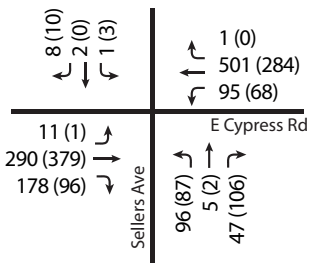
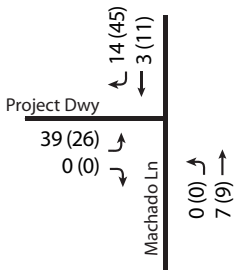
[2]LOS: Level of Service.

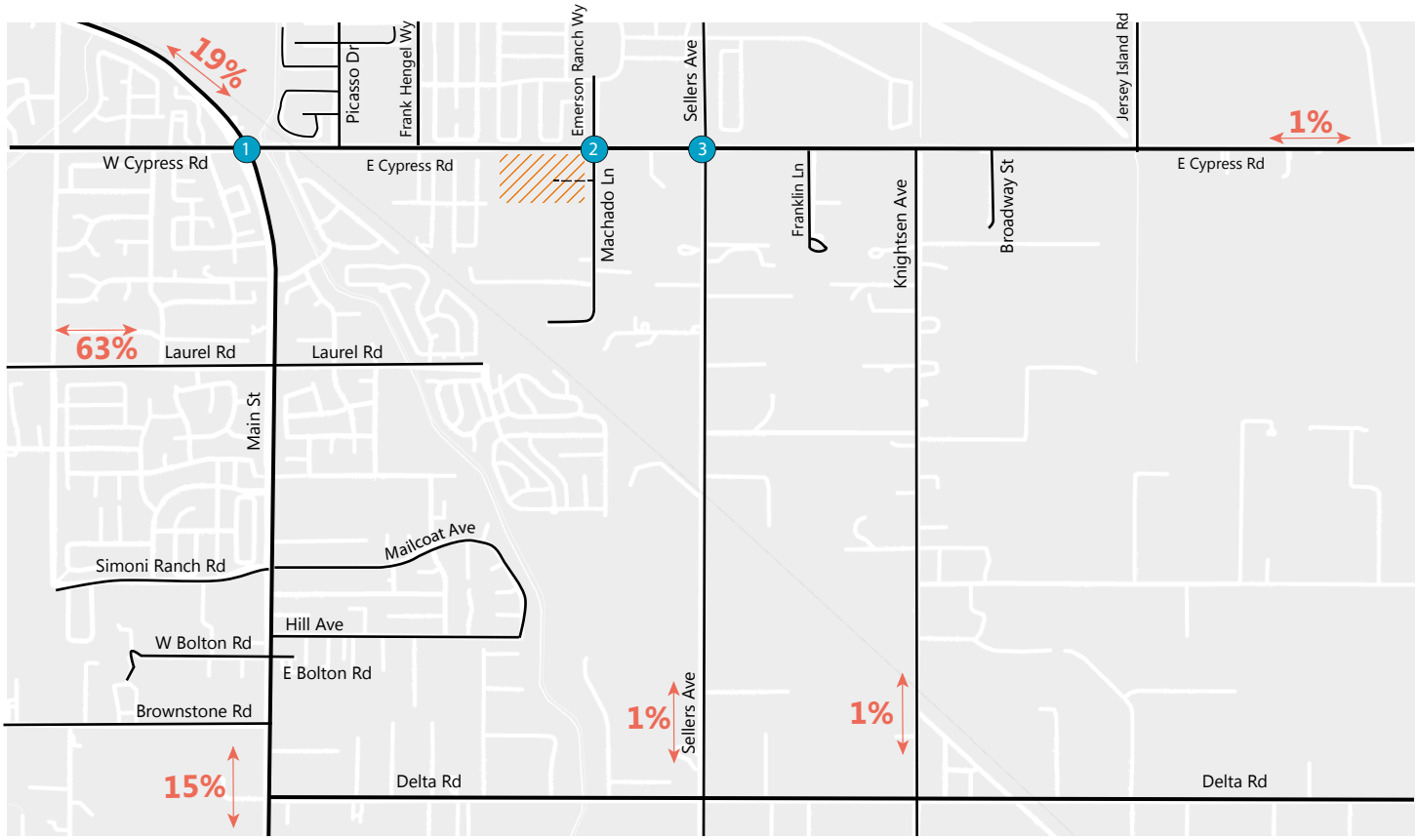
Traffic Impact Findings

The project impact to the intersection at Main Street/E. Cypress Road (Intersection #1) is potentially significant because the project adds five or more seconds of delay in the a.m. peak period.

The signalized intersection of Main Street/E. Cypress Road (Study Intersection #1) operates at unacceptable LOS F during the a.m. peak hour under Existing Conditions without and with the proposed project. During the a.m. peak hour, the addition of project traffic increases delay by over five seconds, and thus a potential significant impact, due to lack of acceptable signal service to the westbound left-turn movement, is observed. Converting the outermost westbound left-turn lane into an exclusive through lane and increasing phase splits at the northbound, eastbound and westbound approaches does not improve LOS to acceptable levels, however, reduces delay to levels below Existing Conditions. Detailed LOS worksheets for mitigations under Existing plus Project Conditions are provided in **Appendix C.**

Figure 8: Existing Plus Project Peak Hour Traffic Volumes

Intersection #1 Main St / E Cypress Rd	Intersection #2 Machado Ln / E Cypress Rd	Intersection #3 Sellers Ave / E Cypress Rd	Intersection #4 Project Dwy / Machado Ln
			



LEGEND

XX AM Peak Hour Traffic Volume

(XX) PM Peak Hour Traffic Volume

XX% Trip Distribution

N

TJKM

5.0 BACKGROUND CONDITIONS

This scenario evaluates the project's contribution to potential background traffic impacts. Future impacts were evaluated taking into account key planned improvements in the City of Oakley. The most notable project is the completion of the Laurel Road extension between Main Street and Sellers Avenue. This includes a railroad grade separation and widening/construction of Laurel Road to four lanes in this section. In addition, Sellers Avenue is planned to be widened to four lanes between Laurel Road and E. Cypress Road. Cypress Road is planned to be fully improved to six lanes east of Sellers Avenue and to four lanes west of Sellers Avenue. Other roads and intersections are scheduled to be improved as well. **Figures 9a** and **9b** describe the details of the assumed future roadway system with the Laurel Road extension, including the distribution of traffic as depicted in the Updated Oakley Traffic Model and lane patterns and traffic control at each intersection.

5.1 Background Traffic Growth

Using the calibrated and validated updated Citywide Traffic Model, additional traffic projected to be generated from approved developments was forecasted for Background Conditions. The Background Conditions scenario includes additional traffic that would be generated by various approved projects completed within the City of Oakley and redistribution of traffic due to the Laurel Road extension. The approved projects include the Acacia Residential, Emerson Ranch Commercial, and Burroughs/WestGate Ventures Residential projects previously completed by TJKM, along with the following projects approved by the City of Oakley:

- Wendy's Restaurant at Bridgehead Rd/Main Street
- Diablo Water District Corporation Yard Office and Shopping Building
- Oakley Village Residential Subdivision

Additionally, he following planned improvements, as per the Capital Improvement Program, are considered at the study intersections with and without the proposed project:

- Main Street/E. Cypress Road is analyzed with the future planned upgrade to striping at the westbound approach. The intersection is analyzed with one exclusive left-turn lane, one share through-left lane, and one right turn lane at the westbound approach.
- Machado Lane/E. Cypress Road is analyzed with upgrades to lane geometry due to widening of E. Cypress Road. The westbound approach has one additional through lane under Background Conditions.
- Sellers Avenue/E. Cypress Road is analyzed with the recent upgrade to lane geometry and signal timing. Additionally, the intersection considers planned widenings of Sellers Avenue and E. Cypress Road segments. The intersection is analyzed with one shared through-left lane and two right-turn lanes at the southbound approach; one exclusive left-turn lane, one shared through-right lane and two right-turn lanes at the northbound approach; one left-turn lane, two through lanes and one shared through-right lane at the eastbound approach; and two exclusive left-turn lanes, one through lane and one shared through-right lane at the westbound approach.

5.2 Intersections Level of Service Analysis – Background No-Project Conditions

Figure 10 shows the forecasted volumes at each intersection under Background Conditions, based on the update of the Oakley Citywide Traffic Model. **Table 6** summarizes peak hour levels of service at the study intersections under Background Conditions without the proposed Project. Detailed LOS worksheets for this scenario are provided in **Appendix D**. Under Background Conditions, all study intersections operate at unacceptable LOS F during the both peak hours.

Table 6: Intersection Level of Service – Background Conditions

ID	Intersection	Control	Peak Hour	Background Conditions	
				Average Delay[1]	LOS[2]
1	Main Street / E. Cypress Road*	Signalized	A.M.	**>80**	**F**
			P.M.	**>80**	**F**
2	Sellers Avenue / E. Cypress Road	Signalized	A.M.	**>80**	**F**
			P.M.	**>80**	**F**
3	Machado Lane / E. Cypress Road	Signalized	A.M.	**74.3**	**E**
			P.M.	**73.3**	**E**

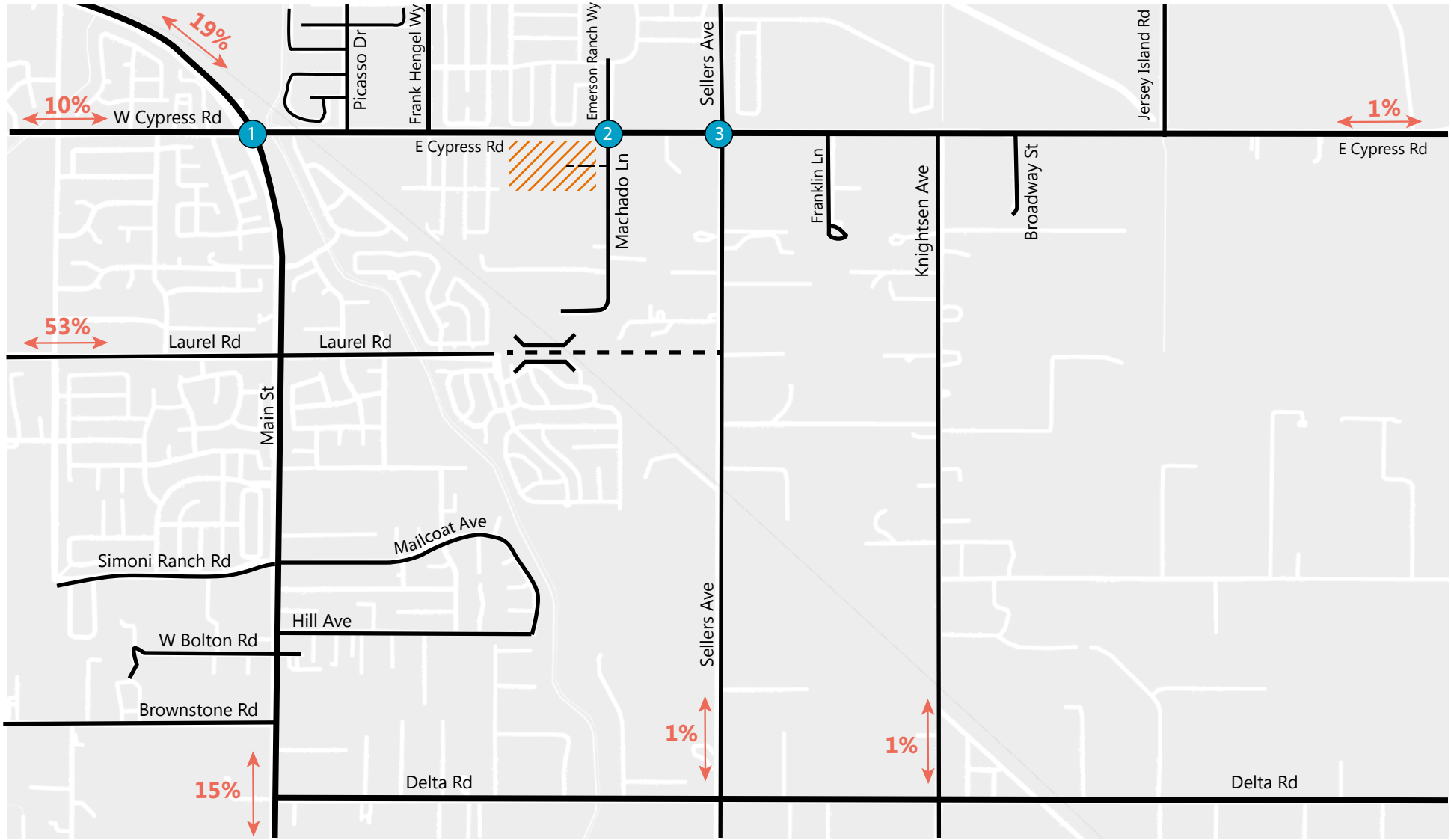
Notes: Bold text indicates unacceptable intersection operations.

* Indicates intersection is located in Priority Development Area and has standard of LOS E (Plan Bay Area 2050).

[1]Delay: Average control delay in seconds per vehicle, reported values are overall for signalized and all-way-stop-control intersections; and critical minor approaches for one- and two-way stop-control intersections.

[2]LOS: Level of Service.

Figure 9a: Background Conditions Trip Distribution & Assignment



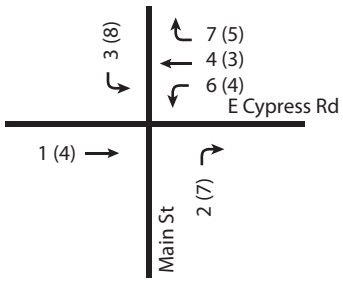
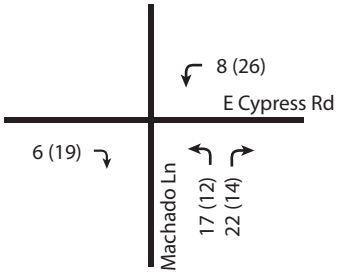
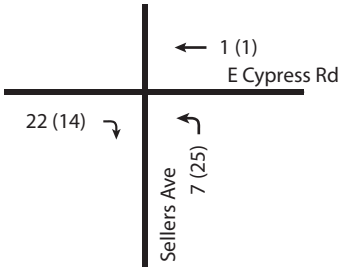
LEGEND

- (X) Study Intersection
- Project Entrance
- Project Site
- XX% Trip Distribution

N

TJKM

Figure 9b: Background Conditions Trip Distribution & Assignment

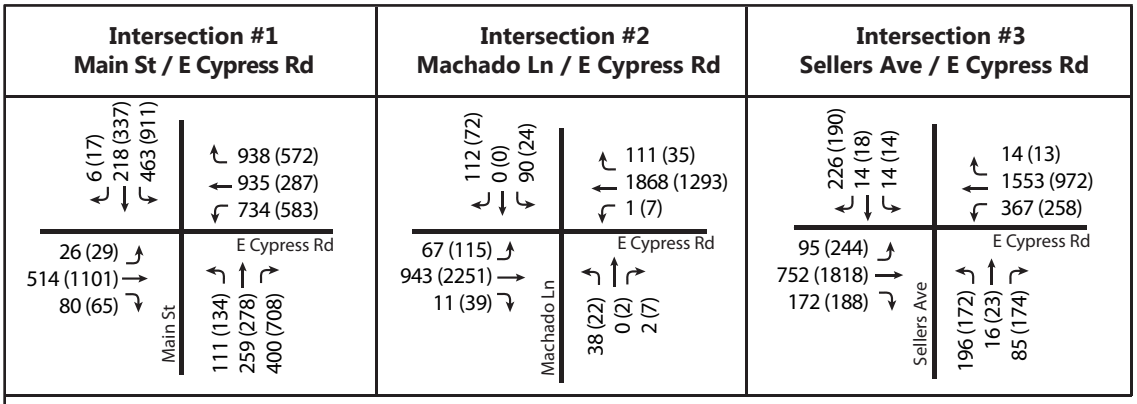
Intersection #1 Main St / E Cypress Rd	Intersection #2 Machado Ln / E Cypress Rd	Intersection #3 Sellers Ave / E Cypress Rd
		

LEGEND

XX AM Peak Hour Project Volume

(XX) PM Peak Hour Project Volume

Figure 10: Background Conditions Peak Hour Traffic Volumes



LEGEND

XX AM Peak Hour Traffic Volume

(XX) PM Peak Hour Traffic Volume

6.0 BACKGROUND PLUS PROJECT CONDITIONS

This scenario is identical to Background No-Project Conditions, but with the addition of projected traffic from the proposed project. Trip generation, distribution, and assignment for the proposed project are identical to that assumed under Existing plus Project Conditions.

6.1 Intersection Level of Service Analysis – Background plus Project Conditions

Figure 11 shows the forecasted volumes at each intersection under Background plus Project Conditions, based on the updated Oakley Citywide Traffic Model and the proposed project traffic. **Table 7** summarizes peak hour levels of service at the study intersections under Background plus Project Conditions, with Background Conditions results included for comparison purposes. Detailed LOS worksheets for Background plus Project Conditions are provided in **Appendix E**. Under Background plus Project Conditions, all study intersections operate at unacceptable LOS F during the a.m. and p.m. peak hours, except the intersection at Machado Lane/Project Driveway (Intersection #4), which operates at LOS A during both peak hours.

Table 7: Intersection Traffic Level of Service – Background plus Project Conditions

ID	Intersection	Control	Peak Hour	Background Conditions		Background plus Project Conditions		
				Average Delay[1]	LOS[2]	Average Delay[1]	LOS[2]	Potential Significant LOS Impact?
1	Main Street / E. Cypress Road*	Signalized	A.M.	**>80**	**F**	**>80**	**F**	**Yes**
			P.M.	**>80**	**F**	**>80**	**F**	**Yes**
2	Machado Lane / E. Cypress Road	Signalized	A.M.	**>80**	**F**	**>80**	**F**	**Yes**
			P.M.	**>80**	**F**	**>80**	**F**	**Yes**
3	Sellers Avenue / E. Cypress Road	Signalized	A.M.	**74.3**	**E**	**74.3**	**E**	No
			P.M.	**73.3**	**E**	**73.4**	**E**	No
4	Machado Lane / Project Driveway	One-Way Stop	A.M.	-	-	9.0	A	No
			P.M.	-	-	9.1	A	No

Notes: **Bold** text indicates unacceptable intersection operations.

* Indicates intersection is located in Priority Development Area and has standard of LOS E (Plan Bay Area 2050).

[1]Delay: Average control delay in seconds per vehicle, reported values are overall for signalized and all-way-stop-control intersections; and critical minor approaches for one- and two-way stop-control intersections.

[2]LOS: Level of Service.

Traffic Impact Findings

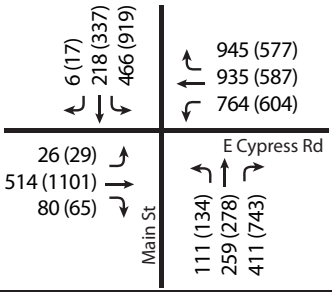
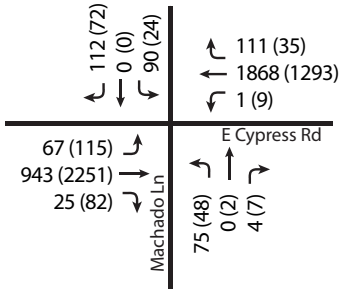
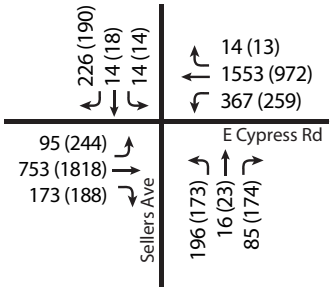
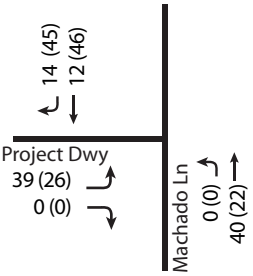
The project impacts to the intersections of Main Street/E. Cypress Road (Intersection #1), Machado Lane/E. Cypress Road (Intersection #2) are potentially significant because the project adds five or more seconds of delay to intersections operating at LOS F without the project traffic.

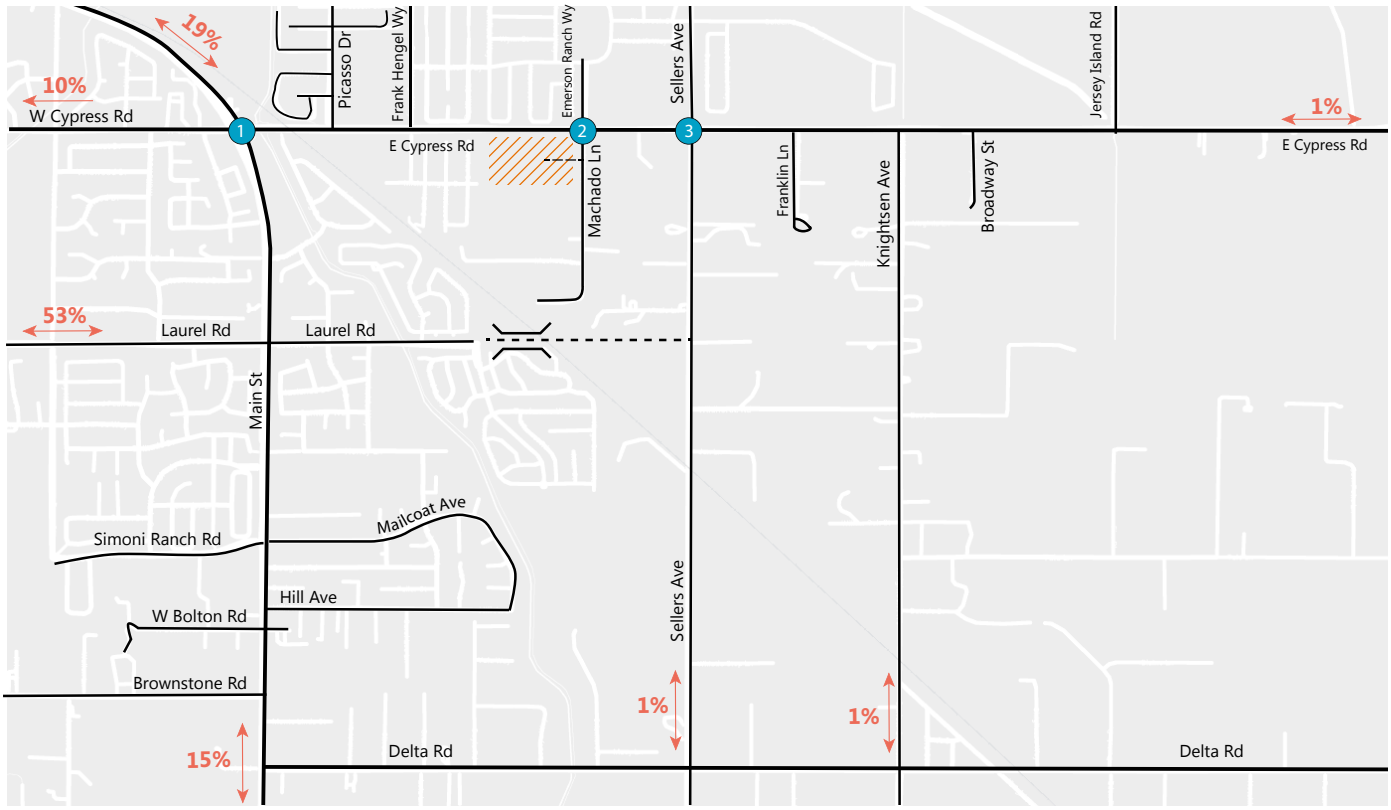
The signalized intersection of Main Street/E. Cypress Road (Study Intersection #1) operates at unacceptable LOS F during both peak hours under Background Conditions without and with the proposed project. During the p.m. peak hour, the addition of project traffic increases delay by over five seconds, and thus a potential significant impact, due to lack of capacity at the westbound approach on E. Cypress Road

and the northbound right-turn movement on Main Street, is observed. Increasing phase splits for the eastbound and westbound approaches and the addition of a westbound through-right turn lane does not improve LOS to acceptable levels, however, reduces delay to below those observed under Background (without project) Conditions. Additional right-of-way is required to expand the westbound approach to improve operations to LOS D or better.

The signalized intersection of Machado Lane/E. Cypress Road (Study Intersection #2) operates at unacceptable LOS F during both peak hours under Background Conditions without and with the proposed project. During the p.m. peak hour, the addition of project traffic increases delay by over five seconds, and thus a potential significant impact, due to lack of capacity at the eastbound and westbound through movements, is observed. Increasing phase splits for the eastbound and westbound through movement does not improve LOS to acceptable levels, however, reduces delay less than those observed under Background (without project) Conditions. The addition of one through lane in the eastbound and westbound directions is required to improve operations to LOS D or better, however, requires additional right-of-way.

Figure 11: Background Plus Project Peak Hour Traffic Volumes

Intersection #1 Main St / E Cypress Rd	Intersection #2 Machdo Ln / E Cypress Rd	Intersection #3 Sellers Ave / E Cypress Rd	Intersection #4 Project Dwy / Machado Ln
			



N

LEGEND

XX	AM Peak Hour Traffic Volume	XX%	Trip Distribution
(XX)	PM Peak Hour Traffic Volume	X	Study Intersection
			Project Entrance
			Project Site

TJKM

7.0 ADDITIONAL ANALYSIS

The following sections provide additional analyses of other transportation issues associated with the project site, including:

- Site access, circulation, and multimodal impacts\
- Sight Distance Analysis
- Parking Analysis
- Queueing Analysis

The analyses in these sections are based on professional judgment in accordance with the standards and methods employed by traffic engineers. Although operational issues are not considered CEQA impacts, they do describe traffic conditions that are relevant to describing the project environment.

7.1 Site Access, Circulation, and Multimodal Impacts

Site Access and On-Site Circulation

The proposed project is located in the southwest quadrant of the Machado Lane and E. Cypress Road intersection, and would generate left and right turning traffic onto Machado Lane to and from the project site. The project proposes a local roadway, accessible from Machado Lane, which provides access to the single family homes. The roadway will lead into the development and separate into minor roadways, as shown in **Figure 2**. The roadway will maintain a width of 36 feet and accommodates two-way travel. Additionally, the project proposes to provide sidewalks on both sides of the proposed roadway, with curb ramps at all proposed intersections. The intersection of the proposed roadway and Machado Lane is will be one-way stop controlled with vehicles entering and exiting the site anticipated to be travelling at 25 to 30 miles per hour (mph). Emergency vehicle access is provided via an access point off of E. Cypress Road, on the north side of the project site.

The site circulation works well for vehicular traffic with multiple routes providing access to the single-family homes. The internal roadway, which will provide access to the single-family residences, accommodates two-way travel. The proposed roadway also accommodates on-street parking on both sides, and emergency and garbage truck circulation.

Pedestrian Facilities Impacts

Pedestrian access would be provided via proposed sidewalks along the project frontage on the south side of E. Cypress Road and the west side of Machado Lane, and within the project site. The sidewalks facilitate pedestrian traffic to the schools located north of the project site. All internal streets would have sidewalks and adequate curb ramps at corners to provide accessible paths of travel to each home. The sidewalks are proposed to be 5-feet in width along E. Cypress Road, Machado Lane and the proposed access roadway. TJKM recommends one foot be added to the sidewalk widths to provide adequate pedestrian facilities.

A significant impact occurs if the proposed project conflicts with applicable or adopted policies, plans or programs related to pedestrians facilities or otherwise decreases the performance or safety of pedestrian

facilities. The proposed project will not result in any significant impacts to the nearby and future proposed pedestrian facilities.

Bicycle Facilities Impacts

Bicycle access to the project site would be provided by the existing Class II bike lane facilities along the north side of E. Cypress Road. The project does not propose to provide new bicycle facilities. The Contra Costa County Transportation Authority Countywide Bicycle and Pedestrian Plan proposes Class II bike lanes on Machado Lane, south of E. Cypress Road, which is along the project frontage.

An impact to bicyclists occurs if the proposed project disrupt existing bicycle facilities; or conflict or create inconsistencies with adopted bicycle system plans, guidelines, and policies. A significant impact occurs if the proposed project conflicts with applicable or adopted policies, plans or programs related to bicycle facilities or otherwise decrease the performance or safety of bicycle facilities. The proposed project will not result in any significant impacts to the nearby and future proposed bicycle facilities.

Transit Facilities Impacts

A proposed project is considered to have a significant impact on transit if it conflicts with existing or planned transit facilities, or is expected to generate additional transit trips and does not provide adequate facilities for pedestrians and bicyclists to access transit routes and stops.

The project is located about 1.5 miles from the closest bus stops east of the E. Cypress Road/Main Street intersection. The bus stops are accessible via sidewalks and Class II bike lanes provided on E. Cypress Road. The proposed project will likely not add a significant amount of volume to existing bus service capacity. Therefore, the proposed project is not expected to result in any significant impacts to the nearby transit network.

7.2 Sight Distance Analysis

Machado Lane is currently unpaved and has a posted speed limit of 5 mph near the project site. The proposed project will pave Machado Road south of E. Cypress Road, extending slightly south of the project access. For the purposes of this study, Machado Lane is assumed to have a posted speed limit of 25 mph with the addition of the project. As per the proposed site plan **(Figure 2)**, oncoming traffic travelling northbound and southbound on Machado Lane has a clear line of sight to vehicles exiting the project site for at least 150 feet. No obstructions to sight distance are expected, however, TJKM recommends that on-street parking is prohibited for at least 150 feet on Machado Lane, north and south of the project entrance, and on the proposed roadway, west of the project entrance.

7.3 Parking Analysis

Under the City of Oakley zoning regulations, the proposed project is classified as a single family residential use. For single family dwelling units, the City of Oakley Municipal Parking Code (Chapter 9.1.1402) requires two covered off-street parking spaces per unit. In order to satisfy City of Oakley Code requirements, TJKM recommends the project provide two covered parking spaces at each dwelling unit

lot (152 total parking spaces). Assuming each residential unit provides a two-car garage, the proposed project meets the parking supply requirements for the City of Oakley.

7.4 Queueing Analysis

TJKM conducted a vehicle queuing and storage analysis for all exclusive left-turn or right-turn pockets at the study intersections where project traffic is added under Existing and Existing plus Project scenarios. The 95th percentile (maximum) queues were analyzed using the HCM 6th Edition Queue methodology contained in Vistro software. Detailed calculations are included in the LOS appendices corresponding to each analysis scenario.

Table 8 summarizes the 95th percentile queue lengths at the study intersections under Existing and Existing plus Project scenarios. Under Existing plus Project scenarios, the proposed project increases queue length by a maximum of three vehicles (one vehicle length=25 feet) at the intersection of Main Street/E. Cypress Road (Intersection #1). The addition of project traffic causes queue lengths to increase by approximately three vehicles at the northbound right-turn and westbound left-turn approaches at the intersection of Main Street and E. Cypress Road.

The intersection of Main Street and E. Cypress Road is significantly overloaded by projected development in the E. Cypress corridor. Alternate access to the south is needed so traffic can reach an upgraded Laurel Road and Main Street intersection without having to use Main Street. This is included in the general plan. Under Existing plus Project Conditions, the northbound right-turning traffic exceeds queueing capacity by a maximum of 570 feet, or 23 car lengths during the a.m. peak. The westbound left-turning traffic exceeds queueing capacity by a maximum of 50 feet, or two vehicles, during the a.m. peak. TJKM recommends signal timing improvements, and westbound left-turn and northbound right-turn pockets are extended, in order to mitigate queue lengths at Main Street/E. Cypress Road (Intersection #1).

It is noted that the queuing issues described above may be resolved by Oakley's planned improvements highlighted in the CIP.

Table 8: Queueing for Study Intersections, in Feet

#	Study Intersections	Lane Group	Storage Length	Existing		Existing plus Project		Change	
				AM	PM	AM	PM	AM	PM
1	Main Street / E. Cypress Road	NBL	230	160	125	160	135	0	10
		NBR	210	**725**	**225**	**780**	**285**	55	60
		EBL	145	45	25	45	30	0	5
		WBL	325	300	115	**375**	135	75	20
		SBL	500	220	145	225	165	5	20
		SBTR	435	135	105	135	115	0	10
2	Machado Lane / E. Cypress Road	EBL	150	25	20	25	25	0	5
		WBL	100	0	0	0	5	0	5
		SBL	100	40	5	40	5	0	0
3	Sellers Avenue / E. Cypress Road	EBL	185	15	5	15	5	0	0
		WBL	250	65	35	65	35	0	0

Notes: Storage length and 95th percentile queue is expressed in feet per lane, **Bold** indicates overflow.

Appendix A

Existing Conditions LOS Reports

Appendix B

Existing plus Project Conditions LOS Reports

Appendix C

Existing plus Project Conditions Mitigated LOS Reports

Appendix D

Background Conditions LOS Reports

Appendix E

Background plus Project Conditions LOS Reports

Machado Lane Subdivision
Initial Study/Mitigated Negative Declaration

Errata Sheet
February 10, 2023

This errata sheet presents, in ~~strike-through~~ and double-underline format, the revisions to the Initial Study/Mitigated Negative Declaration (IS/MND) for the Machado Lane Subdivision (proposed project). The revisions to the IS/MND reflected in this errata sheet do not affect the adequacy of the previous environmental analysis contained in the IS/MND. Because the changes presented below would not result in any new significant impacts or a substantial increase in the severity of an environmental impact identified in the IS/MND, recirculation of the IS/MND is not required.

Page 1 of the IS/MND is hereby revised as follows:

6. Existing General Plan Designation: Residential Low~~/Medium~~ (RL~~M~~)

[…]

9. Surrounding Land Uses and Setting:

The 17.73 project site, identified by APNs 033-190-003 and -004, is located southwest of the intersection of E. Cypress Road and Machado Lane in the City of Oakley, California. The project site is primarily undeveloped, with the exception of one farmhouse structure in the southeast corner. Surrounding existing uses include single-family residences to the north across E. Cypress Road; undeveloped land and scattered residences to the east across Machado Lane; scattered residences to the south, and additional scattered residences, undeveloped land, and Union Pacific Railroad (UPRR) tracks to the south across Machado Lane; and undeveloped land to the west with single-family residences further west. The City of Oakley General Plan designates the site as Residential Low~~/Medium~~ (RL~~M~~) and the site is zoned Planned Development (P-1).

Page 18 of the IS/MND is hereby revised as follows:

The City of Oakley General Plan designates the project site as RL~~M~~ and the site is zoned P-1. The purpose of the P-1 District is to allow diversification in the relationship of various uses, buildings, structures, lot sizes, and open spaces. The proposed project would comply with the adopted Final Development Plan of the P-1 District for the project site, which would include development standards. Furthermore, it is noted that the proposed residential development is consistent with the development type allowed in the surrounding residential zoning districts.

Page 60 of the IS/MND is hereby revised as follows:

Surrounding existing land uses include single-family residences to the north, across E. Cypress Road; scattered residences to the east, across Machado Lane; scattered residences to the south, and additional scattered residences, undeveloped land, and

> UPRR tracks to the south across Machado Lane; and undeveloped land to the west. Therefore, the proposed residences would be compatible with the existing development in the project area, such as the single-family residences to the north and west. Furthermore, the project site is designated RL~~M~~ and zoned P-1. Thus, development of the site with the proposed uses was generally evaluated as part of the City's General Plan EIR.
>
> […]
>
> The proposed project is consistent with the site's RL~~M~~ land use designation; therefore, single-family residential development has been anticipated at the project site. As demonstrated throughout this IS/MND, the proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. For example, in compliance with the ECCCHCP/NCCP, the proposed project would be subject to pay all applicable fees according to the Fee Zone Map of the ECCCHCP/NCP prior to construction, and would be required to complete pre-construction surveys for western burrowing owl, Swainson's hawk, golden eagle, and migratory birds.

The above staff-initiated revision is due to an inadvertent error. The revision is for clarification purposes and does not alter the analysis or the conclusions presented in the IS/MND.

In response to a comment received on the IS/MND during the public review period, the discussion on page 53 of the IS/MND has been revised as follows:

> However, based on the age of the structure, the Phase I ESA determined that the existing shed may contain asbestos, lead, and/or polychlorinated biphenyl (PCB)-containing materials. Additionally, the existing building may include items that contain mercury, such as gas pressure regulators or thermostats. Finally, while not identified during the site reconnaissance, the potential exists that buried items, such as a septic system or well, may exist on-site.

In addition, Mitigation Measure IX-1 has been amplified as follows:

> *IX-1.* *Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain asbestos-containing materials (ACMs), lead-based paint (LBP), mercury, or PCBs. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides, and Electrical Transformers. If structures do not contain any of the foregoing materials, further mitigation is not required; however, if ACMs, LBP, mercury, or PCBs are found, the materials shall be removed and disposed of by a licensed and certified contractor in accordance with California Air Resources Board recommendations and OSHA requirements. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste in accordance with federal, State, and local regulations subject to approval by the City Engineer.*

The foregoing revisions do not alter the analysis or conclusions presented in the IS/MND.

In response to public comments regarding the proposed project at the February 7, 2023 Planning Commission Hearing, Mitigation Measure IX-1, presented on page 51 of the IS/MND, has been revised as follows:

VIII-1	*Consistent with the BAAQMD's thresholds of significance, prior to issuance of building permits for the proposed project, the project applicant shall demonstrate via project design and/or notation included on project design that natural gas infrastructure shall be prohibited. Natural gas infrastructure may be allowed if the applicant implements alternative methods that reduce the project's greenhouse gas emissions in an equally effective or superior manner as would exist without natural gas emission infrastructure.* *Conformance with the foregoing requirement shall be confirmed through review and approval of building permit plans by the City of Oakley Community Development Department.*

The foregoing revision does not alter the analysis or the conclusions presented in the IS/MND.

RESPONSES TO COMMENTS

INTRODUCTION

This Responses to Comments document contains comments received during the public review period of the Machado Lane Subdivision Initial Study/Mitigated Negative Declaration (IS/MND).

According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the IS/MND. However, unlike with an Environmental Impact Report (EIR), comments received on an IS/MND are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. Nonetheless, the lead agency has chosen to provide responses to those specific public comments that are related to the environmental analysis contained in the IS/MND. Non-environmental comments have been considered by the City as part of staff's report to the Planning Commission.

BACKGROUND

The City of Oakley used the following methods to solicit public input on the IS/MND: a Notice of Completion of the IS/MND was posted with the State Clearinghouse on November 3, 2022. The IS/MND was distributed to applicable public agencies, responsible agencies, and interested individuals. The document was made available electrically on the City's website at, https://www.ci.oakley.ca.us/ceqa-documents/.The public review period ended December 5, 2022.

LIST OF COMMENTERS

The City of Oakley received two comment letters during the open comment period on the IS/MND for the proposed project. The comment letters were received from the following representatives and are included in the Responses to Comments section below:

Letter 1 .....Gavin McCreary, Department of Toxic Substances Control
Letter 2 ..... Peter Minkel, Central Valley Water Quality Control Board

RESPONSES TO COMMENTS

The Responses to Comments below includes each comment letter, as well as responses to each comment. Each bracketed comment letter is followed by numbered responses to each bracketed comment. Where revisions to the IS/MND text were made, new text is double underlined and deleted text is ~~struck through~~.

All such revisions to the IS/MND are relatively minor and do not affect the adequacy of the conclusions presented therein. CEQA Guidelines Section 15073.5 states the following regarding recirculation requirements for negative declarations:

(c) Recirculation is not required under the following circumstances:

(1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.

(2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.

(3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

(4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Based on the above criteria and the responses to comments included herein, pursuant to CEQA Guidelines Section 15073.5, recirculation of the IS/MND is not warranted.

Letter 1

Yana Garcia
Secretary for
Environmental Protection

Department of Toxic Substances Control

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

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

December 2, 2022

Mr. Ken Strelo
Planning Manager
City of Oakley, Planning Division
3231 Main Street
Oakley, CA 94561
Strelo@ci.oakley.ca.us

MITIGATED NEGATIVE DECLARATION FOR MACHADO LANE SUBDIVISION – DATED OCTOBER 2022 (STATE CLEARINGHOUSE NUMBER: 2022110061)

Dear Mr. Strelo:

1-1 The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Machado Lane Subdivision (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

1-2 The MND references the listing compiled in accordance with California Government Code Section 65962.5, commonly known as the Cortese List. Not all sites impacted by hazardous waste or hazardous materials will be found on the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section of the MND address actions to be taken for any sites impacted by hazardous waste or hazardous materials within the Project area, not just those found on the Cortese List. DTSC recommends consulting with other agencies that may provide oversight to hazardous waste facilities and sites in order to determine a comprehensive listing of all sites impacted by hazardous waste or hazardous materials within the Project area. DTSC hazardous waste facilities and sites with known or suspected contamination issues can be found on DTSC's EnviroStor data management system. The EnviroStor Map feature can be used to locate hazardous waste facilities and sites for a county, city, or a specific

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Letter 1
Cont'd

1-2 Cont'd

address. A search within EnviroStor indicates that numerous hazardous waste facilities and sites are present within the Project's region.

DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the MND:

1-3

1. A State of California environmental regulatory agency such as DTSC, a Regional Water Quality Control Board (RWQCB), or a local agency that meets the requirements of Health and Safety Code (H&SC) section 101480 should provide regulatory concurrence that the Project site is safe for construction and the proposed use.

1-4

2. The MND acknowledges the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

1-5

3. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil, DTSC recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the Project described in the MND.

1-6

4. The structure that is planned to be demolished on the project site should be surveyed for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers*.

Letter 1
Cont'd

1-7

5. If any projects initiated as part of the proposed Project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material*.

1-8

6. The MND acknowledges that the Project site has been used for agricultural purposes and states that soil samples were collected and analyzed for organochloride pesticides, arsenic, and lead. The MND concludes that the analytical results are below appropriate background and screening levels. However, a State of California environmental regulatory agency or a local agency that meets the requirements of H&SC section 101480 should provide regulatory concurrence on the sampling effort and conclusion. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)*.

1-9

DTSC appreciates the opportunity to comment on the MND. Should you choose DTSC to provide oversight for any environmental investigations, please visit DTSC's Site Mitigation and Restoration Program page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at DTSC's Brownfield website.

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary, M.S.
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

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

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

LETTER 1: GAVIN MCCREARY, DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Response to Comment 1-1
The comment is an introductory statement and does not address the adequacy of the IS/MND.

Response to Comment 1-2
The CEQA Guidelines specifically require an evaluation of whether the project would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List). As noted in the comment, page 54 of the IS/MND indicates that the project site is not located on any such list.

The Modified Phase I Environmental Site Assessment that was prepared for the project and reviewed during preparation of the IS/MND included a review of regulatory agency records and a mapped database records search, which included databases that are not otherwise compiled pursuant to Government Code Section 65962.5.[1] The Phase I Environmental Site Assessment confirms that the project site is not located on or near any hazardous materials sites that would result in an environmental hazard at the project site. Thus, the conclusion presented in the IS/MND remains accurate.

Response to Comment 1-3
The Modified Phase I Environmental Site Assessment for the project was prepared by a registered professional engineer in accordance with American Society of Testing Materials 1527-13 and 40 Code of Federal Regulation Part 312. As noted on page 2 of the IS/MND, all technical reports prepared for the proposed analysis were made available on the City's website. Evidence has not been provided to suggest that the conclusion of the Modified Phase I Environmental Site Assessment is invalid. Therefore, review and concurrence by a regulatory agency is not warranted. Finally, the comment does not directly address the adequacy of the IS/MND, and the suggestion has been forwarded to the decision-makers for their consideration.

Response to Comment 1-4
The discussion on pages 52 through 54 of the IS/MND evaluates the potential for historic or future activities on or near the project site to result in the release of hazardous materials on the project site.

As noted therein, operations of the proposed residential uses are not expected to result in the release of any hazardous materials. Due to the regulations governing the use of potentially hazardous household products (i.e., cleaning products, fertilizers, etc.) and the amount that could reasonably be used on the site, routine use of such products would not represent a substantial risk to public health or the environment.

The project site was historically used for agricultural purposes and, as a result, an agrichemical assessment was preformed as part of the Modified Phase I Environmental Site Assessment prepared for the proposed project. The results of the soil sampling indicated that concentrations of organochlorine pesticide, arsenic, and lead were either below background levels for the State or below the respective residential screening levels. In addition, the existing on-site building has

[1] ENGEO Incorporated. *Modified Phase I Environmental Site Assessment* [pg. 6]. November 12, 2020.

the potential to contain asbestos, lead, or PCBs, and, as a result, Mitigation Measure IX-1 is required. Finally, given the potential presence of an on-site septic system and/or well, Mitigation Measure IX-2 is required to ensure proper removal. Implementation of all required mitigation measures would ensure that historic activities on the project site do not result in the release of any hazardous materials.

Response to Comment 1-5

In general, it is anticipated that lead levels would be present in soil throughout the urbanized area of the City of Oakley due to the use of lead in gasoline for many years, as well as in paint and other materials generally found in an urbanized area. In the case of any project site on which the City identifies specific uses that may lead to site-specific lead contamination, such as prior auto repair or garage facilities, the City would implement a site-specific response. The project site has not been subject to past uses that would lead to site-specific lead contamination in soils. Nevertheless, as part of the Modified Phase I Environmental Site Assessment prepared or the proposed project, soil sampling and analysis for contaminants, including lead, was conducted. The soil analysis determined that on-site concentrations of lead were below the residential screening levels.

Response to Comment 1-6

The discussion on page 53 of the IS/MND has been revised as follows to address the potential presence of mercury in the existing on-site structure:

> However, based on the age of the structure, the Phase I ESA determined that the existing shed may contain asbestos, lead, and/or polychlorinated biphenyl (PCB)-containing materials. Additionally, the existing building may include items that contain mercury, such as gas pressure regulators or thermostats. Finally, while not identified during the site reconnaissance, the potential exists that buried items, such as a septic system or well, may exist on-site.

As already required by Mitigation Measure IX-1, testing for the presence of asbestos-containing materials, lead-based paint, and PCBs is required prior to any demolition activities. In response to the comment, Mitigation Measure IX-1 has been amplified as follows:

> *IX-1.* *Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain asbestos-containing materials (ACMs), lead-based paint (LBP), mercury, or PCBs. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides, and Electrical Transformers. If structures do not contain any of the foregoing materials, further mitigation is not required; however, if ACMs, LBP, mercury, or PCBs are found, the materials shall be removed and disposed of by a licensed and certified contractor in accordance with California Air Resources Board recommendations and OSHA requirements. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste in accordance with federal, State, and local regulations subject to approval by the City Engineer.*

The foregoing revisions do not alter the analysis or conclusions presented in the IS/MND.

Response to Comment 1-7

Based on preliminary grading plans, the import of fill is not anticipated for construction of the proposed project. Nevertheless, should imported fill be required, the location selling fill utilized for the proposed project would be required to comply with all applicable State regulations, thus ensuring that the imported soil is free of contamination. The comment does not directly address the adequacy of the IS/MND, and the suggestion has been forwarded to the decision-makers for their consideration.

Response to Comment 1-8

As noted in the comment, the project site has already been evaluated for soil contamination associated with previous agricultural uses. The analysis was performed in accordance with U.S. EPA Method 8081 for organochloride pesticides and U.S. EPA Method 6010 for arsenic and lead concentrations.

Please refer to Response to Comment 1-3 regarding the adequacy of the Modified Phase I Environmental Site Assessment. The suggestion has been forwarded to the decision-makers for their consideration.

Response to Comment 1-9

The comment is a concluding statement and does not address the adequacy of the IS/MND.

Letter 2

California Water Boards

Gavin Newsom
Governor

Yana Garcia
Secretary for Environmental Protection

Central Valley Regional Water Quality Control Board

5 December 2022

Ken Strelo
City of Oakley Planning Division
3231 Main Street
Oakley, CA 94561
Strelo@ci.oakley.ca.us

City of Oakley
Planning Division

DEC 05, 2022

RECEIVED

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, MACHADO LANE SUBDIVISION PROJECT, SCH#2022110061, CONTRA COSTA COUNTY

Pursuant to the State Clearinghouse's 3 November 2022 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Machado Lane Subdivision Project, located in Contra Costa County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore, our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

2-1 The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of

Letter 2
Cont'd

Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations
All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

2-1 Cont'd

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit
Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

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Cont'd

2-1 Cont'd

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Letter 2
Cont'd

2-1 Cont'd

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State
If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:
https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit
If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit
If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will

Letter 2
Cont'd

require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

2-1 Cont'd

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

LETTER 2: PETER MINKEL, CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

Response to Comment 2-1

The comment generally presents permits and regulations related to protecting the quality of groundwater and waters of the State. The proposed project would be subject to all applicable permits and regulations. The comment does not address the adequacy of the IS/MND and has been noted for the record.

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: February 7, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the Planning Commission

FROM: Ken Strelo, Planning Manager

SUBJECT: **Machado Lane Subdivision 9615 Rezone, Vesting Tentative Map, Final Development Plan, and Design Review (RZ 06-21, TM 03-21, FDP 01-21, DR 10-21) – Request for approval of a Rezone to P-1 (Planned Unit Development) District, a Vesting Tentative Map to subdivide approximately 20.11 acres into 76 single family residential lots, a Final Development Plan in conjunction with the P-1 District, and Design Review. APNs 033-190-003 and 033-190-004.**

Summary

This is an application by MLC Holdings ("Applicant") requesting approval of: 1) a Rezone (RZ 06-21) to decrease the acreage of and amend an existing P-1 District; 2) a Vesting Tentative Map (TM 03-21) subdividing approximately 20.11 acres into 76 single family residential lots, street right of ways, pocket park with playground, stormwater detention treatment area, and emergency vehicle access; 3) a Final Development Plan (FDP 01-21) in conjunction with the project's P-1 District; and 4) Design Review (DR 10-21) for floor plans and architecture, and conceptual landscape plans ("Project"). Proposed homes consist of two single-story and four two-story house plans each with three elevations ranging from 1,743 to 3,247 square feet of livable area. The project site is located west of Machado Lane and south of East Cypress Road and is zoned P-1 (Planned Unit Development) District. (APNs: 033-190-003 and 033-190-004).

Background

General Plan

Residential Low (RL) – Per Oakley General Plan Table 2-2: Land Use Designations, the "Residential Low (RL) designation provides for moderate density, single-family residential development [between the densities of 2.3 to 3.8 dwelling units per acre]. These neighborhoods will more closely resemble a typical suburban development with spacious yards and little resemblance to a rural neighborhood. Primary permitted land uses include detached single-family homes and accessory structures. Public and semi-public uses and similar and compatible uses are also allowed." The RL designation lies between the Residential Very Low (RV) (maximum 2.3 dwelling units per acre) designation, which provides for traditional, large lot single family residential

development and the Residential Low/Medium (RLM) (maximum 5.5 dwelling units per acre), which provides for moderately dense single family residential development that is consistent with suburban uses. There is often overlap between the type of development envisioned within land use designations adjacent or near each other along the density scale.

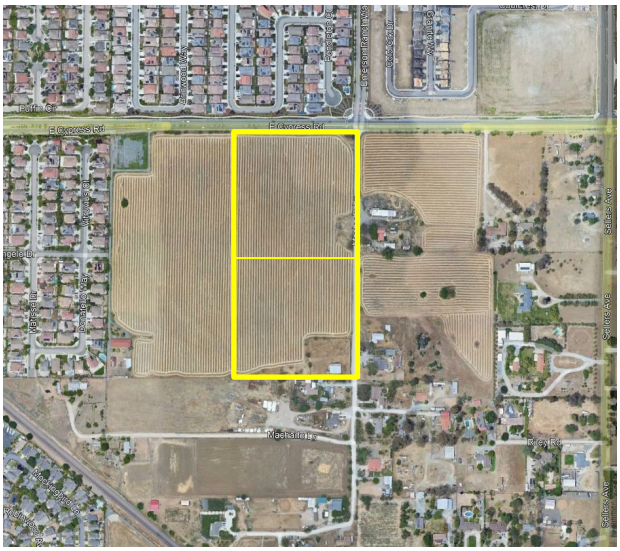
Zoning

P-1 (Planned Unit Development) District – P-1 Districts are normally tied to a specific development project and often contain different development regulations, such as minimum lot sizes and/or required yard setbacks from those found in the conventional zoning districts. They are typically found as part of a large-scale development, an infill development, or a General Plan special area of concern. An existing P-1 District covers the current project site. It was originally adopted with a former single-family development project that included the existing two parcels and another parcel to the south. The tentative map for that project has since expired and since the currently proposed project envisions a new plan, a new P-1 District is required to be adopted.

Existing Conditions and Surrounding Land Uses

The project is located west of Machado Lane and south of East Cypress Road and consists of two parcels (033-190-003 and 033-190-004). Both parcels are rectangular in shape and make up approximately 10 acres each. The northern parcel includes a 50-foot dedication for East Cypress Road and both parcels include a 30-foot dedication for Machado Lane. Neither road dedications have been recorded to date. A dilapidated, metal agricultural building is located on the southern area of the southern parcel near Machado Lane.

Figure 1. Project site and surrounding properties (Google Earth, June 29, 2021)



Preliminary General Plan Amendment

After expiration of the previously approved tentative map, the current applicant was able to work with one of the property owners of the previous map's parcels. A Preliminary General Plan Amendment application (PA 02-21) was filed with the Oakley Planning Division and heard by the City Council on May 11, 2021. The conceptual plan involved amending the General Plan Land Use designation of the site from Single-Family Residential, Medium Density (SM) to Single-Family Residential, High Density (SH) (now titled Residential Low (RL) and Residential Low/Medium (RLM), respectively) in order to accommodate a higher density

of 106 lots on the approximately 20-acre site. The general consensus feedback from the City Council was not favorable to such an amendment, and as a result, the current application was submitted with a density within the existing RL density range.

Project Description

Rezone (RZ 06-21)

The project application includes a request for approval of a rezone consisting of an amendment from an existing P-1 District approved for a now expired tentative map and development plan to a new P-1 District tied to the proposed tentative map and development plan. The proposed P-1 District would allow for flexibility in the development standards related to minimum lot sizes and required yard setbacks. A P-1 District has no impact on the allowable density of the underlying General Plan Land Use Designation. Table 1 provides a comparison of the project's P-1 District and the conventional R-10 District relative development standards.

Table 1. Comparison of Project's P-1 District and R-10 District Development Standards

	Min. Lot Size (sf.)	Front Yard Setback (ft.)	Side Yard Setback (ft.)	Corner Side Yard Setback (ft.)	Rear Yard Setback (ft.)
Project's P-1 District	Per the VTM (5,938 smallest lot)	18 (garage) 12 (living)	5 (no aggregate)	Not specified (VTM shows 10)	24
R-10 District	10,000	20 (all)	5 (20 aggregate)	15	15

Vesting Tentative Map (TM 03-21)

The proposed project would result in the subdivision of approximately 20.11 acres made up of two parcels into a new single-family residential subdivision of 76 lots, including a pocket park with playground, frontage dedication and improvement to East Cypress Road and Machado Lane, internal street right of way, landscaping, and a stormwater detention/bioretention area. As proposed, the gross density (includes all area before right of way dedication, parks, landscaping, etc.) would be approximately 3.78 dwelling units per gross acre (du/ga) with residential lot sizes ranging between 5,939 (Lot 52) and 13,089 (Lot 13) square feet (sf), and an average residential lot size of 6,632 sf. Access to the neighborhood streets would be connected to Machado Lane with an emergency vehicle access ("EVA") onto East Cypress Road between Lot 54 and Parcel A. Internal roads would terminate at the western and southern edges of the subdivision with each termination planned for future connection to adjacent properties should they develop in the future. The applicant has proposed a Homeowners Association to maintain the detention basin, park area, and EVA.

The Vesting Tentative Map shows dedication of land along East Cypress Road and Machado Lane for the purposes of providing right of way and improvements. East

Cypress Road will be improved with full frontage improvements from the existing right of way line to the private property lines with the new lot. The road median, two vehicle travel lanes and one bike lane, and landscaping and a sidewalk will all be included. For Machado Lane, the applicant will be dedicating half width and making improvements that will include enough space for a travel lane each way as well as landscaping and a sidewalk. Future development on the east side of Machado Lane would fulfill the ultimate right of way width and improvements. In addition to the project frontage, the applicant has agreed to complete travel lane improvements between the project site and improvements further to the west. There is adequate right of way at the frontage of the vacant property immediately west of the site, and these travel lane improvements will close the gap so East Cypress Road will not need to bottle neck to one lane heading east only to open back up. Since the applicant is unable to acquire additional right of way along that property, the other frontage improvements in that area, such as landscaping and a sidewalk, will need to be done at a future date.

Final Development Plan (FDP 01-21)

A Final Development Plan ("FDP") is a component of a P-1 District. The applicant is choosing to combine the FDP application with the Rezone application, which is allowed per the "Planned Unit Development (P-1)" section of the Oakley Municipal Code (Section 9.1.1002). The FDP includes the information provided on the Vesting Tentative Map and its related plans, as well as other information such as details on housing or elevations and heights of non-residential buildings. When FDPs are processed after a P-1 District is formed, the P-1 District will usually include a Preliminary Development Plan; however, an applicant may submit a FDP with a P-1 District rezone application so that it may be considered in conjunction with the rest of the project entitlements, such as what has occurred with this application. The proposed FDP will approve the general layout design, number of lots, types of residential structures, etc. Any requested change to the approved FDP would be reviewed by the Planning Commission/City Council where that body would determine whether the change is substantial enough to warrant a public hearing in order to further review the request.

Design Review (DR 10-21)

As part of the Design Review application, the applicant is proposing house floor plans, architecture, and color schemes, landscaping plans (including conceptual street tree layout and park equipment), enhanced entry paving, and wall and fence plans. For the homes, there are four different floor plans ranging from 1,743 sf. to 3,247 sf. of livable area consisting of two one-story and three two-story plans. All plans include a front-facing 2-car garage doors, with two plans including tandem 3-car interior garage space. Table 2 provides a summary of the proposed floor plans.

Table 2. Summary of Proposed Floor Plans

	Livable sf.	Livable sf. by Floor (1st/2nd)	Rooms	Bathrooms	Garage (sf./cars)
Plan 1 (4512)	1,743	1,743 / N/A	3 bedrooms	2.5	420 / 2
Plan 2 (4514)	2,054	2,054 / N/A	4 bedrooms	2.5	419 / 2
Plan 3 (4522)	2,493	1,135 / 1,358	4 bedrooms 1 loft	3	420 / 3
Plan 4 (5023)	2,838	1,419 / 1,419	4 bedrooms 1 loft	3	430 / 2
Plan 5 (5025)	2,992	1,389 / 1,603	4 bedrooms 1 flex 1 loft	3	624 / 3
Plan 6 (5028)	3,247	1,477 / 1,770	5 bedrooms 1 flex 1 loft	3.5	636 / 3

In addition to the three floor plans are three architectural styles, referred to as Spanish (Elevation "A"), Santa Barbara (Elevation "B"), and Farmhouse (Elevation "C"). Prairie, Modern Farmhouse, and Orinda Ranch elevations. Each of the three architectural styles has three color and material themes tied specifically to that style. Figure 2 shows the conceptual streetscape per the Applicant's Plans.

Figure 2. Conceptual Streetscape per Applicant's Plans



Conceptual Landscape Plan

A conceptual landscape plan has been submitted with the application packet and it includes an Overall Landscape Plan, a Typical Landscape Plan, and a Landscape Imagery and Details Plan. The Overall Landscape Plan shows a total of 278 trees to be installed by the project. This includes trees that will eventually be within the public right of way along East Cypress Road, Machado Lane, and the internal streets, and trees to be installed in private front and corner side yards. The Typicals Landscape Plan illustrates the typical planting plan for front and corner side yards and includes a street and shrub palette as well as imagery matrix. The Landscape Imagery and Details plan shows the walls, fences, playground equipment, cluster mailboxes, and enhanced paving. The sound walls along East Cypress Road and Machado Lane will be located on the private properties and will be maintained by the respective property owner.

Environmental Review

California Environmental Quality Act Compliance

An Initial Study ("IS") and Mitigated Negative Declaration ("MND") have been prepared for this project pursuant to the California Environmental Quality Act ("CEQA"). Raney Planning and Management conducted the CEQA analysis survey on behalf of the City of Oakley. The Notice of Intent ("NOI") to Adopt an MND and IS was circulated for public review and comment from November 3, 2022 to December 5, 2022. It was filed with the County Clerk and Governor's Office of Planning and Research ("OPR"), distributed to over 60 public agencies and parties requesting such notice, and posted in the same manner as a Notice of Public hearing, which is at locations throughout the City and at the project site. The NOI provided a summary of the project as well as methods to access the IS/MND for review and comment.

Two comment letters were received in response to the NOI posting; one from the Department of Toxic Substances Control and one from the Central Valley Water Quality Control Board. The City's CEQA consultants prepared a Response to Comments, which has been included as Exhibit "B" to the IS/MND attached to this Staff Report. As stated in the document, based on the responses to comment, the IS/MND did not need to be recirculated. An Errata to the NOI and IS/MND is included at Exhibit "A" to the IS/MND. The purpose of the errata is to clarify the land use designation included in the NOI and IS/MND was erroneously referenced as Residential Low/Medium ("RLM") rather than the correct Residential Low ("RL"). The error did not lead to any inaccuracies when analyzing the potential impacts.

Analysis in the IS found seven (7) of the 21 impact categories require mitigation to reduce potential impacts to a less than significant level. All other 14 impact categories were found to have either no impacts or a less than significant impacts. A summary of the mitigation measures can be found in the Mitigation Monitoring Program, included as Exhibit "A" to the Proposed Resolution attached to this Staff Report.

Since the Planning Commission is making recommendations to the City Council on the entitlements associated with this application, they will also make a recommendation for adoption of the MND to the City Council. Recommendation for adoption of the MND is included in the proposed resolution for recommendation for approval of the other entitlements associated with the project. The NOI and IS/MND are included as attachments to this Staff Report.

Habitat Conservation Plan/Natural Community Conservation Plan

This project is subject to the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan ("HCP/NCCP" or "HCP Plan"). Projects that are subject to the HCP Plan are required to submit a Planning Survey Report ("PSR") as part of the project application. The contents of the PSR help guide the project through compliance with both the California and Federal Endangered Species

Act by assuming presence of certain plant and animal species and requiring additional surveys to be done prior to any ground disturbance. In addition, whether species are found or not, the project must pay development impact fees for each acre, or fraction thereof, of disturbed land not already considered "urban" under the HCP Plan. Those development impact fees are used to help create, install, and maintain habitat outside of the Urban Limit Line, as well as administer the HCP Plan. The project would contribute $376,486.48 to the HCP/NCCP program under the impact fees current as of the date of this staff report.

Analysis

Rezone

When approving an application for a rezone to P-1 District, the City Council shall be satisfied that the following are true (summarized from OMC section 9.1.1002):

- The applicant intends to start construction within two years from the effective date of the zoning change;
- The development is consistent with the General Plan;
- If residential, it has sustained desirability and stability, and is in harmony with the character of surrounding neighborhoods; and
- The development of a harmonious, integrated plan justifies exceptions from the normal application of the OMC.

The Applicant has stated they plan to pursue development of the site if market conditions support it. The density and type of development is consistent with the General Plan, and the project integrates connectivity to other new developments, such as Emerson Ranch and Delaney Park north of East Cypress Road. The internal road network plans for future continued growth to the west and south of the site. The type of development is expected to be desirable in that it includes a variety of homes sizes with larger than conventional rear yard setbacks, and development includes a small pocket park with tot lot. It falls somewhere in the middle of the density ranges of nearby residential neighborhoods. Due to the significant requirement for dedication along East Cypress Road, the half width dedication along Machado Lane, and the approximately 75,000 square feet occupied by Parcel A for the stormwater detention/bioretention and pocket park, the P-1 District is justified to allow for project-specific development regulations in order to design a feasible project within the allowable range of the General Plan land use designation of RL.

For the proposed project, the Applicant's Plans contain the information that would be required for a Final Development Plan, including the information on the Vesting Tentative Map, the preliminary site plan, landscaping plans, and house floor plans and

architectural designs. Staff recommends the Planning Commission recommend City Council approval of the proposed Rezone application.

Vesting Tentative Map

The Vesting Tentative Map ("VTM") has been reviewed against all applicable codes including the Subdivision Map Act, General Plan, and the Zoning Ordinance. The VTM's gross density (apx. 3.78 du/ga) falls within the gross density range of the Residential Low (RL) General Plan Land Use Designation of 2.3-3.8 du/ga. The VTM is tied to a P-1 District, which has proposed project-specific development regulations, such as required yard setbacks and minimum lot sizes.

The site is physically suitable for the project in that it is accessible, not physically constrained other than the reduction in net developable acres due to frontage right of way dedication and onsite stormwater detention and treatment, is similar to surrounding residentially developed projects, and it is also able to accommodate the proposed density of development in a manner consistent with the underlying land use designation. The subdivision is not expected to result in any serious public health problems. Public improvements are proposed and conditioned to occur as a result of the subdivision, which is a benefit to the public and surrounding residents and property owners of the vicinity. One such improvement will be the dedication and improvement of Machado Lane, which is currently an unpaved, private lane serving several rural residential uses to the east and south of the project site. Staff recommends the Planning Commission recommend City Council approval of the proposed Vesting Tentative Map application.

Final Development Plan

Two modifications have been made to Final Development Plan ("FDP") since the application was originally submitted. The first was to match revisions to the floor plans, and the second was to provide a more balanced plotting of each of the six floor plans. The product mix favors the three larger homes. Plans 1, 2, and 3 are all plotted eight times (11% each), Plans 4 and 5 are plotted 17 times (22% each), and Plan 6 is plotted 18 times (23%). Plans 1 and 2 are the single-story homes and make up a total of 22% of the lots. They are plotted on nine of the 15 corner lots (60%); however, seven of those nine are the Plan 1 and only two are Plan 2. Staff has added a condition for the developer to seek a better balance of Plans 1 and 2 on corner lots prior to finalizing the FDP for City Council Consideration.

As currently proposed, the FDP proposes minimum setbacks (I.e. "required yards") of 12 feet for the front (living area), 18 feet for the garage, five (5) feet for the side, and 24 feet for the rear. Depending on the floor plan, the front porches may extend further into the front setback than the minimum setback applied to the living areas, which would be allowed through approval of the FDP. The street right of way is designed with a parkway (landscape) strip between the curb and the sidewalk. This means that the 18 foot front setback to the garage only leaves 18 feet between the garage and the

sidewalk which can create conflicts with large vehicles parked in driveways and the public using the adjacent sidewalk. Staff has recommended and the applicant has agreed to increase the garage setback to a minimum 20-feet.

Staff recommends the Planning Commission recommend City Council approval of the proposed Final Development Plan application.

Design Review

Analysis for Design Review refers to the Standards for Review as laid out in OMC section 9.1.1604(f), which focuses on site planning, architecture, landscaping and site elements, and streetscapes. With these standards in mind, the proposed plans were analyzed for consistency with the adopted City of Oakley Residential Guidelines ("Guidelines").

Neighborhood Layout and Design

The project has been designed so that all streets will act as residential streets and not include any backbone type collectors. This should aid in traffic control by having on-street parking and houses facing the streets throughout the internal road network. None of the houses will front onto East Cypress Road or Machado Lane, and a sound wall is proposed along both of those street frontages. The interior streets have been planned to extend to the west and south should either of those adjacent parcels develop. They are designated as RLM and RL, respectively. There are no cul-de-sacs proposed within the development. While cul-de-sacs are popular amongst those that may ultimately live within them, they are less ideal for overall connectivity and emergency ingress, and especially egress.

Residential Siting and Lot Design

The applicant has designed the homes so that every lot has an 18-foot setback between the garage and the right of way line (conditioned to be increased to 20 feet), which for this street section is the back of sidewalk. The variations in the front facade of the four floor plans means that given a consistent garage setback the living areas and porches of the plans will have varying setbacks to the front property line, which will hold true even after the garage setback increases to 20 feet, as conditioned. For example, Plan 1's porch is about even with the garage, and the living area projects two additional feet; Plan 2's porch extends six feet from the garage and the living area an additional four feet beyond that; Plan 3's garage, porch, and living area are all fairly even; Plan 4's porch projects about four feet from the garage and living are; Plan 5's porch and living area extend about two feet beyond the garage; and Plan 6's porch and living area extend about six feet beyond the garage.

A majority of the lots show a five-foot side yard setback with some lots having larger setbacks on one side or the other. This can be seen on both rectangular interior lots and on the pie shaped lots with concave front lot lines. Oakley's design guidelines

encourage lots be designed to accommodate side yard access, but since lots of this zoning and size are only allowed one contiguous driveway it is important that any large side yard access be adjacent to the garage to allow a driveway widening and access compliant with the Oakley Municipal Code. Therefore, the project has been conditioned to look for plotting opportunities to match wider side yards with the garage side of the home. This would not apply to corner lots since the driveways are always oriented on the interior lot line for sight visibility safety.

Building mass is an element of lot siting and design and can greatly affect the aesthetics of the overall neighborhood. For the proposed project, changes in roof materials and design among the same floor plan assist in giving the overall neighborhood more visual variety. Some changes are to the main roof line, while others focus on the projecting elements such as porches or a bedroom. For example, the Spanish style uses a concrete S-tile material designed and is designed with hip roofs at the porches and projecting bedrooms and other elements, while the Santa Barbara style includes the same material in a different color, and rather than hip roofs at the porch and other projecting elements, it shows an open gable. The Farmhouse uses a concrete flat tile material and includes gables filled in with decorative board and batten.

Two common Oakley Design Guidelines look for new single family residential to achieve a minimum of 20% single-story homes and that at least 50% of all corner lots be single-story homes, and another is to maintain at least a 15-foot setback between adjacent second story elements. Often with P-1 District developments the lot sizes are reduced in both size and width which leads to architects needing to design a two-story home in order to achieve the desirable square footage of the market in a manner that meets the developer's criteria as well. However, in the case of the proposed project, two of the six plans are single-story and they are plotted on a total of 22% of the lots and 60% of the corner lots. The minimum 15-foot setback between adjacent two story elements is not as feasible since the aggregate side yard setback is not 15-feet.

Architectural Character

The architectural character and design of the proposed homes meets several of the design guidelines. There is variation in materials between architectural styles, such as roofing, veneer, and siding, and often more than one secondary exterior material is proposed; however, the use of 360-degree architecture is somewhat inconsistent. It is shown for things such as window trim and dividers, but not used on all the homes when it comes to the elements such as window shutters and gable treatments. The three color schemes for each architectural style complement each other while allowing for uniqueness to any given home with the eyesight of another. There are two garage door designs for all of the homes with the Spanish and Santa Barbara having the same 16-panel design and the Farmhouse with a 32-panel design. There are no options for garage door windows.

Areas for small improvements and better implementation of the design guidelines are summarized below and have been included as conditions of approval that will be subject to the review and approval of the Community Development Director:

- Exterior lighting specific to each architectural type;
- Increased use of false shutters where feasible on more of the side and rear elevations of those homes to meet the City's 360-degree architectural design guidelines;
- Second-story gables to receive same treatment as front-facing gables on applicable plans; and
- Including a third garage door to be used on either the Spanish or Santa Barbara style and including garage door window options for each style.

Staff recommends the Planning Commission Recommend City Council approval of the proposed Design Review application.

Findings

Draft findings can be found in the proposed resolution.

Fiscal Impact

The approval of these entitlements will not impact the General Fund. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the developer account funded by the developer.

Staff Recommendation

Staff recommends the Planning Commission adopt the proposed resolution recommending the City Council approve the project titled, "Machado Lane Subdivision 9615 (RZ 06-21, TM 03-21, FDP 01-21, DR 10-21)," as conditioned.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Applicant's Plans
4. Machado Lane Subdivision - Notice of Intent to Adopt a Mitigated Negative Declaration
5. Machado Lane Subdivision - Initial Study/Mitigated Negative Declaration
   a. Errata to Machado Lane Subdivision CEQA Documents
   b. Machado Lane Subdivision – Responses to Comments on IS/MND
6. Proposed Resolution with Exhibit "A" Mitigation Monitoring Progra

Minutes of the Regular Meeting of the Oakley Planning Commission held February 7, 2023

1) OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley Planning Commission

Chair Oleksii Chuiko called the meeting to order at 6:30 pm in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Vice Chair Diego Verduzco and Commissioner Leonard Price were also present. Two Commissioner seats are currently vacant.

1.2 Pledge of Allegiance to the Flag

Vice Chair Verduzco led the Pledge of Allegiance to the Flag.

2) PUBLIC COMMENTS

None.

3) CONSENT CALENDAR

3.1 Approve Minutes from the Planning Commission Meeting held January 17, 2023 (Libby Vreonis, City Clerk)

It was moved by Commissioner Price and seconded by Vice Chair Verduzco to approve the minutes. Motion was unanimous and so ordered. (3-0)

4) PUBLIC HEARINGS

4.1 Machado Lane Subdivision 9615 (RZ 06-21, FDP 01-21, TM 03-21, DR 10-21) (Ken Strelo, Planning Manager)

Planning Manager Ken Strelo provided the staff report and PowerPoint presentation. He mentioned Rod Stinson, Vice President of Raney Planning & Management, is present for any questions regarding CEQA compliance.

Mr. Strelo mentioned there is a proposed modification to MM VIII-1. He also mentioned Condition of Approval (COA) # 63 is not recommended for the Council to approve, rather staff requests direction to work with the applicant to revise.

Commissioner Price inquired about the timing of construction if approved by the City Council.

Mr. Strelo deferred to the applicant to provide the information.

Chair Chuiko inquired if the park will be maintained by HOA fees.

Mr. Strelo confirmed that the park will be maintained by HOA fees.

Chair Chuiko inquired how the subdivision will impact schools.

Mr. Strelo responded that CEQA covers impacts to certain public services; impacts to schools are mitigated with school impact fees for new housing.

Chair Chuiko inquired which schools would be impacted.

Mr. Strelo indicated he is not certain but can get that information.

Chair Chuiko requested staff bring the information back.

Chair Chuiko inquired if recycled water was part of the CEQA analysis.

Mr. Strelo mentioned he is uncertain if recycled water is out there.

Chair Chuiko clarified he is referring to purple pipes used for irrigation in parks.

Mr. Strelo mentioned that under the City's Water Efficient Landscape Ordinance there are calculations that dictate how much water can be used on specific square footage of landscape. He added there is currently no detailed irrigation plan.

Chair Chuiko inquired if there are any plans to eventually repave and widen Sellers since it is one of the main arteries.

Mr. Strelo explained that this project is not responsible for any work on Sellers. He mentioned there are other projects that have frontage on Sellers. He shared that one of the challenges with Sellers is it is part City and part County, and improvements are not in the City's Capital Improvement Project Plan at this time, so it is development dependent.

Chair Chuiko opened the public hearing.

Applicant Kevin Freyer with Meritage Homes mentioned it was May 2021 when they asked the Council for a General Plan amendment to increase density and the Council directed them to bring back something consistent with the General Plan. He shared they are excited to bring housing to this property. He indicated if all goes well here and at the Council meeting, they could be grading by this summer, and could see vertical construction during the spring of 2024, and if the market is well, begin sales in 2026. He mentioned they have another project on Sellers and they plan to bring forth with plans for development. Regarding COA # 63, he mentioned they were requested by staff to install additional improvements extending beyond the project and it is a voluntarily condition for the project to provide benefit, but the exact timing and cost is late in the

process, so they want to continue to work together to figure out the details. He mentioned they previously proposed 106 homes and revised the concept to provide larger setbacks.

No public comments were submitted.

Chair Chuiko closed the public hearing.

Chair Chuiko inquired if the CEQA item was the applicant's request or if it was proposed by staff.

Mr. Strelo mentioned the City is waiting for direction from the State; staff didn't want to do something in the CEQA document that is above and beyond what they are doing for their own building permits. He mentioned it may be a non-issue by the time they get around to pulling permits if the State has provided direction by then or the developer may choose not to have it as they have other developments without it now, but the condition would provide options and it would result in no greater emissions than would be there without the infrastructure.

Commissioner Price moved to approve the item.

Chair Chuiko summarized Commissioner Price's motion is to approve the resolution including the CEQA mitigation and excluding COA # 63.

It was seconded by Vice Chair Verduzco. Motion was unanimous and so ordered. (3-0)

5) REGULAR CALENDAR

None.

6) REPORTS

6.1 Reports from Staff Members

Community Development Director Brent Smith reported staff received 9 applications for the two vacant Planning Commission seats and the City Council will review the applications and conduct interviews during its regular meeting to be held February 14.

6.2 OAKLEY PLANNING COMMISSION

(a) Reports from Commissioners

None.

(b) Requests for Future Agendas

None.

7) ADJOURN

There being no further business, the meeting was adjourned at 7:05 p.m.

Respectively Submitted,



Libby Vreonis
City Clerk

RESOLUTION NO. 4-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY RECOMMENDING THE CITY OF OAKLEY CITY COUNCIL MAKE FINDINGS AND ADOPT A MITIGATED NEGATIVE DECLARATION, ORDINANCE, AND RESOLUTION APPROVING THE PROJECT KNOWN AS MACHADO LANE SUBDIVISION 9615 REZONE, VESTING TENTATIVE MAP, FINAL DEVELOPMENT PLAN, AND DESIGN REVIEW (RZ 06-21, TM 03-21, FDP 01-21, DR 10-21) APNS 033-190-003 AND 033-190-004

WHEREAS, on November 23, 2021 Paul Manyisha of MLC Holdings ("Applicant") filed an application requesting approval of: 1) a Rezone (RZ 06-21) to decrease the acreage of and amend an existing P-1 District; 2) a Vesting Tentative Map (TM 03-21) subdividing approximately 20.11 acres into 76 single residential lots, street right of ways, stormwater detention treatment area, and emergency vehicle access; 3) a Final Development Plan (FDP 01-21) in conjunction with the project's P-1 District; and 4) Design Review (DR 10-21) for floor plans and architecture, and conceptual landscape plans ("Project"). Proposed homes consist of two single-story and four two-story house plans each with three elevations ranging from 1,743 to 3,247 square feet of livable area. The project site is located west of Machado Lane and south of East Cypress Road and is zoned P-1 (Planned Unit Development) District. (APNs: 033-190-003 and 033-190-004).; and

WHEREAS, on February 22, 2022, the City of Oakley Planning Division received a SB 330 Preliminary Application Form for the project; and

WHEREAS, on August 29, 2022, the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project is designated as Residential Low (RL) in the Oakley General Plan, and zoned P-1 (Planned Unit Development) District; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), the City prepared a Draft Initial Study/Mitigated Negative Declaration ("IS/MND"). The Notice of Intent ("NOI") to Adopt an MND and IS was circulated for public review and comment from November 3, 2022 to December 5, 2022. It was filed with the County Clerk and Governor's Office of Planning and Research ("OPR"), emailed or mailed out to over 60 public agencies and parties requesting such notice, and posted in the same manner as a Notice of Public hearing, which is at locations throughout the City and at the project site; and

WHEREAS, on or before January 27, 2023, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution, was posted at the Project site, at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, and outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to all

owners of property within a 500-foot radius of the project's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on February 7, 2023, the Planning Commission opened the public hearing at which it received a report from City Staff, oral and written testimony from the public, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission took a vote and adopted this resolution recommending the City Council approve the project, as revised by the Planning Commission during its deliberations; and

WHEREAS, these Findings are based on the City's General Plan and the City's Zoning Ordinance, and the information submitted to the Planning Commission at its February 7, 2023 meeting, both written and oral, as reflected in the minutes of such meetings, together with the documents contained in the file for the Project (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above findings of fact and the entire Record, the Planning Commission makes the following additional findings in support of the approvals:

A. The Project's Initial Study and Mitigated Negative Declaration ("IS/MND") was prepared in accordance with CEQA Guidelines and is recommended to be adopted by the City Council in conjunction with the Project's Vesting Tentative Map (TM 03-21), Final Development Plan (FDP 01-21), and Design Review (DR 10-21) approvals. Development of the project is subject to all adopted mitigation measures as included in the IS/MND unless modified pursuant CEQA Guidelines and adopted by the City Council.

B. In regards to the application requesting approval of a Rezone (RZ 06-21) to decrease the acreage of land and amend the existing P-1 (Planned Unit Development) District, the Planning Commission finds that:

1. The Applicant has stated they plan to pursue development of the site within wo years of the rezone becoming effective if market conditions support it; and

2. The density and type of development is consistent with the General Plan, and the project integrates connectivity to other new developments, such as Emerson Ranch and Delaney Park north of East Cypress Road. The internal road network plans for future continued growth to the west and south of the site; and

3. The type of development is expected to be desirable in that it includes a variety of homes sizes with larger than conventional rear yard setbacks, and development includes a small tot lot pocket park. It falls somewhere in the middle of the density ranges of nearby residential neighborhoods; and

4. The development of a harmonious, integrated plan justifies exceptions from the normal application of the OMC due to the significant requirement for dedication along East Cypress Road, the half width dedication along Machado Lane, and the approximately 75,000 square feet occupied by Parcel A for the stormwater detention/bioretention and pocket park, the P-1 District is justified to allow for project-specific development regulations in order to design a feasible project within the allowable range of the General Plan land use designation of RL.

C. In regard to the application requesting approval of Vesting Tentative Map 9615 (TM 03-21) to subdivide approximately 20.11 acres into 76 single residential lots, street right of ways, pocket park, landscaping, stormwater detention treatment areas, and emergency vehicle access, the Planning Commission finds that:

1. The Project's Initial Study and Mitigated Negative Declaration were prepared in accordance with CEQA Guidelines; and

2. The proposed Vesting Tentative Map ("VTM"), together with the provisions of its design and improvements, is consistent with the Zoning Ordinance, and applicable portions of the Residential Low (RL) General Plan Land Use Designation, in that the VTM's gross density (apx. 3.78 du/ga) falls within the gross density range of the RL General Plan Land Use Designation of 2.3-3.8 du/ga, and the VTM is tied to a P-1 District, which sets its own development regulations, such as required yard setbacks and minimum lot sizes; and

3. The site is physically suitable for the project in that it is accessible, not physically constrained other than the reduction in net developable acres due to frontage right of way dedication and onsite stormwater detention and treatment, is similar to surrounding residentially developed projects, and it is also able to accommodate the proposed density of development in a manner consistent with the underlying land use designation; and

4. The site is physically suitable for the proposed density and number of dwelling units in that the proposed VTM falls within the allowable density while creating lots compliant with the project's P-1 District, and public roads to access the homes; and

5. The design of the subdivision and type of improvements are not likely to cause serious public health problems in that the proposed subdivision consists of 76 single family residential lots. Construction and grading of the project are subject to building or grading permits, and violations of any such permits are subject to appropriate enforcement; and

6. Public improvements are proposed and conditioned to occur as a result of the subdivision, which is a benefit to the public and surrounding residents

and property owners of the vicinity. One such improvement will be the dedication and improvement of Machado Lane, which is currently an unpaved, private lane serving several rural residential uses to the east and south of the project site; and

7. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

D. In regards to the application requesting approval of a Final Development Plan (FDP 01-21) in conjunction with the project's P-1 District, the Planning Commission finds that the Final Development Plan together with the other components of the proposed project's submitted materials includes all of the applicable required information as required by the Oakley Municipal Code, including, but not limited to the information included on the sheet titled "Final Development Plan", the Vesting Tentative Map and its associated sheets, and the Design Review plans such as the home elevations and landscape plans.

E. In regards to the application requesting approval of Design Review (DR 10-21), the Planning Commission finds that:

1. The proposed Design Review plans are substantially consistent with the applicable General Plan designation of Residential Low (RL) and the project's Vesting Tentative Map and P-1 District zoning; and

2. The proposed Residential Siting and Lot Design is consistent with the City of Oakley Residential Design Guidelines in that, as conditioned, the Applicant has plotted the homes to provide substantial variation in the garage setbacks from front property line, changes in roof plans among the same floor plan assist in giving the overall neighborhood more visual variety in overall vertical massing along the streetscape; and

3. The Architectural Character of the proposed single-family homes is consistent with the applicable City of Oakley Residential Design Guidelines in that a variety of materials and architectural styles are used allowing for several different color schemes, and as conditioned, the homes will have unique exterior lighting designs for each architectural type, and increased use of 360 degree architecture, additional gable treatments on side and rear elevations, and the addition of a third garage door so each architectural style may have its own design, as well as options for windows in any of the garage doors.

F. The project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the Planning Commission recommends the City Council approves of the Applicant's

request for a **Rezone (RZ 06-21), Tentative Map (TM 03-21), Final Development Plan (FDP 01-21), and Design Review (DR 10-21),** subject to the following Conditions of Approval:

Conditions of Approval

Applicant shall comply with the requirements of the Oakley Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the application received by the Planning Division dated **November 23, 2021**, as well as additional information acquired since that time and made part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE CONSTRUCTION OF THE BUILDING'S ON EITHER PARCEL UNLESS OTHERWISE NOTED:

PLANNING DIVISION CONDITIONS OF APPROVAL

General:

1. The proposed project plans are recommended for City Council approval, as shown on the revised plans, date stamped by the Planning Division on January 19, 2023, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. These approvals shall be effectuated within a period of three (3) years from the effective date of the related Rezone approval by recording a final map and if not effectuated shall expire on that same date three years later. Prior to the expiration date, the applicant may apply for a Tentative Map Extension pursuant to the provisions of the Zoning Code and Subdivision Map Act, which would include extension of the related Design Review approval.

3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on ____ _____.

4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.

6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary. If the remains are determined to be that of Native American origin, procedures will be guided by California PRC 5097 through California's Native American Heritage Commission.

7. All mitigation measures addressed in the environmental document shall be complied with and addressed as outlined in the Mitigation Monitoring Program approved for this project (incorporated as Exhibit A), per the review and approval of the Community Development Director.

8. The applicant shall comply with all mitigation measures contained within the HCP Planning Survey Report for the Project, per the review and approval of the Community Development Director.

9. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

10. The applicant shall post a copy of the City of Oakley General Plan Land Use Diagram, in a conspicuous place, within the model homes or sales office.

Final Development Plan/Development Standards:

11. The applicant shall revise the P-1 District's minimum front yard setbacks from 18 feet to 20 feet and shall add variety by further increasing the setbacks to garages by three to five feet on at least half of the homes in the subdivision. These revisions shall be incorporated into the Final Development Plan presented to the City Council for consideration.

12. The project development standards shall be established and listed as part of the P-1 (Planned Unit Development) District ordinance and except as noted in Condition of Approval #11 shall match those proposed in the proposed Final Development Plan.

13. The applicant shall consider orienting the homes on non-corner lots so that in the event one side yard is significantly wider than the other, the wider side yard is adjacent to the garage.

14. The applicant shall modify the Final Development Plan so as to have a better balance of Plans 1 and 2 on corner lots where both plans are represented at least four times.

Design Review:

15. The applicant shall include details of home exterior lighting for each architectural type as part of the master plan submittals. Each architectural type shall have unique exterior lighting that complements that respective style. Spec sheets shall also be included in the master plans. The home exterior lighting is subject to the review and approval of the Community Development Director.

16. The applicant shall revise the architectural plans so that homes with shutters on the front elevation, shutters shall also be included on all rear elevations, as appropriate, and on any side elevations that face the park or a roadway. All false shutters shall match the width of the window. Final approval is subject to the review and approval of the Community Development Director.

17. The applicant shall revise the architectural plan so that the second story gables include the same exterior materials or embellishments as the front-facing gables on applicable plans. Final approval is subject to the review and approval of the Community Development Director.

18. The applicant shall revise the architectural plans to include a third garage door to be used on either the Spanish or Santa Barbara style, and include a garage door window option for each style. Final approval is subject to the review and approval of the Community Development Director.

Parks and Landscaping:

19. This project is proposing to construct a small Homeowners Association owned and maintained tot lot on the same parcel as the stormwater detention/bioretention treatment area. If the park is available to the general public, the applicant will be credited the appropriate amount on their per lot park impact fees. If the park is only available to members of the HOA, the applicant will be required to pay the full in-lieu park impact fees on each lot.

20. The final landscape plan shall include all trees as shown on the conceptual landscape plans approved with the project. Modifications to the species, size, or location of the trees is subject to the review and approval of the Community Development Director and City Engineer. It is the responsibility of the applicant to plan utilities, joint trenches, and other improvements that could interfere with placement of trees in a manner to allow the trees to be planted without conflict to those other improvements.

21. A landscaping and irrigation plan for all front yard, right-of-way, parks, open space, and trail landscaping shall conform to the Oakley Water Efficient Landscape Ordinance and the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance and shall be installed prior to final occupancy. The

plan shall be prepared by a licensed landscape architect and shall be certified in compliance with the City's Water Conservation Ordinance.

22. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of fifteen-gallon and 24" box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.

23. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director. Areas covered with bark shall use a weed barrier.

24. The applicant shall maintain all private landscaping until occupancy.

Fences and Walls:

25. The sound walls to be constructed along East Cypress Road and Machado Lane shall be constructed entirely outside of the public right of way and on the adjacent private property. All costs associated with maintenance of those sound walls will be the responsibility of the property owner on which that portion of the wall is located.

26. Within the subdivision good neighbor fences shall be constructed as shown on the proposed landscape plans and be constructed of wood that is resistant to rotting and warping, and erected with galvanized metal posts surrounded and completely hidden by wood fascia that matches the main fencing. Posts and fascia shall be capped by either a decorative upper fence rail or post cap. Good neighbor fences facing a street shall be constructed of a durable material such as, but not limited to, masonry, vinyl, enhanced wood, composite or other durable material, or stained or painted on both sides to prevent water damage, subject to the review and approval of the Community Development Director.

27. Any CMU walls, such as landscape retaining walls, shall use colored (i.e., non-grey) split-face CMU for all publicly and privately visible portions of the wall.

28. Anti-graffiti techniques shall be used on any masonry walls or fences.

Subdivision Design:

29. The neighborhood entries shall be identified by accent paving as shown on the approved plans. The type of paving is subject to the review and approval of the Community Development Director and City Engineer.

30. Driveway openings may be a maximum 18' in width or up to 25% of the lot's frontage, whichever is larger.

31. The street names shall be approved by the Community Development Department and the Contra Costa County Fire Protection District.

Subdivision Disclosures:

32. Where a lot/parcel is located within 300' of a high voltage electric transmission line, the applicant shall record the following notice:

> "The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis is established. At this time no risk assessment has been made."

When a Final Subdivision Public Report issued by the California Department of Real Estate is required, the applicant shall also request that the Department of Real Estate insert the above note in the report.

33. The following statements shall be recorded at the County Recorder's Office for each parcel to notify future owners of the parcels that they own property in an agricultural area:

> "This document shall serve as notification that you have purchased land in an agricultural area where you may regularly find farm equipment using local roads; farm equipment causing dust or blowing sand; crop dusting and spraying occurring regularly; burning associated with agricultural activities; noise associated with farm equipment such as zon guns and aerial crop dusting and certain animals, including equestrian trails as well as flies may exist on surrounding properties. This statement is again, notification that this is part of the agricultural way of life in the open space areas of the City of Oakley and you should be fully aware of this at the time of purchase."

Energy Efficiency:

34. Water heaters shall provide an energy efficiency factor of 0.62 or better.

35. Dual zone air conditioning shall be provided on all two-story residential units.

36. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home, unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.

37. Design and site units so as to take advantage of natural heating and cooling, sin and wind exposure, and solar energy opportunities.

Waste Management Plan:

38. The applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

BUILDING DIVISION CONDITIONS OF APPROVAL

39. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy Requirements per the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625 – 7005.

40. An Automatic Life Safety Sprinkler System shall be required in all new construction pursuant to Ordinance 22-06. The Automatic Life Safety Sprinkler Systems in commercial and industrial buildings shall be designed and installed to the standards and requirements found in the most recent version of the NFPA (National Fire Protection Association). Automatic Life Safety Sprinkler Systems in hotels and apartments shall be installed to the stands and requirements found in the most recent version of the NFPA, Standard 13R.

41. Prior to requesting a Certificate of Occupancy or final approval from the Building Division, all Conditions of Approval required for occupancy must be completed. When the Community Development Department/Planning Division and Public Works and Engineering Department place Conditions of Approval on the project, those respective departments/divisions will sign off on the project prior to the request for a Building division final inspection. Similarly, if the Health Department and/or Fire Department reviewed and approved the original plans, those departments must sign off on the project prior to the request for a final inspection by the Building Division.

PUBLIC WORKS AND ENGINEERING CONDITIONS OF APPROVAL

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF AN ENCROACHMENT AND/OR GRADING PERMIT:

42. GENERAL. All public improvements shall be made according to the latest adopted City Standard Drawings and Specifications. All work shall conform to the applicable City ordinances. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working

hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the developer's expense.

43. ENCROACHMENT PERMIT. All work in the public right-of-way, including any blockage or partial closure of sidewalks will require an Encroachment Permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.

44. GRADING PERMIT. All earthwork must comply with the City's Grading Ordinance. A Grading Permit must be issued by the public works department prior to site disturbance.

45. PUBLIC WORKS INSPECTIONS. The developer or their representative shall notify the Engineering Inspector at least forty-eight (48) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all improvements in approved plans. Failure to do so will result in rejection of work that was completed without inspection.

46. PRECONSTRUCTION MEETING. Prior to issuance of any permit or the commencement of any site work, the general contractor shall:

    a) Along with the project applicant, attend a pre-construction meeting with the City Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;

    b) Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.

47. CONSTRUCTION STREET PARKING. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the City Engineer.

48. EROSION CONTROL. Interim and final erosion control plans shall be prepared and submitted to the Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the State SMARTS system for projects disturbing more than one acre and obtain a WDID number. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, City standard seeding specification, filter

berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall comply with applicable measures contained in the City of Oakley's NPDES Permit.

49. DUST CONTROL. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites to ensure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the City Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept daily during the workweek to the satisfaction of the City. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed 25 MPH. All trucks hauling soil, sand, or other loose debris shall be covered.

50. SILT AND MUD IN PUBLIC RIGHT-OF-WAY. It is the responsibility of contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up daily. Mud, silt, concrete, and other construction debris SHALL NOT be washed into the City's storm drains. Construction entrances must be in place per the Erosion Control Plan.

51. TRAFFIC CONTROL PLAN. The project sponsor will be required to work with the Public Works Department to develop a traffic control plan per the current California MUTCD. This plan will include, but not be limited to, the following measures:

    a) Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, and special events. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.

    b) Flag persons shall be placed at locations necessary to control one-way traffic flow, if required. All flag persons shall have the capability of communicating with each other to coordinate the operation.

    c) Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation and lane closures on main arterial and collector streets, and will be permitted only between the hours of 8:30AM to 2:30PM on

Monday, Tuesday, Thursday & Friday, and 8:30AM to 12:00PM on Wednesday.

d) The traffic control plan shall be reviewed for compliance to the project's Haul Route, approved by the City of Oakley.

e) A full road closure will require a detour plan and a road closure permit issued by the Public Works Department.

52. CONSTRUCTION MANAGEMENT PLAN. The Applicant shall submit a construction management plan that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, construction trailer, and proposed outhouse locations. The public street shall not be used for any construction related activities, including parking for workers and storage of vehicles.

53. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Public Works & Engineering Inspector and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

54. SIDEWALK REPAIR. The developer shall repair and replace to existing City standards any sidewalk damaged now or during construction of this project. Sidewalk repair shall match existing color, texture, and design, and shall be constructed per City Standard Details. The limits of sidewalk repair will be determined by the Public Works Inspector during the construction phase of the project.

55. CURB AND GUTTER. The developer shall repair and replace to existing City standards any curb and gutter damaged now or during construction of this project. New curb and gutter shall be constructed per City Standard Details. The limits of curb and gutter repair will be determined by the Public Works Inspector during the construction phase of the project.

56. CONSTRUCTION NOISE. Between the hours of 7:30 a.m. to 5:30 p.m., weekdays and 9:00 a.m. to 5:30 p.m. weekends and holidays, construction, alteration, or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise

level at any point outside of the property plane shall not exceed eighty-five (85) dBA. Pickup and delivery of materials and equipment is restricted to the hours listed above unless prior written approval is obtained by the Public Works Department.

57. GOOD HOUSEKEEPING. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the developer's expense.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE GRADING PLAN:

58. EXISTING WELLS. Provide documentation that any gas wells located onsite have been abandon per regulations.

59. GEOLOGY AND SOIL MITIGATION MEASURES. A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. All recommendations of the investigation shall be incorporated into project plans. One copy of the geologic report shall be submitted with the grading permit and public improvement application. Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations. The applicant's soils engineer's approval shall then be conveyed to the City either by letter or by signing the plans.

60. GRADING.

    a) Grade any slopes with a vertical height of four (4) feet or more at a slope of 3H to 1V. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.

b) Retaining wall or other suitable option acceptable by the City Engineer is required where the grade differential between property or adjacent lots are greater than 6". Retaining walls are required to be identified on the grading plans and shall have a note stating a separate building permit is required for retaining wall greater than four (4) feet in height, measured from the bottom of footing to top of wall.

c) At least one week prior to commencement of grading, the applicant shall post at the site and mail to the owners of property within 300 feet to the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with the name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall always be kept current and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.

d) Submit a Haul Route Plan to the City Engineer for review and approval prior to importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated number and frequency of trips, and the proposed schedule of hauling. Based on this plan, the City Engineering shall determine whether pavement condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be responsible to repair to their pre-construction condition any roads along the utilized routes.

e) Prior to commencement of any site work that will be result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent Letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.

f) The burying of any construction debris is prohibited on construction sites

61. NPDES – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. Comply with all rules, regulations and procedures of the NPDES for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, the Regional Water Quality Control Board (Central Valley – Region IV), including the Stormwater C.3 requirements as detailed in the Guidebook available at www.cccleanwater.org

Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage.

- Offer pavers for household driveways and/or walkways as an option to buyers.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with "No Dumping, Drains to the Delta" permanent metal markers per City Standards.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding the Clean Water Program to buyers.
- Other alternatives as approved by the City Engineer.
- Prepare an Operations and Maintenance Manual for the project's storm water control measures.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLAN:

62. PUBLIC IMPROVEMENTS. Construct the project streets within public right of way to City public road standards and as shown on the Tentative Map with the following exceptions:

    a) The minimum street grade may be lowered from the standard 1% to 0.75% provided that the project proponent demonstrates that the City's drainage standards can be achieved.

    b) Submit a turning radius exhibit to the City Engineer for review and approval to illustrate that the ninety-degree turns of project streets can accommodate the largest expected vehicle to use the streets without the inclusion of City standard elbows. If the exhibit illustrates that elbows are necessary to accommodate the expected traffic, then they shall be included in the improvement plans.

63. ROADWAY IMPROVEMENTS. The following improvements shall be installed by the developer as shown on the Tentative Map, the Cypress Road Improvement Exhibit dated September 2022, and the Machado Lane Improvements Exhibit dated October 2022. Plans for these roadway improvements shall be prepared by a California registered civil engineer, reviewed, and approved by the City, to the satisfaction of the City Engineer.

    ~~**a) Design and construct the ultimate roadway improvements for Cypress Road for a four-lane divided arterial roadway between approximately 800 feet east of Rubens Way to Machado Lane as shown on the ultimate street**~~

~~improvements for the Cypress Road Exhibit dated September 2022. The meandering sidewalk shall be constructed along the project frontage as shown on the exhibit. The adjacent sidewalk connection to the west may be constructed if additional right of way is obtained. The developer may request to enter into a reimbursement agreement with the City for the cost of construction beyond the project frontage for improvements that are eligible under the Traffic Impact Fee Program.~~ **[Note: The Planning Commission recommended this condition be revised to clarify offsite improvements eligible for Traffic Impact Fee-related reimbursements and standard reimbursements per Oakley Municipal Code Chapter 6.6. The Planning Commission also authorized Staff to work with the Applicant on language agreeable by both parties to be recommended for approval by the City Council]**

b) Design and construct the interim roadway improvements for Machado Lane as shown in the Machado Lane Improvement Exhibit dated October 2022.

c) Design and construct the traffic signal modification at East Cypress Road and Machado Lane.

64. DRAINAGE IMPROVEMENTS.

a) Collect and convey all stormwater entering and /or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse.

b) Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system and stormwater pond to the city Engineer for review and approval. The report shall include study of the downstream storm drain facilities to confirm its adequacy and mitigate on-site so that the peak flows of post-project conditions do not exceed the pre-project peak flows.

c) Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.

d) Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

e) Dedicate a public drainage easement over the drainage system that conveys storm water run-off from public streets.

f) On-site parking area and driveways shall not surface drain across public sidewalk or driveway aprons.

65. SIGHT DISTANCE EXHIBIT. For the project driveways' ingress and egress, provide an exhibit that will analyze the sight distance required for the appropriate speed limit identified with this project as required by the City Engineer.

66. DESIGN CHANGES. The Applicant's registered Engineer shall notify the City Engineer, in writing, at least 72 hours in advance of all differences between the proposed work and the design indicated on the plans. Any proposed changes shall be subject to the approval of the City before altered work is started. A plan revision must be submitted for approval by the City Engineer.

67. JOINT TRENCH PLANS. The applicant shall submit Joint Trench Composite Plans to the City for review prior to approval of improvement plans or recordation of the final map. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public streetlight billing will be per Rule LS2A, and that private lights shall be metered with billing to the owner. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.

68. UTILITIES & UNDERGROUNDING.

a) Underground all new and existing utility distribution facilities per City of Oakley code section Title 6 Chapter 8 Underground Utility Districts.

b) All utility boxes shall be installed underground, and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.

c) Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.

d) A written approval from Diablo Water District and Iron House Sanitary District must be provided that all underground utility improvements have passed all testing requirements prior to commencement of paving a street.

69. STREETLIGHTS. Install streetlights along all public streets as required by the City Engineer. The City Engineer shall determine the final number and location of the lights, and the lights shall be on an LS2-A rate service. Streetlights shall be spun aluminum "cobra head" style or decorative residential street lights as required by the City of Oakley Standard Plans.

70. LANDSCAPING IN PUBLIC RIGHT OF WAY.

a) Prepare landscape plans for landscape improvements within the public right of way. Landscape plans shall be prepared by a licensed landscape architect.

b) Install public right-of-way landscaping along the project's frontages as required by the City Engineer and Community Development Director.

c) Maintain all landscaping within the public right-of-way until such time that the adjacent roadway improvements have been accepted for maintenance.

d) Prior to the issuance of certificate of occupancy, an inspection will be performed to verify the health and location of the street trees. Trees in poor health or those without adequate clearance from utilities will require replacement or relocation.

71. FENCING. Any proposed fencing and walls shall be located on private property and maintained by the property owner or owner.

72. SOUNDWALL. Soundwalls shall be installed within private property and not within public right of way.

73. MAINTENANCE EXHIBIT. Submit a maintenance exhibit showing the responsible maintenance entity of proposed subdivision improvements. Exhibit must clearly show which areas are to be maintained by the City of Oakley.

a) Parcel A and B are to be retained and maintained by the Owner/Developer/HOA.

b) Bioretention Areas to be maintained by the Homeowner's Association.

THE FOLLOWING PUBLIC WORKS AND ENGINEERING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE FINAL MAP:

74. BONDS. The applicant shall supply suitable securities for all improvements that are a part of the development in a form acceptable to the City in the amount of 100% (performance), 50% (labor and material) prior to issuance of any permit.

75. FINAL MAP. Submit a Final Map prepared by a Licensed Land Surveyor. The final map shall be recorded, and the Subdivision Agreement must be executed before any building permits are issued. Insurance shall be provided per the terms of the Subdivision Agreement.

76. DEDICATIONS. The following shall be dedicated on the final map. The dedication shall be recorded before any permits are issued and under specific timelines listed below:

    a) Dedicate the required right-of-way along the project frontage as shown in the typical sections of the Tentative Map.

    b) Public Utility Easement (PUE): 5' PUE beyond public right of way as required.

    c) Ingress-egress, storm drainage easements, emergency access easements as required.

    Any necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road, utility and drainage improvements shall be furnished to the City. Prior to the issuance of the first building permit, the applicant must provide the necessary documentation that any existing easements no longer necessary have been quitclaimed.

77. PRIVATE EASEMENTS. Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded simultaneously with the final map.

78. UTILITY SETBACKS. Building foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The City Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.

79. DRAINAGE FEES. This project is within the Emerson Lake drainage watershed. Payment to comply with the "Reimbursement Agreement for the Storm Drainage Improvements related to Conditions of Approval for the Emerson Ranch Project" must be paid prior to the recordation of the Final Map. (Agreement recorded document reference DOC-2021-0014471 January 15, 2021).

80. ANNEXATIONS

    a) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on fire protection services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.

    b) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on police services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the

applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.

c) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on maintenance and operation services associated with public landscaping, parks, streetlighting, and stormwater facilities. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT:

81. PAD CERTIFICATION. A letter from a licensed land surveyor stating that the building pad was constructed in accordance with the approved plans shall be provided prior to the issuance of the building permit.

82. SOILS ENGINEER CONSTRUCTION OBSERVATION. During construction, all excavations and grading shall be inspected by the applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted to the City before any building permit is granted.

83. AGREEMENT FOR STORMWATER BEST MANAGEMENT PRACTICES INSPECTION AND MAINTENANCE OBLIGATIONS. The property owner shall enter into an agreement with the City for maintenance of the stormwater filtration devices required to be installed on this project. The agreement will specify that certain routine maintenance shall be performed by the property owner and will specify device maintenance reporting requirements. The agreement will also specify routine inspection requirements, permits and payment of fees. The agreement shall be recorded prior to release of any occupancy permits.

84. AS-BUILT PLANS. After completion of the construction of all work, the original plans shall have all changes (change orders and field changes) clearly marked. The "as-built" plans shall again be signed and "wet-stamped" by the civil engineer who prepared the plans, attesting to the changes. The original "as-built" plans shall be review and approved the Engineering Inspector. A Mylar and AutoCAD disk of the approved "as-built" plans shall be provided to the City before acceptance of improvements.

85. IMPACT FEES. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 85-00

and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.

a) Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03);

b) Regional Transportation Development Impact Mitigation Fee or any future alternative regional fee adopted by the City (authorized by Ordinance No. 14-00, adopted by Resolution No. 73-05);

c) Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03);

d) Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03);

e) Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03);

f) Fire Facilities Impact Fee (adopted by Resolution No. 24-21);

g) General Plan Fee (adopted by Resolution No. 53-03);

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments.

ADVISORY NOTES

The following Advisory Notes are provided to the applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the purpose of informing the applicant of additional ordinance requirements that must be met in order to proceed with development.

A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.

B. The project will require a grading permit pursuant to the Ordinance Code.

C. Applicant shall comply with the requirements of Iron House Sanitary District.

D. The applicant shall comply with the requirements of the Diablo Water District.

E. Comply with the requirements of the Contra Costa Fire Protection District.

F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.

G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.

H. The applicant shall be responsible for paying the County Recorder's Fee for the Notice of Determination as well as the State Department of Fish and Game's Filing Fee.

I. East Contra Costa County Habitat Conservation Plan Fee (adopted by Resolution No. 112-07 & 124-07).

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 7th day of February 2023 by the following vote:

AYES: Chuiko, Price, Verduzco
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

Oleksii Chuiko, Chair

ATTEST:

Libby Vreonis, City Clerk

02/22/2023

Date

Machado Lane Subdivision
Mitigation Monitoring Program

– January 2023

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid significant environmental impacts of a project. The Mitigation Monitoring Program ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Machado Lane Subdivision Initial Study/Mitigated Negative Declaration are listed below along with the party responsible for implementation of the mitigation measure, the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign off that the mitigation measure has been implemented.

MITIGATION MONITORING PROGRAM
Machado Lane Subdivision

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		Cultural Resources			
V (b,c).	Would the project cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5, or disturb any human remains, including those interred outside of dedicated cemetaries?	*V-1.* *If buried archaeological, paleontological, and/or cultural resources are encountered during site grading or other site work, all such work shall be halted immediately within 100 feet of the discovery and the developer shall immediately notify the City of Oakley Planning Division of the discovery. In such case, the developer shall be required, at their own expense, to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The archaeologist shall be required to submit to the City of Oakley Planning Division for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery would not be allowed until the preceding work has occurred.* *The foregoing requirements shall be noted on the project improvement plans, subject to review and approval by the City of Oakley Planning Division.*	City of Oakley Planning Division Qualified Archaeologist	If buried archaeological, paleontological, and/or cultural resources are encounterd during site grading or other site work.	
		V-2. *Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop within 100 feet of the find and the Contra Costa County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take*	City of Oakley Planning Division Contra Costa County Coroner Native American Heritage Commission	If human bone or bone of unknown origin is found during construction.	

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		place within 100 feet of the find until the identified appropriate actions have been implemented. *The foregoing requirements shall be noted on the project improvement plans, subject to review and approval of compliance by the City of Oakley Planning Division.*			
Geology and Soils					
VII (f).	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	*VII-1. Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2.	See Mitigation Measures V-1 and V-2.	
Greenhouse Gas Emissions					
VIII (a,b).	Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	*VIII-1. Consistent with the BAAQMD's thresholds of significance, prior to issuance of building permits for the proposed project, the project applicant shall demonstrate via project design and/or notation included on project design that natural gas infrastructure shall be prohibited. Natural gas infrastructure may be allowed if the applicant implements alternative methods that reduce the project's greenhouse gas emissions in an equally effective or superior manner as would exist without natural gas emission infrastructure.*[1] *Conformance with the foregoing requirement shall be confirmed through review and approval of building permit plans by the City of Oakley Community Development Department.*	City of Oakley Planning Division	Prior to the issuance of building permits.	
Hazards and Hazardous Materials					
IX (b).	Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the	*IX-1. Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain*	City of Oakley Planning Division	Prior to the issuance of a demolition permit.	

[1] Alternative option added through the project approval process as a potential substitution mitigation if natural gas infrastructure is included.

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	likely release of hazardous materials into the environment?	*asbestos-containing materials (ACMs), lead-based paint (LBP), mercury, or PCBs. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides, and Electrical Transformers. If structures do not contain any of the foregoing materials, further mitigation is not required; however, if ACMs, LBP, mercury, or PCBs are found, the materials shall be removed and disposed of by a licensed and certified contractor in accordance with California Air Resources Board recommendations and OSHA requirements. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste in accordance with federal, State, and local regulations subject to approval by the City Engineer.*	City Engineer		
		IX-2. During ground-disturbing activities, if one or more wells and/or septic systems are identified on-site, the project applicant shall hire a licensed contractor to obtain the applicable abandonment permit from Contra Costa County Environmental Health Division (CCCEHD), and properly abandon the on-site wells and/or septic systems for review and approval by the CCCEHD.	City of Oakley Planning Division CCCEHD	During ground-disturbing activities, if one or more wells and/or septic systems are identified on-site.	
Noise					
XIII (a).	Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local	*XIII-1. Prior to the approval of grading permits, the following criteria shall be established and noted on graded plans, subject to review and approval by the City of Oakley Planning Division:*	City of Oakley Planning Division	Prior to the approval of grading permits.	

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	general plan or noise ordinacnce, or applicable standards of other agencies?	• *Construction activities shall be limited to between the daytime hours of 7:30 AM to 7:00 PM Monday through Friday, and 9:00 AM to 7:00 PM on Saturdays, Sundays, and holidays.* • *Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.* • *When not in use, motorized construction equipment shall not be left idling for more than five minutes.* • *Stationary equipment (power generators, compressors, etc.) shall be located at the furthest practical distance from nearby noise-sensitive land uses or sufficiently shielded to reduce noise-related impacts.*			
XIII (b).	Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?	*XIII-2. Throughout the duration of construction, any compaction required within 26 feet from the adjacent residential structures to the south shall be accomplished by using static drum rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. Proof of compliance with this measure shall be submitted to the City of Oakley Planning Division for review and approval.*	City of Oakley Planning Division	Throughout the duration of construction.	

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
Tribal Cultural Resources					
XVIII (a,b).	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred places, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020. 1(k); or a resource determined by the lead agency, in its descretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the rsource to a California Native American tribe.	*XVIII-1. Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2.	See Mitigation Measures V-1 and V-2.	

ORDINANCE NO. XX-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING A REZONE TO DECREASE THE ACREAGE AND AMEND AN EXISTING P-1 (PLANNED UNIT DEVELOPMENT) DISTRICT FOR THE PROJECT KNOWN AS MACHADO LANE SUBDIVISION 9615 (RZ 06-21) APNS 033-190-003 AND 033-190-004

FINDINGS

WHEREAS, on November 23, 2021 Paul Manyisha of MLC Holdings ("Applicant") filed an application, which has since been amended, requesting approval of the following four entitlements ("Project"):

- Rezone (RZ 06-21) to decrease the acreage of and amend an existing P-1 District;
- Vesting Tentative Map (TM 03-21) subdividing approximately 20.11 acres into 76 single family residential lots, street right of ways, pocket park with playground, stormwater detention treatment area, and emergency vehicle access;
- Final Development Plan (FDP 01-21) in conjunction with the project's P-1 District; and
- Design Review (DR 10-21) for floor plans and architecture, and conceptual landscape plans.

Proposed homes consist of one single-story and three two-story house plans each with three elevations ranging from 2,350 to 3,247 square feet of livable area. The project site is located west of Machado Lane and south of East Cypress Road and is zoned P-1 (Planned Unit Development) District. (APNs: 033-190-003 and 033-190-004); and

WHEREAS, the proposal complies with the requirements of the rezoning application requirements of Section 2.4.012 (a) of the Oakley Municipal Code; and

WHEREAS, the Applicant has initiated a project to decrease the acres and amend an existing P-1 (Planned Unit Development) District that was originally approved in conjunction with Tentative Map 9015, which expired on October 11, 2022; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), the City prepared a Draft Initial Study/Mitigated Negative Declaration ("IS/MND"). The Notice of Intent ("NOI") to Adopt an MND and IS was circulated for public review and comment from November 3, 2022 to December 5, 2022. It was filed with the County Clerk and Governor's Office of Planning and Research ("OPR"), emailed or mailed out to over 60 public agencies and parties requesting such notice, and posted in the same

manner as a Notice of Public hearing, which is at locations throughout the City and at the project site; and

WHEREAS, on or before June 2, 2023, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution, was posted at the Project site, at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, and outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to all owners of property within a 500-foot radius of the project's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on June 13, 2023, the City Council adopted the Project's CEQA IS/MND in conjunction with approval of the proposed Tentative Map (TM 03-21, Final Development Plan (FDP 01-21), and Design Review (DR 10-21); and

The City Council of the City of Oakley does ordain as follows:

SECTION 1. Findings

A. Pursuant to Section 2.4.012 of the Oakley Municipal Code, the City Council of the City of Oakley hereby finds and determines as follows:

1. The change proposed will comply with the General Plan in that the proposed rezone to decrease the acres and amend the existing P-1 District will not result in a use or density that is not in line with the underlying General Plan Land Use Designation of Residential Low (RL); and

2. The uses authorized or proposed in the land use district are compatible within the district and to uses authorized in adjacent districts in that the proposed Rezone does not necessarily change the existing zoning, only amends it due to the nature of the P-1 District being tied to a specific project, in this case an expire Tentative Map and Final Development Plan; and

3. Community need, but not necessarily future financial success, has been demonstrated for the use proposed in that the Project will result in the construction of additional housing units, which is necessary to meet demand in the community since the City of Oakley falls under the jurisdiction of the Association of Bay Area Governments (ABAG), and ABAG uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment becomes part the City of Oakley's estimated housing needs. The development of this project will help the City meet its regional fair share housing goal.

B. Pursuant to Section 9.1.1002 Planned Unit Development (P-1) of the Oakley Municipal Code, the City Council of the City of Oakley hereby finds and determines as follows:

1. The Applicant has stated they plan to pursue development of the site within wo years of the rezone becoming effective if market conditions support it; and

2. The density and type of development is consistent with the General Plan, and the project integrates connectivity to other new developments, such as Emerson Ranch and Delaney Park north of East Cypress Road. The internal road network plans for future continued growth to the west and south of the site; and

3. The type of development is expected to be desirable in that it includes a variety of homes sizes with larger than conventional rear yard setbacks, and development includes a small tot lot pocket park. It falls somewhere in the middle of the density ranges of nearby residential neighborhoods; and

4. The development of a harmonious, integrated plan justifies exceptions from the normal application of the OMC due to the significant requirement for dedication along East Cypress Road, the half width dedication along Machado Lane, and the approximately 75,000 square feet occupied by Parcel A for the stormwater detention/bioretention and pocket park, the P-1 District is justified to allow for project-specific development regulations in order to design a feasible project within the allowable range of the General Plan land use designation of RL.

SECTION 2. Property Defined and Rezoned

A. 20.11 acres of real property located at the southwest corner of East Cypress Road and Machado Lane, Oakley, CA 94561 (APNs 033-190-003 and 033-190-004).

SECTION 3. California Environmental Quality Act (CEQA) Finding

Pursuant to California State Law, an Initial Study was conducted by the Planning Division to evaluate the potential effects of this project upon the environment. The Initial Study analysis found there were no potentially significant impacts, and therefore a Mitigated Negative Declaration was prepared. Based upon the findings contained in the Initial Study it has been determined that this project will not have a significant impact upon the environment.

SECTION 4. Severability

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or

provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be held unconstitutional, invalid or unenforceable.

SECTION 5. Effective Date and Posting

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed office in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

PASSED AND ADOPTED by the City Council of the City of Oakley this 11th day of July 2023 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

RESOLUTION NO. XX-23

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND ADOPTING A MITIGATED NEGATIVE DELCARATION AND THE PROJECT KNOWN AS MACHADO LANE SUBDIVISION 9615 INCLUDING THE ENTITLEMENTS FOR A VESTING TENTATIVE MAP (TM 03-21), FINAL DEVELOPMENT PLAN (FDP 01-21), AND DESIGN REVIEW (DR 10-21) APNS 033-190-003 AND 033-190-004

WHEREAS, on November 23, 2021 Paul Manyisha of MLC Holdings ("Applicant") filed an application, which has since been amended, to request approval of: 1) a Rezone (RZ 06-21) to decrease the acreage of and amend an existing P-1 District; 2) a Vesting Tentative Map (TM 03-21) subdividing approximately 20.11 acres into 76 single family residential lots, street right of ways, pocket park with playground, stormwater detention treatment area, and emergency vehicle access; 3) a Final Development Plan (FDP 01-21) in conjunction with the project's P-1 District; and 4) Design Review (DR 10-21) for floor plans and architecture, and conceptual landscape plans ("Project"). Proposed homes consist of one single-story and three two-story house plans each with three elevations ranging from 2,350 to 3,247 square feet of livable area. The project site is located west of Machado Lane and south of East Cypress Road and is zoned P-1 (Planned Unit Development) District. (APNs: 033-190-003 and 033-190-004); and

WHEREAS, on February 22, 2022, the City of Oakley Planning Division received a SB 330 Preliminary Application Form for the project; and

WHEREAS, on August 29, 2022, the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project is designated as Residential Low (RL) in the Oakley General Plan, and zoned P-1 (Planned Unit Development) District; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), the City prepared a Draft Initial Study/Mitigated Negative Declaration ("IS/MND"). The Notice of Intent ("NOI") to Adopt an MND and IS was circulated for public review and comment from November 3, 2022 to December 5, 2022. It was filed with the County Clerk and Governor's Office of Planning and Research ("OPR"), emailed or mailed out to over 60 public agencies and parties requesting such notice, and posted in the same manner as a Notice of Public hearing, which is at locations throughout the City and at the project site; and

WHEREAS, on February 7, 2023, the Planning Commission held a duly noticed public hearing on the project at which it received a report from City Staff, oral and written testimony from the public, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission took a vote and adopted Planning Commission Resolution No. 4-23 recommending the City Council approve the project, as revised by the Planning Commission during its deliberations; and

WHEREAS, on May 26, 2023, the Applicant submitted revised plans as a result on the Planning Commission public hearing; and

WHEREAS, on or before June 2, 2023, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution, was posted at the Project site, at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, and outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to all owners of property within a 500-foot radius of the project's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on June 13, 2023, the City Council opened the public hearing at which it received a report from City Staff, oral and written testimony from the public, and deliberated on the project. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve the project, as revised by the City Council during its deliberations; and

WHEREAS, these Findings are based on the City's General Plan and the City's Zoning Ordinance, and the information submitted to the City Council at its June 13, 2023 meeting, both written and oral, as reflected in the minutes of such meetings, together with the documents contained in the file for the Project (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above findings of fact and the entire Record, the City Council makes the following additional findings in support of the approvals:

A. The Project's Initial Study and Mitigated Negative Declaration ("IS/MND") was prepared in accordance with CEQA Guidelines and is recommended to be adopted by the City Council in conjunction with the Project's Vesting Tentative Map (TM 03-21), Final Development Plan (FDP 01-21), and Design Review (DR 10-21) approvals. Development of the project is subject to all adopted mitigation measures as included in the IS/MND unless modified pursuant to the CEQA Guidelines and adopted by the City Council.

B. In regard to the application requesting approval of Vesting Tentative Map 9615 (TM 03-21) to subdivide approximately 20.11 acres into 76 single residential lots, street right of ways, pocket park, landscaping, stormwater detention treatment areas, and emergency vehicle access, the Planning Commission finds that:

    1. The Project's Initial Study and Mitigated Negative Declaration were prepared in accordance with CEQA Guidelines; and

    2. The proposed Vesting Tentative Map ("VTM"), together with the provisions of its design and improvements, is consistent with the Zoning Ordinance, and applicable portions of the Residential Low (RL) General Plan Land Use Designation, in that the VTM's gross density (approximately 3.78 du/ga)

falls within the gross density range of the RL General Plan Land Use Designation of 2.3-3.8 du/ga, and the VTM is tied to a P-1 District, which sets its own development regulations, such as required yard setbacks and minimum lot sizes; and

3. The site is physically suitable for the project in that it is accessible, not physically constrained other than the reduction in net developable acres due to frontage right of way dedication and onsite stormwater detention and treatment, is similar to surrounding residentially developed projects, and it is also able to accommodate the proposed density of development in a manner consistent with the underlying land use designation; and

4. The site is physically suitable for the proposed density and number of dwelling units in that the proposed VTM falls within the allowable density while creating lots compliant with the project's P-1 District, and public roads to access the homes; and

5. The design of the subdivision and type of improvements are not likely to cause serious public health problems in that the proposed subdivision consists of 76 single family residential lots. Construction and grading of the project are subject to building or grading permits, and violations of any such permits are subject to appropriate enforcement; and

6. Public improvements are proposed and conditioned to occur as a result of the subdivision, which is a benefit to the public and surrounding residents and property owners of the vicinity. Such improvements include off-site widening of East Cypress Road and dedication and improvement of Machado Lane; and

7. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

C. In regards to the application requesting approval of a Final Development Plan (FDP 01-21) in conjunction with the project's P-1 District, the Planning Commission finds that the Final Development Plan together with the other components of the proposed project's submitted materials includes all of the applicable required information as required by the Oakley Municipal Code, including, but not limited to the information included on the sheet titled "Final Development Plan", the Vesting Tentative Map and its associated sheets, and the Design Review plans such as the home elevations and landscape plans.

D. In regard to the application requesting approval of Design Review (DR 10-21), the Planning Commission finds that:

1. The proposed Design Review plans are consistent with the applicable General Plan designation of Residential Low (RL) and the project's Vesting Tentative Map and P-1 District zoning; and

2. The proposed Residential Siting and Lot Design is consistent with the City of Oakley Residential Design Guidelines in that, the homes will be plotted to provide substantial variation in the garage setbacks from front property line (as conditioned), and changes in roof plans among the same floor plan assist in giving the overall neighborhood more visual variety in overall vertical massing along the streetscape; and

3. The Architectural Character of the proposed single-family homes is consistent with the applicable City of Oakley Residential Design Guidelines in that a variety of materials and architectural styles are used allowing for several different color schemes, and as conditioned, the homes will have unique exterior lighting designs for each architectural type, and increased use of 360 degree architecture, additional gable treatments on side and rear elevations, and the addition of a third garage door so each architectural style may have its own design, as well as options for windows in any of the garage doors.

E. The project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council approves of the Applicant's request for approval of a **Tentative Map (TM 03-21), Final Development Plan (FDP 01-21), and Design Review (DR 10-21),** subject to the following Conditions of Approval:

Conditions of Approval

Applicant shall comply with the requirements of the Oakley Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the application received by the Planning Division dated **November 23, 2021**, as well as additional information acquired since that time and made part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE CONSTRUCTION OF THE BUILDING'S ON EITHER PARCEL UNLESS OTHERWISE NOTED:

PLANNING DIVISION CONDITIONS OF APPROVAL

General:

1. The **Tentative Map (TM 03-21), Final Development Plan (FDP 01-21), and (DR 10-21)** are approved, as shown on the revised plans, date stamped by the Planning

Division on May 26, 2023, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. These approvals shall be effectuated within a period of three (3) years from the effective date of the related Rezone approval by recording a final map and if not effectuated shall expire on that same date three years later. Prior to the expiration date, the applicant may apply for a Tentative Map Extension pursuant to the provisions of the Zoning Code and Subdivision Map Act, which would include extension of the related Design Review approval.

3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on June 13, 2023.

4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.

6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary. If the remains are determined to be that of Native American origin, procedures will be guided by California PRC 5097 through California's Native American Heritage Commission.

7. All mitigation measures addressed in the environmental document shall be complied with and addressed as outlined in the Mitigation Monitoring Program approved for this project (incorporated as Exhibit A), per the review and approval of the Community Development Director.

8. The applicant shall comply with all mitigation measures contained within the HCP Planning Survey Report for the Project, per the review and approval of the Community Development Director.

9. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

10. The applicant shall post a copy of the City of Oakley General Plan Land Use Diagram, in a conspicuous place, within the model homes or sales office.

Final Development Plan/Development Standards:

11. Prior to Planning approval of any master plans or building permits, the applicant shall revise the Final Develop Plan by further increasing the setbacks to garages by three to five feet on at least half of the homes in the subdivision. The Revised Final Development Plan shall be submitted to the Planning Division for review and approval of consistency with this condition.

12. Prior to Planning approval of any master plans or building permits, the applicant shall revise the Final Develop Plan by orienting the homes on non-corner lots so that in the event one side yard is significantly wider than the other, the wider side yard is adjacent to the garage. The Revised Final Development Plan shall be submitted to the Planning Division for review and approval of consistency with this condition.

13. The project's development standards are included in the project's Rezone ordinance.

Design Review:

14. The applicant shall include details of home exterior lighting for each architectural type as part of the master plan submittals. Each architectural type shall have unique exterior lighting that complements that respective style. Spec sheets shall also be included in the master plans. The home exterior lighting is subject to the review and approval of the Community Development Director.

15. The applicant shall revise the architectural plans submitted with the master plans so that shutters shall also be included on all rear elevations, as appropriate, and on any side elevations that face the park or a roadway. All false shutters shall match the width of the window. Final approval is subject to the review and approval of the Community Development Director.

16. The applicant shall revise the architectural plans submitted with the master plans so that the second story gables include the same exterior materials or embellishments as the front-facing gables on applicable plans. Final approval is subject to the review and approval of the Community Development Director.

17. The applicant shall revise the architectural plans submitted with the master plans to include a third garage door to be used on either the Spanish or Santa Barbara style and include a garage door window option for each style. Final approval is subject to the review and approval of the Community Development Director.

Parks and Landscaping:

18. This project is proposing to construct a publicly accessible playground with tot lot on Parcel C of the Vesting Tentative Map. Since the park will be available to the general public, the applicant will be credited the appropriate amount on their per lot park impact fees depending on the final size of the park and usable area as depicted on the final map.

19. The final landscape plan shall include all trees as shown on the conceptual landscape plans approved with the project. Modifications to the species, size, or location of the trees is subject to the review and approval of the Community Development Director and City Engineer. It is the responsibility of the applicant to plan utilities, joint trenches, and other improvements that could interfere with placement of trees in a manner to allow the trees to be planted without conflict to those other improvements.

20. A landscaping and irrigation plan for all front yard, right-of-way, parks, open space, and trail landscaping shall conform to the Oakley Water Efficient Landscape Ordinance and the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified in compliance with the City's Water Conservation Ordinance.

21. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of fifteen-gallon and 24" box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.

22. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director. Areas covered with bark shall use a weed barrier.

23. The applicant shall maintain all private landscaping until occupancy.

Fences and Walls:

24. The sound walls to be constructed along East Cypress Road and Machado Lane shall be constructed entirely outside of the public right of way and on the adjacent private property and shall match or be of a similar design and quality as those constructed along the existing residential subdivision on the north side of East Cypress Road in this vicinity. All costs associated with maintenance of those sound walls will be the responsibility of the property owner on which that portion of the wall is located.

25. Within the subdivision good neighbor fences shall be constructed as shown on the proposed landscape plans and be constructed of wood that is resistant to rotting and warping, and erected with galvanized metal posts surrounded and completely hidden by wood fascia that matches the main fencing. Posts and fascia shall be capped by either a decorative upper fence rail or post cap. Good neighbor fences facing a street shall be constructed of a durable material such as, but not limited to, masonry, vinyl, enhanced wood, composite or other durable material, or stained or painted on both sides to prevent water damage, subject to the review and approval of the Community Development Director.

26. Any CMU walls, such as landscape retaining walls, shall use colored (i.e., non-grey) split-face CMU for all publicly and privately visible portions of the wall.

27. Anti-graffiti techniques shall be used on any masonry walls or fences.

Subdivision Design:

28. The neighborhood entries shall be identified by accent paving as shown on the approved plans. The type of paving is subject to the review and approval of the Community Development Director and City Engineer.

29. Driveway openings may be a maximum 18' in width or up to 25% of the lot's frontage, whichever is larger.

30. The street names shall be approved by the Community Development Department and the Contra Costa County Fire Protection District.

Subdivision Disclosures:

31. Where a lot/parcel is located within 300' of a high voltage electric transmission line, the applicant shall record the following notice:

> "The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis is established. At this time, no risk assessment has been made."

When a Final Subdivision Public Report issued by the California Department of Real Estate is required, the applicant shall also request that the Department of Real Estate insert the above note in the report.

32. The following statements shall be recorded at the County Recorder's Office for each parcel to notify future owners of the parcels that they own property in an agricultural area:

> "This document shall serve as notification that you have purchased land in an agricultural area where you may regularly find farm equipment using local roads; farm equipment causing dust or blowing sand; crop dusting and spraying occurring regularly; burning associated with agricultural activities; noise associated with farm equipment such as zon guns and aerial crop dusting and certain animals, including equestrian trails as well as flies may exist on surrounding properties. This statement is again, notification that this is part of the agricultural way of life in the open space areas of the City of Oakley and you should be fully aware of this at the time of purchase."

Energy Efficiency:

33. Water heaters shall provide an energy efficiency factor of 0.62 or better.

34. Dual zone air conditioning shall be provided on all two-story residential units.

35. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.

36. Design and site units so as to take advantage of natural heating and cooling, sin and wind exposure, and solar energy opportunities.

Waste Management Plan:

37. The applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

BUILDING DIVISION CONDITIONS OF APPROVAL

38. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy Requirements per the State of California Energy Commission. To confirm the most recently adopted codes please contact the Building Division at (925) 625 – 7005.

39. An Automatic Life Safety Sprinkler System shall be required in all new construction pursuant to Ordinance 22-06. The Automatic Life Safety Sprinkler Systems in commercial and industrial buildings shall be designed and installed to the standards and requirements found in the most recent version of the NFPA (National Fire Protection Association). Automatic Life Safety Sprinkler Systems in

hotels and apartments shall be installed to the stands and requirements found in the most recent version of the NFPA, Standard 13R.

40. Prior to requesting a Certificate of Occupancy or final approval from the Building Division, all Conditions of Approval required for occupancy must be completed. When the Community Development Department/Planning Division and Public Works and Engineering Department place Conditions of Approval on the project, those respective departments/divisions will sign off on the project prior to the request for a Building division final inspection. Similarly, if the Health Department and/or Fire Department reviewed and approved the original plans, those departments must sign off on the project prior to the request for a final inspection by the Building Division.

PUBLIC WORKS AND ENGINEERING CONDITIONS OF APPROVAL

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF AN ENCROACHMENT AND/OR GRADING PERMIT:

41. GENERAL. All public improvements shall be made according to the latest adopted City Standard Drawings and Specifications. All work shall conform to the applicable City ordinances. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the developer's expense.

42. ENCROACHMENT PERMIT. All work in the public right-of-way, including any blockage or partial closure of sidewalks will require an Encroachment Permit. Special provisions such as limitations on working hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.

43. GRADING PERMIT. All earthwork must comply with the City's Grading Ordinance. A Grading Permit must be issued by the public works department prior to site disturbance.

44. PUBLIC WORKS INSPECTIONS. The developer or their representative shall notify the Engineering Inspector at least forty-eight (48) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all improvements in approved plans. Failure to do so will result in rejection of work that was completed without inspection.

45. PRECONSTRUCTION MEETING. Prior to issuance of any permit or the commencement of any site work, the general contractor shall:

a) Along with the project applicant, attend a pre-construction meeting with the City Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;

b) Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.

46. CONSTRUCTION STREET PARKING. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the City Engineer.

47. EROSION CONTROL. Interim and final erosion control plans shall be prepared and submitted to the Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the State SMARTS system for projects disturbing more than one acre and obtain a WDID number. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, City standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall comply with applicable measures contained in the City of Oakley's NPDES Permit.

48. DUST CONTROL. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites to ensure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the City Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept daily during the workweek to the satisfaction of the City. Demolition or earthwork activities shall be halted when

wind speeds (instantaneous gusts) exceed 25 MPH. All trucks hauling soil, sand, or other loose debris shall be covered.

49. SILT AND MUD IN PUBLIC RIGHT-OF-WAY. It is the responsibility of contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up daily. Mud, silt, concrete, and other construction debris SHALL NOT be washed into the City's storm drains. Construction entrances must be in place per the Erosion Control Plan.

50. TRAFFIC CONTROL PLAN. The project sponsor will be required to work with the Public Works Department to develop a traffic control plan per the current California MUTCD. This plan will include, but not be limited to, the following measures:

    a) Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, and special events. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.

    b) Flag persons shall be placed at locations necessary to control one-way traffic flow, if required. All flag persons shall have the capability of communicating with each other to coordinate the operation.

    c) Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation and lane closures on main arterial and collector streets, and will be permitted only between the hours of 8:30AM to 2:30PM on Monday, Tuesday, Thursday & Friday, and 8:30AM to 12:00PM on Wednesday.

    d) The traffic control plan shall be reviewed for compliance with the project's Haul Route, approved by the City of Oakley.

    e) A full road closure will require a detour plan and a road closure permit issued by the Public Works Department.

51. CONSTRUCTION MANAGEMENT PLAN. The Applicant shall submit a construction management plan that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, construction trailer, and proposed outhouse locations. The public street shall not be used for any construction related activities, including parking for workers and storage of vehicles.

52. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised

pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Public Works & Engineering Inspector and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

53. SIDEWALK REPAIR. The developer shall repair and replace to existing City standards any sidewalk damaged now or during construction of this project. Sidewalk repair shall match existing color, texture, and design, and shall be constructed per City Standard Details. The limits of sidewalk repair will be determined by the Public Works Inspector during the construction phase of the project.

54. CURB AND GUTTER. The developer shall repair and replace to existing City standards any curb and gutter damaged now or during construction of this project. New curb and gutter shall be constructed per City Standard Details. The limits of curb and gutter repair will be determined by the Public Works Inspector during the construction phase of the project.

55. CONSTRUCTION NOISE. Between the hours of 7:30 a.m. to 5:30 p.m., weekdays and 9:00 a.m. to 5:30 p.m. weekends and holidays, construction, alteration, or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA. Pickup and delivery of materials and equipment is restricted to the hours listed above unless prior written approval is obtained by the Public Works Department.

56. GOOD HOUSEKEEPING. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the developer's expense.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE GRADING PLAN:

57. EXISTING WELLS. Provide documentation that any gas wells located onsite have been abandoned per regulations.

58. GEOLOGY AND SOIL MITIGATION MEASURES. A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. All recommendations of the investigation shall be incorporated into project plans. One copy of the geologic report shall be submitted with the grading permit and public improvement application. Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations. The applicant's soils engineer's approval shall then be conveyed to the City either by letter or by signing the plans.

59. GRADING.

a) Grade any slopes with a vertical height of four (4) feet or more at a slope of 3H to 1V. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.

b) Retaining wall or other suitable option acceptable by the City Engineer is required where the grade differential between property or adjacent lots are greater than 6". Retaining walls are required to be identified on the grading plans and shall have a note stating a separate building permit is required for retaining wall greater than four (4) feet in height, measured from the bottom of footing to top of wall.

c) At least one week prior to commencement of grading, the applicant shall post at the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with their name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall always be kept current and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.

d) Submit a Haul Route Plan to the City Engineer for review and approval prior to importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated number and frequency of trips, and the proposed schedule of hauling. Based on this plan, the City Engineering shall determine whether pavement condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be responsible for repairing to their pre-construction condition any roads along the utilized routes.

e) Prior to commencement of any site work that will result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent Letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.

f) The burying of any construction debris is prohibited on construction sites.

60. NPDES – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. Comply with all rules, regulations and procedures of the NPDES for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, the Regional Water Quality Control Board (Central Valley – Region IV), including the Stormwater C.3 requirements as detailed in the Guidebook available at www.cccleanwater.org

Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate, wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage.

- Offer pavers for household driveways and/or walkways as an option to buyers.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with "No Dumping, Drains to the Delta" permanent metal markers per City Standards.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding the Clean Water Program to buyers.
- Other alternatives as approved by the City Engineer.
- Prepare an Operations and Maintenance Manual for the project's storm water control measures.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLAN:

61. PUBLIC IMPROVEMENTS. Construct the project streets within public right of way to City public road standards and as shown on the Tentative Map with the following exceptions:

    a) The minimum street grade may be lowered from the standard 1% to 0.75% provided that the project proponent demonstrates that the City's drainage standards can be achieved.

    b) Submit a turning radius exhibit to the City Engineer for review and approval to illustrate that the ninety-degree turns of project streets can accommodate the largest expected vehicle to use the streets without the inclusion of City standard elbows. If the exhibit illustrates that elbows are necessary to accommodate the expected traffic, then they shall be included in the improvement plans.

62. ROADWAY IMPROVEMENTS. The following improvements shall be installed by the developer as shown on the Tentative Map, the Cypress Road Improvements and Machado Lane Improvements exhibits submitted to the City of Oakley and date stamped May 26, 2023 and on record in the project file. Plans for these roadway improvements shall be prepared by a California registered civil engineer, reviewed, and approved by the City, to the satisfaction of the City Engineer.

    a) Design and construct the ultimate roadway improvements for Cypress Road for a four-lane divided arterial roadway between approximately 800 feet east of Rubens Way to Machado Lane as shown on the ultimate street improvements for the Cypress Road Improvements exhibit date stamped May 26, 2023. The meandering sidewalk shall be constructed along the project frontage as shown on the exhibit. The adjacent sidewalk connection to the west may be constructed if additional right of way is obtained. The developer may request to enter into a Frontage Improvement Agreement with the City for the cost of construction beyond the project frontage for improvements that are eligible under the Traffic Impact Fee Program. The Frontage Improvement Agreement shall include a requirement for the City to condition future development of APN 033-190-001 with payment to the City of its required fair share of its frontage improvements to fund the remaining ultimate improvements to Machado Lane.

    b) Design and construct the interim roadway improvements for Machado Lane as shown in the Machado Lane Improvement Exhibit dated October 2022.

    c) Design and construct the traffic signal modification at East Cypress Road and Machado Lane.

63. DRAINAGE IMPROVEMENTS.

a) Collect and convey all stormwater entering and /or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse.

b) Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system and stormwater pond to the city Engineer for review and approval. The report shall include study of the downstream storm drain facilities to confirm its adequacy and mitigate on-site so that the peak flows of post-project conditions do not exceed the pre-project peak flows.

c) Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.

d) Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

e) Dedicate a public drainage easement over the drainage system that conveys storm water run-off from public streets.

f) On-site parking areas and driveways shall not surface drain across public sidewalk or driveway aprons.

64. SIGHT DISTANCE EXHIBIT. For the project driveways' ingress and egress, provide an exhibit that will analyze the sight distance required for the appropriate speed limit identified with this project as required by the City Engineer.

65. DESIGN CHANGES. The Applicant's registered Engineer shall notify the City Engineer, in writing, at least 72 hours in advance of all differences between the proposed work and the design indicated on the plans. Any proposed changes shall be subject to the approval of the City before altered work is started. A plan revision must be submitted for approval by the City Engineer.

66. JOINT TRENCH PLANS. The applicant shall submit Joint Trench Composite Plans to the City for review prior to approval of improvement plans or recordation of the final map. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public streetlight billing will be per Rule LS2A, and that private

lights shall be metered with billing to the owner. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.

67. UTILITIES & UNDERGROUNDING.

    a) Underground all new and existing utility distribution facilities per City of Oakley code section Title 6 Chapter 8 Underground Utility Districts.

    b) All utility boxes shall be installed underground, and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.

    c) Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.

    d) A written approval from Diablo Water District and Iron House Sanitary District must be provided that all underground utility improvements have passed all testing requirements prior to commencement of paving a street.

68. STREETLIGHTS. Install streetlights along all public streets as required by the City Engineer. The City Engineer shall determine the final number and location of the lights, and the lights shall be on an LS2-A rate service. Streetlights shall be spun aluminum “cobra head” style or decorative residential street lights as required by the City of Oakley Standard Plans.

69. LANDSCAPING IN PUBLIC RIGHT OF WAY.

    a) Prepare landscape plans for landscape improvements within the public right of way. Landscape plans shall be prepared by a licensed landscape architect.

    b) Install public right-of-way landscaping along the project’s frontages as required by the City Engineer and Community Development Director.

    c) Maintain all landscaping within the public right-of-way until such time that the adjacent roadway improvements have been accepted for maintenance.

    d) Prior to the issuance of certificate of occupancy, an inspection will be performed to verify the health and location of the street trees. Trees in poor health or those without adequate clearance from utilities will require replacement or relocation.

70. FENCING. Any proposed fencing and walls shall be located on private property and maintained by the property owner or owner.

71. SOUNDWALL. Soundwalls shall be installed within private property and not within public right of way.

72. MAINTENANCE EXHIBIT. Submit a maintenance exhibit showing the responsible maintenance entity of proposed subdivision improvements. The exhibit must clearly show which areas are to be maintained by the City of Oakley.

    a) Parcel A (Bioretention Area) and Parcel B (Emergency Vehicle Access) are to be retained and maintained by the Owner/Developer/HOA.

THE FOLLOWING PUBLIC WORKS AND ENGINEERING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE FINAL MAP:

73. BONDS. The applicant shall supply suitable securities for all improvements that are a part of the development in a form acceptable to the City in the amount of 100% (performance), 50% (labor and material) prior to issuance of any permit.

74. FINAL MAP. Submit a Final Map prepared by a Licensed Land Surveyor. The final map shall be recorded, and the Subdivision Agreement must be executed before any building permits are issued. Insurance shall be provided per the terms of the Subdivision Agreement.

75. DEDICATIONS. The following shall be dedicated on the final map. The dedication shall be recorded before any permits are issued and under specific timelines listed below:

    a) Dedicate the required right-of-way along the project frontage as shown in the typical sections of the Tentative Map.

    b) Public Utility Easement (PUE): 5’ PUE beyond public right of way as required.

    c) Ingress-egress, storm drainage easements, emergency access easements as required.

    Any necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road, utility and drainage improvements shall be furnished to the City. Prior to the issuance of the first building permit, the applicant must provide the necessary documentation that any existing easements no longer necessary have been quitclaimed.

76. PRIVATE EASEMENTS. Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded simultaneously with the final map.

77. UTILITY SETBACKS. Building foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The City Engineer shall determine the appropriate setback based on

the depth of the utility, input from the project soils engineer, and the type of foundation.

78. DRAINAGE FEES. This project is within the Emerson Lake drainage watershed. Payment to comply with the "Reimbursement Agreement for the Storm Drainage Improvements related to Conditions of Approval for the Emerson Ranch Project" must be paid prior to the recordation of the Final Map. (Agreement recorded document reference DOC-2021-0014471 January 15, 2021).

79. ANNEXATIONS

    a) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on fire protection services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.

    b) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on police services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.

    c) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on maintenance and operation services associated with public landscaping, parks, streetlighting, and stormwater facilities. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT:

80. PAD CERTIFICATION. A letter from a licensed land surveyor stating that the building pad was constructed in accordance with the approved plans shall be provided prior to the issuance of the building permit.

81. SOILS ENGINEER CONSTRUCTION OBSERVATION. During construction, all excavations and grading shall be inspected by the applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted to the City before any building permit is granted.

82. AGREEMENT FOR STORMWATER BEST MANAGEMENT PRACTICES INSPECTION AND MAINTENANCE OBLIGATIONS. The property owner shall enter into an agreement with the City for maintenance of the stormwater filtration devices required to be installed on this project. The agreement will specify that certain routine maintenance shall be performed by the property owner and will specify device maintenance reporting requirements. The agreement will also specify routine inspection requirements, permits and payment of fees. The agreement shall be recorded prior to release of any occupancy permits.

83. AS-BUILT PLANS. After completion of the construction of all work, the original plans shall have all changes (change orders and field changes) clearly marked. The "as-built" plans shall again be signed and "wet-stamped" by the civil engineer who prepared the plans, attesting to the changes. The original "as-built" plans shall be reviewed and approved by the Engineering Inspector. A Mylar and AutoCAD disk of the approved "as-built" plans shall be provided to the City before acceptance of improvements.

84. IMPACT FEES. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 85-00 and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.

    a) Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03);
    b) Regional Transportation Development Impact Mitigation Fee or any future alternative regional fee adopted by the City (authorized by Ordinance No. 14-00, adopted by Resolution No. 73-05);
    c) Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03);
    d) Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03);
    e) Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03);
    f) Fire Facilities Impact Fee (adopted by Resolution No. 24-21);
    g) General Plan Fee (adopted by Resolution No. 53-03);
    h) East Contra Costa County Habitat Conservation Plan Fee (adopted by Ordinance 8-21).

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments.

ADVISORY NOTES

The following Advisory Notes are provided to the applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the

purpose of informing the applicant of additional ordinance requirements that must be met in order to proceed with development.

A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
B. The project will require a grading permit pursuant to the Ordinance Code.
C. Applicant shall comply with the requirements of Iron House Sanitary District.
D. The applicant shall comply with the requirements of the Diablo Water District.
E. Comply with the requirements of the Contra Costa Fire Protection District.
F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
H. The applicant shall be responsible for paying the County Recorder's Fee for the Notice of Determination as well as the State Department of Fish and Game's Filing Fee.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 13th day of June 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date

Machado Lane Subdivision
Mitigation Monitoring Program

– January 2023

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid significant environmental impacts of a project. The Mitigation Monitoring Program ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Machado Lane Subdivision Initial Study/Mitigated Negative Declaration are listed below along with the party responsible for implementation of the mitigation measure, the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign off that the mitigation measure has been implemented.

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
Cultural Resources					
V (b,c).	Would the project cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5, or disturb any human remains, including those interred outside of dedicated cemetaries?	*V-1. If buried archaeological, paleontological, and/or cultural resources are encountered during site grading or other site work, all such work shall be halted immediately within 100 feet of the discovery and the developer shall immediately notify the City of Oakley Planning Division of the discovery. In such case, the developer shall be required, at their own expense, to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The archaeologist shall be required to submit to the City of Oakley Planning Division for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery would not be allowed until the preceding work has occurred.* *The foregoing requirements shall be noted on the project improvement plans, subject to review and approval by the City of Oakley Planning Division.*	City of Oakley Planning Division Qualified Archaeologist	If buried archaeological, paleontological, and/or cultural resources are encounterd during site grading or other site work.	
		V-2. Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop within 100 feet of the find and the Contra Costa County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take	City of Oakley Planning Division Contra Costa County Coroner Native American Heritage Commission	If human bone or bone of unknown origin is found during construction.	

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		place within 100 feet of the find until the identified appropriate actions have been implemented. *The foregoing requirements shall be noted on the project improvement plans, subject to review and approval of compliance by the City of Oakley Planning Division.*			
Geology and Soils					
VII (f).	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	*VII-1. Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2.	See Mitigation Measures V-1 and V-2.	
Greenhouse Gas Emissions					
VIII (a,b).	Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	*VIII-1. Consistent with the BAAQMD's thresholds of significance, prior to issuance of building permits for the proposed project, the project applicant shall demonstrate via project design and/or notation included on project design that natural gas infrastructure shall be prohibited.* *Conformance with the foregoing requirement shall be confirmed through review and approval of building permit plans by the City of Oakley Community Development Department.*	City of Oakley Planning Division	Prior to the issuance of building permits.	
Hazards and Hazardous Materials					
IX (b).	Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	*IX-1. Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain asbestos-containing materials (ACMs), lead-based paint (LBP), mercury, or PCBs. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides, and Electrical*	City of Oakley Planning Division City Engineer	Prior to the issuance of a demolition permit.	

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		Transformers. If structures do not contain any of the foregoing materials, further mitigation is not required; however, if ACMs, LBP, mercury, or PCBs are found, the materials shall be removed and disposed of by a licensed and certified contractor in accordance with California Air Resources Board recommendations and OSHA requirements. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste in accordance with federal, State, and local regulations subject to approval by the City Engineer.			
		IX-2. During ground-disturbing activities, if one or more wells and/or septic systems are identified on-site, the project applicant shall hire a licensed contractor to obtain the applicable abandonment permit from Contra Costa County Environmental Health Division (CCCEHD), and properly abandon the on-site wells and/or septic systems for review and approval by the CCCEHD.	City of Oakley Planning Division CCCEHD	During ground-disturbing activities, if one or more wells and/or septic systems are identified on-site.	
Noise					
XIII (a).	Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinacnce, or applicable standards of other agencies?	*XIII-1. Prior to the approval of grading permits, the following criteria shall be established and noted on graded plans, subject to review and approval by the City of Oakley Planning Division:* • *Construction activities shall be limited to between the daytime hours of 7:30 AM to 7:00 PM Monday through Friday, and 9:00 AM to 7:00 PM on Saturdays, Sundays, and holidays.*	City of Oakley Planning Division	Prior to the approval of grading permits.	

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
		• *Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.* • *When not in use, motorized construction equipment shall not be left idling for more than five minutes.* • *Stationary equipment (power generators, compressors, etc.) shall be located at the furthest practical distance from nearby noise-sensitive land uses or sufficiently shielded to reduce noise-related impacts.*			
XIII (b).	Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?	*XIII-2. Throughout the duration of construction, any compaction required within 26 feet from the adjacent residential structures to the south shall be accomplished by using static drum rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. Proof of compliance with this measure shall be submitted to the City of Oakley Planning Division for review and approval.*	City of Oakley Planning Division	Throughout the duration of construction.	
Tribal Cultural Resources					
XVIII (a,b).	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred places, or object with	*XVIII-1. Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2.	See Mitigation Measures V-1 and V-2.	

MITIGATION MONITORING PROGRAM Machado Lane Subdivision					
Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-off**
	cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020. 1(k); or a resource determined by the lead agency, in its descretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the rsource to a California Native American tribe.				

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Ken Strelo, Planning Manager

SUBJECT: **Consideration of an Ordinance to Update Mitigation Fees Imposed to Implement the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan**

Summary

The proposed ordinance updates mitigation fees imposed to implement the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan ("HCP/NCCP" or "Plan") based on the 2022 East Contra Costa County HCP/NCCP Mitigation Fee Audit and Nexus Study ("2022 Fee Study"). The fees are used for the conservation of habitat for covered species in mitigation of the impacts of development in eastern Contra Costa County.

Background

The City Council originally approved the HCP/NCCP on January 22, 2007 through adoption of Resolution No. 12-07. Under the HCP/NCCP, the City and the other participating local agencies were issued state and federal permits for impacts to endangered species and their habitats, also referred to as take permits. This enables the City and the other participating local agencies to control endangered species permitting for activities and projects in the region that they perform or approve. The East Contra Costa County Habitat Conservancy ("Conservancy"), a joint powers authority composed of Contra Costa County and the cities of Brentwood, Clayton, Oakley, and Pittsburg, was formed in February 2007 for the purpose of implementing the HCP/NCCP. Among other responsibilities, the Conservancy conducts periodic fee audits and refers the results to the participating cities and the County.

On October 22, 2007, the City Council adopted Resolution No. 112-07 to establish the mitigation fees and procedures to implement the HCP/NCCP within the areas of the City of Oakley covered by the Plan. Two types of mitigation fees were established: 1) the Development Fee (calculated by multiplying the acreage of the site permanently disturbed by development projects subject to the fee by the fee rate applicable in the zone in which the projects are located); and 2) the Wetland Mitigation Fee (applicable to the wetland, aquatic, or riparian portions of a development project). The County and

participating cities each separately adopted the mitigation fees and procedures to implement the HCP/NCCP.

The HCP/NCCP requires automatic annual adjustments to the mitigation fees based on economic indices. The HCP/NCCP also requires periodic audits in years 3, 6, 10, 15, 20, and 25 of the Plan's implementation. The periodic audits are conducted to assess whether changes in HCP/NCCP implementation costs over time require adjustment of the fees. Per HCP/NCCP requirements, the Conservancy hired an outside, independent financial auditor to conduct a fee analysis. The 2022 Fee Study was prepared to comply with the requirement of a fully funded mitigation strategy that would achieve the goals of the HCP/NCCP. The 2022 Fee Study provides a revised fee schedule based on updated cost data.

Since the initial adoption of the HCP/NCCP mitigation fees in 2007, the City Council adopted Ordinance No. 08-21 on October 26, 2021 and the HCP/NCCP mitigation fees were updated based on the 2017 East Contra Costa County HCP/NCCP Mitigation Fee Audit and Nexus Study (the delay in adoption was due to pending litigation between the Conservancy and a private third-party).

In February 2023, the Conservancy adopted the 2022 Fee Study and the updated fee schedule based on the 2022 Fee Study. Now, the participating cities and the County need to take action to adopt the 2022 Fee Study and the updated fee schedule. The proposed Ordinance updates the mitigation fee schedule to reflect the 2022 Fee Study. The procedures included in the proposed ordinance for implementing the HCP/NCCP are unchanged from those adopted by the City Council in 2007 and 2021.

Updated 2023 Fee Schedule

In addition to the periodic fee audit, the mitigation fees are automatically adjusted annually based on the Consumer Price Index (CPI) and the Home Price Index (HPI) using a formula in the HCP/NCCP. The fees calculated in the 2022 Fee Study are for 2022. The Conservancy has further updated these fees to reflect the annual adjustments made in March 2023. The updated Development Fees reflect an approximate 1.31% increase from those currently charged by the City. For the non-stream wetlands, the costs of restoration are slightly higher than the existing fees (between 0.35% and 2.46%). Similarly, the costs of restoration for streams are slightly higher than the existing fees (between 1.75% and 1.88%). The 2022 Fee Study compares current actual costs to the cost assumptions used to calculate current mitigation fee amounts. The updated mitigation fee schedule, calculated as of 2023, is shown in Table 1 on the following page. Table 1 also shows the percent change from the 2023 fee calculated under the current fee schedule compared to the corresponding updated fee.

Table 1. 2023 Mitigation Fee Schedule Based on 2022 Fee Study

Land Cover	Fee Basis	Current 2023 Fee	Updated 2023 Fee Based On 2022 Fee Study	Change from Current 2023 Fee
Development Fee				
Zone 1	per acre	$19,611.52	**$19,871.91**	1.31%
Zone 2	per acre	$39,223.04	**$39,743.83**	1.31%
Zone 3	per acre	$9,805.76	**$9,935.96**	1.31%
Wetland Mitigation Fee				
Riparian	per acre	$110,667.08	**$111,060.40**	0.35%
Perennial Wetland	per acre	$167,718.29	**$170,908.06**	1.87%
Seasonal Wetland	per acre	$392,489.03	**$401,479.18**	2.24%
Alkali Wetland	per acre	$396,778.59	**$405,871.63**	2.24%
Ponds	per acre	$215,976.51	**$221,421.23**	2.46%
Aquatic (Open Water)	per acre	$107,988.87	**$110,711.14**	2.46%
Slough / Channel	per acre	$154,206.78	**$156,815.09**	1.66%
Streams (<=25 ft. wide)	per ln ft.	$569.07	**$580.00**	1.88%
Streams (>25 ft. wide)	per ln ft.	$854.23	**$869.47**	1.75%

Environmental

Adoption of the ordinance is not a project under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(4) (governmental fiscal activity) and is therefore exempt from further environmental analysis under CEQA.

Fiscal Impact

Adoption of this ordinance will not impact the General Fund. The impact fees being updated by this ordinance are paid by developers to the City and then passed through to the East Contra Costa County Habitat Conservancy on a quarterly basis.

Recommendation

Staff recommends the City Council waive the first reading and introduce an ordinance updating the mitigation fees imposed to implement the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan.

Attachments

1. Notice of Public Hearing
2. East Contra Costa County HCP/NCCP Mitigation Fee Audit and Nexus Study (February 2023)
3. Proposed Ordinance with Exhibits A-E

City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **June 13, 2023** at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a **Public Hearing** at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering the item as described below:

Project Name: Consideration of an Ordinance to Update Mitigation Fees Imposed to Implement the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan.

Project Location: Citywide.

Applicant: City of Oakley, 3231 Main Street, Oakley, CA 94561.

Request: This is a public hearing to consider a proposed ordinance that updates mitigation fees imposed to implement the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan ("HCP/NCCP" or "Plan") based on the 2022 East Contra Costa County HCP/NCCP Mitigation Fee Audit and Nexus Study ("2022 Fee Study"). The fees are used for the conservation of habitat for covered species in mitigation of the impacts of development in eastern Contra Costa County.

How to Review: The Staff Report and its attachments will be available for public review, on or before June 8, 2023 online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the June 13, 2023 agenda and clicking the project title link. Interested persons are invited to submit written comments prior to 5:00 P.M. the day of the hearing to Ken Strelo, Planning Manager (strelo@ci.oakley.ca.us).

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.

East Contra Costa County HCP / NCCP Mitigation Fee Audit and Nexus Study

Prepared For:

East Contra Costa County Habitat Conservancy

Prepared By:

Robert D. Spencer, Urban Economics

Sally E. Nielsen, Insight Data and Economic Analysis

February 2023

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EXECUTIVE SUMMARY

The purpose of this report is to present the findings, conclusions, and recommendations of an audit of mitigation fees that partially fund the *East Contra Costa Habitat Conservation Plan and Natural Community Conservation Plan* (HCP/NCCP or Plan). The purpose of this audit is to fulfill the requirements of the periodic audit requirements of the Plan. The audit also provides the basis for findings required by the Mitigation Fee Act (MFA) related to the mandatory five-year review and any action establishing, increasing, or imposing a fee (commonly referred to as a "nexus analysis").

Revenue sources to fund estimated HCP/NCCP costs during the 30-year permit term include four types of mitigation fees:

- Development fee
- Rural road fee
- Wetland mitigation fee
- Temporary impact fee.

Covered activities that cause permanent impacts to habitat pay the development fee (except rural transportation projects, see below). If the impact is to one of several wetland land cover types, then the wetland mitigation fee applies in addition to the development fee.

The rural road fee is a multiple of the development fee and applies to 18 identified rural transportation projects in the Plan. Covered activities that temporarily disturb habitat pay the temporary impact fee.

Table E.1 summarizes how the four types of mitigation fees are applied to covered activities based on the type of impact.

Table E.1: Mitigation Fees

Type of Impact	Mitigation Fee	Applicability
Permanent	Development fee	All permanent impacts except those subject to the rural road fee.
	Rural road fee	Permanent impacts from rural road projects specifically identified in Table 9-6 of the Plan.
	Wetland mitigation fee	Permanent impacts to wetland land cover types and streams, paid in addition to applicable development or rural road fee.
Temporary	Temporary impact fee	All temporary impacts and based on the associated development, rural road, or wetland mitigation fee adjusted for the length (in time) of the temporary impact and recovery.

Funding for post-permit term costs in perpetuity is required by the HCP/NCCP. The Plan allowed this cost obligation to be deferred until year 15 of implementation, or when half of the impacts allowed under the permits occur, whichever comes first. The prior audit completed in 2017 included estimates for an endowment to fund post-permit term costs. The endowment was established with the Regional Parks Foundation in 2020, year 13 of Plan implementation.

This audit like prior audits assumes that all development impacts allowed under the permits will occur by the end of the 30-year permit term in 2037. This approach is necessary to align funding sources to meet mitigation and conservation goals under the Plan, and to ensure sufficient funding for an endowment by the end of the permit term.

A significant finding of this audit is that only a minority of total development impacts allowed under the permits are likely to occur by the end of the 30-year permit term in 2037. This finding suggests that an extension to the permit term should be considered to align the term more closely with the timing of development impacts.

The audit was completed based on data through fiscal year 2021 so the calculated mitigation fees are comparable to the 2022 fee schedule. The audit results for the development fee are shown in **Table E.2**. The development fee is also the basis for the rural road and temporary impact fees so the same trends would apply to those fees as well.

Table E.2: Development Fee Comparison

Zone	2022 Fee Schedule	2022 Audit	Change
Zone 1	$18,938	$19,170	1.2%
Zone 2	$37,876	$38,340	1.2%
Zone 3	$9,469	$9,585	1.2%

Sources: Table 6.3.

The adjustment to the 2022 fee schedule is minor (1.2 percent). This indicates that the annual inflation adjustment process (since the prior 2017 audit) has been effective tracking the fee with changes in Plan costs. The fee includes necessary funding for the endowment.

The audit results for the wetland mitigation fees are shown in **Table E.3**. The wetland mitigation fees are also the basis for the wetland mitigation component of the temporary fee so the same trends would apply to the wetland component of that fee as well.

As shown in the table, the increase in the fee because of the audit is between 0.4 percent and 2.5 percent compared to the current fee, depending on the land cover type.

Table E.3: Wetland Mitigation Fee Comparison

Land Cover Type	Fee Basis	2022 Fee Schedule	2022 Audit	Change
Riparian	per acre	$105,516	$105,891	0.4%
Perennial Wetland	per acre	$159,912	$162,953	1.9%
Seasonal Wetland	per acre	$374,220	$382,792	2.3%
Alkali Wetland	per acre	$378,310	$386,980	2.3%
Pond	per acre	$205,924	$211,115	2.5%
Aquatic (open water)	per acre	$102,962	$105,558	2.5%
Slough / Channel	per acre	$147,029	$149,516	1.7%
Streams (<=25 ft. wide)	per linear foot	$543	$553	1.8%
Streams (>25 ft. wide)	per linear foot	$814	$829	1.8%

Sources: Table 5.2.

1. INTRODUCTION

The purpose of this report is to present the findings, conclusions, and recommendations of an audit of mitigation fees that partially fund the *East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan* (HCP/NCCP or Plan). This introduction provides background on the Plan and the Mitigation Fee Act (MFA), the state enabling statute for mitigation fees. This chapter also describes the purpose and scope of this audit and explains the general approach taken to complete the audit.

Background

The HCP/NCCP was completed in 2006 after an extensive planning process initiated in 1999 that built on prior efforts begun in 1995.[1] The HCP/NCCP enables the protection of natural resources in east Contra Costa County while streamlining the environmental permitting process for impacts on endangered species covered by the Plan. Adoption of the Plan allowed state and federal wildlife agencies to issue various permits for a 30-year term (the permits). These permits allow the incidental take of endangered species by the projects and activities of the permittees under the Plan.[2] Covered activities include all ground- or habitat-disturbing activities within the Plan's urban development area (UDA), and other specifically named projects. These include, for example, urban development projects, public infrastructure projects, and ongoing infrastructure maintenance activities.

Implementation of the Plan preserves specified natural lands in eastern Contra Costa County in perpetuity (the Preserve System) to mitigate the impacts of covered activities on endangered species and contribute to their recovery.

The five local agencies responsible for implementing portions of the Plan that relate to the development entitlement process are the County of Contra Costa and the cities of Brentwood, Clayton, Oakley, and Pittsburg. The City of Antioch chose not to participate in the Plan. These five participating local agencies formed a joint powers authority (JPA) known as the East Contra Costa County Habitat Conservancy (the Conservancy) to perform the many implementation duties assigned to the "Implementing Entity" by the Plan.

[1] HCP/NCCP, Chapter 1, pp. 1-1 to 1-2.

[2] The permittees include Contra Costa County, the cities of Brentwood, Clayton, Oakley, and Pittsburg, the East Bay Regional Park District, the Contra Costa County Flood Control And Water Conservation District, and the East Contra Costa County Habitat Conservancy.

In late 2006 and through 2007 the local agencies formed the JPA, the Conservancy, permittees, and wildlife agencies executed the Implementing Agreement, and the wildlife agencies issued the permits. The local agencies and the Conservancy began collecting mitigation fees in 2008. The first full year of implementation was 2008. The Conservancy's fiscal year (FY) is from January 1 to December 31.

Consistent with the financial planning presented in Chapter 9 of the HCP/NCCP, 2007 is year 0, 2008 is year 1, and the permit term would end in 2037, year 30. This audit is conducted in 2022 (year 15) as required by the Plan and is based on data through FY 2021 (year 14). The next audit required by the Plan is in 2027 (year 20).

HCP/NCCP Mitigation Fees

Revenue sources to fund estimated HCP/NCCP costs during the 30-year permit term include four types of mitigation fees:

- Development fee
- Rural road fee
- Wetland mitigation fee
- Temporary impact fee.

The type of mitigation fee paid by a covered activity depends on fee zone, land cover type affected, and type of impact ("impact" and "covered activity" are used interchangeably in this report). Most covered activities occur within the UDA. The UDA is defined as (1) the County of Contra Costa urban limit line, or (2) the boundaries of the four cities implementing the Plan, whichever is larger.[3]

Applicants can dedicate land for the Preserve System or generate alternative special taxes, fees, or charges in lieu of paying a portion of the full development fee, subject to approval by the Conservancy.

Covered activities that cause permanent impacts to habitat pay the development fee (except rural road projects, see below). If the impact is to wetland land cover types, then the wetland mitigation fee applies in addition to the development fee. This additional fee applies because of the greater mitigation requirements (restoration and creation) associated with wetland impacts.

The Plan includes a separate rural road fee based on a multiple of the development fee for specifically-identified rural transportation projects in the Plan. These projects generally have a greater per-acre impact than other types of development projects.

[3] HCP/NCCP, Chapter 2, pp. 2-16 to 2-18, Figure 2-3. Excludes City of Antioch that is not covered under the Plan.

Covered activities that temporarily disturb habitat pay the temporary impact fee. The fee is calculated based on the permanent fee that otherwise would apply (development, rural road, or wetland) adjusted for the length of time of the temporary impact and its recovery.

Table 1.1 summarizes how the four types of mitigation fees are applied to covered activities based on the type of impact.

Table 1.1: Mitigation Fees

Type of Impact	Mitigation Fee	Applicability
Permanent	Development fee	All permanent impacts except those subject to the rural road fee.
	Rural road fee	Permanent impacts from rural road projects specifically identified in Table 9-6 of the Plan.
	Wetland mitigation fee	Permanent impacts to wetland land cover types and streams, paid in addition to applicable development or rural road fee.
Temporary	Temporary impact fee	All temporary impacts and based on the associated development, rural road, or wetland mitigation fee adjusted for the length (in time) of the temporary impact and recovery.

Audit Objectives and Scope

The objectives of this audit are defined by the requirements of the HCP/NCCP. The audit also provides the basis for findings required by the MFA related to the mandatory five-year review and any action establishing, increasing, or imposing a fee.

Periodic Audit Requirements of the HCP/NCCP

The HCP/NCCP calls for periodic audits of the mitigation fees in the following years: 2010 (year 3), 2013 (year 6), 2017 (year 10), 2022 (year 15), 2027 (year 20), and 2032 (year 25). The purpose of the audit is "[t]o ensure that the fees generated by development and other covered activities are adequately covering their share of Plan costs."[4]

Audits must compare current actual costs to the cost assumptions used in the current mitigation fee calculation. The audit must review actual land acquisition costs as well as costs to operate, manage, and maintain the Preserve System. The audit must recalculate fees based on this cost review. As with prior

[4] HCP/NCCP, Chapter 9, p. 9-31.

audits, this audit uses the same approach as the HCP/NCCP to calculate the development fee based on a specified fair share of total Plan costs (see Chapter 6 for more explanation).

In between periodic audits the Plan calls for automatic annual adjustments to the Plan's mitigation fees. Annual adjustments are based on two inflation indices weighted by the appropriate Plan cost component reflected by each index.[5] A real estate cost index is used to update the land acquisition cost component reflecting more than half of total plan costs. The Consumer Price Index is used to update the share of fees funding the balance of Plan costs.

Mitigation Fee Act Requirements

The mitigation fees collected pursuant to the HCP/NCCP are authorized by California law under the Mitigation Fee Act (MFA) found in Sections 66000 through 66025 of the *California Government Code*.

Section 66001

This audit provides a revised fee schedule based on updated cost data. If the audit results in an increase in fees, the audit must make the following four "reasonable relationship", or "nexus" findings required by the MFA:

> *Sec. 66001(a) In any action establishing, increasing, or imposing a fee as a condition of approval of a development project by a local agency, the local agency shall do all of the following:*
>
> *(1) Identify the purpose of the fee.*
>
> *(2) Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged.*
>
> *(3) Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.*
>
> *(4) Determine how there is a reasonable relationship between the need for the public facility and the type of development on which the fee is imposed.*

[5] HCP/NCCP, Chapter 9, p. 9-30.

The following finding is not required though this audit makes this finding as well:

> *Section 66001(b) In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*

Each of these findings are made in association with the analysis of each fee in Chapters 5, 6, and 7.

Section 66016.5

Section 66016.5(a) of the MFA includes certain requirements for nexus studies completed on and after January 1, 2022. These requirements and how this audit meets these requirements are presented below.

> *(1) Before the adoption of an associated development fee, an impact fee nexus study shall be adopted.*

This audit constitutes a nexus study for the purposes of this section of the MFA.

> *(2) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.*

This section is not applicable because this audit does not result in a change in the existing level of service.

> *(3) A nexus study shall include information that supports the local agency's actions, as required by subdivision (a) of Section 66001.*

As mentioned above, section 66001(a) findings are included in Chapters 5, 6, and 7.

> *(4) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.*

This audit evaluates the amount of fees collected under the current fee schedule and the underlying cost assumptions and finds revenue insufficient to fully fund new development's fair share of the Plan costs. See Chapters 5 and 6.

(5)(A) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

Application of the Plan's mitigation fees on housing development by square foot is not an appropriate nexus based on the findings presented below.

(B) A nexus study is not required to comply with subparagraph (A) if the local agency makes a finding that includes all of the following:

(i) An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.

As explained in Chapters 5, 6, and 7, the impact of development to species and natural habitats is measured in acres of disturbed land. Building square feet does not correlate with acres of disturbed land (or linear feet in the case of stream impacts) and therefore the amount of impacts.

(ii) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

Mitigation fees are most appropriately imposed based on acres of disturbed land (or linear feet in the case of stream impacts) to have a reasonable relationship with the burden posed by (impacts from) development.

(iii) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

Because mitigation fees are imposed based on the amount of disturbed acres (or linear feet in the case of stream impacts) smaller developments pay a smaller fee.

(C) This paragraph does not prohibit an agency from establishing different fees for different types of developments.

Mitigation fees are imposed consistently across all types of development based on the amount of disturbed acres (or linear feet in the case of stream impacts).

(6) Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.

The permittees (excluding the Conservancy) have adopted the HCP/NCCP that is a "capital improvement plan" as defined in section 66002(a).

Funding Mitigation and Conservation Goals

A Natural Community Conservation Plan (NCCP) under California law provides unique regulatory benefits in addition to those provided by a Habitat Conservation Plan (HCP) under federal law. An NCCP must not only mitigate impacts to the maximum extent practicable as required by an HCP. An NCCP must also contribute to the recovery and continued viability of species whether or not those species are protected under the California Endangered Species Act.[6] This "conservation" component of the Plan is in addition to Plan "mitigation" requirements It is accomplished by protecting habitat, natural communities, and species diversity on a landscape or ecosystem level through the creation and long-term management of large habitat reserves.

A key objective of the nexus analysis in Chapters 5, 6, and 7 is to only allocate the mitigation share of total Plan costs to the development fees and other mitigation-related revenue sources. The updated funding plan presented in Chapter 8 ensures that other local, state, and federal funding is kept consistent with the Plan's estimates for funding to achieve the Plan's conservation goals.

Objectives and Scope

The findings required by the MFA described above are similar in intent to the HCP/NCCP's objectives for periodic audits. Both suggest the need to update the fee amount based on recent data and confirm the role of fee revenues in a feasible funding plan. To address both the periodic audit requirements of the Plan and the findings required by the MFA, the objectives and scope of this audit are:

1. Update cost assumptions underlying the mitigation fees
2. Recalculate fee amounts based on a reasonable relationship (nexus) between new development and the need for the fee, the amount of the fee, and the use of fee revenues
3. Update local, state, and federal revenue estimates consistent with the Plan's anticipated funding from these sources to achieve the Plan's conservation goals (contribute to the recovery of species and habitats)
4. Update the funding plan including an endowment for post-permit term costs that demonstrates the continued financial feasibility of the HCP/NCCP.

This audit uses the most recently available data on financial transactions and covered activities through December 31, 2021.

[6] *California Fish & Game Code*, Sections 2050 through 2089.25 and 2890 through 2835.

This audit is not a comprehensive audit of the Conservancy's finances. The Conservancy separately has an annual financial audit conducted by an outside auditor. The data and methods used by this audit are sufficient to achieve the objectives described above.

The HCP/NCCP states that the Conservancy will "hire an outside, independent financial auditor to conduct" the audit.[7] The expertise required to complete the audit is more closely related to maintaining compliance with mitigation fee legal statutes than with accounting standards. Consequently, the Conservancy has elected to engage a professional services firm with direct experience developing and implementing mitigation fee nexus studies in the context of regional habitat conservation plans rather than a certified public accountant.

Organization of the Audit

Covered activities (impacts) under the HCP/NCCP to date are summarized in Chapter 2 as well as remaining impacts through the 30-year permit term. The update to the cost model used to estimate implementation costs of the Plan is presented in Chapter 3. Chapter 4 describes post-permit term costs and funding of an endowment.

Updates to the four fees are presented in Chapters 5 through 7. The wetland mitigation fee is presented first in Chapter 5 because it is calculated independently of the other fees. The development fee is presented next in Chapter 6 based on urban development's fair share of total Plan costs net of the wetland mitigation fees and costs. The rural road and temporary impact fees are presented in Chapter 7 because they use the same rates as the development and wetland mitigation fees, adjusted for rural road or temporary impacts.

The updated 30-year funding plan based on revised cost and revenue estimates is presented in Chapter 8.

The appendices provide additional supporting documentation for the audit.

[7] HCP/NCCP, Chapter 9, p. 9-31.

2. IMPACTS

This section of the audit describes the impacts that have occurred to date during from 2008 through 2021 (years 1-14). This section also identifies the remaining impacts based on the total amount of impacts permitted under the HCP/NCCP.

This chapter will show that only a small amount of development relative to permit term limits allowed under the permits has occurred through 2021. This finding is used to support an audit recommendation for the Conservancy to seek an extension of the permit term (see *Permit Term Extension* in this chapter, below).

The Plan uses the amount of acreage from development projects and other activities as the primary unit of measurement for impacts. The Plan uses linear feet to measure stream impacts subject to the wetland mitigation fee.

Urban Development Area (UDA)

The boundaries of the UDA are subject to change over time based on local land use policy decisions by the five agencies implementing the HCP/NCCP. Thus, boundary changes could lead to changes in the land use capacity for, and eventual amount of, urban development.

To accommodate the uncertainty regarding the amount of urban development that would be covered under the Plan, the Plan uses two scenarios to "book end" the potential urban development levels:

- The initial UDA is defined by the County of Contra Costa urban limit line and the boundaries of the cities of Brentwood, Clayton, Oakley, and Pittsburg existing at the time the Plan was adopted.[8]
- The maximum UDA is the maximum development capacity for urban development under the terms of the permits. Although boundaries are not defined, the development capacity considers areas outside the initial UDA proposed for future development in the general plans of Brentwood, Clayton, Pittsburg, and the County.

The urban development area covered under the Plan at the end of the permit term could fall anywhere in the range defined by the initial urban development area and the maximum urban development area. The ultimate boundaries depend on local land use decisions occurring during the permit term. The conservation requirements of the Plan are greater for the maximum UDA

[8] Excluding some areas within the County urban limit line surrounding the Byron Airport. See HCP/NCCP, p. 2-17.

compared to the initial UDA to accommodate the greater impacts under the maximum UDA scenario.

Development Fee Zones

The development fee is implemented based on three fee zones defined by the HCP/NCCP.[9] A map of the zones is provided in Figure 9-1 of the Plan. The zones represent varying levels of impacts on covered species and natural habitats caused by development projects and activities. The development fee is lowest in the zone where development would have the least impacts and highest in the zone where development would have the greatest impacts. The zones generally correspond to the dominant land cover type and habitat and open space values. Below is a summary of the zones:

- Zone I: Cultivated and disturbed lands, primarily areas in agricultural use and some undeveloped areas within existing urban areas.
- Zone II: Natural areas where lands are dominated by natural land cover types.
- Zone III: Small vacant lots (less than 10 acres) within the initial UDA.

The lowest development fee is in Zone III because the habitat and open space value is lowest on vacant land within existing developed areas. As the Plan states in Chapter 4, "[d]evelopment of these areas will result in loss of open space and some habitat values, but impacts will be less than those in Zone I and substantially less than those in Zone II."[10] An acre of permanent impacts in Zone III is given a weight of **one** for the purposes of allocating the fair share of total plan costs to the development fee.

The highest fee is in Zone II because this predominantly natural area has the highest habitat value. The dominant land cover type is annual grassland and covers 34 percent of the land included in the Plan's inventory area. The greatest impacts in Zone II are in this land cover type. Chapter 4 of the Plan references the importance of annual grassland throughout its detailed analysis of impacts on covered species and critical habitats.[11] An acre of permanent impacts in Zone II is given a weight of **four** for the purposes of allocating the fair share of total plan costs to the development fee (four times the weight of impacts in Zone III).

The amount of the Zone I fee is between the fees in the other two zones because cultivated and other disturbed uses have greater habitat value than

[9] HCP/NCCP, Chapter 9, pp. 9-20 to 9-21.

[10] Ibid.

[11] HCP/NCCP, Chapter 4, pp. 4-14 to 4-22.

vacant lots but less value than natural areas. Chapter 4 of the Plan includes several findings to support this approach.[12] An acre of permanent impact in Zone I is given a weight of **two** for the purposes of allocating the fair share of total plan costs to the development fee (twice the weight of impacts in Zone III and half the weight of impacts in Zone II).

The fee zone map in the Plan (Chapter 9, Figure 9-1) is the sole determination of the fee zone applicable to a project or other covered activity.[13] Individual parcels within a zone will have greater or lesser impact on covered species, natural communities, and open space. An individual parcel in zone A, for example, may have characteristics like land cover types in zone B. However, the parcel's location adjacent to lands within zone A combined with the benefits of contiguous open space to meeting the Plan's objectives, provides reasonable justification to include the parcel in zone A. The mapping of the zones was completed at a level of detail sufficient to provide a reasonable relationship between all land within a specific zone and the relative weight of impacts assigned to that zone.[14]

Summary of Impacts to Date

Permanent impacts to date by zone are shown in **Table 2.1**. Temporary impacts are tracked by the Conservancy but not shown in Table 2.1 because they have no effect on the development or wetland fee calculations. Temporary impact fee revenue is included in the funding plan in Chapter 8. See **Table A.1** in Appendix A for a detailed list of covered activities to date.

Remaining Permanent Impacts Under the HCP/NCCP

The HCP/NCCP allows for a fixed amount of permanent impacts. Permanent impacts are used to calculate and update the development fee. The remaining permanent impacts allowed under the Plan until the permit term (years 15-30) are summarized in **Table 2.2** by subtracting impacts to date (Table 2.1) from the total impacts allowed for the 30-year permit term. The table applies the weighting factors by zone discussed above. The result is the total acreage of permanent impacts with the UDA remaining under the Plan weighted by the relative impact in each zone. Remaining impacts for the maximum and initial UDAs is used to allocate costs to the development fee in Chapter 6.

[12] HCP/NCCP, Chapter 4, pp. 4-6, 4-15, and HCP/NCCP, Appendix D, *Species Profiles*.

[13] HCP/NCCP, Chapter 9, p. 9-20.

[14] See, for example, HCP/NCCP, Chapter 3, pp. 3-2 to 3-5.

Table 2.1: Permanent Impacts, 2008 Through 2021

Location	Land Conversion	
Urban Development Area (UDA)		
Zone 1	931.44	acres
Zone 2	211.33	acres
Zone 3	34.05	acres
Subtotal UDA	1,176.82	acres
Rural (outside UDA)[1]	76.94	acres
Total Land Conversion	1,253.76	acres
Wetlands[2]		
Wetlands (except streams)	4.32	acres
Streams (linear feet)	1,089.31	linear feet

[1] Covered activities occurring outside the urban development area (UDA) could occur in either zones 1 or 2. Includes rural road projects as shown in Table 9-6 of the HCP/NCCP, plus rural infrastructure projects and activities, and activities within the Preserve System (see Sections 2.3.2 through 2.3.4 of the HCP/NCCP).

[2] Wetland impacts are included in land conversion impacts. Wetland impacts pay wetland fees in addition to the applicable development fee or rural road fee.

Sources: Appendix A, Table A.1.

Table 2.2 shows 12,979 acres for the permit limit under the maximum UDA. Table 4-3 in the Plan shows 13,029. There appears to be an addition error in the Table 4-3 that included an extra 50 acres. These 50 acres are excluded in Table 2.2. The Conservancy should consult with the permittees and the wildlife agencies to resolve this issue. The difference has no impact on any of the analyses for this audit, including the cost model update, the mitigation fee calculations, or other revenue estimates developed for the funding plan.

Remaining impacts to wetland land cover types (riparian, wetlands, ponds, and streams) are shown in **Table 2.3**. This audit contains the same adjustment made by prior audits to total acres of restoration/creation assumed in the Plan cost model to be consistent with Tables 5-16 and 5-17 in Chapter 5 of the Plan. Estimated compensatory restoration/creation acreage for seasonal wetlands under the maximum UDA scenario was adjusted to match the 2:1 mitigation ratio applied to the acres of impact shown in the tables. Also, consistent with Plan assumptions, a 30 percent reduction was made to the estimate of compensatory restoration/creation acreage (not contribution to recovery acreage) for the perennial, seasonal, and alkali wetlands to reflect overestimates due to mapping of these areas.[15]

[15] For seasonal wetlands, the total restored acreage for the initial [maximum] UDA scenario equals 45.2 [53.6] acres based on: (42 [56] impact acres x 2:1 mitigation ratio x 30 percent adjustment for mapping overestimate) + 20 acres contribution to recovery. See Tables 5-16 and 5-17 and Appendix G of the HCP/NCCP.

Table 2.2: Permanent Impacts (acres)

	Zone 1[1]	Zone 2	Zone 3	Subtotal	Share	Outside UDA	Total[2]	Share
Permit Limits (2008-2037)								
Initial UDA	6,198	2,306	166	8,670	100.0%	1,126	9,796	100.0%
Maximum UDA	7,507	4,180	166	11,853	100.0%	1,126	12,979	100.0%
Actual Impacts to Date (through 2021)								
Initial UDA	931	211	34	1,176	13.6%	77	1,253	12.8%
Maximum UDA	931	211	34	1,176	9.9%	77	1,253	9.7%
Remaining Impacts (2022-2037)								
Initial UDA	5,267	2,095	132	7,494	86.4%	1,049	8,543	87.2%
Maximum UDA	6,576	3,969	132	10,677	90.1%	1,049	11,726	90.3%
Impact Weighting Factor[3]	*2*	*4*	*1*					
Permit Limits - Equivalent Acres (2008-2037)								
Initial UDA	12,396	9,224	166	21,786	100.0%			
Maximum UDA	15,014	16,720	166	31,900	100.0%			
Actual Impacts to Date - Equivalent Acres (through 2021)								
Initial UDA	1,862	844	34	2,740	12.6%	Not Available[4]		
Maximum UDA	1,862	844	34	2,740	8.6%			
Remaining Impacts - Equivalent Acres (2022-2037)								
Initial UDA	10,534	8,380	132	19,046	87.4%			
Maximum UDA	13,152	15,876	132	29,160	91.4%			

Notes: "UDA" is the urban development area.

[1] The permit limits used to calculate the initial fees shown in Chapter 9, Table 9-4, and Appendix H of the HCP/NCCP are revised to control to the totals in Chapter 4, Tables 4-2 and 4-3 (corrected, see note 2), of the Plan (14 acres less for the Initial UDA and 26 acres less for the Maximum UDA). These adjustments are made to zone 1 though they could be allocated to any zone within the UDA.

[2] Table 4-3 in Chapter 4 of the HCP/NCCP appears to have a mathematical error for the maximum UDA permit limit, showing 13,029 acres instead of 12,979.

[3] Weighting factor reflects relative impacts by zone (see Plan, Appendix H). Equivalent acres for impacts outside the UDA not calculated because impacts occur in both zones 1 and 2.

[4] The HCP/NCCP did not identify the location of all covered activities occurring outside the UDA by zone, except for rural road projects (see HCP/NCCP, Table 9-6). Includes rural infrastructure projects and activities, and activities within the Preserve System (see NCP/NCCP, Sections 2.3.2 through 2.3.4).

Sources: HCP/NCCP, Tables 4-2 and 4-2, Table 9-4 (revised), and Appendix H, Table 1 (second memorandum); Table 2.1 (this report).

Table 2.3: Wetland Impacts

	Estimated Impacts (2008-2037)[1] *(acres or linear feet)*		Actual Wetland Impacts (2008-2021)[2]	Remaining Impacts (Years 2022-2037) *(acres or linear feet)*	
	Initial UDA	Maximum UDA		Initial UDA	Maximum UDA
Impacts Based on Acres					
Riparian	30.00	35.00	1.29	28.71	33.71
Perennial Wetland	22.20	22.50	0.07	22.13	22.43
Seasonal Wetland	12.60	16.80	1.61	10.99	15.19
Alkali Wetland	8.40	9.30	0.14	8.26	9.16
Pond	7.00	8.00	0.10	6.90	7.90
Aquatic (open water)	]12.00	12.00	0.47	11.53	11.53
Slough / Channel	72.00	72.00	0.65	71.35	71.35
Subtotal (acres)	164.20	175.60	4.32	159.88	171.28
Impacts Based on Linear Feet					
Streams (<=25 ft. wide)	21,120	26,400	685	20,435	25,715
Streams (>25 ft. wide)	3,168	4,224	404	2,764	3,820
Subtotal (linear feet)	24,288	30,624	1,089	23,199	29,535

Notes: "UDA" is the urban development area.

Impacts includes wetland impacts outside the UDA because these impacts are counted against the estimates of permanent impacts in the Plan (see Tables 5-16 and 5-17).

[1] Perennial, Seasonal, and Alkali wetland impacts reduced by 70 percent to account for overestimates in mapping analysis (see Tables 5-16 and 5-17, footnote 2.

[2] Assume ephemeral streams are equal to or less than 25 feet wide, and intermittent and perennial streams are greater than 25 feet wide.

Source: HCP/NCCP, Tables 5-16 and 5-17; Appendix A, Table A.1.

Permit Term Extension

As shown in Table 2.2, in terms of equivalent acres, 12.6 percent of impacts in the initial UDA allowed under the HCP/NCCP have occurred through 2021 (year 14). The comparable figure for the maximum UDA is 8.6 percent. Thus, with just over half of the permit term remaining (years 15 through 30), approximately 90 percent of the impacts have yet to occur. However, the HCP/NCCP does not provide a means to reduce estimated impacts and associated mitigation fee funding within the existing permit term.

The HCP/NCCP is a comprehensive plan that achieves both mitigation and conservation goals (see *Funding Mitigation and Conservation Goals* in Chapter 1). The HCP/NCCP does not provide the detail needed to separate mitigation

from conservation costs.[16] So the HCP/NCCP does not provide a basis to adjust conservation costs based on lower mitigation estimates and fee revenues without a reconsideration of Plan goals.

Moreover, the nexus analysis used to determine the mitigation share of total Plan costs is dependent upon achieving the Plan's overall goals.[17] Reducing estimated development impacts and associated mitigation fee funding would require significant reconsideration of the nexus analysis and the mitigation cost share used to calculate fees.

Thus, this audit like prior audits assumes that all development impacts allowed under the permits will occur by the end of the 30-year permit term in 2037. This approach is necessary to align funding sources to meet the mitigation and conservation goals under the Plan at the end of the permit term.

The most effective way to address the slower pace of impacts without fundamentally altering the HCP/NCCP cost model and funding plan would be to extend the permit term. A permit term extension would enable the cost model and funding plan to:

- Incorporate the effects of a more realistic planning horizon on costs and revenues
- Continue to demonstrate a feasible funding plan that achieves all Plan goals
- Avoid the need to reconsider Plan goals, costs, and funding based on a more constrained development scenario.

Based on this discussion, we recommend that the Conservancy work with members of the JPA, other permittees, and the wildlife agencies to extend the permit term.

[16] Only in the case of wetland restoration does the Plan have specific conservation goals in addition to mitigation requirements and that are costed out separately in the cost model (see HCP/NCCP, Chapter 5, Tables 5-16 and 5-17).

[17] HCP/NCCP, Appendix H, Table 1 (second memorandum).

3. COST MODEL

This chapter presents a summary of the updated cost models for the 30-year permit term. As shown in Appendix G of the HCP/NCCP separate cost models are used for the initial and maximum UDA scenarios to account for the difference in Preserve System size and other differences in Plan requirements. The two models are identical in structure. The difference in cost between the two models is primarily related to the effect of greater land acquisition and restoration requirements for the Preserve System under the maximum UDA scenario.

General Approach

The cost model was updated based on provisions in the Plan for periodic audits. The original model is documented in Appendix G of the Plan. For this audit, cost model revisions were made to the latest version of the model developed for the prior audit. The model for each scenario (initial and maximum UDA) includes multiple linked spreadsheets (see Appendix C and Appendix D of this report). Total costs for the permit term are the sum of actual costs to date (through FY 2021) and estimated remaining costs through the end of the permit term. All costs are expressed in 2021 dollars to support calculation of the mitigation fees.

Actual costs through December 31, 2021 were adjusted to 2021 dollars using changes in the Conservancy's mitigation fee schedule, thus replicating the same index used to reflect inflation in Plan costs. The Conservancy's fees are adjusted annually based on published price indices and periodically based on prior audits, as discussed in Chapter 1, *Periodic Audit Requirements of the HCP/NCCP*.[18]

Remaining costs through the end of the permit term were updated based on recent cost experience and application of appropriate inflation indices to assumptions in the prior audit cost model, as explained in more detail in the following section of this chapter.

The models provide budgets for the following nine cost categories related to Plan implementation:

1. Program administration
2. Land acquisition
3. Planning and design

[18] See also HCP/NCCP, Chapter 9, pp. 30-31 and Table 9-7, and Appendix F, Table F.1.

4. Habitat restoration/creation
5. Environmental compliance
6. Preserve management and maintenance
7. Monitoring, research, and adaptive management
8. Remedial measures
9. Contingency.

Post-permit costs are analyzed separately as part of the endowment model and are presented in the following chapter (Chapter 4).

Land Acquisition Costs

Land acquisition is the Plan's largest cost category representing about 65 percent of total costs excluding endowment costs. Substantial effort was expended during the audit to update costs to reflect current market conditions and recent Conservancy land acquisition experience. This audit uses an acquisition model developed and maintained by Conservancy staff to estimate the acres that need to be acquired to achieve the various habitat acquisition requirements of the Plan for both the initial and maximum UDA scenarios.

The Conservancy, working with East Bay Regional Park District (Park District), has been very successful in acquiring Preserve System lands since the Plan's implementation. Through 2021 (year 14) the Conservancy has acquired approximately 12,050 acres, or 40 and 50 percent of the Preserve System required under the maximum and initial UDA scenarios, respectively. These totals exclude:

- Acquired lands that cannot be credited to the Preserve System because of existing conservation easements mitigating habitat impacts that occurred prior to Plan adoption[19]
- Parts of acquired parcels that lie outside plan acquisition zones.

A database of over 100 land transactions in East Contra Costa County, all within the past ten years, was compiled from a variety of sources to estimate costs per acre for future Preserve System acquisitions. This database included Park District acquisitions (most of which were performed in partnership with the Conservancy), plus acquisitions by the Conservancy, Save Mount Diablo (local nonprofit land trust organization), and land transactions identified in the County Assessor's database. Land costs for developable parcels within the urban limit line that are part of the Conservancy's acquisition strategy were

[19] Unless those pre-Plan impacts were also counted against the Plan's permit limits.

updated based on current housing values. Detailed data on the transactions used to update the cost model land cost factors are provided in Appendix B.

As shown in **Table B.2** in Appendix B estimated land costs per acre have generally increased since 2017. Since then, prices for the largest parcels outside the urban limit line have increased about 40 percent, while the prices for mid-sized parcels (40 to 120 acres) remain unchanged. Prices for parcels under 40 acres have increased 20 to 25 percent. Inside the urban limit line, where a small fraction of the acquisition will occur and where prices more closely track changes in the housing market, estimated land costs have increased about 25 percent.

Consistent with changes made in prior audits, due diligence costs are estimated based on a flat three percent charge on land acquisition costs. Pre-acquisition surveys are a Conservancy staff cost. There is no contingency applied to land acquisition costs. Total remaining land acquisition costs to meet Preserve System requirements were evenly spread across the remaining 16-year period of the 30-year permit term.

Habitat Restoration/Creation Costs

Habitat restoration/creation is the second largest cost category of Plan implementation, representing about 10 percent of total costs excluding endowment costs. Unit costs (costs per acre) for restoration of specific habitats are the basis for the wetland mitigation fee. Review of restoration project costs since 2017 indicated that no extraordinary adjustments were required. All unit cost factors were update by applying the California Construction Cost Index.

Habitat restoration/creation mitigation unit costs for wetland land cover types estimated for this audit are shown in **Table 3.1**. The cost for open water is the same as the cost for ponds because the Plan calls for open water impacts to be mitigated by the creation of ponds. The table includes two costs for stream restoration, one based on stream widths of 25 feet or less, and one based on steam widths of greater than 25 feet.

Unit costs for habitat restoration/creation construction are augmented by three types of soft costs:

- Construction-related costs including restoration design, plans and specifications, bid assistance, construction oversight, post-construction maintenance, environmental compliance, pre-construction surveys, and construction monitoring
- Conservancy staff and related costs
- Contingency.

Table 3.1: Wetland Mitigation Unit Costs (2021 $)

Cost Category	Cost Factor	Riparian (per acre)	Perennial Wetland (per acre)	Seasonal Wetland (per acre)	Alkali Wetland (per acre)	Pond (per acre)	Aquatic (open water) (per acre)	Slough/ Channel (per acre)	Stream (per ln. ft.)
Construction		$51,800	$84,500	$100,800	$102,000	$112,100	$112,100	$76,800	$287
Construction-related costs									
Plans, specs., allowance for remedial measures[1]	33%	$17,094	$27,885	$33,264	$33,660	$36,993	$36,993	$25,344	$95
Bid assistance[1]	1.5%	$777	$1,268	$1,512	$1,530	$1,682	$1,682	$1,152	$4
Construction oversight[1]	10%	$5,180	$8,450	$10,080	$10,200	$11,210	$11,210	$7,680	$29
Post-construction maint.[1]	10%	$5,180	$8,450	$10,080	$10,200	$11,210	$11,210	$7,680	$29
Environmental compliance[2,3]	$6,500	$6,500	$6,500	$6,500	$6,500	$6,500	$6,500	$6,500	$22
Pre-construction surveys[2,4]	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$5
Construction monitoring[2,4]	$3,200	$3,200	$3,200	$3,200	$3,200	$3,200	$3,200	$3,200	$11
Staff and related costs[2,5]	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$4,400	$15
Subtotal		$95,531	$146,053	$171,236	$173,090	$188,695	$188,695	$134,156	$495
Contingency[1]	20%	$10,360	$16,900	$20,160	$20,400	$22,420	$22,420	$15,360	$57
Total Unit Cost		$105,891	$162,953	$191,396	$193,490	$211,115	$211,115	$149,516	$553
Adjustment Factor for Streams >25 Feet Wide									1.50
Total Unit Cost (Streams >25 feet wide)									$829

[1] Percentage applied to construction costs.

[2] Stream costs per linear foot estimated based on the average percent of construction costs for the respective cost category across all the other wetland land cover types.

[3] Based on CEQA, CWA 401, CDFG 1602, and other permit costs for "small" project, divided by two (assume a two-acre project). NHPA permit unlikely to be applicable.

[4] Cost Model estimate divided by two (estimate based on a two-acre project).

[5] Midpoint of staffing costs per acre (all costs except construction and contractors) between initial and maximum UDA cost models for habitat restoration/creation cost category.

Sources: Appendices C and D (Habitat Restoration/Creation table).

Consistent with prior audits, four of the construction-related cost line items (plans and specifications, bid assistance, construction oversight, and post-construction maintenance) are estimated as a percent of construction costs based on experience with how contractors structure their bids. Soft cost percentages remain the same as in the 2017 audit.

The remaining three line items (environmental compliance, pre-construction surveys, and construction monitoring) are estimated as dollar amounts per acre. These assumptions were updated for inflation and current environmental compliance fee schedules.

Conservancy staff and related costs are updated based on current hourly costs per position and experience with allocation of staff time for habitat restoration/creation projects. This update assigns some Conservancy staffing in the environmental compliance cost category to wetland fee costs to capture actual Conservancy experience with permitting restoration/creation projects.

The contingency of 20 percent on habitat restoration/creation construction costs remains unchanged from the Plan and prior audits. The contingency applies to habitat construction costs only and not soft costs or staff costs. The contingency is higher than the five percent rate applied to other Plan implementation activities because of the high degree of cost variation and uncertainty associated with habitat restoration/creation projects.

Updates to Other Cost Categories

Cost model changes to the other seven cost categories besides land acquisition and habitat restoration/creation are summarized in the following subsections.

Program Administration

The original 2006 model estimated staff costs based on direct salary costs plus benefits, and separately estimated overhead costs (human resources, information technology, office space, etc.). With the 2013 audit, staff costs were budgeted based on a fully burdened hourly rate that includes benefits and all overhead costs and this audit maintains that approach. The staffing plan is updated to reflect experience with staff allocation by function and the ability to rely on fractions of a full-time employee. Other overhead costs such as travel, insurance, legal, and financial analysis and audits that are not included in staff hourly rates are updated based on actual costs and projected needs.

Planning and Design

Costs include Conservancy staff and overhead and contractor services. Costs are based on current Conservancy budgeting and expectations of management planning needs over the remainder of the permit term.

Environmental Compliance

Estimates of Conservancy staff time are based on actual experience with permitting Preserve System activities. Legal services and other technical support services are included in this cost category because of the need for legal assistance and other specialized consulting services to complete regional wetland permitting activities anticipated over the next 10 years of the permit term. Contractor costs are increased based on the Employment Cost Index and permit fees are updated based on current fee schedules and calculators.

Preserve Management and Maintenance

The schedule of land under management continues to reflect the fact that the pace of acquisition exceeds actual mitigation and conservation targets when compared to impacts.[20] Costs to date are low reflecting land-banking of many acquired lands pending the level of impacts necessary to manage them as part of the Preserve System.

Future preserve management costs are based on preliminary estimates prepared by Park District staff in coordination with the Conservancy using the implementation activities outlined in the *Vasco Hills / Byron Vernal Pools Preserve Management Plan*.[21] Detailed cost categories include: invasive plant and invasive wildlife control; grazing and wildfire management; maintenance of fences, gates, roads, and trails; trash and debris removal; equipment, supplies, and infrastructure maintenance and replacement; and annual reporting. Recreation management costs and costs for security and patrol of recreational trails are not included.

This update shifts the cost of law enforcement for habitat and species protection from the program administration cost category to the preserve management cost category. Costs are based on the current contract between the Contra Costa Water District and the Contra Costa County Sheriff to provide law enforcement services at the 20,000-acre Los Vaqueros watershed.

[20] See "Acres Acquired, Managed, and Restored within HCP/NCCP Preserves for Initial/Maximum Urban Development Area" tables in Appendix C and Appendix D.

[21] *Vasco Hills / Byron Vernal Pools Preserve Management Plan* (draft), prepared by ICF for the East Contra Costa County Habitat Conservancy, November 2018.

Monitoring, Research, and Adaptive Management

Contractors are the most significant component of monitoring costs. Costs are based on review of current contracting and assumptions about how that activity will intensify over time. Monitoring activity is expected to increase with the completion of more restoration projects and with implementation of preserve management plans and associated monitoring protocols.

Remedial Measures

The total cost for remedial measures is based on (1) a percent of total cost of habitat restoration/creation costs, (2) a cost per acre for remedial measures applied to a percent of total Preserve System acres acquired, and (3) a lump sum cost for other remedial measures. No changes were made in these cost assumptions for this audit.

Contingency

Contingency costs reflect changes in other cost categories. The estimated rate remains at five percent and is applied to total Plan costs net of total land acquisition and total habitat restoration/creation costs.

Summary of Cost Model Results

Table 3.2 and **Table 3.3** summarize changes in total costs by cost category for the Plan for the initial and maximum UDA, respectively. The tables compare the results of this audit to costs estimated in the HCP/NCCP costs and the prior 2017 audit in 2021 dollars. Adjusted for inflation, total costs are in the range of seven to nine percent lower than costs in the 2017 audit and nearly equal to costs estimated in the Plan.

Though costs have remained in line with the Plan's original estimates there have been significant changes among cost categories:

- Habitat restoration/creation costs are higher because the unit cost (costs per acre) assumptions in the Plan were significantly lower than the Conservancy's actual experience.
- Ongoing costs for (1) preserve management and maintenance and (2) monitoring, research, and adaptive management are significantly lower because costs to date are lower than estimated in the Plan. As discussed in *Preserve Management and Maintenance* above and *Permit Term Extension* in Chapter 2, impacts have occurred at a much slower pace than anticipated by the Plan.

Table 3.2: Cost Model Comparison – Initial Urban Development Area (2021 $)

Cost Category	2006 Plan	2017 Fee Audit	2022 Fee Audit	2022 Audit vs. 2006 Plan		2022 Audit vs. 2017 Audit	
Program Administration	$27,590,000	$37,380,000	$35,240,000	$7,650,000	28%	($2,140,000)	(6%)
Land Acquisition	$291,330,000	$305,380,000	$304,960,000	$13,630,000	5%	($420,000)	(0%)
Planning and Design	$9,350,000	$10,960,000	$8,260,000	($1,090,000)	(12%)	($2,700,000)	(25%)
Habitat Restoration/Creation	$31,000,000	$60,960,000	$50,020,000	$19,020,000	61%	($10,940,000)	(18%)
Environmental Compliance	$3,560,000	$5,110,000	$3,650,000	$90,000	3%	($1,460,000)	(29%)
Preserve Management & Maintenance	$50,230,000	$40,690,000	$37,320,000	($12,910,000)	(26%)	($3,370,000)	(8%)
Monitoring, Research, & Adaptive Management	$28,550,000	$18,090,000	$9,760,000	($18,790,000)	(66%)	($8,330,000)	(46%)
Remedial Measures	$2,400,000	$4,320,000	$3,280,000	$880,000	37%	($1,040,000)	(24%)
Contingency	$7,630,000	$6,010,000	$4,480,000	($3,150,000)	(41%)	($1,530,000)	(25%)
Total Plan Implementation	**$451,640,000**	**$488,900,000**	**$456,970,000**	**$5,330,000**	**1%**	**($31,930,000)**	**(7%)**

Notes: HCP/NCCP and 2017 Fee Audit costs are inflated to 2021 dollars using the inflation index in Appendix F.

Sources: HCP/NCCP, Table 9-1; 2017 Audit, Table 3.2; Appendix C (Summary table).

Table 3.3: Cost Model Comparison – Maximum Urban Development Area (2021 $)

Cost Category	2006 Plan	2017 Fee Audit	2022 Fee Audit	2022 Audit vs. 2006 Plan		2022 Audit vs. 2017 Audit	
Program Administration	$27,710,000	$37,450,000	$37,990,000	$10,280,000	37%	$540,000	1%
Land Acquisition	$358,290,000	$377,110,000	$367,260,000	$8,970,000	3%	($9,850,000)	(3%)
Planning and Design	$9,470,000	$10,960,000	$8,260,000	($1,210,000)	(13%)	($2,700,000)	(25%)
Habitat Restoration/Creation	$34,800,000	$72,640,000	$60,240,000	$25,440,000	73%	($12,400,000)	(17%)
Environmental Compliance	$3,560,000	$5,110,000	$3,650,000	$90,000	3%	($1,460,000)	(29%)
Preserve Management & Maintenance	$55,400,000	$50,040,000	$42,370,000	($13,030,000)	(24%)	($7,670,000)	(15%)
Monitoring, Research, & Adaptive Management	$32,050,000	$20,890,000	$10,860,000	($21,190,000)	(66%)	($10,030,000)	(48%)
Remedial Measures	$2,580,000	$5,120,000	$3,950,000	$1,370,000	53%	($1,170,000)	(23%)
Contingency	$8,290,000	$6,860,000	$5,100,000	($3,190,000)	(38%)	($1,760,000)	(26%)
Total Plan Implementation	**$532,150,000**	**$586,180,000**	**$539,680,000**	**$7,530,000**	**1%**	**($46,500,000)**	**(9%)**

Notes: HCP/NCCP and 2017 Fee Audit costs are inflated to 2021 dollars using the inflation index in Appendix F.

Sources: HCP/NCCP, Table 9-1; 2017 Audit, Table 3.3; Appendix D (Summary table).

4. ENDOWMENT MODEL

The HCP/NCCP requires funding for post-permit term costs in perpetuity for the management and monitoring of the Preserve System.[22] Post-permit term costs would be funded by a portion of mitigation fee and other revenues transferred to an endowment over time. The endowment would grow with re-invested earnings through year 30. No withdrawals would be made from the endowment to fund HCP/NCCP during the permit term. At the end of the permit term, the endowment generates ongoing earnings sufficient to fully fund post-permit management and monitoring costs in perpetuity and adjusted for inflation.

The approach taken to estimate post-permit term costs and endowment funding is like that used in other recent Northern California regional habitat plans, including the San Joaquin Multi-Species Habitat Conservation and Open Space Plan, Santa Clara Valley Habitat Plan, the Yolo Habitat Conservation Plan, and the Placer County Conservation Program. The approach fully complies with applicable statutes regarding investment of public funds for long-term stewardship of conservation lands.[23]

Endowment Creation

The Conservancy conducted a process to select an endowment manager in 2019 and engaged the Regional Parks Foundation (Foundation) for this purpose. The Foundation is an independent nonprofit organization whose mission is to support the Park District through fundraising. The Conservancy and the Foundation entered into an endowment agreement in 2020 that specifies the responsibilities of both parties.[24]

The Foundation will manage and invest endowment funds and use its best efforts to achieve a reasonable long-term rate of return on investment consistent with the endowment model assumptions discussed below (see *Investment Earnings* in this chapter). Before the HCP/NCCP permits expire, a separate agreement will be negotiated between the Conservancy and the Foundation to establish the terms and conditions for distribution of funds from the endowment for preserve management and monitoring in perpetuity. For endowment management services, the Conservancy will pay the

[22] HCP/NCCP, Chapter 9, pp. 9-40 to 9-42 and Table 9-9.

[23] See Mitigation Lands: Nonprofit Organizations (*California Government Code*, section 65965-65968) and the Uniform Prudent Management of Institutional Funds Act (*Probate Code*, section 18501 et seq.).

[24] *East Contra Costa County HCP/NCCP Endowment Agreement*, October 2020.

Foundation a management fee of 0.55 percent of assets on deposits up to $10 million and 0.50 percent of assets on deposits above $10 million.

Post-permit Term Costs

Annual post-permit funding needs from the endowment were developed based on guidance provided in Chapter 9 of the HCP/NCCP. Total post-permit term costs were estimated based on a percent of annual costs in the final five-year period of the plan (years 26-30) for the following cost categories:

- 40 percent (maximum UDA) to 44 percent (initial UDA) of program administration costs
- 100 percent of preserve management and monitoring costs
- 50 percent of monitoring, research, and adaptive management costs

Endowment Funding

Four revenue sources build the endowment fund balance through year 30:

1. An opening balance as of December 31, 2021
2. Revenues from mitigation fees and other mitigation payments from development projects
3. Lease revenues from private activities on preserve lands
4. Re-invested earnings from endowment investments.

These funding sources are discussed in the subsections that follow.

Opening Fund Balance

The Conservancy started an endowment in 2020 with funds accumulated by:

- The California Wildlife Foundation from prior development project mitigation payments
- The Park District from revenues generated by residences, communication facilities, wind turbines, and agricultural leases on preserve lands.

See **Table F.2** in Appendix F for details.

Investment earnings on those endowment contributions has resulted in a fund balance of $3.9 million by December 31, 2021.

Development Project Revenue

Development project revenue, particularly mitigation fees generated by the HCP/NCCP, will provide the primary contributions to the endowment through the end of the permit term. Other types of development project revenue applied to the endowment include specific one-time and ongoing payments from development projects typically paid in lieu of the development fee (see **Table F.3** in Appendix F for details).

Development project revenue is critical for the endowment because many other revenue sources such as state and federal sources are restricted to land acquisition, restoration/creation, or research. Though development project revenue will fund a larger share of endowment costs, state and federal sources will fund a larger share of land acquisition costs. This approach results in each type of funding (mitigation versus conservation funding) only contributing their appropriate share of total Plan costs (see *Funding Mitigation and Conservation Goals* in Chapter 1 for more discussion).

The endowment model assumes that the Conservancy will make contributions from development fee revenue at a constant rate on an annual basis through the end of the permit term. Fee revenues will fluctuate above and below this annual average from year to year depending on development market activity. Periodic audits (such as this one) adjust the endowment funding plan as needed to ensure an adequate fund balance by the end of the permit term.

Lease Revenues

The Park District had 13 active leases on preserve lands as of the end of FY 2021 and generated $572,000 for 2021. Eight of these leases are for communication facilities that the endowment assumes will continue in perpetuity. The remaining leases are for wind turbines, residences, and agricultural uses that are assumed to expire at various intervals during the permit term based on the terms of the specific lease agreement. See **Table F.4** in Appendix F for details.

The Conservancy and the Park District entered into a lease revenue allocation agreement in 2020 that allocates revenue to the following HCP/NCCP costs:

- Land acquisition
- Preserve management
- Endowment.[25]

[25] *Lease Revenues Allocation Agreement between the East Bay Regional Park District and the East Contra Costa County Habitat Conservancy*, October 2020.

The endowment model assumes that at the end of the permit term all lease revenue will directly offset post-permit term preserve management costs.

Investment Earnings

The endowment model assumes a long-term average annual return on investment (ROI) of 7.25 percent. For comparison, other funds with similar long range investment horizons such as university endowments, pension funds, and hospital endowments, have average annual earnings objectives of six to nine percent.

Based on an ROI goal of 7.25 percent, the endowment model assumes that inflation is 3.00 percent and endowment manager fees are 1.00 percent. As shown in **Table 4.1**, this results in an annual real return on endowment fund balances of 3.25 percent. The real rate of return is also known as the "capitalization rate". Thus, the endowment can be expected to generate funding for post-permit term costs, adjusted for inflation and management fees, at a constant rate of 3.25 percent of the fund balance that is achieved by the end of the permit term in 2037.

Table 4.1: Investment Earnings

Allocation of Annual Investment Earnings on Endowment Fund Balance	Percent of Endowment Fund Balance
Average Annual Return on Investment Goal[1]	7.25%
Reinvested Earnings to Offset Inflation	3.00%
Available for Annual Distributions	4.25%
Endowment Manager Fees[2]	1.00%
Average Annual Real Rate of Return to Fund Post-Permit Term Costs	**3.25%**

[1] Total average annual investment earnings are net of investment management fees (including custodial and audit costs) and are separate from endowment manager fees (see note 2).

[2] The endowment model assumes that the Conservancy will engage an outside endowment fund manager instead of staffing this function in-house. Endowment manager fees would fund administration, accounting, and reporting costs directly associated with the Conservancy's account.

These assumptions are based on a current habitat endowment management program operated by the National Fish and Wildlife Foundation (NFWF) under agreements with the California Department of Fish and Wildlife. These programs assume a long-range real rate of return of 3.25 percent to 3.50 percent. The endowment model for this audit uses the more conservative rate of 3.25 percent. This rate is the same rate being used for endowment modeling by the Santa Clara Valley Habitat Plan, the Yolo Habitat Conservation Plan,

and the Placer County Conservation Program mentioned at the start of this chapter.

Lower investment earnings, higher inflation, or higher endowment manager fees would require increased endowment funding and higher mitigation fees. Higher investment earnings, lower inflation, or lower endowment manager fees would require less endowment funding and lower mitigation fees. Future periodic fee audits will evaluate these assumptions and adjust mitigation fees and other revenues allocated to the endowment as needed to maintain adequate funding.

Endowment Model Results

A summary of the endowment models for the initial UDA and maximum UDA scenarios is shown below in **Table 4.2**.

Table 4.2: Post-Permit Funding

	Initial UDA	Maximum UDA
Endowment Contributions (through FY 2021)	$3,548,946	$3,548,946
Investment Earnings (through FY 2021)[1]	$368,684	$368,684
Endowment Opening Balance (2022)	$3,917,630	$3,917,630
Development Project Revenue (2022-2037)[2]	$52,968,429	$64,960,541
Lease Revenue (2022-2037)[3]	$1,747,957	$1,747,957
Investment Earnings (2022-2037)[4]	$18,948,234	$22,365,352
Endowment Fund Balance (2037)	**$77,582,249**	**$92,991,480**
Annual Distribution Rate (post-permit)[4]	3.25%	3.25%
Investment Earnings (post-permit)[4]	$2,521,423	$3,022,223
Development Project Revenue (post-permit)[2]	$366,571	$366,571
Lease Revenue (post-permit)[3]	$270,605	$270,605
Annual Preserve Management Costs (post-permit)	**$3,158,600**	**$3,659,400**

[1] Earnings net of fees for endowment manager (Regional Parks Foundation) and investment management.

[2] Development project revenue primarily from Plan development fees during Plan implementation, plus several development mitigation payments that will continue in perpetuity.

[3] Lease revenue from 13 leases as of 2021 with eight assumed to continue in perpetuity.

[4] Investment earnings based on real return on investment equal to 3.25% that is net of inflation and all administrative and investment management fees.

Source: Appendix E, Tables E.1 and E.2; Appendix F, Table F.2.

See **Table E.1** and **Table E.2** in Appendix E for detailed output of the endowment model for the initial and maximum UDA scenarios, respectively.

5. WETLAND MITIGATION FEE

This chapter presents the updated wetland mitigation fee schedule and the reasonable relationship findings required by the MFA and explained in Chapter 1. Unless the applicant chooses to perform their own restoration or creation dedicated to the Preserve System, the wetland mitigation fee is applied to covered activities that generate permanent impacts on wetland land cover types whether inside or outside the UDA.[26] Wetland mitigation fees are calculated based on only the surface area of the wetland land cover type impacted, or by linear feet for stream impacts. The wetland mitigation fee is therefore typically applied to a small portion of the total impacts of a covered activity.

Updated Fee Schedule

The wetland mitigation fee is based on the unit costs (cost per acre or cost per linear foot for streams) presented in the prior chapter multiplied by a mitigation ratio established by the HCP/NCCP. The mitigation ratio represents the restoration area needed to mitigate one acre (or one linear foot in the case of streams) of impact. Most mitigation ratios are one-to-one, that is one acre of impact requires one acre of wetland restoration/creation to mitigate impacts. Several land cover types require a higher or lower mitigation ratio to adjust for the relative ability of restoration projects to mitigate the types of impacts associated with a given land cover type. The updated wetland mitigation fees based on mitigation ratios by land cover type are shown in **Table 5.1**.

Consistent with the habitat restoration/creation cost estimates explained in Chapter 3, above, the wetland mitigation fee is only related to the one-time activity of restoration or creation of wetland land cover types. The three other fees presented in the following two chapters of this report address the other Plan costs to mitigate the impacts of covered activities on wetland land cover types. These other costs include, for example, acquisition of sites for wetland, pond, and stream restoration/creation, preservation of existing wetland, pond, and stream habitat and long-term management, maintenance, and monitoring of habitat restoration/creation sites.

[26] HCP/NCCP, Chapter 9, pp. 9-23 to 9-24 and Table 9-5.

Table 5.1: Wetland Mitigation Fee Schedule

Land Cover Type	Habitat Restoration / Creation Cost		Mitigation Ratio	Wetland Mitigation Fee	
Riparian	$105,891	per acre	1:1	$105,891	per acre
Perennial Wetland	162,953	per acre	1:1	162,953	per acre
Seasonal Wetland	191,396	per acre	2:1	382,792	per acre
Alkali Wetland	193,490	per acre	2:1	386,980	per acre
Ponds	211,115	per acre	1:1	211,115	per acre
Aquatic (open water)	211,115	per acre	0.5:1	105,558	per acre
Slough / Channel	149,516	per acre	1:1	149,516	per acre
Streams (<=25 ft. wide)	553	per linear foot	1:1	553	per linear foot
Streams (>25 ft. wide)	829	per linear foot	1:1	829	per linear foot

Sources: HCP/NCCP, Tables 5-16 and 5-17; Table 3.1 (this report).

Table 5.2 compares the updated wetland mitigation fees to current fees. Wetland mitigation fees increase slightly compared to current fees because of updates to the cost model discussed in Chapter 3. The automatic annual inflation adjustment since the prior audit has largely kept the fee in line with changing Plan costs.

Table 5.2: Wetland Mitigation Fee Comparison

Land Cover Type	Fee Basis	2022 Fee Schedule	2022 Audit	Change
Riparian	per acre	$105,516	$105,891	0.4%
Perennial Wetland	per acre	$159,912	$162,953	1.9%
Seasonal Wetland	per acre	$374,220	$382,792	2.3%
Alkali Wetland	per acre	$378,310	$386,980	2.3%
Ponds	per acre	$205,924	$211,115	2.5%
Aquatic (open water)	per acre	$102,962	$105,558	2.5%
Slough / Channel	per acre	$147,029	$149,516	1.7%
Streams (<=25 ft. wide)	per linear foot	$543	$553	1.8%
Streams (>25 ft. wide)	per linear foot	$814	$829	1.8%

Sources: ECCC Habitat Conservancy, *Annual Mitigation Fee Adjustment Summary* (PDF); Table 5.1.

Estimated restoration costs and revenues associated with wetland land cover impacts are shown in **Table 5.3**. The table multiplies the wetland land cover acreage impacts from Table 2.3 by the update fee schedule in Table 5.1. The 30-year revenue estimates in the table are used in the development fee calculation presented in Chapter 6.

Table 5.3: Wetland Mitigation Fee Revenue

Land Cover Type	Wetland Mitigation Fee		Fee Revenue (2022-2037) Initial UDA	Fee Revenue (2022-2037) Maximum UDA
Riparian	$105,891	per acre	$3,040,000	$3,570,000
Perennial Wetland	$162,953	per acre	$3,610,000	$3,660,000
Seasonal Wetland	$382,792	per acre	$4,210,000	$5,810,000
Alkali Wetland	$386,980	per acre	$3,200,000	$3,550,000
Ponds	$211,115	per acre	$1,460,000	$1,670,000
Aquatic (open water)	$105,558	per acre	$1,220,000	$1,220,000
Slough / Channel	$149,516	per acre	$10,670,000	$10,670,000
Subtotal			$27,410,000	$30,150,000
Streams (<=25 ft. wide)	$553	per ln. ft.	$11,300,000	$14,220,000
Streams (>25 ft. wide)	$829	per ln. ft.	$2,290,000	$3,170,000
Total			$41,000,000	$47,540,000

	Fee Revenue (2008-2037) Initial UDA	Fee Revenue (2008-2037) Maximum UDA
Actual (2008-2021)	$1,570,000	$1,570,000
Estimated (2022-2037)	$41,000,000	$47,540,000
Total (2008-2037)	$42,570,000	$49,110,000

Notes: "UDA" is the urban development area.

Sources: Tables 2.3, 5.1, and Appendix F, Table F.5.

Mitigation Fee Act Findings

The following findings are required by the MFA and were presented in Chapter 1.

Section 66001(a)(1)

The wetland mitigation fee is intended to pay the full cost of restoration or creation of wetland land cover types, including design, implementation, post-construction monitoring, and remediation. The development fee described in the next chapter will fund acquisition of the site for the restoration or creation and the management and monitoring after the wetland is fully functioning. Restoration of oak savanna is also required by the HCP/NCCP, but the cost of this restoration is included in the development fee because it is not associated with jurisdictional wetlands and waters.

Section 66001(a)(2)

The wetland mitigation fee will fund the capital costs associated with wetland restoration/creation the mitigate related wetland impacts. Chapter 5 of the HCP/NCCP explains the conservation strategy for wetland restoration/creation, and Chapter 9 explains the costs associated with implementing the strategy.

Section 66001(a)(3)

A reasonable relationship exists between the use of wetland mitigation fee revenue and covered activities that would pay the fee. Only covered activities that have wetland impacts (impacts on species and natural communities within wetland land cover types) pay the fee, and fee revenues fund implementation of the conservation strategy designed to mitigate those impacts. Specific elements of the strategy from Chapter 5 of the HCP/NCCP that relate to the restoration or creation of wetlands, ponds, and streams include:

- Conservation methods such as:
  - Biological goals and objectives that include the restoration and creation of wetlands, ponds, and streams.
  - Mitigation of impacts on state and federal jurisdictional wetlands and waters.
- Conservation measures such as:
  - Conservation Measure 2.3. Restore Wetlands and Create Ponds
  - Conservation Measure 2.10. Restore Streams and Riparian Woodland/Scrub to Compensate for Habitat Loss and to Increase Biodiversity.

The cost model summarized in Chapter 9 and presented in detail in Appendix G of the HCP/NCCP explains the costs associated with the restoration or creation of wetlands, ponds, and streams. Updated costs are shown in Table 3.1 in Chapter 3 of this report and include:

- All costs associated with the habitat restoration/creation cost category (includes construction costs and staff-related costs)
- The share of environmental compliance costs associated with one-time costs for habitat restoration/creation

- Costs for pre-construction surveys and construction monitoring for restoration sites (costs included in the monitoring, research and adaptative management tab in the cost model).

Section 66001(a)(4)

A reasonable relationship exists between the need for the wetland mitigation fee and covered activities that would pay the fee. Chapter 3 of the HCP/NCCP explains the relationship between the 17 animal and 11 plant species covered under the HCP/NCCP and wetland land cover types (see Table 3-9 in Chapter 3 of the Plan). Chapter 4 of the Plan explains the impacts of covered activities on these animal and plant species, and more broadly on natural communities. The importance of wetland land cover types is demonstrated by:

- The eight wetland land cover types provide habitats for all 17 animal species covered under the Plan.
- Individual wetland land cover types provide habitat for at least three and, in the case of seasonal wetlands, as many as 11 covered animal species.
- Vernal pools are an essential habitat for four covered species and 11 covered plants.

Section 66001(b)

A reasonable relationship exists between the amount of the wetland mitigation fee on a specific covered activity and the proportionate share of HCP/NCCP costs based on the fee schedule shown in Table 5.1. The fee schedule reflects the type of land cover that is affected because both mitigation ratios and per acre mitigation costs vary by land cover. The total fee for a covered activity is proportional to the amount of the impact based on the number of acres of wetland or pond, or linear feet of stream affected.

6. DEVELOPMENT FEE

This chapter presents the updated development fee schedule and the reasonable relationship findings required by the MFA and presented in Chapter 1. The development fee is applied to covered activities that generate permanent impacts. The only exception are permanent impacts caused by a specified list of rural infrastructure projects that pay the rural road fee based on a multiplier applied to the development fee (see Chapter 7).[27] Applicants can dedicate land for the Preserve System or generate alternative special taxes, fees, or charges in lieu of paying the mitigation fees subject to approval by the Conservancy.

Updated Fee Schedule

The development fee is based on all covered activities funding a fair share of total HCP/NCCP implementation costs. The fair share is based on the total amount of lands dedicated to habitat preservation in Eastern Contra Costa County, both lands existing prior to the HCP/NCCP and lands added by the Preserve System through implementation of the Plan. The Plan apportioned this total land area for habitat preservation between urban development existing prior to the Plan and urban development anticipated to occur during the 30-year permit term of the Plan. The fair share of costs allocated to the development fee under the maximum UDA scenario is 52 percent as documented in Appendix H of the Plan. The Plan requires that the periodic audit use this fair share amount to update the development fee, and that the fee cannot make up for shortfalls in revenue from other local, state, and federal sources.[28]

As explained in Chapter 1, all covered activities pay the development fee unless the applicant provides their own mitigation. In cases where wetland land cover types are affected, the wetland mitigation fee is also paid. As explained in Chapter 3, the wetland mitigation fee will fund costs of habitat restoration/creation associated with impacts on wetlands, ponds, and streams. Therefore, total Plan costs subject to the fair share calculation are calculated net of wetland mitigation fee revenue. This approach avoids double-charging covered activities for the same Plan costs.

Table 6.1 shows that share of total HCP/NCCP costs allocated to the development fee. Costs are shown net of estimated wetland mitigation fee revenue drawn from Table 5.3 in the prior chapter. Development fee revenue

[27] HCP/NCCP, Chapter 9, pp. 9-17 to 9-22, Figure 9-1, Table 9-4.

[28] HCP/NCCP, Chapter 9, p. 9-31.

to date is deducted from the fair share allocated to the development fee to calculate the net revenue still required from the development fee for the remainder of the permit term. Using this approach ensures that at the end of the permit term covered activities would have paid the fair share of plan costs as determined by the nexus analysis in the Plan.

Table 6.1: Development Fee Fair Share Analysis (2021 $)

	Maximum Urban Development Area		Initial Urban Development Area	
	Formula	Amount	Formula	Amount
Plan Implementation Costs	*a*	$539,680,000	*q*	$456,970,000
Wetland Mitigation Fee Revenue	*b*	($49,110,000)	*p*	($42,570,000)
Endowment Contribution[1]	*c*	$70,260,000	*d*	$58,270,000
Net Cost Subject to Fair Share Allocation	*d (sum)*	$560,830,000	*m (sum)*	$472,670,000
Development Fair Share Allocation[2]	*e*	52%	*l = k / m*	43%
Development Fair Share Costs	*f = d * e*	$291,630,000	*k = m - i*	$203,470,000
Development Fee Revenue To Date	*g*	($17,450,000)	*g*	($17,450,000)
Remaining Development Fair Share Costs (2022-2037)	***h = f - g***	**$274,180,000**	***j = k + g***	**$186,020,000**
Other Plan Funding	*i = d - f*	$269,200,000	*i*	$269,200,000

Notes: This table does not show rural road fee revenue, as shown in the HCP/NCCP, Appendix H, because impacts and associated fee revenues are in addition to impacts mitigated by the development fee. Impacts from rural (outside UDA) projects and activities other than those covered by the rural road fee are included in the development fee.

[1] Endowment contributions during permit term excluding investment earnings.

[2] "Development Fair Share Allocation" factor for maximum UDA based on HCP/NCCP, Appendix H, Table 1, consistent with procedures required for periodic audit (HCP/NCCP, Chapter 9, p. 9-31). Also, consistent with the HCP/NCCP, the initial UDA Development Fair Share Allocation factor is based on holding non-fee revenue sources constant with the maximum UDA scenario. This approach reasonably assumes that other federal, state, and local funding over the permit term will not be affected by the amount of urban development area impacts.

Sources: HCP/NCCP, Appendix H, Table 1 (second memorandum); Tables 3.2, 3.3, 4.2, 5.3, and 8.1 (this report).

A range of federal, state, and local sources fund the remaining costs for HCP/NCCP implementation, including rural road fees and temporary impact fees. Fair share costs allocated to the development fee under the initial UDA scenario are calculated by holding constant total funding from these other sources. It is reasonable to assume that the level of development under the Plan would not affect the level of funding from these other sources.

The updated development fee is shown in **Table 6.2**. The fee is based on the fair share costs calculated in Table 6.1 divided by the equivalent acres of impact remaining under each scenario from Table 2.2. The bottom of Table 6.2 shows the fee per acre by zone based on the weighting factors explained in Chapter 2.

Table 6.2: Development Fee Schedule (2021 $ for 2022 Fee Schedule)

		Initial UDA	Maximum UDA	Mid-Point
Fee per Equivalent Acre (based on remaining costs & impacts, 2022-2037)				
Remaining Development Fair Share Costs		$186,020,000	$274,180,000	
Remaining Development Impacts (equivalent acres)		19,046	29,160	
Development Fee (per equivalent acre)		$9,767	$9,403	**$9,585**
Fee Schedule (per acre of impact)	*Weight*			
Zone 1	2	$19,534	$18,806	**$19,170**
Zone 2	4	$39,068	$37,612	**$38,340**
Zone 3	1	$9,767	$9,403	**$9,585**

Source: Tables 2.2 and 6.1.

Table 6.2 also shows the average fee for the initial and maximum UDA scenarios. Use of the average development fee for the two scenarios was approved by the Conservancy Board when adopting the 2013 Audit recommendations (June 27, 2013).

Consistent with the prior audits, these equivalent acres do not discount for lands within the UDA that remain undeveloped during the permit term, as was done in the Plan to calculate the original development fee. Doing so would make the nexus analysis inconsistent with allowable permit term impacts.

Comparison with Original and Current Fee

In **Table 6.3** the updated fee based on the average of the two scenarios is compared with the current adopted fee. As shown in the table, the recommended development fee is just over one percent higher than the current fee schedule. The automatic annual inflation adjustment since the prior audit has been able to keep the fee in line with changing Plan costs without any significant revision needed based on the current audit.

Mitigation Fee Act Findings

The following findings are required by the MFA and were presented in Chapter 1.

Table 6.3: Development Fee Comparison (fee per acre)

Zone	2022 Fee Schedule	2022 Audit[1]	Change
Zone 1	18,938	19,170	1.2%
Zone 2	37,876	38,340	1.2%
Zone 3	9,469	9,585	1.2%

[1] Uses average development fee of initial and maximum UDA scenarios as approved by Conservancy Board when adopting the 2013 Audit recommendations (June 27, 2013).

Sources: ECCC Habitat Conservancy, *Annual Mitigation Fee Adjustment Summary* (PDF); Table 6.2.

Section 66001(a)(1)

The development fee is intended to pay the fair share cost of the HCP/NCCP associated with permanent impacts except impacts from a specified list of rural transportation projects (see Chapter 7) and excluding habitat restoration/ creation costs for wetland land cover types funded by the wetland mitigation fee.

Section 66001(a)(2)

The development fee will fund a fair share of all HCP/NCCP costs except costs funded by the wetland mitigation fees. Chapter 5 of the Plan explains the conservation strategy for the Plan and Chapter 9 explains the costs associated with implementing the strategy.

Section 66001(a)(3)

A reasonable relationship exists between the use of development fee revenue and covered activities that would pay the fee. Chapter 5 of the HCP/NCCP explains the conservation strategy and Chapter 9 explains the costs associated with implementing the strategy.

The conservation strategy in Chapter 5 of the Plan identifies biological goals and objectives that are supported by specific conservation measures: five measures related to landscape-level conservation, nine measures related to natural community-level conservation (excluding two measures related to wetland, pond, and stream restoration/creation discussed in the prior chapter of this report), and nine measures related to species-level conservation.

The cost model summarized in Chapter 9 of the Plan and presented in detail in Appendix G of the Plan explains and estimates the costs associated with implementation. Updated costs are shown in Chapter 3 of this report and include nine cost categories necessary to implement the Plan: program

administration, land acquisition, planning and design, habitat restoration/creation, environmental compliance, preserve management and maintenance, monitoring, research, and adaptive management, remedial measures, and contingency fund. As explained in the Chapter 3 of this report costs related to wetland, pond, and stream habitat restoration/creation are not included in the development fee.

Section 66001(a)(4)

A reasonable relationship exists between the need for the development fee and covered activities that would pay the fee. Chapter 3 of the HCP/NCCP explains the relationship between the 17 animal species, 11 plant species, and associated habitats covered under the Plan and terrestrial land cover types (see Table 3-9 in Chapter 3 of the Plan). Chapter 4 of the Plan explains the impacts of covered activities by land cover type on these animal and plant species, and more broadly on their habitats and natural communities.

Section 66001(b)

A reasonable relationship exists between the amount of the development fee on a specific covered activity and the proportionate share of HCP/NCCP costs based on the fee schedule shown in Table 6.2 for three reasons:

- The fee is based on a fair share of HCP/NCCP costs as determined by the share of development occurring under the Plan compared to total development (existing plus new) under the maximum UDA scenario. As stated in the Plan: "this analysis considers the pace of open space acquisition relative to the pace of development before and after adoption of the HCP/NCCP and assigns the land acquisition requirements of the HCP/NCCP according to the premise that future development should mitigate impacts in the inventory area proportionate to its share of the overall habitat impacts in the inventory area (i.e., impacts in the past and the future)."[29]
- As explained in detail in Chapter 2, *Development Fee Zones*, the fee is adjusted for three zones that reflect the relative amount of impact from urban development on natural habitats and covered species. The mapping of the zones was completed at a level of detail sufficient to provide a reasonable relationship between all land within a specific zone and the relative weight of impacts assigned to that zone.
- The total fee for a covered activity is proportional to the amount of the impact based on the number of acres affected.

[29] HCP/NCCP, Chapter 5, p. 5-51.

7. RURAL ROAD AND TEMPORARY IMPACT FEES

This chapter presents the updated fee schedule for the rural road fee and the temporary impact fee, and the reasonable relationship findings for each fee required by the MFA and explained in Chapter 1.

Rural Road Fee

The rural road fee is applied to 18 specified rural transportation projects.[30] These projects pay a multiple of 1.00 to 2.25 of the development fee. These projects fragment habitat, create substantial barriers and hazards to wildlife movement, and generally have a greater per-acre impact than other types of development projects. The extent of these additional impacts depends on whether the proposed facility is new or expanded, on the length of the facility, on the type of habitat traversed by the road, and other factors. The fee multiple is lower if the project implements wildlife-friendly design measures.

Funding from the rural road fee is shown in **Table 7.1**.

Table 7.1: Rural Road Fee Revenue

	Year	Amount
HCP/NCCP Estimate	2006	$7,431,600
Inflation Index		0.6578
Current Estimate (2021 $)	2021	$11,300,000
Rural Road Fee Revenue To Date		($2,510,000)
Remaining Rural Road Fee Revenue		$8,790,000

Notes: Revenue estimate assumes that all wildlife-friendly design measures are implemented.

Appendix H of the HCP/NCCP also includes a revenue estimate of $1,500,000 for unspecified "rural infrastructure fees" from the development fee applied to projects and activities outside the UDA such as flood protection projects, utility projects, and related maintenance activities. Revenue from these projects and activities are included in the development fee (see Chapter 6).

Sources: HCP/NCCP, Chapter 9, Table 9-6 and Appendix H, Table 1 (second memorandum); Appendix F, Table F.1.

Mitigation Fee Act Findings

The following findings are required by the MFA and were presented in Chapter 1.

[30] HCP/NCCP, Chapter 9, pp. 9-24 to 9-25, Table 9-6.

Section 66001(a)(1)

The rural road fee is intended to pay the costs of the HCP/NCCP associated with mitigating permanent impacts from specified transportation projects outside the urban development area, excluding habitat restoration/creation costs for wetland land cover types funded by the wetland mitigation fee.

Section 66001(a)(2)

The rural road fee will fund HCP/NCCP costs to mitigate permanent impacts from specified transportation projects outside the urban development area, excluding habitat restoration/creation costs for wetland land cover types funded by the wetland mitigation fee. Chapter 5 of the Plan explains the conservation strategy for the Plan and Chapter 9 explains the costs associated with implementing the strategy.

Section 66001(a)(3)

A reasonable relationship exists between the use of rural road fee revenue and covered activities that would pay the fee. Chapter 5 of the HCP/NCCP explains the conservation strategy and Chapter 9 explains the costs associated with implementing the strategy.

The conservation strategy in Chapter 5 of the Plan identifies biological goals and objectives that are supported by specific conservation measures: five measures related to landscape-level conservation, nine measures related to natural community-level conservation (excluding two measures related to wetland, pond, and stream restoration/creation discussed in the prior chapter of this report), and nine measures related to species-level conservation.

The cost model summarized in Chapter 9 and presented in detail in Appendix G of the Plan explains the costs associated with implementation. Updated costs are shown in Chapter 3 of this report and include nine cost categories: program administration, land acquisition, planning and design, habitat restoration/creation, environmental compliance, preserve management and maintenance, monitoring, research, and adaptive management, remedial measures, and contingency fund. As explained in the prior chapter of this report costs related to habitat restoration/creation on wetland land cover types are not included in the development fee.

Section 66001(a)(4)

A reasonable relationship exists between the need for the rural road fee and covered activities that would pay the fee. Chapter 3 of the HCP/NCCP explains the relationship between the 17 animal species, 11 plant species, and

associated habitats covered under the Plan and terrestrial land cover types (see Table 3-9 in Chapter 3 of the Plan). Chapter 4 of the Plan explains the impacts of covered activities by land cover type on these animal and plant species, and more broadly on their habitats and natural communities.

Section 66001(b)

A reasonable relationship exists between the amount of the rural road fee and the proportionate share of HCP/NCCP costs for the following reasons:

- The fee is based on the development fee discussed in Chapter 6 and applied to the permanent disturbance of land associated with a specific list of transportation projects.
- The fee is adjusted by a multiplier applicable to each specified transportation project to reflect each project's level of additional effects on the fragmentation of habitat and creation of barriers and hazards to wildlife movement.
- The total fee for a covered activity is proportional to the amount of the impact based on the number of acres affected.

Temporary Impact Fee

The temporary impact fee is applied to all temporary impacts from covered activities both inside and outside the UDA. The temporary impact fee is based on the development fee described in the prior chapter and shown in the fee schedule in Table 6.2. Where applicable the fee is also based on the wetland mitigation fee described in Chapter 5 and shown in the fee schedule in Table 5.1.

As described in Chapter 2 of the HCP/NCCP there are many covered activities that are short duration or intermittent and result in temporary impacts on natural land cover types. As described in Chapter 4 of the Plan some covered activities are expected to have substantial temporary impacts on covered species due to their large footprint, linear nature, location in the inventory area, effect on local soils or hydrology, or a combination of these factors. Temporary impacts are defined as any impact on vegetation or habitat that does not result in permanent habitat removal.

Chapter 9 of the Plan provides a detailed explanation of the calculation of the temporary impact fee. Covered activities with temporary impacts pay a fee based on the development fee. In addition, covered activities with temporary impacts on wetland land cover types also pay a fee based on the wetland mitigation fee. The temporary impact fee is calculated based on the frequency of the temporary impact and habitat recovery over the 30-year permit term;

the amount of the fee is equal to the applicable development or wetland mitigation fee multiplied by the proportion of the Plan's 30-year term affected by the temporary impact.

Mitigation Fee Act Findings

The following findings are required by the MFA and were presented in Chapter 1.

Section 66001(a)(1)

The temporary impact fee is intended to pay for costs of the HCP/NCCP associated with mitigating temporary impacts.

Section 66001(a)(2)

The temporary impact fee will fund HCP/NCCP costs to mitigate temporary impacts. Chapter 5 of the Plan explains the conservation strategy for the Plan and Chapter 9 explains the costs associated with implementing the strategy.

Section 66001(a)(3)

A reasonable relationship exists between the use of temporary impact fee revenue and covered activities that would pay the fee. Chapter 5 of the HCP/NCCP explains the conservation strategy and Chapter 9 explains the costs associated with implementing the strategy.

The conservation strategy in Chapter 5 of the Plan identifies biological goals and objectives that are supported by specific conservation measures: five measures related to landscape-level conservation, 11 measures related to natural community-level conservation, and nine measures related to species-level conservation.

The cost model summarized in Chapter 9 and presented in detail in Appendix G of the Plan explains the costs associated with implementation. Updated costs are shown in Chapter 3 of this report and include nine cost categories: program administration, land acquisition, planning and design, habitat restoration/creation, environmental compliance, preserve management and maintenance, monitoring, research, and adaptive management, remedial measures, and contingency fund.

Section 66001(a)(4)

A reasonable relationship exists between the need for the temporary impact fee and covered activities that would pay the fee. Chapter 3 of the HCP/NCCP

explains the relationship between the 17 animal and 11 plant species covered under the Plan and all land cover types (see Table 3-9 in Chapter 3 of the Plan). Chapter 4 of the Plan explains the impacts of covered activities on these animal and plant species.

Section 66001(b)

A reasonable relationship exists between the amount of the temporary impact fee on a specific covered activity and the proportionate share of HCP/NCCP costs based on the fee schedules shown in Table 5.1 and Table 6.2 for three reasons:

- As explained in Chapter 5 regarding the wetland mitigation fee and Chapter 6 regarding the development fee, the fees are based only on Plan costs associated with permanent impacts. Temporary impacts are reasonably like permanent impacts when adjusted for the duration of the temporary impact, so it is reasonable to establish the temporary fee based on the wetland mitigation and development fees.
- As explained in detail in Chapter 2, *Development Fee Zones*, the fee is adjusted for three zones that reflect the relative amount of impact from urban development on natural habitats and covered species. The mapping of the zones was completed at a level of detail sufficient to provide a reasonable relationship between all land within a specific zone and the relative weight of impacts assigned to that zone.
- The total fee for a covered activity is proportional to the amount of the impact based on the number of acres affected.
- The total fee is proportional to the duration of the temporary impact.

8. FUNDING PLAN

This chapter provides an updated funding plan for the HCP/NCCP based on the HCP/NCCP cost and mitigation fee revenue analysis presented in the prior chapters. This chapter provides the remaining two findings required by the MFA and explained in Chapter 1:

- Identify all sources and amounts of funding anticipated to complete financing of improvements to be funded by the fee.
- Designate the approximate dates when funding is expected to complete financing of improvements to be funded by the fee.

Revenue Sources

The funding plan tracks total revenues to date and estimates revenue for the remaining permit term. All amounts are shown in 2021 dollars. This section reviews the assumptions used to estimate each revenue source in the funding plan for the remaining 16 years of the permit term.

Mitigation Fees

- **Development fee** revenue for the remaining permit term is based on the "Remaining Fair Share Development Costs" shown in Table 6.2. All other mitigation payment revenue associated with specific agreements between land developers and the permittees is allocated to the endowment (see Chapter 4).
- **Wetland mitigation fee** revenue for the remaining permit term is based on the amounts shown in Table 5.3.
- **Rural road fee** revenue for the remaining permit term is based on the amount shown in Table 7.1.
- **Temporary impact fee** revenue for the remaining permit term equals the prior five-year annual average.

Consistent with prior audits, mitigation fee revenues assume that total impacts allowed under the permit occur by the end of the 30-year permit term. The permit term likely will need to be extended because impacts are occurring at a slower pace than anticipated by the HCP/NCCP. The funding plan will continue to use a 30-year planning horizon for occurrence of all allowable impacts until a permit term extension is approved by the permittees and the wildlife agencies. See Chapter 2, *Permit Term Extension*, for more discussion.

Other Fees and Exactions

- **Administrative charges** are for costs associated with processing mitigation fees paid by participating special entities. Participating special entities generate impacts covered by the Plan but are not one of the permittees.[31] Revenue for the remaining permit term equals the prior five-year annual average.
- **Payments for non-covered activities** are reduced to zero over the permit term because this revenue cannot be used for impacts under the Plan and must be used for additional conservation measures.
- **Other development exactions** are primarily from participating special entities and are for conservation beyond the mitigation requirements of the Plan ("contribution to recovery"). Revenue for the remaining permit term equals the prior five-year annual average.

State and Federal Funds and Local Capital Funds

The HCP/NCCP anticipated that state and federal funds and local capital funds would be used for land acquisition to build the Preserve System. Through 2021 state and federal funds have been used nearly exclusively for land acquisition along with a limited amount of funding for activities such as the planning and design of restoration projects. Local capital funds are comprised mostly of foundation grants and land acquisition funding from the Park District. A limited amount of funding from foundation grants and other local sources has been used for research. Park District funding comes from voter-approved tax measures and lease revenues (see Chapter 4, *Lease Revenues*, and **Table F.4** in Appendix F). Over 90 percent of the funding from these sources combined through 2021 has been used for land acquisition.

The HCP/NCCP converted estimated funding from these sources into estimates of acres acquired.[32] The Plan states that state and federal funding must be measured in terms of acreage rather than dollars.[33] The audit applies this same acreage approach for measuring funding from local capital funds.

These funding sources have declined substantially in the past five years. The 10-year average for these sources combined is more than double the five-year average (see **Table F.5** in Appendix F). Funding for the remainder of the

[31] Entities not subject to the jurisdiction of the permittees under the Plan may request coverage under the Plan for covered activities. Such organizations may include, for example, school districts, water districts, other utilities or special districts, or private companies. These entities, known as participating special entities, can receive coverage under the HCP/NCCP during Plan implementation on a case-by-case basis and by paying the appropriate fees as determined by the Conservancy.

[32] HCP/NCCP, Chapter 9, pp. 9-33 and 9-36.

[33] HCP/NCCP, Chapter 9, p. 9-37.

permit term is estimated to be more than the prior five-year average and less than the 10-year average (130 and 160 percent of the five-year average for state and federal funds and local capital funds, respectively). This level of funding is estimated such that:

- The Plan remains fully funded based on total plan resources (total revenues plus FY 2021 ending fund balance) versus total plan costs
- Total funding from each source over the permit term for land acquisition, when converted to acreage based on average costs per acre, does not exceed the land acquisition estimates for each source included in the Plan.

To balance total plan revenues against total plan costs, the funding plan for this audit was able to hold funding from these sources to between 87 and 90 percent of the amount estimated in the Plan, based on acreage acquired and average cost per acre, depending on the funding source and scenario (initial or maximum UDA).

Local Operating Funds

The Plan anticipated that the Park District would be a significant funding partner not only in land acquisition but also in preserve management.[34] Indeed, the Park District holds title to all but one of the acquisitions completed through 2021 to build the Preserve System.[35] In addition to land purchase costs, the Park District has funded a share of due diligence and closing costs for land acquisitions and a share of costs for preserve management. Park District funding sources include an allocation of lease revenues on preserve lands (see **Table F.4** and **Table F.5** in Appendix F).

The Conservancy and the Park District are currently negotiating a cost sharing agreement for preserve management. Guiding principles for this agreement are the Park District fund land management at a level sufficient "to achieve its internal management standards". Other sources (such as the Conservancy) would fund "those costs related to implementing the HCP/NCCP that would not otherwise be incurred by the Park District to manage its lands."[36] Applying these principles, local operating funds from the Park District are estimated based on the Park District funding 41 percent of total preserve management costs for the remainder of the permit term. This estimate is based on a preliminary estimate provided by Conservancy and subject to negotiation between EBRPD and the Conservancy.

[34] HCP/NCCP, Chapter 9, pp. 9-33 to 9-34 and Appendix H (first memorandum).

[35] The only acquisition that is not held by the Park District is the 165-acre Viera North Peak parcel.

[36] *Implementing Agreement for the East Contra Costa County HCP/NCCP*, January 22, 2007, p. 22.

The Park District has also funded a share of due diligence and closing costs for land acquisitions. Based on funding and costs to date (through 2021), the District's funding has equaled one percent of total land acquisition costs. The funding plan assumes that the District will continue to fund these costs at this same level through the remainder of the permit term.

Future local operating funds from the Park District are shown in **Table 8.1**. Total funding is between $14 million and $17 million, depending on the scenario. Net funding after deducting lease revenues is $6 million to $8 million.

Table 8.1: Future Local Operating Funds (Park District) (2022-2037)

	Initial UDA	Maximum UDA
Preserve Management & Maintenance		
2022-2026 Costs (yrs. 15-19)	$7,430,000	$7,990,000
2027-2031 Costs (yrs. 20-24)	$9,340,000	$10,820,000
2032-2037 Costs (yrs. 25-30)	$13,900,000	$16,910,000
Total	$30,670,000	$35,720,000
Park District Share[1]	41.0%	41.0%
Park District Preserve Management Funding	$12,570,000	$14,650,000
Due Diligence & Closing (funded by Park District)[2]	$1,520,000	$2,120,000
Total Park District Funding	$14,090,000	$16,770,000
Lease Revenue Subject To Allocation Agreement[3]	($5,100,000)	($5,100,000)
Grazing Lease Revenue[4]	($2,960,000)	($3,470,000)
Net Additional Park District Funding (yrs. 15-30)	$6,030,000	$8,200,000

[1] EBRPD share based on preliminary estimate provided by Conservancy and subject to negotiation between EBRPD and the Conservancy.

[2] Equal to one percent of total future land acquisition costs. The one percent factor is based on Park District share of funding for those costs to date ($1.5 million of District funding and $139 million of land acquisition costs through 2021).

[3] The Conservancy and EBRPD have entered into a lease revenue allocation agreement that allocates revenue from leases (primarily from communication and wind power facilities) on preserve lands. The amount shown here represents the share of those revenues allocated to preserve management and maintenance costs excluding grazing leases.

[4] Based on cost model estimates of grazing management costs. Costs are assumed equal grazing lease revenue.

Sources: Appendices C and D (Summary, Land Acquisition, and Preserve Management & Maintenance tables); Appendix F, Tables F.4 and F.5.

Other Funds

Other funds include interest earnings and miscellaneous revenue. Revenue from these sources for the remaining permit term equals the prior five-year annual average.

Funding Plan Summary

Table 8.2 presents the updated funding plan under the initial and maximum UDA scenarios. Actual revenues for 2007 through 2021 are inflated to 2021 dollars and added to estimates of remaining revenues for each scenario to calculate total revenues for the 30-year permit term. The ending fund balance for 2021 is included to calculate total resources available to fund the Plan. Plan costs are drawn from Chapters 3 and 4.

Tables 8.3 and 8.4 compare the updated funding plan with the HCP/NCCP and the 2017 audit for the initial and maximum UDA scenarios, respectively, in 2021 dollars. Three revenue sources, development fees, state and federal funds, and local capital funds, continue to fund over 80 percent of the Plan. The share of total revenue provided by each of these sources continue to remain constant across the three funding plans (+/- two percent).

Table 8.2: Funding Plan (2021 dollars)

		Initial UDA		Maximum UDA	
	2007-2021	2022-2037	Total	2022-2037	Total
	Actual	*Estimate*	*Estimate*	*Estimate*	*Estimate*
PLAN FUNDING					
Mitigation Fees					
Development Fee	$17,450,000	$186,020,000	$203,470,000	$274,180,000	$291,630,000
Wetland Mitigation Fee	$1,570,000	$41,000,000	$42,570,000	$47,540,000	$49,110,000
Rural Road Fee	$2,510,000	$8,790,000	$11,300,000	$8,790,000	$11,300,000
Temporary Impact Fee[2]	$3,710,000	$3,520,000	$7,230,000	$3,520,000	$7,230,000
Subtotal	$25,240,000	$239,330,000	$264,570,000	$334,030,000	$359,270,000
Other Fees & Exactions					
Administrative Charges[2]	$990,000	$1,460,000	$2,450,000	$1,460,000	$2,450,000
Non-Covered Activities[3]	$5,070,000	($5,070,000)	$0	($5,070,000)	$0
Other Mitigation Fees[2]	$4,740,000	$1,870,000	$6,610,000	$1,870,000	$6,610,000
Subtotal	$10,800,000	($1,740,000)	$9,060,000	($1,740,000)	$9,060,000
Local, State & Federal Funds					
State & Federal Funds[4]	$106,530,000	$50,150,000	$156,680,000	$50,150,000	$156,680,000
Local Capital Funds[4]	$39,110,000	$16,610,000	$55,720,000	$16,610,000	$55,720,000
Local Operating Funds	$10,270,000	$14,090,000	$24,360,000	$16,770,000	$27,040,000
Subtotal	$155,910,000	$80,850,000	$236,760,000	$83,530,000	$239,440,000
Other Funds					
Interest Earnings[2]	$540,000	$650,000	$1,190,000	$650,000	$1,190,000
Miscellaneous[2]	$30,000	$30,000	$60,000	$30,000	$60,000
Subtotal	$570,000	$680,000	$1,250,000	$680,000	$1,250,000
Total Revenue	**$192,520,000**	**$319,120,000**	**$511,640,000**	**$416,500,000**	**$609,020,000**
Fund Balance[5]	$3,960,000	$0	$3,960,000	$0	$3,960,000
Total Resources	**$196,480,000**	**$319,120,000**	**$515,600,000**	**$416,500,000**	**$612,980,000**
PLAN COSTS					
Plan Implementation (Permit Term)			$456,970,000		$539,680,000
Endowment Fund Contribution			$58,270,000		$70,260,000
Total Costs			**$515,240,000**		**$609,940,000**
Surplus / (Deficit)			**$360,000**		**$3,040,000**

[1] Total years 0-30 revenue estimated based on adjusting HCP/NCCP estimate of $8,930,000 by the inflation index for 2006.

[2] Future year estimates based on annual average actual revenue for prior five years (2017-2021), except Other Mitigation Fees prior annual average excludes extraordinary CWF 2020 endowment contribution (see Table F.4),

[3] Prior year revenue deducted from future years because funding must augment and not substitute for Plan obligations (see Chapter 9 of the Plan).

[4] Future year estimate used to balance total resources with total costs while ensuring that total revenue does not exceed HCP/NCCP estimates of preserve acquisition funded by these sources, tracked based on acres acquired and average cost per acre.

[5] As of December 31, 2021.

Sources: Tables 3.2, 3.3, 5.3, 6.1, 7.1, and 8.1, Appendix F, Table F.5, ECCC Habitat Conservancy (fund balance).

Table 8.3: Funding Plan Comparison – Initial Urban Development Area (2021 $)

	2006 Plan		2017 Fee Audit		2022 Fee Audit		2022 Audit vs. 2006 Plan		2022 Audit vs. 2017 Audit	
Mitigation Fees										
Development Fee	$179,660,000	40%	$212,450,000	38%	$203,470,000	39%	$23,810,000	13%	($8,980,000)	(4%)
Wetland Mitigation Fee	$33,810,000	7%	$51,310,000	9%	$42,570,000	8%	$8,760,000	26%	($8,740,000)	(17%)
Rural Road Fee	$13,580,000	3%	$13,570,000	2%	$11,300,000	2%	($2,280,000)	(17%)	($2,270,000)	(17%)
Temporary Impact Fee	$0	0%	$6,570,000	1%	$7,230,000	1%	$7,230,000	NA	$660,000	10%
Subtotal	$227,050,000	50%	$283,900,000	51%	$264,570,000	51%	$37,520,000	17%	($19,330,000)	(7%)
Other Fees & Exactions										
Administrative Charges	$0	0%	$1,670,000	0%	$2,450,000	0%	$2,450,000	NA	$780,000	47%
Non-Covered Activities	$0	0%	$0	0%	$0	0%	$0	NA	$0	NA
Other Mitigation Fees	$0	0%	$4,910,000	1%	$6,610,000	1%	$6,610,000	NA	$1,700,000	35%
Subtotal	$0	0%	$6,580,000	1%	$9,060,000	2%	$9,060,000	NA	$2,480,000	38%
Local, State & Federal Funds										
State & Federal Funds	$143,660,000	32%	$176,870,000	32%	$156,680,000	30%	$13,020,000	9%	($20,190,000)	(11%)
Local Capital Funds	$53,210,000	12%	$64,810,000	12%	$55,720,000	11%	$2,510,000	5%	($9,090,000)	(14%)
Local Operating Funds	$30,400,000	7%	$25,180,000	5%	$24,360,000	5%	($6,040,000)	(20%)	($820,000)	(3%)
Subtotal	$227,270,000	50%	$266,860,000	48%	$236,760,000	46%	$9,490,000	4%	($30,100,000)	(11%)
Other Funds										
Interest Earnings[1]	$0	0%	$670,000	0%	$1,190,000	0%	$1,190,000	NA	$520,000	78%
Miscellaneous[1]	$0	0%	$30,000	0%	$60,000	0%	$60,000	NA	$30,000	100%
Subtotal	$0	0%	$700,000	0%	$1,250,000	0%	$1,250,000	NA	$550,000	79%
Fund Balance	$0	0%	Not Included	0%	$3,960,000	1%	$3,960,000	NA	$3,960,000	NA
Total Funding	**$454,320,000**	100%	**$558,040,000**	100%	**$515,600,000**	100%	$61,280,000	13%	($42,440,000)	(8%)
Total Costs	**$451,640,000**		**$556,470,000**		**$515,240,000**		$63,600,000	14%	($41,230,000)	(7%)
Surplus / (Deficit)	**$2,680,000**		**$1,570,000**		**$360,000**		($2,320,000)		($1,210,000)	

Note: HCP/NCCP and 2017 Audit revenues are inflated to 2021 dollars using the inflation index in Appendix F.

Sources: HCP/NCCP, Table 9-8 and Appendix H; 2017 Fee Audit, Table 8.2, p. 51; Table 8.2 (this report).

Table 8.4: Funding Plan Comparison – Maximum Urban Development Area (2021 $)

	2006 Plan		2017 Fee Audit		2022 Fee Audit		2022 Audit vs. 2006 Plan		2022 Audit vs. 2017 Audit	
Mitigation Fees										
Development Fee	$258,010,000	48%	$317,110,000	47%	$291,630,000	48%	$33,620,000	13%	($25,480,000)	(8%)
Wetland Mitigation Fee	$36,500,000	7%	$59,240,000	9%	$49,110,000	8%	$12,610,000	35%	($10,130,000)	(17%)
Rural Road Fee	$13,580,000	3%	$13,570,000	2%	$11,300,000	2%	($2,280,000)	(17%)	($2,270,000)	(17%)
Temporary Impact Fee	$0	0%	$6,570,000	1%	$7,230,000	1%	$7,230,000	NA	$660,000	10%
Subtotal	$308,090,000	58%	$396,490,000	59%	$359,270,000	59%	$51,180,000	17%	($37,220,000)	(9%)
Other Fees & Exactions										
Administrative Charges	$0	0%	$1,670,000	0%	$2,450,000	0%	$2,450,000	NA	$780,000	47%
Non-Covered Activities	$0	0%	$0	0%	$0	0%	$0	NA	$0	NA
Other Mitigation Fees	$0	0%	$4,910,000	1%	$6,610,000	1%	$6,610,000	NA	$1,700,000	35%
Subtotal	$0	0%	$6,580,000	1%	$9,060,000	1%	$9,060,000	NA	$2,480,000	38%
Local, State & Federal Funds										
State & Federal Funds	$143,660,000	27%	$176,870,000	26%	$156,680,000	26%	$13,020,000	9%	($20,190,000)	(11%)
Local Capital Funds	$53,210,000	10%	$64,810,000	10%	$55,720,000	9%	$2,510,000	5%	($9,090,000)	(14%)
Local Operating Funds	$30,400,000	6%	$25,180,000	4%	$27,040,000	4%	($3,360,000)	(11%)	$1,860,000	7%
Subtotal	$227,270,000	42%	$266,860,000	40%	$239,440,000	39%	$12,170,000	5%	($27,420,000)	(10%)
Other Funds										
Interest Earnings[1]	$0	0%	$670,000	0%	$1,190,000	0%	$1,190,000	NA	$520,000	78%
Miscellaneous[1]	$0	0%	$30,000	0%	$60,000	0%	$60,000	NA	$30,000	100%
Subtotal	$0	0%	$700,000	0%	$1,250,000	0%	$1,250,000	NA	$550,000	79%
Fund Balance	$0	0%	Not Included	0%	$3,960,000	1%	$3,960,000	NA	$3,960,000	NA
Total Funding	**$535,360,000**	100%	**$670,630,000**	100%	**$612,980,000**	100%	$77,620,000	14%	($57,650,000)	(9%)
Total Costs	**$532,140,000**		**$669,060,000**		**$609,940,000**		$77,800,000	15%	($59,120,000)	(9%)
Surplus / (Deficit)	**$3,220,000**		**$1,570,000**		**$3,040,000**		($180,000)		$1,470,000	

Note: HCP/NCCP and 2017 Audit revenues are inflated to 2021 dollars using the inflation index in Appendix F.

Sources: HCP/NCCP, Table 9-8 and Appendix H; 2017 Fee Audit, Table 8.3, p. 52; Table 8.2 (this report).

APPENDIX A: DEVELOPMENT IMPACTS

The following tables provide detail for impacts from covered activities for 2008 through 2021 of the HCP/NCCP.

Table A.1 provides detail for permanent land conversion impacts

Table A.2 provides detail for wetland impacts.

Temporary impacts are not shown because they do not affect audit calculations of the development fees.

Table A.1: Permanent Land Conversion Impacts (2008-2021) *(acres)*

Fiscal Year	Project / Description	Zone 1	Zone 2	Zone 3	Outside UDA[1]
2009	CCC LP07-2033: Verizon Wireless Martin Cell Tower Project				1.39
2009	CCC LP09-2002: US Coast Guard/SBA Cell Tower Project				1.158
2009	PSE: State Route 4 Bypass, Segment 4, Phase 2	24.69	23.81		
2010	PSE: CalTrans SR4 Median Buffer & Shoulder Widening Project				7.34
2010	CCC PWD: Vasco Road Safety Improvements				6.201
2010	CCC LP09-2033: Horizon Cell Tower Project				1.19
2010	PSE: eBart Phase 1 Project	0.3			
2011	CCC LP10-2070: Morgan Territory Rd Telecommunications Facility Project				0.901
2011	CCC LP09-2037: Camino Diablo Vasco Telecommunications Facility Project				2.35
2011	CCC LP10-2082: J4 Byron Hot Springs Communications Facility				0.8
2011	CCC PWD: Balfour Rd Culvert Repair Project				0.01
2011	CCC PWD: Byron Hwy Shoulder Widening Project-Phase 1				0.44
2011	CCC PWD: Vasco Camino Diablo Intersection				1.94
2011	PSE: ConocoPhillips Line 200 Repair & Anode		0.003		
2011	City of Oakley: Stonewood III-Unit #1 Sub #9183	2.21			
2011	City of Pittsburg: Trash Capture Demonstration Project	0.02			
2011	City of Brentwood: New Meetinghouse Brentwood			3.4	
2012	CCC PWD: Deer Valley Road Safety Improvement Project				0.53
2012	CCC PWD: Marsh Creek Should Widening near Round Valley Regional Preserve Project				2.79
2012	CCC BIG12-0004598: EBRIX Los Vaqueros Communication Facility				0.026
2012	CCC LP10-2009: Clayton Regency Mobile Home Park Emergency H2O Pipeline Extension				0.5

Table A.1: Permanent Land Conversion Impacts (2008-2021) *(acres) (continued)*

Fiscal Year	Project / Description	Zone 1	Zone 2	Zone 3	Outside UDA[1]
2012	EBRPD Round Valley Pedestrian Bridge Project				0.15
2012	City of Oakley: iPark Oakley Project	9.14			
2012	PSE: eBart Phase II Extension	37.91			
2012	PSE: eBart Phase II Extension-1st & 2nd Amend	2.56			
2012	Upper Sand Creek Detention Basin Expansion		6.89		
2013	City of Brentwood: AutoZone Store 4136	0.9			
2013	City of Oakley: Emerson Ranch	138.25			
2013	CCC: Clayton Regency Mobile Home Park Stormdrain Outfall				0.2
2013	PSE: SR160/SR4 Bypass Phase II Connectors	18.01			
2013	PSE: Chevron Pipeline KLM Site 1357 Repair		0.007		
2014	City of Brentwood: Ferro/Ronconi	42.23			
2014	CCC PWD: Pacifica Ave Sidewalk	0.204			
2014	CCC PWD: Marsh Creek Bridge Scour Repair				0.003
2014	CCC PWD: Marsh Creek 142 Wingwall Repair				0.009
2014	CCC PWD: Deer Valley Road Shoulder Widening				1.77
2014	CCC PWD: Marsh Creek Detention Center Bridge Replacement				0.18
2014	CCC PWD: Marsh Creek Road Safety Improvements				1.3
2014	CCC LP13-2097: Verizon Wireless Bethel Island	0.036			
2014	CCC LP13-2111: AT&T Co-location Marsh Creek Monopine				0.000226
2014	CCC LP13-2069: Marsh Creek Cell Tower				0.019
2015	City of Brentwood: Bella Fiore	13.5			
2015	City of Brentwood: Celebration Preschool	0.87			
2015	City of Brentwood: Mangini	9.77			
2015	CCC LP14-2044: Mariner's Discovery Church	3.49			
2015	City of Oakley PW: Marsh Creek Pedestrian Bridge	0.02			
2015	City of Brentwood: Mission Grove	15.6			
2015	City of Brentwood: Palmilla Phase I	20.64			
2015	Duane Martin Jr. Vasco Caves				0.1
2015	City of Pittsburg: Greystone Place			4.9	
2015	Hess Water Trough Installation				0.01
2015	City of Brentwood PW: John Muir Parkway-Phase II	0.33	2.36		
2015	Vaquero Farms S. Wetland Creation & Repair				0.01
2015	CCC PWD: Vasco Road Embankment Repair				0.02
2015	CCC PWD: Marsh Creek Safety Improvement Project (Fed. No. HRRL-5928 (095))		0.76		
2016	City of Brentwood: Maffeo	9.1			
2016	City of Brentwood: Palmilla Phase II	38.7			
2016	City of Brentwood: Sparrow at Marsh Creek	6.71			
2016	City of Brentwood: Cornerstone Church	4.51			
2016	City of Brentwood: Elite (Pacific Union) Self Storage	4			
2016	City of Oakley: Verizon Wireless Empire Oakley Road	0.33			

Table A.1: Permanent Land Conversion Impacts (2008-2021) *(acres) (continued)*

Fiscal Year	Project / Description	Zone 1	Zone 2	Zone 3	Outside UDA[1]
2016	City of Pittsburg: Sonic Drive-In Project			1.22	
2016	City of Brentwood: Tractor Supply Project			2.8	
2016	City of Pittsburg: Delta Gateway Pad No. 12	1.8			
2016	CCC PWD: Port Chicago Hwy-Willow Pass Sidewalk Improvements	0.156		0.143	
2016	CCC PWD: Canal Road Sidewalk and Bike Lanes Project	0.4709			
2016	CCC LP15-2029: Timber Rd Communication Facility				0.05
2016	CCC TP12-0026: Moita Road Improvement Project		0.36		0.9
2016	PSE: Oakley Generating Station (Original-3rd Amendment) Project	16.72	[see footnote 2]		
2016	PSE: SR4/Balfour & First Amendment	29.58	[see footnote 2]		
2017	Canal Road Bridge Replacement Project	0.01			
2017	Morgan Territory Road Slide Repair and Temporary Access Road Alignment				0.03
2017	Palermo Subdivision	18.84			
2017	Sellers Pointe Subdivision	13.82			
2017	Verna Way			1.96	
2017	Oakley Recreation Center	4.294			
2017	Gilbert Property Phase I	51.91			
2017	Oakley Gateway	3.63			
2017	iPark Oakley Phase 2: Executive RV and Boat Storage	0.67			
2017	PG&E Walnut Crossover Rebuild Project				0.1
2018	Kirker Pass Road Northbound Truck Climbing Lane - Inside				3.12
2018	Marsh Creek Road Bridge #141 Replacement Project				0.09
2018	Sciortino Ranch Development	51.94			
2018	Bella Verde Development	6.1			
2018	Tri-City Plaza - Parcel D			0.87	
2018	Shops at Lone Tree (Center Pointe Commercial Development)	7.64			
2018	City of Brentwood Recycled Water Project - Phase 1	0.9			
2018	Cypress Self Storage Project	3.24			
2018	Bay Point Family Apartments (DP15-3023)			7.61	
2018	Shell Pipeline AC Mitigation Site at Valve 158				0.03
2018	Empire Ave Development - Hovnanian Homes Project	8			
2018	30 Technology Court	1.46			
2018	PG&E RMSCC15-303 Project				0.48
2018	Gilbert Property Phase 2	70.626			
2019	Marsh Creek Road Traffic Safety Improvements Project				0.00015
2019	Alicante (The Village at Main)	20.06			
2019	The Vines at Oakley	9.9			
2019	Liberty Residential Subdivision	4.24			
2019	Praxair Pittsburg Cylinder Storage Facility - Phase 1			0.16	

Table A.1: Permanent Land Conversion Impacts (2008-2021) *(acres) (continued)*

Fiscal Year	Project / Description	Zone 1	Zone 2	Zone 3	Outside UDA[1]
2019	Praxair Pittsburg Cylinder Storage Facility - Phase			4.93	
2019	eBART Phase II Extension - 4th Amendment	0.21			
2019	EBRPD FEMA Pond Repair Projects 2019				0.002
2020	Quick Quack Car Wash and 7-11	2.64			
2020	Brentwood Goddard School	0.86			
2020	The Groves	19.47			
2020	Silvergate Condominium Community	8.35			
2020	City of Brentwood Recycled Water Project Phase 2 - Non-Potable Water Distribution System	0.17			
2020	Oakley Logistics Center	66.046			
2020	Acacia Development	12.56			
2020	Twin Oaks Senior Residence			6.06	
2020	Diablo Energy Storage	10.41			
2020	Tuscany Meadows		168.86		
2020	Department of Water Resources Old Banks Landfill Cap Project				6.49
2020	CCTA Mokelumne Trail Bicycle/Pedestrian Overcrossing Project	1.85			
2021	Tuscany Estates Project- at the Baldocchi Property	23.26			
2021	Mt. Diablo Resource Recovery Park	10.26			
2021	Diablo Meadows Residential Development		8.28		
2021	Byron Highway Solar Project				34.13
2021	Byron Highway/Byer Road Safety Improvements Project				0.18
2021	Rotten Robbie Brentwood	2.11			
2021	Amber Lane Apartments	13.91			
2021	Orchard Trails (Walnut Villas)	27.88			
2021	Zip Thru Car Wash	1.42			
	Total	931.44	211.33	34.05	76.94

Notes: Only includes impacts subject to permit limits.

"PSE" is participating special entity. "CCC" is Contra Costa County.

[1] Includes covered activities outside the urban development area (UDA) that pay either the zones 1 or 2 fee. Includes rural road projects as shown in Table 9-6 of the 2006 Plan.

[2] These covered activities occurred over multiple years. Total impacts and last year of impacts are shown here.

Sources: ECCC Habitat Conservancy.

Table A.2: Permanent Wetland Impacts, 2008 Through 2021

Fiscal Year	Project / Description	Wetlands								Streams	
		Total	Riparian/ Woodland	Permanent Wetland	Seasonal Wetland	Alkali Wetland	Pond	Aquatic	Slough	≤ 25 ft	> 25 ft
		(acres)								(linear feet)	
2008	CCC PWD: Marsh Creek Emergency Bridge Repair Project										0.3096
2009	PSE: State Route 4 Bypass, Segment 4, Phase 2	**0.19**	0.19								
2010	PSE: CalTrans SR4 Median Buffer & Shoulder Widening Project	**0.41**	0.05		0.29				0.07		6
2010	CCC PWD: Vasco Road Safety Improvements	**0.007**		0.006	0.001					110	22
2011	CCC PWD: Balfour Rd Culvert Repair Project										12
2011	CCC PWD: Byron Hwy Shoulder Widening Project-Phase 1										47
2011	City of Pittsburg: Trash Capture Demonstration Project	**0.02**		0.02							
2012	CCC PWD: Deer Valley Road Safety Improvement Project	**0.13**				0.13					
2012	CCC PWD: Marsh Creek Should Widening near Round Valley Regional Preserve Project	**0.064**			0.064					29	
2012	Upper Sand Creek Detention Basin Expansion	**0.17**	0.11	0.04	0.02					295	
2013	CCC: Clayton Regency Mobile Home Park Stormdrain Outfall	**0.1**	0.1								
2013	PSE: Chevron Pipeline KLM Site 1357 Repair	**0.007**				0.007					
2014	CCC PWD: Pacifica Ave Sidewalk	**0.044**	0.044								36
2014	CCC PWD: Marsh Creek Bridge Scour Repair	**0.003**	0.003								23
2014	CCC PWD: Marsh Creek 142 Wingwall Repair	**0.009**	0.009								
2014	CCC PWD: Deer Valley Road Shoulder Widening	**0.1**					0.1				
2014	CCC PWD: Marsh Creek Detention Center Bridge Replacement	**0.132**	0.132								60

Table A.2: Permanent Wetland Impacts, 2008 Through 2021 *(continued)*

Fiscal Year	Project / Description	Wetlands								Streams	
		Total	Riparian/ Woodland	Permanent Wetland	Seasonal Wetland	Alkali Wetland	Pond	Aquatic	Slough	≤ 25 ft	> 25 ft
2014	CCC PWD: Marsh Creek Road Safety Improvements									148	
2015	City of Oakley PW: Marsh Creek Pedestrian Bridge										15
2015	City of Brentwood: Palmilla Phase I										25
2015	CCC PWD: Marsh Creek Safety Improvement Project (Fed. No. HRRL-5928 (095)	**0.02**	0.02							29	
2016	CCC PWD: Canal Road Sidewalk and Bike Lanes Project	**0.0039**	0.0034		0.0005					21	
2016	CCC TP12-0026: Moita Road Improvement									45	
2016	PSE: SR4/Balfour & First Amendment	**0.42**	0.42								
2017	CCC PWD: Garin Ranch Basin and Heron Park Basin Improvements	**0.469**						0.469			
2017	City of Oakley: Gilbert Property Phase I	**0.703**			0.126				0.577		
2018	CCC PWD: Kirker Pass Road Northbound Truck Climbing Lane	**0.046**	0.046								
2018	CCC PWD: Morgan Territory Road Bridges 4.30 and 4.40 Scour Repair	**0.002**	0.002								65
2018	CCC PWD: Marsh Creek Road Bridge #141 Replacement	**0.16**	0.16								93
2018	City of Oakley: Gilbert Property Phase 2	**0.124**			0.124						
2019	EBRPD FEMA Pond Repair Projects 2019									8	
2020	City of Oakley: Oakley Logistics Center	**0.984**			0.984						
	Total	**4.32**	1.29	0.07	1.61	0.14	0.10	0.47	0.65	685.00	404.31

Notes: Only includes impacts subject to permit limits.
"PSE" is participating special entity. "CCC" is Contra Costa County.
Wetland impacts are included in land conversion impacts (Table A.1). Wetland impacts are subject to the additional wetland fee.

Sources: ECCC Habitat Conservancy.

APPENDIX B: LAND ACQUISITION COST ANALYSIS

The following tables provide detail for the land acquisition cost analysis update.

Table B.1

REMAINING LAND ACQUISITION BY COST CATEGORY, Acres and Estimated Total Cost
EAST CONTRA COSTA COUNTY HCP/NCCP
2022 Update

		Initial Urban Development Area				Maximum Urban Development Area			
Acquisition Cost Category	**Parcel Size**	**Acres**	**% of Total**	**Estimated Cost**	**% of Total**	**Acres**	**% of Total**	**Estimated Cost**	**% of Total**
OUTSIDE THE URBAN LIMIT LINE									
1	120 + acres	9,389	70%	$85,441,820	56%	13,778	72%	$125,376,779	59%
2	40 - 120 acres	1,822	14%	20,445,821	13%	3,074	16%	34,461,669	16%
3	10 - 40 acres	322	2%	8,852,800	6%	459	2%	12,612,600	6%
4	5 - 10 acres	15	0%	726,620	0%	33	0%	1,538,498	1%
5	< 5 acres	-	0%	-	0%	4	0%	288,420	0%
6	ALL, steep slopes	480	4%	2,016,000	1%	489	3%	2,055,480	1%
INSIDE THE URBAN LIMIT LINE		1,342	10%	34,513,035	23%	1,385	7%	35,559,843	17%
TOTAL		**13,371**	**100%**	**$151,996,096**	**100%**	**19,222**	**100%**	**$211,893,289**	**100%**

Note: includes acres that may be acquired outside the Inventory Area and outside Acquistion Analysis zones that do not count towards preserve targets but are part of larger preserve parcels.

Source: East Contra Costa County Habitat Conservancy and Insight Data & Economic Analysis

Table B.2

LAND ACQUISITION COST FACTOR
EAST CONTRA COSTA COUNTY HCP/NCCP
2022 Update

OUTSIDE THE URBAN LIMIT LINE — **Per Acre Land Value Factor**

Acquisition Cost Category	Parcel Size	Slope Characteristics (percent of parcel)	2003 Valuation	2005 Valuation	2006 Valuation	2012 Valuation	2017 Valuation	2022 Valuation	Change from 2017
1	120 + acres	< 26%	$3,500	$4,800	$5,600	$5,300	$6,400	$9,100	42%
2	40 - 120 acres	< 26%	$6,000	$8,200	$9,600	$7,500	$11,200	$11,200	0%
3	10 - 40 acres	< 26%	$20,000	$27,400	$31,900	$18,600	$22,000	$27,500	25%
4	5 - 10 acres	< 26%	$35,000	$48,000	$56,000	$49,000	$38,000	$47,000	24%
5	< 5 acres	< 26%	$50,000	$68,600	$80,000	$70,000	$55,000	$66,000	20%
6	ALL	> 26%	$3,000	$3,300	$3,800	$4,200	$4,500	$4,200	-7%

INSIDE THE URBAN LIMIT LINE — **Per Acre Land Value Factor**

Acquisition Cost Category	Currently Designated for Development (Yes/No)	Slope Characteristics (percent of parcel)	2003 Valuation	2005 Valuation	2006 Valuation	2012 Valuation	2017 Valuation	2022 Valuation	Change from 2017
7	No	<15%	$14,500	$18,300	$21,300	**$11,000**	**$19,000**	**$24,000**	26%
8	No	15-26%	$10,100	$12,700	$14,800	**$6,600**	**$11,400**	**$14,400**	26%
9	No	>26%	$3,600	$4,500	$5,200	**$2,800**	**$4,800**	**$6,000**	25%
10	Yes	<15%	$45,000	$56,800	$66,200	**$35,000**	**$60,000**	**$74,000**	23%
11	Yes	15-26%	$31,500	$39,760	$46,400	**$21,000**	**$36,000**	**$44,400**	23%
12	Yes	>26%	$11,300	$14,263	$16,600	**$8,800**	**$15,000**	**$18,500**	23%
INSIDE THE URBAN LIMIT LINE - BYRON AIRPORT									
13	na	na	$8,000	$8,800	$10,300	$6,200	$10,700	**$13,200**	23%

Note: The 2022 land cost factor for the Byron Airport Area is based on the $8,000 per acre value estimated in 2003, adjusted by the 2022 percentage change from values originally estimated in 2003 for Cost Category 10--about 65 percent.

Source: East Contra Costa County Habitat Conservancy and Insight Data & Economic Analysis

Table B.3

LAND ACQUISITION ANALYSIS - Price per acre for parcels > 120 acres (nominal dollars)
EAST CONTRA COSTA COUNTY HCP/NCCP
2022 Update

Transaction ID	Project/Property Name	Year of Sale	Acres	Purchase Price/Market Value	Price/Value per acre
EBRPD/ECCC Habitat Conservancy Land Acquisitions in the last 10 years					
19	Vaquero Farms Central	2012	319.9	$1,855,700	$5,800
23	Thomas North	2012	135.0	$863,900	$6,400
26	Smith	2014	960.0	$5,376,000	$5,600
27	Roddy Ranch (part)	2014	994.5	$13,500,000	$13,575
28	Viera/Perley	2015	260.0	$1,950,000	$7,500
30	Nunn	2016	646.0	$6,072,000	$9,400
32	Coelho	2016	199.4	$1,495,750	$7,500
34	Viera North Peak	2017	165.0	$1,080,000	$6,545
36	Casey	2017	320.0	$2,400,000	$7,500
37	Roddy Ranch Golf Course	2018	230.0	$1,955,000	$8,500
Weighted Average					**$8,641**
Save Mount Diablo					
SMD 23	Curry Canyon Ranch	2013	1,080.5	$7,173,800	$6,639
Comparables from 2017 - 2021 Appraisals					
Marciel Road, San Ramon		2016	181.32	$1,250,000	$6,894
Patterson Pass Road, unincorporated Alameda Co.		2014	155.76	$1,200,000	$7,704
Bollinger Canyon Road, Moraga		2014	251.00	$1,824,840	$7,270
Chadbourne Road, Brentwood Road		2014	640.00	$4,500,000	$7,031
Off Marsh Creek Road, Antioch		2015	400.00	$3,140,000	$7,850
Christensen Road, Livermore		2014	188.77	$950,000	$5,033
Byron Hot Springs Road, Byron		2014	205.55	$2,450,000	$11,919
Tesla Road, Livermore		2016	158.40	$455,000	$2,872
Altamont Pass Road, Livermore[1]		2010	139.83	$1,294,500	$9,258
Morgan Territory Road, San Ramon		2017	343.82	$2,063,000	$6,000
Contra Costa County Assessor's Data - Agricultural land use, unimproved or improvements less than 5 percent of value)					
Assessor 1	Brentwood	2018	1,566.25	$20,000,000	$12,769
Assessor 2	Knightsen	2017	411.56	$3,900,000	$9,476
Assessor 3	Antioch	2021	400.00	$2,720,000	$6,800
Assessor 4	Byron	2019	291.82	$1,400,000	$4,797
Assessor 5	Byron	2020	251.31	$3,945,000	$15,698
Assessor 6	Knightsen	2017	141.53	$2,820,000	$19,925
Assessor 7	Byron	2020	135.96	$3,711,500	$27,298
Overall Weighted Average					**$9,070**
				Land Cost Factor for 2022 Update:	**$9,100**

Notes:

1. This is a relatively old sale but is included as a comparable because it was an abandoned golf course in an "agricultural" area in the same region, purchased for mitigation.

Sources: East Contra Costa Habitat Conservancy, Save Mount Diablo, Contra Costa County Assessor, and Insight Data & Economic Analysis

Table B.4

LAND ACQUISITION ANALYSIS - Price per acre for parcels > 40 - 120 acres (nominal dollars)
EAST CONTRA COSTA COUNTY HCP/NCCP
2022 Update

Transaction ID	Project/Property Name	Year of Sale	Acres	Purchase Price/Market Value	Price/Value per acre
EBRPD/ECCC Habitat Conservancy Land Acquisitions in the last 10 years					
20	Galvin	2012	61.7	$370,000	$5,999
25	Adrienne Galvin	2013	112.0	$884,400	$7,900
31	Hanson Hills	2016	76.5	$730,000	$9,547
33	Campos	2017	80.0	$520,000	$6,500
38	Poppi/Halstead (Lucas)	2018	72.0	$725,000	$10,071
39	Olesen/Duke	2019	120.0	$1,080,000	$9,000
42	Civic Rancho Meadows	2021	80.0	$1,500,000	$18,750
Weighted Average					**$23,229**
Save Mount Diablo					
SMD 20	Highland Springs	2012	105.0	$495,000	$4,714
SMD 22	Marsh Creek 8	2013	51.1	$690,684	$13,506
Comparables from 2017 - 2021 Appraisals					
Altamont Pass Road, unincorporated Alameda Co.		2015	110.70	$262,500	$2,371
North Vasco Road, unincorporated Alameda Co.		2014	79.02	$550,000	$6,960
N Bruns Road, Byron Highway, Byron		2016	68.76	$760,000	$11,053
Morgan Territory Road/Highland Springs, Livermore		2012	105.00	$495,000	$4,714
Marsh Creek Road, Clayton		2015	76.46	$690,000	$9,024
Wirthman Lane, Clayton		2015	41.04	$470,000	$11,452
Crane Ridge Road, unincorporated Alameda Co.		2014	60.00	$500,000	$8,333
Ruess Road, unincorporated Alameda Co.		2017	100.21	$900,000	$8,981
Deer Valley Road, Brentwood		2016	50.25	$375,000	$7,463
Deer Valley Road, Brentwood		2017	50.25	$490,000	$9,751
Whispering Pines Road, Clayton		2017	95.41	$800,000	$8,385
Alhambra Valley Road, Martinez		2020	48.48	$1,154,000	$23,804
Franklin Canyon Road, Martinez		2019	118.00	$1,225,000	$10,381
Marsh Creek Road, Clayton		2019	50.81	$1,650,000	$32,474
Contra Costa County Assessor's Data - Agricultural land use, unimproved or improvements less than 5 percent of value)					
Assessor 8	Byron	2020	115.34	$2,700,000	$23,409
Assessor 9	Byron	2021	87.37	$1,589,500	$18,193
Assessor 10	Byron	2020	70.45	$1,450,000	$20,582
Assessor 11	Byron	2021	65.61	$1,100,000	$16,766
Overall Weighted Average					**$11,228**
				Land Cost Factor for 2022 Update:	**$11,200**

Sources: East Contra Costa Habitat Conservancy, Save Mount Diablo, Contra Costa County Assessor, and Insight Data & Economic Analysis

Table B.5

LAND ACQUISITION ANALYSIS - Price per acre for parcels 10 - 40 acres (nominal dollars)
EAST CONTRA COSTA COUNTY HCP/NCCP
2022 Update

Transaction ID	Project/Property Name	Year of Sale	Acres	Purchase Price/Market Value	Price/Value per acre
EBRPD/ECCC Habitat Conservancy Land Acquisitions in the last 10 years					
21	Moss Rock	2012	20.5	$410,000	$20,010
22	Fan	2012	21.0	$220,000	$10,476
35	Roddy Home Ranch	2017	40.0	$1,536,000	$38,400
Weighted Average					**$26,580**
Comparables from 2017 - 2021 Appraisals					
	Byron Hwy, Brentwood	2016	14.45	$490,000	$33,910
	Marsh Creek Road, Clayton	2014	20.30	$625,000	$30,788
	Crow Canyon Road, unincorporated Alameda Co.	2015	22.86	$650,000	$28,434
	Knightsen Avenue, Oakley	2017	10.00	$500,000	$50,000
	Willow Way, Byron	2017	16.77	$599,000	$35,719
	Marsh Creek Road, Clayton	2017	17.00	$220,000	$12,941
	Camino Diablo, Byron	2017	18.27	$875,000	$47,893
	Altamont Pass Road, unincorporated Alameda Co.	2018	36.24	$295,000	$8,140
	Bragdon Way, Clayton	2018	38.54	$558,000	$14,478
	Deer Valley Road & Balfour Road, Antioch	2018	40.00	$680,000	$17,000
	Sunset Road, Knightsen	2019	10.04	$425,000	$42,331
	Kellogg Creek Road, Byron	2020	13.66	$525,000	$38,433
	Briones Valley Road, Brentwood	2020	25.55	$600,000	$23,483
	Silver Hills Drive, Byron	2019	10.00	$425,000	$42,500
	Morgan Territory Road, Clayton	2020	28.73	$650,000	$22,624
Contra Costa County Assessor's Data - Agricultural and Vacant Rural land use, unimproved or improvements less than 5 percent of value)					
Assessor 12	Brentwood	2020	38.80	$850,000	$21,907
Assessor 13	Clayton	2019	21.78	$500,000	$22,957
Assessor 14	Brentwood	2021	13.22	$530,000	$40,091
Assessor 15	Byron	2021	12.78	$400,000	$31,299
Assessor 16	Knightsen	2021	11.35	$600,000	$52,863
Assessor 17	Livermore	2020	10.64	$349,000	$32,801
Assessor 18	Brentwood	2017	10.00	$550,000	$55,000
Assessor 19	Knightsen	2018	10.00	$252,500	$25,250
Assessor 20	Knightsen	2018	10.00	$302,500	$30,250
Assessor 21	Knightsen	2020	10.00	$399,000	$39,900
Assessor 22	Brentwood	2021	10.00	$425,000	$42,500
Overall Weighted Average					**$27,452**
				Land Cost Factor for 2022 Update:	**$27,500**

Sources: East Contra Costa Habitat Conservancy, Contra Costa County Assessor, and Insight Data & Economic Analysis

Table B.6

LAND ACQUISITION ANALYSIS - Price per acre for parcels 5 - 10 acres (nominal dollars)
EAST CONTRA COSTA COUNTY HCP/NCCP
2022 Update

Transaction ID	Project/Property Name	Year of Sale	Acres	Purchase Price/Market Value	Price/Value per acre
EBRPD/ECCC Habitat Conservancy Land Acquisitions in the last 10 years (none in this size category)					
Comparables from 2017 - 2021 Appraisals					
Bragdon Way, Clayton		2015	6.42	$295,000	$45,950
Bragdon Way, Clayton		2015	5.01	$220,000	$43,912
Leon Drive, Clayton		2017	5.32	$360,000	$67,669
Morgan Territory Road, Clayton		2016	5.00	$350,000	$70,000
Contra Costa County Assessor's Data - Rural land use, unimproved or improvements less than 5 percent of value)					
Assessor 23	Byron	2020	9.99	$200,000	$20,020
Assessor 24	Knightsen	2018	9.88	$370,000	$37,449
Assessor 25	Knightsen	2018	9.88	$370,000	$37,449
Assessor 26	Knightsen	2018	9.84	$370,000	$37,602
Assessor 27	Brentwood	2019	9.60	$475,000	$49,479
Assessor 28	Knightsen	2018	9.51	$460,000	$48,370
Assessor 29	Brentwood	2020	8.21	$75,000	$9,135
Assessor 30	Brentwood	2018	5.00	$400,000	$80,000
Assessor 31	Brentwood	2018	5.00	$350,000	$70,000
Assessor 32	Brentwood	2018	5.00	$350,000	$70,000
Assessor 33	Brentwood	2021	5.00	$480,000	$96,000
Overall Weighted Average					**$47,165**
				Land Cost Factor for 2022 Update:	**$47,000**

Sources: East Contra Costa Habitat Conservancy, Contra Costa County Assessor, and Insight Data & Economic Analysis

Table B.7

LAND ACQUISITION ANALYSIS - Price per acre for parcels less than 5 acres (nominal dollars)
EAST CONTRA COSTA COUNTY HCP/NCCP
2022 Update

Transaction ID	Project/Property Name	Year of Sale	Acres	Purchase Price/Market Value	Price/Value per acre
EBRPD/ECCC Habitat Conservancy Land Acquisitions in the last 10 years					
24	Alaimo	2013	2.31	$185,000	$80,087
29	Clayton Radio LLC	2015	2.02	$75,000	$37,129
40	Bloching	2020	3.25	$210,000	$64,615
Comparables from 2017 - 2021 Appraisals					
	Bollinger Canyon Road, Moraga	2018	4.00	$225,000	$56,250
Overall Weighted Average					**$60,017**
				Land Cost Factor for 2022 Update:	**$66,000**

Note: Only a small number of parcels less than 5 acres might be acquired as part of the acquisition strategy to fill gaps between larger parcels. Following the rationale presented in "NCCP/HCP Land Cost Data", Technical Memorandum to John Kopchik, prepared by Economic & Planning Systems, August 3, 2006 and included in Appendix G: HCP/NCCP Cost Data, the value assumption is based on a per-acre premium above the average value for the 5 - 10 acre parcels ($47,000 for this 2022 update). In the 2006 analysis, the premium was about 40 percent. This 2022 analysis assumes a similar premium, resulting in the $66,000 per acre land cost factor for parcels less than five acres.

Sources: East Contra Costa Habitat Conservancy and Insight Data & Economic Analysis

Table B.8

LAND ACQUISITION ANALYSIS - Basis for price per acre calculation for parcels inside the Urban Limit Line
EAST CONTRA COSTA COUNTY HCP/NCCP
2022 Update

Item	Value		Source
Average Sales Price (placeholder estimate) Per Single Family Unit	$680,000	a	New Home Sales 2021 Antioch, Brentwood, Oakley, and Pittsburg
Units per acre (gross)	5.0	b	Average Lot Size of 7,000 sqft and net to gross ratio of 80 percent
Total Development Value	$3,385,234	c=a*b	Calculated
Raw Entitled Land Value as % of Development Value	9.0%	d	Based on standard 10 percent ratio, adjusted down slightly based on real estate broker conversations
Raw Entitled Land Value	$304,671	e=c*d	Calculated
Discount Rate	12%	f	Average land speculator discount rate
Category 10 - 12.5 years to entitlement/ development	$73,893	g=e/(1+f)^12.5	Calculated
Category 7 - 22.5 years to entitlement/ development	$23,792	h=e/(1+f)^22.5	Calculated

Note: This table updates the cost factors in the calculations for this land cost factor as established in the August 3, 2006 Technical Memorandum from Economic & Planning Systems, "NCCP/HCP Land Cost Data". The average sales price for new single family units is updated to reflect current market conditions.

This table calculates the average values for cost categories 7 and 10, Following the methodology established in 2006, the values for categories 8 and 11 are discounted 40 percent from the value for a level site and the values for categories 9 and 12 are discounted 75 percent from the average for the level site.

Sources: "Annual New Home Sale Data for Selected Contra Costa County Cities ," Contra Costa Association of REALTORS® MLS (CCAR); Insight Data & Economic Analysis

APPENDIX C: INITIAL UDA COST MODEL UPDATE

The following tables provide comprehensive documentation for the cost model update based on estimated impacts for the initial urban development area.

East Contra Costa County HCP/NCCP
2022 Update
Implementation Cost Data and Assumptions with Initial Urban Development Area

Summary of East Contra Costa HCP Implementation Costs for Initial Urban Development Area

2022 Update

(2021 dollars rounded to the nearest $10,000)

Total Costs

	Implementation Period (Years)					
Cost Category	0	1-14	15-19	20-24	25-30	**Total (2021)**
Program Administration	$220,000	$14,590,000	$6,660,000	$6,260,000	$7,500,000	$35,240,000
Land Acquisition: acquisition and site improvements	$0	$139,240,000	$48,440,000	$48,440,000	$58,060,000	$294,180,000
Land Acquisition: due diligence, transaction costs	$250,000	$4,390,000	$1,920,000	$1,920,000	$2,300,000	$10,780,000
Planning and Design	$0	$4,550,000	$1,450,000	$1,450,000	$820,000	$8,260,000
Habitat Restoration/Creation	$0	$7,050,000	$13,430,000	$13,430,000	$16,110,000	$50,020,000
Environmental Compliance	$0	$1,410,000	$1,220,000	$1,020,000	$0	$3,650,000
Preserve Management and Maintenance	$0	$6,650,000	$7,430,000	$9,340,000	$13,900,000	$37,320,000
Monitoring, Research, and Adaptive Management	$0	$2,200,000	$1,710,000	$2,340,000	$3,520,000	$9,760,000
Remedial Measures	$0	$0	$260,000	$210,000	$2,810,000	$3,280,000
Contingency	$0	$0	$1,280,000	$1,370,000	$1,840,000	$4,480,000
Total	**$470,000**	**$180,080,000**	**$83,800,000**	**$85,780,000**	**$106,860,000**	**$456,970,000**

Summary of East Contra Costa HCP Implementation Costs for Initial Urban Development Area

2022 Update

(2021 dollars not rounded)

Total Costs

	Implementation Period (Years)					
Cost Category	0	1-14	15-19	20-24	25-30	**Total**
Program Administration	$223,698	$14,594,336	$6,661,370	$6,261,370	$7,495,644	$35,236,418
Land Acquisition: acquisition and site improvements	$0	$139,241,000	$48,437,737	$48,437,737	$58,059,276	$294,175,751
Land Acquisition: due diligence, transaction costs	$253,166	$4,387,960	$1,919,403	$1,919,403	$2,303,284	$10,783,217
Planning and Design	$0	$4,550,853	$1,445,840	$1,445,840	$821,365	$8,263,898
Habitat Restoration/Creation	$0	$7,051,220	$13,427,192	$13,427,192	$16,112,631	$50,018,236
Environmental Compliance	$0	$1,411,927	$1,221,348	$1,021,348	$0	$3,654,623
Preserve Management and Maintenance	$0	$6,648,120	$7,429,960	$9,336,250	$13,902,207	$37,316,537
Monitoring, Research, and Adaptive Management	$0	$2,195,918	$1,710,132	$2,335,132	$3,520,011	$9,761,193
Remedial Measures	$0	$0	$263,044	$208,177	$2,805,500	$3,276,720
Contingency	$0	$0	$1,276,931	$1,370,752	$1,835,652	$4,483,335
Total	**$476,864**	**$180,081,334**	**$83,792,958**	**$85,763,202**	**$106,855,569**	**$456,969,927**

NOTE: Original unit cost estimates for the 2006 HCP/NCCP were in 2005 dollars, inflated to 2006 dollars for use in the plan document.

Consumer Price Index - All Urban Consumers
Original Data Value

Series Id: CUURS49BSA0
Not Seasonally Adjusted
Series Title: All items in San Francisco-Oakland-Hayward, CA, all
Area: San Francisco-Oakland-Hayward, CA
Item: All items
Base Period: 1982-84=100
Years: 2005 to 2022

Data extracted on: August 2, 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2	2021 dollars
2005		201.2		202.5		201.2		203.0		205.9		203.4	202.7	201.5	203.9	0.6545
2006		207.1		208.9		209.1		210.7		211.0		210.4	209.2	207.9	210.6	0.6754
2007		213.688		215.842		216.123		216.240		217.949		218.485	216.048	214.736	217.361	0.6976
2008		219.612		222.074		225.181		225.411		225.824		218.528	222.767	221.730	223.804	0.7193
2009		222.166		223.854		225.692		225.801		226.051		224.239	224.395	223.305	225.484	0.7245
2010		226.145		227.697		228.110		227.954		228.107		227.658	227.469	226.994	227.944	0.7344
2011		229.981		234.121		233.646		234.608		235.331		234.327	233.390	232.082	234.698	0.7535
2012		236.880		238.985		239.806		241.170		242.834		239.533	239.650	238.099	241.201	0.7738
2013		242.677		244.675		245.935		246.072		246.617		245.711	245.023	243.894	246.152	0.7911
2014		248.615		251.495		253.317		253.354		254.503		252.273	251.985	250.507	253.463	0.8136
2015		254.910		257.622		259.117		259.917		261.019		260.289	258.572	256.723	260.421	0.8349
2016		262.600		264.565		266.041		267.853		270.306		269.483	266.344	263.911	268.777	0.8599
2017		271.626		274.589		275.304		275.893		277.570		277.414	274.924	273.306	276.542	0.8877
2018		281.308		283.422		286.062		287.664		289.673		289.896	285.550	282.666	288.435	0.9220
2019		291.227		294.801		295.259		295.490		298.443		297.007	295.004	293.150	296.859	0.9525
2020		299.690		298.074		300.032		300.182		301.736		302.948	300.084	299.109	301.059	0.9689
2021		304.387		309.419		309.497		311.167		313.265		315.805	**309.721**	306.724	312.718	1.0000
2022		320.195		324.878		330.539								323.408		

Employment Cost Index (NAICS)
Original Data Value

Data extracted on: August 2, 2022 (8:36:09 PM)

Series Id: CIU2010000120000I
Not seasonally adjusted
Series Title: Total compensation for Private industry workers in Professional and related, Index
Ownership: Private industry workers
Component: Total compensation
Occupation: Professional and related occupations
Industry: All workers
Subcategory: All workers
Area: United States (National)
Periodicity: Current dollar index number
Years: 2005 to 2016

Year	Qtr1	Qtr2	Qtr3	Qtr4	2021 dollars
2005	98.0	98.8	99.5	100.0	0.6974
2006	101.0	101.8	103.1	103.9	0.7245
2007	104.9	105.9	106.7	107.3	0.7483
2008	108.3	109.0	109.9	110.3	0.7692
2009	111.0	111.1	111.4	111.4	0.7768
2010	112.2	112.6	113.3	113.5	0.7915
2011	114.6	115.1	115.4	115.7	0.8068
2012	116.8	117.3	117.7	118.2	0.8243
2013	118.9	119.5	120.2	120.5	0.8403
2014	121.0	121.9	122.5	122.9	0.8570
2015	123.7	124.1	124.5	124.9	0.8710
2016	125.7	126.2	126.7	126.7	0.8835
2017	127.8	128.7	129.1	129.6	0.9038
2018	130.8	131.6	132.3	132.8	0.9261
2019	133.7	134.4	135.1	135.6	0.9456
2020	136.8	137.0	137.8	138.4	0.9651
2021	139.7	140.5	142.2	143.4	1.0000

California Construction Cost Index, Department of General Services

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	2021 dollars		
2006	4620	4603	4597	4600	4599	4593	4609	4616	4619	4867	4891	4877	4,674	0.60878		
2007	4869	4868	4871	4872	4886	4842	4849	4851	4942	4943	4978	4981	4,896	0.63766		
2008	4983	4983	4999	5004	5023	5065	5135	5142	5194	5393	5375	5322	5,135	0.66876		
2009	5309	5295	5298	5296	5288	5276	5263	5265	5264	5259	5259	5262	5,278	0.68739		
2010	5260	5262	5268	5270	5378	5394	5401	5401	5381	5591	5599	5596	5,400	0.70331		
2011	5592	5624	5627	5636	5637	5643	5654	5667	5668	5675	5680	5680	5,649	0.73568		
2012	5683	5683	5738	5740	5755	5754	5750	5778	5777	5780	5779	5768	5,749	0.74872		
2013	5774	5782	5777	5786	5796	5802	5804	5801	5802	5911	5903	5901	5,820	0.75799	1.24%	
2014	5898	5896	5953	5956	5957	5961	5959	5959	5959	5969	5981	5977	5,952	0.77520	2.27%	
2015	6073	6077	6069	6062	6069	6055	6055	6055	6113	6114	6109	6108	6,080	0.79185	2.15%	
2016	6106	6132	6248	6249	6240	6238	6245	6244	6267	6343	6344	6373	6,252	0.81432	2.84%	8.49%
2017	6373	6373	6373	6461	6455	6470	6474	6620	6620	6596	6596	6596	6,501	0.84664	3.97%	
2018	6596	6596	6596	6596	6596	6598	6643	6613	6674	6679	6679	6684	6,629	0.86339	1.98%	
2019	6684	6700	6616	6841	6852	6854	6854	6823	6814	6851	6895	6924	6,809	0.88681	2.71%	
2020	6995	6945	6947	6955	6958	7041	6984	6988	7036	7120	7123	7120	7,018	0.91399	3.06%	
2021	7090	7102	7130	7150	7712	7746	7892	8122	7900	8080	8141	8072	7,678	1.00000	9.41%	21.14%

The California Construction Cost index is developed based upon Building Cost Index (BCI) cost indices for San Francisco and Los Angeles produced by Engineering News Record (ENR) and reported in the second issue each month for the previous month. This table is updated at the end of each month.

The ENR BCI reports cost trends for specific construction trade labor and materials in the California marketplace.

Accessed 8/2/2022

https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

Legend

red numbers are assumptions or data entered directly into the worksheet
blue numbers are links from other worksheets in the workbook
black numbers are calculations based on the above numbers

Cost factors are colored coded by primary source considered:

EBRPD (for HCP)
CCWD (for HCP)
Average of CCWD/EBRPD
ECCC Habitat Conservancy
J&S and EPS (for HCP)
AECOM, 2012
Updated by Insight Data & Economic Analysis, 2022
Updated with input from H.T. Harvey, 2017
Other estimated factors
Actual costs start-up and years 1 - 14
Estimate of EBRPD contributions to operational costs, start up and years 1-14
Summary actuals supercede model detail

Acres Acquired, Managed, and Restored within HCP/NCCP Preserves for Initial Urban Development Area
2022 Update

	Initial UDA	Source
Total acres acquired/managed	24,250	(Table 5-9: mid-point of range)

Acres Acquired and Managed by Time Period

	Implementation Period (Years)					
	0	1-14	15-19	20-24	25-30 (6-year period)	Total
Total preserve acres acquired per period	-	12,050	3,813	3,813	4,575	24,250
Total preserve acres managed, cumulative	-	12,050	15,862	19,675	24,250	24,250

Assumptions:

Actual acquisition accounted for in years 1-5, 6-9 and 10 - 14; the net remaining requirement is allocated evenly over the remaining 16 years of the permit term.

Management and monitoring on acquired land has not kept pace with actual acquisition.

14,463.76	Total acres acquired through 2021
1,681.1	Already conserved acres (no credit acres) on parcels acquired through 2021 (Annual Report Table 8a)
732.93	Other acres (outside acquisition zones) not credited to preserve system through 2021
12,049.7	Total acres acquired and credited toward preserve system

Land Cover Type Restored/Created by Time Period

	Implementation Period (Years)					
Land Cover Type (acres except where noted)	0	1-14	15-19	20-24	25-30 (6-year period)	Total
oak savanna	-	-	13.1	13.1	15.8	42.0
riparian woodland/scrub	-	5.40	13.9	13.9	16.7	50.0
perennial wetland (jurisdictional boundary)	-	0.16	10.0	10.0	12.0	32.2
seasonal wetland (jurisdictional boundary)	-	10.70	10.8	10.8	12.9	45.2
alkali wetland (jurisdictional boundary)	-	2.40	6.1	6.1	7.3	21.8
slough/channel	-	-	22.5	22.5	27.0	72.0
open water	-	-	-	-	-	-
ponds	-	0.61	6.4	6.4	7.6	21.0
streams (miles)	-	2.16	0.8	0.8	0.9	4.6
Total (acres)	-	**20.58**	**83.3**	**83.3**	**99.9**	**287.0**

Assumptions:

Total restoration requirements based on assumptions in the HCP/NCCP. Actual restoration will depend on actual impacts to these features.

Actual restoration accounted for in years 1-14; the net remaining requirement is allocated evenly over the next 16 years of the permit term.

For total acre calculation, streams are assumed to be 5 feet wide

30% % of perennial, seasonal or alkali wetland complex acreage assumed to be jurisdictional wetland; for compens

USED IN WETLAND FEE CALCULATION

Defining sites:	average acres/site or linear feet/site (streams)	% requiring substantial soil disturbance
riparian/woodland scrub sites by acreage conversion:	3	20%
wetlands and pond sites by acreage conversion	2.0	80%
stream sites by linear feet conversion:	1,000	90%

Restoration sites that require significant soil disturbance by land-cover type *USED IN WETLAND FEE CALCULATION*

	Implementation Period (Years)					
Land Cover Type Restoration Sites	0	1-14	15-19	20-24	25-30 (6-year period)	Total
riparian woodland/scrub	-	0.4	0.9	0.9	1.1	3.3
perennial wetland	-	0.1	4.0	4.0	4.8	12.9
seasonal wetland	-	4.3	4.3	4.3	5.2	18.1
alkali wetland	-	1.0	2.4	2.4	2.9	8.7
ponds	-	-	9.0	9.0	10.8	28.8
streams (miles/acres converted to sites)	-	10.2	3.6	3.6	4.4	21.9
Total sites for monitoring cost estimate	-	15.9	24.3	24.3	29.2	93.7

Assumptions:

Average acres/site and percent of sites requiring substantial soil disturbance calculated in table above.

Seasonal, perennial, and alkali wetland acreages in Tables 5-16 and 5-17 are for wetland complexes; for cost estimates and revenue projections the wetted acres of these complexes are assumed to be 30% of the total acres.

Summary of HCP/NCCP Personnel (Conservancy Staffing)
2022 Update

	2022 UPDATE STAFFING				POST PERMIT STAFFING
	Number of FTEs				Number of FTEs
UPDATE STAFFING	0-14	15-19	20-24	25-30	
Administrative staffing		no change			
Principal Planner		0.70	0.70	0.70	0.50
Senior Planner		0.70	0.70	0.70	0.25
Principal GIS Planner		0.05	0.05	0.05	0.05
Associate Planner		0.70	0.70	0.70	0.25
Assistant Planner		0.80	0.80	0.80	0.25
Planning Technician		0.35	0.35	0.35	0.10
Accountant		0.40	0.40	0.40	0.20
Admin – Secretary		Included in overhead rates			-
IT Support Staff					-
Total		3.70	3.70	3.70	1.60
Land acquisition staffing		no change			
Principal Planner		0.05	0.05	0.05	-
Senior Planner		0.20	0.20	0.20	-
Principal GIS Planner		0.05	0.05	0.05	-
Total		0.30	0.30	0.30	-
Management planning and design staffing		lower in last 5 years			
Principal Planner		0.10	0.10	0.05	-
Principal GIS Planner		0.05	0.05	0.05	-
Senior Planner		0.05	0.05	0.02	-
Associate Planner		0.05	0.05	0.02	-
Total		0.25	0.25	0.14	-
Habitat restoration and creation staffing		no change			
Principal Planner		0.05	0.05	0.05	-
Associate Planner		0.10	0.10	0.10	-
Total		0.15	0.15	0.15	-
Environmental compliance staffing		no change except 0 in last period			
Principal Planner		0.02	0.02	-	-
Senior Planner		0.05	0.05	-	-
Associate Planner - wetland fees		0.05	0.05	-	-
Assistant Planner - wetland fees		0.10	0.10	-	-
Total		0.22	0.22	-	-
Preserve management and maintenance staffing		higher in last 5 years			
Principal Planner		0.05	0.05	0.07	0.07
Associate Planner		0.05	0.05	0.10	0.10
Assistant Planner		0.10	0.10	0.15	0.15
Preserve Maintenance Staff		included in per acre cost factors			-
Total		0.20	0.20	0.32	0.32
Monitoring and research staffing		higher in last 5 years			
Principal Planner		0.03	0.03	0.08	0.05
Associate Planner		0.05	0.05	0.08	0.05
Total		0.08	0.08	0.16	0.10
Overall Staffing Plan					
Principal Planner		1.00	1.00	1.00	0.62
Senior Planner		1.00	1.00	0.92	0.25
Principal GIS Planner		0.15	0.15	0.15	0.05
Associate Planner		1.00	1.00	1.00	0.40
Assistant Planner		1.00	1.00	0.95	0.40
Planning Technician		0.35	0.35	0.35	0.10
Accountant		0.40	0.40	0.40	0.20
Admin – Secretary		Included in overhead rates			-
IT Support Staff					-
Preserve Maintenance Staff		included in per acre cost factors			-
Total		**4.90**	**4.90**	**4.77**	**2.02**

HCP/NCCP Program Administration for Initial Urban Development Area

2022 Update

(2021 dollars)

All Costs	Cost by Implementation Period (Years)							Total
	0	1-5	6-9	10-14	15-19	20-24	25-30	
Staff and overhead					$5,156,370	$5,156,370	$6,187,644	
Contractor assistance with administration					$400,000	$400,000	$480,000	
Other administrative costs					$55,000	$55,000	$66,000	
Vehicle / mileage allowance					$7,500	$7,500	$9,000	
Travel					$37,500	$37,500	$45,000	
Insurance					$115,000	$115,000	$138,000	
Legal assistance					$575,000	$250,000	$300,000	
Other permitting costs					$15,000	$15,000	$15,000	
Financial analysis assistance					$150,000	$75,000	$75,000	
Financial audit (annual)					$100,000	$100,000	$120,000	
Public relations and outreach					$50,000	$50,000	$60,000	
Total	**$223,698**	**$4,671,472**	**$3,168,141**	**$6,754,723**	**$6,661,370**	**$6,261,370**	**$7,495,644**	**$35,236,418**

Conservancy Staff and Overhead

Position	Hourly Cost per FTE with Overhead & Support	Number of FTEs				
		0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.70	0.70	0.70
Senior Planner and support	$156			0.70	0.70	0.70
Prinicipal GIS Planner and support	$222			0.05	0.05	0.05
Associate Planner and support	$132			0.70	0.70	0.70
Assistant Planner and support	$109			0.80	0.80	0.80
Planning Technician and support	$119			0.35	0.35	0.35
Accountant and support	$157			0.40	0.40	0.40
Total FTEs				3.70	3.70	3.70
Total cost per year				$1,031,274	$1,031,274	$1,031,274
Total cost per period				$5,156,370	$5,156,370	$6,187,644

Notes/Assumptions:

Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880 hours per year

Contractor Assistance with Administration

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$400,000	$400,000	$480,000

Assumption:

$80,000	annual contractor cost per 2022 budget: for assistance with database, annual report, and permitting

Other Administrative Costs

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Memberships			$50,000	$50,000	$60,000
Miscellaneous equipment and supplies			$5,000	$5,000	$6,000
Cost per period			$55,000	$55,000	$66,000

Assumption:

$10,000	annual cost for Institute for Ecological Health (state and national), Bay Area Open Space Council, and East County Water Management Agency, based on actual Conservancy experience through 2021
$1,000	annual cost based on actual Conservancy experience through 2021

Vehicle / Mileage Allowance

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$7,500	$7,500	$9,000

Assumption:

$1,500	annual cost based on actual Conservancy experience through 2021

Travel

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$37,500	$37,500	$45,000

Assumption:

$7,500	annual cost based on actual Conservancy experience through 2021

Insurance

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$115,000	$115,000	$138,000

Assumption:

$23,000	annual cost based on actual Conservancy experience through 2021

Legal Assistance	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$575,000	$250,000	$300,000

Assumptions:

$115,000	Annual cost for legal assistance, years 15 - 19
$50,000	Annual cost for legal assistance, after year 19

Note: The legal assistance category covers legal assistance required for program administration and (for years 6 - 10) the environmental compliance category.
Legal assistance for land acquisition included in the due diligence cost factor in the land acquisition category.
Legal assistance is also estimated for the environmental compliance category.

Other Permitting Costs	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$15,000	$15,000	$15,000

Assumptions:

$3,000	Annual cost per 2022 Budget

Financial Analysis Assistance	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$150,000	$75,000	$75,000

Assumptions:

$75,000	Cost per period for financial analysis assistance
$15,000	Annual cost years 15 - 19 for assistance with endowment and EBRPD cost sharing agreement

Financial analyst review will occur periodically over the life of the Plan (years 3, 6, 10, 15, 20 and 25).
Note: The financial analysis assistance category covers the periodic assistance of a financial analyst to review the program's cost/revenue balance, ensure that charges are adjusted in line with changing land costs and ensure compliance with State requirements on collection of fees.

Annual Financial Audit	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$100,000	$100,000	$120,000

Assumptions:

$20,000	Cost per year for financial audit services based on Conservancy experience through 2021

Annual financial audit of the Conservancy's financial statements by an independent auditor are required by the JPA agreement and Government Code.

Public Relations/Outreach	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Total cost per year			$10,000	$10,000	$10,000
Cost per period			$50,000	$50,000	$60,000

HCP/NCCP Land Acquisition for Initial Urban Development Area

2022 Update

(2021 dollars)

	Cost by Implementation Period (Years)					
All Costs	0	1-14	15-19	20-24	25-30	**Total**
Acquisition	$0	$139,241,000	$47,498,780	$47,498,780	$56,998,536	$291,237,096
Site improvements	$0	$0	$938,957	$938,957	$1,060,740	$2,938,655
Staff and overhead	na	na	$494,440	$494,440	$593,328	$1,582,208
Due diligence	$253,166	$4,387,960	$1,424,963	$1,424,963	$1,709,956	$9,201,009
Total	**$253,166**	**$143,628,960**	**$50,357,141**	**$50,357,141**	**$60,362,560**	**$304,958,967**

Acquisition Cost over 30-year Program, Actuals year 1 - 14 + Projections Years 15 - 30 (2021 dollars)

	Cost by Implementation Period (Years)						Estimated
Acquisition Analysis Zone	0	1-14	15-19	20-24	25-30 (6-year period)	**Total**	**Remainder 15-30**
Zone 1	$0	$12,711,000	$4,470,888	$4,470,888	$5,365,065	$27,017,841	$14,306,841
Zone 2	$0	$52,222,000	$19,210,120	$19,210,120	$23,052,144	$113,694,384	$61,472,384
Zone 3	$0	$3,553,000	$356,768	$356,768	$428,121	$4,694,656	$1,141,656
Zone 4	$0	$10,748,000	$13,557,880	$13,557,880	$16,269,455	$54,133,214	$43,385,214
Zone 5	$0	$42,738,000	$7,909,303	$7,909,303	$9,491,163	$68,047,769	$25,309,769
Zone 6 (incl. within ULL along Marsh Creek)	$0	$8,523,000	$1,444,275	$1,444,275	$1,733,130	$13,144,680	$4,621,680
Outside Inventory Area	$0	$0	$546,523	$546,523	$655,828	$1,748,873	$1,748,873
Outside Acquisition Zones	$0	$8,746,000	$3,024	$3,024	$3,629	$8,755,677	$9,677
Total	**$0**	**$139,241,000**	**$47,498,780**	**$47,498,780**	**$56,998,536**	**$291,237,096**	**$151,996,096**
Assumptions:		48%					52%

Actual acquisition cost through year 14, in 2021 dollars. Updated 2021 land cost factors by cost category applied to remaining acquisition targets. Total remaining cost allocated evenly over remaining 16 years of the permit term.

See Appendix G and description of separate land cost model in Chapter 9.

Conservancy Staff and Overhead

	Hourly Cost per FTE with	Number of FTEs				
Position	Overhead & Support	0	1-14	15-19	20-24	25-30 (6-year period)
Principal Planner and support	$206			0.05	0.05	0.05
Senior Planner and support	$156			0.20	0.20	0.20
Principal GIS Planner and support	$222			0.05	0.05	0.05
Total FTEs				0.30	0.30	0.30
Total cost per year				$98,888	$98,888	$98,888
Total cost per period				$494,440	$494,440	$593,328

Notes/Assumptions:

Actual staff costs for years 0 - 14 are included in the due diligence actuals below.

Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880 hours per year

Due Diligence

Covers costs for appraisals, preliminary title report, escrow and other closing costs, boundary surveys, legal services, environmental and Phase 1 site assessment.
The 2006 cost model used more detailed unit costs. The result of applying those cost factors in the 2006 model was that due diligence represented about 4% of land acquisition costs.

For the 2012, 2016, and 2022 updates the model is simplified to assume due diligence costs (not including Conservancy staff costs) at 3% of land acquisition costs, roughly consistent with the experience of the Conservancy and EBRPD through 2021, during which time more than 50 percent of the preserve system goals for land acquisition took place. For years 10-30, Conservancy staff time costs are separately estimated and included in Program Staff line item above.

	Cost by Implementation Period (Years)							
	0	1-5	6-9	10-14	15-19	20-24	25-30 (6-year period)	**Total**
Due Diligence	$253,166	$2,296,923	$1,479,004	$612,033	$1,424,963	$1,424,963	$1,709,956	$9,201,009

Assumptions:

3.0%	Due diligence costs as a percentage of land acquisition cost.

Planning Surveys (Pre-Acquisition)

Based on Conservancy and EBRPD experience to date, initial property evaluation and planning is included in staff and consultant time.
Most significant field biological work is done post acquisition and is included as a monitoring cost.

Site Improvements

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30 (6-year period)
Demolition of old facilities			$75,152	$75,152	$90,183
Repair of boundary fence			$330,043	$330,043	$330,043
Repair and replacement of gates			$251,631	$251,631	$301,957
Signs (boundary, landbank, etc.)			$156,316	$156,316	$187,579
Other security (e.g., boarding up barns)			$125,815	$125,815	$150,978
Total			$938,957	$938,957	$1,060,740

Assumptions:

Most demolition to date is a condition of the transaction and assigned to the seller. Other site improvement costs included in EBRPD operations and maintenance costs to date.

$9,856	Demolition of old facilities per 500 acres
$6,600	Repair and replacement of gates per 100 acres
$4,100	Signs (boundary, landbank, etc.) per 100 acres
$3,300	Other security (e.g., boarding up barns) per 100 acres
120	Estimated number of parcels acquired years 15 - 30 assuming 100 acres per parcel
15,000	Average parcel boundary length in linear feet (from GIS analysis, grouping adjacent parcels with the same landowner)
$6.11	Average cost per linear foot for boundary fence repair
15%	Proportion of boundary fence that needs repair

HCP/NCCP Management Planning and Design for Initial Urban Development Area

2022 Update

(2021 dollars)

	Cost by Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Staff and overhead					$433,340	$433,340	$306,365	
Travel					$12,500	$12,500	$15,000	
Contractors					$1,000,000	$1,000,000	$500,000	
Total	**$0**	**$1,772,511**	**$938,155**	**$1,840,187**	**$1,445,840**	**$1,445,840**	**$821,365**	**$8,263,898**

Conservancy Staff and Overhead

	Hourly Cost per FTE with Overhead &	Number of FTEs				
Position	Support	0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.10	0.10	0.05
Prinicipal GIS Planner and support	$222			0.05	0.05	0.05
Senior Planner and support	$156			0.05	0.05	0.02
Associate Planner and support	$132			0.05	0.05	0.02
Total FTEs				0.25	0.25	0.14
Total cost per year				$86,668	$86,668	$51,061
Total cost per period				$433,340	$433,340	$306,365

Note: Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies, .

1,880 hours per year

Travel

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Total cost per period			$12,500	$12,500	$15,000

Assumption:

$2,500 annual cost based on Conservancy 2022 budget

Contractors

	Contract value per period				
Contractor category	0	1-14	15-19	20-24	25-30
Management planning			$1,000,000	$1,000,000	$500,000
Total per period			$1,000,000	$1,000,000	$500,000

Assumptions:

Restoration planning and designs included in habitat restoration/creation cost category.

$1,000,000	per-period budget for management planning, through year 24
$500,000	per-period budget for management planning, years 25 - 30

The management planning and design staff and contractors will conduct the following activities:

Management plans for cropland/pasture preserves
Management plans for natural area preserves
Grazing plans
Mapping work for management plans
Exotic plant control program (for the entire preserve system)
Fire management/control plan (for the entire preserve system)

HCP/NCCP Habitat Restoration/Creation (including planning and design) for Initial Urban Development Area

2022 Update

(2021 dollars)

	Cost by Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Restoration/Creation Construction Cost					$8,539,671	$8,539,671	$10,247,606	
Staff and overhead					$220,900	$220,900	$265,080	
Travel					$12,500	$12,500	$15,000	
Contractors					$4,654,121	$4,654,121	$5,584,945	
Total	**$0**	**$3,424,071**	**$2,063,773**	**$1,563,376**	**$13,427,192**	**$13,427,192**	**$16,112,631**	**$50,018,236**
			creation/restoration per acre		*$102,574*	*$102,574*	*$102,574*	

Land Cover Type Restored/Created

	Implementation Period (Years)					
Land Cover Type (acres)	0	1-14	15-19	20-24	25-30	Total
oak savanna	-	-	13.1	13.1	15.8	42.0
riparian woodland/scrub	-	5.4	13.9	13.9	16.7	50.0
perennial wetland	-	0.2	10.0	10.0	12.0	32.2
seasonal wetland	-	10.7	10.8	10.8	12.9	45.2
alkali wetland	-	2.4	6.1	6.1	7.3	21.8
slough/channel	-	-	22.5	22.5	27.0	72.0
open water	-	-	-	-	-	-
ponds	-	0.6	6.4	6.4	7.6	21.0
streams (miles)	-	2.2	0.8	0.8	0.9	4.6
Total (acres)	-	20.6	83.3	83.3	99.9	287.0

Cost of Restoration/Creation Construction

			Cost by Implementation Period (Years)				
Land Cover Type	Units	Cost per unit	0	1-14	15-19	20-24	25-30
oak savanna	acres	$18,420			$290,119	$290,119	$348,143
riparian woodland/scrub	acres	$51,822			$866,717	$866,717	$1,040,060
perennial wetland	acres	$84,544			$1,015,797	$1,015,797	$1,218,956
seasonal wetland	acres	$100,838			$1,304,598	$1,304,598	$1,565,518
alkali wetland	acres	$102,041			$742,345	$742,345	$890,814
slough/channel	acres	$76,798			$2,073,533	$2,073,533	$2,488,240
open water	acres	$112,058			$0	$0	$0
ponds	acres	$112,058			$856,821	$856,821	$1,028,185
streams	linear feet	$287			$1,389,742	$1,389,742	$1,667,690
	Total				$8,539,671	$8,539,671	$10,247,606

2017 update:
Revised cost per unit for oak savanna to $15K based on review/input from H.T. Harvey
Revised cost per LF for stream restoration by eliminating the low cost outlier from the list of example projects. Also did not reduce unit cost by applying a 10% discount to be more conservative.

Assumptions:

Construction costs are highly variable and depend mostly on the amount, depth, and linear extent of earthwork expected, and whether water control structure are required. Plant propagation, seeding, and watering also included.

For 2017 and 2022 updates, unit costs increased based on change in the California Construction Cost Index published by the State of California Department of General Services. Available at: https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

20%	Contingency factor for restoration projects; assumed higher than the standard contingency because of the higher degree of uncertainty in this portion of the conservation program.

Conservancy Staff and Overhead

Position	Hourly Cost per FTE with Overhead & Support	Number of FTEs 0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.05	0.05	0.05
Associate Planner and support	$132			0.10	0.10	0.10
Total FTEs				0.15	0.15	0.15
Total cost per year				$44,180	$44,180	$44,180
Total cost per period				$220,900	$220,900	$265,080

1,880 hours per year

Habitat Conservancy staff select sites, hire and oversee consultants for plans, specifcations, and implementation.

Cost includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

Travel

	Cost by Implementation Period (Years) 0	1-14	15-19	20-24	25-30
Total cost per period			$12,500	$12,500	$15,000

Assumption:

$2,500 annual cost based on Conservancy 2022 budget

Contractors for restoration planning, design, construction oversight, and post-construction maintenance

Contractor category	Cost by Implementation Period (Years) 0	1-14	15-19	20-24	25-30
Design, plans, specifications, and engineering			$2,818,092	$2,818,092	$3,381,710
Bid assistance			$128,095	$128,095	$153,714
Construction oversight			$853,967	$853,967	$1,024,761
Post-construction maintenance			$853,967	$853,967	$1,024,761
Cost per period			$4,654,121	$4,654,121	$5,584,945

Assumptions:

33% percent of total construction cost required to complete restoration design and plans, specifications, engineering and provide allowance for remedial me

1.50% percent of total construction cost required for bid assistance

10% percent of total construction cost required for construction oversight

10% percent of total construction cost required for post construction maintenance

Restoration plans and designs of all types included in habitat restoration/creation cost category.

Design, plan, specification, and engineering work, bid assistance, and construction oversight will be conducted in the period in which construction takes place.

Two years of post-construction maintenance will be conducted in the period after construction takes place to maintain irrigation systems, conducting weeding, etc. Management costs after success criteria are met are included in development fee paid for same site (wetland mitigation fee is in addition).

Monitoring of restoration sites covered in the Monitoring cost category.

HCP/NCCP Environmental Compliance for Initial Urban Development Area
2022 Update
(2021 dollars)

	Cost by Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Staff and overhead					$276,548	$276,548	$0	
Legal assistance					$250,000	$50,000	$0	
NEPA/CEQA					$558,300	$558,300	$0	
CWA 404					$0	$0	$0	
CWA 401					$11,000	$11,000	$0	
CDFG 1602					$23,500	$23,500	$0	
NHPA					$60,200	$60,200	$0	
Other					$41,800	$41,800	$0	
Total	**$0**	**$887,562**	**$194,053**	**$330,312**	**$1,221,348**	**$1,021,348**	**$0**	**$3,654,623**

Note: Detail is not intended to be prescriptive; it is used as a means to generate an overall environmental compliance cost estimate.

Conservancy Staff and Overhead

	Hourly Cost per FTE with	Number of FTEs						
Position	Overhead & Support	0	1-14	15-19	20-24	25-30		
Principal Planner and support	$206			0.02	0.02	-		
Senior Planner and support	$156			0.05	0.05	-		
Associate Planner and support	$132			0.05	0.05	-	include in wetland fee	
Assistant Planner and support	$109			0.10	0.10	-	calculation	
Total FTEs				0.22	0.22	-		
Total cost per year				$55,310	$55,310	$0	$32,900	$32,900
Total cost per period				$276,548	$276,548	$0	$164,500	$164,500

Note: Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880	hours per year

Legal Assistance and Technical Support for Coordinated Regional Wetland Permitting

	Cost by Implementation Period (Years)					
	0	1-14	15-19	20-24	25-30	Total
Cost per period			$250,000	$50,000	$0	$300,000

Assumptions:

$25,000	Annual cost for legal assistance with wetland permitting, years 15 - 20
$25,000	Annual cost for technical support with wetland permitting, years 15 - 20

Number of Projects Requiring Environmental Compliance

		Number					
Project size	Size Range	0	10-14	15-19	20-24	25-30	**Total over Permit Term**
Small/simple	up to 10 acres or up to 0.1 stream miles			4	4	-	20
Medium/more complex	10.1-50 acres or 0.1-0.5 stream miles			4	4	-	20
Large/most complex	over 50 acres or 0.5 stream miles			2	2	-	10
Total projects remainder of permit term				10	10	-	20

Assumptions:

Details are not prescriptive but are a reasonable means of generating an overall cost for the environmental cost category.

Of the total of approximately 50 projects that would require environmental compliance, 1/5 would require compliance in each 5-year period between years 1 and 25.

Environmental Compliance Cost per Project Size and Compliance Category (2021 dollars)

Project size	Size Range	Estimate Project Cost within DFG jurisdiction		Project Impacts to Wetlands for CWA 401		Compliance Category					
				Minimum	Maximum	CEQA	CWA 404	CWA 401	CDFG 1602	NHPA	Other
Small/simple	up to 10 acres or up to 0.1 stream miles	$ 2,000	$ 25,000	0.001	0.01	$7,346	$0	$968	$1,130	$3,673	$3,482
Medium/more complex	10.1-50 acres or 0.1-0.5 stream miles	$ 25,001	$ 100,000	0.0121	0.07	$58,767	$0	$1,130	$2,425	$5,142	$4,179
Large/most complex	over 50 acres or 0.5 stream miles	$ 100,001	$500,000 or more	0.073	0.30	$146,918	$0	$1,291	$4,654	$12,488	$5,572

Assumptions:

Details are not prescriptive but are a reasonable means of generating an overall cost for the environmental cost category.

Assumed wetland impact determined by AECOM based experience with typical projects that would be expected to be implemented by the Conservancy. For example wetland restoration/creation projects, stream restoration projects, adaptive management measures for existing wetland features and facilities improvements. In general, it is expected that impacts to wetlands and streams would be avoided if at all possible. Of the stream length indicated, assumed only 10% of that length would be impacted and an average stream width of 10 feet.

For NEPA/CEQA, 401/404 and 1602 compliance, varying costs have more to do with project complexity than with project size.
Clean Water Act 401 and 1602 permits will be done on a per-project basis
Cultural compliance permits will be done on a per-project basis.

Contra Costa Conservancy staff will prepare permit applications and notification for the 401, 404 and 1600 applications, thereby resulting in no consultant cost for permit preparation. This table also assumes that the permits for Water Quality Certification (CWA 401) and Streambed Alteration Agreement (DFG 1602) will not be secured under programmatic or Master permit processes.

Permitted projects would be completed within the time limit allotted for the permits; no extensions or re-application would be required.
The "other" compliance category could include county grading permits, road encroachment permits, or other local approvals.

NEPA/CEQA

Depending on the level of detail that is provided for specific projects, they may or may not be able to be covered under the HCP EIR/EIS.
For those without sufficient detail, additional environmental documentation may need to be prepared.
It is likely that the majority of those would be in the form of mitigated negative declarations.
Because it is difficult to provide a cost estimate for a project without knowing details such as location, size, etc., the following are some rough numbers based on level of controversy:
Small scale non-controversial projects = Cat Excl/Cat Exemp
Medium scale more controversial projects = IS MND/EA FONSI
Larger scale more controversial projects = EIR/EIS
All land acquisitions would be a categorical exemption under CEQA as well as under NEPA, when NEPA applies.

401/404

The cost of conducting wetland delineations is not included under CWA 404/401 compliance; it is expected that delineation would be covered under land acquisition costs.
Each project implemented under the HCP will qualify for compliance under the USACE 404 regional permit program for the inventory area; there is no fee for 404 permit applications.
Tasks associated with Section 402 compliance are not included in this cost estimate.

CWA 401 fee cost estimate assumes all projects qualify for flat fees in Category D Ecological Restoration and Enhancement Projects, as allowed under State Wetland Definition and Procedures for Discharges of Dredged or Fill Materials to Waters of the State, adopted by the State Water Board on April 2, 2019. FY 21/22 Water Quality Certification Dredge and Fill Application Fee Calculator (Effective 11/8/21) Available: http://www.waterboards.ca.gov/water_issues/programs/cwa401/

NHPA

Archaeological surveys can be conducted at an intensive level at a rate of 40 acres per person per day.
No more than one cultural resource will be identified per 40 acres or part thereof.
This scope of work and cost estimate does not include tasks necessary for significance evaluations and resolution of adverse effects.

CDFG 1602

DFG 1602 costs are estimated based on the assumed cost of project activities within DFW jurisdiction per Fish and Game Code Sections 1600-1616, and the fee schedule corresponding to the project costs. Average cost based on mean of minimum and maximum fee amounts for standard agreements. California Department of Fish and Wildlife Lake and Streambed Alteration Agreements and Fees, Effective January 1, 2022. Available: https://wildlife.ca.gov/Conservation/Environmental-Review/LSA#55227743-fees

HCP/NCCP Preserve Management and Maintenance for Initial Urban Development Area

2022 Update

(2021 dollars)

	Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Program staff and overhead					$261,320	$261,320	$495,982	
Invasive Plant Control					$1,433,728	$1,814,986	$2,681,245	
Invasive Wildlife Control					$286,746	$362,997	$536,249	
Grazing Management					$716,864	$907,493	$1,340,622	
Wildfire Management					$1,218,669	$1,542,738	$2,279,058	
Security					$215,059	$272,248	$402,187	
Roads and Trails					$215,059	$272,248	$402,187	
Maintenance and Support					$286,746	$362,997	$536,249	
Annual Reporting					$71,686	$90,749	$134,062	
Law Enforcement					$1,075,296	$1,361,240	$2,010,934	
Administrative and General Expense					$1,648,787	$2,087,234	$3,083,432	
Total	**$0**	**$548,525**	**$2,478,883**	**$3,620,712**	**$7,429,960**	**$9,336,250**	**$13,902,207**	**$37,316,537**

NOTE: Costs for years 1 - 14 include expenditures by the East Bay Regional Park District (EBRPD) on land maintenance activities on Conservancy properties (staff costs, maintenance supplies, maintenance services from inception throught 2021). Details provided by the EBRPD and East Contra Costa County Habitat Conservancy.

Conservancy Staff and Overhead

	FTE with Overhead &	Number of FTEs						
Position	Support	0	1-5	6-9	10-14	15-19	20-24	25-30
Principal Planner and Support	$206					0.05	0.05	0.07
Associate Planner and support	$132					0.05	0.05	0.10
Assistant Planner and support	$109					0.10	0.10	0.15
Total FTEs						0.20	0.20	0.32
Total cost per year						$52,264	$52,264	$82,664
Total cost per period						$261,320	$261,320	$495,982

Note: Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880 hours per year, excluding vacation

HCP/NCCP Preserve Management and Maintenance for Initial Urban Development Area

2022 Update

(2021 dollars)

Preserve Acres Managed

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Total preserve acres acquired per period		12,050	3,813	3,813	4,575
Acres acquired and managed by end of period		12,050	15,862	19,675	24,250

Assumptions:

Total costs related to habitat and species protection on preserve system lands whether or not costs incurred by EBRPD or Conservancy.

All work (except law enforcement) performed by EBRPD staff including Park Rangers, Supervisors, Stewardship staff, Heavy Equipment Operators, and Fire Department. Law enforcement cost assumes contract with Contra Costa County Sheriff.

Costs per acre (except law enforcement) based on estimates prepared by EBRPD staff for implementation of the Vasco Hills / Byron Vernal Pools Preserve Management Plan prepared for the Conservancy (2018 draft).

Cost estimates assume preserve system land is acquired and managed in equal annual increments over the remainder of the implementation period and that cost increases incrementally as acreage under management increases.

Invasive Plant Control

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$1,433,728	$1,814,986	$2,681,245

Assumptions:

$20 annual cost per acre for invasive plant control

Patrol, work planning, cultural, manual, mechanical, chemical control.

Invasive Wildlife Control

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$286,746	$362,997	$536,249

Assumptions:

$4 annual cost per acre for invasive wildlife control

Observation, recording, and controlling bullfrog, fish, and feral mammals.

Grazing Management

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$716,864	$907,493	$1,340,622

Assumptions:

$10 annual cost per acre for grazing management

Data collection, administration, infrastructure repair, permitting, grazing management, reporting.

Wildfire Management

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$1,218,669	$1,542,738	$2,279,058

Assumptions:

$17 annual cost per acre for wildfire management

Fire suppression planning and wildfire management; fuels coordinator. Fuel reduction included in invasive plant control cost category.

HCP/NCCP Preserve Management and Maintenance for Initial Urban Development Area
2022 Update
(2021 dollars)

Security

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$215,059	$272,248	$402,187

Assumptions:

$3 annual cost per acre for security maintenance and repair

Gate and fence installation, inspection, and repairs.

Roads & Trails

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$215,059	$272,248	$402,187

Assumptions:

$3 annual cost per acre for roads and trails maintenance and repair

Road grading, maintenance, and tree and brush removal.

On-going Maintenance and Support

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$286,746	$362,997	$536,249

Assumptions:

$4 annual cost per acre for on-going maintenance and support

Equipment maintenance, service yard, (including support). Trash and debris removal from non-recreation areas.

Annual Reporting

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$71,686	$90,749	$134,062

Assumptions:

$1 annual cost per acre for annual management reporting

Internal EBRPD reporting (Red Book) and Annual Report to ECCCHC.

Law Enforcement

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$1,075,296	$1,361,240	$2,010,934

Assumptions:

$15 annual cost per acre for law enforcement

Law enforcement primarily for habitat and species protection. Based on annual cost of Contra Costa County Sheriff contract to provide law enforcement services to the Contra Costa Water District Los Vaqueros Watershed (18,500 acres of protected watershed lands and 1,900 acres reservoir). Includes a level of cost related to public access commensurate with the level of service required at the Los Vaqueros Watershed.

Administrative and General Expense

	Implementation Period				
	0	1-14	15-19	20-24	25-30 (6-year period)
Cost per period			$1,648,787	$2,087,234	$3,083,432

Assumptions:

$23 annual cost per acre for administrative and general expense

Covers the following General and Administrative Expenses: fuel, tools, equipment, and other supplies used in the course of preserve land management and services (utility fees, contractors, and other costs) incurred in the course of reserve land management. Also covers internal services costs for equipment replacement and infrastructure renovation and replacement. **Does not include indirect and direct EBRPD overhead costs.**

HCP/NCCP Monitoring, Research, and Adaptive Management for Initial Urban Development Area

2022 Update

(2021 dollars)

	Cost by Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Staff and overhead					$120,132	$120,132	$305,011	
Contractors					$875,000	$1,500,000	$2,400,000	
Directed research					$500,000	$500,000	$600,000	
Adaptive management					$215,000	$215,000	$215,000	
Total	**$0**	**$654,741**	**$604,793**	**$936,384**	**$1,710,132**	**$2,335,132**	**$3,520,011**	**$9,761,193**

Conservancy Staff and Overhead

	Hourly Cost per FTE with Overhead &	Number of FTEs				
Position	Support	0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.03	0.03	0.08
Associate Planner and support	$132			0.05	0.05	0.08
Total FTEs				0.08	0.08	0.16
Total cost per year				$24,026	$24,026	$50,835
Total cost per period				$120,132	$120,132	$305,011

Note: Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880 hours per year

Contractors

	Contract value per period				
	0	1-14	15-19	20-24	25-30
Monitoring contractors			$875,000	$1,500,000	$2,400,000
Total per period			$875,000	$1,500,000	$2,400,000

	Metrics for gross annual budget estimate==>	Preserve Acres (end of period)	Restored Acres (per period)	Rough annual cost per preserve acre
$175,000	annual budget for monitoring contractors, years 15-19	15,862	83	$11
$300,000	annual budget for monitoring contractors, years 20-24	19,675	83	$15
$400,000	annual budget for monitoring contractors, years 25-30	24,250	100	$16

Assumptions:

Contractor activities include field data collection, analysis, and reporting. Costs include travel.

Some preserve covered activities and conservation measures require pre-construction surveys and construction monitoring. This work will be done by contractors. Contractors will conduct pre-construction surveys prior to construction as well as construction monitoring periodically during the construction period. All covered activities require compliance with HCP/NCCP pre-construction avoidance and minimization measures.

Note that planning, preconstruction surveys and construction monitoring for covered activities outside of preserves will be paid for by developers. These costs are not included here.

Species-response monitoring is covered in the restoration category when contractors will monitor restoration, creation, and enhancement sites during the 5-year period following the restoration activity.

Post-acquisition biological inventories will build on planning surveys. Inventory will include mapping of weeds and invasive plants.

Status and trends monitoring will occur after preserve land is purchased through year 30. Status and trend monitoring will build on planning surveys and post-acquisition inventories, when appropriate.

Directed Research

	0	1-14	15-19	20-24	25-30
Average cost per year to fund directed research			$100,000	$100,000	$100,000
Total cost per period			$500,000	$500,000	$600,000

Adaptive Management

	0	1-14	15-19	20-24	25-30
Average Independent Conservation Assessment Team cost per period			$36,000	$36,000	$36,000
Average Science Advisors cost per period			$179,000	$179,000	$179,000
Total cost per period			$215,000	$215,000	$215,000

Assumptions:

Adaptive management experiments are covered under the monitoring staff and directed research categories.

As of this 2022 update, this type of periodic scientific review is conducted by the Conservancy's on-call biologist contractors.

The Conservancy convened a Science Advisory Panel in year 10 and plans to do the same in year 20.

The Conservancy's Preserve Monitoring Plan remains in the draft stage.

The following assumptions generate a scientific review budget to inform adaptive management:

An Independent Conservation Assessment Team meets once every 4 years and has:

5	members
$7,200	stipend per member per 5-year period

Science Advisors Panel consists of:

10	members
$17,900	stipend per member per 5-year period

Remedial Measures for Initial Urban Development Area

2022 Update

(2021 dollars)

	Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	**Total**
Remedial measures	$0	$0	$0	$0	$263,044	$208,177	$2,805,500	$3,276,720
Total	**$0**	**$0**	**$0**	**$0**	**$263,044**	**$208,177**	**$2,805,500**	**$3,276,720**

Note: Actual costs are included in habitat restoration/creation and preserve management cost categories.

Remedial Measures

	0	1-5	6-9	10-14	15-19	20-24	25-30
Cost of created/restored habitat per period			$2,063,773	$1,563,376	$8,539,671	$8,539,671	$10,247,606
Cost for remedial measures for created/restored habitat per period					$206,377	$156,338	$2,732,695
Area of new preserve not including created/restored habitat per period	-	7,578	3,488	962	3,729	3,729	4,475
Cost for remedial measures for preserves per period					$6,666	$1,839	$22,805
Cost for other remedial measures per period					$50,000	$50,000	$50,000
Total cost per period					$263,044	$208,177	$2,805,500

Assumptions:	
2%	Percent of annual preserve management and maintenance cost assumed to be needed for preserve remedial actions.
10%	Percent of created/restored habitat for which remedial measures will be required.
$96	Cost per acre for preserve management and maintenance in years 26-30.
63%	Percent of land acquisition in years 1 - 14 occurring in years 1 - 5
29%	Percent of land acquisition in years 1 - 14 occurring in years 6 - 9
8%	Percent of land acquisition in years 1 - 14 occurring in years 10 - 14

Remedial actions are assumed to occur in the **second** 5-year period after habitat is created/restored or preserve land is purchased, with the exception of remedial actions for habitat created/restored in years 20-30. The cost for these remedial actions is included in years 25-30 so that it can be captured in this cost estimate.

The remedial cost for preserve lands is assumed to be a percentage of the cost per acre for preserve management and maintenance in years 25-30, and is assumed to be needed once, in the **second** 5-year period after the preserve land is purchased. The costs for preserves areas acquired in years 20 - 30 is included in years 26-30 so that it can be captured in this cost estimate.

The cost for other remedial measures includes the costs for restoration or maintenance of preserve areas because of other changed circumstances, such as wildfire.

Contingency for Initial Urban Development Area

2022 Update

(2021 dollars)

	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Total cost of program excluding land acquisition/site improvements and habitat restoration/creation construction costs	$0	$0	$0	$0	$25,538,618	$27,415,041	$36,713,036	$89,666,695
Contingency fund	**$0**	**$0**	**$0**	**$0**	**$1,276,931**	**$1,370,752**	**$1,835,652**	**$4,483,335**

Assumptions:

5.0%	Percent of total program funding needed for contingency

Post-Permit Costs for Initial Urban Development Area

2022 Update

(2021 dollars)

Post-Permit Costs

Cost Category	Annual Costs	Assumptions
Total Cost		
Program Administration	$548,300	Reduced staffing and no legal and financial contractor costs
Land Acquisition: due diligence, transaction costs	$0	Acquisition complete during permit term
Planning and Design	$0	Planning and design work complete during permit term
Habitat Restoration/Creation	$0	Restoration/creation projects constructed during permit term
Environmental Compliance	$0	Not required, post permit
Preserve Management and Maintenance	$2,317,000	Assume 100 percent of annual average costs in years 25 - 30
Monitoring, Research, and Adaptive Management	$293,300	Assume 50 percent of annual average costs in years 25 - 30
Remedial Measures	$0	Not required, post permit
Contingency	$0	Not required, post permit
Total	**$3,158,600**	

Total preserve system acres	**24,250**
Annual average cost per acre managed	**$130**
Percent of average annual cost years 25 - 30	**18%**

APPENDIX D: MAXIMUM UDA COST MODEL UPDATE

The following tables provide comprehensive documentation for the cost model update based on estimated impacts for the maximum urban development area.

East Contra Costa County HCP/NCCP
2022 Update
Implementation Cost Data and Assumptions with Maximum Urban Development Area

Summary of East Contra Costa HCP Implementation Costs for Maximum Urban Development Area

2022 Update

(2021 dollars rounded to the nearest $10,000)

Total Costs

	Implementation Period (Years)					
Cost Category	0	1-14	15-19	20-24	25-30	**Total (2021)**
Program Administration	$220,000	$17,350,000	$6,660,000	$6,260,000	$7,500,000	$37,990,000
Land Acquisition: acquisition and site improvements	$0	$139,240,000	$67,360,000	$67,360,000	$80,710,000	$354,680,000
Land Acquisition: due diligence, transaction costs	$250,000	$4,390,000	$2,480,000	$2,480,000	$2,980,000	$12,580,000
Planning and Design	$0	$4,550,000	$1,450,000	$1,450,000	$820,000	$8,260,000
Habitat Restoration/Creation	$0	$7,050,000	$16,620,000	$16,620,000	$19,950,000	$60,240,000
Environmental Compliance	$0	$1,410,000	$1,220,000	$1,020,000	$0	$3,650,000
Preserve Management and Maintenance	$0	$6,650,000	$7,990,000	$10,820,000	$16,910,000	$42,370,000
Monitoring, Research, and Adaptive Management	$0	$2,200,000	$1,840,000	$2,710,000	$4,120,000	$10,860,000
Remedial Measures	$0	$0	$260,000	$210,000	$3,480,000	$3,950,000
Contingency	$0	$0	$1,400,000	$1,550,000	$2,150,000	$5,100,000
Total	**$470,000**	**$182,840,000**	**$107,280,000**	**$110,480,000**	**$138,620,000**	**$539,680,000**

Summary of East Contra Costa HCP Implementation Costs for Maximum Urban Development Area

2022 Update

(2021 dollars not rounded)

Total Costs

	Implementation Period (Years)					
Cost Category	0	1-14	15-19	20-24	25-30	**Total**
Program Administration	$223,698	$17,346,583	$6,661,370	$6,261,370	$7,498,644	$37,991,665
Land Acquisition: acquisition and site improvements	$0	$139,241,000	$67,361,587	$67,361,587	$80,711,223	$354,675,397
Land Acquisition: due diligence, transaction costs	$253,166	$4,387,960	$2,480,940	$2,480,940	$2,977,127	$12,580,133
Planning and Design	$0	$4,550,853	$1,445,840	$1,445,840	$821,365	$8,263,898
Habitat Restoration/Creation	$0	$7,051,220	$16,620,916	$16,620,916	$19,945,099	$60,238,151
Environmental Compliance	$0	$1,411,927	$1,221,348	$1,021,348	$0	$3,654,623
Preserve Management and Maintenance	$0	$6,648,120	$7,987,773	$10,823,750	$16,914,392	$42,374,035
Monitoring, Research, and Adaptive Management	$0	$2,195,918	$1,835,132	$2,710,132	$4,120,011	$10,861,193
Remedial Measures	$0	$0	$262,890	$208,134	$3,477,304	$3,948,328
Contingency	$0	$0	$1,395,470	$1,548,281	$2,151,289	$5,095,040
Total	**$476,864**	**$182,833,581**	**$107,273,265**	**$110,482,298**	**$138,616,454**	**$539,682,462**

NOTE: Original unit cost estimates for the 2006 HCP/NCCP were in 2005 dollars, inflated to 2006 dollars for use in the plan document.

Consumer Price Index - All Urban Consumers
Original Data Value

Series Id: CUURS49BSA0
Not Seasonally Adjusted
Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted

Area: San Francisco-Oakland-Hayward, CA
Item: All items
Base Period: 1982-84=100
Years: 2005 to 2022

Data extracted on: March 29, 2017 (8:35:58 PM)
Data extracted on: August 2, 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2	2021 dollars
2005		201.2		202.5		201.2		203.0		205.9		203.4	202.7	201.5	203.9	0.6545
2006		207.1		208.9		209.1		210.7		211.0		210.4	209.2	207.9	210.6	0.6754
2007		213.688		215.842		216.123		216.240		217.949		218.485	216.048	214.736	217.361	0.6976
2008		219.612		222.074		225.181		225.411		225.824		218.528	222.767	221.730	223.804	0.7193
2009		222.166		223.854		225.692		225.801		226.051		224.239	224.395	223.305	225.484	0.7245
2010		226.145		227.697		228.110		227.954		228.107		227.658	227.469	226.994	227.944	0.7344
2011		229.981		234.121		233.646		234.608		235.331		234.327	233.390	232.082	234.698	0.7535
2012		236.880		238.985		239.806		241.170		242.834		239.533	239.650	238.099	241.201	0.7738
2013		242.677		244.675		245.935		246.072		246.617		245.711	245.023	243.894	246.152	0.7911
2014		248.615		251.495		253.317		253.354		254.503		252.273	251.985	250.507	253.463	0.8136
2015		254.910		257.622		259.117		259.917		261.019		260.289	258.572	256.723	260.421	0.8349
2016		262.600		264.565		266.041		267.853		270.306		269.483	266.344	263.911	268.777	0.8599
2017		271.626		274.589		275.304		275.893		277.570		277.414	274.924	273.306	276.542	0.8877
2018		281.308		283.422		286.062		287.664		289.673		289.896	285.550	282.666	288.435	0.9220
2019		291.227		294.801		295.259		295.490		298.443		297.007	295.004	293.150	296.859	0.9525
2020		299.690		298.074		300.032		300.182		301.736		302.948	300.084	299.109	301.059	0.9689
2021		304.387		309.419		309.497		311.167		313.265		315.805	**309.721**	306.724	312.718	1.0000
2022		320.195		324.878		330.539								323.408		

Employment Cost Index (NAICS)
Original Data Value

Data extracted on: August 2, 2022 (8:36:09 PM)

Series Id: CIU2010000120000I
Not seasonally adjusted
Series Title: Total compensation for Private industry workers in Professional and related, Index

Ownership: Private industry workers
Component: Total compensation
Occupation: Professional and related occupations
Industry: All workers
Subcategory: All workers
Area: United States (National)
Periodicity: Index number
Years: 2005 to 2016

Year	Qtr1	Qtr2	Qtr3	Qtr4	2021 dollars
2005	98.0	98.8	99.5	100.0	0.6974
2006	101.0	101.8	103.1	103.9	0.7245
2007	104.9	105.9	106.7	107.3	0.7483
2008	108.3	109.0	109.9	110.3	0.7692
2009	111.0	111.1	111.4	111.4	0.7768
2010	112.2	112.6	113.3	113.5	0.7915
2011	114.6	115.1	115.4	115.7	0.8068
2012	116.8	117.3	117.7	118.2	0.8243
2013	118.9	119.5	120.2	120.5	0.8403
2014	121.0	121.9	122.5	122.9	0.8570
2015	123.7	124.1	124.5	124.9	0.8710
2016	125.7	126.2	126.7	126.7	0.8835
2017	127.8	128.7	129.1	129.6	0.9038
2018	130.8	131.6	132.3	132.8	0.9261
2019	133.7	134.4	135.1	135.6	0.9456
2020	136.8	137.0	137.8	138.4	0.9651
2021	139.7	140.5	142.2	143.4	1.0000

California Construction Cost Index, Department of General Services

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	2021 dollars		
2006	4620	4603	4597	4600	4599	4593	4609	4616	4619	4867	4891	4877	4,674	0.60878		
2007	4869	4868	4871	4872	4886	4842	4849	4851	4942	4943	4978	4981	4,896	0.63766		
2008	4983	4983	4999	5004	5023	5065	5135	5142	5194	5393	5375	5322	5,135	0.66876		
2009	5309	5295	5298	5296	5288	5276	5263	5265	5264	5259	5259	5262	5,278	0.68739		
2010	5260	5262	5268	5270	5378	5394	5401	5401	5381	5591	5599	5596	5,400	0.70331		
2011	5592	5624	5627	5636	5637	5643	5654	5667	5668	5675	5680	5680	5,649	0.73568		
2012	5683	5683	5738	5740	5755	5754	5750	5778	5777	5780	5779	5768	5,749	0.74872		
2013	5774	5782	5777	5786	5796	5802	5804	5801	5802	5911	5903	5901	5,820	0.75799	1.24%	
2014	5898	5896	5953	5956	5957	5961	5959	5959	5959	5969	5981	5977	5,952	0.77520	2.27%	
2015	6073	6077	6069	6062	6069	6055	6055	6055	6113	6114	6109	6108	6,080	0.79185	2.15%	
2016	6106	6132	6248	6249	6240	6238	6245	6244	6267	6343	6344	6373	6,252	0.81432	2.84%	8.49%
2017	6373	6373	6373	6461	6455	6470	6474	6620	6620	6596	6596	6596	6,501	0.84664	3.97%	
2018	6596	6596	6596	6596	6596	6598	6643	6613	6674	6679	6679	6684	6,629	0.86339	1.98%	
2019	6684	6700	6616	6841	6852	6854	6854	6823	6814	6851	6895	6924	6,809	0.88681	2.71%	
2020	6995	6945	6947	6955	6958	7041	6984	6988	7036	7120	7123	7120	7,018	0.91399	3.06%	
2021	7090	7102	7130	7150	7712	7746	7892	8122	7900	8080	8141	8072	7,678	1.00000	9.41%	21.14%

The California Construction Cost index is developed based upon Building Cost Index (BCI) cost indices for San Francisco and Los Angeles produced by Engineering News Record (ENR) and reported in the second issue each month for the previous month. This table is updated at the end of each month.

The ENR BCI reports cost trends for specific construction trade labor and materials in the California marketplace.

Accessed 8/2/2022

https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

Legend

red numbers are assumptions or data entered directly into the worksheet
blue numbers are links from other worksheets in the workbook
black numbers are calculations based on the above numbers

Cost factors are colored coded by primary source considered:

EBRPD (for HCP)
CCWD (for HCP)
Average of CCWD/EBRPD
ECCC Habitat Conservancy
J&S and EPS (for HCP)
AECOM, 2012
Updated by Insight Data & Economic Analysis, 2022
Updated with input from H.T. Harvey, 2017
Other estimated factors
Actual costs start-up and years 1 - 14
Estimate of EBRPD contributions to operational costs, start up and years 1-14
Summary actuals supercede model detail

Acres Acquired, Managed, and Restored within HCP/NCCP Preserves for Maximum Urban Development Area
2022 Update

	Maximum UDA	Source
Total acres acquired/managed	30,200	(Table 5-9: mid-point of range)

Acres Acquired and Managed by Time Period

	Implementation Period (Years)					
	0	1-14	15-19	20-24	25-30 (6-year period)	Total
Total preserve acres acquired per period	-	12,050	5,672	5,672	6,806	30,200
Total preserve acres managed, cumulative	-	12,050	17,722	23,394	30,200	30,200

Assumptions:

Actual acquisition accounted for in years 1-5, 6-9 and 10 - 14; the net remaining requirement is allocated evenly over the remaining 16 years of the permit term.

Management and monitoring on acquired land has not kept pace with actual acquisition.

14,463.76	Total acres acquired through 2021 (Annual Report Table 8a)
1,681.1	Already conserved acres (no credit acres) on parcels acquired through 2021 (Annual Report Table 8a)
732.93	Other acres (outside acquisition zones) not credited to preserve system through 2021
12,049.7	Total acres acquired and credited toward preserve system

Land Cover Type Restored/Created by Time Period

	Implementation Period (Years)					
Land Cover Type (acres except where noted)	0	1-14	15-19	20-24	25-30 (6-year period)	Total
oak savanna	-	-	51.6	51.6	61.9	165.0
riparian woodland/scrub	-	5.40	15.5	15.5	18.6	55.0
perennial wetland (jurisdictional boundary)	-	0.16	10.1	10.1	12.1	32.5
seasonal wetland (jurisdictional boundary)	-	10.70	13.4	13.4	16.1	53.6
alkali wetland (jurisdictional boundary)	-	2.40	6.6	6.6	8.0	23.6
slough/channel	-	-	22.5	22.5	27.0	72.0
open water	-	-	-	-	-	-
ponds	-	0.61	6.7	6.7	8.0	22.0
streams (miles)	-	2.16	1.1	1.1	1.4	5.8
Total (acres)	-	**20.58**	**127.1**	**127.1**	**152.5**	**427.2**

Assumptions:

Total restoration requirements based on assumptions in the HCP/NCCP. Actual restoration will depend on actual impacts to these features.

Actual restoration accounted for in years 1-14; the net remaining requirement is allocated evenly over the next 16 years of the permit term.

For total acre calculation, streams are assumed to be 5 feet wide

30%	% of perennial, seasonal or alkali wetland complex acreage assumed to be jurisdictional wetland; for compensatory restor

USED IN WETLAND FEE CALCULATION

Defining sites:	average acres/site or linear feet/site (streams)	% requiring substantial soil disturbance
riparian/woodland scrub sites by acreage conversion:	3	20%
wetlands and pond sites by acreage conversion	2.0	80%
stream sites by linear feet conversion:	1,000	90%

Restoration sites that require significant soil disturbance by land-cover type *USED IN WETLAND FEE CALCULATION*

	Implementation Period (Years)					
Land Cover Type Restoration Sites	0	1-14	15-19	20-24	25-30 (6-year period)	Total
riparian woodland/scrub	-	0.4	1.0	1.0	1.2	3.7
perennial wetland	-	0.1	4.0	4.0	4.9	13.0
seasonal wetland	-	4.3	5.4	5.4	6.4	21.4
alkali wetland	-	1.0	2.7	2.7	3.2	9.4
ponds	-	-	9.0	9.0	10.8	28.8
streams (miles/acres converted to sites)	-	10.2	5.4	5.4	6.5	27.6
Total sites for monitoring cost estimate	-	15.9	27.5	27.5	33.0	103.9

Assumptions:

Average acres/site and percent of sites requiring substantial soil disturbance calculated in table above.

Seasonal, perennial, and alkali wetland acreages in Tables 5-16 and 5-17 are for wetland complexes; for cost estimates and revenue projections the wetted acres of these complexes are assumed to be 30% of the total acres.

Summary of HCP/NCCP Personnel (Conservancy Staffing)
2022 Update

	2022 UPDATE STAFFING				POST PERMIT STAFFING
	Number of FTEs				Number of FTEs
UPDATE STAFFING	0-14	15-19	20-24	25-30	
Administrative staffing		no change			
Principal Planner		0.70	0.70	0.70	0.50
Senior Planner		0.70	0.70	0.70	0.25
Principal GIS Planner		0.05	0.05	0.05	0.05
Associate Planner		0.70	0.70	0.70	0.25
Assistant Planner		0.80	0.80	0.80	0.25
Planning Technician		0.35	0.35	0.35	0.10
Accountant		0.40	0.40	0.40	0.20
Admin – Secretary		Included in overhead rates			-
IT Support Staff					-
Total		3.70	3.70	3.70	1.60
Land acquisition staffing		no change			
Principal Planner		0.05	0.05	0.05	-
Senior Planner		0.20	0.20	0.20	-
Principal GIS Planner		0.05	0.05	0.05	-
Total		0.30	0.30	0.30	-
Management planning and design staffing		lower in last 5 years			
Principal Planner		0.10	0.10	0.05	-
Principal GIS Planner		0.05	0.05	0.05	-
Senior Planner		0.05	0.05	0.02	-
Associate Planner		0.05	0.05	0.02	-
Total		0.25	0.25	0.14	-
Habitat restoration and creation staffing		no change			
Principal Planner		0.05	0.05	0.05	-
Associate Planner		0.10	0.10	0.10	-
Total		0.15	0.15	0.15	-
Environmental compliance staffing		no change except 0 in last period			
Principal Planner		0.02	0.02	-	-
Senior Planner		0.05	0.05	-	-
Associate Planner - wetland fees		0.05	0.05	-	-
Assistant Planner - wetland fees		0.10	0.10	-	-
Total		0.22	0.22	-	-
Preserve management and maintenance staffing		higher in last 5 years			
Principal Planner		0.05	0.05	0.07	0.07
Associate Planner		0.05	0.05	0.10	0.10
Assistant Planner		0.10	0.10	0.15	0.15
Preserve Maintenance Staff		included in per acre cost factors			-
Total		0.20	0.20	0.32	0.32
Monitoring and research staffing		higher in last 5 years			
Principal Planner		0.03	0.03	0.08	0.05
Associate Planner		0.05	0.05	0.08	0.05
Total		0.08	0.08	0.16	0.10
Overall Staffing Plan					
Principal Planner		1.00	1.00	1.000	0.62
Senior Planner		1.00	1.00	0.92	0.25
Principal GIS Planner		0.15	0.15	0.15	0.05
Associate Planner		1.00	1.00	1.00	0.40
Assistant Planner		1.00	1.00	0.95	0.40
Planning Technician		0.35	0.35	0.35	0.10
Accountant		0.40	0.40	0.40	0.20
Admin – Secretary		Included in overhead rates			-
IT Support Staff					-
Preserve Maintenance Staff		included in per acre cost factors			-
Total		**4.90**	**4.90**	**4.77**	**2.02**

HCP/NCCP Program Administration and Permitting for Maximum Urban Development Area

2022 Update

(2021 dollars)

	Cost by Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	**Total**
Staff and overhead					$5,156,370	$5,156,370	$6,187,644	
Contractor assistance with administration					$400,000	$400,000	$480,000	
Other administrative costs					$55,000	$55,000	$66,000	
Vehicle / mileage allowance					$7,500	$7,500	$9,000	
Travel					$37,500	$37,500	$45,000	
Insurance					$115,000	$115,000	$138,000	
Legal assistance					$575,000	$250,000	$300,000	
Other permitting costs					$15,000	$15,000	$18,000	
Financial analysis assistance					$150,000	$75,000	$75,000	
Financial audit (annual)					$100,000	$100,000	$120,000	
Public relations and outreach					$50,000	$50,000	$60,000	
Total	**$223,698**	**$4,671,472**	**$4,866,552**	**$7,808,559**	**$6,661,370**	**$6,261,370**	**$7,498,644**	**$37,991,665**

Conservancy Staff and Overhead

		Number of FTEs				
Position	Hourly Cost per FTE with Overhead & Support	0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.70	0.70	0.70
Senior Planner and support	$156			0.70	0.70	0.70
Prinicipal GIS Planner and support	$222			0.05	0.05	0.05
Associate Planner and support	$132			0.70	0.70	0.70
Assistant Planner and support	$109			0.80	0.80	0.80
Planning Technician and support	$119			0.35	0.35	0.35
Accountant and support	$157			0.40	0.40	0.40
	Total FTEs			3.70	3.70	3.70
	Total cost per year			$1,031,274	$1,031,274	$1,031,274
	Total cost per period			$5,156,370	$5,156,370	$6,187,644

Notes/Assumptions:

Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880 hours per year

Contractor Assistance with Administration	**Cost by Implementation Period (Years)**				
	0	1-14	15-19	20-24	25-30
Cost per period			$400,000	$400,000	$480,000

Assumption:

$80,000	annual contractor cost per 2022 budget: for assistance with database, annual report, and permitting

Other Administrative Costs	**Cost by Implementation Period (Years)**				
	0	1-14	15-19	20-24	25-30
Memberships			$50,000	$50,000	$60,000
Miscellaneous equipment and supplies			$5,000	$5,000	$6,000
Cost per period			$55,000	$55,000	$66,000

Assumption:

$10,000	annual cost for Institute for Ecological Health (state and national), Bay Area Open Space Council, and East County Water Management Agency, based on actual Conservancy experience through 2021
$1,000	annual cost based on actual Conservancy experience through 2021

Vehicle / Mileage Allowance	**Cost by Implementation Period (Years)**				
	0	1-14	15-19	20-24	25-30
Cost per period			$7,500	$7,500	$9,000

Assumption:

$1,500	annual cost based on actual Conservancy experience through 2021

Travel	**Cost by Implementation Period (Years)**				
	0	1-14	15-19	20-24	25-30
Cost per period			$37,500	$37,500	$45,000

Assumption:

$7,500	annual cost based on actual Conservancy experience through 2021

Insurance	**Cost by Implementation Period (Years)**				
	0	1-14	15-19	20-24	25-30
Cost per period			$115,000	$115,000	$138,000

Assumption:

$23,000	annual cost based on actual Conservancy experience through 2021

Legal Assistance	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$575,000	$250,000	$300,000

Assumptions:

$115,000	Annual cost for legal assistance, years 15 - 19
$50,000	Annual cost for legal assistance, after year 19

Note: The legal assistance category covers legal assistance required for program administration and (for years 6 - 10) the environmental compliance category.
Legal assistance for land acquisition included in the due diligence cost factor in the land acquisition category.
Legal assistance is also estimated for the environmental compliance category.

Other Permitting Costs	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$15,000	$15,000	$18,000

Assumptions:

$3,000	Annual cost per 2022 Budget

Financial Analysis Assistance	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$150,000	$75,000	$75,000

Assumptions:

$75,000	Cost per period for financial analysis assistance
$15,000	Annual cost years 15 - 19 for assistance with endowment and EBRPD cost sharing agreement

Financial analyst review will occur periodically over the life of the Plan (years 3, 6, 10, 15, 20 and 25).
Note: The financial analysis assistance category covers the periodic assistance of a financial analyst to review the program's cost/revenue balance, ensure that charges are adjusted in line with changing land costs and ensure compliance with State requirements on collection of fees.

Annual Financial Audit	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$100,000	$100,000	$120,000

Assumptions:

$20,000	Cost per year for financial audit services based on Conservancy experience through 2021

Annual financial audit of the Conservancy's financial statements by an independent auditor are required by the JPA agreement and Government Code.

Public Relations/Outreach	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Total cost per year			$10,000	$10,000	$10,000
Cost per period			$50,000	$50,000	$60,000

HCP/NCCP Land Acquisition for Maximum Urban Development Area

2022 Update

(2021 dollars)

	Cost by Implementation Period (Years)					
All Costs	0	1-14	15-19	20-24	25-30	**Total**
Land Acquisition	$0	$139,241,000	$66,216,653	$66,216,653	$79,459,983	$351,134,289
Site improvements	$0	$0	$1,144,934	$1,144,934	$1,251,240	$3,541,108
Staff and overhead	na	na	$494,440	$494,440	$593,328	$1,582,208
Due diligence	$253,166	$4,387,960	$1,986,500	$1,986,500	$2,383,799	$10,997,925
Total	**$253,166**	**$165,742**	**$69,842,527**	**$69,842,527**	**$83,688,351**	**$223,792,311**

Acquisition Cost over 30-year Program, Actuals year 1 - 14 + Projections Years 15 - 30 (2021 dollars)

	Cost by Implementation Period (Years)						Estimated
Acquisition Analysis Zone	0	1-14	15-19	20-24	25-30	**Total**	**Remainder 15-30**
Zone 1	$0	$12,711,000	$5,405,441	$5,405,441	$6,486,530	$30,008,413	$17,297,413
Zone 2	$0	$52,222,000	$20,527,038	$20,527,038	$24,632,446	$117,908,522	$65,686,522
Zone 3	$0	$3,553,000	$356,768	$356,768	$428,121	$4,694,656	$1,141,656
Zone 4	$0	$10,748,000	$21,381,668	$21,381,668	$25,658,001	$79,169,336	$68,421,336
Zone 5	$0	$42,738,000	$13,737,272	$13,737,272	$16,484,726	$86,697,269	$43,959,269
Zone 6 (incl. within ULL along Marsh Creek)	$0	$8,523,000	$3,742,794	$3,742,794	$4,491,353	$20,499,940	$11,976,940
Outside Inventory Area	$0		$550,443	$550,443	$660,532	$1,761,417	$1,761,417
Outside Acquisition Zones	$0	$8,746,000	$515,230	$515,230	$618,276	$10,394,735	$1,648,735
Total	**$0**	**$139,241,000**	**$66,216,653**	**$66,216,653**	**$79,459,983**	**$351,134,289**	**$211,893,289**
Assumptions:			40%				60%

Actual acquisition cost through year 14, in 2021 dollars. Updated 2021 land cost factors by cost category applied to remaining acquisition targets. Total remaining cost allocated evenly over remaining 16 years of the permit term.

See Appendix G and description of separate land cost model in Chapter 9.

Conservancy Staff and Overhead

		Number of FTEs				
Position	Hourly Cost per FTE with Overhead & Support	0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.05	0.05	0.05
Senior Planner and support	$156			0.20	0.20	0.20
Prinicipal GIS Planner and support	$222			0.05	0.05	0.05
Total FTEs				0.30	0.30	0.30
Total cost per year				$98,888	$98,888	$98,888
Total cost per period				$494,440	$494,440	$593,328

Notes/Assumptions:

Actual staff costs for years 0 - 9 are included in the due diligence actuals below.

Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880 hours per year

Due Diligence

Covers costs for appraisals, preliminary title report, escrow and other closing costs, boundary surveys, legal services, environmental and Phase 1 site assessment.
The 2006 cost model used more detailed unit costs. The result of applying those cost factors in the 2006 model was that due diligence represented about 4% of land acquisition costs.

For the 2012, 2016, and 2022 updates the model is simplified to assume due diligence costs (not including Conservancy staff costs) at 3% of land acquisition costs, roughly consistent with the experience of the Conservancy and EBRPD through 2021, during which time more than 50 percent of the preserve system goals for land acquisition took place. For years 10-30, Conservancy staff time costs are separately estimated and included in Program Staff line item above.

	Cost by Implementation Period (Years)							
	0	1-5	6-9	10-14	15-19	20-24	25-30	**Total**
Due Diligence	$253,166	$2,296,923	$1,479,004	$612,033	$1,986,500	$1,986,500	$2,383,799	$10,997,925

Assumptions:

3.0%	Due diligence costs as a percentage of land acquisition cost.

Planning Surveys (Pre-Acquisition)

Based on Conservancy and EBRPD experience to date, initial property evaluation and planning is included in staff and consultant time.
Most significant field biological work is done post acquisition and is included as a monitoring cost.

Site Improvements

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Demolition of old facilities			$111,803	$111,803	$134,164
Repair of boundary fence			$495,065	$495,065	$495,065
Repair and replacement of gates			$118,341	$118,341	$118,341
Signs (boundary, landbank, etc.)			$232,550	$232,550	$279,060
Other security (e.g., boarding up barns)			$187,175	$187,175	$224,610
Total			$1,144,934	$1,144,934	$1,251,240

Assumptions:

Most demolition to date is a condition of the transaction and assigned to the seller. Other site improvement costs included in EBRPD operations and maintenance costs to date.

$9,856	Demolition of old facilities per 500 acres
$6,600	Repair and replacement of gates per 100 acres
$4,100	Signs (boundary, landbank, etc.) per 100 acres
$3,300	Other security (e.g., boarding up barns) per 100 acres
180	Estimated number of parcels acquired years 15 - 30 assuming 100 acres per parcel
15,000	Average parcel boundary length in linear feet (from GIS analysis, grouping adjacent parcels with the same landowner)
$6.11	Average cost per linear foot for boundary fence repair
15%	Proportion of boundary fence that needs repair

HCP/NCCP Management Planning and Design for Maximum Urban Development Area
2022 Update
(2021 dollars)

All Costs	Cost by Implementation Period (Years)							Total
	0	1-5	6-9	10-14	15-19	20-24	25-30	
Program staff and overhead					$433,340	$433,340	$306,365	
Travel					$12,500	$12,500	$15,000	
Contractors					$1,000,000	$1,000,000	$500,000	
Total	**$0**	**$1,772,511**	**$938,155**	**$1,840,187**	**$1,445,840**	**$1,445,840**	**$821,365**	**$8,263,898**

Conservancy Staff and Overhead

Position	Hourly Cost per FTE with Overhead & Support	Number of FTEs				
		0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.10	0.10	0.05
Prinicipal GIS Planner and support	$222			0.05	0.05	0.05
Senior Planner and support	$156			0.05	0.05	0.02
Associate Planner and support	$132			0.05	0.05	0.02
Total FTEs				0.25	0.25	0.14
Total cost per year				$86,668	$86,668	$51,061
Total cost per period				$433,340	$433,340	$306,365

Note: Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies, .

1,880 hours per year

Travel

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Total cost per period			$12,500	$12,500	$15,000

Assumption:

$2,500 annual cost based on Conservancy 2022 budget

Contractors

	Contract value per period				
Contractor category	0	1-14	15-19	20-24	25-30
Management planning			$1,000,000	$1,000,000	$500,000
Total per period			$1,000,000	$1,000,000	$500,000

Assumptions:

Restoration planning and designs included in habitat restoration/creation cost category.

$1,000,000	per-period budget for management planning, through year 24
$500,000	per-period budget for management planning, years 25 - 30

The management planning and design staff and contractors will conduct the following activities:

Management plans for cropland/pasture preserves
Management plans for natural area preserves
Grazing plans
Mapping work for management plans
Exotic plant control program (for the entire preserve system)
Fire management/control plan (for the entire preserve system)

HCP/NCCP Habitat Restoration/Creation (including planning and design) for Maximum Urban Development Area

2022 Update

(2021 dollars)

	Cost by Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Creation/Restoration					$10,606,806	$10,606,806	$12,728,168	
Staff and overhead					$220,900	$220,900	$265,080	
Travel					$12,500	$12,500	$15,000	
Contractors					$5,780,709	$5,780,709	$6,936,851	
Total	**$0**	**$3,424,071**	**$2,063,773**	**$1,563,376**	**$16,620,916**	**$16,620,916**	**$19,945,099**	**$60,238,151**

Land Cover Type Restored/Created

	Implementation Period (Years)					
Land Cover Type (acres)	0	1-14	15-19	20-24	25-30	Total
oak savanna	-	-	51.6	51.6	61.9	165.0
riparian woodland/scrub	-	5.4	15.5	15.5	18.6	55.0
perennial wetland	-	0.2	10.1	10.1	12.1	32.5
seasonal wetland	-	10.7	13.4	13.4	16.1	53.6
alkali wetland	-	2.4	6.6	6.6	8.0	23.6
slough/channel	-	-	22.5	22.5	27.0	72.0
open water	-	-	-	-	-	-
ponds	-	0.6	6.7	6.7	8.0	22.0
streams (miles)	-	2.2	1.1	1.1	1.4	5.8
Total (acres)	-	20.6	127.1	127.1	152.5	427.2

Cost of Restoration/Creation Construction

			Cost by Implementation Period (Years)				
Land Cover Type	Units	Cost per unit	0	1-14	15-19	20-24	25-30
oak savanna	acres	$18,420			$1,139,755	$1,139,755	$1,367,706
riparian woodland/scrub	acres	$51,822			$963,882	$963,882	$1,156,659
perennial wetland	acres	$84,544			$1,025,308	$1,025,308	$1,230,370
seasonal wetland	acres	$100,838			$1,622,239	$1,622,239	$1,946,687
alkali wetland	acres	$102,041			$811,222	$811,222	$973,467
slough/channel	acres	$76,798			$2,073,533	$2,073,533	$2,488,240
open water	acres	$112,058			$0	$0	$0
ponds	acres	$112,058			$898,842	$898,842	$1,078,611
streams	linear feet	$287			$2,072,024	$2,072,024	$2,486,429
	Total				$10,606,806	$10,606,806	$12,728,168

2017 update:
Revised cost per unit for oak savanna to $15K based on review/input from H.T. Harvey
Revised cost per LF for stream restoration by eliminating the low cost outlier from the list of example projects. Also did not reduce unit cost by applying a 10% discount to be more conservative.

Assumptions:

Construction costs are highly variable and depend mostly on the amount, depth, and linear extent of earthwork expected, and whether water control structure are required. Plant propagation, seeding, and watering also included.

For 2017 and 2022 updates, unit costs increased based on change in the California Construction Cost Index published by the State of California Department of General Services. Available at: https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

20%	Contingency factor for restoration projects; assumed higher than the standard contingency because of the higher degree of uncertainty in this portion of the conservation program.

Conservancy Staff and Overhead

Position	Hourly Cost per FTE with Overhead & Support	Number of FTEs				
		0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.05	0.05	0.05
Associate Planner and support	$132			0.10	0.10	0.10
Total FTEs				0.15	0.15	0.15
Total cost per year				$44,180	$44,180	$44,180
Total cost per period				$220,900	$220,900	$265,080

1,880	hours per year

Assumptions:

Habitat Conservancy staff select sites, hire and oversee consultants for plans, specifcations, and implementation.

Cost includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

Travel

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Total cost per period			$12,500	$12,500	$15,000

Assumption:

$2,500	annual cost based on Conservancy 2022 budget

Contractors for restoration planning, design, construction oversight, and post-construction maintenance

Contractor category	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Design, plans, specifications, and engineering			$3,500,246	$3,500,246	$4,200,295
Bid assistance			$159,102	$159,102	$190,923
Construction oversight			$1,060,681	$1,060,681	$1,272,817
Post-construction maintenance			$1,060,681	$1,060,681	$1,272,817
Cost per period			$5,780,709	$5,780,709	$6,936,851

Assumptions:

33%	percent of total construction cost required to complete restoration design and plans, specifications, engineering and provide allowance for remedial measures
1.50%	percent of total construction cost required for bid assistance
10%	percent of total construction cost required for construction oversight
10%	percent of total construction cost required for post construction maintenance

Restoration plans and designs of all types included in habitat restoration/creation cost category.

Design, plan, specification, and engineering work, bid assistance, and construction oversight will be conducted in the period in which construction takes place.

Two years of post-construction maintenance will be conducted in the period after construction takes place to maintain irrigation systems, conducting weeding, etc. Management costs after success criteria are met is included in development fee paid for same site (wetland mitigation fee is in addition).

Monitoring of restoration sites covered in the Monitoring cost category.

HCP/NCCP Environmental Compliance for Maximum Urban Development Area
2022 Update
(2021 dollars)

	Cost by Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Staff and overhead					$276,548	$276,548	$0	
Legal assistance					$250,000	$50,000	$0	
NEPA/CEQA					$558,300	$558,300	$0	
CWA 404					$0	$0	$0	
CWA 401					$11,000	$11,000	$0	
CDFG 1602					$23,500	$23,500	$0	
NHPA					$60,200	$60,200	$0	
Other					$41,800	$41,800	$0	
Total	**$0**	**$887,562**	**$194,053**	**$330,312**	**$1,221,348**	**$1,021,348**	**$0**	**$3,654,623**

Note: Detail is not intended to be prescriptive; it is used as a means to generate an overall environmental compliance cost estimate.

Conservancy Staff and Overhead

	Hourly Cost per FTE with	Number of FTEs						
Position	Overhead & Support	0	1-14	15-19	20-24	25-30		
Principal Planner and support	$206			0.02	0.02	-		
Senior Planner and support	$156			0.05	0.05	-		
Associate Planner and support	$132			0.05	0.05	-	include in wetland fee	
Assistant Planner and support	$109			0.10	0.10	-	calculation	
	Total FTEs			0.22	0.22	-		
	Total cost per year			$55,310	$55,310	$0	$32,900	$32,900
	Total cost per period			$276,548	$276,548	$0	$164,500	$164,500

Note: Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880	hours per year

Legal Assistance and Technical Support for Coordinated Regional Wetland Permitting

	Cost by Implementation Period (Years)				
	0	1-14	15-19	20-24	25-30
Cost per period			$250,000	$50,000	$0

Assumptions:

$25,000	Annual cost for legal assistance with wetland permitting, years 15 - 20
$25,000	Annual cost for technical support with wetland permitting, years 15 - 20

Number of Projects Requiring Environmental Compliance

		Number					
Project size	Size Range	0	1-14	15-19	20-24	25-30	**Total over Permit Term**
Small/simple	up to 10 acres or up to 0.1 stream miles			4	4	-	20
Medium/more complex	10.1-50 acres or 0.1-0.5 stream miles			4	4	-	20
Large/most complex	over 50 acres or 0.5 stream miles			2	2	-	10
	Total projects remainder of permit term			10	10	-	20

Assumptions:

Details are not prescriptive but are a reasonable means of generating an overall cost for the environmental cost category.

Of the total of approximately 50 projects that would require environmental compliance, 1/5 would require compliance in each 5-year period between years 1 and 25.

Environmental Compliance Cost per Project Size and Compliance Category (2021 dollars)

Project size	Size Range	Estimate Project Cost within DFG jurisdiction		Project Impacts to Wetlands for CWA 401		Compliance Category					
				Minimum	Maximum	CEQA	CWA 404	CWA 401	CDFG 1602	NHPA	Other
Small/simple	up to 10 acres or up to 0.1 stream miles	$ 2,000	$ 25,000	0.001	0.01	$7,346	$0	$968	$1,130	$3,673	$3,482
Medium/more complex	10.1-50 acres or 0.1-0.5 stream miles	$ 25,001	$ 100,000	0.0121	0.07	$58,767	$0	$1,130	$2,425	$5,142	$4,179
Large/most complex	over 50 acres or 0.5 stream miles	$ 100,001	$500,000 or more	0.073	0.30	$146,918	$0	$1,291	$4,654	$12,488	$5,572

Assumptions:

Details are not prescriptive but are a reasonable means of generating an overall cost for the environmental cost category.

Assumed wetland impact determined by AECOM based experience with typical projects that would be expected to be implemented by the Conservancy. For example wetland restoration/creation projects, stream restoration projects, adaptive management measures for existing wetland features and facilities improvements. In general, it is expected that impacts to wetlands and streams would be avoided if at all possible. Of the stream length indicated, assumed only 10% of that length would be impacted and an average stream width of 10 feet.

For NEPA/CEQA, 401/404 and 1602 compliance, varying costs have more to do with project complexity than with project size.
Clean Water Act 401 and 1602 permits will be done on a per-project basis
Cultural compliance permits will be done on a per-project basis.
Contra Costa Conservancy staff will prepare permit applications and notification for the 401, 404 and 1600 applications, thereby resulting in no consultant cost for permit preparation. This table also assumes that the permits for Water Quality Certification (CWA 401) and Streambed Alteration Agreement (DFG 1602) will not be secured under programmatic or Master permit processes.

Permitted projects would be completed within the time limit allotted for the permits; no extensions or re-application would be required.
The "other" compliance category could include county grading permits, road encroachment permits, or other local approvals.

NEPA/CEQA

Depending on the level of detail that is provided for specific projects, they may or may not be able to be covered under the HCP EIR/EIS.
For those without sufficient detail, additional environmental documentation may need to be prepared.
It is likely that the majority of those would be in the form of mitigated negative declarations.
Because it is difficult to provide a cost estimate for a project without knowing details such as location, size, etc., the following are some rough numbers based on level of controversy:
Small scale non-controversial projects = Cat Excl/Cat Exemp
Medium scale more controversial projects = IS MND/EA FONSI
Larger scale more controversial projects = EIR/EIS
All land acquisitions would be a categorical exemption under CEQA as well as under NEPA, when NEPA applies.

401/404

The cost of conducting wetland delineations is not included under CWA 404/401 compliance; it is expected that delineation would be covered under land acquisition costs.
Each project implemented under the HCP will qualify for compliance under the USACE 404 regional permit program for the inventory area; there is no fee for 404 permit applications.
Tasks associated with Section 402 compliance are not included in this cost estimate.

CWA 401 fee cost estimate assumes all projects qualify for flat fees in Category D Ecological Restoration and Enhancement Projects, as allowed under State Wetland Definition and Procedures for Discharges of Dredged or Fill Materials to Waters of the State, adopted by the State Water Board on April 2, 2019. FY 21/22 Water Quality Certification Dredge and Fill Application Fee Calculator (Effective 11/8/21) Available: http://www.waterboards.ca.gov/water_issues/programs/cwa401/

NHPA

Archaeological surveys can be conducted at an intensive level at a rate of 40 acres per person per day.
No more than one cultural resource will be identified per 40 acres or part thereof.
This scope of work and cost estimate does not include tasks necessary for significance evaluations and resolution of adverse effects.

CDFG 1602

DFG 1602 costs are estimated based on the assumed cost of project activities within DFW jurisdiction per Fish and Game Code Sections 1600-1616, and the fee schedule corresponding to the project costs. Average cost based on mean of minimum and maximum fee amounts for standard agreements. California Department of Fish and Wildlife Lake and Streambed Alteration Agreements and Fees, Effective January 1, 2022. Available: https://wildlife.ca.gov/Conservation/Environmental-Review/LSA#55227743-fees

HCP/NCCP Preserve Management and Maintenance for Maximum Urban Development Area

2022 Update

(2021 dollars)

	Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Program staff and overhead					$261,320	$261,320	$495,982	
Invasive Plant Control					$1,545,290	$2,112,486	$3,283,682	
Invasive Wildlife Control					$309,058	$422,497	$656,736	
Grazing Management					$772,645	$1,056,243	$1,641,841	
Wildfire Management					$1,313,497	$1,795,613	$2,791,130	
Security					$231,794	$316,873	$492,552	
Roads and Trails					$231,794	$316,873	$492,552	
Maintenance and Support					$309,058	$422,497	$656,736	
Annual Reporting					$77,265	$105,624	$164,184	
Law Enforcement					$1,158,968	$1,584,365	$2,462,762	
Administrative and General Expense					$1,777,084	$2,429,359	$3,776,235	
Total	**$0**	**$548,525**	**$2,478,883**	**$3,620,712**	**$7,987,773**	**$10,823,750**	**$16,914,392**	**$42,374,035**

NOTE: Costs for years 1 - 14 include expenditures by the East Bay Regional Park District (EBRPD) on land maintenance activities on Conservancy properties (staff costs, maintenance supplies, maintenance services from inception throught 2021). Details provided by the EBRPD and East Contra Costa County Habitat Conservancy.

Conservancy Staff and Overhead

	Hourly Cost per FTE with Overhead &	Number of FTEs						
Position	Support	0	1-5	6-9	10-14	15-19	20-24	25-30
Principal Planner and Support	$206					0.05	0.05	0.07
Associate Planner and support	$132					0.05	0.05	0.10
Assistant Planner and support	$109					0.10	0.10	0.15
Total FTEs						0.20	0.20	0.32
Total cost per year						$52,264	$52,264	$82,664
Total cost per period						$261,320	$261,320	$495,982

Note: Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880 hours per year, excluding vacation

HCP/NCCP Preserve Management and Maintenance for Maximum Urban Development Area

2022 Update

(2021 dollars)

Preserve Acres Managed

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Total preserve acres acquired per period		12,050	5,672	5,672	6,806
Acres acquired and managed by end of period		12,050	17,722	23,394	30,200

Assumptions:

Total costs related to habitat and species protection on preserve system lands whether or not costs incurred by EBRPD or Conservancy.

All work (except law enforcement) performed by EBRPD staff including Park Rangers, Supervisors, Stewardship staff, Heavy Equipment Operators, and Fire Department. Law enforcement cost assumes contract with Contra Costa County Sheriff.

Costs per acre (except law enforcement) based on estimates prepared by EBRPD staff for implementation of the Vasco Hills / Byron Vernal Pools Preserve Management Plan prepared for the Conservancy (2018 draft).

Cost estimates assume preserve system land is acquired and managed in equal annual increments over the remainder of the implementation period and that cost increases incrementally as acreage under management increases.

Invasive Plant Control

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$1,545,290	$2,112,486	$3,283,682

Assumptions:

$20 annual cost per acre for invasive plant control

Patrol, work planning, cultural, manual, mechanical, chemical control.

Invasive Wildlife Control

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$309,058	$422,497	$656,736

Assumptions:

$4 annual cost per acre for invasive wildlife control

Observation, recording, and controlling bullfrog, fish, and feral mammals.

Grazing Management

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$772,645	$1,056,243	$1,641,841

Assumptions:

$10 annual cost per acre for grazing management

Data collection, administration, infrastructure repair, permitting, grazing management, reporting.

Wildfire Management

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$1,313,497	$1,795,613	$2,791,130

Assumptions:

$17 annual cost per acre for wildfire management

Fire suppression planning and wildfire management; fuels coordinator. Fuel reduction included in invasive plant control cost category.

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2022 Update

(2021 dollars)

Security

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$231,794	$316,873	$492,552

Assumptions:

$3 annual cost per acre for security maintenance and repair

Gate and fence installation, inspection, and repairs.

Roads & Trails

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$231,794	$316,873	$492,552

Assumptions:

$3 annual cost per acre for roads and trails maintenance and repair

Road grading, maintenance, and tree and brush removal.

On-going Maintenance and Support

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$309,058	$422,497	$656,736

Assumptions:

$4 annual cost per acre for on-going maintenance and support

Equipment maintenance, service yard, (including support). Trash and debris removal from non-recreation areas.

Annual Reporting

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$77,265	$105,624	$164,184

Assumptions:

$1 annual cost per acre for annual management reporting

Internal EBRPD reporting (Red Book) and Annual Report to ECCCHC.

Law Enforcement

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$1,158,968	$1,584,365	$2,462,762

Assumptions:

$15 annual cost per acre for law enforcement

Law enforcement primarily for habitat and species protection. Based on annual cost of Contra Costa County Sheriff contract to provide law enforcement services to the Contra Costa Water District Los Vaqueros Watershed (18,500 acres of protected watershed lands and 1,900 acres reservoir). Includes a level of cost related to public access commensurate with the level of service required at the Los Vaqueros Watershed.

Administrative and General Expense

	Implementation Period				
	0	1-14	15-19	20-24	25-30
Cost per period			$1,777,084	$2,429,359	$3,776,235

Assumptions:

$23 annual cost per acre for administrative and general expense

Covers the following General and Administrative Expenses: fuel, tools, equipment, and other supplies used in the course of preserve land management and services (utility fees, contractors, and other costs) incurred in the course of reserve land management. Also covers internal services costs for equipment replacement and infrastructure renovation and replacement. **Does not include indirect and direct EBRPD overhead costs.**

HCP/NCCP Monitoring, Research, and Adaptive Management for Maximum Urban Development Area

2022 Update

(2021 dollars)

	Cost by Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Staff and overhead					$120,132	$120,132	$305,011	
Contractors					$1,000,000	$1,875,000	$3,000,000	
Directed research					$500,000	$500,000	$600,000	
Adaptive management					$215,000	$215,000	$215,000	
Total	**$0**	**$654,741**	**$604,793**	**$936,384**	**$1,835,132**	**$2,710,132**	**$4,120,011**	**$10,861,193**

Conservancy Staff and Overhead

	Hourly Cost per FTE with Overhead &	Number of FTEs				
Position	Support	0	1-14	15-19	20-24	25-30
Principal Planner and support	$206			0.03	0.03	0.08
Associate Planner and support	$132			0.05	0.05	0.08
Total FTEs				0.08	0.08	0.16
Total cost per year				$24,026	$24,026	$50,835
Total cost per period				$120,132	$120,132	$305,011

Note: Hourly cost factor includes staff salary and benefits, salaries and benefits of administrative support staff (secretaries, clerks, IT staff, etc.) and associated overhead, including space and utility costs, office furniture, equipment, and supplies.

1,880 hours per year

Contractors

	Contract value per period				
	0	1-14	15-19	20-24	25-30
Monitoring contractors			$1,000,000	$1,875,000	$3,000,000
Total per period			$1,000,000	$1,875,000	$3,000,000

	Metrics for gross annual budget estimate==>	Preserve Acres (end of period)	Restored Acres (per period)	Rough annual cost per preserve acre
$200,000	annual budget for monitoring contractors, years 15-19	17,722	127	$11
$375,000	annual budget for monitoring contractors, years 20-24	23,394	127	$16
$500,000	annual budget for monitoring contractors, years 25-30	30,200	152	$17

Assumptions:

Contractor activities include field data collection, analysis, and reporting. Costs include travel.

Some preserve covered activities and conservation measures require pre-construction surveys and construction monitoring. This work will be done by contractors. Contractors will conduct pre-construction surveys prior to construction as well as construction monitoring periodically during the construction period. All covered activities require compliance with HCP/NCCP pre-construction avoidance and minimization measures.

Note that planning, preconstruction surveys and construction monitoring for covered activities outside of preserves will be paid for by developers. These costs are not included here.

Species-response monitoring is covered in the restoration category when contractors will monitor restoration, creation, and enhancement sites during the 5-year period following the restoration activity.

Post-acquisition biological inventories will build on planning surveys. Inventory will include mapping of weeds and invasive plants.

Status and trends monitoring will occur after preserve land is purchased through year 30. Status and trend monitoring will build on planning surveys and post-acquisition inventories, when appropriate.

Directed Research

	0	1-14	15-19	20-24	25-30
Average cost per year to fund directed research			$100,000	$100,000	$100,000
Total cost per period			$500,000	$500,000	$600,000

Adaptive Management

	0	1-14	15-19	20-24	25-30
Average Independent Conservation Assessment Team cost per period			$36,000	$36,000	$36,000
Average Science Advisors cost per period			$179,000	$179,000	$179,000
Total cost per period			$215,000	$215,000	$215,000

Assumptions:

Adaptive management experiments are covered under the monitoring staff and directed research categories.

As of this 2022 update, this type of periodic scientific review is conducted by the Conservancy's on-call biologist contractors.

The Conservancy convened a Science Advisory Panel in year 10 and plans to do the same in year 20.

The Conservancy's Preserve Monitoring Plan remains in the draft stage.

The following assumptions generate a scientific review budget to inform adaptive management:

An Independent Conservation Assessment Team meets once every 4 years and has:

5	members
$7,200	stipend per member per 5-year period

Science Advisors Panel consists of:

10	members
$17,900	stipend per member per 5-year period

Remedial Measures for Maximum Urban Development Area

2022 Update

(2021 dollars)

	Implementation Period (Years)							
All Costs	0	1-5	6-9	10-14	15-19	20-24	25-30	**Total**
Remedial measures	$0	$0	$0	$0	$262,890	$208,134	$3,477,304	$3,948,328
Total	**$0**	**$0**	**$0**	**$0**	**$262,890**	**$208,134**	**$3,477,304**	**$3,948,328**

Note: Actual costs are included in habitat restoration/creation and preserve management cost categories.

Remedial Measures

	0	1-5	6-9	10-14	15-19	20-24	25-30
Cost of created/restored habitat per period			$2,063,773	$1,563,376	$10,606,806	$10,606,806	$12,728,168
Cost for remedial measures for created/restored habitat per period					$206,377	$156,338	$3,394,178
Area of new preserve not including created/restored habitat per period	-	7,578	3,488	962	5,545	5,545	6,654
Cost for remedial measures for preserves per period					$6,513	$1,797	$33,126
Cost for other remedial measures per period					$50,000	$50,000	$50,000
Total cost per period					$262,890	$208,134	$3,477,304

Assumptions:	
2%	Percent of annual preserve management and maintenance cost assumed to be needed for preserve remedial actions.
10%	Percent of created/restored habitat for which remedial measures will be required.
$93	Cost per acre for preserve management and maintenance in years 26-30.
63%	Percent of land acquisition in years 1 - 14 occurring in years 1 - 5
29%	Percent of land acquisition in years 1 - 14 occurring in years 6 - 9
8%	Percent of land acquisition in years 1 - 14 occurring in years 10 - 14

Remedial actions are assumed to occur in the **second** 5-year period after habitat is created/restored or preserve land is purchased, with the exception of remedial actions for habitat created/restored in years 20-30. The cost for these remedial actions is included in years 25-30 so that it can be captured in this cost estimate.

The remedial cost for preserve lands is assumed to be a percentage of the cost per acre for preserve management and maintenance in years 25-30, and is assumed to be needed once, in the **second** 5-year period after the preserve land is purchased. The costs for preserves areas acquired in years 20 - 30 is included in years 26-30 so that it can be captured in this cost estimate.

The cost for other remedial measures includes the costs for restoration or maintenance of preserve areas because of other changed circumstances, such as wildfire.

Contingency Fund for Maximum Urban Development Area

2022 Update

(2021 dollars)

	0	1-5	6-9	10-14	15-19	20-24	25-30	Total
Total cost of program excluding land acquisition/site improvements and habitat restoration/creation construction costs	$0	$0	$0	$0	$27,909,402	$30,965,623	$43,025,775	$101,900,800
Contingency	**$0**	**$0**	**$0**	**$0**	**$1,395,470**	**$1,548,281**	**$2,151,289**	**$5,095,040**

Assumptions:

5.0% Percent of total program funding needed for contingency

Post-Permit Costs for Initial Urban Development Area

2022 Update

(2021 dollars)

Post-Permit Costs

Cost Category	Annual Costs	Assumptions
Total Cost		
Program Administration	$497,000	Reduced staffing and no legal and financial contractor costs
Land Acquisition	$0	Acquisition complete during permit term
Planning and Design	$0	Planning and design work complete during permit term
Habitat Restoration/Creation	$0	Restoration/creation projects constructed during permit term
Environmental Compliance	$0	Not required, post permit
Preserve Management and Maintenance	$2,819,100	Assume 100 percent of annual average costs in years 25 - 30
Monitoring, Research, and Adaptive Management	$343,300	Assume 50 percent of annual average costs in years 25 - 30
Remedial Measures	$0	Not required, post permit
Contingency	$0	Not required, post permit
Total	**$3,659,400**	

Total preserve system acres	**30,200**
Annual average cost per acre managed	**$121**
Percent of average annual cost years 25 - 30	**16%**

APPENDIX E: ENDOWMENT MODEL UPDATE

Tables E.1 and **E.2** present the endowment model results for the initial and maximum UDA scenarios, respectively.

Table E.1: Endowment Fund - Initial Urban Development Area (2021 $)

Year	2022	2023	2024	2025	2026	2027	2028	2029
Permit Year	*15*	*16*	*17*	*18*	*19*	*20*	*21*	*22*
Beginning Fund Balance	$3,917,630	$6,990,803	$14,798,497	$18,214,633	$21,741,794	$25,383,587	$29,176,637	$33,125,859
Development Revenue								
Mitigation Fee[1]	$2,802,400	$2,802,400	$2,802,400	$2,802,400	$2,802,400	$2,802,400	$2,802,400	$2,802,400
CWF[2]	$0	$3,182,808	$0	$0	$0	$0	$0	$0
Pinn Bros./Pulte	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278
Summer Lakes	$0	$1,462,500	$0	$0	$0	$0	$0	$0
Cypress Preserve	$0	$0	$0	$0	$0	$32,898	$65,796	$98,694
Subtotal	$2,821,678	$7,466,986	$2,821,678	$2,821,678	$2,821,678	$2,854,576	$2,887,474	$2,920,372
Leases[3]	$124,172	$113,507	$113,507	$113,507	$113,507	$113,507	$113,507	$113,507
Investment Earnings[4]	$127,323	$227,201	$480,951	$591,976	$706,608	$824,967	$948,241	$1,076,590
Total Revenues	$3,073,173	$7,807,694	$3,416,136	$3,527,161	$3,641,793	$3,793,050	$3,949,222	$4,110,469
Ending Fund Balance	$6,990,803	$14,798,497	$18,214,633	$21,741,794	$25,383,587	$29,176,637	$33,125,859	$37,236,328
Year	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**
Permit Year	*23*	*24*	*25*	*26*	*27*	*28*	*29*	*30*
Beginning Fund Balance	$37,236,328	$41,513,286	$45,959,742	$50,583,607	$55,390,645	$60,383,685	$66,591,487	$72,014,350
Development Revenue								
Mitigation Fee[1]	$2,802,400	$2,802,400	$2,802,400	$2,802,400	$2,802,400	$2,802,400	$2,802,400	$2,802,400
CWF[2]	$0	$0	$0	$0	$0	$0	$0	$0
Pinn Bros./Pulte	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278
Summer Lakes	$0	$0	$0	$0	$0	$0	$0	$0
Cypress Preserve	$131,592	$164,490	$197,388	$230,286	$263,184	$1,315,672	$328,980	$347,293
Subtotal	$2,953,270	$2,986,168	$3,019,066	$3,051,964	$3,084,862	$4,137,350	$3,150,658	$3,168,971
Leases[3]	$113,507	$111,107	$111,107	$111,107	$107,982	$107,982	$107,982	$58,461
Investment Earnings[4]	$1,210,181	$1,349,182	$1,493,692	$1,643,967	$1,800,196	$1,962,470	$2,164,223	$2,340,466
Total Revenues	$4,276,958	$4,446,457	$4,623,865	$4,807,038	$4,993,040	$6,207,802	$5,422,863	$5,567,899
Ending Fund Balance	$41,513,286	$45,959,742	$50,583,607	$55,390,645	$60,383,685	$66,591,487	$72,014,350	$77,582,249

Table E.1: Endowment Fund - Initial Urban Development Area (2021 $) *(continued)*

Year *Permit Year*	Total *Year 15 - 30*	Annual *Post-Permit*
Beginning Fund Balance	$3,917,630	$77,582,249
Development Revenue		
Mitigation Fee[1]	$44,838,400	$0
CWF[2]	$3,182,808	$0
Pinn Bros./Pulte	$308,448	$19,278
Summer Lakes	$1,462,500	$0
Cypress Preserve	$3,176,273	$347,293
Subtotal	$52,968,429	$366,571
Leases[3]	$1,747,957	270,605
Investment Earnings[4]	$18,948,234	$2,521,423
Total Revenues	$73,664,619	$3,158,600
Post-Permit Costs	NA	($3,158,600)
Net Cash Flow	$73,664,619	($0)
Ending Fund Balance	$77,582,249	$77,582,249

[1] Mitigation fee calculated to result in close to $0 annual net cash flow post-permit term.

[2] Proceeds from California Wildlife Foundation (CWF) primarily associated with mitigation payments made prior to Plan implementation (in 2021 $).

[3] Based on 2021 revenue from 13 leases. Eight communication tower leases are assumed to continue in perpetuity. Five wind power, residential, and agricultural leases are assumed to expire prior to the end of the permit term.

[4] Investment earnings = Beginning Fund Balance x Annual Real Rate of Return on Investments (ROI). Real ROI equals 3.25% and is net of inflation and all administrative and investment management fees.

Sources: Regional Parks Foundation (2022 beginning fund balance); National Fish and Wildlife Foundation (rate of return on investment); Appendix C (Post-Permit Costs table); and Appendix F, Tables F.2, F.3, and F.4 (endowment contributions to date, development project revenue, and lease revenue).

Table E.2: Endowment Fund – Maximum Urban Development Area (2021 $)

Year	2022	2023	2024	2025	2026	2027	2028	2029
Permit Year	*15*	*16*	*17*	*18*	*19*	*20*	*21*	*22*
Beginning Fund Balance	$3,917,630	$7,740,310	$16,321,870	$20,537,023	$24,889,168	$29,382,758	$34,055,288	$38,912,573
Development Revenue								
Mitigation Fee[1]	$3,551,907	$3,551,907	$3,551,907	$3,551,907	$3,551,907	$3,551,907	$3,551,907	$3,551,907
CWF[2]	$0	$3,182,808	$0	$0	$0	$0	$0	$0
Pinn Bros./Pulte	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278
Summer Lakes	$0	$1,462,500	$0	$0	$0	$0	$0	$0
Cypress Preserve	$0	$0	$0	$0	$0	$32,898	$65,796	$98,694
Subtotal	$3,571,185	$8,216,493	$3,571,185	$3,571,185	$3,571,185	$3,604,083	$3,636,981	$3,669,879
Leases[3]	$124,172	$113,507	$113,507	$113,507	$113,507	$113,507	$113,507	$113,507
Investment Earnings[4]	$127,323	$251,560	$530,461	$667,453	$808,898	$954,940	$1,106,797	$1,264,659
Total Revenues	$3,822,680	$8,581,560	$4,215,153	$4,352,145	$4,493,590	$4,672,530	$4,857,285	$5,048,045
Ending Fund Balance	$7,740,310	$16,321,870	$20,537,023	$24,889,168	$29,382,758	$34,055,288	$38,912,573	$43,960,617
Year	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**
Permit Year	*23*	*24*	*25*	*26*	*27*	*28*	*29*	*30*
Beginning Fund Balance	$43,960,617	$49,205,621	$54,651,586	$60,307,443	$66,180,013	$72,273,214	$79,616,932	$86,212,630
Development Revenue								
Mitigation Fee[1]	$3,551,907	$3,551,907	$3,551,907	$3,551,907	$3,551,907	$3,551,907	$3,551,907	$3,551,907
CWF[2]	$0	$0	$0	$0	$0	$0	$0	$0
Pinn Bros./Pulte	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278	$19,278
Summer Lakes	$0	$0	$0	$0	$0	$0	$0	$0
Cypress Preserve	$131,592	$164,490	$197,388	$230,286	$263,184	$1,315,672	$328,980	$347,293
Subtotal	$3,702,777	$3,735,675	$3,768,573	$3,801,471	$3,834,369	$4,886,857	$3,900,165	$3,918,478
Leases[3]	$113,507	$111,107	$111,107	$111,107	$107,982	$107,982	$107,982	$58,461
Investment Earnings[4]	$1,428,720	$1,599,183	$1,776,177	$1,959,992	$2,150,850	$2,348,879	$2,587,550	$2,801,910
Total Revenues	$5,245,004	$5,445,965	$5,655,857	$5,872,570	$6,093,201	$7,343,718	$6,595,697	$6,778,850
Ending Fund Balance	$49,205,621	$54,651,586	$60,307,443	$66,180,013	$72,273,214	$79,616,932	$86,212,630	$92,991,480

Table E.2: Endowment Fund – Maximum Urban Development Area (2021 $) *(continued)*

Year *Permit Year*	Total *Year 15 - 30*	Annual *Post-Permit*
Beginning Fund Balance	$3,917,630	$92,991,480
Development Revenue		
Mitigation Fee[1]	$56,830,512	$0
CWF[2]	$3,182,808	$0
Pinn Bros./Pulte	$308,448	$19,278
Summer Lakes	$1,462,500	$0
Cypress Preserve	$3,176,273	$347,293
Subtotal	$64,960,541	$366,571
Leases[3]	$1,747,957	270,605
Investment Earnings[4]	$22,365,352	$3,022,223
Total Revenues	$89,073,850	$3,659,400
Post-Permit Costs	NA	($3,659,400)
Net Cash Flow	$89,073,850	($0)
Ending Fund Balance	$92,991,480	$92,991,479

[1] Mitigation fee calculated to result in close to $0 annual net cash flow post-permit term.

[2] Proceeds from California Wildlife Foundation (CWF) primarily associated with mitigation payments made prior to Plan implementation (in 2021 $).

[3] Based on 2021 revenue from 13 leases. Eight communication tower leases are assumed to continue in perpetuity. Five wind power, residential, and agricultural leases are assumed to expire prior to the end of the permit term.

[4] Investment earnings = Beginning Fund Balance x Annual Real Rate of Return on Investments (ROI). Real ROI equals 3.25% and is net of inflation and all administrative and investment management fees.

Sources: Regional Parks Foundation (2022 beginning fund balance); National Fish and Wildlife Foundation (rate of return on investment); Appendix D (Post-Permit Costs table); and Appendix F, Tables F.2, F.3, and F.4 (endowment contributions to date, development project revenue, and lease revenue).

APPENDIX F: REVENUE DATA

Appendix F provides detail on the revenue data used in the audit.

Table F.1 provides the index used to inflate actual costs and revenues from prior years to current (2021) dollars. The index is based on changes in the Conservancy's mitigation fee schedule, thus replicating the same index used to reflect inflation in Plan costs. The fees are adjusted annually based on published price indices and periodically based on prior.[37]

Table F.2 shows endowment contributions through fiscal year 2022.

Table F.3 shows how development project revenue paid in lieu of the development fee is estimated for the remaining permit term. This revenue is entirely allocated to the endowment.

Table F.4 shows lease revenue from activities on preserve lands using 2021 as the base year. The table shows the allocation of estimated future revenue to the endowment, land acquisition and preserve management for the remainder of the permit term based on the 2020 lease revenue allocation agreement between the Conservancy and the Park District.

Table F.5 shows actual revenue to date by source in current dollars (the year received) and inflated to 2021 dollars.

[37] HCP/NCCP, Chapter 9, pp. 30-31 and Table 9-7.

Table F.1: Inflation Index (FY 2021 = 1.00)

Plan Year	Fiscal Year Fee Adopted	Zone 1 Fee[1]	Change	Inflation Index (2021 $)[2]	Fiscal Year for Application of Inflation Index[3]	Notes
-1	2006	$11,919.00	NA	0.6294	2005	Plan completed
0	2007	$12,456.88	4.5%	0.6578	2006	JPA formed & permits issued
1	2008	$12,077.65	(3.0%)	0.6377	2007	1st full yr. of implementation
2	2009	$10,731.11	(11.1%)	0.5666	2008	
3	2010	$10,558.09	(1.6%)	0.5575	2009	
4	2011	$10,662.15	1.0%	0.5630	2010	
5	2012	$10,584.32	(0.7%)	0.5589	2011	
6	2013	$10,076.00	(4.8%)	0.5321	2012	2013 Audit
7	2014	$11,146.99	10.6%	0.5886	2013	
8	2015	$11,877.42	6.6%	0.6272	2014	
9	2016	$12,788.47	7.7%	0.6753	2015	
10	2017	$13,491.41	5.5%	0.7124	2016	2017 Audit
11	2018	$14,404.82	6.8%	0.7606	2017	
12	2019	$15,342.88	6.5%	0.8102	2018	
13	2020	$16,442.17	7.2%	0.8682	2019	
14	2021	$16,890.46	2.7%	0.8919	2020	
15	2022	$18,937.95	12.1%	1.0000	2021	2022 Audit
16	2023	$19,506.09	3.0%	1.0300	2022	Endowment model inflation rate
17	2024	$20,091.27	3.0%	1.0609	2023	Endowment model inflation rate

[1] Fees for all three zones increase by the same inflation index. Fee reflects both annual inflation adjustments and periodic adjustments based on prior audits. Fee reflects amount charged by Conservancy for participating special entities. Fees charged by other JPA members (cities and the County) varied from this schedule in certain years due to pending litigation at that time. That litigation has been settled and all JPA members now charge the same fee.

[2] Inflation index based on change in Zone 1 fee and is prescribed in Chapter 9 of the Plan using a combination of the Consumer Price Index (Bureau of Labor Statistics) and the Home Price Index (Federal Housing Finance Agency). 2023 fee and index estimated based on 3.0 percent inflation rate used in endowment model.

[3] The development fee is increased based on inflation for the prior year, so the index applies to fiscal data for the year prior to the year the fee is adopted.

Source: ECCC Habitat Conservancy, *Annual Mitigation Fee Adjustment Summary* (PDF); Table 4.1.

Table F.2: Endowment Contributions (through FY 2022)

Fiscal Year	Source	Notes	Amount (current $)	Amount (2021 $)
Through FY 2021				
	Development Fee Funds			
2020	California Wildlife Foundation	Prior Pinn Bros. special tax inception to 2020; 1st and 2nd Summer Lakes payments (see Table F.2)	$1,997,000.00	$2,239,040.25
	Local Operating Funds			
2020	Endowment share of lease revenue	Plan inception through FY 2019-20	$1,103,556.00	$1,237,309.12
2021	Endowment share of lease revenue	FY 2020-21 annual	$72,596.89	$72,596.89
	Subtotal		$1,176,152.89	$1,309,906.01
	Total		$3,173,152.89	$3,548,946.26
After FY 2021				
	Development Fee Funds			
2023	California Wildlife Foundation	Pinn Bros. special tax for 2021 and 2022; pre-Plan mitigation payments for other development projects; received by Conservancy 2022; assumed to be deposited into endowment in 2023.	$3,376,641.53	$3,182,808.49
	Local Operating Funds			
2022	Endowment share of lease revenue[1]	FY 2021-22 total annual revenue	$125,929.30	$122,261.46
	Total		$3,502,570.83	$3,305,069.95

[1] Amount is slightly different than calculated amount in Table F.3. Amount in Table F.3 used for endowment model.
Sources: ECCC Habitat Conservancy.

Table F.3: Development Project Revenue

Project (location)	Amount	Revenue Requirement	Notes
Pinn Bros. / Pulte (Brentwood)			
2016 Revenue	$14,196	0.2% fee on all property resales in perpetuity.	Project is built out; assume sales prices and therefore fee revenue increases with inflation.
2017 Revenue	$8,026		
2018 Revenue	$17,417		
2019 Revenue	$21,008		
2020 Revenue	$24,539		
2021 Revenue	$31,465		
2022 Revenue	$18,297		
7-Year Average	$19,278		
Summer Lake / Shea Homes (Oakley)		5 payments of $487,500 each paid at recording of each subdivision ($500,000 each net of 2.5% CA Wildlife Foundation fee).	1st & 2nd payments received in 2020 from CA Wildlife Foundation and deposited into endowment fund; 3rd payment received in 2022; anticipate 4th and 5th payments in 2023.
Total Obligation	$2,437,500		
Paid Through 2021 (2 payments)	$975,000		
Remaining Funding (3 payments)	$1,462,500		
Cypress Preserve (Oakley)		Special tax adjusted annually for inflation, in perpetuity; must generate $2.5 mil. (cumulative) by 2035 or pay difference.	Assume absorption of 300 units annually starting in 2027 and buildout by 2037; requires additional payment of $1.0M in 2035 to meet $2.5 mil. minimum revenue requirement.
Total Dwelling Units	$3,167		
Special Tax per Unit	$110		
Total Annual Revenue at Buildout	$347,293		

Note: Summer Lakes phases 2 and 5 of the East Cypress Corridor Specific Plan. Cypress Preserve is phases 1, 3, 4, and 6 of the same specific plan, though new units in phase 6 are not subject to the special tax.

Source: ECCC Habitat Conservancy.

Table F.4: Lease Revenue, 2022-2037 (2021 $)

Park	Property	Lessee	Lease Type	Expiration After All Renewals	Annual Revenue (2021)	Remaining Lease Years Post-2021	
						Permit Term	Post-Permit
Black Diamond	Affinito	Affinito	Residential	Terminated			
	Austin Thomas - South	PG&E	Communication	NA	$76,300	16	In perpetuity
Byron Vernal Pools	Pugh (Owens-Maness)						
	Souza III	T-Mobile	Communication	NA	$39,413	16	In perpetuity
	Souza III	Sprint	Communication	Terminated			
	Souza III	Sprint Nextel	Communication	NA	$27,345	16	In perpetuity
	Martin	CCATT	Communication	NA	$20,024	16	In perpetuity
	Martin	Crown Castle	Communication	NA	$23,531	16	In perpetuity
	Martin	T-Mobile	Communication	NA	$34,028	16	In perpetuity
	Martin	American Tower	Communication	NA	$34,364	16	In perpetuity
	Gramma's Quarter	Buena Vista-Lease #4	Wind	2033	$12,500	12	0
	Souza III	Buena Vista-Lease #8	Wind	2036	$198,083	15	0
	Martin	Martin - 14031 Vasco Rd.	Residential	2030	$6,000	9	0
	Souza II	Martin - 6400 Armstrong Rd.	Residential	Demolished			
Deer Valley	Roddy Cell Easement	CC TM PA	Communication	NA	$15,600	16	In perpetuity
	Roddy Home Ranch	Jack + Donna Roddy	Residential	Terminated			
Delta Access	Nunn	RRS Farms	Agricultural	2022	$71,100	1	0
Morgan Territory	Galvin	Galvin	Residential	2030	$6,000	9	0
Vasco Caves	Souza III	Sprint Nextel	Communication	Assigned			
Vasco Hills	Vaquero Farms, Inc.	Martin - 15500 Vasco Rd.	Residential	Terminated			
All Parks	All Properties	Interest Earnings	NA	2037	$7,986	16	0
Total					**$572,274**		

Table F.4: Lease Revenue, 2022-2037 (2021 $) *(continued)*

Park	Property	Total Revenue		Endowment Revenue		Land Acquisition		Preserve Management	
		Share[1]	Permit Term	Share[1]	Permit Term	Share[1]	Permit Term[2]	Share[1]	Permit Term
Black Diamond	Affinito								
	Austin Thomas - South	100%	$1,220,800	15%	$183,120	0%	$0	85%	$1,037,680
Byron Vernal Pools	Pugh (Owens-Maness)								
	Souza III	100%	$630,614	25%	$157,653	15%	$94,592	60%	$378,368
	Souza III								
	Souza III	100%	$437,520	25%	$109,380	15%	$65,628	60%	$262,512
	Martin	100%	$320,390	25%	$80,097	15%	$48,058	60%	$192,234
	Martin	100%	$376,489	25%	$94,122	15%	$56,473	60%	$225,894
	Martin	100%	$544,448	25%	$136,112	15%	$81,667	60%	$326,669
	Martin	100%	$549,824	25%	$137,456	15%	$82,474	60%	$329,894
	Gramma's Quarter	100%	$150,000	25%	$37,500	15%	$22,500	60%	$90,000
	Souza III	100%	$2,971,242	25%	$742,811	15%	$445,686	60%	$1,782,745
	Martin	100%	$54,000	25%	$13,500	15%	$8,100	60%	$32,400
	Souza II								
Deer Valley	Roddy Cell Easement	100%	$249,600	15%	$37,440	0%	$0	85%	$212,160
	Roddy Home Ranch								
Delta Access	Nunn	100%	$71,100	15%	$10,665	0%	$0	85%	$60,435
Morgan Territory	Galvin	100%	$54,000	15%	$8,100	0%	$0	85%	$45,900
Vasco Caves	Souza III								
Vasco Hills	Vaquero Farms, Inc.								
All Parks	All Properties	100%	$127,778	0%	$0	0%	$0	100%	$127,778
Total			**$7,757,805**		**$1,747,957**		**$905,179**		**$5,104,669**

Table F.4: Lease Revenue, 2022-2037 (2021 $) *(continued)*

Notes: Table reflects *Lease Revenues Allocation Agreement* (Agreement) between the East Bay Regional Park District (EBRPD) and the East Contra Costa County Habitat Conservancy dated October 2020.

Amount for 2022-2037 shown in 2021 dollars and assume that annual revenue increases with inflation (most but not all leases include an inflation clause).

The Agreement and therefore this table excludes grazing revenue that is assumed to only cover grazing costs with no net contribution to Plan funding.

[1] Agreement does not address allocation of interest earnings on fund balances that are assumed to be allocated 100% to land management costs.

[2] Land acquisition allocation is subject to a $2,000,000 maximum after which revenue is allocated to preserve management. An initial allocation to land acquisition of $525,875 was made when the Agreement was adopted, so with the additional estimated funding shown in this table, this maximum will not be reached during the permit term. All preserve lands must be acquired by the end of the permit term, so land acquisition lease revenue post-permit is allocated to the endowment.

Sources: East Bay Regional Park District; *Lease Revenues Allocation Agreement* between the East Bay Regional Park District and the East Contra Costa County Habitat Conservancy, October 2020.

Table F.5: Revenue By Year (through FY 2021)

Fiscal year	Inflation Index	Mitigation Fees				Other Project Fees			State & Federal Grants
		Permanent Impacts			Temporary Impact Fee	Administrative Charges	Payments For Non-covered Activities	Other Mitigation Fees	
		Development Fee[1]	Wetland Mitigation Fee	Rural Road Fee					
Current Dollars									
2005		$0	$0	$0	$0	$0	$1,140,000	$0	$0
2006		$0	$0	$0	$0	$0	$1,245,000	$0	$0
2007		$0	$0	$0	$0	$0	$475,759	$0	$273,000
2008		$0	$236	$0	$25,542	$4,150	$243,725	$0	$1,410,695
2009		$880,435	$11,774	$30,978	$518,547	$10,000	$0	$49,131	$5,536,623
2010		$0	$141,363	$282,672	$160,043	$40,000	$0	$90,037	$10,028,928
2011		$220,239	$48,552	$5,235	$83,715	$68,410	$0	$318,492	$8,745,668
2012		$235,043	$181,371	$730,055	$66,547	$59,444	$43,978	$347,138	$4,862,568
2013		$1,703,067	$4,087	$122,792	$296,551	$62,452	$0	$146,502	$1,444,339
2014		$514,563	$207,226	$70,351	$432,631	$35,448	$0	$38,298	$14,947,687
2015		$975,432	$17,564	$18,529	$59,577	$25,816	$0	$141,709	$1,809,042
2016		$794,365	$67,651	$35,818	$84,252	$8,658	$0	$20,160	$7,363,644
2017		$1,510,425	$177,711	$128,303	$258,014	$16,657	$0	$69,933	$4,853,931
2018		$1,826,485	$142,820	$0	$205,456	$210,363	$90,261	$123,432	$3,066,502
2019		$1,420,049	$3,234	$4,833	$117,713	$73,383	$0	$34,769	$821,867
2020		$2,573,363	$0	$0	$46,284	$67,573	$0	$2,172,653	$590,030
2021		$1,985,014	$0	$4,743	$320,613	$14,223	$0	$102,389	$280,900
Total		**$14,638,479**	**$1,003,590**	**$1,434,310**	**$2,675,485**	**$696,577**	**$3,238,723**	**$3,654,643**	**$66,035,424**

Table F.5: Revenue By Year (through FY 2021) *(continued)*

Fiscal year	Inflation Index	Mitigation Fees				Other Project Fees			State & Federal Grants
		Permanent Impacts			Temporary Impact Fee	Administrative Charges	Payments For Non-covered Activities	Other Mitigation Fees	
		Development Fee[1]	Wetland Mitigation Fee	Rural Road Fee					
Constant 2021 Dollars									
2005	0.6294	$0	$0	$0	$0	$0	$1,811,249	$0	$0
2006	0.6578	$0	$0	$0	$0	$0	$1,892,673	$0	$0
2007	0.6377	$0	$0	$0	$0	$0	$746,055	$0	$428,101
2008	0.5666	$0	$417	$0	$45,079	$7,324	$430,154	$0	$2,489,754
2009	0.5575	$1,579,256	$21,119	$55,565	$930,130	$17,937	$0	$88,128	$9,931,163
2010	0.5630	$0	$251,090	$502,082	$284,269	$71,048	$0	$159,923	$17,813,371
2011	0.5589	$394,058	$86,871	$9,367	$149,786	$122,401	$0	$569,855	$15,648,002
2012	0.5321	$441,726	$340,859	$1,372,026	$125,064	$111,715	$82,649	$652,392	$9,138,447
2013	0.5886	$2,893,420	$6,944	$208,618	$503,825	$106,103	$0	$248,900	$2,453,854
2014	0.6272	$820,412	$330,398	$112,167	$689,781	$56,519	$0	$61,062	$23,832,410
2015	0.6753	$1,444,442	$26,010	$27,438	$88,223	$38,229	$0	$209,846	$2,678,871
2016	0.7124	$1,115,055	$94,962	$50,278	$118,265	$12,154	$0	$28,298	$10,336,390
2017	0.7606	$1,985,834	$233,646	$168,687	$339,224	$21,900	$0	$91,945	$6,381,713
2018	0.8102	$2,254,363	$176,277	$0	$253,586	$259,643	$111,406	$152,348	$3,784,870
2019	0.8682	$1,635,624	$3,725	$5,567	$135,583	$84,523	$0	$40,047	$946,634
2020	0.8919	$2,885,259	$0	$0	$51,893	$75,763	$0	$2,435,982	$661,543
2021	1.0000	$1,985,014	$0	$4,743	$320,613	$14,223	$0	$102,389	$280,900
Total		**$17,449,450**	**$1,572,317**	**$2,511,795**	**$3,714,708**	**$985,259**	**$5,074,185**	**$4,738,727**	**$106,525,123**
Five-Year Avg. (2017-2021)[2]		$2,149,219	$82,730	$35,799	$220,180	$91,210	$22,281	$116,734	$2,411,132
10-Year Avg. (2017-2021)[2]		$1,746,115	$121,282	$194,952	$262,606	$78,077	$19,406	$178,417	$6,049,563

Table F.5: Revenue By Year (through FY 2021) *(continued)*

Fiscal year	Inflation Index	Other Local Funds					Other Revenue		Total
		Local Funds (Non-EBRPD)	Local - EBRPD				Interest Earnings	Miscellaneous	
			Land Purchase	Due Diligence & Closing	Preserve Mgt. (excl. lease rev.)	Lease Revenue			
Current Dollars									
2005		$0	$0	$0	$0	$0	$21,537	$129	$1,161,665
2006		$0	$0	$0	$0	$0	$30,610	$0	$1,275,610
2007		$1,500,000	$632,002	$131,444	$0	$0	$87,054	$11,503	$3,110,762
2008		$0	$0	$21,608	$0	$0	$36,492	$1,521	$1,743,969
2009		$880,000	$1,077,249	$65,622	$0	$0	$1,070	$0	$9,061,430
2010		$2,417,300	$4,603,901	$183,146	$0	$11,437	$0	$0	$17,958,828
2011		$0	$2,266,900	$92,500	$0	$386,357	$4,832	$248	$12,241,149
2012		$1,302,500	$649,890	$127,393	$0	$502,132	$615	$0	$9,108,673
2013		$0	$18,500	$107,555	$125,097	$521,364	$2,937	$0	$4,555,244
2014		$1,000,000	$4,098,850	$105,736	$115,536	$486,649	$6,441	$0	$22,059,416
2015		$0	$224,250	$51,344	$65,769	$469,448	$12,912	$0	$3,871,391
2016		$0	$937,275	$80,263	$80,876	$582,419	$19,905	$243	$10,075,529
2017		$28,000	$829,600	($20,195)	$94,421	$555,064	$24,377	$5,195	$8,531,436
2018		$0	$368,000	($82,515)	$75,731	$612,357	$48,760	$1,012	$6,688,664
2019		$15,000	$467,750	$50,147	$80,145	$610,781	$51,129	$693	$3,751,491
2020		$0	$105,000	$2,074	$84,283	$599,733	$30,379	$693	$6,272,064
2021		$50,003	$939,500	($88,165)	$90,784	$572,274	$16,768	$285	$4,289,332
Total		**$7,192,803**	**$17,218,667**	**$827,957**	**$812,642**	**$5,910,015**	**$395,818**	**$21,521**	**$125,756,654**

Table F.5: Revenue By Year (through FY 2021) *(continued)*

Fiscal year	Inflation Index	Other Local Funds					Other Revenue		Total
		Local Funds (Non-EBRPD)	Local - EBRPD				Interest Earnings	Miscellaneous	
			Land Purchase	Due Diligence & Closing	Preserve Mgt. (excl. lease rev.)	Lease Revenue			
Current Dollars									
2005	0.6294	$0	$0	$0	$0	$0	$34,218	$204	$1,845,671
2006	0.6578	$0	$0	$0	$0	$0	$46,534	$0	$1,939,207
2007	0.6377	$2,352,203	$991,065	$206,122	$0	$0	$136,512	$18,038	$4,878,097
2008	0.5666	$0	$0	$38,136	$0	$0	$64,406	$2,685	$3,077,955
2009	0.5575	$1,578,475	$1,932,285	$117,708	$0	$0	$1,919	$0	$16,253,687
2010	0.5630	$4,293,606	$8,177,444	$325,304	$0	$20,314	$0	$0	$31,898,450
2011	0.5589	$0	$4,056,003	$165,504	$0	$691,281	$8,645	$445	$21,902,216
2012	0.5321	$2,447,848	$1,221,368	$239,416	$0	$943,680	$1,156	$0	$17,118,348
2013	0.5886	$0	$31,431	$182,730	$212,532	$885,770	$4,990	$0	$7,739,116
2014	0.6272	$1,594,388	$6,535,156	$168,584	$184,210	$775,907	$10,269	$0	$35,171,263
2015	0.6753	$0	$332,075	$76,031	$97,392	$695,169	$19,120	$0	$5,732,847
2016	0.7124	$0	$1,315,658	$112,666	$113,526	$817,545	$27,941	$341	$14,143,079
2017	0.7606	$36,813	$1,090,718	($26,551)	$124,140	$729,771	$32,050	$6,830	$11,216,719
2018	0.8102	$0	$454,209	($101,845)	$93,472	$755,810	$60,182	$1,250	$8,255,571
2019	0.8682	$17,277	$538,758	$57,760	$92,311	$703,502	$58,891	$798	$4,320,999
2020	0.8919	$0	$117,726	$2,325	$94,498	$672,422	$34,061	$776	$7,032,250
2021	1.0000	$50,003	$939,500	($88,165)	$90,784	$572,274	$16,768	$285	$4,289,332
Total		**$12,320,610**	**$26,793,896**	**$1,563,889**	**$1,012,082**	**$7,691,172**	**$540,895**	**$31,366**	**$192,525,474**
Five-Year Avg. (2017-2021)[2]		$20,819	$628,182	($31,295)	$99,041	$686,756	$40,390	$1,988	$6,575,166
10-Year Avg. (2017-2021)[2]		$414,633	$1,257,660	$62,295	$110,287	$755,185	$26,543	$1,028	$11,278,048

[1] Development fees include fees applied to rural covered activities (outside urban development area) except rural road fees.

[2] For "Other Mitigation Fees" average excludes extraordinary endowment contribution from California Wildlife Foundation in 2020 (see Table F.2).

Sources: ECCC Habitat Conservancy.

ORDINANCE NO. -23

AN ORDINANCE OF THE CITY OF OAKLEY CITY COUNCIL UPDATING MITIGATION FEES IMPOSED TO IMPLEMENT THE EAST CONTRA COSTA COUNTY HABITAT CONSERVATION PLAN / NATURAL COMMUNITY CONSERVATION PLAN

RECITALS

The City Council of the City of Oakley does ordain as follows:

SECTION I. Summary

This ordinance provides for the adoption of fees to be used for the conservation of habitat for covered species in mitigation of the impacts of development in eastern Contra Costa County and procedures to implement the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan.

SECTION II. Authority

This ordinance is enacted pursuant to the Mitigation Fee Act (Gov. Code, § 66000 et seq.) and Article 11, section 7 of the California Constitution.

SECTION III. Notice and Hearing

This ordinance was adopted pursuant to the procedure set forth in Government Code sections 54986, 66016.5, and 66017-66018, and all required notices have been properly given and public hearing held.

SECTION IV. Definitions

As used in this ordinance:

A. "Affected Development Projects" means the development projects to which this ordinance applies, as set forth in Section V of this ordinance.

B. "Covered species" means those species of plants and animals whose conservation and management are provided for by the HCP/NCCP for which limited take is authorized pursuant to the state and federal permits.

C. "Development Fee" means the fee described in Chapter 9.3.1 of the HCP/NCCP and imposed on development projects pursuant to Section VIII.A of this ordinance.

D. "Development Fee Zones" means the three areas depicted as Zones I, II, and III on the map attached hereto as **Exhibit A** and in the detailed map data used to create **Exhibit A**, both of which are incorporated herein by reference and attached to the ordinance codified in this section. The Development Fee imposed on a development project is determined based on the Development Fee Zone in which the project is located.

E. "Development project" means any project undertaken for the purpose of development, including a project involving the issuance of a permit for construction or reconstruction, but not a permit to operate.

F. "HCP/NCCP" means the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan, approved by the Board of Supervisors on December 19, 2006, as may be revised from time to time.

G. "HCP/NCCP implementation fees" means the Development Fee and the Wetland Mitigation Fee.

H. "Implementing Agreement" means the January 22, 2007, Implementing Agreement for the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan by and between East Contra Costa County Habitat Conservancy, County of Contra Costa, City of Pittsburg, City of Clayton, City of Oakley, City of Brentwood, Contra Costa County Flood Control and Water Conservation District, East Bay Regional Park District, United States Fish and Wildlife Service, and California Department of Fish and Game.

I. "Implementing Entity" means the East Contra Costa County Habitat Conservancy, a joint exercise of powers agency formed by the County and the cities of Brentwood, Clayton, Oakley, and Pittsburg to oversee the implementation of the HCP/NCCP.

J. "Jurisdictional Wetlands and Waters" means State and federally regulated wetlands and other water bodies that cannot be filled or altered without permits from the U.S. Army Corps of Engineers under section 404 of the Clean Water Act (33 U.S.C. § 1251 et seq.), from the State Water Resources Control Board under either section 401 of the Clean Water Act or the Porter-Cologne Water Quality Act (California Water Code, § 13000 et seq.), or from the California Department of Fish and Game under section 1602 of the California Fish and Game Code, as further explained in Chapter 1.3.5 of the HCP/NCCP.

K. "Project applicant" means a property owner, or duly designated agent of the property owner, who has submitted to the City a request for approval of a development project on the property.

L. "Public facilities" includes public improvements, public services, and community amenities.

M. "State and federal permits" means the permit issued by the California Department of Fish and Game to the City and other local agencies on August 6, 2007, authorizing take of covered species pursuant to the HCP/NCCP and the Natural Community Conservation Planning Act (permit number 2835-2007-01-03), and the permit issued by the United States Fish and Wildlife Service to the City and other local agencies on July 25, 2007, authorizing incidental take of covered species pursuant to the HCP/NCCP and the

federal Endangered Species Act (permit number TE160958-0), as those documents may be amended from time to time.

N. "Take" has the same meaning provided by the federal Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.) ("FESA") and its implementing regulations with regard to activities subject to that Act, and also has the same meaning provided in the California Fish and Game Code with regard to activities subject to the California Endangered Species Act (Fish & G. Code, § 2050 et seq.) and the Natural Community Conservation Planning Act (Fish & G. Code, § 2800 et seq.). Specifically, take is defined in FESA to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 U.S.C. § 1532(18)) and in California Fish and Game Code section 86 as "to hunt, pursue, catch, capture, or kill or attempt to hunt, pursue, capture, or kill."

O. "Urban Development Area" means the areas designated for urban development that are either (1) within the area designated as the "Initial Urban Development Area" as generally depicted on the map attached hereto as **Exhibit B**, incorporated herein by reference and attached to the ordinance codified in this section, or (2) areas added to or removed from the Initial Urban Development Area according to the procedures set forth in Section 3.50 of the Implementing Agreement.

P. "Wetland Mitigation Fee" means the fee described in Chapter 9.3.1 of the HCP/NCCP and imposed on development projects pursuant to Section VIII.B of this ordinance.

SECTION V. Application of Ordinance

A. This ordinance applies to all development projects within the City of Oakley that are within the Urban Development Area except for the following:

1. Any development project that will permanently disturb less than one acre. The "acreage of land permanently disturbed" by a project, as that term is defined in Chapter 9.3.1 of the HCP/NCCP, shall be determined by the Community Development Director or his designee.

2. Any development project that the Community Development Director or his designee determines is contained entirely within an area mapped as urban, turf, landfill, and/or aqueduct land cover types in the HCP/NCCP, as generally depicted on **Exhibit A** and in the map data used to create **Exhibit A**.

3. Any development project of a type not covered by the HCP/NCCP within the Urban Development Area, as set forth in Chapter 2.3.1 of the HCP/NCCP.

4. Development projects with vested rights pursuant to an agreement by and between the project applicant and the City.

5. Development projects exempt under any provision of law.

6. Development projects where the City determines based on written evidence submitted by the project applicant that application of the ordinance would deprive the project applicant of all reasonable economic use of the property in violation of federal or state constitutional prohibitions against the taking of property without just compensation.

B. The development projects to which this ordinance applies, as set forth above, may be referred to as the "Affected Development Projects."

SECTION VI. Purpose of Fees; Use of Fee Revenue

A. The purpose of the Development Fee is to mitigate for impacts to open space, habitat and species covered by the HCP/NCCP. The Development Fee revenues will be used to fund the acquisition of land that does or could provide habitat for covered species, the management and enhancement of that land and habitat, and the administrative actions necessary to accomplish these tasks, as more particularly set forth in the HCP/NCCP, incorporated herein by reference.

B. The purpose of the Wetland Mitigation Fee is to mitigate for impacts to Jurisdictional Wetlands and Waters, riparian woodland/scrub, or stream buffers. The Wetland Mitigation Fee revenues will be used to fund the restoration, creation and management of Jurisdictional Wetlands and Waters and riparian woodland/scrub, and the administrative actions necessary to perform these tasks, as more particularly set forth in the HCP/NCCP.

SECTION VII. Findings

The City Council of the City of Oakley finds and determines as follows:

A. There is a need to establish a comprehensive framework to protect and conserve species, wetlands, natural communities, and ecosystems in East Contra Costa County, while improving and streamlining the environmental permitting process for impacts of future development on rare, threatened, and endangered species.

B. To meet the need identified in Section VII.A, the City participated as a member of the East Contra Costa County Habitat Conservation Plan Association, a joint exercise of powers authority, to develop the HCP/NCCP and the Implementing Agreement. The City Council finds that the HCP/NCCP, implemented in accordance with the Implementing Agreement, will provide comprehensive species, wetlands, and ecosystem conservation and contribute to the recovery of endangered species within East Contra Costa County; balance open space, habitat, and urban development; reduce the cost and increase the clarity and consistency of federal and state permitting; consolidate and streamline these processes into one, locally controlled plan; encourage, where appropriate, multiple uses of protected areas; share the costs and benefits of the HCP/NCCP as widely and equitably as possible; and protect the rights of private property owners.

C. Adoption and implementation of this Ordinance will enable the City to promote the health, safety and welfare of all of its residents by helping to achieve the conservation goals set forth in the HCP/NCCP, to implement the associated Implementing Agreement,

and to preserve the ability of affected property owners to make reasonable use of their land consistent with the requirements of the National Environmental Policy Act, the California Environmental Quality Act, the Federal Endangered Species Act, the California Endangered Species Act, the California Natural Community Conservation Planning Act, and other applicable laws.

D. Based on the HCP/NCCP and the data and analyses referenced therein, there is a reasonable relationship between the use of the HCP/NCCP implementation fees and the type of development projects subject to the fees. The Development Fee will be used to implement the HCP/NCCP by funding the acquisition of land, the enhancement and management of habitat, and the other public facilities identified in Section VI.A in order to mitigate for impacts to open space, habitat, and covered species caused by Affected Development Projects. The Wetland Mitigation Fee will be used to implement the HCP/NCCP by funding the restoration, creation, and management of Jurisdictional Wetlands and Waters and riparian woodland/scrub, and the other public facilities identified in Section VI.B in order to mitigate for impacts to Jurisdictional Wetlands and Waters and riparian areas caused by Affected Development Projects. The HCP/NCCP implementation fees will not apply to all types of development projects, but only to those that impact open space, habitat suitable for one or more covered species, Jurisdictional Wetlands and Waters, or riparian areas. In this way, the HCP/NCCP implementation fees will be used only for purposes reasonably related to the types of development projects that will be subject to the fees.

E. Based on the HCP/NCCP and the data and analyses referenced therein, there is a reasonable relationship between the need for the public facilities to be funded by the HCP/NCCP implementation fees and the type of development projects on which the fees are imposed because the need for these facilities, which include the acquisition of land and the management, enhancement, restoration, and creation of habitat, arises from the development projects to which the fees will apply, i.e., development projects of all types that disturb open space, habitat, Jurisdictional Wetlands and Waters or riparian areas.

F. Based on the HCP/NCCP and the data and analyses referenced therein, there is a reasonable relationship between the amount of the HCP/NCCP implementation fees and the cost of the public facilities or portion of the public facilities attributable to the development projects on which the fees will be imposed. The costs of the public facilities needed to mitigate cumulative impacts from development projects subject to the fees were estimated by projecting the extent of future development impacts, calculating the open space or habitat acreage to be acquired, managed, enhanced, restored, and created to offset these impacts, and estimating the overall costs of acquiring and preserving this acreage for the 30-year term of the state and federal permits. The fees were then calculated based on these costs, as follows:

1. The method of calculating the Development Fee amount for individual Affected Development Projects reflects the cost of the public facilities attributable to individual Affected Development Projects based on:

a. Area of the Affected Development Project, as the cost of acquiring sufficient open space or habitat land to mitigate for the impacts of a particular development project is directly proportional to the acreage of that project; and

b. Location of the Affected Development Project, as the need for the public facilities varies in proportion to the intrinsic habitat or open space value of the land impacted by the project. Thus, fees are tiered so that the highest fee amounts are imposed in Development Fee Zone II, which is deemed to have the highest intrinsic value per acre. A fee equal to 50 percent of the highest fee amount is imposed in Development Fee Zone I, which is deemed to have substantial but lower intrinsic value per acre, and a fee equal to 25 percent of the highest fee amount is required in Development Fee Zone III, which is deemed to have the lowest intrinsic value per acre.

2. The method of calculating the Wetland Mitigation Fee amount for individual Affected Development Projects reflects the cost of the public facilities attributable to those individual Affected Development Projects based on:

a. Type of Jurisdictional Wetlands and Waters and riparian woodland/scrub to be impacted by the Affected Development Project, as the type of Jurisdictional Wetlands and Waters and riparian woodland/scrub to be restored or created must effectively replace the type being impacted by the particular project. The cost of restoring or creating Jurisdictional Wetlands and Waters and riparian woodland/scrub depends on (1) the specific construction tasks necessary to restore or create these areas and (2) the different mitigation ratios applicable to the restoration or creation of various types of Jurisdictional Wetlands and Waters and riparian woodland/scrub, these ratios having been established in the HCP/NCCP to require relatively more restoration or creation of those types of Jurisdictional Wetlands and Waters and riparian woodland/scrub that have a higher habitat value and function for covered species and/or are more difficult to restore or create, and therefore must be restored or created in larger amounts to offset the anticipated failure of a portion of the acreage restored or created; and

b. Area of Jurisdictional Wetlands and Waters and riparian woodland/scrub to be impacted by the Affected Development Project, as the cost of restoring or creating Jurisdictional Wetlands and Waters and riparian woodland/scrub is directly proportional to the acreage being restored or created, which in turn is directly proportional to the acreage being impacted by the project.

SECTION VIII. HCP/NCCP Implementation Fees

HCP/NCCP implementation fees are hereby adopted to fund the public facilities identified in Section VI of this ordinance, as follows:

A. Development Fee

1. Except as otherwise provided in Sections VIII.D and VIII.F of this ordinance, a Development Fee shall be imposed upon and collected from any and all Affected Development Projects for each acre of land permanently disturbed, as follows:

Location of Affected Development Project	Development Fee
Development Fee Zone I	$19,871.91 per acre
Development Fee Zone II	$39,743.83 per acre
Development Fee Zone III	$9,935.96 per acre

2. The Community Development Director, or his designee, shall determine in which of the three Development Fee Zones an Affected Development Project is located, pursuant to **Exhibit A** and the map data used to create **Exhibit A**.

3. The Development Fee for each Affected Development Project shall be calculated by multiplying the fee for the applicable Development Fee Zone by the acreage of the site permanently disturbed by the Project, as determined by the Community Development Director or his designee pursuant to Chapter 9.3.1 of the HCP/NCCP.

4. Upon or before the issuance of a grading permit or, if no grading permit is issued, upon or before issuance of a building permit, the project applicant shall either (1) pay the entire Development Fee or, (2) with the prior written approval of the City, pay at least 67 percent of the Development Fee and execute an agreement with the City, in a form approved by City Attorney, to provide additional funding payments through assessments on the subject parcels or other mechanisms, provided that assessments or other funding mechanisms are legally authorized for this purpose and approved by the Implementing Entity, pursuant to the requirements of Chapter 9.3.1 of the HCP/NCCP.

5. The Development Fee amount applicable to an Affected Development Project shall be the Development Fee amount in effect at the time a grading permit is issued or, if no grading permit is issued, at the time the first building permit is issued for the project. Notwithstanding the foregoing, a project applicant may request to pay the Development Fee in a calendar year prior to the calendar year in which the grading permit or first building permit is issued. This request may be granted by the Community Development Director or his designee only in accordance with Section 13.2.2.1 of the Implementing Agreement and Chapter 9.3.1 of the HCP/NCCP. If such request is granted, the applicable Development Fee shall be the Development Fee in effect during the calendar year in which the fee is to be paid, including any adjustments made pursuant to Section IX of this ordinance.

B. Wetland Mitigation Fee

1. Except as otherwise provided in Sections VIII.E and VIII.F of this ordinance, in addition to a Development Fee, a Wetland Mitigation Fee shall be imposed upon and collected from any and all Affected Development Projects that will fill, dredge, or remove Jurisdictional Wetlands and Waters or riparian woodland/scrub, and from any and all Affected Development Projects that have been granted an exception to the stream setback established pursuant to Conservation Measure 1.7 of the HCP/NCCP.

2. The Wetland Mitigation Fee applicable to Affected Development Projects that will fill, dredge, or remove Jurisdictional Wetlands and Waters or riparian woodland/scrub varies by the land cover type impacted by those projects. The Community Development Director or his designee shall determine which of the land cover types will be impacted by an Affected Development Project and the corresponding fee amounts in accordance with **Exhibit C**, incorporated herein by reference and attached to the ordinance codified in this section, and in accordance with Chapter 9.3.1 of the HCP/NCCP. The Wetland Mitigation Fee applicable to an Affected Development Project that has been granted an exception to the stream setback shall be determined by the Community Development Director or his designee based on the acreage of setback encroachment, in accordance with Chapter 9.3.1 of the HCP/NCCP and **Exhibit C**.

3. Upon or before the issuance of a grading permit or, if no grading permit is issued, upon or before issuance of a building permit, the project applicant shall pay the Wetland Mitigation Fee determined for the Affected Development Project.

4. The Wetland Mitigation Fee amount applicable to an Affected Development Project shall be the Wetland Mitigation Fee amount in effect at the time a grading permit is issued or, if no grading permit is issued, at the time the first building permit is issued for the project. Notwithstanding the foregoing, a project applicant may request to pay the Wetland Mitigation Fee in a calendar year prior to the calendar year in which the grading permit or first building permit is issued. This request may be granted by the Conservation and Development Director or his designee only in accordance with Section 13.2.2.1 of the Implementing Agreement and Chapter 9.3.1 of the HCP/NCCP. If this request is granted, the applicable Wetland Mitigation Fee shall be the Wetland Mitigation Fee in effect during the calendar year in which the fee is to be paid, including any adjustments made pursuant to Section IX of this ordinance.

C. Condition of Approval

1. Compliance with this ordinance, including but not limited to the payment of the fees specified herein, as applicable, shall be a condition of approval of all Affected Development Projects.

D. Dedications

1. On a case-by-case basis, and upon a voluntary offer by the project applicant, the City may accept a dedication of land in lieu of some or all of the Development Fee that would otherwise be imposed upon a development project. Any offer of dedication may be considered for acceptance only if the land dedication is determined by the Implementing Entity to be consistent with the HCP/NCCP and Implementing Agreement. The amount of the Development Fee for which the dedication would substitute shall be determined by the Implementing Entity pursuant to Section 13.2.2.2 of the Implementing Agreement and Chapters 8.6.7 and 9.3.1 of the HCP/NCCP.

2. If required to comply with the Stay Ahead provision set forth at Chapter 8.6.1 of the HCP/NCCP and Section 9.2 of the Implementing Agreement, the City may require that some or all Affected Development Projects offer a dedication of land in lieu of some or all of the Development Fee that would otherwise be imposed.

E. Creation/Restoration of Habitat

1. On a case-by-case basis, and upon a voluntary offer by the project applicant, the City may accept the restoration or creation of Jurisdictional Wetlands and Waters or riparian woodland/scrub in lieu of some or all of the Wetland Mitigation Fee that would otherwise be imposed on an Affected Development Project. The offer of restoration or creation of Jurisdictional Wetlands and Waters or riparian woodland/scrub in lieu of some all or a portion of the Wetland Mitigation Fee may be considered for acceptance only if the restoration or creation is determined by the Implementing Entity to be consistent with the HCP/NCCP and Implementing Agreement. The amount of the Wetland Mitigation Fee for which such restoration or creation would substitute shall be determined by the Implementing Entity pursuant to Conservation Measures 2.1 and 2.2 and Chapter 9.3. l of the HCP/NCCP.

F. Separate Take Authorization

1. On a case-by-case basis, a project applicant that possesses separate and final approval from the United States Fish and Wildlife Service and/or California Department of Fish and Wildlife for incidental take of all federally or state listed species that may be adversely affected by the development project may apply to the City to pay a fee, the amount to be negotiated by the project applicant with the Implementing Entity, to support the conservation of habitat and open space under the HCP/NCCP in lieu of the HCP/NCCP implementation fees. If the Community Development Director or his designee determines that the mitigation and conservation requirements under the separate approval are equivalent to or exceed what would be required under this ordinance, the City may determine that no further fees are required for purposes of complying with the HCP/NCCP, in which case the HCP/NCCP implementation fees described herein shall not be required of the project.

G. Fee Transmittal

1. All fees collected hereunder shall be transmitted to the County Auditor-Controller quarterly, within thirty (30) days of the end of the quarter within which the fee was collected, for deposit into a separate account or fund, and for investment, accounting and expenditure in accordance with the provisions of this ordinance, the HCP/NCCP, the Implementing Agreement, and the Mitigation Fee Act.

SECTION IX. Adjustments to Fees

The Development Fee and Wetland Mitigation Fee shall on March 15 of each year be automatically adjusted automatically as follows:

A. The Development Fee shall be adjusted as provided in **Exhibit D** and based on the formula in **Exhibit E**, as explained in Chapter 9.3.1 of the HCP/NCCP. As shown in **Exhibit D** and **Exhibit E**, both of which are incorporated herein by reference and attached to the ordinance codified in this section, one portion of the Development Fee amounts in effect before March 15 of each year shall be increased or decreased by the same percentage as the percentage of increase or decrease in the Office of Federal Housing Finance Agency Annual Home Price Index for the Oakland-Berkeley-Livermore, California Metropolitan Division for the 12-month period ending December 31. The remaining portion of the Development Fee amounts shall be increased or decreased by the same percentage as the percentage of increase or decrease in the Consumer Price Index for the San Francisco-Oakland-Fremont Combined Statistical Area (U.S. Bureau of Labor Statistics) for the 12-month period ending December 31.

B. The Wetland Mitigation Fee shall be adjusted as provided in **Exhibit D.** As shown in **Exhibit D,** the Wetland Mitigation Fee amounts in effect before March 15 of each year shall be increased or decreased by the same percentage as the percentage of increase or decrease in the Consumer Price Index for the San Francisco-Oakland-Fremont Combined Statistical Area Bureau of Labor Statistics) for the 12-month period ending December 31.

SECTION X. Take Authorization Application and Review Procedures

A. The City shall require project applicants for any and all Affected Development Projects to submit an application for take authorization to the Planning Division for review simultaneously with the submittal of the request for approval of the project. The Community Development Director may require that the application be submitted on one or more standard application forms. The application for take authorization must include the following information:

1. A description of the Affected Development Project, including maps, detailed information on the project footprint, extent of construction, and extent of any ongoing maintenance activities covered by the HCP/NCCP consistent with Chapter 2 of the HCP/NCCP.

2. One or more reports documenting the methods and results of planning surveys and the methods of applicable preconstruction surveys and construction monitoring, in accordance with Chapter 6 of the HCP/NCCP. The Community Development Director or his designee may allow specific components of the required surveys, including some or all of the results of planning surveys and the methods of applicable preconstruction surveys and construction monitoring, to be provided after the submittal of the initial application and prior to approval of the development project; however, the application for take authorization is not complete until all items in this Section X.A have been submitted.

3. Evidence of compliance or planned compliance with applicable avoidance and minimization measures, in accordance with Chapter 6 of the HCP/NCCP.

4. Quantification of the anticipated acreage of land permanently disturbed, consistent with Chapters 6.2 and 9.3.1 of the HCP/NCCP.

5. Estimated HCP/NCCP implementation fees due and/or documentation of proposed land dedication and/or proposed habitat restoration or creation, consistent with Section VIII of this ordinance.

6. Other information as directed by the Community Development Director in accordance with the HCP/NCCP.

B. The City may grant take authorization to a project applicant only upon satisfaction of all of the following conditions:

1. The application for take authorization is deemed by the Community Development Director to be complete.

2. The conditions of approval for the project require the project applicant to comply with all terms and conditions of the implementing Agreement, the HCP/NCCP, and the state and federal permits that apply to the project. These terms and conditions include but are not limited to the following:

a. Payment of the required HCP/NCCP implementation fees and/or approval by the City of an offer of land dedication and/or habitat restoration or creation, pursuant to the requirements of Section VIII of this ordinance.

b. Compliance with all relevant surveys, monitoring, avoidance, minimization and conservation measures determined by the Community Development Director to apply to the project, pursuant to Chapter 6 of the HCP/NCCP.

c. The City determines that extension of take authorization is consistent with the HCP/NCCP, implementing Agreement, the state and federal permits, and all applicable federal, state, and local laws and regulations.

SECTION XI. Judicial Review

Any judicial action or proceeding to attack, review, set aside, void, or annul the fees established by this ordinance must be commenced within one hundred twenty (120) days after the effective date of this ordinance. Any action to attack an increase adopted pursuant to Section IX must be commenced within one hundred twenty (120) days after the effective date of the increase.

SECTION XII. Repeal and Replacement of Existing Ordinance

A. Except as specified in this Section XII and Section XIII, below, City Council Ordinance No. 08-21 is hereby repealed and superseded by this ordinance, as of the effective date of this ordinance. However, this repeal does not affect any fees that were imposed prior to the effective date of this ordinance, which fees shall be paid and collected under the provisions of City Council Ordinance No. 08-21.

B. This ordinance shall supersede and repeal Article 7 of Chapter 2 of Title 9 of the Oakley Municipal Code.

SECTION XIII. Severability

If any individual component of the HCP/NCCP implementation fees or any provision of this ordinance is held invalid or unenforceable by a court of competent jurisdiction, that holding shall not affect the validity or enforceability of the remaining fee components and/or ordinance provisions, and the City Council declares that it would have adopted each part of this ordinance irrespective of the validity of any other part. Notwithstanding any other provision of this ordinance to the contrary, if a court of competent jurisdiction determines any fee set forth in Section VIII of this ordinance is invalid or unenforceable, the corresponding fee adopted by City Council Resolution No. 08-21 shall be deemed not to have been repealed and shall remain in effect and subject to the remaining provisions of this ordinance. Notwithstanding any other provision of this ordinance to the contrary, if a court of competent jurisdiction determines this ordinance is invalid or unenforceable, City Council Resolution No. 08-21 shall be deemed not to have been repealed and shall remain in full force and effect.

SECTION XIV. Effective Date

This ordinance becomes effective 60 days after passage, and within 15 days after passage shall be published once with the names of Councilmembers voting for or against it in the Contra Costa Times, a newspaper published in this County.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on _____, 2023 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

_____

Aaron Meadows, Mayor Date

ATTEST:

_____

Libby Vreonis, City Clerk Date

Exhibit A

Development Fee Zones
(adapted from Figure 9-1 of the HCP/NCCP)

Figure 9-1: Development Fee Zones

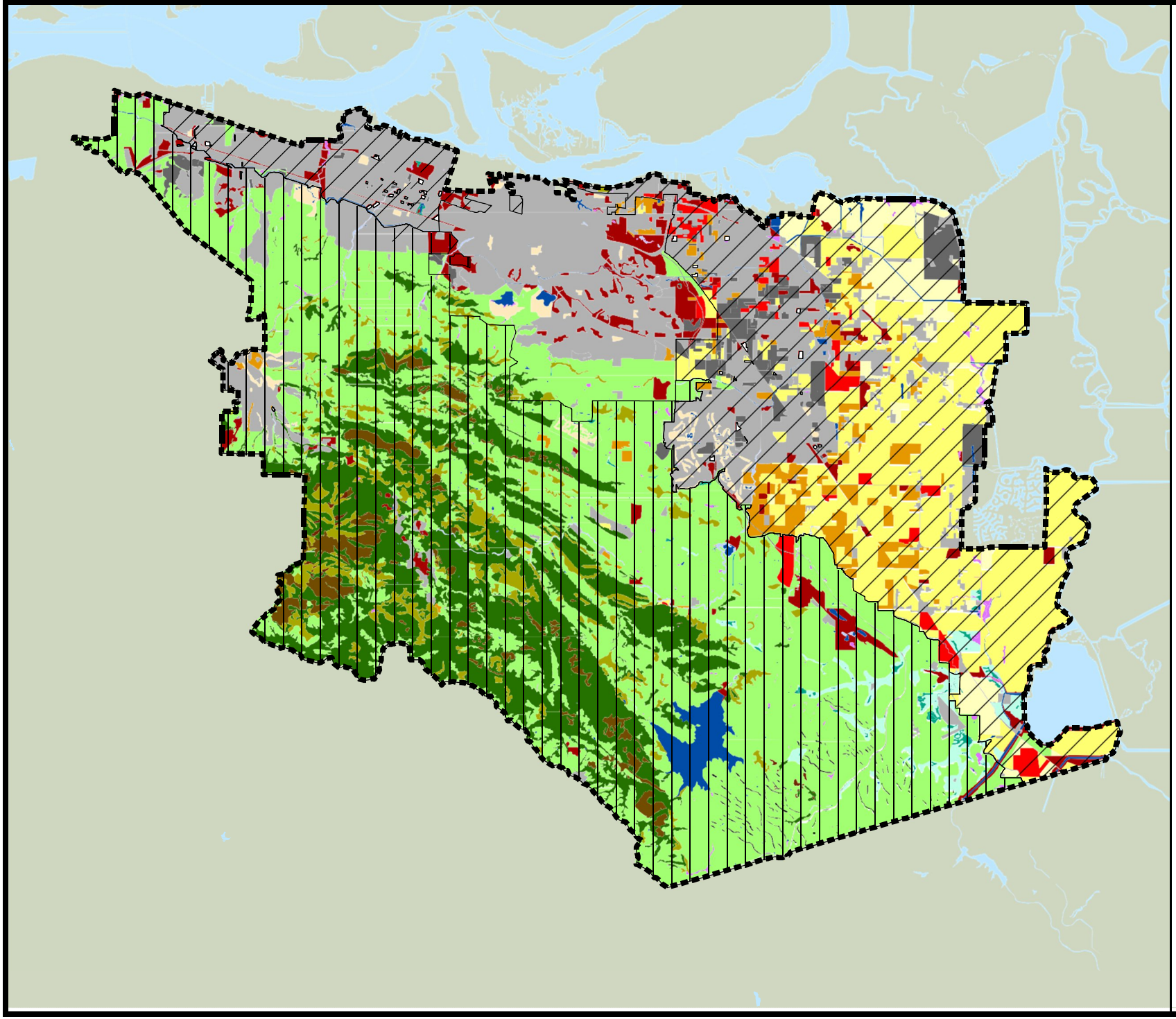
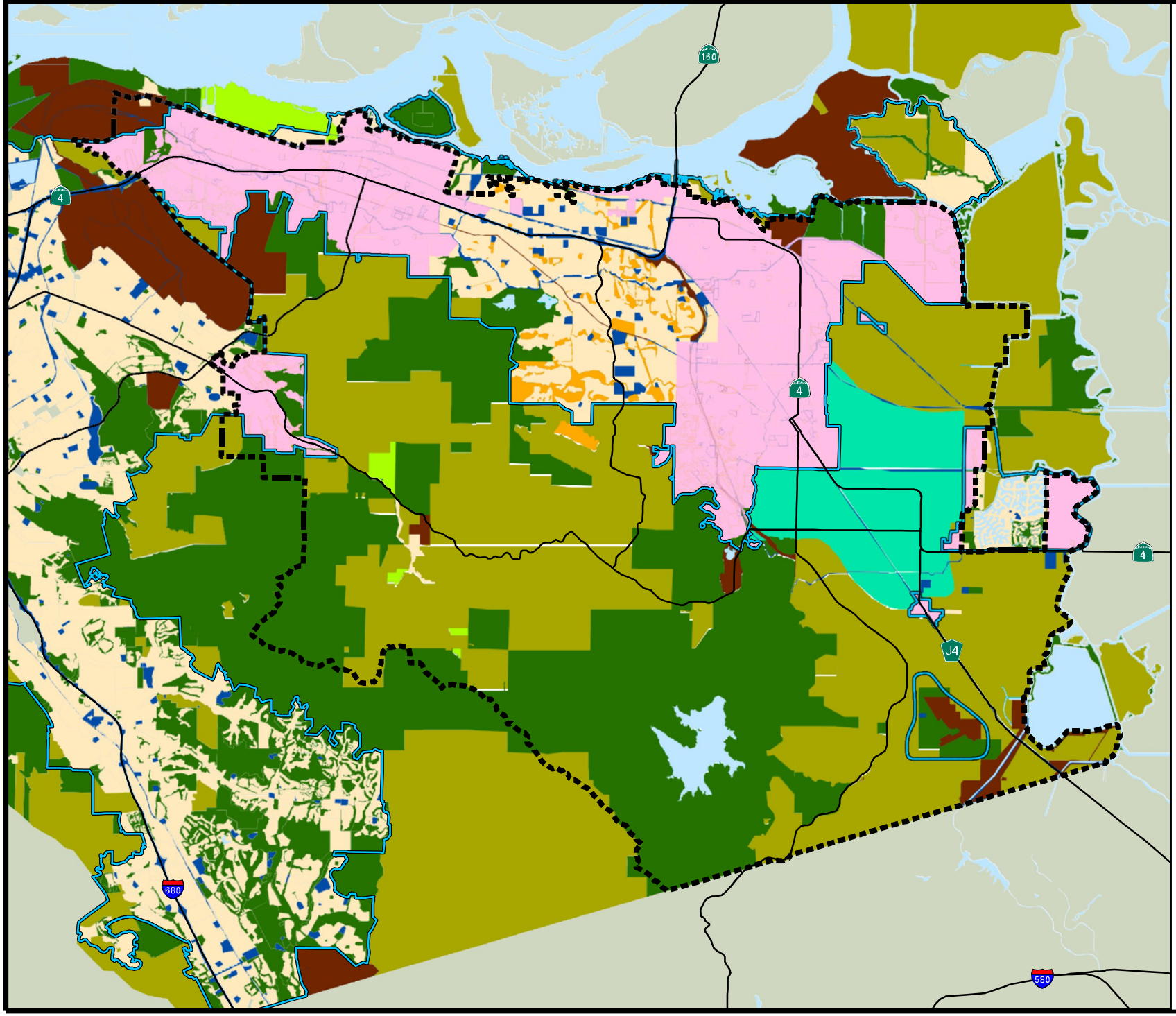


Exhibit B

Initial Urban Development Area
(Figure 2-3 of the HCP/NCCP)

Figure 2-3: Initial Urban Development Area



Legend

- Inventory Area
- County Urban Limit Line
- Initial Urban Development Area

Land Use Designations * For Areas Outside Initial Urban Development Area

- Agricultural Core
- Agriculture
- Development
- Open Space (Designated in General Plan)
- Parks, Public Watershed Lands, and Deed Restricted Open Space
- Urban Parks & Open Spaces (in Inventory Area)
- Public Facilities
- Public Facilities with Undeveloped Land
- Water

* Land Use Designations were derived from County and City General Plan Maps. Designations were combined to create a simpler map.

Miles

2 1 0 2

Jones & Stokes

Exhibit C

Wetland Mitigation Fee and Acreage Determination Methods

(adapted from Table 9-5 of the HCP/NCCP to reflect the fee amounts applicable after the effective date of this Ordinance)

Land Cover Type	Fee per unit of Impact	Method for Determining Fee Boundary
Riparian woodland/scrub	$111,060.40/acre	Limit of tree or shrub canopy (drip line)
Perennial wetlands	$170,908.06/acre	Jurisdictional wetland boundary of state or federal government[1], whichever is greater
Seasonal wetland	$401,479.18/acre	Same as above
Alkali wetland	$405,871.63/acre	Same as above
Ponds	$221,421.23/acre	Jurisdictional waters boundary of state or federal government[1], whichever is greater
Aquatic (open water)	$110,711.14/acre	Wetted area during normal rainfall year or jurisdictional waters boundary, whichever is greater
Slough/channel	$156,815.09/acre	Area of impact within banks
Streams		
Streams 25 feet wide or less	$580.00/linear foot	Stream length measured along stream centerline. Stream width measured between top of bank.
Streams greater than 25 feet wide[2]	$869.47/linear foot	Stream length measured along stream centerline. Stream width measured between top of bank.

[1] **Using methods for determining state and federal jurisdictional wetlands and waters at the time of HCP/NCCP approval.**

[2] **Impact fee for wider streams is 1.5 times the base stream fee to account for higher construction costs on wider streams.**

Exhibit D

Fee Adjustment Indices

(adapted from Table 9-7 of the HCP/NCCP to reflect the fee adjustment procedures applicable after the effective date of this Ordinance 2021-25)

Fee	Annual Adjustment Index[1]	Average Annual Rate (2006-2020) **Example**
Development Fee		
Portion for Land Acquisition[2] (62.52 % initially[3])	Change in the annual Home Price Index (HPI) for the Oakland-Berkeley-Livermore, CA Metropolitan Division (MSAD) for the prior calendar year (Office of Federal Housing Finance Agency)[4]	3.85%
Portion for Preserve System Operation, Restoration, and Maintenance (37.48% initially[3])	Change in the Consumer Price Index for the San Francisco-Oakland-Fremont Combined Statistical Area for all urban consumers for the prior calendar year (U.S. Bureau of Labor Statistics)[5]	2.87%
Wetland Mitigation Fee	Change in the Consumer Price Index for the San Francisco-Oakland-Fremont Combined Statistical Area for all urban consumers for the prior calendar year (U.S. Bureau of Labor Statistics)[5]	2.87%

Note:

[1] HCP/NCCP fees to be adjusted automatically by March 15 of every year based on the indices for the prior calendar year. See Appendix G of the HCP/NCCP for more details on methodology and sources.

[2] Direct land acquisition costs only. Excludes costs associated with land transaction, site improvements, and due diligence (e.g., pre-acquisition surveys).

[3] The portion of the Development Fee that will be adjusted according to the HPI and CPI will vary over time. For the first annual automatic adjustment following the effective date of this Ordinance, 59.53% of the initial fees will be adjusted according to the HPI and 40.47% will be adjusted according to the CPI. The apportionment in subsequent years will depend on the relative values of the indices, in accordance with the formula provided in Exhibit E.

[4] See https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#atvolData. Data for the prior calendar year are published in March. To calculate automatic adjustments, the change in the HPI for the prior calendar year will be used.

[5] Consumer Price Index, All Items, with base data year of 1982-1984 (i.e., 1982-1984 = 100), for all urban consumers (CPI-U), not seasonally adjusted. See http://www.bls.gov/eag/eag.ca_sanfrancisco_msa.htm .

Exhibit E

Automatic Development Fee Increase Formula
(adapted from Table 9-7 of the HCP/NCCP to reflect the fee amounts applicable after the effective date of this Ordinance)

$Fee_n = [[L_{n-1} * (HPI_{n-1}/HPI_{n-2})] + [S_{n-1} * (CPI_{n-1}/CPI_{n-2})]] * Z$

Where:

n = year of HCP/NCCP Implementation [year 1 (n=l) is 2007, the calendar year in which the HCP/NCCP implementation ordinance was adopted; year 2 (n = 2) is 2008; etc. Year 0 (n=0) is 2006. Year 17 (n=17) is 2023.]

Fee_n = Development Fee for year n (the Development Fee for yearn applies from March 15 of year n through March 14 of the following year)

Fee_{17} = $39,743.83 for Zone II; $19,841.91 for Zone I; and $9,935.96 for Zone III

$L_n = [L_{n-1} * (HPI_{n-1}/HPI_{n-2})] * Z$

L_{n-1} = Land acquisition portion of development fee for the year prior to year n

L_{17} = 59.53% of $39,743.83 = $23,659.15

HPI_{n-1} = Home Price Index (HPI) for the Oakland-Berkeley-Livermore, CA Metropolitan Division (MSAD) at the end of the calendar year prior to year n as published by the Office of Federal Housing Finance Agency

$S_n = [S_{n-1} * (CPI_{n-1}/CPI_{n-2})] * Z$

S_{n-1} = Non-land acquisition portion of development fee for the year prior to year n

S_{17} = 40.47% of $39,743.83 = $16,084.67

CPI_{n-1} = Consumer Price Index for the San Francisco-Oakland-Fremont Combined Statistical Area for all urban consumers at the end of the calendar year prior to year n as published by U.S. Bureau of Labor Statistics

Z = Fee zone factor (based on which fee zone the project is in (see Figure 9-1 in the HCP)). The fee zone factors for the three zones are as follows:

Z = l for Zone II, the Natural Lands Zone

Z = 0.5 for Zone I, the agricultural lands zone

Z = 0.25 for Zone III, the infill zone

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Tim Przybyla, Finance Director

SUBJECT: Consideration of Resolutions Adopting the Fiscal Year 2023-2024 Proposed Operating Budget, Statement of Financial Policies, Appropriations Limit, Adopting the Fiscal Year 2023-2024 Capital Budget and 5-Year Capital Improvement Program (CIP) for Fiscal Years 2023-2024 through 2027-2028 and Making Findings Related Thereto, and Approving Additional Sworn Police Positions on a Temporary Basis

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Background and Analysis

The City Council held a budget workshop on May 9, 2023 to review and discuss the Preliminary City of Oakley Fiscal Year 2022-2023 Operating and Capital Budgets, and the 5-Year Capital Improvement Plan (CIP) for Fiscal Years 2023-2024 through 2027-2028. The Preliminary Operating Budget workshop focused on the General Fund and included $30,414,665 of operating revenues and $30,208,546 of operating expenditures. Since that time, the revenue projections have not changed but the total proposed expenditures have increased to $30,224,377. That $15,831 or 0.05% increase is related to General Fund contributions to certain landscape and lighting assessment districts whose assessments do not cover the cost of the limited services that are provided for those districts. Rather than loaning funds from the General Fund to these districts as the City has done in the past, staff recommend expensing those interfund transfers for Fiscal Year 2023-2024.

After minimal changes to the General Fund Budget since the May 9th workshop and with the addition of all other funds, total City-wide Proposed Budget revenues amount to just under $58 million, with proposed City-wide expenditures of nearly $70 million, excluding transfers. Total projected revenues, expenditures and available resources by fund can be found in the Proposed All Fund Summary, beginning on page 48 of the Operational Budget. The Revenue Summary by Fund with total revenue by fund shown for Fiscal Years 2019-2020 through 2023-2024 can be found on pages 49 and 50. The Expenditure Summary by Fund can be found on pages 51 and 52 of the Operational Budget document, with transfers included in expenditures.

Noticeable changes taking place in the proposed budget compared to last year's budget are the change of the General Fund Reserve Policy from 20% to 30% of operating expenditures, the integration of the stunning City of Oakley Strategic Plan 2022-2027+ (SP27+) throughout the budget document, the addition of performance indicators and objectives that are tied to the SP27+, and the changes related to compensation and benefits. We have also simplified the 10-Year Plan projections to only include the General Fund, consistent with City policy. Staff has also recognized a noticeable change in the budget process this year, as compared to past years, with a higher level of input and direction from the City Council and a much higher level of inclusion of the public, throughout the process that brought about the SP27+ and throughout the budget preparation process. The City Council, City Manager and all departments have worked diligently during this time of positive change and improvement to prepare this budget that the Oakley community can be proud of.

There will be some fine-tuning required for some of the performance indicators, as this is something new to the departments, and we are still working to gather accurate statistics. Those changes will be made after the budget is adopted but before it is presented to the California Society of Municipal Finance Officers (CSMFO) for consideration of an award. Such changes will not impact the budget figures that are being considered for approval.

Highlights of the Proposed Budget are presented below. The Preliminary Budget also includes the City's Fiscal Year 2023-2024 Appropriations Limit calculation and Statement of Financial Policies.

Appropriations:

Total Fiscal Year 2023-2024 Recommended Appropriations (excluding transfers) by fund type are:

General Fund	$27,938,546
Special Revenue Funds	$25,443,479
Debt Service Funds	$2,253,040
Capital Projects Funds	$13,226,118
Internal Service Funds	$1,112,960
Grand Total	**$69,974,143**

General Fund Reserves:

The projected beginning unreserved, undesignated fund balance in the General Fund for the Fiscal Year 2023-2024 is approximately $10.8 million, or 38.8% of proposed Fiscal Year 2023-2024 General Fund expenditures, before transfers. The projected fiscal year-end unreserved, undesignated fund balance in the General Fund for fiscal

year 2023-2024 is approximately $11.0 million, or approximately 39.5% of projected Fiscal Year 2023-2024 General Fund recurring expenditures.

A review of the 10-Year Plan, which anticipates the City's continued restoration of services and transfers for roadway maintenance or improvements, shows the reserve level remaining above the 30% minimum level required by the City's policies. Adjustments are expected to be made to the Plan and to future budgets each year, to ensure that the City remains in compliance with the City's 30% Reserve policy.

Financial Policies:

In preparing the Budget each year, Staff provides an update on the comprehensive Statement of Financial Policies and proposes changes, if appropriate. This year, a change is being proposed to the Operating Budget Policies on page 30 to add "and Community Facilities Districts" into the policy regarding appropriations of Asset Lifecycle Replacement Program reserves for the Lighting and Landscaping Districts. The other proposed change is to the Revenue Policies on page 31, where staff is proposing the policy to read that the user fees will be adjusted "annually", rather than "bi-annually", because analyzing and adjusting user fees twice a year is not practical or necessary. On pages 36 and 37, we continue to recognize that we are not meeting the reserve policies relating to a Facilities Maintenance Capital Asset Reserve or the Storm Drain Depreciation Reserve. We plan to revisit this again in Fiscal Year 2024-2025.

Internal Control:

Each year the City's management team meets with the outside Auditors at the beginning of the fiscal year audit. As part of that meeting, the Auditors suggested City Council annually review the internal controls of the City. The attached report provides some background and the current controls in place.

Capital Projects:

Each year, the City's 5-Year CIP is presented to the Council with the Budget. Capital Projects planned for Fiscal Year 2023-2024 include new appropriations of $16,290,939, compared to $22,878,000 in Fiscal Year 2022-2023. Major projects include $9.5 million for the East Cypress Road Widening at CCWD Canal Crossing Project, $2.8 million for the Fiscal Year 2022-2023 Street Repair and Resurfacing Project, $762,563 for East Cypress Road Widening (Jersey Island Road to Bethel Island Road) Project, $700,000 for the Enrico Cinquini Park Construction Project, and $500,000 for the Marsh Creek Glenn Park Renovation Project. A summary of all CIP projects can be found on pages CIP-2 and CIP-3 of the Budget document.

Appropriations Limit:

State Law requires the annual calculation of the City's Appropriation (Gann) Limit, and the City's practice is to include the annual calculation and adoption at the same time as it reviews and approves the Budget. Staff has calculated the Fiscal Year 2023-2024 Limit at $15,761,694. The calculation shown on page 226 of the Budget document shows last year's adjusted Limit and the growth factors used to calculate the Fiscal Year 2023-2024 Limit. Further narrative regarding the Appropriations Limit has been added on page 225 of the Budget document, to provide further understanding to the

readers of the Capital Budget and 5-Year Capital Improvement Plan, which is attached to the City's Operating Budget.

Temporary Additional Sworn Police Positions

During the Budget Work Session on May 9th, the concept of over-hiring sworn Police positions to temporarily fill the positions for officers who are not able to fulfill their duties due to long-term injuries was presented to the City Council. A separate resolution authorizing two (2) positions, which could temporarily create forty-three (43) sworn positions is being presented with this agenda item for consideration of approval.

Consistency with the Oakley Strategic Plan 27+

The approval of the resolutions related to the adoption of the Fiscal Year 2023-2024 Operational Budget, Capital Budget and 5-Year CIP are consistent with all of the SP27+ goals, as the SP27+ has been made an integral part of the City's Budget and has driven the City's decisions on how to best appropriate the funds that are available to run this City.

Fiscal Impact

The recommended operating and capital budgets total $69,974,143 (excluding transfers) and are supported by estimated Fiscal Year 2023-2024 revenues and estimated June 30, 2023 fund balances.

A full discussion of the budget, and information regarding each fund's revenues and each fund and department proposed expenditures are included in the attached Proposed Budget document, which includes the Operating Budget and the Capital Budget and 5-Year Capital Improvement Plan.

Approving two (2) additional, temporary sworn Police positions could have a potential cost of up to $150,000; but that will be evaluated throughout the fiscal year and a one-time transfer from reserves will be presented to the City Council for consideration of approval, if the funding is needed.

Staff Recommendation

Staff recommends the City Council approve the first attached Resolution, which adopts the Fiscal Year 2023-2024 Proposed Operating Budget, Statement of Financial Policies, Appropriations Limit. Staff also recommends that City Council approve the second attached resolution, which adopts the Fiscal Year 2023-2024 Recommended Capital Budget and 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028 and confirms the Plan is consistent with the adopted Oakley General Plan and meets the requirements of Section 65401 of the Government Code. Finally, staff recommends approval of the third attached resolution, approving additional sworn Police positions on a temporary basis.

Attachments

1. Proposed Operating Budget for Fiscal Year 2023-2024 and
   Proposed Capital Budget for Fiscal Year 2023-2024 and Recommended 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028

2. Internal Control Report
3. First Resolution
4. Second Resolution
5. Third Resolution (pertaining to over-hiring of Police Officers)

CITY OF OAKLEY

PROPOSED

ANNUAL OPERATING BUDGET

FISCAL YEAR 2023-2024



OAKLEY

CALIFORNIA

***Budget Cover**: The photo included on this year's budget cover attempts to reflect the significant scale of capital improvements that are taking place within the City of Oakley, particularly in Downtown Oakley, with the new Oakley Mercantile nearing completion and the Downtown Gateway Roadway and Parking project under way. The Oakley Mercantile is a new Downtown Commercial Center spanning 10,000 square feet, intended to house Oakley small businesses. It will host two new Restaurants, a Coffee Shop, a Taproom, and a Dance Studio. The Oakley Mercantile is expected to be fully leased with long-term lease agreements in place. This modern building provides all the amenities that today's merchants and customers desire in a downtown establishment. This building is strategically located in Downtown across from the Civic Center and will be complemented by new street infrastructure, a new Amtrak Platform Station and parking lots that accommodate over 275 parking spaces, including EV Charging Stations.*

California Society of Municipal Finance Officers

Certificate of Award

Operating Budget Excellence Award
Fiscal Year 2022-2023

Presented to the

City of Oakley

For meeting the criteria established to achieve the CSMFO Excellence Award in Budgeting.

February 10, 2023



Scott Catlett
2022 CSMFO President

James Russell-Field, Chair
Recognition Committee

Dedicated Excellence in Municipal Financial Reporting

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OAKLEY
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OAKLEY
CALIFORNIA

CITY MANAGER'S BUDGET MESSAGE

Fiscal Year 2023-2024

INTRODUCTION

It is my pleasure to present the Fiscal Year 2023-2024 Proposed Budget for your consideration. The Proposed Budget is structurally balanced and continues to provide for the core service operations of the City of Oakley and includes City-wide appropriations totaling $69,974,143, which includes $30,224,377 of expenditures for the General Fund.

As the City moves past the second anniversary of the onset of the global COVID-19 pandemic, we have had to adapt through an unprecedented and constantly evolving time in our City's history. The result is a City and Staff that have evolved and changed our core service delivery to ensure we are efficient and effective. To help adapt, the City received a total of $10,177,000 from the American Rescue Plan Act which has been partially allocated over this last two years, with the focus being on projects that INVEST (Infrastructure, Nonprofit and Community Support, Vital Services, Economic Development, Staff and Safety Needs, and Technology Upgrades) in the community and the City. The City Council is prioritizing those investments along with prioritizing projects with the adopted Strategic Plan 27+ used to guide and inform the allocations. The City is positioned well now and into the future to ensure that the existing and future residents and business owners in Oakley thrive and enjoy a high quality of life.

As always, we have developed the Proposed Budget with fiscal restraint and with a strategic focus on core services. We have taken great care to evaluate the recurring revenues and have ensured that recurring expenditures do not exceed the available and expected recurring revenues over time. As further explained below, there continue to be transfers of one-time revenues to important capital projects, including a much-needed increase in the investment in our annual pavement repair and resurfacing projects. So many of Oakley's roadways were built over the last 24 years but need more frequent

attention based on best-practices in on-going paving management. This increased annual investment will save the City millions of dollars over time and provide safer and more attractive roadways for the community.

Due to the rise in interest rates, home sales dropped considerably from Fiscal Year 2021-2022 to Fiscal Year 2022-2023, and we are projecting development-related revenues for Fiscal Year 2023-2024 to be at a level similar to Fiscal Year 2018-2019, when approximately 125 building permits were pulled for single family homes. In Fiscal Year 2021-2022, 292 single family housing unit permits were issued, and we are anticipating less than half that amount for Fiscal Year 2022-2023. As of June 1, 2022, the City had issued building permits for 116 single family homes and zero apartment units in Fiscal Year 2022-2023. The revenue projections for Fiscal Year 2023-2024 are based on the addition of approximately 125 single-family housing units and zero multi-family housing units, which staff believe are conservative estimates. We will continue to handle the processing and inspections of these projects with a combination of in-house and contract staff to maintain flexibility and cost-effectiveness.

The proposed overall staffing is something we are continually monitoring to ensure we can provide the core services to the Oakley community. The Proposed Budget includes the addition of one Custodian position, two Parks and Landscape Maintenance Workers and one Police Officer, with the Police Officer position to be hired in January of 2024. It also includes the elimination of one part-time Parks and Landscape Maintenance Worker position, the increase of an Administrative Assistant position and a Police Services Assistant position from part-time to full-time and the reclassification of an Administrative Specialist Position to an Administrative Technician position. In Fiscal Year 2022-2023, the City moved from a merit-based compensation system to a more industry standard step-based compensation system that not only aligned the City with our comparable cities but will also help us with employee recruitment and retention. The Proposed Budget includes step increases for any employees that will be eligible for them, plus a three percent cost of living increase for Miscellaneous employees.

Each year, we also look at the State Budget to determine whether there are components likely to affect the local outlook for the City. Last year, as the Fiscal Year 2022-2023 Budget was being prepared, it was announced that the State of California had its largest surplus ever, with a $97.5 billion budget surplus and $55 billion of surplus tax revenues. By January of 2023, that surplus had suddenly morphed into what Governor Newsom said was a $22.5 billion deficit due to sharp declines in tax revenues. The Governor proposed a $297 billion budget for Fiscal Year 2023-2024 that clawed back some of the money that had not been spent in Fiscal Year 2022-2023. So, the State no longer appears

to be in the strong fiscal position that we thought it was at this time last year. However, the City of Oakley is in a healthy fiscal position and expects to finish off Fiscal Year 2022-2023 better than budget. Overall U.S. economic conditions continue to show signs of reasonable growth and stability. The labor market has remained strong, with low unemployment rates and steady job growth. However, there are still concerns about persistent inflation, high cost of credit, Federal debt conditions and the unresolved Russia-Ukraine crisis, which could potentially hinder economic growth in the near future. These and other factors have prompted low consumer confidence which could also breed concerns of a pending recession. The City of Oakley positioned itself to handle a potential downturn in the economy or cooling of the housing market by adopting a minimum General Fund Reserve Policy of 30% of its operating expenditures budget and setting aside an additional $1 million in that Emergency Reserve Fund. Federal assistance from the America Rescue Plan Act (ARPA) has also strengthened the City of Oakley. Approximately $10.18 million dollars in total ARPA funding has been allocated to Oakley, with half of that received in July of 2021 and the other half received in July of 2022. Thanks to the Final Rule, the first $10 million can be used to fund governmental services. The roughly $177,000 balance over the $10 million threshold was used to reimburse the City for a portion of the special COVID-19 sick leave pay that was paid to employees during the Pandemic. The ARPA funds must be spent before December 31, 2026 and should be considered one-time revenues.

As always, the City's 2023-2024 Preliminary Budget does not include all that we know is on the wish list, but what is presented here remains structurally balanced and true to the City's newly adopted strategic priorities.

GENERAL FUND

The Preliminary General Fund Budget reflects our continued commitment to keeping City administrative operations efficient and effective and ensuring the budget reflects a focus on the City's highest priorities as outlined in the Strategic Plan 27+.

The General Fund Budget includes $30,344,665 in recurring revenues and $30,224,377 of recurring expenditures, including $2,285,831 in recurring transfers to other funds. The Fiscal Year 2023-2024 Budget does not include non-recurring General Fund transfers to other funds. Total Fiscal Year 2023-2024 transfers out are estimated to be $2.29 million, compared to $10.38 million in Fiscal Year 2022-2023 with a planned spending-down of fund balance in Fiscal Year 2022-2023 and no planned spending-down of fund balance in Fiscal Year 2023-2024. By comparison, Transfers out amounted to $5.62 million in Fiscal Year 2021-2022 and $2.61 million in Fiscal Year 2020-2021.

Available Fund Balance as of June 30, 2024 is projected to be an adequate $11.1 million, or almost 40% of projected Fiscal Year 2023-2024 recurring expenditures, leaving approximately $2.7 million in available fund balance, beyond the minimal 30% Reserve Policy and including the extra $1 million in the Emergency Reserve Fund. City policy was amended during Fiscal Year 2021-2022 to maintain at least a 30% General Fund reserve, rather than the 20% reserve that was previously included in the policy. This threshold was increased to ensure fiscal stability, should the housing market and home values decline. As noted in the 10-Year Plan, the Budget has been prepared to ensure that recurring revenues remain in excess of recurring expenditures.

TRANSFERS

As has long been discussed and recommended by pavement condition studies, a significantly larger investment is needed to maintain Oakley's roadways. One recent estimate was $7 million per year to keep our Pavement Condition Index (PCI) near 80. That large amount may not be feasible with the current revenue stream, but a larger and more consistent investment is recommended to avoid even larger costs over time. As mentioned, this year's Preliminary Budget includes a continued transfer to the Street Maintenance and Rehab Fund, and there is a significant transfer for overall street maintenance projects. The Proposed Budget includes $2.29 million of transfers for the following purposes:

- $2,080,000 to the Street Maintenance and Rehabilitation Fund
- $190,000 to the Technology Internal Service Fund for equipment replacements
- $15,831 to assist with Lighting and Landscaping District maintenance costs

RECENT ACCOMPLISHMENTS

As a team, the City Council and all City departments and divisions play a role in accomplishing the goals and objectives outlined in the Strategic Plan. Towards that end, just some of the accomplishments from this past fiscal year include:

- Disposed of the real property located at 3980 Empire Avenue and the real property located at 204 2nd Street
- Conducted an initial Emergency Management Assessment
- Initiated a study to determine the viability of a new Library in the downtown
- Worked with the Yellow Roof Foundation to dispose of four parcels on Teakwood Drive for the development of eight deed-restricted affordable units

- Made an operational change to change the vacant and unfilled Assistant to the City Manager position to an Assistant City Manager position

- Conducted three Staff Forums to bring the team together to discuss issues relevant to our operations, culture and for team building

- Released an RFP for the potential development of the southeast corner of Neroly Road and Main Street

- Designated property located to the north of the new Mercantile building as surplus and will next release an RFP for the potential development of the site

- Conducted three small business and one non-profit roundtable meetings

- Developed a new Citywide Retail & Industrial Revitalization Grant Program

- Initiated an update to the City's Economic Development Workplan

- Appropriated ARPA funds to establish a fund to promote tourism activities related to the Delta

- Awarded 14 Non-Profit Grants using ARPA funds

- Received recognition by the California State Auditor, through the high-risk local government agency audit program, for being among the three safest/least-risky cities in the State with respect to fiscal health

- Received the Operating Budget Excellence Award from the California Society of Municipal Financial Officers (CSMFO) for the City's Fiscal Year 2022-2023 Budget

- Successfully completed the audit of our Fiscal Year 2021-2022 financial statements and received a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA)

- Designated $1 million for the Emergency Reserve Fund, in addition to the minimum 30% reserve, to help the City hedge against a slow down in the housing market and/or economic downturn

- Completed the selection and contract negotiations for a new enterprise resource planning (ERP) system, Tyler Enterprise ERP, to replace the Tyler Eden system which has been used by the City for many years and is reaching end of life

- Negotiated a contract with Koa Hills to provide consulting services related to the approximately three-year implementation of the new Tyler Enterprise ERP system

- The Oakley Police Department is networking with the Brentwood, Antioch and Pittsburg police departments in a far more effective manner than before, which is contributing to improved police services in East Contra Costa County

- Took delivery of two patrol bicycles to give our officers options on how they want to interact with the public

- Took delivery of new 9mm handguns to accommodate the newly hired officers

- Presented the regional problem of sideshow enforcement to the council and drafted a new ordinance allowing the police to issue citations to the bystanders of sideshows

- Drafted a new ordinance articulating how the police department manages, inventories and procures military equipment (rifles, drones etc.)

- Increased the social media presence for the Oakley Police Department

- Handled the first Critical Incident Tactical Debrief of the Oakley Police Department, which occurred after an officer-involved shooting on Teresa Lane

- Completed the 2020-2022 P.O.S.T. Training cycle, putting Oakley PD into State compliance on mandatory training

- Held the first annual Oakley Police Awards Ceremony honoring Lieutenant Cartwright, Sergeant Morris, Sergeant Minister and Detective Horn for exceptional service

- 3D Scanner was purchased to lessen the amount of man hours needed to process crime scenes/fatal crashes

- Continued work on the City of Oakley 2023-2031 Housing Element Update leading to City Council adoption on March 28, 2023 and subsequent adoption of Optional Amendments on May 9, 2023

- Completed and submitted City of Oakley Housing Element Annual Progress Report and SB 341 Annual Report for Calendar Year 2022 and submitted to HCD and OPR

- Completed the General Plan Annual Report and submitted to OPR and HCD

- Processed 23 Planning Land Use Entitlements, including final approvals of eight residential and commercial projects

- Held at least nine public hearings and three work sessions with the Planning Commission, including five recommendations to the City Council

- Updated the Oakley Municipal Code Chapter 4.31 (Water-Efficient Landscape Requirements) to follow the State's Model Water-Efficient Landscape Ordinance ("WELO") and ban non-functional turn in new projects

- Added Chapter 4.38 (Single-Use Foodware Accessories and Condiments) to the Oakley Municipal Code to comply with State law

- Conducted four public hearings leading to adoption of an ordinance approving amendments to the Oakley Zoning Code related to Special Land Uses (Drive-Through Restaurants, Carwashes, and Gas Stations)

- Continued relationship with EcoHero Show Team through a contract funded by grant money to continue their local grade school shows related to learning about the environment and recycling

- Secured $11,418 in grant funding through the City/County Annual Payment and Reporting System (related to recycling)

- Submitted reimbursements for REAP (Regional Early Action Planning) and LEAP (Local Early Action Planning) grants totaling $77,515 related to Housing Element Update consultant costs

- Participated in County-wide Energy Efficiency Collaborative Meetings

- Continued to plan check, permit, and inspect the development of all the Tenant Improvements at the Contra Costa Logistics Center

- Processed over 1,288 property registrations as part of the Residential Rental Inspection Program

- Developed new electronic payment process for Residential Rental Inspection Program

- Implemented a new Schedule for Building Inspectors to be available 5 days a week for each week of the month.

- Processed over 93 Home Business Permits, Opened over 2,400 Code Enforcement Cases after confirmed violations, Issued over 1,900 Building Permits and Initialized over 500 property maintenance cases

- Worked on over 3 dozen illegal marijuana growing operations

- Provided numerous CASp related inspections upon request

- Co-sponsored Shred-It Event with Tri-Delta Transit

- Worked with active homebuilders to get Code Updates complete for the 2022 California Building Code Cycle

- Staff attended various trainings related to the 2022 California Building Code updates

- Hired 9 new police officers

- Adopted new Personnel Rules

- Updated our pay scale to be consistent with other cities by adopting the step system

- Added additional benefits including more medical plan options as well as increased dental/vision coverage

- Enhanced our Open Enrollment process to provide for more transparency for employees

- Implemented an online platform for employee evaluations

- Implemented an incentive and recruitment program for Police Officers

- Negotiated a five-year MOU with the Oakley Police Officers Association

- Managed the construction of the following projects, through to completion: the Oakley Logistics Center, the Tri Delta Transit Park and Ride Parking Lot, the Shiloh Subdivision, the Cypress Estates Subdivision, the Vines Subdivision, the Alicante Subdivision, the Acacia Subdivision, the Repair and Resurfacing project (Live Oak and Brownstone Road, Miguel Neighborhood), the Downtown Parking Lot adjacent to the new Oakley Mercantile Building, the Holly Creek Restroom, the Demolition of the Sheriff Annex Building, the Senior Center Roof & HVAC Repair & Replacement, the application of Mulch to Laurel Road and Empire Avenue Landscaping, the City Hall Solar Rooftop, the Holy Creek Park Playground Resurfacing, the Delaney Park Irrigation Systems assessment and programming, the Security Systems Upgrades to Magnolia Park, Daffodil Park, and Holly Creek Park, the inventory of landscape maintenance areas in the City within GIS

- Returned Facility Rentals and all Special Events to full service

- Implemented Free ARPA funding for Summer Camps, which resulted in all camps filling all available spaces

- Completed the first year of our Summer Fest event, which transformed Main Street from Vintage to O'Hara into a family fun event

- Hosted our first ever 5k running event in partnership with Iron House Sanitary District

- Increased our social media following on both Facebook and Instagram

- Implemented new Tiny Adventures programming including: OakLeigh the Elf's Stuffed Animal Sleepover, Cookies and Cocoa with Mrs. Claus, Butterflies and Lizards and Fairies and Dragons

- Worked with the City's current vendor to migrate records to a single platform to store records resulting in significant cost savings

- Implemented e-recording with Contra Costa County Recorder's Office

- Conducted the 2022 Municipal Election and certified the results of the election in December of 2022

- Implemented a visitor check-in kiosk at Administrative Services main desk

GOALS AND OBJECTIVES FOR FISCAL YEAR 2023-2024

The City Council adopted the Strategic Plan 27+ on April 12, 2022, which was the result of a 5-month process that involved the Community, City Council, and Staff. The result was a brand-new plan that created a new Mission, Vision and Core Values along with six goals, 9 sub-goals and over 100 objectives. Departmental objectives and performance indicators have also been added into this budget and tied to the Strategic Plan 27+ goals as new elements to the City's Operating Budget.

Mission

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

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.

Core Values

Our values will guide us on a **PATH** to where we want to Live, Work, and Play in the heart of the Delta.

- **Promote** fair and equitable stewardship for the welfare of our diverse individuals that comprise our inclusive community.

- **Advocate** a professional and family-friendly environment where Council, Staff, and the Public can envision and realize the City's future together with a recognition of our shared commitments and opportunities.
- **Transparency** is how we will create accountable partnerships to cultivate communication and collaboration to engage our thriving community.
- **Honesty** and integrity are the foundation for building trust and fostering teamwork to live our mission and vision.

Goals (not listed in priority order)

- **A. Community & Economic Development Goal:** The City will inspire and encourage Community & Economic Development through strategic and thoughtful growth, a business-friendly environment, and local employment opportunities.
    - **A1. Strategic and Thoughtful Growth:** We will strategically plan and thoughtfully align our residential, commercial, and industrial growth to meet our short- and long-term vision.
    - **A2. Business-friendly Environment:** Our business-friendly environment will attract residential, commercial, and industrial partners to revitalize Oakley where people will come to live, work, and play.
    - **A3. Local Employment Opportunities:** The City will partner with and attract businesses that can employ our regional workforce to invest in local talent and expertise.
- **B. Community Health & Safety Goal:** The City of Oakley will protect our public and prioritize safe streets, healthy neighborhoods, and robust community resources to benefit our most valued assets -- our people.
    - **B1. Safe Streets:** We will preserve and secure the City of Oakley with safe streets that are welcoming to motorists, cyclists, and pedestrians.
    - **B2. Safe and Healthy Neighborhoods + Community Resources:** We will offer a high quality of life by partnering with residents and businesses to promote and maintain a safe and healthy living and work environment with community resources to serve our diverse community.
- **C. Parks and Open Space Goal:** The City of Oakley will capitalize on our greatest Delta asset where our residents, businesses, and visitors can recreate and relax.
    - **C1. Parks and Public Areas:** We will upgrade and maintain our City parks and open spaces to be a focal point that encourages community use and civic pride.

  - **C2. Programs and Recreation:** We will serve our diverse people, parks, and programs by providing inclusive activities and access to engage the City's family and friends in science, culture, sports, and creativity.
- **D. Community and Collaborative Partnerships Goal:** The City of Oakley will build strong community and collaborative partnerships to be mutually beneficial and co-create shared goals.
  - **D1. Community Outreach and Engagement:** We will engage and partner with our residents and businesses in meaningful and relevant dialogue to realize our shared vision and values.
  - **D2. Collaborative Partnerships:** We will foster and maintain strong relationships with our public-private partnerships to mutually benefit our shared goals.
- **E. Finance and Fiscal Responsibility Goal:** The City of Oakley will leverage its financial resources for the long-term benefit of our residents and businesses while maintaining sufficient reserves to provide stability and ensure a successful future.
- **F. Sustainable Organization Goal:** The City of Oakley will create a vibrant municipal workforce that reflects our commitment to an inclusive and equitable community and can meet our mission today while striving for our envisioned future tomorrow.

LANDSCAPE MAINTENANCE CHALLENGE UPDATE

We continue to face the challenge of better ensuring the funding of our Lighting and Landscaping District maintenance costs. Current economic conditions still do not support additional assessments or taxes, and staff manage many of the landscape districts simply at the bare minimum because adequate funds are not available. Two of the neighborhood zones remain structurally imbalanced, while nearly half the remaining zones are financially balanced, but challenged. A number of them can provide for current year operations but are unable to set aside enough for less frequently needed maintenance, remediation and asset replacements. Two such zones have a negative fund balance and are discussed below. Staff continue to manage District operations to live within our means; however, a longer-term solution will be necessary in the years ahead.

INTERFUND LOANS AND ASSISTANCE TO LANDSCAPE AND LIGHTING DISTRICTS

One of the City's financial policies is that the City Council must approve inter-fund loans. Considering all aspects of the Preliminary Budget as presented, it appears that the two funds listed below will likely need assistance from the General Fund during

Fiscal Year 2023-2024. Accordingly, Staff recommends the following inter-fund transfers as part of the Budget:

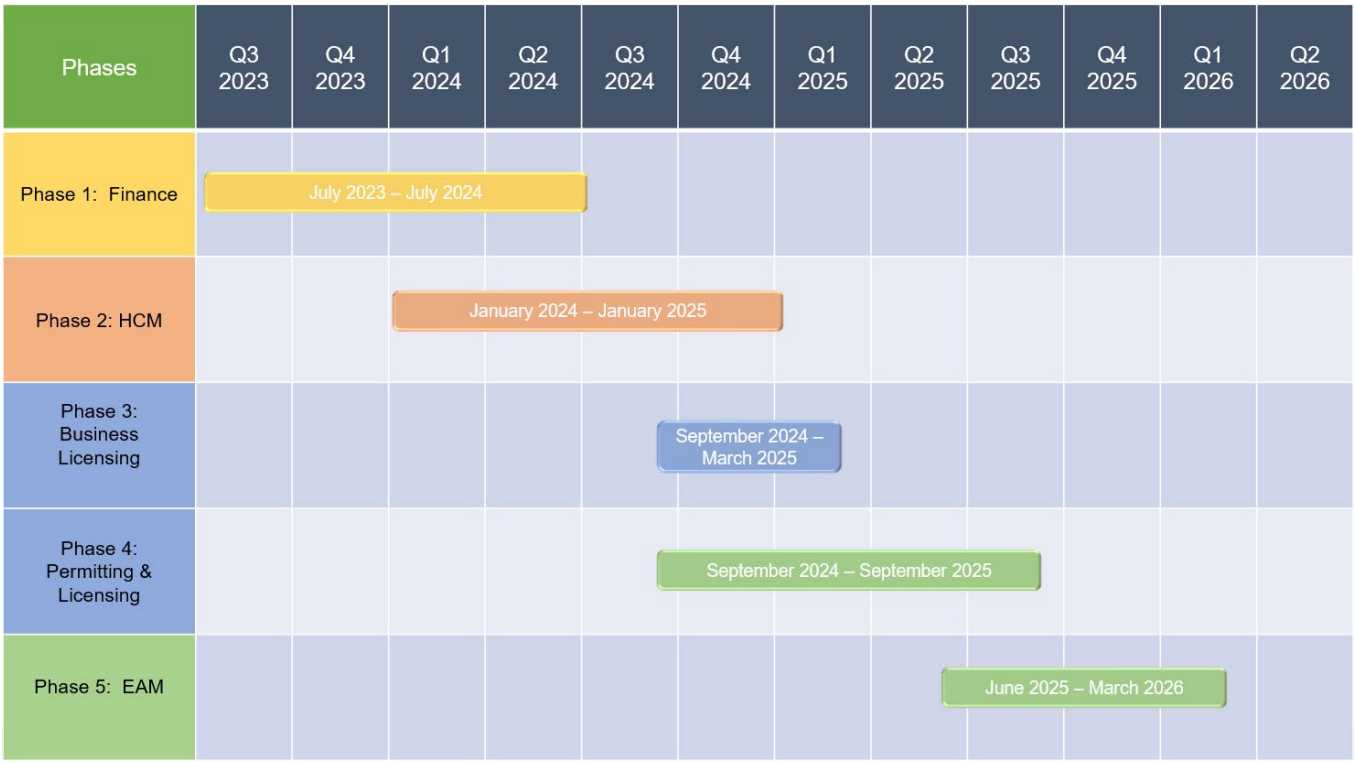
Fund 180 – Country Fair (aka Meadow Glen), assistance of $5,831. The maintenance cost of the irrigation systems, trails, landscaping, and appurtenant facilities located within public rights-of-way, public property, and designated easements within Zone 3, is higher than the revenue collected by this district. In past years, the City has loaned funds to help cover the shortfall of revenue to cover basis costs. However, it does not appear likely that there will be sufficient revenues collected in the future to repay these loans. Therefore, the shortfall projected for Fiscal Year 2023-2024 is recommended to be covered by an operating transfer from the General Fund, rather than extending further funding as a loan. If revenue collections for the Country Fair Landscape and Lighting District improve or costs are reduced in the future, the District will begin to pay down the existing loan balance to the General Fund.

Fund 187 – Country Place, assistance of $10,000. This landscaping zone contains Nutmeg Park. The Park was constructed knowing that the annexation of future homes to the zone would be required for it to be able to collect assessments sufficient to perform proper regular maintenance. The annexations have yet to occur, and the General Fund has provided loans to the Fund each year so that the work could be performed and so that the General Fund can be repaid in the future when more revenues become available. Similar to Fund 180, Fund 187 does not currently appear likely to repay further loans. Therefore, the shortfall projected for Fiscal Year 2023-2024 for the Country Place Landscaping District is also recommended to be covered by an operating transfer from the General Fund, rather than extending further funding as a loan. If revenue collections for the Country Place Landscape and Lighting District improve or costs are reduced in the future, the District will begin to pay down the existing loan balance to the General Fund.

ENTERPRISE RESOURCE PLANNING SYSTEM CONVERSION

During Fiscal Year 2022-2023, the City of Oakley selected the Tyler Enterprise ERP (Tyler EERP) to replace our current ERP system, Tyler Eden, the support for which will be sunsetting soon. The conversion from Tyler Eden to Tyler EERP will represent a substantial commitment of staff time and effort but will be well worth it as the City of Oakley vastly improves efficiency, provides customer-friendly public access to City financial information, and allows easier transactions without the need for customers to come in to City Hall. The conversion of ERP systems will also represent a substantial financial commitment. Fortunately, funds became available from the American Rescue Plan Act that will be utilized to cover the costs of this project, including the cost for

consultants to help us manage the conversion project. A $976,123 software as a service (SAAS) agreement with Tyler Technologies for and a $254,080 professional consulting services agreement with Koa Hills were approved by the City Council, related to this ERP system conversion, which will take approximately three years to complete and will be completed in phases, as depicted in the chart, below:



In July of 2023, as depicted above, the City of Oakley will begin its conversion from the Tyler Eden enterprise resource planning (ERP) system to the Tyler Enterprise ERP system. This ERP conversion project is expected to take nearly three (3) years to complete and will happen in five (5) phases, starting with the Finance module in Phase 1, followed by the Human Capital Management (HCM) in Phase 2, Business Licensing in Phase 3, Permitting and Licensing in Phase 4 and Enterprise Asset Management (EAM) in Phase 5, with some overlapping of modules and plans for completion at the end of March of 2026. An asset replacement analysis, which was previously planned for Fiscal Year 2022-2023 will be completed as part of Phase 5, since the EAM module provides the tools to monitor asset maintenance and performance.

CAPITAL PROJECTS

Presented separately and being approved by separate resolution are the detailed Proposed 5-Year Capital Improvement Program (CIP) and City of Oakley Fiscal Year

2023-2024 Capital Budget with funds totaling $16,346,000. The majority of the allocations are for infrastructure improvements.

New construction and improvement projects include:

- Oakley Regional Community Park Project
- West Cypress Road Bridge Reconstruction at CC Canal Project
- Main Street Bridge Rehabilitation at CC Canal Project
- Piper Lane Drainage Channel Trash Capture Device Project
- Downtown Gateway Plaza Roadway & Parking Lot Project
- Main Street/Rose Avenue Intersection Improvement Project
- Downtown Parking Lot Project
- Civic Center Emergency Generator
- Sellers Avenue (Riverrock Drive to CCWD Canal Crossing) Widening and Improvement Project
- East Cypress Road Widening (Knightson Avenue to Jersey Island Road) Project
- Recreation Center Emergency Generator Project
- Downtown Storm Drain (Area 29) Improvement Project
- Cypress Grove Subdivision Pump Station Building Project
- O'Hara Avenue/Carpenter Road Intersection Improvement Project
- Irrigation Well Installation @ City's Freedom Basin Project
- Main Street/Delta Road Intersection Improvement Project
- Main Street/Brownstone Road Intersection Improvement Project
- Hall Street Extension Project
- Laurel Road Extension (TetonRd. To Sellers Av)
- Neroly Road Repair and Resurfacing (Empire Av to O'Hara Av)
- FY 2022/23 Street Repair & Resurfacing
- Laurel Road Widening (Cloverbrook Av to O'Hara Av)
- Enrico Cinquini Park Construction
- Laurel Road Bridge Widening over Marsh Creek
- Bethel Island Road (Rock Slough Bridge to Delta Rd)
- City Hall Rooftop Solar Power
- Koda Dog Park Shade Structure
- Main Street Slurry Seal (at Highway 160) Project
- Pedestrian Crossing Lighting System Installation on O'Hara Avenue at Trail Crossing Project
- FY 2023/24 Curb, Gutter, Sidewalk Repair and Reconstruction
- FY 2023/24 Street Restriping
- FY 2023/24 Street Repair and Resurfacing
- FY 2023/24 Traffic Calming

- FY 2023/24 Traffic Signal Modernization
- Bridgehead Road Widening
- East Cypress Road Lane Alignment Analysis (RR tracks to Main Street)
- East Cypress Road Widening (Jersey Island Road to Bethel Island Road)
- Public Works Operations Building Remodeling
- FY 2023-24 ADA Implementation
- Briarwood Park Playground Resurfacing
- Marsh Creek Glenn Park Renovation
- Daffodil Park Playground Resurfacing
- City Parks Drinking Fountain Replacement
- Laurel Ballfields Parking Lot Resurfacing

CONCLUSION

As mentioned, this year's Preliminary Budget focuses on providing efficient and effective core services, is structurally balanced and is true to the City Council's newly adopted strategic priorities. We all can take great pride in the successes over the past 24 years since Incorporation which includes a solid foundation of sound fiscal management, a well-trained and committed Staff and a forward-thinking City Council. Thank you for your continued support and leadership in keeping Oakley on a **PATH** guided by our Mission, Vision and Core Values!

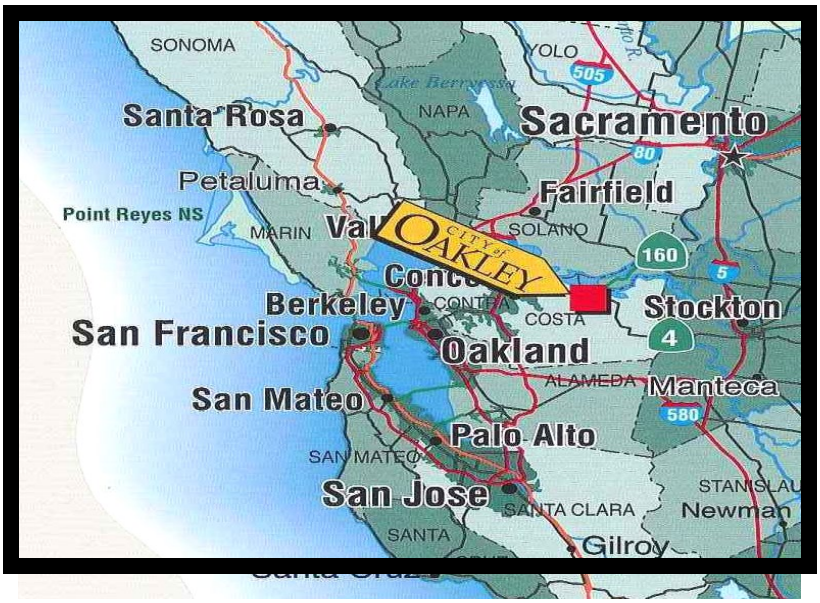
Respectfully submitted,



Josh McMurray
City Manager

OAKLEY
CALIFORNIA

COMMUNITY PROFILE



The City of Oakley, incorporated in July 1999, is one of California's youngest cities. Residents enjoy a charming area with an abundant housing supply, quality schools, and a friendly atmosphere that truly make Oakley, "A Place for Families in the Heart of the Delta." Oakley is located in Eastern Contra Costa County, along Highway 4, in a corridor that also includes the cities of Pittsburg, Antioch and Brentwood, with proximity to the Mount Diablo State Recreation Area, California San Joaquin Delta, and access to the many amenities of the San Francisco Bay Area. The Big Break Regional Shoreline and the Big Break Visitors Center at the Delta are also among the many treasures enjoyed by Oakley and others who come to visit the City of Oakley.





Today, a landscape of gently rolling fields, orchards, and vineyards gives us a glimpse of Oakley's agricultural past. From a quiet Delta farming town, Oakley has blossomed into a growing community of landscaped parks, abundant recreational opportunities, shopping centers, and planned business and commercial development. Oakley's 44,533 residents enjoy a safe, progressive community that is rich in history, supports strong family values, and offers a high quality of life. Safewise.com ranked Oakley as number 19 among California's 50 Safest Cities of 2022.





Our residents take pride in being part of a City that is building a prosperous future for generations to come. The new Contra Costa Logistics Center in Oakley that is nearing completion includes nearly 2 million square feet of light industrial building space and is expected to bring 2,100 jobs to the community. Amazon occupied the first of five buildings planned for the Logistics Center. Building #2 is occupied Pac Pride Distribution, Enchant Christmas Light Maze, Paramount Global, and Pet Food Express. Building #3 is occupied by Lowe's Home Improvement and Enchant Christmas Light Maze. Building #4 is occupied by Amazon and Building #5 construction is nearing completion and will be occupied by Amazon as well. This regional hub of e-commerce industry will help to attract other businesses and will certainly help this rapidly growing community continue to prosper.

The new Oakley Mercantile, highlighted on the Budget cover, is also nearing completion and the Downtown Gateway Roadway and Parking project is well under way. The Oakley Mercantile building will bring two new Restaurants, plus a Coffee Shop, a Taproom, and a Dance Studio, which will create more attraction to Downton Oakley. This building is strategically located across from the Oakley Civic Center and will be complemented by new street infrastructure, a new Amtrak Platform Station and parking lots that accommodate over 275 parking spaces, including EV Charging Stations.

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ELECTED OFFICIALS



George Fuller
Councilmember



Anissa Williams
Vice Mayor



Aaron Meadows
Mayor



Shannon Shaw
Councilmember



Hugh Henderson
Councilmember

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ELECTED OFFICIALS & CITY MANAGEMENT TEAM

- CITY COUNCIL -

Aaron Meadows, Mayor

Anissa Williams, Vice Mayor

George Fuller, Councilmember

Shannon Shaw, Councilmember

Hugh Henderson, Councilmember

- MANAGEMENT TEAM -

Joshua McMurray, City Manager

Paul Beard, Chief of Police

Tim Przybyla, Finance Director

Kevin Rohani, Public Works Director/City Engineer

Libby Vreonis, City Clerk

Derek Cole, City Attorney

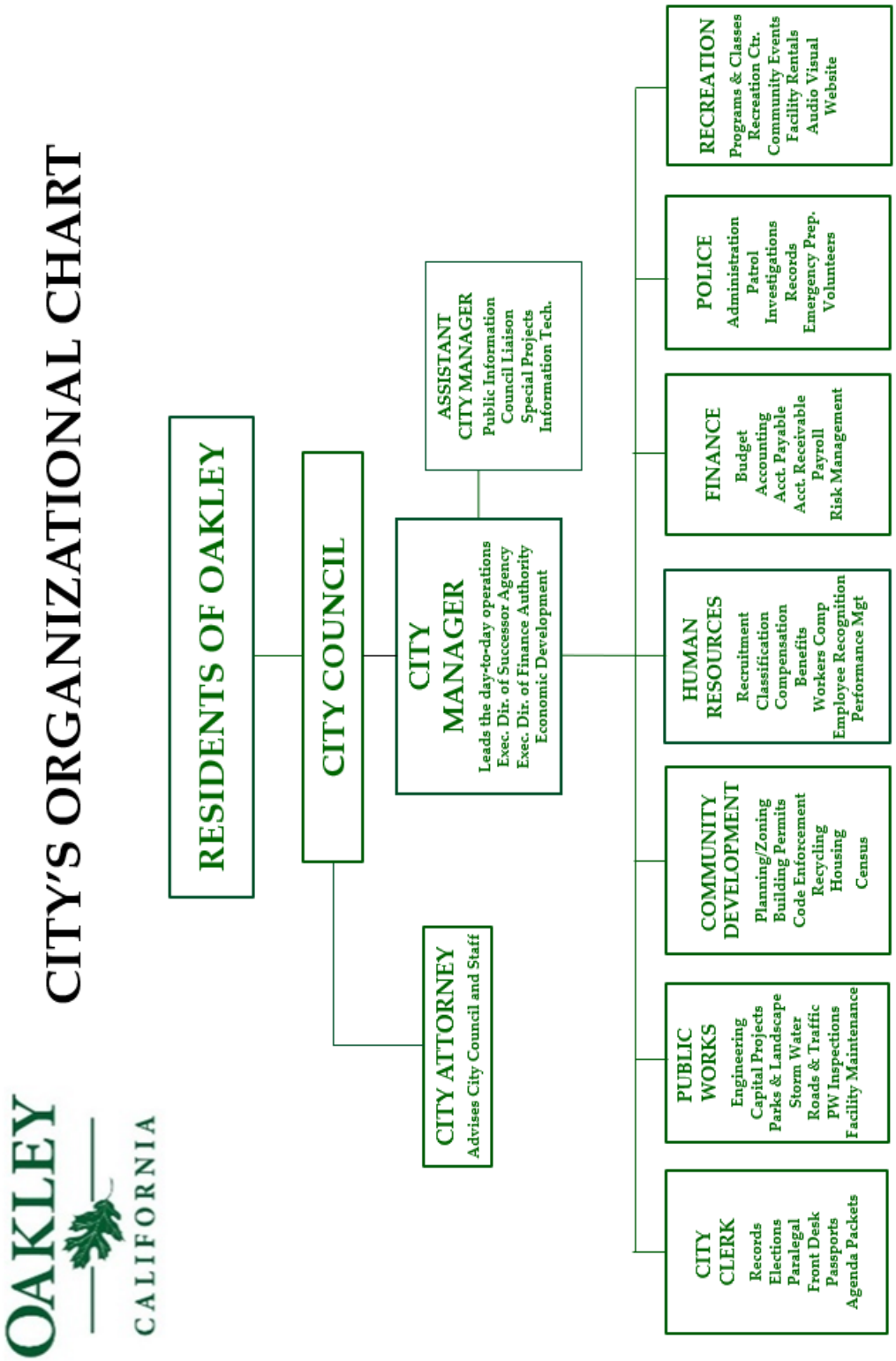
Brent Smith, Community Development Director

Lindsey Bruno, Recreation Director

Jeri Tejeda, Human Resources Director

Danielle Navarro, Assistant City Manager

CITY'S ORGANIZATIONAL CHART



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OAKLEY
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BUDGET STRATEGIES AND FINANCIAL POLICIES

The City Council provides long-term policy guidance for conducting the City's financial activities through its Statement of Financial Policies. These strategies and policies are presented to the Council with the intent they be reviewed each year to meet the following strategic objectives:

BUDGET STRATEGIES

- **Strategic focus –** The City's financial management should be strategic, reflecting the Council's and the community's priorities for service while providing resources that realistically fund routine operations. The City Council and Staff participate in annual strategic planning sessions which results in an updated Strategic Planning Document. The Budget is intended to implement the City's Strategic Plan.
- **Fiscal control and accountability –** The City's financial activities should be fiscally sound and accountable to the City Council through the City Manager.
- **Clarity –** The City's financial planning and reporting should be clear and easy to understand so that all participants, the Council, the community and Staff can make informed decisions.
- **Long-term Planning –** The City's financial planning should emphasize multi-year horizons to promote long-term planning of resource use.
- **Flexible and cost-effective responses –** The City's financial management practices should encourage a mission-driven organization that responds to community demands quickly and in a straight-forward manner. The City's management should flexibly respond to opportunities for better service, proactively manage revenues and cost-effectively manage ongoing operating costs.
- **Staffing philosophy –** The City Council desires to retain a mix of contract and permanent staff in order to ensure a cost effective and flexible service delivery system. Annually, the City Manager will review with the City Council his/her recommendations regarding the ratio for the number of contract employees to total Staff.

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The following Statement of Financial Policies includes the City's policies, an assessment of whether the City is in compliance with each one and space for any comments or recommended changes to the policies.

STATEMENT OF FINANCIAL POLICIES

GENERAL FINANCIAL GOALS

	In Compliance?	Comments
To maintain a financially viable City that can maintain an adequate level of municipal services.	Yes	
To maintain financial flexibility in order to be able to continually adapt to local and regional economic changes	Yes	
To maintain and enhance the sound fiscal condition of the City.	Yes	

OPERATING BUDGET POLICIES

The City Council will adopt a balanced budget by June 30 of each year.	Yes	
The City Manager will submit a budget calendar to the City Council no later than January 15th of each year.	Yes	
An annual base operating budget will be developed by verifying or conservatively projecting revenues and expenditures for the current and forthcoming fiscal year.	Yes	
During the annual budget development process, the existing base budget will be thoroughly examined to assure removal or reduction of any services or programs that could be eliminated or reduced in cost.	Yes	
Current revenues will be sufficient to support current operating expenditures (i.e., recurring expenditures will not exceed recurring revenues). One-time or unpredictable revenues will be used for one-time expenditures (including capital and reserves).	Yes	

Annual operating budgets will provide for adequate design, construction, maintenance and replacement of the City's capital plant and equipment.	No	Some older Lighting and Landscaping District zones do not have sufficient revenues to set aside enough to fund asset replacements when needed.
The purchase of new or replacement capital equipment with a value of $50,000 or more and with a useful life of two years or more will require Council approval.	Yes	
The City will project its equipment replacement needs for the next three years and will update this projection each year. From this projection a replacement schedule will be developed, funded, and implemented.	Yes	
The City will avoid budgetary and accounting procedures which balance the current budget at the expense of future budgets.	Yes	
The budget will include the appropriation of available but unassigned fund balances in special purpose funds. In the Lighting and Landscaping Funds and Community Facilities Districts, the budget will include an appropriation of Asset Lifecycle Replacement Program reserves in an "unassigned asset replacement reserves" line item in each fund, equal to 25% of the available reserve balance, up to $100,000. Prior approval of the City Manager will be required for the assignment and/or use of these appropriations.	Yes Yes Yes	
All recommended increased appropriations of general purpose revenues, General Fund reserves, or that transfer appropriations between funds during the year shall be presented to the City Council for approval. Amendments to that are made to authorize spending of increased or	Yes	

new special purpose revenues may be approved by the City Manager.		
The City will forecast its General Fund expenditures and revenues for each of the next 10 years and will update this forecast at least annually.	Yes	

REVENUE POLICIES

The City will work to develop a diversified and stable revenue system to protect it from short-term fluctuations in any one revenue source.	Yes	
User fees will be adjusted annually to recover the full cost of services provided, except when the City Council determines that a subsidy from the General Fund is in the public interest.	Yes	Changing from bi-annually to annually in FY 2023-2024
The City will seek, and with Council approval, apply for all possible Federal and State reimbursement for mandated projects and/or programs and Federal and State grant monies for City programs and projects.	Yes	
Capital improvements will be financed primarily through user fees, service charges, impact fees, or developer agreements when benefits can be specifically attributed to users of the facility. For projects financed with debt, the fees, charges, and/or contractual payments shall be established at a level sufficient to fund the project in its entirety, including the repayment of principal and interest on amounts borrowed. The City will consider future operations and maintenance costs as part of each project's financing plan and ensure that funding sources are identified to properly operate and maintain the improvements when constructed.	Yes	

EXPENDITURE POLICIES

The City will maintain a level of expenditures which will provide for the public well-being and safety of the residents of the community.	Yes	

Purchases shall be approved as described in the City's Municipal Code; more specifically: Purchases for more than $10,000 shall be supported by a Purchase Order approved by the Finance Director and City Manager, and; Purchases for more than $50,000 shall be approved by City Council.	Yes	

CAPITAL BUDGET IMPROVEMENT BUDGET POLICIES

The City will make all capital improvements in accordance with an adopted and funded capital improvement program (CIP).	Yes	
The City will develop an annual Five-Year Plan for Capital Improvements, including sections for CIP design, development, implementation, and operating and maintenance costs.	Yes	
The City will identify the estimated capital and ongoing operations and maintenance costs, potential funding sources and project schedule for each capital project proposal before it is submitted to the Council for approval.	Yes	
The City will coordinate development of the annual capital improvement budget with the development of the operating budget. All costs for internal professional services needed to implement the CIP will be included in the operating budget for the year the CIP is to be implemented.	Yes	
The Capital Budget will be based on the CIP, and each project's unused appropriations at each year-end will be automatically rolled over to the subsequent year, until the project is completed. Additions to project funding plans require Council approval. Changes that do not increase funding levels may be approved by the City Manager.	Yes	
Cost tracking for components of the CIP will be	Yes	

implemented and updated quarterly to ensure project completion within budget and established timelines.		
The Council will review the pavement management program each year at budget time and will seek to supplement Gas Tax, Measure J, other street improvement funds, and the Street Maintenance and Rehab Fund to adequately fund the program.	Yes	
City Impact Fees shall be used to fund the direct and indirect costs associated with capital projects identified in the City's impact fee studies.	Yes	

OTHER CAPITAL IMPROVEMENT POLICIES

Design of capital improvements shall consider long-term cost efficiency and be based on standards that minimize construction costs while assuring acceptable useful life and reduce maintenance requirements.	Yes	

SHORT-TERM DEBT POLICIES

The City may use short-term debt to cover temporary or emergency cash flow shortages. All short-term borrowing will be subject to Council approval by ordinance or resolution.	Yes	
The City may issue interfund loans in lieu of outside debt instruments to meet short-term cash flow needs. Such loans will be permitted only if an analysis of the lending fund indicates excess funds are available and the use of these funds will not impact its current operations. The prevailing interest rate, as established by the Finance Director, will be paid to the lending fund, and such loan shall be approved by the City Council, documented by a memorandum signed by the City Manager and filed with the Finance Department and City Clerk. Both the Original Budget adopted each year, and the Mid-Year Budget Report, will include a separate section identifying anticipated interfund loans, and the City Council's approval of these reports shall be approval of	Yes Yes	.

the interfund loans.		

LONG-TERM DEBT POLICIES

The City will confine normal long-term borrowing to capital improvement projects it is unable to fund from current revenues in time to meet community needs or where a fiscal analysis shows that a significant benefit would accrue from building sooner at current prices and at current interest rates.	Yes	
When the City issues City long-term debt, it will employ a professional financial advisor to assist the City in obtaining the best possible outcomes in terms of planning, sizing, underwriting, insuring, and presentation of the City's plans and position to bond rating agencies and the public. The City will also employ the services of qualified bond counsel and, as appropriate, disclosure counsel.	Yes	
When the City issues assessment type debt, it will work cooperatively with the project area Developers to identify an appropriate and acceptable financing team to obtain the best possible outcomes for the City and its citizens and ensure compliance with all legal requirements.	Yes	
The City projects that the Community Parks assessment program will, over time, be sufficient to pay for ongoing costs and repay General Fund advances (loans); but that until further development occurs in the City, the General Fund may make such advances to the Community Parks program to cover operating shortfalls. All such advances will be approved by City Council. Both the Original Budget adopted each year, and the Mid-Year Budget Report will include a separate section identifying anticipated interfund loans, and the City Council's approval of these reports shall be approval of the interfund loans.	Yes Yes	
Where possible, the City will use special assessment bonds, revenue bonds, or other self-supporting bonds instead of general obligation bonds.	Yes	

Proceeds of long-term debt will not be used for current ongoing operations.	Yes	
The City may pledge General Fund revenues to facilitate debt; however, all debt will be supported by a dedicated revenue source identified prior to issuance that is 31expected to be sufficient to make the required debt service payments.	Yes	

RESERVE POLICIES

The City will maintain General Fund Emergency reserves at a level at least equal to 30% of General Fund operating expenditures. The primary purpose of this reserve is to protect the City's essential service programs and funding requirements during periods of economic downturn (defined as a recession lasting two or more years) or other unforeseen catastrophic costs not covered by the Contingency Reserve. Should the balance in the reserve fall below the 30% threshold, a plan to restore the level over a period of no more than five years shall be included in each proposed annual budget reviewed with the City Council until the reserve has been returned to at least 30% of General Fund operating expenditures.	Yes	The threshold for this reserve policy was increased from 20% to 30% in Fiscal Year 2021/2022.
A Contingency Reserve will be budgeted each year for non-recurring unanticipated expenditures or to set aside funds to cover known contingencies with unknown costs.	Yes	
The level of the Contingency Reserve will be established as needed but shall not be less than 2% of General Fund operating expenditures.	Yes	
The City will establish an account to accumulate funds to be used for payment of accrued employee benefits for terminated employees. At each fiscal year end, the accumulated amount in the reserve shall be adjusted to equal the projected payout of accumulated benefits requiring conversion to pay on retirement for employees then eligible for retirement. (This is so there are funds to pay out accumulated benefits requiring conversion to pay on termination).	Yes	

The City Manager may release and appropriate funds from this reserve during the year, but solely for terminal pay expenditures.	Yes	
Claims Reserves will be budgeted at a level which, together with purchased insurance, adequately protects the City. The City will maintain a reserve of two times its deductibles for those claims covered by the insurance pool of which the City is a member (currently the Municipal Pooling Authority of Northern California). In addition, the City will perform an annual analysis of past claims not covered by the pool and reserve an appropriate amount to pay for uncovered claims.	Yes	
The City had previously established a Street Maintenance Reserve Fund for the accumulation of funds for the long-term maintenance of the City's streets. In Fiscal Year 2021-2022, that title is being changed from "Reserve" to "Rehab" as these funds will be used on projects, rather than being set aside. The amounts transferred into this Fund will be used to augment the City's Gas Tax, Measure J, and other street improvement revenues in completing street maintenance and improvement projects. City staff has recognized that we are not able to keep up with the $7 million of costs that are necessary to maintain the streets to the level that we desire, much less establish a reserve that is sufficient to pay for the next 3 years' anticipated maintenance. Therefore, this unrealistic Reserve policy was abandoned, beginning in Fiscal Year 2021-2022.	Yes	
The City established a Vehicle and Equipment Replacement Reserve Fund for the accumulation of funds for the replacement of worn and obsolete vehicles and other capital equipment. Beginning in Fiscal Year 2021-2022, that reserve will be split into two separate funds, Fund 501 for Fleet Vehicle Replacements and Fund 503 for IT Equipment Replacements. Adequate funds shall be set aside in each fund to ensure that funds are available for asset replacement at the end of the assets' life cycles.	Yes	

The City will seek to build and maintain a Facilities Maintenance Capital Asset Reserve for capital costs associated with the maintenance of all City building facilities. The reserve will be maintained at a level at least equal to projected five-year facilities maintenance capital costs.	No	We do not have a 5-year reserve built up at this time. We plan to establish a new Internal Services Fund for that purpose in 2025-2026.
Each year-end, until fully funded, all revenues in excess of expenditures in each landscaping district zone, shall increase the funds' capital asset lifecycle replacement reserve. Each zone's operating budget shall consider annual capital/asset lifecycle replacement needs	Yes	
The City will seek to build and maintain a Storm Drain Depreciation Reserve for costs associated with the major maintenance and capital improvement costs included in the Storm Drain program budget. The minimum reserve level will be 50% of the costs projected over the next five years.	No	With existing revenues, such a reserve is not feasible. We will revisit this in 2024-2025.
The City will establish a Reserve for Qualifying Expenditures and will transfer into it from current revenues all amounts necessary to ensure compliance with Gann Limit provisions. These funds will be used solely to pay for Gann Limit excludable capital expenditures. To qualify, they must be for assets having a value greater than $100,000 and having a useful life of at least 10 years.	Yes	

INVESTMENT POLICIES

The City Manager and Finance Director will annually submit an investment policy to the City Council for review and adoption and shall provide the Council with quarterly investment reports.	Yes	
The Finance Director will invest the City's monies in accordance with applicable laws and adopted investment policies and direct the investment of bond or note monies	Yes	

on deposit with a trustee or fiscal agent in accordance with the applicable indenture or issuance documents.		
The City will maintain liquid assets at a level sufficient to pay at least six months operating expenses.	Yes	

ACCOUNTING, AUDITING & FINANCIAL REPORTING POLICIES

The City's accounting and financial reporting systems will be maintained in accordance with generally accepted accounting principles and standards of the Governmental Accounting Standards Board.	Yes	
A capital asset system will be maintained to identify all City assets, their condition, historical and estimated replacement costs, and useful life. All equipment with a cost of $5,000 or more and a useful life of more than two years, and all buildings, improvements and infrastructure with a cost of $50,000 or more and a useful life of more than two years will be capitalized and included in the system. While asset purchases and disposals will be tracked and accounted for each year, unless otherwise needed, vehicles and office equipment will be inventoried and infrastructure assets will be subject to an internal audit, every 3 years on a rotating cycle, with each category reviewed in turn.	Yes	
Fixed Assets shall be accounted for using the following useful lives: Buildings – 40 years Improvements – 5-15 years Machinery & Equipment – 5 years Vehicles – 5 years Roadways: Streets (Includes Pavement, Sidewalk, Curb & Gutters, Trees & Signs) – 7-40 years Traffic Signals – 25 years Street Lights – 40 years Bridges – 100 years Parks & Recreation:	Yes	

General Improvements – 25 years Specialty features – 10 years		
The Finance Department will prepare monthly reports for the City Manager and Department Heads so that they may effectively evaluate their financial performance.	Yes	
A Mid-Year Budget Review, assessing the status of both operating and capital activities and recommending appropriate mid-year adjustments, will be submitted to the City Council and made available to the public in February each year.	Yes	
An annual audit will be performed by an independent public accounting firm with the subsequent issue of an official Comprehensive Annual Financial Report, including an audit opinion.	Yes	
Full and continuing disclosure will be provided in the City's financial statements and bond representations.	Yes	
The City will build and maintain a good credit rating in the financial community.	Yes	

GRANT FUNDING POLICIES

The City will remain current on available local, state, and federal grant funding and seek to make the most of grant opportunities for both operations and capital projects.	Yes	
The City will establish accounting procedures to support the tracking of grant funds and their use and for the timely administration of grant programs.	Yes	
Grants that the City makes to others will be such that the City retains control of funds sufficient to ensure their use is consistent with grant specifications. This is expected to be accomplished by limiting grant disbursements to reimbursements or for the City to pay agreed upon costs directly on behalf of the Grantee, all of which should be outlined in a grant agreement approved by the Council.	Yes	

HUMAN CAPITAL INVESTMENT POLICIES

The City will invest in its employees by maintaining a	Yes	

compensation structure that is based on market norms, considers internal alignment and equity among various groups of employees, supports and recognizes innovation and exceptional performance, and fosters teamwork within the organization.		

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APPROPRIATIONS CONTROL

In addition to the Statement of Financial Policies above, the Council has established the following policy regarding Appropriations Control:

Appropriations requiring Council action are:

- Appropriation of reserves, except asset replacement or accrued benefits reserves
- Transfers between funds
- Appropriations of any unassigned revenues (unassigned revenues are those revenues that are not associated with a particular business or service unit)

Appropriations requiring City Manager action are:

- Transfer within a fund or department
- Appropriation of unbudgeted assigned revenues – assigned revenues support a specific business or service unit and allow expansion or contraction of that unit in response to demand.
- Appropriation of asset replacement reserves, accrued benefits reserves and unassigned balances in special purpose funds.

Appropriations of fiscal resources are approved by the City Council and managed by the City Manager.

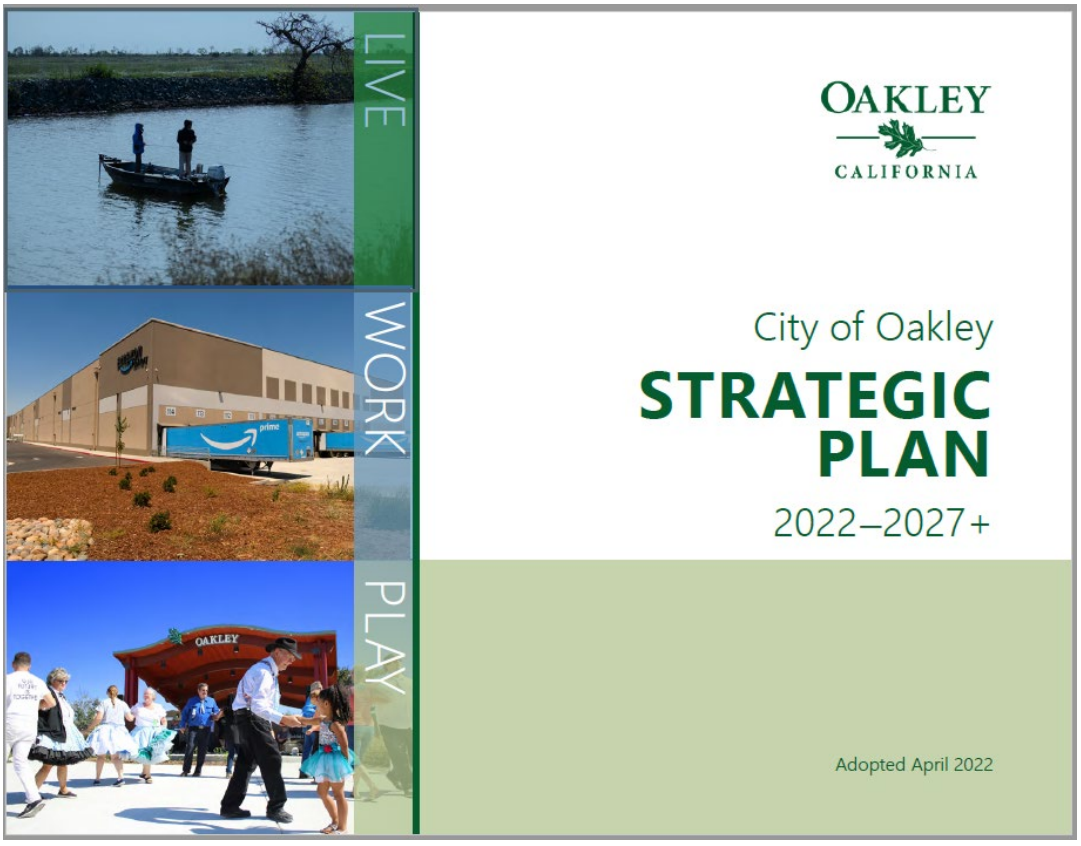
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BUDGET SCHEDULE
FY 2023-2024

Date	Function
February 27	2023-2024 Budget Instructions Distributed
February 28	Fiscal Year 2022-2023 Midyear review with City Council
Week of March 6	Finance Available for Budget System Training to anyone needing assistance.
March 13	Department Head Strategic Planning Session
Week of March 13	City Manager Discussions with DH's Individually, as needed
March 24	2023-2024 Operating Budgets due to Finance Director 2023-2024 Final CIP Requests due to City Engineer
March 24 – 31	Finance & Engineering Review Period
April 3 – 7	City Manager Review Period
April 10	Fiscal Year 2022-2023 Draft Departmental Accomplishments Due to City Manager & Finance Director
April 10-14	City Manager Review with Department Heads individually, as needed
April 28	Fiscal Year 2022-2023 Final Departmental Accomplishments Due to City Manager & Finance Director
April 18 – 26	Preparation and Final City Manager Review of Proposed Budgets, CIP and Presentations
April 30 – May 7	Production and Distribution of Proposed Budget and CIP to Council and Staff
May 9	Budget Work Session with the City Council
June 13	Public Hearing and Fiscal Year 2023-2024 Budget Adoption

The City of Oakley Strategic Plan 2022-2027+ which was completed in April of 2022 and became a guiding document for the City of Oakley Fiscal Year 2022-2023 Budget continues to guide the City of Oakley in its decisions, including budget preparations. Included in the department detail of this budget are departmental objectives and key performance measures that are tied directly to the City of Oakley Strategic Plan goals. On January 10, 2023, a work session was held to discuss the Strategic Plan. In that work session, the City Council had no changes and they directed staff to proceed with

implementing the plan. An update on the Strategic Plan was also presented to the City Council at the May 23, 2023 City Council meeting. The City of Oakley Strategic Plan 2022-2027+ is a very informative document that shares the City's vision for the future, along with its mission and goals, and all are encouraged to read it.



The strategic plan is available on the City's website and can be accessed at https://www.ci.oakley.ca.us/city-meetings/strategic-plan/

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CITY-WIDE BUDGET OVERVIEW

As can be seen in the Proposed All Funds Summary on the following pages, the Citywide projected revenues for Fiscal Year 2023-2024 amount to just under $58.0 million, with projected expenditures of nearly $70.0 million. The Citywide expenditures are approximately $1.4 million or 2% lower than the Fiscal Year 2022-2023 Adopted Budget of just over $71.4 million. However, the Adopted Budget for Fiscal Year 2022-2023 included $5 million was transferred from the General Fund Reserve of Capital Projects to be expended on the Downtown Gateway Plaza Roadway and Parking Lot project, which helps to account for the decrease in total City-wide expenditures between fiscal years. We are estimating total City-wide available resources to be $46.7 million at the beginning of Fiscal Year 2023-2024 and $34.7 million at the end of the fiscal year, due to substantial capital projects that will be taking place during Fiscal Year 2023-2024.

The Budget includes the appropriation of unassigned balances in special purpose funds so they can be assigned if needed during the year; although in the landscaping district funds, available resources appropriated for unanticipated asset replacements or remediation are shown in the appropriation of available asset replacement reserves pursuant to City policy.

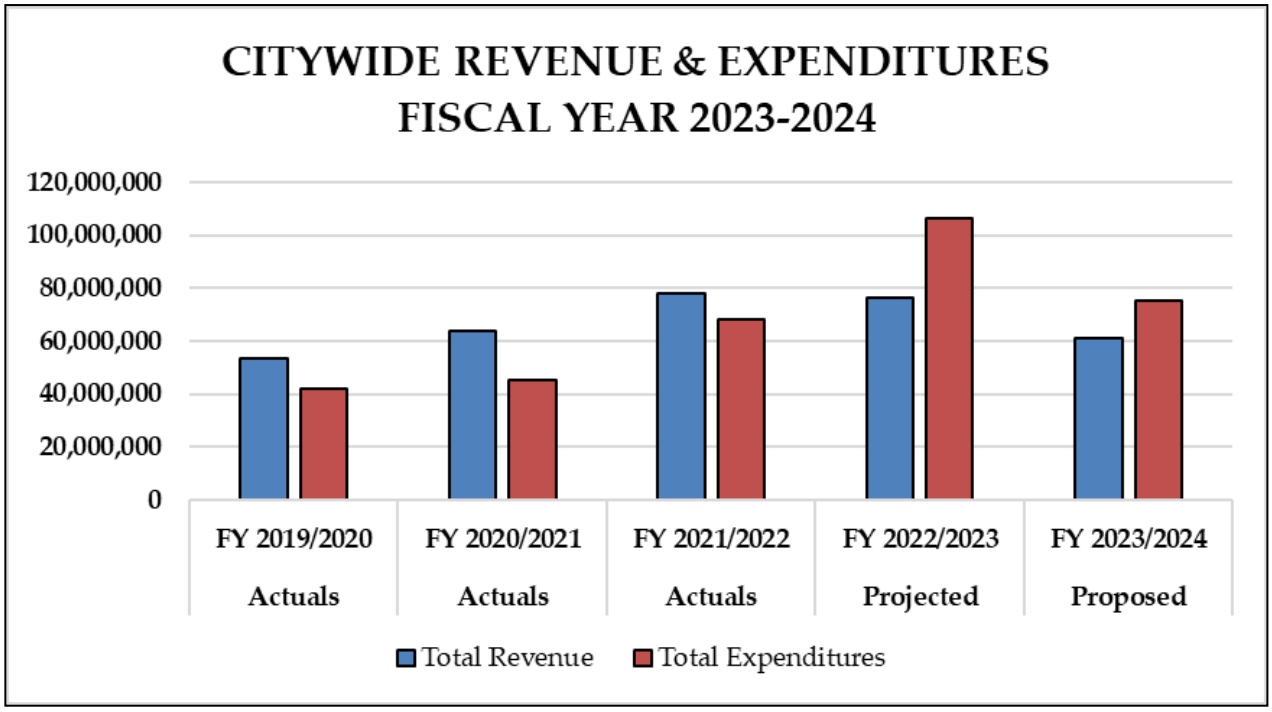
General Fund resources exclude the value of real estate held, which on June 30, 2023 is estimated to at roughly $3.6 million. General Fund activity on this schedule also excludes interagency and economic development loan activity, which are required by City policy or approved separately by the City Council.

Since all revenues in excess of expenditures at year-end in the landscaping and community service district funds are added to each Fund's reserves for asset replacement, the estimated available resources on July 1, of each year are $0, unless the reserve is fully funded.

Appropriations from a prior year capital project will roll into the new fiscal year, as with all capital project appropriation, per City policy. Otherwise, the beginning of the year available resources in these funds will be $0.

The amounts shown in the appropriation of asset replacement reserves are included in the recommended expenditures. These reduce the amount of replacement reserves available for appropriation for unanticipated replacement or remediation activities.

The Successor Housing Agency fund accounts for assets of the former Oakley Redevelopment Agency and loan repayments restricted to low and moderate income housing projects.



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PROPOSED ALL FUNDS SUMMARY

Fund #	Fund Name	Estimated Available Resources July 1, 2023	Estimated Revenues 2023/24	Recommended Expenditures 2023/24	Transfers Between Funds	Appropriation of Unassigned / Av. Fund Bal.*/Reserves	Estimated Available Resources July 1, 2024	Additional Appropriation of Available Asset Replacement Reserves*
100	General Fund**	$ 10,851,296	$ 30,414,665	$ 27,938,546	$ (2,285,831)		$ 11,041,584	
110	Comm Facilities Dist #1 (Cypress Grove)	1,021,895	356,669	569,934			$ 808,630	100,000
115	Oakley Creekside Park Restoration Grant***	(41,477)	41,403	41,403			$ (41,477)	
120	American Rescue Plan Act (ARPA)	3,569,097	-	4,071,233			$ (502,136)	
132	Park Landscaping Zn 1 (Comm Parks)	3,625,701	2,311,290	2,041,280	(210,000)		$ 3,685,711	100,000
133	LLD Zone 2 (Streetlighting)	181,557	256,816	511,328	190,000		$ 117,045	
134	Contra Costa Logistics Center (CFD 2020-1)	22,979	38,443	40,117			$ 21,305	5,562
136	Agricultural Preservation	7,159	-	-			$ 7,159	
138	Downtown Revitalization	86,544	251,226	171,799			$ 165,971	
140	Gas Tax Fund	326,690	1,269,106	1,334,046	(190,000)		$ 71,750	
141	Road Maintenance and Rehab	(45,297)	1,100,866	958,550			$ 97,019	
145	Stormwater NPDES	(310,034)	563,310	801,612			$ (548,336)	
148	Measure J	794,204	810,833	1,604,634			$ 403	
150	Police P-6 Fund	1,795	7,250,000	7,250,700			$ 1,095	
151	Police SLESF Fund	76	165,700	165,700			$ 76	
152	OTS Police Grant	-	-	-			$ -	
153	Opioid Remediation(J&D)	18,065	13,637	18,000			$ 13,702	
154	Officer Wellness & Mental Health Grant	-	28,000	28,000			$ -	
168	Sports Field Maintenance Fund	180,761	50,350	25,700			$ 205,411	
170	LLD Vintage Parkway	150,188	74,272	79,272	5,000		$ 150,188	49,590
171	LLD Oakley Ranch	18,755	26,546	32,935			$ 12,366	4,919
172	LLD Empire	63,561	4,734	5,278			$ 63,017	21,143
173	LLD Oakley Town Center	62,477	11,535	12,954			$ 61,058	20,606
174	LLD Oak Grove	64,560	28,605	30,024			$ 63,141	21,190
175	LLD Laurel Woods/Luna Estates	72,712	7,868	7,868			$ 72,712	24,221
176	LLD South Forty	38,723	9,905	9,905			$ 38,723	12,628
177	LLD Claremont	6,876	7,728	12,773			$ 1,831	1,435
178	LLD Gateway	134,387	18,610	23,682			$ 129,315	44,046
179	LLD Countryside (Village Green)	19,814	2,875	3,816			$ 18,873	6,268
180	LLD Country Fair (Meadow Glen)	1,440	5,473	8,800	5,831		$ 3,944	
181	LLD California Sunrise	56,535	3,702	3,661			$ 56,576	18,875
182	LLD California Visions (Laurel)	120,605	12,250	12,250			$ 120,605	40,166
183	LLD Claremont Heritage	173,091	18,540	18,540			$ 173,091	57,314
184	LLD Country Fair (Meadow Glen II)	162,096	122,844	123,791			$ 161,149	52,240
185	LLD Sundance	11,293	9,010	10,254			$ 10,049	2,989
186	LLD Calif Jamboree (Laurel Anne)	319,930	88,184	118,184	30,000		$ 319,930	100,000
187	LLD Country Place	(98,786)	23,400	44,201	40,000		$ (79,587)	
188	LLD Laurel Crest	78,471	87,800	177,800	90,000		$ 78,471	22,010
189	LLD Marsh Creek Glen	308,944	114,801	309,647			$ 114,098	100,000
190	LLD Quail Glen	88,677	37,635	37,424			$ 88,888	28,886
191	Cypress Grove	544,468	327,930	487,547	10,000		$ 394,851	100,000
192	South Oakley	345,568	486,657	457,420	10,000		$ 384,805	100,000
193	Stone Creek	307,236	78,216	67,942			$ 317,510	99,255
194	Magnolia Park	1,978,693	986,320	1,116,436	10,000		$ 1,858,577	100,000
195	Summer Lakes	1,087,556	585,285	558,070	25,000		$ 1,139,771	100,000
201	General Capital Projects	2,034,679	34,376	4,073,800	2,080,000		$ 75,255	
202	Traffic Impact Fee Fund	1,992,278	1,815,396	3,553,484			$ 254,190	
204	Park Impact Fee Fund	509,637	1,273,657	1,109,424			$ 673,870	
206	Public Facilities Impact Fee Fund	3,084,653	469,917	6,200	(676,779)		$ 2,871,591	
221	2012 Refunding Assessment Bond CIP	17,798	-	-			$ 17,798	
222	2014 Refunding Assessment Bond CIP*	649,429	-	-			$ 649,429	
231	Main Street Fund	(7,399)	-	-			$ (7,399)	
232	Regional Park Fund	1,926,081	348,000	3,210			$ 2,270,871	

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PROPOSED ALL FUNDS SUMMARY (continued)

Fund #	Fund Name	Estimated Available Resources July 1, 2023	Estimated Revenues 2023/24	Recommended Expenditures 2023/24	Transfers Between Funds	Appropriation of Unassigned / Av. Fund Bal.*/Reserves	Estimated Available Resources July 1, 2024	Additional Appropriation of Available Asset Replacement Reserves*
235	Street Maintenance Reserve Fund	3,492,789	-	3,280,000			$ 212,789	
301	Developer Deposits Fund	(1,283)	1,200,000	1,200,000			$ (1,283)	
351	2016 COPs Debt Svc Fund	(1,653)	-	676,779	676,779		$ (1,653)	
403	CFD - Citywide Stormwater	20,601	14,101	1,820			$ 32,882	5,201
404	Fire Protection (CFD 2018-1)	(12,382)	300,000	248,256			$ 39,362	
405	Emerson Ranch (2015-1) Parks/Lighting	601,964	225,595	225,595			$ 601,964	100,000
406	Emerson Ranch (CFD 2015-1) Neighborhood	495,135	216,427	216,427			$ 495,135	100,000
407	Emerson Ranch (CFD 2015-1) Storm	752,665	315,305	315,305			$ 752,665	100,000
408	Prescott (CFD 2015-2 Zn 1) Neighborhood Park	31,201	21,462	21,461			$ 31,202	7,800
409	Prescott (CFD2015-2) Zn 1 Storm	69,328	26,666	25,399			$ 70,595	17,617
410	Doyle Rd Landscaping (CFD 2015-2 Zn 2)	928	1,009	1,427			$ 510	118
411	Bella Estates Landscaping (CFD 2015-2 Zn 3)	(130)	1,429	1,005			$ 294	
412	Quicksilver Landscaping (CFD 2015-2 Zn 4)	798	1,099	1,105			$ 792	
413	7-11/Self Storage Landscaping (CFD 2015-2 Zn 5)	1,835	1,335	1,405			$ 1,765	262
414	Aspen Place Landscaping (CFD 2015-2 Zn 6)	10,944	7,793	9,732			$ 9,005	2,232
415	Aspen Lane Landscaping (CFD 2015-2 Zn 7)	28,220	12,936	12,936			$ 28,220	7,182
416	Duarte Ranch Landscaping (CFD 2015-2 Zn 8)	41,579	65,873	71,555			$ 35,897	11,326
417	Duarte Ranch Stormwater (CFD 2015-2 Zn 8)	82,234	23,259	18,015			$ 87,478	21,063
418	Nature Properties Landscaping (CFD 2015-2 Zn 10)	11,705	5,349	5,349			$ 11,705	3,281
419	Chevron Laurel/O'Hara Landsc. (CFD 2015-2 Zn 12)	6,760	3,021	3,021			$ 6,760	1,693
421	Gilbert Property Landscaping (CFD 2015-2 Zn 14)	337,893	549,860	547,488			$ 340,265	87,774
422	Gilbert Property Stormwater (CFD 2015-2 Zn 14)	208,549	306,323	300,741			$ 214,131	56,806
430	Vitner View (CFD 2015-2 Zn 29)	2,432	4,879	927			$ 6,384	967
501	Fleet Internal Service Fund	1,307,100	697,176	722,250			$ 1,282,026	
502	Capital Facilities Mtc and Replace Fund	222,359	-	200,710			$ 21,649	
503	Technology Internal Services	485,424	-	190,000	190,000		$ 485,424	
621	2012 Refunding AD 2004-1 Debt Svc Fund	1,750,348	1,167,889	926,630			$ 1,991,607	
622	2014 Refunding AD 2006-1 Debt Svc Fund	1,112,619	746,740	649,631			$ 1,209,729	
767	Successor Housing Agency	(977,314)	10,000	10,000			$ (977,314)	
	Total	$ 46,698,688	$ 57,969,911	$ 69,974,143	$ -	$ -	$ 34,694,456	$ 1,856,661

Please note that the total for the All Funds Summary differs from the Revenue Summary by Fund and Expenditure summary by Fund, due to transfers between funds, which can be recorded as revenue to some funds and expenditures to other funds but zero out in total, as can be seen in the All Funds Summary, above.

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REVENUE SUMMARY BY FUND

	Actuals FY 2019/2020	Actuals FY 2020/2021	Actuals FY 2021/2022	Projected FY 2022/2023	Proposed FY 2023/2024
Fund					
General Fund	$ 24,229,450	$ 27,842,383	$ 28,507,463	$ 30,161,207	$ 30,414,665
Cypress Grove (CFD #1)	378,707	356,029	374,661	354,167	356,669
Oakley Creekside Park Restoration*	-	-	129,030	224,554	41,403
American Rescue Plan Act (ARPA)	-	-	677,196	9,499,994	-
You, Me, We = Oakley*	27,921	69,396	202,193	-	-
Parks Landscaping Assessment - (LLAD Zn 1)	1,446,825	1,709,126	1,964,913	2,131,400	2,311,290
Lighting Assessment Dist - (LLAD Zn 2)	415,107	450,133	469,586	440,436	446,816
Contra Costa Logistics Center (CFD 2020-1)	-	-	22,363	39,176	38,443
Agricultural Preservation*	140	49	14	-	-
Downtown Revitalization	194,625	259,254	260,153	210,200	251,226
Gas Tax	976,771	959,203	1,054,930	1,253,770	1,269,106
Gas Tax-RMRA SB1	-	780,389	863,938	978,277	1,100,866
Stormwater NPDES	511,081	519,250	511,107	500,500	563,310
Measure J	676,105	647,157	736,491	751,090	810,833
Police P-6 Assessment District	5,244,720	5,429,940	6,346,492	7,199,570	7,250,000
Supplemental Law Enforcement (SLEF)	157,606	157,096	161,347	150,000	165,700
OTS Police Grants	-	12,948	12,578	-	-
Opioid Remediation(J&D)	-	-	-	18,065	13,637
Officer Wellness & Mental Health Grant	-	-	-	-	28,000
Sports Field Maintenance	30,266	41,002	58,002	41,949	50,350
Vintage Parkway (LLAD Zn 3-1)	82,955	79,962	79,101	79,214	79,272
Oakley Ranch (LLAD Zn 3-2)	27,031	26,649	26,499	26,546	26,546
Empire (LLAD Zn 3-3)	6,330	5,105	4,702	4,734	4,734
Oakley Town Center (LLAD Zn 3-4)	12,643	11,473	11,097	11,535	11,535
Oak Grove (LLAD Zn 3-5)	29,794	28,919	28,572	28,605	28,605
Laurel Woods/Luna Estates (LLAD Zn 3-6)	9,694	8,311	7,860	7,868	7,868
South Forty (LLAD Zn 3-7)	10,657	10,043	9,906	9,905	9,905
Claremont (LLAD Zn 3-8)	7,946	7,728	7,649	7,728	7,728
Gateway (LLAD Zn 3-9)	22,322	19,620	18,720	18,610	18,610
Countryside-Village Green (LLAD Zn 3-10)	3,210	2,814	2,678	2,875	2,875
Country Fair-Meadow Glen (LLAD Zn 3-11)	5,513	5,460	5,425	9,423	11,304
California Sunrise (LLAD Zn 3-12)	5,031	4,006	3,652	3,702	3,702
California Visions-Laurel (LLAD Zn 3-13)	15,325	13,068	12,319	12,250	12,250
Claremont Heritage (LLAD Zn 3-14)	22,826	19,730	18,692	18,540	18,540
Country Fair-Meadow Glen II (LLAD Zn 3-15)	126,177	123,948	123,096	122,982	122,844
Sundance (LLAD Zn 3-16)	9,178	8,999	8,937	9,010	9,010
CA Jamboree-Laurel Anne (LLAD Zn 3-17)	126,093	120,445	118,526	118,184	118,184
Country Place (LLAD Zn 3-18)	43,400	43,402	43,400	43,400	63,400
Laurel Crest (LLAD Zn 3-19)	130,171	158,341	157,825	157,800	177,800
Marsh Creek Glen (LLAD Zn 3-20)	105,137	104,032	104,123	109,038	114,801
Quail Glen (LLAD Zn 3-21)	34,051	33,681	33,747	36,015	37,635
Cypress Grove (LLAD Zn 3-22)	305,950	305,345	306,478	321,468	337,930
South Oakley (LLAD Zn 3-23)	426,495	433,499	437,777	459,341	496,657
Stone Creek (LLAD Zn 3-24)	64,684	60,773	65,153	71,133	78,216
Magnolia Park (LLAD Zn 3-25)	805,611	781,327	847,097	928,357	996,320
Summer Lake (LLAD Zn 3-26)	482,172	470,324	509,356	557,261	610,285
General Capital Projects	2,083,589	1,600,190	1,148,265	2,560,000	2,114,376
Traffic Impact Fee	5,036,458	6,000,687	4,329,404	3,583,132	1,815,396
Park Impact Fee	856,521	3,732,746	2,588,457	2,755,740	1,273,657
Public Facilities Fee	1,069,332	2,636,471	1,642,042	1,074,471	469,917
Fire Impact Fee*	327,339	531,359	658,536	-	-

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REVENUE SUMMARY BY FUND (Continued)

	Actuals FY 2019/2020	Actuals FY 2020/2021	Actuals FY 2021/2022	Projected FY 2022/2023	Proposed FY 2023/2024
Fund					
2012 Refunding Assessment Bond CIP	65,081	83,002	92,478	-	-
2014 Refunding Assessment Bond CIP	59,769	125,455	119,082	-	-
Main Street	1,350,000	350,000	350,000	10,000	-
Regional Parks (CFD)	62,803	187,671	284,637	165,000	348,000
Street Maintenance Reserve	350,000	1,025,000	4,000,000	2,000,000	-
Developer Deposits	1,562,172	1,198,719	1,330,150	1,250,000	1,200,000
Debt Service	675,942	674,274	667,391	666,769	676,779
Stormwater Citywide (CFD)	68,902	4,428	9,671	11,799	14,101
Fire Protection (CFD 2018-1)	13,949	65,073	246,015	300,000	300,000
Emerson Ranch Parks/St. Lighting (CFD 2015-1)	-	188,911	192,468	201,174	225,595
Emerson Ranch Neighborhood (CFD 2015-1)	-	180,781	184,484	193,001	216,427
Emerson Ranch Storm Water (CFD 2015-1)	-	263,487	268,601	281,206	315,305
Prescott Landscaping (CFD 2015-2 Zn 1)	-	26,147	20,404	21,462	21,462
Prescott Stormwater (CFD 2015-2 Zn 1)	-	24,895	25,433	26,666	26,666
Doyle Rd Landscaping (CFD 2015-2 Zn 2)	-	(330)	924	755	1,009
Bella Estates Landscaping (CFD 2015-2 Zn 3)	-	535	1,048	633	1,429
Quicksilver Landscaping (CFD 2015-2 Zn 4)	-	(1,249)	1,049	1,099	1,099
7-11/Self Storage Landscaping (CFD 2015-2 Zn 5)	-	788	1,275	1,335	1,335
Aspen Place Landscaping (CFD 2015-2 Zn 6)	-	9,836	7,444	7,793	7,793
Aspen Lane Landscaping (CFD 2015-2 Zn 7)	-	15,450	12,373	12,936	12,936
Duarte Ranch Landscaping (CFD 2015-2 Zn 8)	-	60,720	62,756	65,873	65,873
Duarte Ranch Stormwater (CFD 2015-2 Zn 8)	-	21,841	22,222	23,259	23,259
Nature Properties Landscaping (CFD 2015-2 Zn 10)	-	5,000	5,117	5,349	5,349
Chevron Laurel/O'Hara Landscaping (CFD 2015-2 Zn 12)	-	2,825	2,890	3,021	3,021
Gilbert Property Landscaping (CFD 2015-2 Zn 14)	-	323,523	435,333	539,810	549,860
Gilbert Property Stormwater (CFD 2015-2 Zn 14)	-	129,774	242,204	275,294	306,323
Vitner View (CFD 2015-2 Zn 29)	-	-	-	4,879	4,879
Vehicle and Equipment Replacement	245,591	307,292	344,106	391,779	697,176
Capital Facilities Maintenance & Replacement	460,159	136,189	466,469	600,000	-
Technology Internal Services	-	-	367,436	206,000	190,000
AD 2004-1 Debt Svc Fund	1,228,062	1,212,642	11,665,209	1,190,803	1,167,889
AD 2006-1 Debt Svc Fund	775,694	770,832	747,196	759,160	746,740
Tax Increment Housing	98,767	5,610	46,776	10,000	10,000
Total Revenue	**$ 53,599,850**	**$ 64,020,930**	**$ 77,934,191**	**$ 76,330,075**	**$ 61,332,521**

Please note that the total for the All Funds Summary differs from the Revenue Summary by Fund and Expenditure Summary by Fund, due to transfers between funds, which can be recorded as revenue to some funds and expenditures to other funds but zero out in total, as can be seen in the All Funds Summary.

OAKLEY
CALIFORNIA

EXPENDITURE SUMMARY BY FUND

	Actuals FY 2019/2020	Actuals FY 2020/2021	Actuals FY 2021/2022	Projected FY 2022/2023	Proposed FY 2023/2024
Fund					
General Fund	$ 21,446,737	$ 20,862,394	$ 26,315,972	$ 36,266,695	$ 30,224,377
Cypress Grove (CFD #1)	100,394	140,326	423,091	1,697,803	669,934
Oakley Creekside Park Restoration*	-	-	170,508	224,554	41,403
American Rescue Plan Act (ARPA)	-	-	566,119	6,327,881	4,071,233
You, Me, We = Oakley*	27,921	69,396	206,167	-	-
Parks Landscaping Assessment - (LLAD Zn 1)	1,086,768	1,043,070	1,532,619	1,808,721	2,351,280
Lighting Assessment Dist - (LLAD Zn 2)	363,402	383,775	425,734	460,436	511,328
Contra Costa Logistics Center (CFD 2020-1)	-	-	3,500	34,662	45,679
Agricultural Preservation*	-	-	-	-	-
Downtown Revitalization Fund	309,995	223,410	180,478	221,120	171,799
Gas Tax	692,424	602,197	664,533	1,818,703	1,524,046
Gas Tax-RMRA SB1	-	83,937	1,037,164	2,271,403	958,550
Stormwater NPDES	540,249	595,016	743,845	859,661	801,612
Measure J	441,924	476,111	122,197	1,673,775	1,604,634
Police P-6 District	5,244,720	5,428,145	6,341,613	7,199,570	7,250,700
Supplemental Law Enforcement (SLEF)	157,606	157,020	160,735	150,000	165,700
OTS Police Grants*	-	13,799	11,727	-	-
Opioid Remediation(J&D)	-	-	-	-	18,000
Officer Wellness & Mental Health Grant	-	-	-	-	28,000
Sports Field Maintenance	16,032	25,907	19,606	430	25,700
Vintage Parkway (LLAD Zn 3-1)	80,436	68,726	69,758	127,329	128,862
Oakley Ranch (LLAD Zn 3-2)	26,317	28,463	29,429	33,738	37,854
Empire (LLAD Zn 3-3)	3,728	4,669	3,884	25,745	26,421
Oakley Town Center (LLAD Zn 3-4)	7,875	11,854	7,388	31,576	33,560
Oak Grove (LLAD Zn 3-5)	19,887	21,682	23,404	48,806	51,214
Laurel Woods/Luna Estates (LLAD Zn 3-6)	4,391	8,656	6,140	32,041	32,089
South Forty (LLAD Zn 3-7)	6,963	8,358	8,151	22,494	22,533
Claremont (LLAD Zn 3-8)	9,165	10,921	10,602	10,689	14,208
Gateway (LLAD Zn 3-9)	17,420	19,861	22,160	64,876	67,728
Countryside-Village Green (LLAD Zn 3-10)	1,915	3,505	3,526	9,471	10,084
Country Fair-Meadow Glen (LLAD Zn 3-11)	5,450	7,872	8,888	5,473	8,800
California Sunrise (LLAD Zn 3-12)	1,259	2,428	2,791	22,667	22,536
California Visions-Laurel (LLAD Zn 3-13)	8,053	9,732	9,760	52,432	52,416
Claremont Heritage (LLAD Zn 3-14)	10,228	14,222	10,389	74,704	75,854
Country Fair-Meadow Glen II (LLAD Zn 3-15)	109,927	108,308	115,025	174,928	176,031
Sundance (LLAD Zn 3-16)	9,107	9,337	8,148	11,796	13,243
CA Jamboree-Laurel Anne (LLAD Zn 3-17)	106,024	108,955	112,777	214,502	218,184
Country Place (LLAD Zn 3-18)	43,066	49,153	43,279	63,181	44,201
Laurel Crest (LLAD Zn 3-19)	136,679	167,690	162,496	185,233	199,810
Marsh Creek Glen (LLAD Zn 3-20)	72,934	53,908	71,059	203,138	409,647
Quail Glen (LLAD Zn 3-21)	29,727	22,461	23,781	63,131	66,310
Cypress Grove (LLAD Zn 3-22)	261,846	336,657	312,662	421,468	587,547
South Oakley (LLAD Zn 3-23)	363,606	443,990	451,905	559,341	557,420
Stone Creek (LLAD Zn 3-24)	19,141	19,806	20,640	160,917	167,197
Magnolia Park (LLAD Zn 3-25)	552,997	701,137	830,035	1,034,987	1,216,436
Summer Lake (LLAD Zn 3-26)	390,369	283,848	479,587	657,261	658,070
General Capital Projects	1,490,274	554,963	2,367,946	7,643,529	4,073,800
Traffic Impact Fee	561,576	4,415,768	1,100,760	13,651,647	3,553,484
Park Impact Fee	77,951	593,811	159,812	7,712,429	1,109,424
Public Facilities Fee	710,479	755,092	728,911	1,387,409	682,979
Fire Impact Fee*	1,129,286	768,305	658,536	-	-

OAKLEY
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EXPENDITURE SUMMARY BY FUND (Continued)

	Actuals FY 2019/2020	Actuals FY 2020/2021	Actuals FY 2021/2022	Projected FY 2022/2023	Proposed FY 2023/2024
Fund					
2012 Refunding Assessment Bond CIP	-	109,581	55,090	62,377	-
2014 Refunding Assessment Bond CIP*	-	-	-	-	-
Main Street	85,261	70,752	1,418,839	1,257,049	-
Regional Parks (CFD)	417,597	42,463	54,199	31,679	3,210
Street Maintenance Reserve	-	269,378	2,558,152	2,100,000	3,280,000
Developer Deposits	1,560,957	1,199,934	1,330,217	1,214,817	1,200,000
Debt Service	672,943	673,225	671,670	709,479	676,779
Stormwater Citywide (CFD)	453	5,515	2,059	2,024	7,021
Fire Protection (CFD 2018-1)	13,949	76,521	245,945	300,000	248,256
Emerson Ranch Parks/St. Lighting (CFD 2015-1)	-	95,862	141,851	301,174	325,595
Emerson Ranch Neighborhood (CFD 2015-1)	-	96,005	136,394	293,001	316,427
Emerson Ranch Storm Water (CFD 2015-1)	-	121,809	254,325	401,206	415,305
Prescott Landscaping (CFD 2015-2 Zn 1)	-	16,167	17,671	21,462	29,261
Prescott Stormwater (CFD 2015-2 Zn 1)	-	25,900	32,677	26,666	43,016
Doyle Rd Landscaping (CFD 2015-2 Zn 2)	-	1,212	1,572	755	1,545
Bella Estates Landscaping (CFD 2015-2 Zn 3)	-	1,211	1,572	423	1,005
Quicksilver Landscaping (CFD 2015-2 Zn 4)	-	1,902	2,272	1,099	1,105
7-11/Self Storage Landscaping (CFD 2015-2 Zn 5)	-	1,903	2,272	1,335	1,667
Aspen Place Landscaping (CFD 2015-2 Zn 6)	-	9,023	9,080	7,793	11,964
Aspen Lane Landscaping (CFD 2015-2 Zn 7)	-	8,888	8,404	12,936	20,118
Duarte Ranch Landscaping (CFD 2015-2 Zn 8)	-	63,040	73,049	80,369	82,881
Duarte Ranch Stormwater (CFD 2015-2 Zn 8)	-	14,323	20,398	26,595	39,078
Nature Properties Landscaping (CFD 2015-2 Zn 10)	-	3,684	4,078	5,349	8,631
Chevron Laurel/O'Hara Landscaping (CFD 2015-2 Zn 12)	-	1,906	2,275	3,021	4,714
Gilbert Property Landscaping (CFD 2015-2 Zn 14)*	-	179,997	332,415	663,701	635,262
Gilbert Property Stormwater (CFD 2015-2 Zn 14)	-	37,758	173,349	275,294	357,547
Vitner View (CFD 2015 -2 Zn 29)	-	-	-	2,447	1,894
Vehicle and Equipment Replacement	374,819	324,322	282,484	400,029	722,250
Capital Facilities Maintenance & Replacement	277,809	275,564	282,336	658,019	200,710
Technology Internal Services	-	-	134,089	101,295	190,000
AD 2004-1 Debt Svc Fund	1,154,060	1,154,371	12,505,353	923,563	926,630
AD 2006-1 Debt Svc Fund	708,282	767,042	765,688	778,028	649,631
Tax Increment Housing	25,628	8,495	7,243	10,000	10,000
Total Expenditures	**$ 41,988,005**	**$ 45,376,393**	**$ 68,316,252**	**$ 106,395,337**	**$ 75,193,416**

Please note that the total for the All Funds Summary differs from the Revenue Summary by Fund and Expenditure summary by Fund, due to transfers between funds, which can be recorded as revenue to some funds and expenditures to other funds but zero out in total, as can be seen in the All Funds Summary.

OAKLEY
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2023-2024 Position Allocation Summary

2023/2024 Position Allocation Summary

	Position	Status	City of Oakley FTE	Contract FTE	Total FTE 2023/2024	Total FTE 2022/2023	Increase/ Decrease
City Council							
	Mayor	Elected	1.00		1.00	1.00	-
	Vice-Mayor	Elected	1.00		1.00	1.00	-
	Councilmembers	Elected	3.00		3.00	3.00	-
	Total City Council Staffing:		**5.00**	**0.00**	**5.00**	**5.00**	-
Building							
	Admininistrative Assistant	Employee	0.50		0.50	0.50	-
	Building Inspector I	Employee	2.00		2.00	2.00	-
	Building Official	Contract	0.00	0.40	0.40	0.40	-
	Engineering Technician	Employee	0.10		0.10	0.10	-
	Permit Center Manager	Contract	0.00	0.40	0.40	0.40	-
	Permit Technician I	Employee	1.00		1.00	1.00	-
	Permit Technician II	Employee	1.00		1.00	1.00	-
	Total Building Staffing:		**4.60**	**0.80**	**5.40**	**5.40**	-
Code Enforcement							
	Code Enforcement Officer I	Employee	1.00		1.00	1.00	-
	Code Enforcement Tech	Employee	2.00		2.00	2.00	-
	Total Code Enforcement Staffing:		**3.00**	**0.00**	**3.00**	**3.00**	-
City Attorney							
	Assistant City Attorney	Contract		0.25	0.25	0.25	-
	City Attorney	Contract		0.25	0.25	0.25	-
	City Clerk/Paralegal	Employee	0.15		0.15	0.15	-
	Total City Attorney Staffing:		**0.15**	**0.50**	**0.65**	**0.65**	-
City Clerk							
	City Clerk/Paralegal	Employee	0.85		0.85	0.85	-
	Deputy City Clerk	Employee	1.00		1.00	1.00	-
	Office Assistant	Employee	1.00		1.00	1.00	-
	Admininistrative Assistant	Employee	0.75		0.75	0.75	-
	Total City Clerk Staffing:		**3.60**	**0.00**	**3.60**	**3.60**	-
City Manager							
	City Manager	Employee	1.00		1.00	1.00	-
	Assistant to the City Manager	Employee	0.00		0.00	1.00	(1.00)
	Assistant City Manager	Employee	1.00		1.00	0.00	1.00
	Total City Manager Staffing:		**2.00**	**0.00**	**2.00**	**2.00**	-
Human Resources							
	Human Resources Director	Employee	1.00		1.00	1.00	-
	Human Resources Technician	Employee	1.00		1.00	1.00	-
	Human Resources Assistant	Employee	0.48		0.48	0.48	
	Total Human Resources Staffing:		**2.48**	**0.00**	**2.48**	**2.48**	-
Facilities Maintenance							
	Facilities Maintenance Worker	Employee	1.00		1.00	1.00	-
	Custodian	Employee	2.00		2.00	1.00	1.00
	Total Building Maintenance Staffing:		**3.00**	**0.00**	**3.00**	**2.00**	**1.00**
Finance							
	Accounting Assistant	Employee	1.00		1.00	1.00	-
	Accounting Manager	Employee	1.00		1.00	1.00	-
	Administrative Asst.	Employee	0.50		0.50	0.50	-
	Finance Director	Employee	1.00		1.00	1.00	-
	Senior Accounting Technician	Employee	1.00		1.00	1.00	-
	Total Finance Department Staffing:		**4.50**	**0.00**	**4.50**	**4.50**	-
Information Technolgy							
	Network Engineers	Contract		1.00	1.00	1.00	-
	Total Information Technology Staffing:		**0.00**	**1.00**	**1.00**	**1.00**	-
Economic Development							
	Economic Development Analyst	Employee	1.00		1.00	1.00	-
	Total Economic Development Staffing:		**1.00**	**0.00**	**1.00**	**1.00**	-

OAKLEY
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2023-2024 Position Allocation Summary (Continued)

2023/2024 Position Allocation Summary

	Position	Status	City of Oakley FTE	Contract FTE	Total FTE 2023/2024	Total FTE 2022/2023	Increase/ Decrease
Planning							
	Community Development Director	Employee	1.00		1.00	1.00	-
	Planning Technician	Employee	0.00		0.00	1.00	(1.00)
	Associate Planner	Employee	1.00		1.00	0.00	1.00
	Planning Manager	Employee	1.00		1.00	1.00	-
	Total Planning Staffing:		**3.00**	**0.00**	**3.00**	**3.00**	-
Police							
	Chief	Employee	1.00		1.00	1.00	-
	Administrative Technician	Employee	1.00		1.00	0.00	1.00
	Engineering Technician	Employee	0.10		0.10	0.10	-
	Lieutenant	Employee	2.00		2.00	2.00	-
	Officers	Employee	31.0		31.00	30.00	1.00
	Police Records Assistant	Employee	1.95		1.95	1.95	-
	Police Services Assistants	Employee	3.48		3.48	3.95	(0.47)
	Property & Evidence Technician	Employee	1.00		1.00	1.00	-
	Police Records Supervisor	Employee	1.00		1.00	1.00	-
	Sergeants	Employee	7.00		7.00	7.00	-
	Total Police Department Staffing:		**49.53**	**0.00**	**49.53**	**48.00**	**1.53**
Public Works and Engineering							
	Capital Projects Engineer	Employee	1.00		1.00	1.00	-
	City Engineer/Public Works Director	Employee	1.00		1.00	1.00	-
	Engineering Technician	Employee	0.80		0.80	0.80	-
	Park & Landscape Maintenance Worker	Employee	5.00		5.00	2.48	2.53
	Park & Landscape Tree Maintenance Work	Employee	0.00		0.00	1.00	(1.00)
	Parks & Landscape Maintenance Foreman	Employee	1.00		1.00	1.00	-
	Parks and Landscape Maintenance Manager	Employee	1.00		1.00	1.00	-
	Parks Ranger	Employee	1.00		1.00	1.00	-
	Principal Engineer	Employee	1.00		1.00	1.00	-
	Administrative Assistant	Employee	1.00		1.00	0.48	0.53
	Public Works Administrative Specialist	Employee	1.00		1.00	1.00	-
	Public Works Inspector	Employee	1.00		1.00	1.00	-
	Public Works Maintenance Worker	Employee	1.00		1.00	1.00	-
	Sports Field Maintenance Laborer	Employee	0.00		0.00	0.48	(0.48)
	Streets Maintenance Foreman	Employee	1.00		1.00	1.00	-
	Total Public Works/Engineering Staffing:		**16.80**	**0.00**	**16.80**	**15.23**	**1.57**
Recreation							
	Recreation and Event Coordinator	Employee	1.00		1.00	1.00	-
	Recreation Aide(Seasonal)	Employee	0.95		0.95	3.80	(2.85)
	Recreation Director	Employee	1.00		1.00	1.00	-
	Recreation Leader(Seasonal)	Employee	4.28		4.28	4.28	0.00
	Administrative Assistant	Employee	1.00		1.00	1.00	-
	Total Recreation Staffing:		**8.23**	**0**	**8.23**	**11.08**	**-2.85**
	Total Contract Employees			**2.30**	**2.30**	**2.30**	-
	Total City Employees:		**106.88**		**106.88**	**105.63**	**1.25**
	Total Position Allocation Summary				**109.18**	**107.93**	**1.25**

OAKLEY
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EMPLOYEE BENEFITS

Defined Benefit Retirement Plan - The City participates in the California Public Employees' Retirement system (CalPERS) and provides the following benefit formulas, with the formula designation depending on the hire date and prior CalPERS service of the employee:

Miscellaneous Employees

- Classic Tier 1: 2.5% @ 55, highest single year, if hired before October 18, 2010
- Classic Tier 2: 2.0% @ 60, highest single year, if hired on or after October 18, 2010
- PEPRA Tier 3: 2.0% @ 62, average 3-year final compensation, if hired on or after January 1, 2013

Safety

- PEPRA 2.7% @ 57, average 3-year final compensation, all sworn personnel

For employees that are currently active in CalPERS, the City does NOT participate in Social Security, except for the mandatory 1.45% payroll deduction for Medicare.

Health and Welfare – City offers numerous plans including both HMO and PPO plans with the City currently providing up to $1,835 per month for family coverage (will change to $1,935 in December of 2022) or up to $1,235 for employee only coverage to be used toward the premium for health insurance coverage. If an employee has existing group coverage, they can receive $400 as cash-in-lieu. Dental and Vision coverage for employee and family is paid for by the City.

Medical Trust – Safety employees receive a contribution of $450 per month toward their Medical Trust with Peace Officers Research Association of California (PORAC). All non-Safety Employees receive a contribution of $50 per pay period toward a retiree health savings plan.

Deferred Compensation – 457 and 401a plans available, including a City match of employee's contributions (up to 1% of base salary) for miscellaneous employees.

Holidays – 14 scheduled holidays

Vacation – Accrual of 80 hours per year initially and incrementally increasing up to 200 hours per year after 15 years of service (accrued with each pay period).

Management Leave – 96 hours per year (for management only)

Sick Leave – 96 hours per year (accrued with each pay period).

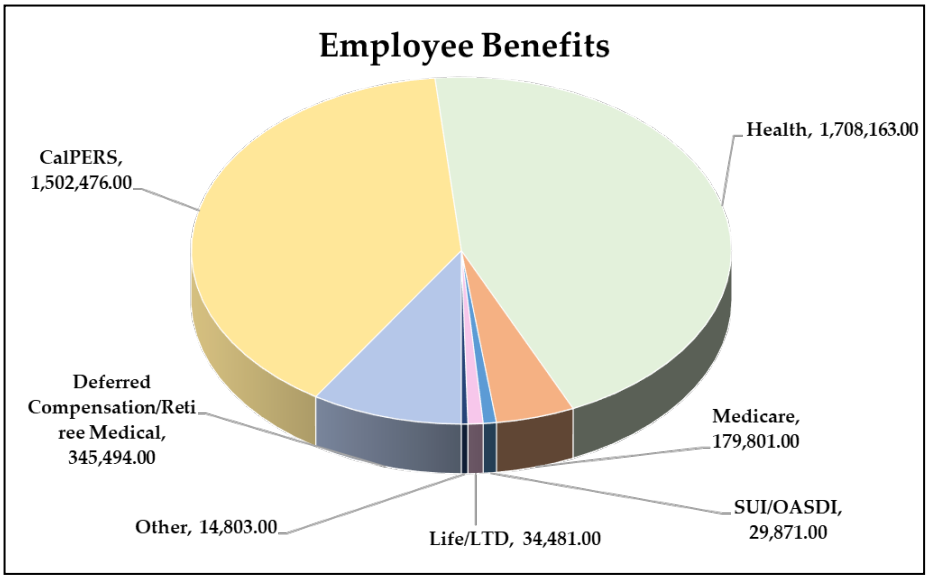
Life Insurance - If an employee's death occurs while covered under this plan, the employee's designated beneficiary will receive a benefit of $100,000. The City of Oakley pays for this benefit premium. Additional life insurance benefit amounts (over the $100,000) are available, but premiums are paid for solely by the employee.

Long Term Disability – City paid plan - Long Term Disability Insurance provides you with income protection in the event of a disability. The plan pays 2/3's of your salary up to a maximum monthly benefit of $6,667. If you are eligible for income from other sources, such as Social Security and/or Worker's Compensation, LTD benefits are adjusted so that the maximum monthly benefit you receive from all sources does not exceed 2/3's of pre-disability earnings. The elimination period is 90 days with a duration for benefits paid up to age 65. The City of Oakley pays for your coverage offered through The Standard. Sworn Police personnel have employee-paid disability insurance through the Peace Officers Research Association of California (PORAC).

Flexible Spending Accounts – Tax deferred options for dependent care, health care, and commuter expenses is offered.

Wellness – Gym or physical fitness premiums for employee only can be reimbursed, up to $35 per month.

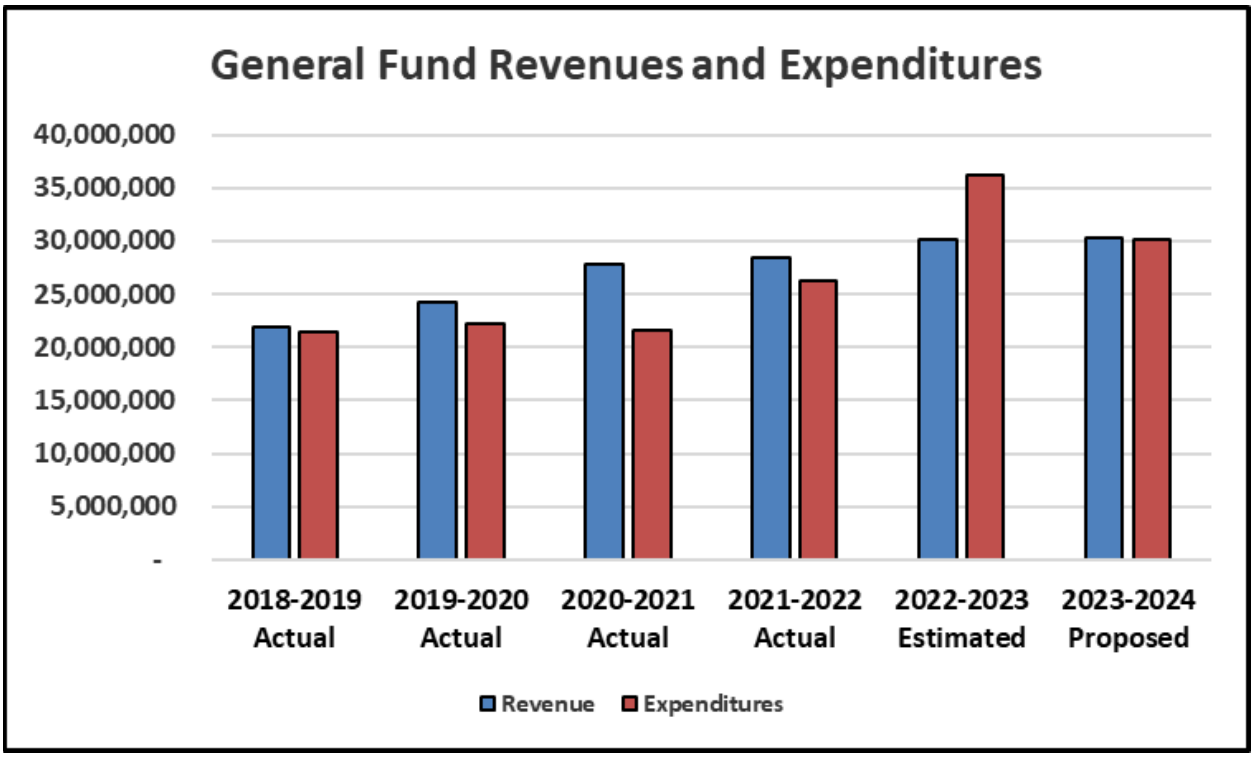
Tuition Reimbursement – Employees have up to $2,500 per fiscal year available to cover tuition and book costs to continue their education at an institution accredited by the Western Association of Schools and Colleges.



OAKLEY
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GENERAL FUND BUDGET OVERVIEW

The Proposed General Fund Operational Budget for Fiscal Year 2023-2024 is balanced, with $30,414,665 of revenues and $30,224,377 of recurring expenditures, net of $0 of non-recurring Transfers Out. Of the $2,285,831 of Transfers Out proposed for Fiscal Year 2023-2024, all $2,285,831 is considered recurring, including $2,080,000 for Street Maintenance and Repairs, $190,000 for Technology equipment replacements and $15,831 to assist landscape and lighting assessment districts. Total proposed General Fund Expenditures, including Transfers Out, amount to $30,224,377 and are $190,288 less than projected revenues.



As depicted in the chart above, total General Fund revenues have tended to exceed expectations and exceed total expenditures from Fiscal Years 2018-2019 through 2020-2021. With substantial contributions into capital projects for both Fiscal Years 2021-2022 and 2022-2023, expenditures were expected to exceed revenues, due to the planned spend-down of fund balance. For Fiscal Year 2023-2024, there is no planned spend-down of fund balance for the General Fund.

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GENERAL FUND PROPOSED BUDGET
FISCAL YEAR 2023-2024

	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Revenues:					
Property Taxes	$ 7,206,055	7,683,832	8,270,514	9,289,930	9,847,326
Sales Tax	2,183,052	2,485,023	3,245,824	3,200,000	3,100,000
Franchise Taxes	1,893,515	2,043,872	2,285,075	2,162,000	2,674,000
Other Taxes	635,353	606,518	1,001,023	585,000	610,000
Total Taxes	11,917,975	12,819,244	14,802,436	15,236,930	16,231,326
Interfund Charges for Services	8,530,263	8,350,135	9,544,106	11,062,178	11,142,039
Developer Fees	2,059,111	4,700,723	3,316,117	2,601,300	1,628,000
Intergovernmental Revenues	434,484	999,829	515,361	515,361	418,000
Business Licenses	148,066	190,154	189,699	155,000	180,000
Other Revenue	781,616	425,943	216,513	191,339	445,300
Other Financing Sources	357,935	356,355	(76,769)	-	370,000
Total Revenue	24,229,450	27,842,384	28,507,463	29,762,108	30,414,665
Expenditures:					
Animal Control	266,521	273,294	288,310	341,874	405,696
City Council	63,167	62,620	138,174	125,732	73,795
City Clerk	345,831	375,251	379,030	513,542	537,596
City Attorney	293,448	314,944	358,280	458,279	457,605
City Manager	585,531	585,769	621,906	791,795	923,128
Community Outreach	123,538	155,044	181,685	-	-
Finance	832,204	807,782	800,900	975,488	988,993
Human Resources	276,394	386,264	693,434	742,078	613,229
Building Maintenance	105,777	111,208	272,176	570,101	647,240
IT	293,120	297,023	485,445	342,906	303,267
Non Departmental	816,980	568,754	(568,594)	(255,263)	-
Economic Development	259,039	186,705	196,444	270,735	284,361
Building & Code Enforcement	1,052,987	1,125,697	1,210,924	1,307,790	1,364,672
Police	9,796,066	9,751,044	10,590,530	12,866,479	14,719,915
Planning	638,980	686,134	655,757	1,095,600	982,696
Public Works	2,520,069	2,721,894	3,671,455	4,684,025	4,532,011
Recreation	659,390	590,125	719,116	1,004,934	1,104,342
Transfers Out	3,356,000	2,609,222	5,621,000	10,380,000	2,285,831
Total Expenditures	22,285,042	21,608,774	26,315,972	36,216,095	30,224,377
Net Revenue (Expense)	1,944,408	6,233,610	2,191,491	(6,453,987)	190,288
Beginning Fund Balance	16,645,985	17,860,393	24,094,003	26,285,494	19,831,507
Disposition of Land Held	(730,000)				
Reserved Fund Balance	11,263,438	11,465,822	16,126,861	8,980,211	8,980,211
Unassigned Fund Balance	6,596,955	12,628,181	10,158,633	10,851,296	11,041,584
Total Ending Fund Balance	17,860,393	24,094,003	26,285,494	19,831,507	20,021,795

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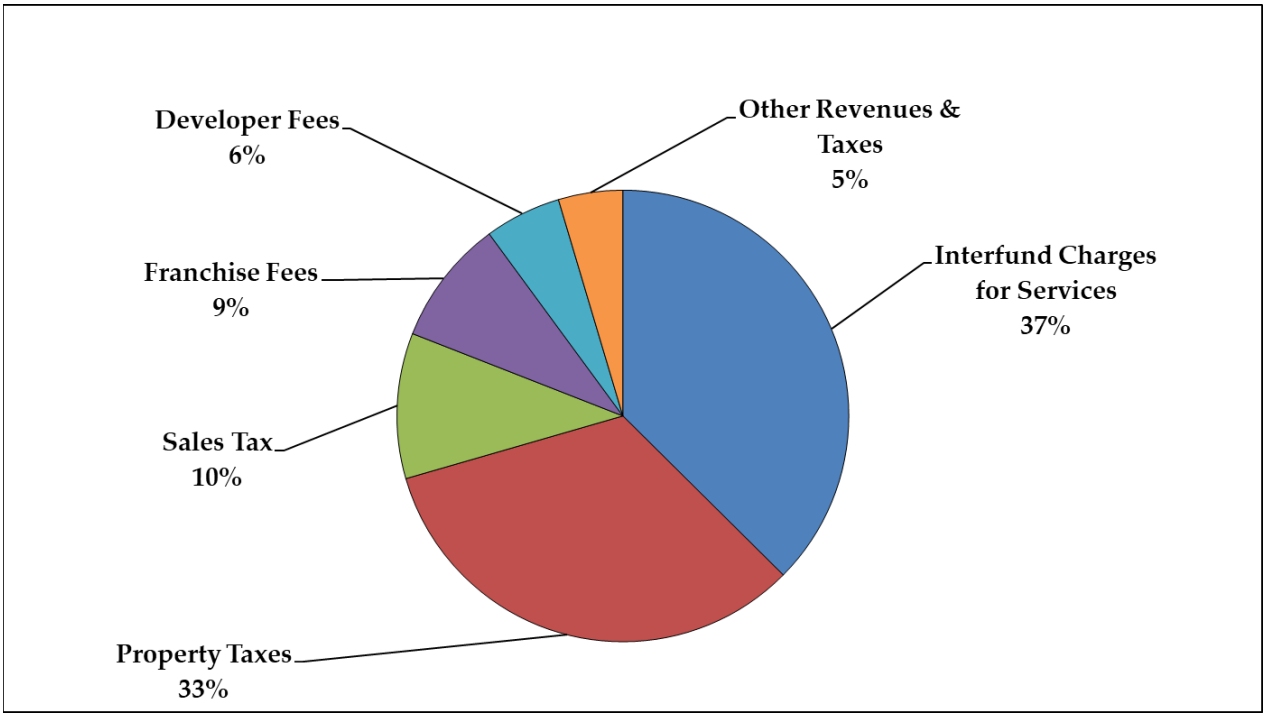
OVERALL ANALYSIS OF GENERAL FUND REVENUE

Overall General Fund revenues for Fiscal Year 2022-2023 are estimated to come in nearly $1.2 million or 4.4% higher than actual Fiscal Year 2021-2022 revenues, totaling just over $29.7 million in 2022-2023 and just under $28.5 million in 2021-2022. Fiscal Year 2023-2024 revenues are projected to be $30.4 million, which is about $653,000 or 2.2% higher than total estimated Fiscal Year 2022-2023 revenues. This increase is primarily due to higher projections of approximately $557,000 more for Interfund Charges for Services, $512,000 more for Franchise Fees, $370,000 more for Interest Income and $80,000 more for Property Taxes. Offsetting much of those increases is a projected $973,000 decrease in Developer Fees, a $100,000 drop in Sales Taxes and a $223,000 drop in Other Revenues. The impacts that COVID-19 would have on the global economy and on the City's General Fund revenues were uncertain when we prepared our Fiscal Year 2021-2022 Budget and there continued to be uncertainty about the future of COVID-19 as we prepared the Fiscal Year 2022-2023 Budget. As we now prepare the Fiscal Year 2023-2024 Budget, it appears that the COVID-19 Pandemic and much of the uncertainties related to it have passed. However, rising interest rates and their impact on the housing market have become the primary point of concern for General Fund revenue projections. Fortunately, even with lower Developer Fee projections, total overall General Fund revenue has continued to grow. In addition, the City of Oakley has received a total of $10,177,190 from the federal government through the American Recovery Plan Act (ARPA) over the past two fiscal years. The City of Oakley used $177,190 to reimburse the City's General Fund in Fiscal Year 2021-2022 for a portion of the special COVID sick leave that has been paid out during the pandemic. The other $10 million is being accounted for in of a separate fund (Fund 120) and must be expended on governmental services by December of 2026. Although this $10 million will not be run through the General Fund, it will clearly help the City to provide many governmental services that could typically rely on the General Fund for funding.

MAJOR REVENUE SOURCES

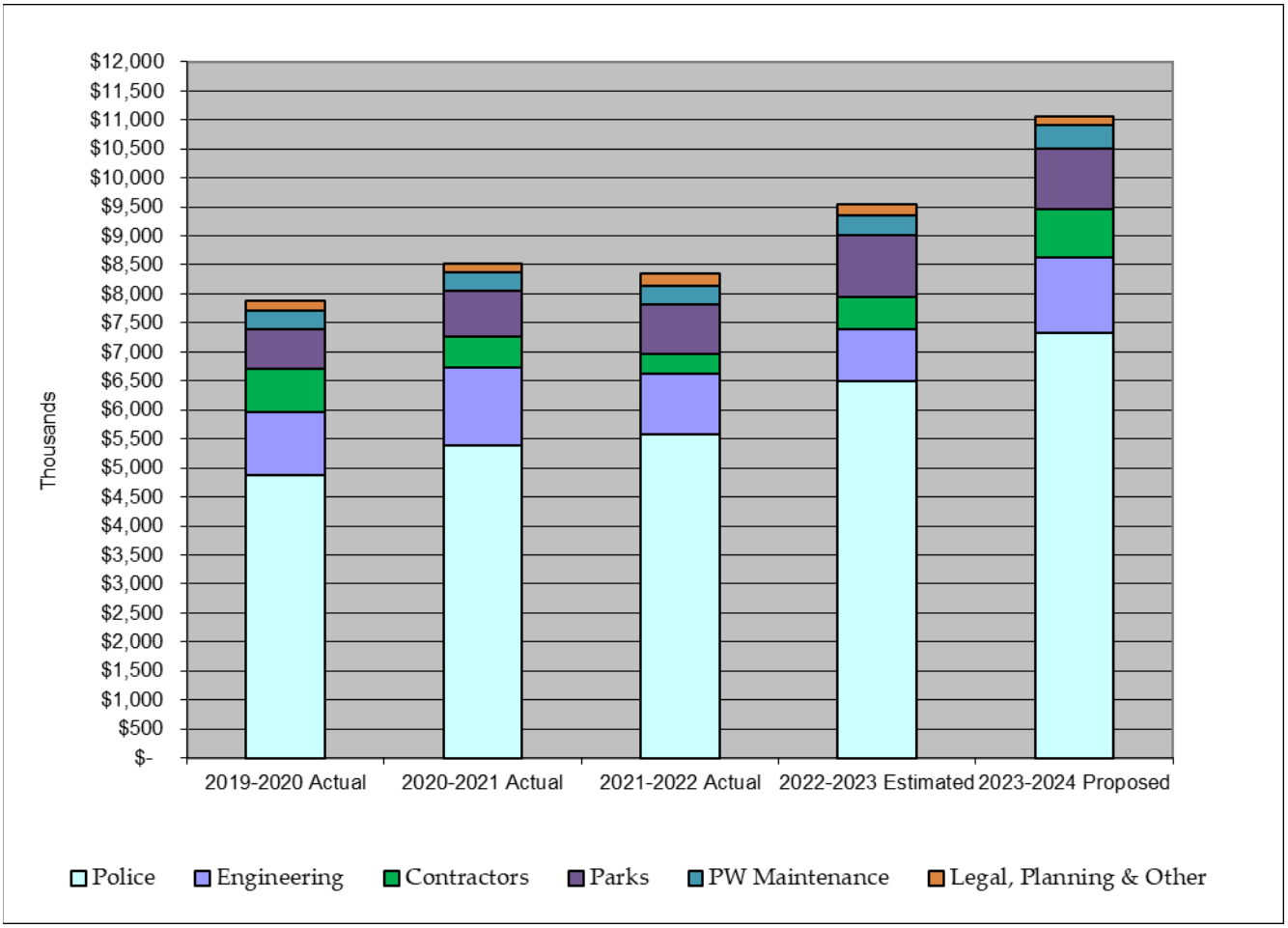
As can be seen in the graph below, the City's largest projected General Fund Revenues for Fiscal Year 2023-2024 are Interfund Charges and Property Taxes. Those two revenue sources are projected to bring in 70% of General Fund Revenues. Combined, Sales Tax and Franchise Fees make up another 19% of projected General Fund revenues. Developer Fees at 6% and Other Revenues and Taxes at 5% making up the remaining 11% of the General Fund revenue projections. Each of these revenues is discussed in further detail, on the following pages.

Proposed General Fund Revenues
Fiscal Year 2023-2024



INTERFUND CHARGES FOR SERVICES

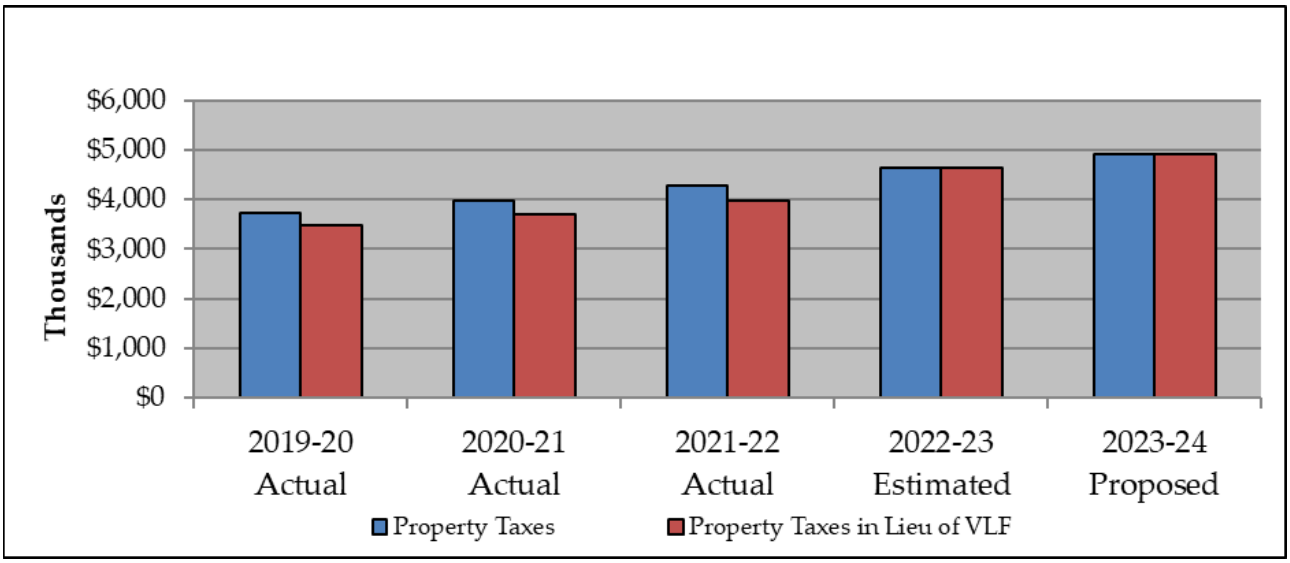
Interfund Charges for Services is the largest revenue source for the City of Oakley. More than 36.7% of total projected Fiscal Year 2023-2024 General Fund revenues are made up of these cost recoveries for activities funded by impact fees, developer application fees, special taxes, assessments and other special purpose revenues. For Fiscal Year 2023-2024, estimated Interfund Charges total approximately $7.5 million for Police Services, $890,000 for Engineering Services, $1,480,000 for Parks Maintenance Services, $310,000 for Public Works Maintenance, $760,000 for Contractors, and $202,000 in total for Legal, Planning and Other Services, combined. Total Interfund Charges are projected to increase by more than $80,000 or 0.7% in Fiscal Year 2023-2024, up to $11,142,000, compared to an estimated $11,062,000 in Fiscal Year 2022-2023.



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PROPERTY TAXES

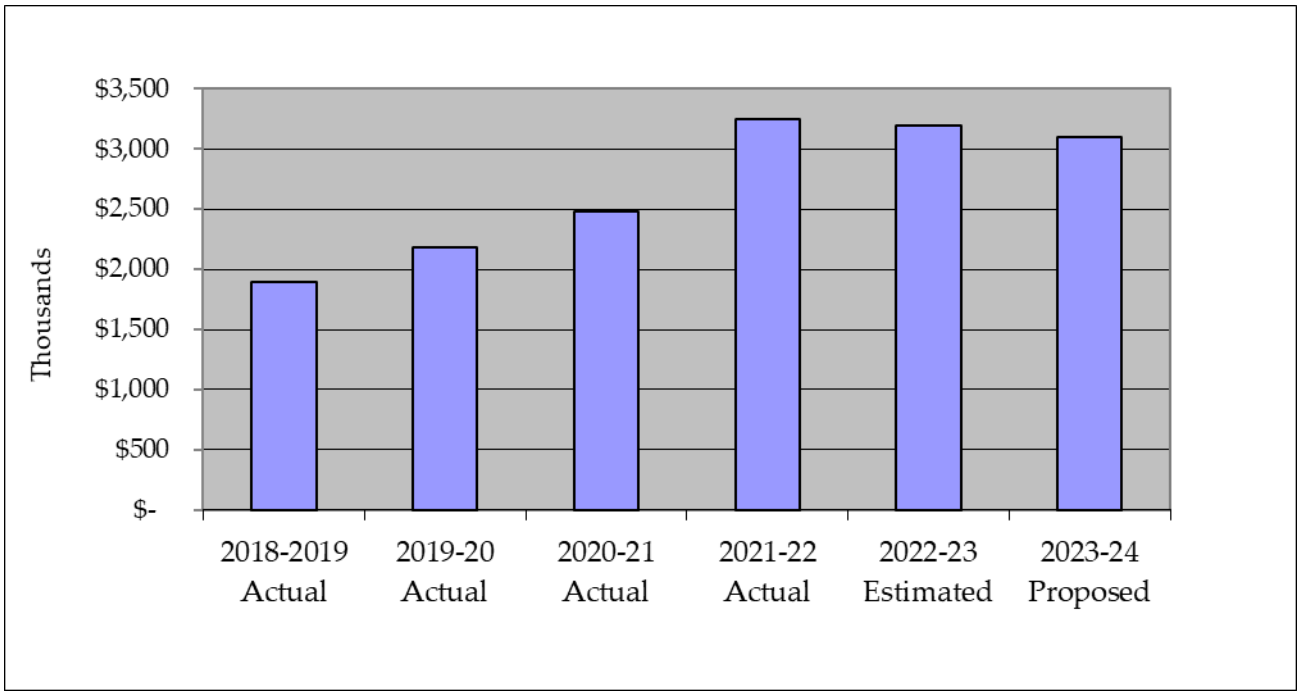
The City receives two significant types of property taxes: 1) the City's share of the 1% Property Taxes collected by the County; and 2) Property Tax In Lieu Of Vehicle License Fees. Both are driven primarily by changes in assessed values. Estimates for Fiscal Year 2023-2024 anticipate an increase of 6% in citywide assessed values. The budget includes projected 1% Property Taxes of $4,929,000 and Property Taxes In Lieu Of Vehicle License Fees of $4,918,000. A 6% increase is considered by City staff to be a reasonable projection, as these revenues have increased by at least 6% and as much a 12% combined, year over year, since Fiscal Year 2019-2020. As seen below, Property Taxes In Lieu of Vehicle License Fees have been growing faster than the 1% Property Taxes.



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SALES TAX

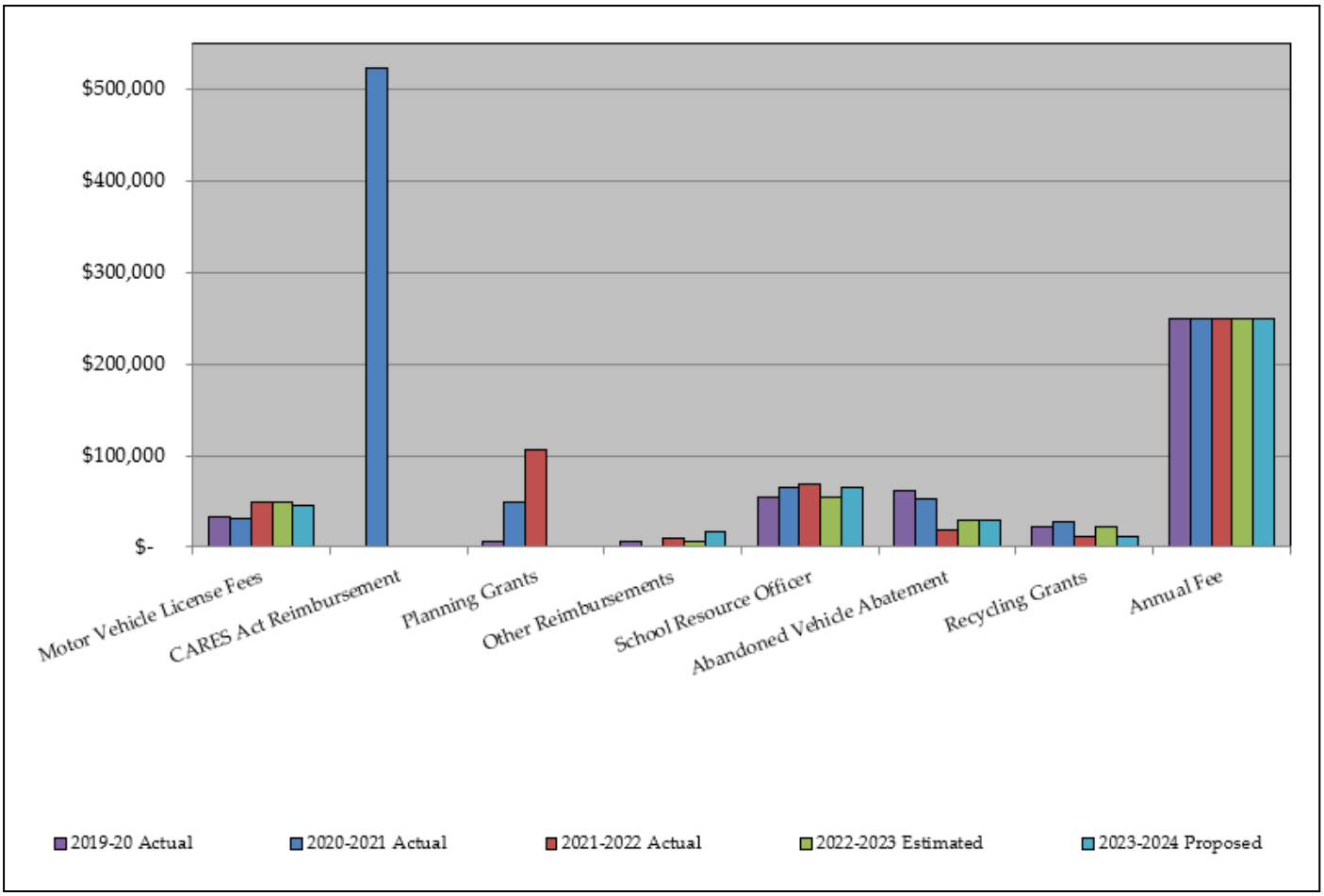
The City receives a share of sales taxes where the point of sale is located in the City. While the City does not yet have a large commercial base, business activity is expected to grow over time and these revenues will increase. For fiscal year 2023-2024, the estimated Sales Tax revenues are $3,100,000, which $100,000 lower than estimated 2022-2023 Sales Tax revenues. The City utilizes the services of HdL Companies for our Sales Tax projections.



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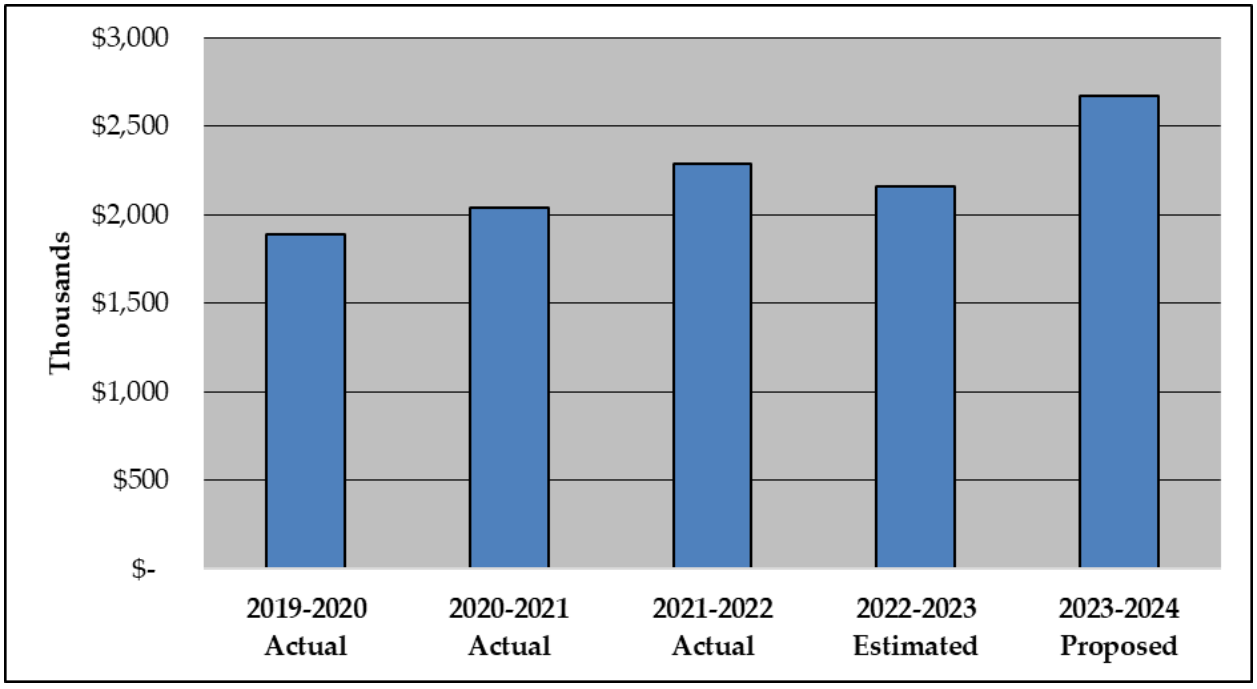
INTERGOVERNMENTAL REVENUES

The City receives revenue from various other governmental agencies in the form of grants, motor vehicle tax, school resource officer reimbursements, vehicle abatement, recycling grants and administrative charges. Total projected Intergovernmental Revenues for Fiscal Year 2023-2024 are $418,000, which is only about $5,000 or 1.3% more than is estimated for Fiscal Year 2022-2023.



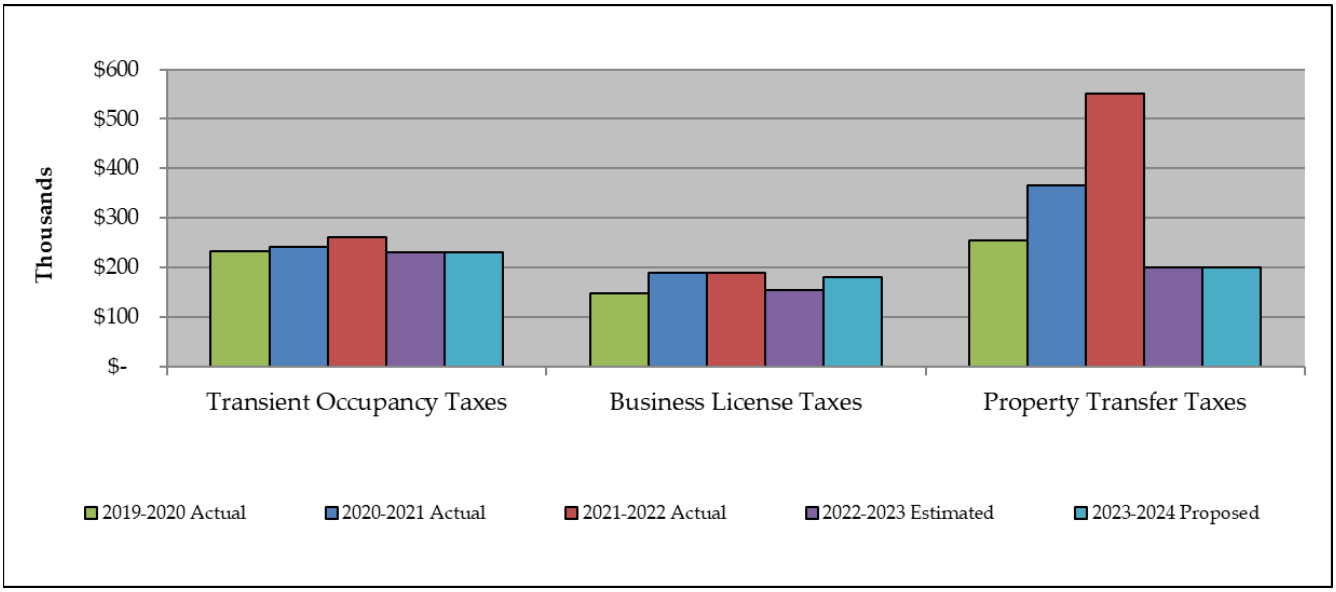
FRANCHISE FEES

The City collects Utility Franchise Fees related to pipelines, electricity, cable and garbage. Total budgeted Franchise Fees for Fiscal Year 2022-2023 are $2,162,000, with $22,000 from pipelines, $340,000 from electricity, $500,000 from cable, and $1,300,000 from Garbage Franchise Fees. For Fiscal Year 2023-2024, we are budgeting a total of $2,674,000 in Franchise Fees, with $24,000 from pipelines, $470,000 from electricity, $500,000 from cable and $1,680,000 from Garbage Franchise Fees. Mt. Diablo Resource Recovery (MDRR) submitted the request for a large rate increase in Garbage Franchise Fees, which was approved by the City Council in March of 2022 and was necessitated by Senate Bill (SB) 1383, Short-lived Climate Pollutants Reduction, as enacted in 2017. SB 1383 established targets to reduce the statewide disposal of organics by 75% by 2025 and is the most significant waste reduction mandate adopted in California in the last thirty years. It requires that each jurisdiction redefine and develop methods for managing, tracking, regulating, procuring organics, and more. MDRR submitted a 5.31% rate increase proposal for Fiscal Year 2023-2024, which was approved by the City Council in May of 2023 and becomes effective in July of 2023.



OTHER TAXES

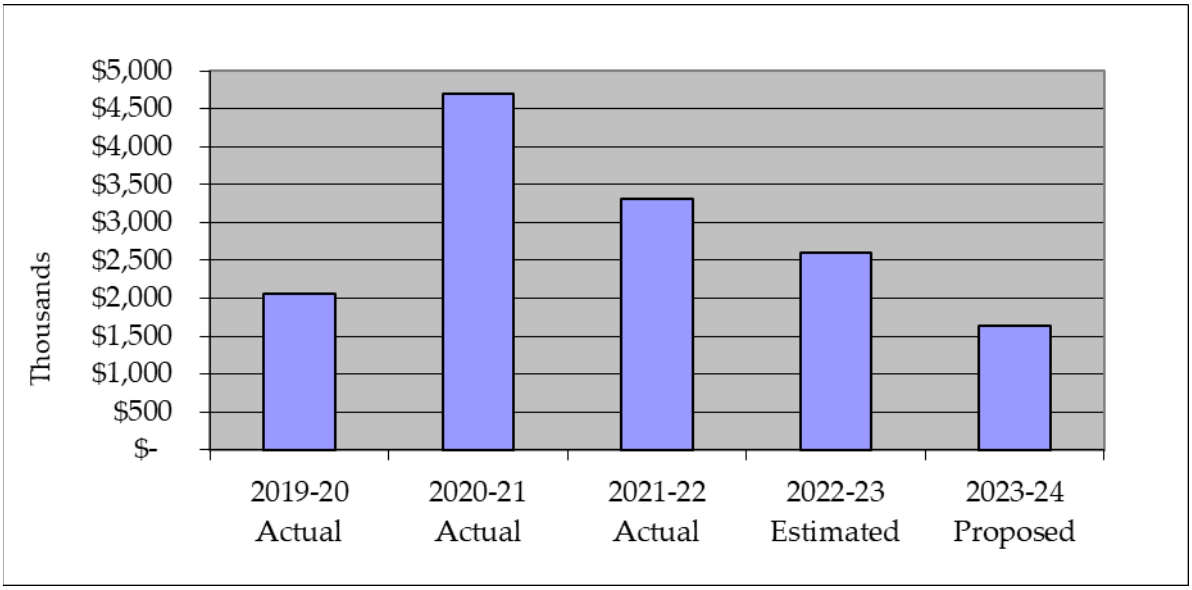
In addition to the above-mentioned Taxes, the City collects a Transient Occupancy (Hotel) Tax, Property Transfer Taxes, and Business License Taxes, which are all grouped into the category of "Other Taxes". For Fiscal Year 2023-2024, total Other Taxes are estimated to be approximately $610,000, which is $25,000 or 4% more than estimated for Fiscal Year 2021-2023 and $391,000 less than Fiscal Year 2021-2022 actual revenues. The largest drop in Other Taxes from Fiscal Year 2021-2022 to Fiscal Year 2023-2024 projections was in Property Transfer Taxes, which peaked at $550,000 in Fiscal Year 2021-2022 and is estimated at $200,000 per fiscal year in both Fiscal Years 2022-2023 and 2023-2024. This large decline in revenue is a result of the slowed housing market, which was caused by rising home loan mortgage interest rates.



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DEVELOPMENT FEES

Development Fees consist primarily of building permit, plan review, and administrative fees. For Fiscal Year 2020-2021 was a stellar year, with total actual Development Fees of $4,701,000, up 128% from $2,059,000 in Fiscal Year 2019-2020. This large increase was due to record home sales resulting from record low interest rates and people moving from big cities to more rural communities. Unfortunately, those record low interest rates have become a thing of the past and we are no longer riding that wave of housing development that we enjoyed in Fiscal Year 2020-2021 and even Fiscal Year 2021-2022. With the Feds raising interest rates in an attempt to slow inflation, home mortgage interest rates have increased from roughly 3% to over 6% in the past couple of years, which has considerably slowed the housing market. Estimated Development Fees for Fiscal Year 2022-2023 total $2,601,000 or nearly 22% less than Fiscal Year 2021-2022. Projected Development Fees for Fiscal Year 2023-2024 total $1,628,000, which 37.4% less than is estimated for Fiscal Year 2022-2023. As mentioned in the City Manager's Budget Message, as of June 1, 2023, the City had issued building permits for 122 single family homes and no apartment units in Fiscal Year 2022-2023. The Fiscal Year 2023-2024 Budget projections for Development Fees are based on the addition of approximately 125 single-family housing units, no multi-family units and some new non-residential construction.



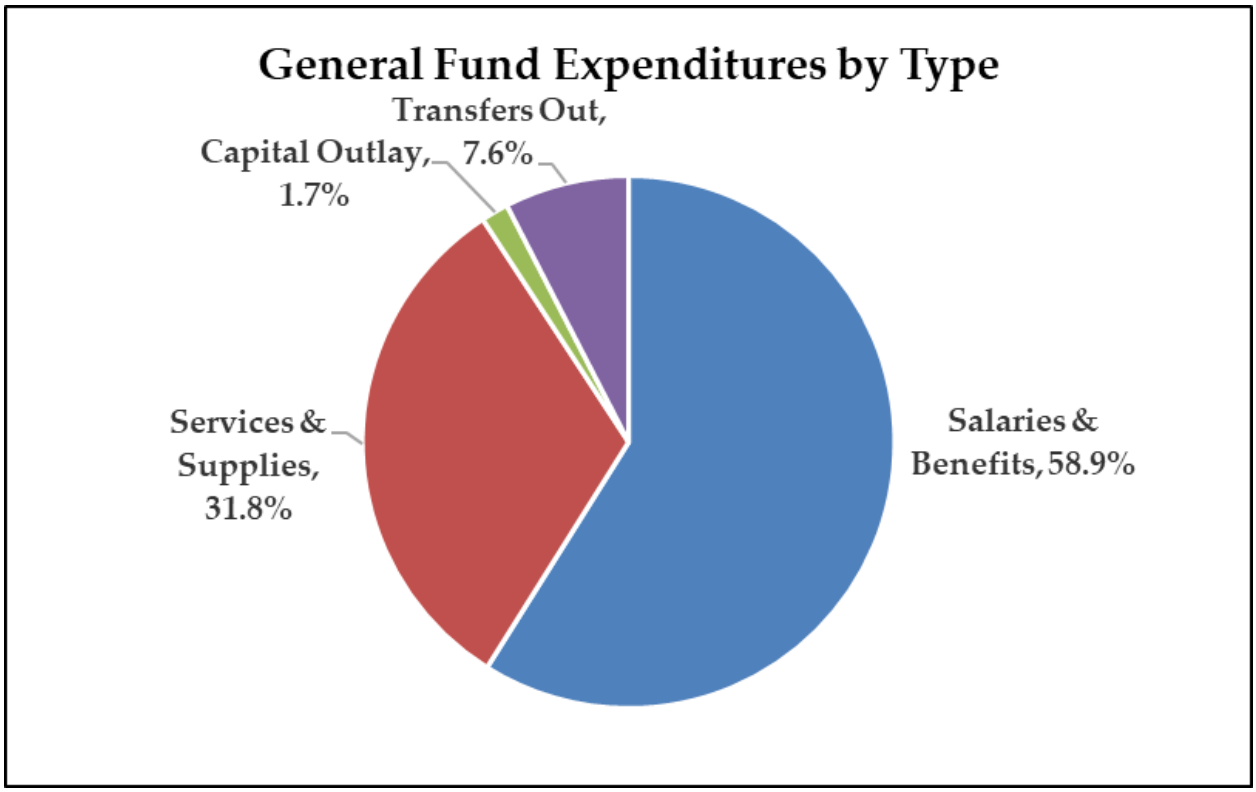
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General Fund Expenditures

Department	Salaries & Benefits	Services & Supplies	Capital Outlay	Transfers Out	Total
Animal Control		405,696			405,696
City Council	29,795	44,000			73,795
City Clerk	448,605	88,991			537,596
City Attorney	35,696	421,909	-		457,605
City Manager	640,038	283,090			923,128
Community Outreach	-	-			-
Finance	760,676	227,317	1,000		988,993
Human Resources	417,197	194,032	2,000		613,229
Building Maintenance	284,734	362,506			647,240
Information Technology		226,687	76,580		303,267
Non Departmental	776,188	(776,188)		-	-
Economic Development	150,095	134,266			284,361
Building Permit	548,643	406,338			954,981
Code Enforcement	309,347	100,344			409,691
Police	9,882,835	4,550,861	286,219		14,719,915
Planning	647,753	334,943			982,696
Engineering	1,091,740	1,508,111	21,450		2,621,301
Public Works Maintenance	231,440	316,835	10,000		558,275
Recreation	585,855	518,487			1,104,342
Parks	970,122	275,313	107,000		1,352,435
Transfers Out				2,285,831	2,285,831
Total	17,810,759	9,623,538	504,249	2,285,831	30,224,377
	58.9%	31.8%	1.7%	7.6%	100.0%

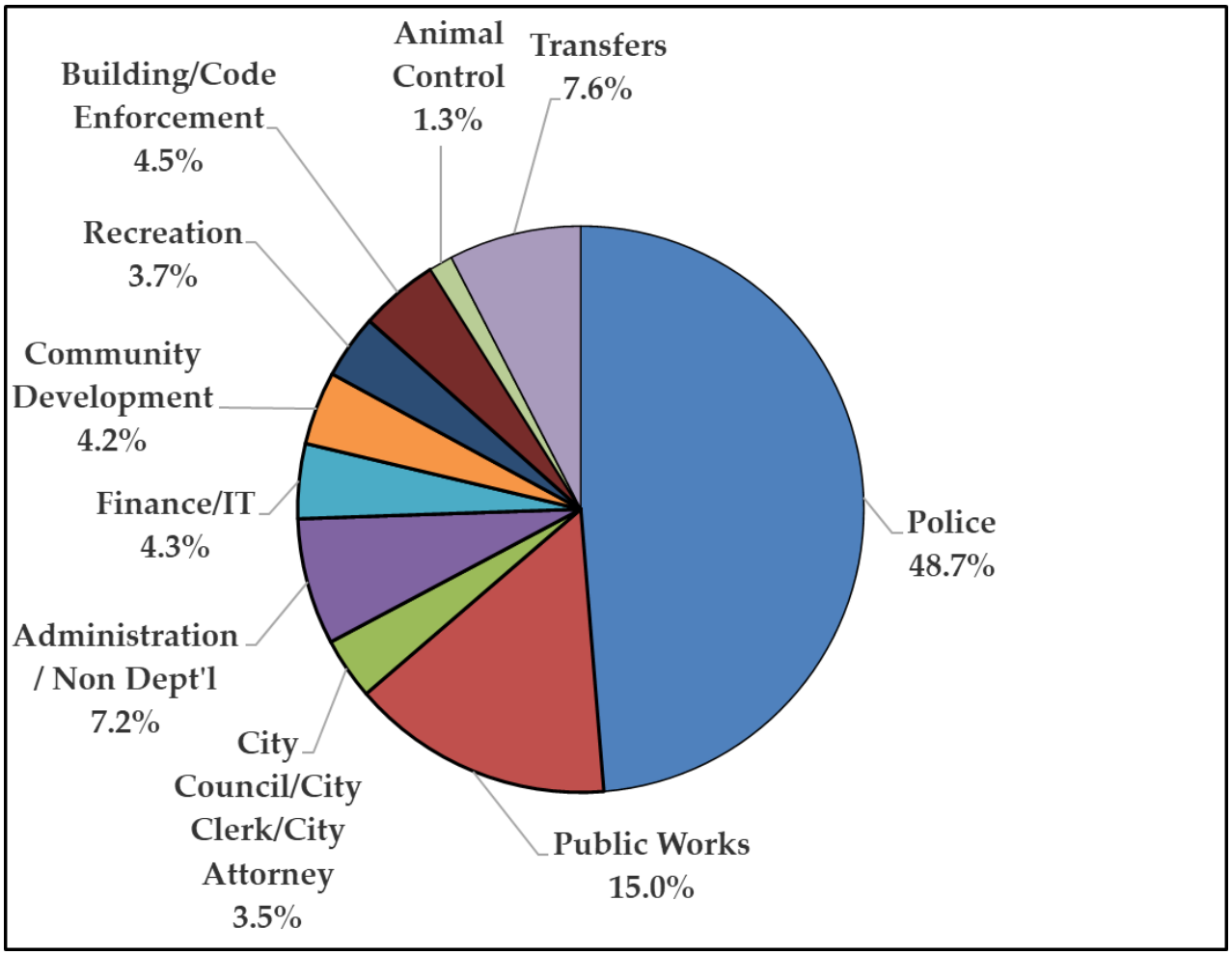
As can be seen above, total General Fund expenditures for Fiscal Year 2023-2024 amount to $30,224,377, including $2,285,831 of Transfers Out. As mentioned earlier, all $2,285,831 of the Transfers Out is considered to be recurring transfers out and there are no non-recurring or one-time costs included in the Fiscal Year 2023-2024 General Fund Budget.



Salaries and Benefits account for 58.9% and Services and Supplies account for 31.8% of General Fund Budget expenditures. The breakout of expenditure by type, as percentages of the Budget, can be seen in the chart below. Proposed Transfers Out of $2,285,831 as a percentage of Budget for Fiscal Year 2023-2024 are much lower than estimated Transfers Out for Fiscal Year 2022-2023 Budget which includes $10,380,000 of Transfers Out. Actual Transfers Out in Fiscal Year 2021-2022 were also higher than usual, totaling $5,621,000. The average for the four-year period prior to Fiscal Year 2021-2022 was about $3.1 million. The large amounts of Transfers Out for Fiscal Years 2022-2023 and 2021-2022 were only possible because reserves have been built up over time to be used for these purposes. Expenditures by department can be seen on the following page.

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PROPOSED GENERAL FUND EXPENDITURES
Fiscal Year 2023-2024



As depicted in the chart above, the Police Department Budget makes up 48.7% and Public Works makes up about 15.0% of the General Fund Budget. Transfers Out make up 7.6% of Proposed General Fund Expenditures, compared to the 28.6% that is estimated for Transfers Out in Fiscal Year 2022-2023 Budget. Each of the remaining departmental budgets are 7.2% or less of the Proposed General Fund Budget.

By comparison, the Amended Fiscal Year 2022-2023 General Fund Budget includes expenditures of $36,266,695, with $10,380,000 of Transfers Out. The Proposed 2023-2024 Budget reflects a decrease of $6,128,000 or 16.9% of total expenditures compared to Fiscal Year 2022-2023, primarily due to an $8.2 million decrease in Transfers Out for one-time capital improvement projects.

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DEPARTMENT DETAIL

The following pages review each of the proposed Department budgets with a summary discussion of program description, staffing, and objectives for fiscal year 2023-2024:

ANIMAL CONTROL

Program Costs and Revenues

The City contracts with Contra Costa County for Animal Control services. The costs are funded entirely by General Fund revenues.

Program Description

Animal control services patrol the City's streets and respond to public health and safety calls concerning animals in the City. The County Animal Services Department provides the service and access to its animal shelter facility in Martinez.

Staffing Summary

The County Animal Services Department provides all staffing for an annual per capita charge. There are no City staff allocated to this function.

Program Changes

There are no significant program changes for Fiscal Year 2023-2024. The Contra Costa County Animal Services Department increased our fees by $53,564 or 18.6% for Fiscal Year 2022-2023, with per capita rates increasing from $6.79 to $7.97. Our fees for Fiscal Year 2023-2024 increased by $63,822 or 18.7%, with per capita rates increasing to $9.11.

ANIMAL CONTROL				
2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
$ 266,521	$ 273,295	$ 288,310	$ 341,874	$ 405,696

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CITY COUNCIL

Program Costs and Revenues

The City Council's costs are funded entirely by General Fund.

Program Description

The Council is the legislative body of the City, in essence the City's "Board of Directors." The Council establishes the City's laws and policies and provides direction to the City Manager to implement them.

Staffing Summary

The City Council is comprised of five elected members, each for a four-year term. The City Manager, who directs the day-to-day operations of the City, and the City Attorney, are accountable directly to the Council.

Program Changes

The City Council program remains relatively unchanged for fiscal year 2023-2024 with the exception of $50,000 that was budgeted in Fiscal Year 2022-2023 for consulting services but has not been utilized and $0 proposed for consulting services in Fiscal Year 2023-2024.

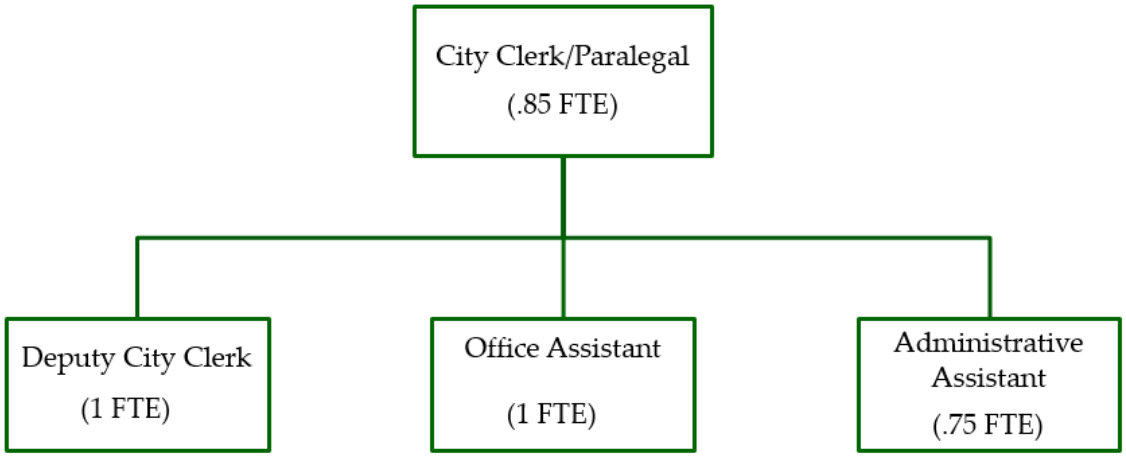
CITY COUNCIL					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$30,327	$30,637	$30,400	$30,532	$29,795
Services	31,797	31,064	97,623	92,700	41,500
Supplies	1,043	919	483	2,500	2,500
Total	**$63,167**	**$62,620**	**$128,506**	**$125,732**	**$73,795**

CITY COUNCIL MEMBERS					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Mayor	1.00	1.00	1.00	1.00	1.00
Vice-Mayor	1.00	1.00	1.00	1.00	1.00
Council Members	3.00	3.00	3.00	3.00	3.00
Total	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**

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City Clerk

Records, Elections, Receptionists, Passports, Agenda Packets



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CITY CLERK

Program Costs and Revenues

All City Clerk costs are part of City Administration. Revenue is generated for the General Fund through the passport acceptance program.

Program Description

The City Clerk's Office coordinates the distribution of meetings packets for the City Council, the City Council Acting as the Successor Agency to the Redevelopment Agency and Public Financing Authority, records the proceedings of those meetings and processes approved documents such as resolutions, ordinances, minutes and contracts; maintains the City Seal; coordinates municipal elections; advertises and coordinates City Council appointments; maintains and protects the official records of the City; coordinates the records management program; maintains the Municipal Code; administers the Fair Political Practices Commission's regulations; maintains Statements of Economic Interest and Campaign Disclosure Statements submitted by public officials and staff; processes claims against the City; receives and opens sealed bids for public projects; provides a passport acceptance agent and notary services.

Staffing Summary

The City Clerk is assigned to work in both the City Clerk and City Attorney Offices, with approximately 85% of her time serving as City Clerk. The City Clerk's Office also has one Deputy City Clerk, one Office Assistant and one Administrative Assistant.

Program Objectives

- Continue to participate in the State Department's Passport Acceptance Agents Program;
- Continue to coordinate implementation of records destruction procedures in accordance with the City's Records Retention Schedule:
- Continue to implement the citywide records scanning program;
- Continue to refine internal processes to improve the function of the City Clerk's office;
- Continue to process claims for damages against the City;
- Continue to receive bids and participate in bid openings for public projects;
- Continue to process appeals for Administrative Citations;

- Provide electronic agenda packets for City Council, City Council Acting as the Successor Agency to the Redevelopment Agency and Public Financing Authority meetings as well as Planning Commission meetings, and to accomplish all meeting follow-up activities in a timely manner;
- Coordinate General Municipal Election;
- Continue to process claims for damages against the City;
- Continue to receive bids and participate in bid openings for public projects;
- Continue to process appeals for Administrative Citations;
- Continue to assist elected officials and staff with their filing obligations under the State's regulations and the City's Local Conflict of Interest Code;
- Continue to identify and implement cost-saving measures within the department;
- Make public information accessible through the City's website.

Program Changes

There are no proposed program changes for fiscal year 2023-2024.

CITY CLERK					
USE OF FUNDS	**2019-2020 Actual**	**2020-2021 Actual**	**2021-2022 Actual**	**2022-2023 Estimated**	**2023-2024 Proposed**
Personnel Services	$287,732	$296,635	$320,932	$391,353	$448,605
Services	57,883	78,452	57,334	120,589	87,391
Supplies	216	163	764	1,600	1,600
Total	**$345,831**	**$375,251**	**$379,030**	**$513,542**	**$537,596**

CITY CLERK STAFFING					
STAFFING	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**	**2023-2024**
City	0.70	0.70	0.70	0.85	0.85
Deputy City Clerk	0.00	0.00	1.00	1.00	1.00
Office Assistant	0.00	0.00	1.00	1.00	1.00
Records	1.00	1.00	0.00	0.00	0.00
Receptionists	1.07	1.07	0.00	0.00	0.00
Administrative Assistant	0.00	0.00	0.00	0.75	0.75
Total	**2.77**	**2.77**	**2.70**	**3.60**	**3.60**

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City of Oakley Strategic Plan Goals

A	B	C	D	E	F
Community and Economic Development	Community Health & Safety	Parks and Open Space	Community and Collaborative	Finance and Fiscal Responsibility	Sustainable Organization

Fiscal Year 2023/2024 Departmental Objectives

City Clerk	A	B	C	D	E	F
Coordinate updates from local agencies with City Council				X		
Engage in Department Cross Training						X
Accept and Process Passport Applications, Expand Number of Passport Appointments Available, M-Th				X		
Process meeting agenda packets and minutes for City Council and Planning Commission				X		

Key Performance Indicators

Metric	Goals	FY 2020/2021	FY 2021/2022	FY 2022/2023
Number of Updates to Council	D	5	6	8
Number of Systems for Cross Training	F	0	4	6
Number of Passports Processed	D	62	400	778
Number of City Council Meetings	D	21	32	24
Number of Planning Commission Meetings	D	N/A	1	6

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City Attorney

Advises City Council and City Staff

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CITY ATTORNEY

Program Costs and Revenues

The City Attorney's costs shown in the General Fund are part of City Administration. A portion of the department costs are expected to be recovered through inter-fund charges to development services and redevelopment related funds.

Program Description

The City Attorney works closely with the City Manager and his staff to carry out the Council's goals. The City Attorney directs and manages the work of the City Attorney's Office. The City Attorney's Office provides legal services, advice, and representation to the Mayor, City Council, City Manager, and City departments.

The City Attorney's Office represents the City's interest in lawsuits filed against or on behalf of the City, its officers, employees, and agencies in administrative venues, before boards and commissions, and in the state and federal court system. The City Attorney's Office assists in the investigations of claims for damages filed against the City and defends the City's interests when necessary.

The City Attorney's Office similarly provides legal advice in the areas of land use, personnel, elections, conflicts of interest, and economic development, among others. Services include drafting and reviewing contracts, ordinances, resolutions, and other documents, as well as legal research. The City Attorney also provides counsel to and attends meetings of the City Council, and special committees (as required).

Staffing Summary

The City contracts for City Attorney services and employs a full-time paralegal. The paralegal is assigned to work in both the City Attorney and City Clerk Offices, with approximately 15% of her time serving as a paralegal.

Program Objectives

- Assist with code enforcement, recovery of damage to City property, amortization of nonconforming uses, and related redevelopment efforts.
- Assist with major public works projects and advising staff on acquisition of necessary right-of-ways.
- Manage the City's outside counsel and assist in various litigation matters.
- Review and update the Municipal Code, as needed.

- Assist staff on legal issues related to land use and development throughout the City.
- Promptly advise each department of legal implications of proposed actions and of permissible alternatives when legal restrictions arise.
- Administer the City Attorney's Office in a cost-effective manner.
- Participate in existing and new City programs and assist in their successful completion.
- Assist in the reinstitution of the City Planning Commission.

Program Changes

There are no proposed program changes for fiscal year 2023-2024.

CITY ATTORNEY					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$62,579	$64,695	$66,621	$32,673	$35,696
Services	230,869	250,248	291,659	425,607	421,909
Total	**$293,448**	**$314,943**	**$358,280**	**$458,280**	**$457,605**

CITY ATTORNEY STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
City Attorney (Contracted)	0.25	0.25	0.25	0.25	0.25
Assistant City Attorney (Contracted)	0.25	0.25	0.25	0.25	0.25
Special Counsel	0.00	0.00	0.00	0.00	0.00
City	0.30	0.30	0.30	0.15	0.15
Total	**0.80**	**0.80**	**0.80**	**0.65**	**0.65**

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City Manager

Day to Day Operations, Public Information, Community Outreach/Engagement, Council Liaison, Special Projects, Census, Entrepreneur Center, Retention, Attraction, Marketing, Downtown Façade, Loan Program, Public Information, Community Engagement

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CITY MANAGER

Program Costs and Revenues

The City Manager's Office is comprised of City Administration, Economic Development, Community Outreach/Public Information, Emergency Management and Information Technology, with a portion of its budget attributable to the oversight and support of the Successor Agency to the dissolved Oakley Redevelopment Agency.

Program Description

The City Manager is responsible for the administration and oversight of all municipal operations, including Successor Agency activities and excluding City Attorney services. Programs, services, and activities include: coordinating organizational programs, developing and general managing of operating and capital budgets, conducting fiscal planning, selecting personnel, managing contracted Information Technology services (hardware, software, and technology infrastructure that supports the City's operations), disseminating public information, emergency management, encouraging civic engagement and community participation, implementing key initiatives, providing oversight of the City's Strategic Plan 2022-2027 (SP 27+), and facilitating the implementation of the City's short and long-term economic development strategies.

Under the policy direction of the City Council, and through the implementation of the Council's policies and legislative actions, the City Manager is responsible for ensuring that the City Council is provided with information and recommendations to effectively evaluate and establish policies. The City Manager's Office also provides administrative support to the City Council in their legislative role within the organization and its activities with other agencies and organizations.

The City Manager's Office administers Community Outreach and engagement activities and provides public information support to all City departments and programs under the direction of the Assistant City Manager. Community Outreach aims to increase residents' awareness of the City's ongoing efforts to make Oakley a desirable place to live by communicating with residents and business owners via multiple communication channels that include capitalizing on the City's own communications tools, promoting the City's efforts through press releases to local print media, and face to face through public information workshops and at events.

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Staffing Summary

The recommended budget includes the City Manager, the Assistant City Manager, and an Economic Development Analyst.

Program Objectives

The City Manager's Office is directly responsible for the City's day-to-day operations and for successfully implementing the City Council's policy direction, including the Strategic Plan 2022-2027.

Program Changes

During Fiscal Year 2022-2023, the City Manager made an operational change to change the vacant and unfilled Assistant to the City Manager position to an Assistant City Manager position. The City hired an Assistant City Manager and the person in that role will assume oversight and implementation of both Emergency Management and Information Technology and serve as the City's Community Outreach/Public Information Officer.

CITY MANAGER					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$498,744	$528,007	$412,308	$537,601	$640,038
Services	86,787	57,762	209,598	252,694	282,090
Supplies	0	0	0	1,500	1,000
Total	**$585,531**	**$585,769**	**$621,906**	**$791,795**	**$923,128**

CITY MANAGER STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
City Manager	1.00	1.00	1.00	1.00	1.00
Assistant to the City Manager	0.00	0.00	0.00	1.00	0.00
Assistant City Manager	0.00	0.00	0.00	0.00	1.00
Assistant to the City Manager/HR Manager	0.50	0.20	0.00	0.00	0.00
HR Director/Assistant to the City	0.00	0.00	0.20	0.00	0.00
Administrative Assistant	0.48	0.00	0.48	0.00	0.00
Total	**1.98**	**1.20**	**1.68**	**2.00**	**2.00**

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City of Oakley Strategic Plan Goals

A	B	C	D	E	F
Community and Economic Development	Community Health & Safety	Parks and Open Space	Community and Collaborative Partnerships	Finance and Fiscal Responsibility	Sustainable Organization

Fiscal Year 2022/2024 Departmental Objectives

City Manager's Office (City Administration & Economic Development)	A	B	C	D	E	F
Strategically plan and pursue commerce that meets the new service demands of local residents	X					
Pursue an economic development strategic plan, including a strategic business outreach plan	X					
Showcase local businesses through active engagement and outreach	X					
Connect and promote the County and NGOs resources available to assist vulnerable		X				
Actively uphold Oakley's Governance Guidelines & Protocols Policy to encourage productive partnerships, positive communication, and achievement of short and long-term goals		X				X
Increase Oakley's communication through outward-facing media, social media platforms, and website		X				
Consider creating new partnerships that will involve community participation				X		
Seek to supplement existing funding sources with State and Federal grants for special projects				X	X	
Reinforce Team Oakley						X

Key Performance Indicators

Metric	Goals	FY 2020/2021	FY 2021/2022	FY 2022/2023
Increase in social media followers	B			1,112 FB
Number of social media engagements	B			156,986 FB 22,007 IG
Percent of businesses that feel that the quality of services provided to businesses by the City exceeds or greatly exceeds their expectations *	A			N/A
Actions undertaken to connect with potential private sector investors, local businesses for expansion, and public-private collaborations kick-started.	A			300-plus private investors 15-plus business workshops
Percentage of staff that feel supported by City leadership**	F			100%

* The City did not assess this indicator during the fiscal year. A business satisfaction suervey will be conducted in FY 2023/2024.
** The City did not assess this indicator during the fiscal year. The FY 2022/2023 percentage is the percentage of the leadership team in place at the time of the CM's 360 evaluation that agreed or strongly agreed that they feel supported by the CM in their role as a director.

ECONOMIC DEVELOPMENT

Program Costs and Revenues

The Economic Development budget represents an investment of taxes and general fund resources in activities to retain and expand existing Oakley businesses as well as marketing activities and materials to attract new investment and businesses to the City in order to generate additional sales, property, and transient occupancy related tax revenue. Additionally manage the Oakley Entrepreneur Center.

Program Description

The Economic Development goals and objectives as outlined in the City's General Plan include:

- Retain and strengthen existing businesses and expand Oakley's economic base
- Establish a diverse and balanced local economy
- Remove or reduce constraints to economic development
- Facilitate new business opportunities and new investment in the community

Program Objectives

Economic Development will focus on:

- Implementation of programs and activities designed to retain, strengthen and expand existing Oakley businesses
- Revitalization of the Main Street/Downtown area
- Facilitation of commercial development projects
- Attraction of retailers and commercial tenants for existing shopping centers and commercial space
- Attraction of development for all City-owned and former redevelopment property
- Participation in trade show and conferences such as the International Council of Shopping Centers (ICSC) and other activities to promote the City of Oakley's commercial and retail sites

Staffing Summary

The Economic Development Division is staffed by a full-time Economic Development Analyst.

Program Changes

There are no proposed program changes for Fiscal Year 2023-2024.

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ECONOMIC DEVELOPMENT					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$177,384	$124,366	$121,948	$139,077	$150,095
Services	75,881	60,359	73,226	125,058	127,666
Supplies	5,775	2,476	1,270	6,600	6,600
Total	**$259,040**	**$187,201**	**$196,444**	**$270,735**	**$284,361**

ECONOMIC DEVELOPMENT STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Economic Development Manager	1.00	1.00	0.00	0.00	0.00
Economic Development Analyst	0.00	0.00	1.00	1.00	1.00
Planning	0.1	0.00	0.00	0.00	0.00
Planning	0.00	0.00	0.00	0.00	0.00
Total	**1.10**	**1.00**	**1.00**	**1.00**	**1.00**

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INFORMATION TECHNOLOGY

Program Costs and Revenue

All Information Technology Department costs are part of City Administration. Some of the costs are recovered as a part of the city overhead added to Parks, Planning, and Public Works staff's hourly rates charged to developers and special revenue funds.

Program Description

The Information Technology Department provides support services citywide with the goal of providing on demand network availability for City Staff, and timely troubleshooting when problems arise. Department activities are primarily network maintenance, user support, and strategic planning consulting related to managing and maintaining the City's networks.

Staffing Summary

The Information Technology Department is managed by the Finance Director and staffed by Operational Technology Integrators ("OTI"), a private contractor. OTI has staff at the City Offices approximately 24 hours per week and manages the City's network 24/7.

Program Objectives

The primary operating objectives for the department for fiscal year 2023-2024 are unchanged: To provide outstanding network support and assist the City in planning related to its networks.

Program Changes

There are no proposed program changes for Fiscal Year 2023-2024. However, this program is now under the City Manager's Office, rather than under Finance.

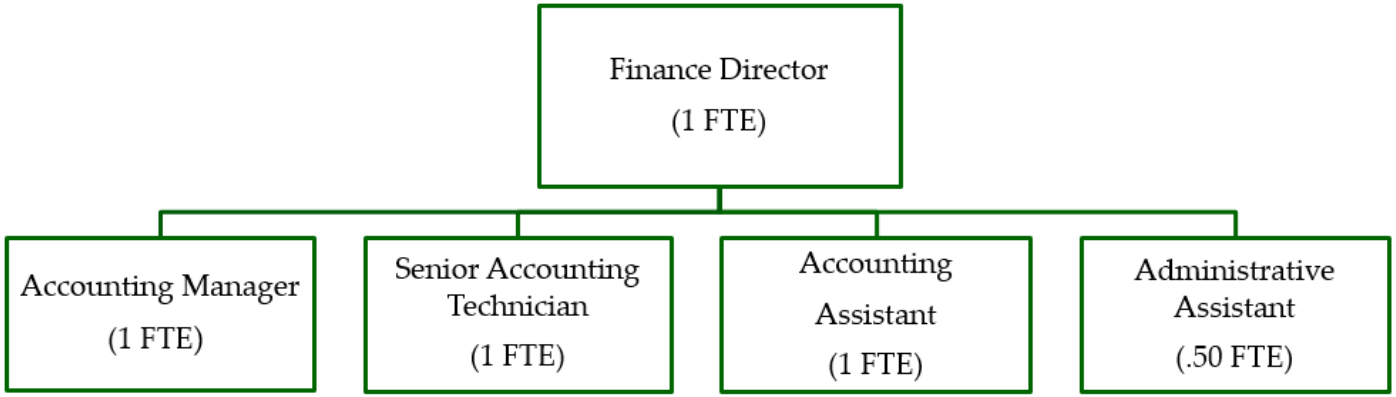
INFORMATION SYSTEMS					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Services	$221,993	$207,445	$372,644	$226,444	$225,687
Supplies	0	630	349	1,000	1,000
Capital Outlay	71,127	88,948	112,452	115,462	76,580
Total	**$293,120**	**$297,023**	**$485,445**	**$342,906**	**$303,267**

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INFORMATION TECHNOLOGY DEPARTMENT STAFFING					
STAFFING	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**	**2023-2024**
Network Manager (Contracted)	On Call	On Call	On Call	On Call	On Call
Network Engineers	1.00	1.00	1.00	1.00	1.00
Total	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**

Finance

Budget, Accounting, Accounts Payable, Accounts Receivable, Payroll, Risk Management, Information Technology



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FINANCE

Program Costs and Revenues

Most Finance Department costs are part of City Administration. Some of the costs are recovered as direct charges and some as a part of the city overhead added to Parks, Planning, and Public Works staff hourly rates charged to developers and special revenue funds. A small amount of Finance Department costs are recovered through impact fee program and bond administration fees, and a portion is funded via the Administrative Allowance chargeable to the Successor Agency to the Oakley Redevelopment Agency.

Program Description

The Finance Department provides support services citywide, and for the Successor Agency to the Redevelopment Agency, with the goal of intelligent and prudent financial management. Department activities include Treasury and Debt Management; Accounting for Payroll; Accounts Payable; General Ledger; Capital Projects and Grant Accounting; Financial Reporting, Budget Development and Management; Long-Term Planning; Purchasing; Billing and Collections; Business License Administration; and Risk Management. The Department is also engaged in a significant amount of Successor Agency compliance matters.

Staffing Summary

The Finance Department consists of four full-time staff and one limited-term part-time, as follows: The Finance Director, one Accounting Manager, one Senior Accounting Technician, one Accounting Assistant and one part-time Accounting Assistant.

Program Objectives

The primary operating objectives for the department for fiscal year 2023-2024 are to maintain and improve the financial and procedural infrastructure appropriate for performing the City and Successor Agency's financial functions and to support their many ongoing projects. The Department's primary objective will be to support the City Manager as we attempt to recover from the impacts of COVID-19 on the economy and on the City. Finance has submitted the City's Fiscal Years' 2020-2021, 2021-2022 and 2022-2023 Budgets to the California Society of Municipal Finance Officers (CSMFO) and received the CSMFO Operating Budget Excellence Award for each budget. Finance will continue to apply for and receive the CSMFO Operating Budget Excellence Award as well as the Governmental Finance Officers Association (GFOA) Annual Comprehensive

Financial Report (ACFR) Award, which the City of Oakley has been awarded since the City's inception and its original ACF.

Program Changes

There are no proposed program changes for Fiscal Year 2023-2024.

FINANCE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$638,692	$637,041	$623,305	$732,251	$760,676
Services	193,512	170,741	177,595	242,037	226,817
Supplies	0	0	0	200	500
Capital Outlay	0	0	0	1,000	1,000
Total	**$832,204**	**$807,782**	**$800,900**	**$975,488**	**$988,993**

FINANCE STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Finance Director	1.00	1.00	1.00	1.00	1.00
Accounting Manager	0.00	0.00	1.00	1.00	1.00
Senior	1.00	1.00	0.00	0.00	0.00
Senior Accounting	1.00	1.00	1.00	1.00	1.00
Accounting Assistant	1.46	1.50	1.50	1.00	1.00
Administrative Assistant	0.00	0.00	0.00	0.50	0.50
Total	**4.46**	**4.50**	**4.50**	**4.50**	**4.50**

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City of Oakley Strategic Plan Goals

A	B	C	D	E	F
Community and Economic Development	Community Health & Safety	Parks and Open Space	Community and Collaborative Partnerships	Finance and Fiscal Responsibility	Sustainable Organization

Fiscal Year 2023/2024 Departmental Objectives

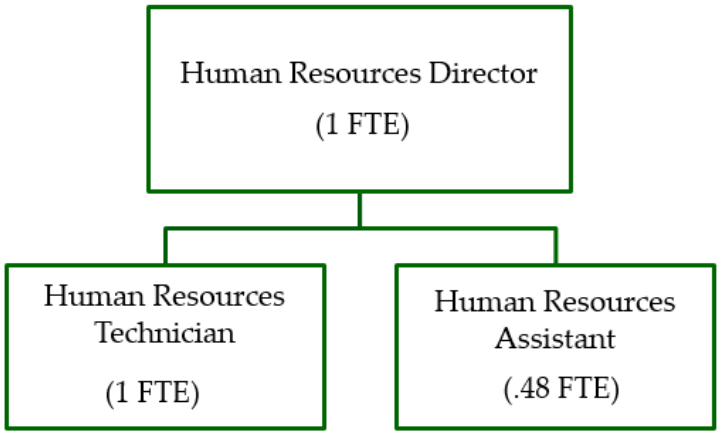
Finance	A	B	C	D	E	F
Implement technology upgrades to improve transparency and public access to City documents and remote transactions	X	X	X	X	X	X
Begin the enterprise resource planning (ERP) system conversion from Tyler Eden to Tyler Enterprise ERP and be prepared to go live with the Financials module in July of 2024	X	X	X	X	X	X
Maintain a 30% General Fund Reserve, per City policy, plus $1 million to further protect the City's operations from a drop in property tax and development-related revenues					X	X
Expand the City's investment options through the use of brokers and implement a new investment-tracking software system to better track City investments					X	X
Provide quarterly budget and financial updates/presentations to the City Council					X	

Key Performance Indicators

Metric	Goals	FY 2020/2021	FY 2021/2022	FY 2022/2023
Number of agenda items presented by Finance to the City Council	E, F	22	24	20
Number of printed payroll checks	E, F	127	33	20
Number of automatically deposited payroll checks	E, F	2,618	2,304	2,737
Number of issued or renewed business licenses	A	690	1,318	1,710
Received the CSMFO Excellence Award for Budgets	E	X	X	X
Received the GFOA ACFR Award for the previous fiscal year	E	X	X	X

Human Resources

Recruitment, Classification, Compensation, Benefits, Worker's Compensation, Employee Recognition, Performance Management



HUMAN RESOURCES

Program Costs and Revenues

All costs are part of City administration and come from the General Fund.

Program Description

The Human Resources Department serves as a citywide support department in employer-employee and labor relations, recruitment and selection, classification and compensation, worker's compensation management, benefits administration and workforce training and development. The staff are motivated and enthusiastic about contributing to the City, enhancing its quality and providing a welcoming and inclusive environment for all.

The department strives to create a workforce of forward-thinking employees who are customer focused and committed to excellence each day. Honesty and integrity will always be at the forefront and will guide us as we create a safe and welcoming environment for all employees.

Staffing Summary

The Human Resources Department includes a full-time Human Resources Director, a full-time Human Resources Technician and a part time Human Resources Assistant.

Program Objectives

The Human Resources Department will strive to continuously improve efficiencies, remain current with guidelines, best practices, and legal requirements, and proactively work to build a transparent, trustworthy environment. We will prioritize employee well-being by reducing workplace injuries and enhancing our employee wellness program. We will collaborate with and continue to improve upon what our department can do to support the needs of employees, departments, and the City as a whole.

Program Changes

There are no proposed program changes for Fiscal Year 2023-2024.

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HUMAN RESOURCES					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$178,553	$257,131	$413,313	$476,223	$417,197
Services	94,308	124,744	257,863	258,855	187,032
Supplies	3,533	4,388	5,959	7,000	7,000
Capital Outlay	0	0	16,299	0	2,000
Total	**$276,394**	**$386,264**	**$693,434**	**$742,078**	**$613,229**

HUMAN RESOURCES STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
HR Director	0.00	0.00	0.00	1.00	1.00
HR Assistant	0.00	0.00	0.00	0.48	0.48
Assistant to the City Manager/HR Manager	0.25	0.60	0.00	0.00	0.00
HR Director / Assistant to the City Manager	0.00	0.00	0.60	0.00	0.00
You Me We	0.00	0.00	0.00	0.00	0.00
Administrative Assistant	0.25	0.27	0.27	0.00	0.00
Management Analyst	0.95	0.80	0.80	0.00	0.00
HR Technician	0.00	0.00	0.00	1.00	1.00
Office Assistant	0.00	0.00	0.50	0.00	0.00
Total	**1.45**	**1.67**	**2.17**	**2.48**	**2.48**

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City of Oakley Strategic Plan Goals

A	B	C	D	E	F
Community and Economic Development	Community Health & Safety	Parks and Open Space	Community and Collaborative	Finance and Fiscal Responsibility	Sustainable Organization

Fiscal Year 2023/2024 Departmental Objectives

Human Resources	A	B	C	D	E	F
Review and Revise HR business processes to improve efficiency and effectiveness of HR functions and services						X
Review all HR policy to bring in compliance with current practices, guidelines and legal requirements						X
Create an efficient onboarding process for new hires, including integration with our ERP software						X
Continue to enhance our employee wellness program						X
Proactively work to reduce work place injuries					X	X
Be actively involved in the implementation of the ERP software conversion					X	X
Countine to actively recruit qualified candidates to enhance Team Oakley						
Review services provided by our Medical Insurance Broker and employees are recieving the best service						
Work to build a transparent, trusting environment where all employees feel safe						X

Key Performance Indicators

Metric	Goals	FY 2020/2021	FY 2021/2022	FY 2022/2023
Number of full duty work hours lost related to worker's compensation	E			7484
Average number of days from interview to hire date-Full Time Sworn	F			59
Average number of days from interview to hire date - Full Time Non-	F			34
Pecent of Performance Evaluations Completed timely	F			94%
Number of annual wellness events offered to employees	F			10

Key performance indicators are not available for Fiscal Years 2020-2021 or 2021-2022 because Fiscal Year 2022-2023 was the first year that these indicators were selected and utilized in the budget, and this information had not been tracked prior to Fiscal Year 2022-2023.

NON-DEPARTMENTAL

Program Costs and Revenues

All Non-Departmental costs are part of City Administration and are allocated to City departments. Some of the costs are recovered as a part of the city overhead added to Parks, Planning, and Engineering staff's hourly rates charged to developers and special revenue funds. The Non-Departmental budget includes central services and supplies, certain non-employee specific retirement system charges, and a General Fund Contingency.

Program Description

There is no program in the Non-Departmental budget unit. This budget is for costs better managed on a citywide basis, such as office supplies, utilities, storage space rentals, copier costs, insurance, web page maintenance costs, telephone services and transfers to the City's internal service funds.

Staffing Summary

The Non-Departmental budget unit is managed by the Finance Director and City Manager.

Program Objectives

The objectives related to the Non-Departmental budget are unchanged: to monitor and manage these citywide costs, and seek out opportunities to get the best value for each public dollar spent.

Program Changes

There are no proposed program changes for fiscal year 2023-2024.

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NON-DEPARTMENTAL					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$1,736,103	$791,274	$574,448	$829,821	$776,188
Services*	1,025,555	1,427,205	1,058,816	1,673,150	2,047,000
Supplies	57,222	58,968	70,547	59,400	59,400
Capital Outlay	0	0	0	0	0
Transfers Out	310,000	225,000	0	0	0
Interdepartmental Allocations	(2,311,900)	(1,933,692)	(2,272,405)	(2,812,534)	(2,882,588)
Total	**$816,980**	**$568,755**	**($568,594)**	**($250,163)**	**$0**

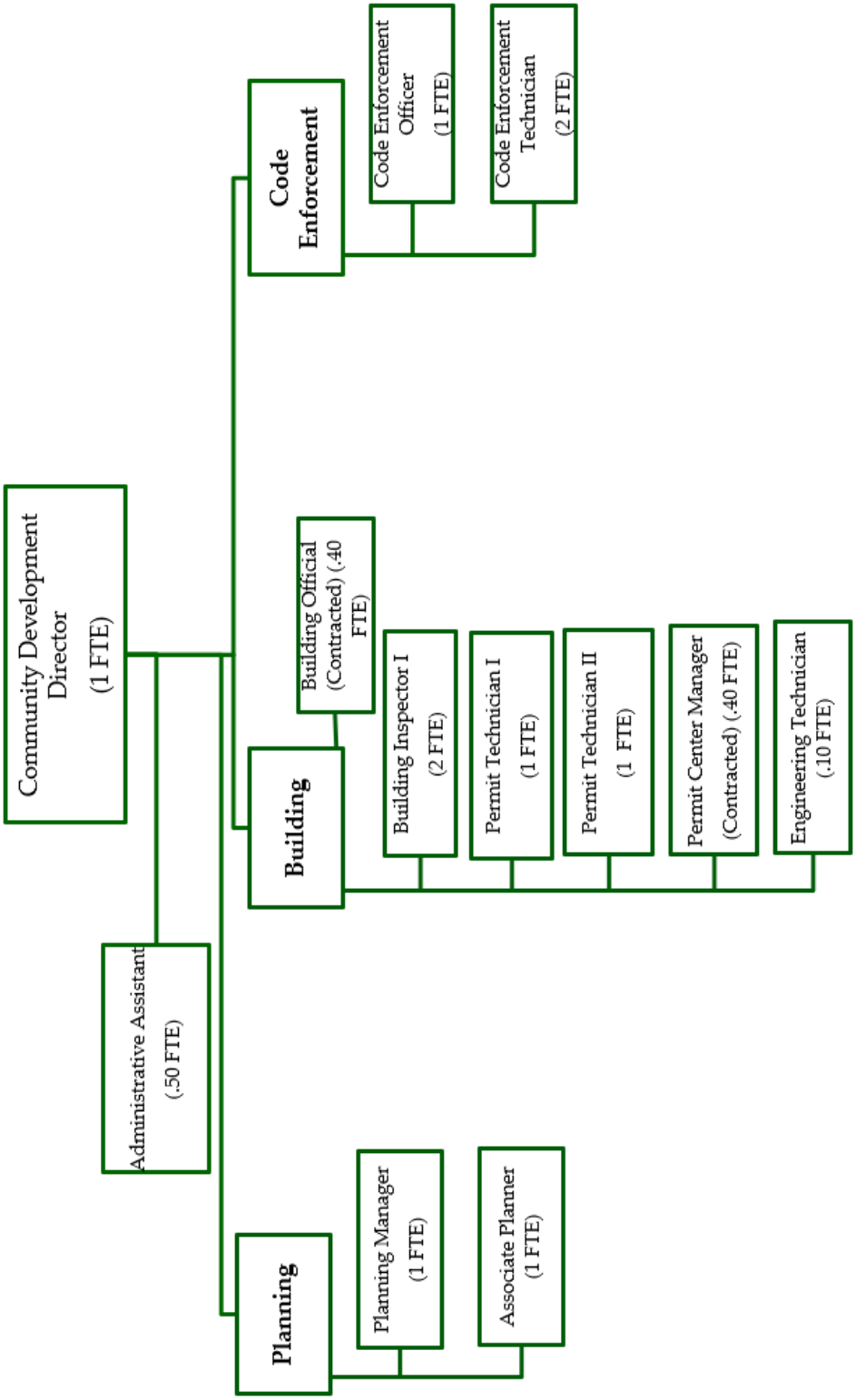
** Proposed amount includes the 2% General Fund Contingency in accordance with policy*

NON-DEPARTMENTAL STAFFING
None

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Community Development

Planning, Zoning, Building, Code Enforcement, Recycling, Housing



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COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department is responsible for implementing City Council policies related to planning, zoning, code enforcement, building and housing. The department promotes the community's quality of life and economic vitality through land use planning; protection of public health and safety related to development, elimination of blight, development of affordable housing, and oversees the building and development of residential and non-residential projects, ensuring that these projects meet established requirements related to public health and safety. The Community Development Department also manages the City's Permit Center, which coordinates and streamlines the development review and permitting process among various departments and outside agencies, thereby facilitating economic development and excellent customer service.

City of Oakley Strategic Plan Goals

A	B	C	D	E	F
Community and Economic Development	Community Health & Safety	Parks and Open Space	Community and Collaborative	Finance and Fiscal Responsibility	Sustainable Organization

Fiscal Year 2023/2024 Departmental Objectives

Community Development	A	B	C	D	E	F
Implement the 6th Cycle Oakley Housing Element (2023-2031) and facilitate the development of Affordable Housing	X					
Develop uniform process for Building and Code Enforcement to respond to substandard housing complaints		X				
Improve outreach & education effrots for Business License and Home Based Business Permitting to further compliance	X	X				
Develop a workplan to create and adopt a Climate Action Plan	X	X				
Improve electronic permit processes to improve efficiencies, optimize customer experiences, and increase compliance	X	X				
Provide superior responsiveness for Inspection Requests and quick turnaround timelines for Plan Reviews	X	X				
Increase outreach and education efforts for Disabled Accessibility (CASp Program)	X	X				
Improve the Residential Rental Property Inspection Program compliance rate	X					
Continue to work pro-actively with MDRR to ensure compliance with State		X		X		
Increase education and enforcement of the new California Building Standards Code to protect public safety	X	X				

Key Performance Indicators

Metric	Goals	FY 2020/2021	FY 2021/2022	FY 2022/2023
Home Business Permits Processed	A	107	78	93
Planning projects presented to City Council (includes entitlemnts, work	A, D, E	9	21	34
Residential Rental Inspection Program (RRIP) Registrations	A, B	1,462	1,206	1,288
Total Code Enforcement Cases Opened	A, B	2,976	2,568	2,436
Total Number of Building Permits Issued	A, B	2,730	2,051	1,829
Total Number of Single-Family Dwelling Permits Issued	A, B	640	268	109
Total Property Maintenance Cases	A, B	771	691	522
Code Enforcement Action that led to Building Permits being Issued	A, B	39	40	36
Cases addressing lack of Garbage Service	B	15	17	45
Cases addressing Illegal Fireworks	B	75	46	1

PLANNING

Program Costs and Revenue

Planning Division costs are primarily related to long range planning and current planning projects. Long Range planning includes planning responsibilities that must be implemented whether there is development or not, and these are paid for by the General Fund. Current planning projects can be divided into two categories, private developer projects funded by developer paid fees and daily planning duties are funded by the General Fund.

Program Description

The Planning Division is part of the Community Development Department.

The Planning Division provides land use, current and long range planning, and environmental services. The Division is responsible for the implementation of policy pertaining to orderly development and balanced, quality growth in the City of Oakley. Over the years, the Division has focused their efforts on streamlining the development process. The Division continues to focus on programs that assist the City in economic development and planned growth. Specifically, the Division is continually processing both residential and commercial applications to help facilitate the goals of the City's General Plan and Strategic Plan.

There are several planning projects that continue to have activity at this time. Several projects within the East Cypress Road corridor have been entitled for some time and continue to work towards development. There is a continued focus on the redevelopment of the City's Downtown and the future Train Platform and Parking Lot highlighting the marque project expected to break ground in this fiscal year. The 2023-2031 Housing Element has been adopted and is currently being certified by the State and implementation will begin in FY23-24. The development of the Contra Costa Logistics Center is nearly complete.

Staff are currently working on numerous residential and commercial projects to ensure the City's General Plan is compliant with State Law and addresses the needs of the community today. There is always a continued effort to identify areas for Zoning Code improvements and enhancements as the City grows and evolves. The Division also serves as the in-house environmental Staff to prepare environmental documents for City projects.

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Program Staffing

The Planning Division is made up of one Planning Manager, one Associate Planner. The Community Development Department shares a part-time administrative Assistant.

Program Objectives

- Process Development projects.
- Assist the City in economic development tasks, including the redevelopment of the City's downtown and facilitation of current planning development projects.
- Provide support to the Code Enforcement Division in matters involving land use and zoning.
- Continue to implement AB 939 to provide Oakley residents and businesses with new and expanded recycling and waste reduction programs.
- SB 375 and AB 32 Implementation: Continue to participate in regional and local programs to reduce greenhouse gas emissions.
- Develop a Climate Action Plan.
- Implement the Policy Action Programs in the 2023-2031 Housing Element.
- Identify areas for improvement and enhance the zoning code.
- Continue to monitor changes in State Laws that would require the General Plan to be amended.
- Serve as the City's in-house environmental staff to prepare environmental documents for small to medium-sized City Capital Improvement and Park projects.

Program Changes

There are no proposed program changes for fiscal year 2023-2024.

PLANNING DIVISION					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$460,879	$455,270	$361,060	$576,495	$647,753
Services	178,102	230,864	257,968	518,905	334,743
Supplies	0	0	45	200	200
Total	**$638,981**	**$686,134**	**$619,072**	**$1,095,600**	**$982,696**

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PLANNING DIVISION STAFFING					
STAFFING	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**	**2023-2024**
Principal Planner	1.00	1.00	1.00	0.00	0.00
Planning Manager	0.00	0.00	0.00	1.00	1.00
Community & Economic Development Director	0.00	0.00	1.00	0.00	0.00
Community Development Director	1.00	1.00	0.00	1.00	1.00
Planning Technician	0.90	0.90	1.00	1.00	0.00
Associate Planner	0.00	0.00	0.00	0.00	1.00
Planning Assistant	0.00	0.00	0.00	0.00	0.00
Total	**2.90**	**2.90**	**3.00**	**3.00**	**3.00**

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BUILDING & CODE ENFORCEMENT

Program Costs and Revenue

Revenues for these two divisions are comprised of building permit, plan check, inspection, building and code enforcement citations, rental dwelling unit inspection fees, and code enforcement re-inspection fees.

Program Description

The Building Division and Code Enforcement Division are part of the Community and Economic Development Department.

The Building Division is responsible for the administration and enforcement of building codes (California Building, Plumbing, Mechanical Codes, the National Electrical Code, and the International Property Maintenance Code). The Building Division provides minimum standards to safeguard public health and welfare, and property, by regulating and controlling the design of structures through plan review, construction of structures through field inspection to monitor quality of materials, use and occupancy, location and maintenance of all buildings and structures within the City of Oakley.

The Code Enforcement Division is responsible for ensuring all residential and commercial properties abide by municipal codes applicable to the health, safety, and quality of life for Oakley residents and business owners. This is achieved primarily by managing the property maintenance program and the Residential Dwelling Unit program. These requirements are met through pro-active on-site inspections, responding to citizen complaints, and educating the public through in-house developed community awareness programs.

Program Staffing

The Building Division consists of a part-time contract Building Official/ Permit Center Manager, and two full-time Building Inspector's, and one full-time Permit Technician II and one Permit Technician I. The Code Enforcement Division consists of one full-time Code Enforcement Officer and two full-time Code Enforcement Technician's. The Community and Economic Development Department shares a part-time administrative Assistant.

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Program Objectives

- Work with development community to ensure projects integrate Green Building and Energy Code design provisions that support energy efficiency and the reduction in construction waste to help in the reduction of greenhouse gases.
- Continue to refine internal processes within functions of the two divisions.
- Improve customer experiences and efficiencies by expanding the use of existing technological programs for the permitting of projects.
- Maintain standard fifteen-day plan review as a maximum turnaround time but the Building Division's goal is to review most simple projects within five days.
- Provide inspections on the next workday upon request, same day when needed and as workload allows, and provide 2-hour inspection timeframe.
- When needed, provide Friday, weekend or after-hour inspections when City Hall is normally scheduled for closure by utilizing after hour inspections.
- Respond to all code enforcement inquires within one working day.
- Issue over the counter type permits at a 95% rate, the same day.
- Continue to work with property owners, realtors, and lending institutions whose buildings have fallen into disrepair.
- Work with Economic Development on commercial projects as well as other projects within the City that help to further the development of the City.
- Continue to provide homeowner's code compliance direction from plan submittal to final inspection by being focused on education and customer service.
- Continually ensure the Building Division and Code Enforcement webpage is user-friendly.
- Continue to provide updated training to staff on the adopted codes.
- Work with homeowners and contractors to resolve issues in a professional, polite and progressive manner; prior to and during construction.
- Improve the Residential Rental Property Inspection Program compliance rate.
- Continue to make a positive impact in the City by enforcing the Property Maintenance Ordinance.
- Enhance enforcement of vacant/abandoned property maintenance standards.
- Work with all departments, outside agencies and the contractor to ensure that all projects are constructed in the most efficient and cost effective way possible.
- Work together to address and reduce unpermitted construction.

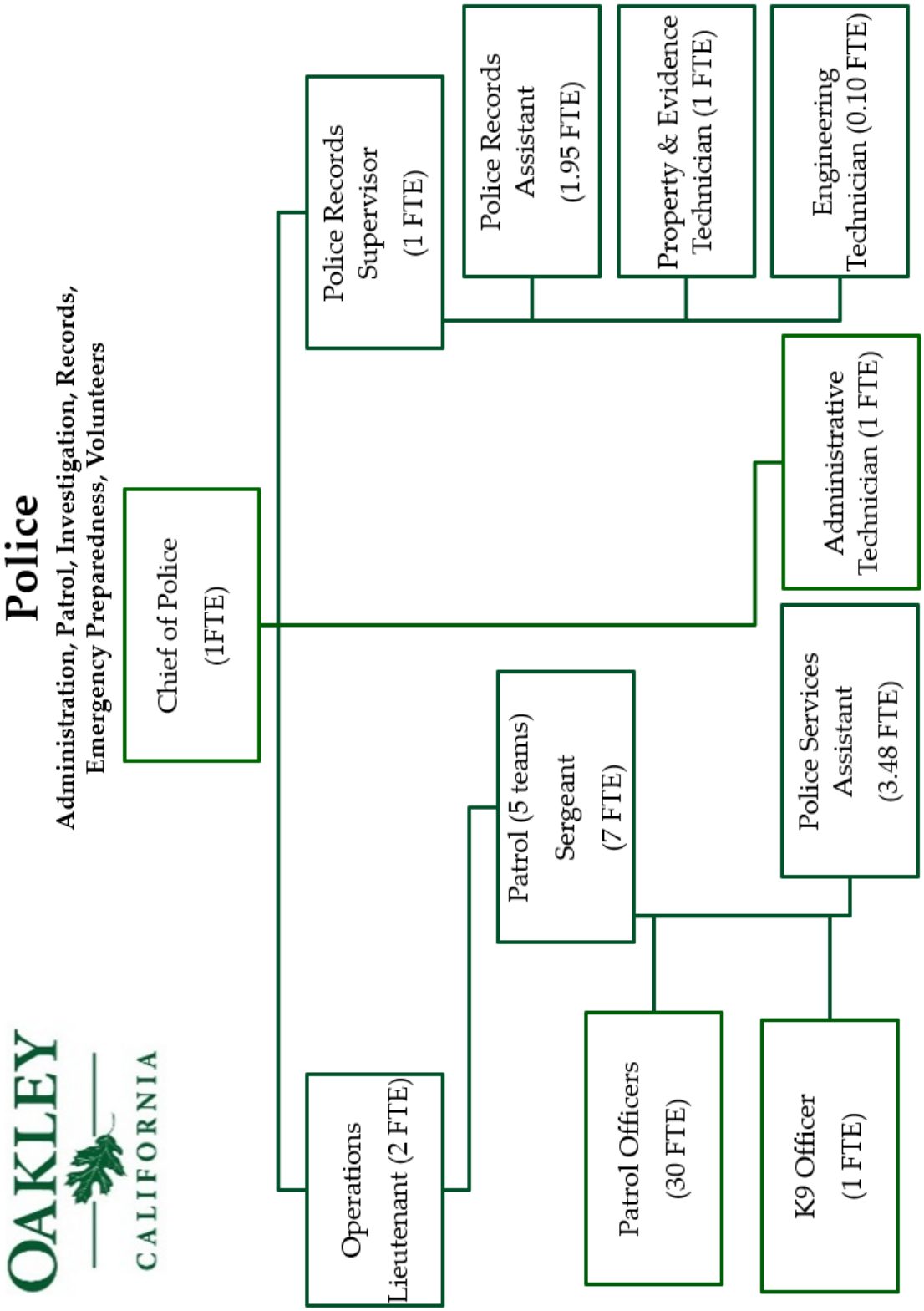
Program Changes

There are no proposed program changes for fiscal year 2023-2024.

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BUILDING & CODE ENFORCEMENT					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$666,295	$728,570	$666,952	$813,488	$857,990
Services	381,298	390,632	534,298	484,052	496,182
Supplies	5,394	6,495	9,674	10,250	10,500
Capital Outlay	0	0	0	0	0
Total	**$1,052,987**	**$1,125,697**	**$1,210,924**	**$1,307,790**	**$1,364,672**

BUILDING AND CODE ENFORCEMENT STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Permit Center Manager (Contracted)	0.60	0.40	0.40	0.40	0.40
Building Inspector II	0.00	1.00	1.00	0.00	0.00
Building Inspector I	1.00	1.00	1.00	2.00	2.00
Building Official (Contracted)	0.00	1.00	0.40	0.40	0.40
Permit Technician	2.00	1.95	0.00	0.00	0.00
Permit Technician I	0.00	0.00	1.00	1.00	1.00
Permit Technician II	0.00	0.00	0.95	1.00	1.00
Senior Code Enforcement Officer	0.48	0.00	0.00	0.00	0.00
Code Enforcement Officer	0.75	1.00	0.00	0.00	0.00
Code Enforcement Officer/Building	1.00	0.00	0.00	0.00	0.00
Code Enforcement Officer I	1.00	0.00	1.00	1.00	1.00
Code Enforcement Technician	0.48	2.00	2.00	2.00	2.00
Administrative Assistant	0.15	0.50	0.50	0.50	0.50
Engineering Technician	0.00	0.00	0.10	0.10	0.10
Total	**7.46**	**8.85**	**8.35**	**8.40**	**8.40**


Police
Administration, Patrol, Investigation, Records,
Emergency Preparedness, Volunteers
Chief of Police
(1FTE)
Police Records
Supervisor
(1 FTE)
Police Records
Assistant
(1.95 FTE)
Property & Evidence
Technician (1 FTE)
Engineering
Technician (0.10 FTE)
Administrative
Technician (1 FTE)
Operations
Lieutenant (2 FTE)
Patrol (5 teams)
Sergeant
(7 FTE)
Police Services
Assistant
(3.48 FTE)
Patrol Officers
(30 FTE)
K9 Officer
(1 FTE)
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POLICE

Program Costs and Revenues

As the Police Department completes its seventh year since inception, we are more committed than ever to perform our role of providing the community of Oakley with high-quality and professional law enforcement services. We build on a strong foundation to ensure the success and long-lasting contributions of the Police Department to its community and local government. In reviewing this budget submission, you will find it to be a conservative goal towards the future of the department and the City. For FY 2023-2024, the department will continue to deepen our available resources, develop our personnel, hone our skills, and introduce specific technology to better serve our residents.

Program Description

The Oakley Police Department's principle responsibility is protecting life and property while preserving and safeguarding the public's peace.

The Police Department takes a progressive stance policing the community. Officers respond to calls for service, investigate crimes, arrest criminal suspects, seek prosecution for criminal acts, and engage in crime prevention strategies with community members. Uniformed officers provide proactive patrol operations and actively pursue those involved in illegal activity. Detectives investigate crimes against persons and property, cases involving missing persons, and death cases. The detectives also work closely with neighboring jurisdictions to track the criminal element.

Emphasis is placed on traffic safety, education, and enforcement. The Department conducts traffic collision investigations, identifies potential roadway hazards and works with other city departments to find reasonable traffic calming solutions to alleviate traffic concerns.

Department goals emphasize that each officer and professional staff recognize that daily activities and contacts with the community are an integral part of our community service effort. Each citizen contact is an opportunity to create a positive and lasting impression, enhance our community relationships, and gain a partner in public safety. The actions of each officer contribute to the community's sense safety and confidence in our ability to provide professional police services.

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Program Staffing

The costs for fiscal year 2023-2024 are for fully-staffed department with 41 sworn FTE law enforcement positions. This submission includes the addition of one (1) officer for this fiscal year.

With the expansion of the Department the Chief of Police will set up a Special Operations Division. The Special Operations Division will be headed by a sergeant and the division will encompass the Traffic Enforcement Unit and the newly formed Special Services Team. The Special Services Team will consist of four officers, whose duty will be to focus on quality of life issues that impact the City of Oakley.

Program Objectives

- Make Oakley a clean and safe place to live and work through the protection of life and property.
- Promote outstanding customer service to the community throughout all levels of the police department.
- Continue working with the engineering department on traffic calming solutions for neighborhoods with a focus on traffic safety.
- Maintain average response times of under-five (5) minutes to emergency (Priority 1) calls, and under 13 minutes for less urgent (Priority 2) calls.
- Continue the collaborative efforts with other city departments to properly address homelessness, providing assistance and seeking permanent housing when available.
- Ensure that all personnel remain current in their continued professional training, thereby meeting POST and NIMS training requirements.
- Continue to use technological advances as a force multiplier to assist officers with providing the Oakley community with the best possible service.
- Partner with local fire departments and coordinate with local East Contra Costa County Community Emergency Response Team (CERT) members to enhance our response to a local emergency.
- Continue the expansion of both ALPR and situational awareness cameras to monitor key ingress/egress points throughout the City.
- Improve all staff's knowledge and understanding of the Emergency Operations Response.

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Program Changes

The police department in FY 2023-2024 is adding one (1) officer full-time position to its sworn staff, bringing the total full-time sworn positions to forty-one (41).

POLICE DEPARTMENT					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$7,017,208	$7,065,051	$7,456,931	$8,831,796	$9,882,835
Services	2,497,935	2,430,784	2,766,290	3,449,177	4,005,361
Supplies	243,449	231,318	272,784	404,948	545,500
Capital Outlay	37,404	23,891	94,525	180,558	286,219
Total	**$9,795,996**	**$9,751,044**	**$10,590,530**	**$12,866,479**	**$14,719,915**

POLICE DEPARTMENT STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Records Supervisor (Contracted)	0.48	0.48	0.48	0.00	0.00
Police Chief	1.00	1.00	1.00	1.00	1.00
Police Captain	0.00	0.00	0.00	0.00	0.00
Police Lieutenants	0.50	1.00	2.00	2.00	2.00
Police Sergeants	7.00	7.00	7.00	7.00	7.00
Police Officers	25.50	25.00	26.00	30.00	31.00
Police Services Assistant	5.17	4.90	5.43	3.95	3.48
Administrative Technician	0.00	0.00	0.00	0.00	1.00
Property & Evidence Technician	0.00	0.00	0.00	1.00	1.00
Police Records Assistant	0.48	1.43	1.95	1.95	1.95
Police Records Supervisor	0.00	0.00	0.00	1.00	1.00
Engineering Technician	0.00	0.00	0.10	0.10	0.10
Total	**40.13**	**40.81**	**43.96**	**48.00**	**49.53**

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City of Oakley Strategic Plan Goals

A	B	C	D	E	F
Community and Economic Development	Community Health & Safety	Parks and Open Space	Community and Collaborative	Finance and Fiscal Responsibility	Sustainable Organization

Fiscal Year 2023/2024 Departmental Objectives

Police	A	B	C	D	E	F
Ensure new employees are receiving the proper amount of OPD core course training		X				X
Encourage community events involving the police department in non police related environments (i.e. classroom readings)		X		X		
Establish the Oakley Police Department Special Services team to handle specific quality of life matters and criminal activities	X	X		X		
Investigate the feasibility of bolstering our "electronic net" of surveillance cameras with our service vendors (Flock and Vigilant)	X	X	X	X		
Implement more laptop computers into the PD equipment inventory to allow administrators and investigators to work off site.		X			X	X
Bolster the Traffic Enforcement Unit and build it out to full staff (3 officers) to pay much more attention to traffic issues	X	X	X	X	X	
Identify a "Special Operations" sergeant to manage SRO, Traffic, Special Services officers	X	X	X	X	X	X
Identify a full time Fleet manager to take care of the expanding fleet of the City of				X	X	X

Key Performance Indicators

Metric	Goals	2020	2021	2022
Uniform Crime Reporting - Part 1				
Homicide	D	0	3	2
Rape	D	7	14	9
Robbery	D	14	16	10
Assault	D	62	95	171
Burglary	D	73	69	71
Larceny	D	306	385	330
Motor Vehicle Theft	D	100	119	115
Workload Indicators				
Written Reports	D	2,545	2,916	2,748
Arrests	D	365	478	453

**Key performance Inficators are presented in calendar year*

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Public Works

Engineering, Capital Projects, Parks & Landscape, Facilities Maintenance
Storm Water, Roads & Traffic, Inspections

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PUBLIC WORKS/ ENGINEERING/MAINTENANCE & PARKS

Program Description

The Public Works and Engineering Department provides street, drainage, traffic signal, facility, parks, and landscape maintenance through a combination of internal staff and outside contractors. The Department also administers design, construction inspection, and contract management for Capital Improvement projects within the City. The Department also implements the City's Clean Water Program to ensure compliance with current NPDES requirements and permits; processes the plan reviews and inspects private development project grading and infrastructure improvements for compliance with City standards.

Program Changes

This Capital Improvement Program will continue to actively design and construct new infrastructure for the community to enhance the quality of life for residents. The maintenance operations will continue to focus on timely responses to various public inquiries and maintenance of City streets, parks, and facilities.

The Maintenance Division will continue to contract major park and landscape maintenance services. The in-house maintenance crew will focus on our park facilities to ensure that the quality of all park and facility infrastructure is kept at a high level. There will be an emphasis on cross-training of staff in all areas of streets, parks, and facility maintenance to better support the wide range of service requests that need to be accommodated by the department.

The overall goal of the above referenced programs is to improve and enhance the quality of all City infrastructure, and in turn, the quality of life for the residents of Oakley.

Staffing Changes

The Department has formed a cohesive team that services the needs of the community infrastructure. As the City continues to grow and more residents move to Oakley, so is the increased need for services that the Public Works Department provides for the community. The addition of new residential subdivisions and infrastructure that come under the maintenance of the Public Works Department, necessitate increased staffing to be able to provide maintenance services and to continue to have public infrastructure that is maintained to high standards.

The Fiscal Year (FY) 2023-2024 budget includes the following staffing changes. The addition of two (2) Maintenance Workers to support a wide range of tasks for the maintenance of City parks and landscaping areas; and to run the programming, maintenance, and operations of the irrigation systems that service all the parks and landscaping areas. This is specialty work and is critical in coordinating the operation of the complex irrigation systems.

One (1) additional Custodial Worker will be added as well to better service the Recreation Center, Public Works Operations Building, and Entrepreneur Building. Currently the custodial services for the above-mentioned facilities are performed by an outside contractor. By hiring another Custodial Worker, it will not only save the City nearly $30K per year but also give staff flexibility and added support in the deploying of maintenance resources. The existing Part Time Administrative Assistant will be changed to a Full-Time position to support the increasing administrative service needs of the Public Works Operations Building

Revenues

The Public Works and Engineering budget relies on funds from a variety of sources, many of which restrict expenditures to specific categories.

- **Gas Tax-** Funds are restricted to "the planning, construction, improvement, maintenance, and operation of public streets and highways (and their related public facilities for non-motorized traffic), including the mitigation of their environmental effects, the payment for property taken or damaged for such purposes, and the administrative costs necessarily incurred in the foregoing purposes." *Anticipated Revenues****-$1,269,107***

- **Senate Bill (SB) No. 1 Transportation Funding-** The California Legislature passed SB 1 in 2017, raising gas taxes and vehicle fees which will generate tens of billions of dollars for municipalities and agencies to fix the state's road system. The funds that the City of Oakley receives as part of SB 1 will be used for various street repairs and resurfacing citywide. *Anticipated Revenues****-$1,100,866***

- **Measure J-** These expenditures are restricted to the same uses as Gas Tax but can also be applied to transit improvements and operations, growth management planning and compliance, pedestrian and bicycle trail construction/maintenance/operation, parking facility development, and transportation efficiency program development and operation (ridesharing,

etc.). Since Measure J contains a growth management component, funds may not be used to replace developer obligations that would otherwise not be publicly funded under the jurisdiction policy. *Anticipated Revenues**-$810,833***

- **Storm Water Utility Assessments-** The City has adopted a Storm Water Management Plan, and based on the estimated maintenance, inspection, and administrative activities required to enact the plan; has established an annual parcel assessment. *Anticipated Revenues**-$563,310***

- **Traffic Impact Fee-** The City of Oakley has an official Traffic Impact Fee program which funds the improvement of major roadways and signalized intersections; including the design, staff support, and construction management activities associated with private development projects. *Anticipated Revenues**-$1,785,396***

- **Park Impact Fee-** The City of Oakley has an official Park Impact Fee program which funds the improvement of parks in the community. This Park Impact Fee is paid for by private developers as related to their respective projects. *Anticipated Revenues**-$1,273,657***

- **Development Deposits/Permit Applications-** Public Works and Engineering collects deposits for the review and inspection of final maps, grading plans and improvement plans related to development applications. In addition, fees are collected for encroachment permits, transportation permits, and documentation related to the FEMA Floodplain Management program. Actual staff expenditures are tracked and applied against a deposit, and refunds or additional deposits are made as necessary. *Anticipated Revenues**-$1,200,000***

- **Citywide Park Assessments-** Zone 1 of the Oakley Lighting and Landscape Assessment District No. 1 provides for the maintenance and utilities for citywide parks and landscaping facilities. *Anticipated Revenues**- $1,450,000***

- **Streetlight Assessments-** Zone 2 of the Oakley Lighting and Landscape Assessment District No. 1 provides for the maintenance and utilities for citywide street lighting. *Anticipated Revenues - **$255,000***

- **Neighborhood Landscaping Assessments -** Zone 3 of the Oakley Lighting and Landscape Assessment District No. 1 provides for the maintenance and utilities for Neighborhood Park and landscaping improvements throughout the City. Zone 3 currently consists of 26 sub-zones, and revenues and expenditures are tracked at the sub-zone level. *Anticipated Revenues **- $3,120,000***

- **Community Facilities District No. 1 -** This District was formed in 2006 to fund the operations and maintenance of the levee system, stormwater pond, and the associated pump, force main, and outfall for the Cypress Grove development. Landscape and lighting maintenance for the project are funded through a separate mechanism. *Anticipated Revenues* ***- $352,000***

- **Community Facilities District No. 2015-1** - This District was formed in 2015 to fund the operations and maintenance of the City's Community and Regional Parks and the public neighborhood parks and landscaping, street lighting, and stormwater improvements associated with the Emerson Ranch development. *Anticipated Revenues* - ***$1,135,00***

- **Community Facilities District No. 2015-2** - This District was formed in 2015 to fund the operations and maintenance of the City's Community and Regional Parks and the public neighborhood parks and landscaping, street lighting, and stormwater improvements constructed with new developments. *Anticipated Revenues* - The revenue for FY 2023-2024 will depend on the number of new developments that annex into the District prior to the end of the current fiscal year and the timing of when improvements will be turned over to the City for maintenance. *Anticipated Revenues* - ***$1,900,000***

- **Community Facilities District No. 2018-1 -** This District was formed in 2018 to provide a financing mechanism to mitigate new development's financial impact on East Contra Costa County Fire District's fire protection services that are provided to the City. *Anticipated Revenues* - The revenue for FY 2023-2024 will depend on the number of new developments that annex into the District prior to the end of the current fiscal year and the timing of new building permit issuances. *Anticipated Revenues* - ***$325,000***

- **Community Facilities District No. 2020-1**- This District was formed in 2020 to fund a portion of the operations and maintenance associated with the City's community parks, stormwater inspections, and maintenance of public landscaping, and street lighting associated with the Contra Costa Logistics Center project. *Anticipated Revenues* - ***$425,000.***

- **Police Special Tax Area (P-6) -** This special tax provides funding for City police protection equipment and services. *Anticipated Revenues* - The revenue for FY 2023-2024 will depend on the type and number of new developments that

annex into the Police Special Tax Area prior to the end of the current fiscal year. *Anticipated Revenues* - ***$7,250,000***

- **General Fund-** Since most of the funding sources for Public Works and Engineering are restricted to specific expenditures, it is recognized that some staff time and activities will require other funding sources. Those activities will be kept to a minimum, and eligible funding sources will continually be sought out.

PROGRAM AND STAFFING SUMMARY

The mission of Public Works and Engineering is to Steward Oakley's infrastructure by utilizing a variety of maintenance, improvement, and service activities. Through a blend of contract and seasonal staffing and City staff, the Department provides its services to the community. The Department is managed by the Public Works Director and has 7 primary functions. The FY 2023-2024 Budget proposes the following operating areas and staffing:

Operating Areas

- **Operations and Maintenance-** One of the most important tasks for Public Works and Engineering is to maintain the City's wide range of infrastructure. City staff will monitor and direct all maintenance activities, and maintenance services will be provided by both City staff and contract services. The individual maintenance elements are as follows:

  - ***Roadway-*** Routine maintenance is necessary to keep the City's road network operating in a safe and efficient manner. This includes pavement maintenance activities such as pothole patching, crack sealing, shoulder repair, signing and striping repair and replacement, and keeping the roadways free of obstructions via street sweeping and debris cleanup. As a supplement to the regular patrols of the maintenance staff, public works staff will field and investigate citizen requests to determine corrective action for conditions that may not be known or readily apparent. Since surface treatment projects like pavement overlays or chip seals tend to be extensive in nature, they are recognized as a Capital Improvement, and not included in this maintenance element. The City uses on-call maintenance service contractors to supplement City maintenance staff in performing various maintenance services (i.e. pavement repair and patching, curb, gutter, and sidewalk repair, striping, guard rail repair, etc.) The City's maintenance staff will utilize these contract services to supplement in-house resources to better provide maintenance services for the community in a pro-active way.

- ***Signals & Lighting-*** The City owns and operates traffic signals at 40 separate intersections, as well as numerous pedestrian safety flashing lights throughout Oakley. In addition to traffic signals, the City owns and maintains well over 1,510 street lights throughout the community. There are some street lights that are owned and maintained by PG&E, in addition to the City owned street lights. Traffic Signal, Street Light, and Parking Lot Light maintenance is provided through a contract with a specialized electrical contractor who has the resources and expertise needed.

- ***Drainage-*** In order to minimize potential flooding, and to ensure that storm water is collected and conveyed properly in accordance to the regional storm water quality permits that the City operates under; maintenance staff will conduct routine inspection and service on the storm drainage system. These activities include catch basin cleaning, ditch cleaning, culvert flushing and repair, and inlet maintenance. Drainage maintenance will primarily be performed by the City's maintenance staff in coordination with the on-call service contractor to supplement in-house resources and better provide maintenance service for the community.

- ***Parks and Landscaping-*** The City currently maintains 37 public parks. The City supplements the Oakley Union Elementary School District financially for the maintenance of another four (4) joint-use public park facilities. In addition, the City maintains thousands of square feet of public right of way landscaping, street median landscaping, and public trail corridors. The City's park and landscape maintenance staff, and outside maintenance contract resources provide landscape maintenance services for the City. The Parks Division staff works diligently every day to provide the best quality of maintenance services for the City's Parks and Landscaped medians and pathways.

- ***Facilities-*** The City currently owns and manages multiple facilities, and the maintenance and operations of these facilities are under the Public Works Department to better align the service needs with maintenance resources that are available and managed by the Public Works Department.

- **Engineering Services-** Engineering staff will supply technical services to assist with various City activities, ranging from design and construction of public works projects, to addressing requests and questions raised by the general public and officials. Also, Engineering staff, in collaboration with the City Planning and Economic Development Team, review and process various private development projects, from residential

subdivisions to commercial building projects. The typical engineering services that may be provided include:

- ***Capital Project Engineering-*** Engineering staff performs design and construction management for all City public projects. A detailed explanation of this service is provided in the Capital Improvement Program (CIP) section of the budget document.

- ***Traffic Engineering***- Engineering staff throughout the year perform a variety of tasks associated with traffic engineering. These tasks will include: completing speed surveys to ensure that traffic citations issued by the Police Department are enforceable, implementing neighborhood traffic calming projects, coordinating activities with the Police Department Traffic Division on traffic safety projects around Oakley and especially at school sites, investigating citizen's requests for traffic control devices and speed limit changes.

- ***Private Development Engineering***- Engineering staff review and process private development projects that are submitted to the City for construction. The scope and complexity of development projects vary from small office buildings to large residential subdivisions. Engineering staff work on each step of the entitlement process to ensure development projects are designed and constructed according to City standards and codes. In addition to addressing the engineering needs of development projects, Engineering staff coordinate regularly with the Community and Economic Development Department and Economic Development Manager to facilitate the development applications in Oakley.

- ***Surveying-*** The primary need for land surveying services are in the area of subdivision map review and will be funded by private developer deposits. The City utilizes contract services on an as-needed basis to address any land surveying service needs.

- ***Floodplain Management-*** Certain areas within the City are subject to periodic flooding, and the Federal Emergency Management Agency (FEMA) requires Oakley to participate in the National Flood Insurance Program so that flood insurance can be provided to affected property owners. As a result of participating in the program, the City must keep Flood Insurance Rate Maps for viewing by the public and must provide certain information upon request. Additionally, the City will review and process applications to modify known floodplain boundaries.

- ***Clean Water Program-*** The City's joint municipal National Pollutant Discharge Elimination System (NPDES) permit and its participation in the Contra Costa County Clean Water Program necessitate several expenditures. Maintenance related activities have been accounted for in both the roadway and drainage maintenance categories. Other tasks include contributions to the Clean Water Program for staff and resources, illicit discharge investigation, industrial and commercial site inspections, and public outreach.

- ***Assessment District Engineering-*** To collect the funds for the City's assessment district and community facilities district, an annual engineer's report and associated budgets must be completed. The City has a contract with a financial services consultant for the processing and administration of this task, due to its specialized nature of work.

- **Administration-** The administration of the department has evolved over the years as the department restructuring took place. This process has been completed and it is anticipated that the department will move forward as a solid team with the staffing levels as follows:

  - ***Public Works Director/City Engineer (1 FTE)*** – Day to day operations in Public Works and Engineering will be managed by the Public Works Director/City Engineer. Duties will include coordination with other City departments and outside agencies, consultant/maintenance/construction contract management, development review and coordination, public outreach, traffic calming, and a wide range of other activities.

  - ***Administrative Specialist (1 FTE)*** – This City staff position performs a wide range of important tasks for the department including: contract administration and processing, budget preparation assistance, City Council reports, accounting, and vendor invoice processing, responding to inquiries, complaints and service requests by the public, issuance of permits, claims processing, department analyst and liaison, and general administrative tasks. The Administrative Specialist is supported by the Administrative Assistant in performing department support services.

  - ***Administrative Assistant (1 FTE)*** – This City staff position assists the Public Works and Engineering staff, as well as the Maintenance Divisions with general administrative functions such as: answering phones, filing, records management, data entry, public inquiries, service requests and various administrative project tasks related to the general operation of the department.

- ***Principal Civil Engineer, (1 FTE)*** – This City staff position manages work on the processing of private development projects and operation of the City's traffic signal system to ensure that the systems are working efficiently, while keeping up with new technologies related to the maintenance and operation of the traffic signal system. The Principal Civil Engineer will also manage the new Traffic System Operations Center which will be used for the operation of the Downtown Oakley traffic signal systems and serve as the City Traffic Engineer. The Principal Civil Engineer will also be leading the City's NPDES stormwater permit program and working with the engineering and planning team to review and process park development projects. Other primary duties include the review and processing of private development projects and their related building permits and traffic control plans.

- ***Capital Projects Engineer, (1 FTE)*** - City staff position focuses on the design and construction of Capital Improvement Projects. The responsibilities of the position include management and administration, development, design, and construction of a wide range of Capital Improvement Projects. The Capital Projects Engineer also works collaboratively with State agencies in securing and processing various grants for Capital Improvement Projects for the City of Oakley.

- ***Public Works Inspector (1 FTE)*** - This City staff position provides inspection of work within the public right of way and all Capital Improvement Projects construction inspection services. The Public Works Inspector is also responsible for processing encroachment permits and for performing related construction inspections. Any additional inspection services will be provided by a contract Inspector as needed for private development projects.

- ***Engineering Technician (.80 FTE)*** - This City staff position provides a wide range of tasks related to the processing of private development projects, ranging from plan checking, permit issuance, and inspection services. The Engineering Technician will also perform.

- ***Street Maintenance Foreman (1 FTE)*** – This City staff position supervises the Street Maintenance Worker which is the crew for the street maintenance division who address the increasing maintenance needs of the City's infrastructure. This maintenance team provides a wide range of maintenance services such as: pothole patching, storm drain cleaning and inspections, sign installation, pavement striping and marking, roadside brushing and spraying, and other maintenance services.

- ***Street Maintenance Worker (1 FTE)*** – This City staff position provides a wide range of maintenance services such as: pothole patching, storm drain cleaning and inspections, sign installation, pavement striping and marking, roadside brushing and spraying, and other maintenance services.

- ***Parks and Landscape Maintenance Division Manager (1 FTE) -*** This City staff position manages the maintenance efforts for all publicly maintained streets, parks, and facilities within the city. The position develops and manages the division budget, monitors all water and utility uses associated with the facilities, schedules, and manages the work of the park and landscape maintenance contractors, and coordinates facility uses and service needs with the Recreation Department.

- ***Park Ranger (1 FTE)*** – This City staff position will enforce the laws and regulations related to the City's parks and facilities. The Park Ranger will work cooperatively with the Police Department to assist in all issues related to illicit activities that may take place in the City's parks and facilities. This position will provide park information to visitors and present interpretive programs, as well as perform an assortment of maintenance duties as needed.

- ***Parks and Landscape Foreman (1 FTE)*** – This City staff position plans, schedules, and coordinates the in-house landscape maintenance staff, performs playground inspections, and assists with other parks and landscape operations. This is a working foreman position that reports to the Division Manager.

- ***Parks and Landscape Maintenance Worker (5 FTE)*** – These City staff positions perform various parks and landscape maintenance services for all City parks and landscaping zones to ensure the condition of these parks is maintained at the highest levels. One of the areas of focus will be the programming and operation of the irrigation systems that the City has deployed in its parks and landscaped zones to enhance the efficiency of the irrigation system.

- ***Custodian (2.0 FTE)*** – These City staff positions perform the custodian services for City Hall, the Police Department, Recreation Center, Public Works Operations Building, and Entrepreneur Building daily to ensure staff and customer service needs are accommodated efficiently.

- ***Facility Maintenance Worker (1.0 FTE)*** – This staff position performs the facility maintenance services to all City owned facilities that include City Hall and

Police Department, Recreation Center, Public Works Operations Building, Entrepreneur Center, 3070 Main Street, and 3080 Main Street buildings.

Program Objectives

The goals and objectives of the Public Works and Engineering Department for FY 2023-2024 are:

- Focus on pro-active maintenance of the City's infrastructure and facilities to protect the infrastructure assets of the community using a combination of in-house staff and contract services. This will be a key component of the quality of life for the community residents.
- Expand the Traffic Operations Center which will operate and monitor traffic signal operations on major roadways in Oakley in coordination with the Police Department.
- Proactively, and in coordination with the Police Department, work with residents and neighborhood groups in resolving traffic and parking related issues and the implementation of traffic calming and parking programs.
- Actively and proficiently implement the planned Capital Improvement Program and ensure timely project delivery within approved budgets and timelines.
- Participate in regional engineering efforts such as Transplan, the City-County Engineering Advisory Committee, and the Contra Costa Clean Water Program to ensure that Oakley is recognized as a contributor and is represented in any funding programs.
- Actively pursue State and Federal grants to supplement funding for the City's infrastructure improvement projects.
- Coordinate and collaborate with other City Departments to provide exemplary and proactive service to potential developers to enhance Oakley's economic development opportunities.

PUBLIC WORKS /ENGINEERING/MAINTENANCE & PARKS					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$1,532,249	$1,665,934	$1,837,654	$2,045,378	$2,293,302
Services	919,442	988,203	1,693,013	2,106,702	2,045,159
Supplies	39,188	43,291	46,368	54,600	55,100
Capital Outlay	29,188	0	94,421	477,345	138,450
Total	**$2,520,067**	**$2,697,428**	**$3,671,456**	**$4,684,025**	**$4,532,011**

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PUBLIC WORKS/ENGINEERING/MAINT & PARKS DEPT STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
City Engineer/Public Works Director	1.00	1.00	1.00	1.00	1.00
Associate Engineer	1.00	0.00	0.00	0.00	0.00
Principal Engineer	0.00	1.00	1.00	1.00	1.00
Capital Projects Coordinator	1.00	1.00	0.00	0.00	0.00
Capital Projects Engineer	0.00	0.00	1.00	1.00	1.00
Engineering Technician	0.00	1.00	0.80	0.80	0.80
Senior Civil Engineer	1.00	0.00	0.00	0.00	0.00
Public Works Inspector	1.00	1.00	1.00	1.00	1.00
Public Works Administrative Specialist	1.00	1.00	1.00	1.00	1.00
Public Works Administrative Assistant	0.63	0.48	0.48	0.48	1.00
Streets Maintenance Foreman	1.00	1.00	1.00	1.00	1.00
Parks & Landscape Maintenance Superintendent	1.00	1.00	0.00	0.00	0.00
Parks & Landscape Maintenance Manager	0.00	0.00	1.00	1.00	1.00
Parks & Landscape Maintenance Foreman	0.00	0.00	1.00	1.00	1.00
Parks & Landscape Maintenance Crew Leader	1.00	1.00	0.00	0.00	0.00
Parks & Landscape Maintenance Worker	1.00	1.00	2.00	2.48	5.00
Public Works Maintenance Worker	3.00	1.00	1.00	1.00	1.00
Parks and Landscape Tree Maintenance Worker	1.00	1.00	1.00	1.00	0.00

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PUBLIC WORKS/ENGINEERING/MAINT & PARKS DEPT STAFFING(Continued)					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Parks Ranger	1.00	1.00	1.00	1.00	1.00
Parks and Landscape Laborers (Seasonal)	1.00	1.00	0.48	0.00	0.00
Parks & Landscape Contracts Monitor	0.25	0.25	0.48	0.00	0.00
Sports Field Maintenance Laborer	0.25	0.25	0.48	0.48	0.00
Total	**17.13**	**14.98**	**15.71**	**15.23**	**16.80**

City of Oakley Strategic Plan Goals

A	B	C	D	E	F
Community and Economic Development	Community Health & Safety	Parks and Open Space	Community and Collaborative Partnerships	Finance and Fiscal Responsibility	Sustainable Organization

Fiscal Year 2023/2024 Departmental Objectives

Public Works	A	B	C	D	E	F
Complete construction of the Downtown Oakley Infrastructure Improvement project in collaboration with the San Joaquin Regional Rail Authority and Amtrak that will construct the new Oakley Amtrack Railroad Platform Station.	X	X	X	X		
Complete the Right of Way acquisition process for Laurel Road construction project from Teton Drive to Sellers Avenue and start the design of this project.		X		X		
Complete a Tree Inventory utilizing our internal GIS.			X			X
Complete CIP projects within authorized budget and timeline		X	X		X	
Complete SCADA systems upgrades to all 3 subdivision pump stations		X		X		
Complete construction of the Cypress Grove Pump Station upgrades		X		X		
Complete Emerson Ranch Irrigation Systems assessment & programming and integration of Woodbury Project		X		X		X
Start construction of Summer Lake North Subdivision		X	X		X	

Key Performance Indicators

Metric	Goals	FY 2020/202	FY 2021/202	FY 2022/202
Number of traffic calming requests processed	B	3	5	3
Number of encroachment permits processed	D	235	165	153
Number of CIP projects completed	E	8	7	14
Number of acres of City parks, open space, and landscaped zones	C	200	217	224
Number of park service requests received and processed	C	24	30	60
Number of Electric Vehicle Charging Stations	F	0	2	3
Total kWh used by Electric Vehicle Chargers	F	0	1,455	2,350
Total number of street miles swept	B	6,027	6,132	6,066
Total number of storm water inlets inspected	B	2,703	2,703	4,329
Number of miles of street resurfaced	B	9	2	2
Number of street light malfunction service requests processed	B	221	222	177
Square Feet of Sidewalk replaced	B	3,230	3,550	4,735
Number of New Street Light installed	B	8	30	23
Number of Trees Planted	C	100	400	425
Number of Trees Pruned	C	1,000	800	647

FACILITIES MAINTENANCE

Program Costs and Revenues

All costs are part of the City Administration and come from the General Fund.

Program Description

The Facilities Maintenance function is responsible for the cleanliness and general maintenance of City buildings. This Division is under the supervision of the Public Works Director.

Staffing Summary

The Division consists of a full-time Facilities Maintenance Custodian and two Custodians.

Program Objectives

Keep assigned areas and City buildings in a clean, neat, and orderly condition; perform minor building maintenance work; and perform related work as required.

Program Changes

There are no proposed program changes for FY 2023-2024.

FACILITIES MAINTENANCE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$89,208	$96,964	$105,497	$191,130	$284,734
Services	16,442	14,127	166,624	340,971	284,506
Supplies	127	117	55	38,000	78,000
Total	**$105,777**	**$111,208**	**$272,176**	**$570,101**	**$647,240**

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FACILITIES MAINTENANCE STAFFING					
STAFFING	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**	**2023-2024**
Custodian	1.00	1.00	1.00	1.00	2.00
Facilities Maint Worker	0.00	0.00	0.00	1.00	1.00
Facilities Maint Aide	0.48	0.48	0.96	0.00	0.00
Maintenance Custodian (Contract)	0.00	0.00	0.00	0.00	0.00
Total	**1.48**	**1.48**	**1.96**	**2.00**	**3.00**

Recreation

Programs & Classes, Recreation Center, Community Events, Facility Rental, Audio/Visual, Website

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RECREATION

Program Costs and Revenues

Programs for the Fiscal Year 2023-2024 budget are funded in part by the following revenues:

Group picnic area rentals, Recreation Center rentals, sports field rental fees, class fees, program fees, grants, and sponsorships. The majority of costs will be paid for with general purpose revenues and one time allocations of ARPA Funding.

Program Description

Recreation focuses on creating community through people, parks and programs. The Recreation Department provides diverse and innovative programming, offering programs and activities to citizens of all ages throughout the year. The programs promote physical health and wellness, improve community image and community pride, and provides opportunities for children, and adults in Oakley. The Recreation Department works in partnership with community organizations, non-profit organizations and commercial businesses to ensure quality recreation services for Oakley residents.

Staffing Summary

The Recreation Department consists of one Recreation Director, one Recreation and Event Coordinator, a full time Administrative Assistant and several part time seasonal Recreation Leaders and Aides.

Recreation Director- The Recreation Director is responsible for day to day operations of the Recreation Department, including After Youth School Programs, Youth CORE, Youth Advisory Council, City website, Government Outreach, Utility Box Mural Project Recreation Guide and various other assignments.

Recreation and Event Coordinator- The full-time Recreation and Events Coordinator is responsible for the Kids and Tots Programs, sports field rentals and Special Events.

Administrative Assistant- This full-time Administrative Assistant is responsible for reception duties, contract classes, group picnic area rentals, facility rentals.

Recreation Leaders, Aides and Facility Attendants- The City hires temporary and seasonal Recreation Leaders and Aides to assist with After School Programs, Summer Camps, Facility Rentals, Special Events, and other assignments. Recreation Leaders and Aides total 5.23 FTE.

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Program Objectives

The mission of The Recreation Department is to provide the residents of Oakley with quality programming meeting the following FY 2023-2024 objectives:

- **Special Events-** Special Events facilitated by the Recreation Department will continue our traditional annual special event programming include the Science Week Program, six Movies in the Plaza, Summer Fest, Kids Fishing Derby, Harvest Festival, Christmas Tree Lighting, Breakfast with Santa, Hometown Halloween Decorating Contest, Summer Concerts, Heart of Oakley, Hometown Holiday Decorating Contest, Art in the Park, Memorial Day, Veteran's Day, and Juneteenth events as well as our Tiny Adventures mini special events for pre-school and school age children.
- **Youth Programs-** The objective of youth programs is to provide safe and fun activities for kids after school, during the summer as well as on their breaks from school including After School Programming, Summer Fun Day Camp, Junior Recreation Leader Program, Youth Committed to Ongoing Revitalization Efforts Program, Youth Employment Workshop, Oakley's Got Talent, Youth Business Awards and more**.**
- **Recreation Classes-** The Recreation Department offers over 30 classes through the use of independent instructor contracts. Independent instructors also provide a number of seasonal camp programs designed to provide opportunities for kids and youth during school breaks.
- **Park and Facility Rentals-** The Recreation Department reserves sports fields, 4 group picnic areas and the Recreation Center.

Program Changes

The Recreation Department proposed budget incorporates changes made from last year's budget. This includes the allocation of ARPA Funding to continue a free session of summer camp, and one free class for Oakley residents. Additionally, public art and expansion of event activities at Summer Fest, Heart of Oakley, and other special events.

RECREATION					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Personnel Services	$392,593	$413,190	$428,797	$558,812	$585,855
Services	131,105	125,118	174,255	229,172	233,097
Supplies	135,692	51,817	116,064	216,950	285,390
Capital Outlay	0	0	0	0	0
Total	**$659,390**	**$590,125**	**$719,116**	**$1,004,934**	**$1,104,342**

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RECREATION DEPARTMENT STAFFING					
STAFFING	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Recreation Director	0.00	0.00	1.00	1.00	1.00
Recreation Manager	1.00	1.00	0.00	0.00	0.00
Administrative Assistant	0.00	0.00	0.00	1.00	1.00
Recreation and Event Coordinator	1.00	1.00	1.00	1.00	1.00
Senior Recreation Leader	1.44	0.48	1.00	0.00	0.00
Recreation Leader (Seasonal)	3.13	3.23	4.28	4.28	4.28
Recreation Aides (Seasonal)	1.65	1.68	3.80	3.80	0.95
Facility Attendant	0.38	0.38	0.00	0.00	0.00
Total	**8.60**	**7.77**	**11.08**	**11.08**	**8.23**

City of Oakley Strategic Plan Goals

A	B	C	D	E	F
Community and Economic Development	Community Health & Safety	Parks and Open Space	Community and Collaborative Partnerships	Finance and Fiscal Responsibility	Sustainable Organization

Fiscal Year 2023/2024 Departmental Objectives

Recreation	A	B	C	D	E	F
Reestablish all programs and events that were suspended due to COVID-19	X		X	X		
Expand independent instructor classes			X	X		
Partner with internal departments and community organizations (NGO)		X	X	X		
Increase engagement/marketing on social media	X		X	X		

Key Performance Indicators

Metric	Goals	FY 2020/2021	FY 2021/2022	FY 2022/2023
Sports Field Rentals*	C, D	X	1,990	2,778
Picnic Area Rentals*	C	28	126	125
Indoor Facility Rentals*	C	2	6	40
Social Media Following (Instagram)	C	X	1,018	1,461
Number of Program Participants	A, C, D	8,341	0	42,064

* Reserations were limited by COVID-19 regulations

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TRANSFERS

Staff proposes nine transfers from the General Fund in Fiscal Year 2023-2024.

$ 2,080,000 To Fund 201 for CIP Projects

$ 190,000 To Fund 503 – Technology for equipment upgrades and replacements

$ 10,000 To Fund 187 to cover operational deficit

$ 5,831 To Fund 180 to cover operational deficit

TRANSFERS				
2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
$3,351,000	$2,434,800	$5,621,000	$10,380,000	$2,285,831

CAPITAL OUTLAY-LAND AQUISITIONS

There are no appropriations for Fiscal Year 2023-2024.

CAPITAL OUTLAY-LAND AQUISITIONS					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Capital Outlay	$5,000	$174,422	$0	$0	$0

**Acquired property/assets through a settlement agreement between the City, Successor Agency, and State Department of Finance regarding the dissolution of the former Oakley Redevelopment Agency.*

*** Acquired 3570 Main Street, opened escrow on 310 4th Street & 305 5th Street*

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SPECIAL REVENUE FUNDS
COMMUNITY FACILITIES DISTRICT #1
(CYPRESS GROVE)

In October 2005, the City formed CFD #1 (Cypress Grove) to account for drainage maintenance activities in this new development. This was the first such district formed in the City and serves as a model for future developments. These activities are funded entirely by assessments to property owners.

FUND 110 - COMMUNITY FACILITIES DISTRICT #1 (CYPRESS GROVE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$324,882	$331,380	$338,006	$ 351,667	$351,669
Interest	53,825	85	4,788	2,500	5,000
Operating Transfers	0	24,564	25,501	0	0
Other	0	0	6,366	0	0
Total Revenues	**$378,707**	**$356,029**	**$374,661**	**$354,167**	**$356,669**
Services	$52,306	$67,836	$75,539	$105,696	$122,994
Capital Outlay	0	0	0	0	0
Supplies	48,088	72,490	134,370	253,964	247,940
Capital Improvement	0	0	213,182	1,338,143	199,000
Total Expenditures	**$100,394**	**$140,326**	**$423,091**	**$1,697,803**	**$569,934**
Unassigned Asset Replacement Balance					100000
Total Budgeted	**$100,394**	**$140,326**	**$423,091**	**$1,697,803**	**$669,934**

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OAKLEY CREEKSIDE PARK RESTORATION GRANT

This grant from the Delta Conservancy has the purpose of developing plans to restore 775 linear feet of Marsh Creek to provide habitat for native fish and wildlife. Various partners will be participating in the analysis including American Rivers, Inc., Contra Costa Flood District and the adjacent property owner/developer.

FUND 115 – OAKLEY CREEKSIDE PARK RESTORATION GRANT					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Grant Revenue	$0	$0	$129,030	$224,554	$41,403
Total Revenues	**$0**	**$0**	**$129,030**	**$224,554**	**$41,403**
Services	$0	$0	$170,508	$224,554	$41,403
Capital Outlay	0	0	0	0	0
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$0**	**$170,508**	**$224,554**	**$41,403**

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AMERICAN RESCUE PLAN ACT (ARPA)

The American Rescue Plan Act of 2021 (ARPA) is a $1.9 trillion Coronavirus rescue package designed to facilitate the United States' recovery from the devastating economic and health effects of the COVID-19 pandemic. The nearly $2 trillion price tag makes this economic rescue legislation one of the most expensive in U.S. history. The City of Oakley received $10,177,190 of ARPA funding. As a result of legislation referred to as the Final Rule, the City of Oakley was allowed to claim $10 million of those funds as an economic loss and that $10 million can be used to provide government services. The remaining $177,190 was claimed by the City as a partial-reimbursement for special COVID-19 sick leave that the City's General Fund paid out to employees during the Pandemic.

In Fiscal Year 2021-2022, the Oakley City Council approved just over $5 million of ARPA program expenditures, with $50,000 for a broadband feasibility study and fiber master plan, $150,000 for a fire hydrant replacement program, $180,000 for a non-profit grant program, $34,000 for Oakley Summer Camp sponsorship, $50,000 for ARPA consultant services, $1 million for certain economic development programs related to local businesses, $250,000 for COVID-19 sick leave and other staff support, and $3.3 million for technology upgrades. Included in the Fiscal Year 2022-2023 proposed expenditures were $400,000 for the design and construction of a drainage channel trash capture device, $300,000 for an emergency generator at the Recreation Center and $400,000 for a Bethel Island Road project. To date, just over $1 million of the $10.18 million of ARPA funds have been expended, with $566,120 expended in Fiscal Year 2021-2022 and $445,532 in Fiscal Year 2022-2023. The Fiscal Year 2023-2024 Budget requests include an increase of $100,000 for the Emergency Generator project at the Recreation Center, $50,000 to complete the City Hall Rooftop Solar Power project, and $378,503 to help complete the East Cypress Road Widening project from Jersey Island Road to Bethel Island Road. The balance of the nearly $4.1 million is for previously approved budgets that have not been expended or encumbered. Much of the estimated 2022-2023 expenditures are tied to projects, such as the ERP Conversion project, that will take multiple years to complete. Appropriations for such projects will be carried forward and added to the Proposed 2023-2024 figures. However, total expenditures of ARPA funds by the City of Oakley will not exceed the $10.18 million that has been awarded to the City of Oakley and must be expended by December of 2026. Please see the Capital Budget, attached, for further project detail.

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FUND 120 – AMERICAN RESCUE PLAN ACT (ARPA)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
ARPA Revenue	$0	$0	$677,196	$9,499,994	$0
Interest	0	0	9,086	0	0
Total Revenues			**$677,196**	**$9,499,994**	**$0**
Personnel Services	$0	$0	$0	$0	$0
Services	0	0	$307,446	1,936,555	246,744
Capital Outlay	0	0	52,531	1,100,000	1,929,831
Supplies	0	0	28,953	0	0
Capital Improvement	0	0	0	3,247,469	528,503
Grants & Other	0	0	177,190	43,857	1,366,155
Total Expenditures	**$0**	**$0**	**$566,119**	**$6,327,881**	**$4,071,233**

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DOWNTOWN REVITALIZATION FUND

The City has developed an economic development revolving loan program. This fund was created so that the funding of the program, and ultimately the accounting for its activities can be tracked and reported on separately. Uses for loans will be made as approved by the City Council, pursuant to the program parameters.

In Fiscal Year 2015/16, the City received the transfer from the Oakley Redevelopment Successor Agency, the properties designated for "government use" and for "future development". In order to track the rents and services related to these properties they are included in this fund and the name of the fund was changed from Economic Development Revolving Loan Program to Downtown Revitalization Fund to more accurately describe the activities tracked in this fund.

FUND 138 - DOWNTOWN REVITALIZATION FUND					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Rents & Concessions	$ 191,835	$ 183,792	$ 182,946	$ 209,700	$ 251,226
Training Revenue	518	0	0	0	0
Interest	2,272	462	500	0	0
Operating Transfers	0	75,000	75,000	0	0
Total Revenues	**$194,625**	**$259,254**	**$258,446**	**$209,700**	**$251,226**
Services	190,134	174,886	180,478	220,520	171,199
Loans and Grants	75,000	37,500	0	0	
Supplies	435	22	0	600	600
Capital Outlay	44,426	11,002	0	0	0
Total Expenditures	**$309,995**	**$223,410**	**$180,478**	**$221,120**	**$171,799**

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OAKLEY
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SPORTS FIELD MAINTENANCE

The Sports Field Maintenance Fund is a special fund established first in Fiscal Year 2014-2015. Recognizing that organized sports field usage results in the need for more intensive upkeep and maintenance, the Fund is used to account separately for the collection of fees from the ball field rentals (revenue) and expenditure of funds for an on-going maintenance program of the facilities. The funds are used for annual field renovation costs, equipment repair and replacement, supplies, and to employ a part-time sports field maintenance position.

FUND 168 - SPORTS FIELD MAINTENANCE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Rents & Concessions	$ 27,576	$40,043	$57,660	$41,065	$50,000
Interest	2,690	959	342	884	350
Total Revenues	**$30,266**	**$41,002**	**$58,002**	**$41,949**	**$50,350**
Services	16,032	25,907	19,606	430	25,700
Loans and Grants	0	0	0	0	0
Capital Outlay	0	0	0	0	0
Total Expenditures	**$16,032**	**$25,907**	**$19,606**	**$430**	**$25,700**

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OAKLEY
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LIGHTING AND LANDSCAPING DISTRICT

The City has a Lighting and Landscaping District with 3 zones:

Zone 1 – Fund 132 Community Parks

This zone is citywide and is used to maintain the City's larger parks (3 acres or larger). It is funded primarily by assessments.

Zone 2 – Fund 133 Street Lighting

This zone provides street lighting for the entire City. It is funded primarily by assessments but does not generate sufficient revenues to be self-supporting. The Gas Tax Fund has been and is expected to continue to subsidize its operations. For fiscal year 2023-2024, the subsidy is estimated to be $190,000.

Zone 3 – Funds 170-195 Neighborhood Parks (made up of 26 sub-zones)

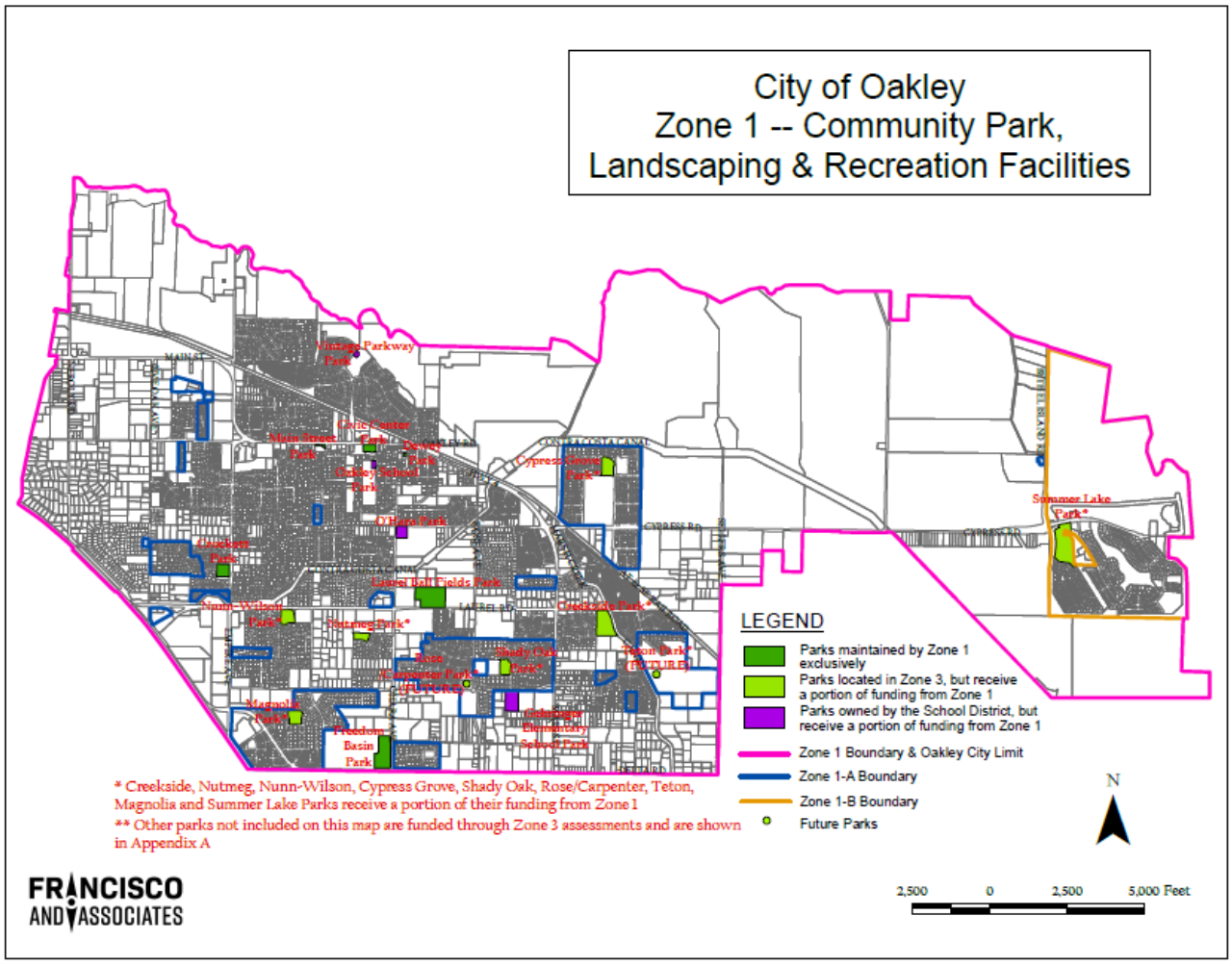
This zone maintains the City's smaller neighborhood parks. Each sub-zone generally represents a park or neighborhood with several parks and/or roadway landscaping. Each sub-zone is funded by assessments.

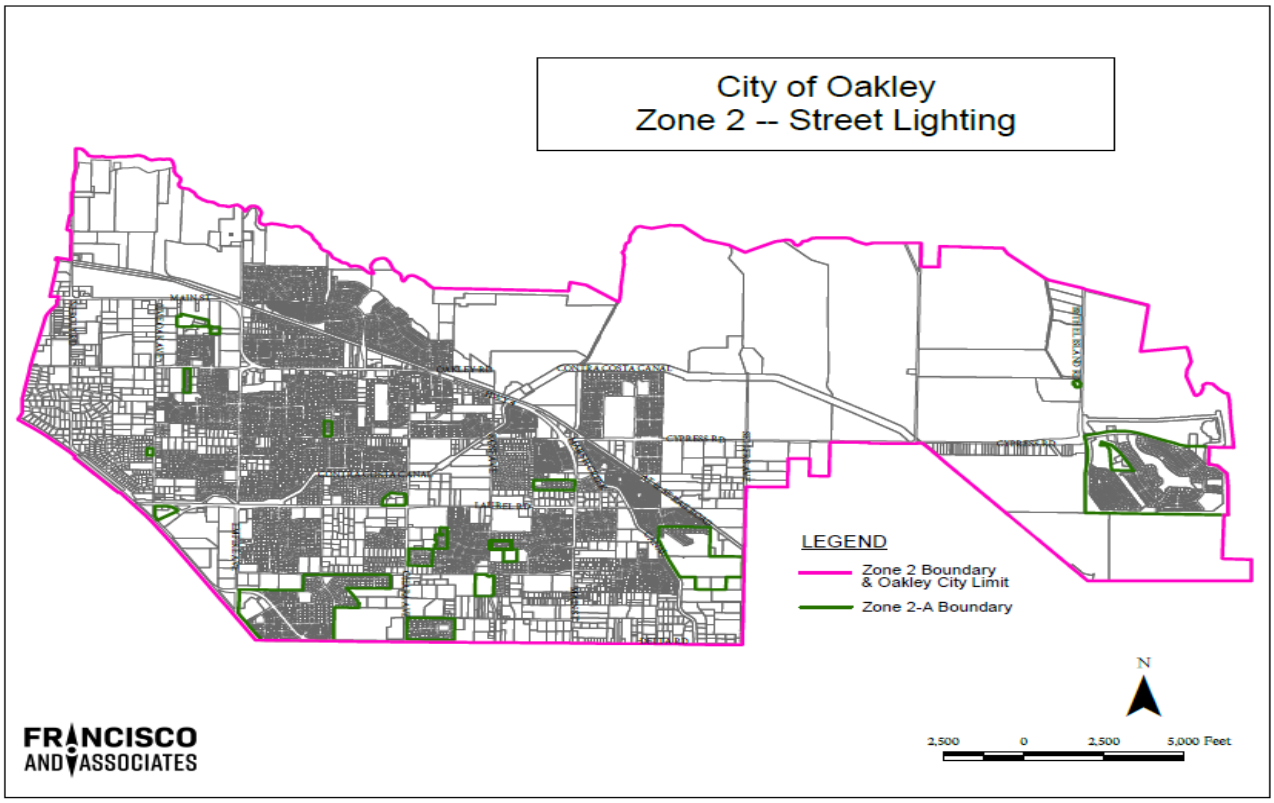
Several Park Zones do not have sufficient revenues to fully fund their Capital Asset Lifecycle Replacement Reserves. The Capital Asset Lifecycle Replacement Program establishes reserves necessary to ensure funds for asset replacements and remediation projects are available when needed. These reserves are used primarily to pay for longer-term replacement or remediation activities, periodic tree pruning (performed on a 7 year cycle), and streetscape replacements (on a 20 year cycle); although they may be used for the replacement, improvement or remediation of any asset or amenity in the Zone or sub-Zone.

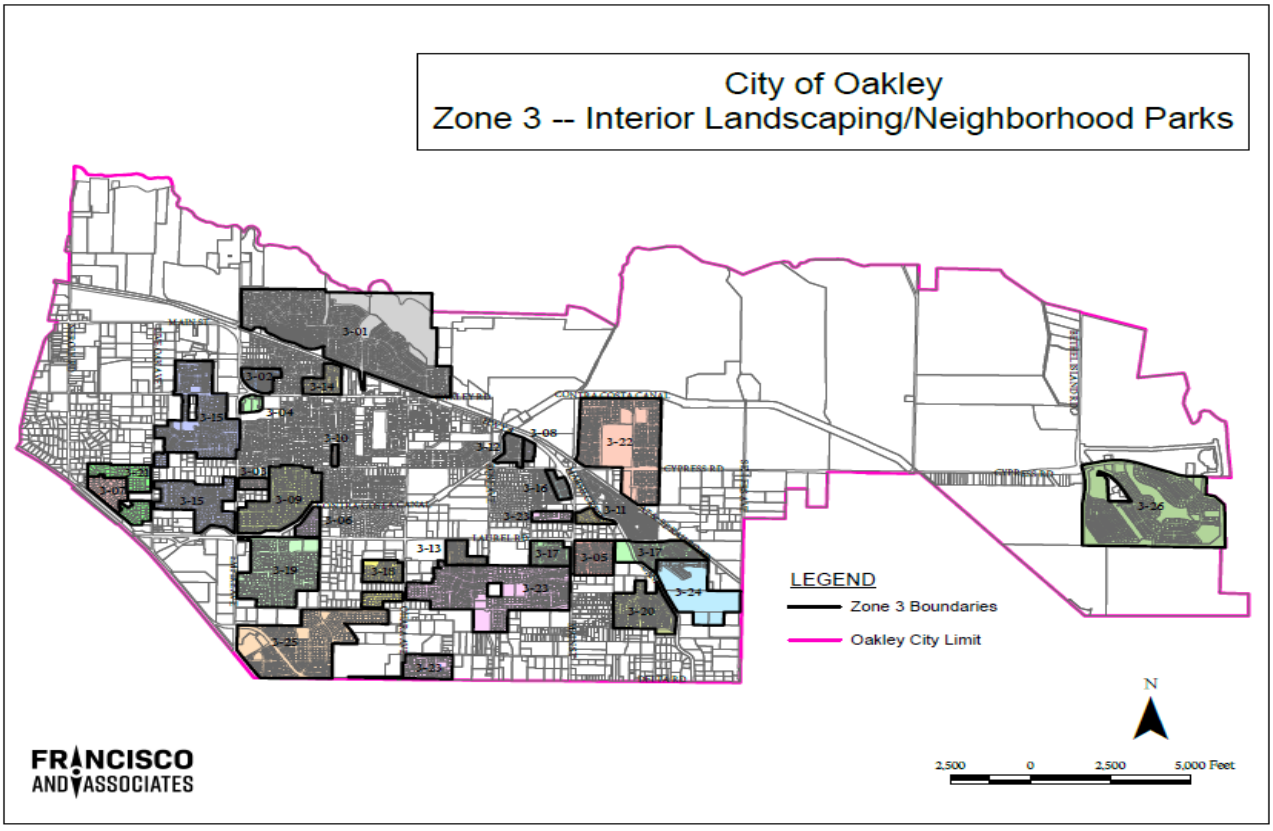
19 of the City's 26 zones were formed by the County prior to incorporation, and most of them do not have sufficient annual revenues to both operate and fund an appropriate contribution to their replacement reserves. While no existing critical need is going un-addressed at present, Staff continues to work to find ways to ensure these long-term future needs are met.

Below are a series of tables showing the revenues and expenditures for each fund. The City's policies require the budgets consider lifecycle replacement reserves be considered as a part of the budget development process. As a result, some funds show revenues in

excess of expenditures – in which case the surplus will become contributions to the reserve; and some funds show expenditures in excess of revenues– reflecting the need to use reserves for replacements and remediation activities during the year.




City of Oakley
Zone 2 -- Street Lighting
LEGEND
Zone 2 Boundary
& Oakley City Limit
Zone 2-A Boundary
N
2,500 0 2,500 5,000 Feet
FRANCISCO
AND ASSOCIATES


City of Oakley
Zone 3 -- Interior Landscaping/Neighborhood Parks
LEGEND
Zone 3 Boundaries
Oakley City Limit
N
2,500 0 2,500 5,000 Feet
FRANCISCO
AND ASSOCIATES

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FUND 132 – ZONE 1 (COMMUNITY PARKS)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$1,400,656	$1,683,362	$1,953,804	$2,111,650	$2,291,540
Interest	46,169	21,035	7,860	19,750	19,750
Other	0	4,728	3,250	0	0
Total Revenues	**$1,446,825**	**$1,709,126**	**$1,964,913**	**$2,131,400**	**$2,311,290**
Services	$936,768	$863,070	$1,352,619	$1,278,721	$1,981,280
Capital Outlay	0	0	0	250,000	60,000
Operating Transfers Out	150,000	180,000	180,000	180,000	210,000
Transfer to Capital Reserve	0	0	0	0	0
Interest	0	0	0	0	0
Total Expenditures	**$1,086,768**	**$1,043,070**	**$1,532,619**	**$1,708,721**	**$2,251,280**
Unassigned Asset Replacement Balance	0	0	0	100,000	100,000
Total Budget	**$1,086,768**	**$1,043,070**	**$1,532,619**	**$1,808,721**	**$2,351,280**

FUND 133 – ZONE 2 (STREET LIGHTING)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$260,330	$279,262	$336,275	$249,536	$255,916
Interest	2,272	1,072	3,200	900	900
Transfer in	152,505	169,799	130,111	190,000	190,000
Total Revenues	**$415,107**	**$450,133**	**$469,586**	**$440,436**	**$446,816**
Services	$363,402	$383,775	$425,734	$460,436	$511,328
Transfer to Capital Reserve	0	0	0	0	0
Total Expenditures	**$363,402**	**$383,775**	**$425,734**	**$460,436**	**$511,328**
Unassigned Asset Replacement Balance	0	0	0	0	0
Total Budgeted	**$363,402**	**$383,775**	**$425,734**	**$460,436**	**$511,328**

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FUND 170 – VINTAGE PARKWAY					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$73,714	$73,714	$73,714	$73,714	$73,772
Miscellaneous	0	0	0	0	0
Interest	4,241	1,249	388	500	$500
Operating Transfer	5,000	5,000	5,000	5,000	$5,000
Total Revenues	**$82,955**	**$79,962**	**$79,101**	**$79,214**	**$79,272**
Services	$80,438	$68,726	$69,758	$79,213	$79,272
Capital Outlay	0	0	0	0	0
Total Expenditures	**$80,438**	**$68,726**	**$69,758**	**$79,213**	**$79,272**
Unassigned Asset Replacement Balance	0	0	0	48,116	49,590
Total Budgeted	**$80,438**	**$68,726**	**$69,758**	**$127,329**	**$128,862**

FUND 171 –OAKLEY RANCH					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$26,446	$26,446	$26,446	$26,446	$26,446
Interest	585	203	54	100	100
Total Revenues	**$27,031**	**$26,649**	**$26,499**	**$26,546**	**$26,546**
Services	$26,317	$28,463	$29,429	$26,546	$32,935
Supplies	0	0	0	0	0
Total Expenditures	**$26,317**	**$28,463**	**$29,429**	**$26,546**	**$32,935**
Unassigned Asset Replacement Balance	0	0	0	7,192	4,919
Total Budgeted	**$26,317**	**$28,463**	**$29,429**	**$33,738**	**$37,854**

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FUND 172 – EMPIRE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$4,534	$4,534	$4,534	$4,534	$4,534
Interest	1,796	570	168	200	200
Total Revenues	**$6,330**	**$5,105**	**$4,702**	**$4,734**	**$4,734**
Services	$3,728	$4,669	$3,884	$4,734	$5,278
Total Expenditures	**$3,728**	**$4,669**	**$3,884**	**$4,734**	**$5,278**
Unassigned Asset Replacement Balance	0	0	0	21,011	21,143
Total Budgeted	**$3,728**	**$4,669**	**$3,884**	**$25,745**	**$26,421**

FUND 173 – OAKLEY TOWN CENTER					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$10,935	$10,935	$10,935	$10,935	$10,935
Interest	1,708	537	162	600	600
Total Revenues	**$12,643**	**$11,473**	**$11,097**	**$11,535**	**$11,535**
Services	$7,875	$11,854	$7,388	$11,535	$12,954
Total Expenditures	**$7,875**	**$11,854**	**$7,388**	**$11,535**	**$12,954**
Unassigned Asset Replacement Balance	0	0	0	20,041	$20,606
Total Budgeted	**$7,875**	**$11,854**	**$7,388**	**$31,576**	**$33,560**

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FUND 174 – OAK GROVE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$28,405	$28,405	$28,405	$28,405	$28,405
Interest	1,389	514	167	200	200
Total Revenues	**$29,794**	**$28,919**	**$28,572**	**$28,605**	**$28,605**
Services	$19,887	$21,682	$23,404	$28,605	$30,024
Total Expenditures	**$19,887**	**$21,682**	**$23,404**	**$28,605**	**$30,024**
Unassigned Asset Replacement Balance	0	0	0	20,201	21,190
Total Budgeted	**$19,887**	**$21,682**	**$23,404**	**$48,806**	**$51,214**

FUND 175 – LAUREL WOODS/LUNA ESTATES					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$7,668	$7,668	$7,668	$7,668	$7,668
Interest	2,026	643	192	200	200
Total Revenues	**$9,694**	**$8,311**	**$7,860**	**$7,868**	**$7,868**
Services	$4,391	$8,656	$6,140	$7,868	$7,868
Total Expenditures	**$4,391**	**$8,656**	**$6,140**	**$7,868**	**$7,868**
Unassigned Asset Replacement Balance	0	0	0	24,173	24,221
Total Budgeted	**$4,391**	**$8,656**	**$6,140**	**$32,041**	**$32,089**

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FUND 176 – SOUTH FORTY					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$9,713	$9,713	$9,805	$9,805	$9,805
Interest	944	331	101	100	100
Total Revenues	**$10,657**	**$10,043**	**$9,906**	**$9,905**	**$9,905**
Services	$6,963	$8,358	$8,151	$9,905	$9,905
Total Expenditures	**$6,963**	**$8,358**	**$8,151**	**$9,905**	**$9,905**
Unassigned Asset Replacement Balance	0	0	0	12,589	12,628
Total Budgeted	**$6,963**	**$8,358**	**$8,151**	**$22,494**	**$22,533**

FUND 177 – CLAREMONT					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$7,628	$7,628	$7,628	$7,628	$7,628
Interest	318	100	21	100	100
Total Revenues	**$7,946**	**$7,728**	**$7,649**	**$7,728**	**$7,728**
Services	$9,165	$10,921	$10,602	$7,728	$12,773
Total Expenditures	**$9,165**	**$10,921**	**$10,602**	**$7,728**	**$12,773**
Unassigned Asset Replacement Balance	0	0		2,961	1,435
Total Budgeted	**$9,165**	**$10,921**	**$10,602**	**$10,689**	**$14,208**

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FUND 178 – GATEWAY					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$18,360	$18,360	$18,360	$18,360	$18,360
Interest	3,962	1,260	360	250	250
Total Revenues	**$22,322**	**$19,620**	**$18,720**	**$18,610**	**$18,610**
Services	$17,420	$19,861	$22,160	$18,610	$23,682
Total Expenditures	**$17,420**	**$19,861**	**$22,160**	**$18,610**	**$23,682**
Unassigned Asset Replacement Balance	0	0	0	46,266	44,046
Total Budgeted	**$17,420**	**$19,861**	**$22,160**	**$64,876**	**$67,728**

FUND 179 – COUNTRYSIDE (VILLAGE GREEN)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$2,625	$2,625	$2,625	$2,625	$2,625
Interest	585	189	53	250	250
Total Revenues	**$3,210**	**$2,814**	**$2,678**	**$2,875**	**$2,875**
Services	$1,915	$3,505	$3,526	$2,875	$3,816
Total Expenditures	**$1,915**	**$3,505**	**$3,526**	**$2,875**	**$3,816**
Unassigned Asset Replacement Balance	0	0	0	6,596	6,268
Total Budgeted	**$1,915**	**$3,505**	**$3,526**	**$9,471**	**$10,084**

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CALIFORNIA

FUND 180 – COUNTRY FAIR (MEADOW GLEN)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$5,423	$5,423	$5,423	$5,423	$5,423
Interest	90	37	2	0	50
Transfer in	0	0	0	4,000	5,831
Total Revenues	**$5,513**	**$5,460**	**$5,425**	**$9,423**	**$11,304**
Interest	$55	$14	$11	$0	$0
Services	5,395	7,858	8,877	5,473	8,800
Total Expenditures	**$5,450**	**$7,872**	**$8,888**	**$5,473**	**$8,800**
Unassigned Asset Replacement Balance	0	0	0	0	0
Total Budgeted	**$5,450**	**$7,872**	**$8,888**	**$5,473**	**$8,800**

FUND 181 – CALIFORNIA SUNRISE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$3,502	$3,502	$3,502	$3,502	$3,502
Interest	1,529	504	150	200	200
Total Revenues	**$5,031**	**$4,006**	**$3,652**	**$3,702**	**$3,702**
Services	$1,259	$2,428	$2,791	$3,702	$3,661
Total Expenditures	**$1,259**	**$2,428**	**$2,791**	**$3,702**	**$3,661**
Unassigned Asset Replacement Balance		0	0	18,965	18,875
Total Budgeted	**$1,259**	**$2,428**	**$2,791**	**$22,667**	**$22,536**

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FUND 182 – CALIFORNIA VISIONS (LAUREL)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$12,000	$12,000	$12,000	$12,000	$12,000
Interest	3,325	1,068	319	250	250
Total Revenues	**$15,325**	**$13,068**	**$12,319**	**$12,250**	**$12,250**
Services	$8,053	$9,732	$9,760	$12,250	$12,250
Total Expenditures	**$8,053**	**$9,732**	**$9,760**	**$12,250**	**$12,250**
Unassigned Asset Replacement Balance	0	0	0	40,182	40,166
Total Budgeted	**$8,053**	**$9,732**	**$9,760**	**$52,432**	**$52,416**

FUND 183 – CLAREMONT HERITAGE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$18,240	$18,240	$18,240	$18,240	$18,240
Interest	4,586	1,490	452	300	300
Total Revenues	**$22,826**	**$19,730**	**$18,692**	**$18,540**	**$18,540**
Services	$10,228	$14,222	$10,389	$18,540	$18,540
Total Expenditures	**$10,228**	**$14,222**	**$10,389**	**$18,540**	**$18,540**
Unassigned Asset Replacement Balance	0	0	0	56,164	57,314
Total Budgeted	**$10,228**	**$14,222**	**$10,389**	**$74,704**	**$75,854**

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FUND 184 – COUNTRY FAIR (MEADOW GLEN II)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$122,544	$122,613	$122,682	$122,682	$122,544
Interest	3,633	1,335	414	300	300
Grants	0	0	0	0	0
Total Revenues	**$126,177**	**$123,948**	**$123,096**	**$122,982**	**$122,844**
Services	$109,927	$108,308	$115,025	$122,982	$123,791
Capital Outlay	0	0	0	0	0
Total Expenditures	**$109,927**	**$108,308**	**$115,025**	**$122,982**	**$123,791**
Unassigned Asset Replacement Balance	0	0	0	51,946	52,240
Total Budgeted	**$109,927**	**$108,308**	**$115,025**	**$174,928**	**$176,031**

FUND 185 – SUNDANCE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$8,910	$8,910	$8,910	$8,910	$8,910
Interest	268	89	27	100	100
Total Revenues	**$9,178**	**$8,999**	**$8,937**	**$9,010**	**$9,010**
Services	$9,107	$9,337	$8,148	$9,010	$10,254
Total Expenditures	**$9,107**	**$9,337**	**$8,148**	**$9,010**	**$10,254**
Unassigned Asset Replacement Balance	0	0	0	2,786	2,989
Total Budgeted	**$9,107**	**$9,337**	**$8,148**	**$11,796**	**$13,243**

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FUND 186 – CALIFORNIA JAMBOREE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$87,684	$87,684	$87,684	$87,684	$87,684
Interest	8,409	2,761	842	500	500
Other	0	0	0	0	0
Transfers In	30,000	30,000	30,000	30,000	30,000
Total Revenues	**$126,093**	**$120,445**	**$118,526**	**$118,184**	**$118,184**
Services	$106,024	$108,955	$112,777	$118,184	$118,184
Capital Outlay	0	0	0	0	0
Total Expenditures	**$106,024**	**$108,955**	**$112,777**	**$118,184**	**$118,184**
Unassigned Asset Replacement Balance	0	0	0	96,318	100,000
Total Budgeted	**$106,024**	**$108,955**	**$112,777**	**$214,502**	**$218,184**

FUND 187 – COUNTRY PLACE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$23,400	$23,400	$23,400	$23,400	$23,400
Interest	0	2	0		0
Transfers In	20,000	20,000	20,000	20,000	40,000
Total Revenues	**$43,400**	**$43,402**	**$43,400**	**$43,400**	**$63,400**
Services	$43,066	$49,153	$43,279	$43,400	$44,201
Total Expenditures	**$43,066**	**$49,153**	**$43,279**	**$43,400**	**$44,201**
Unassigned Asset Replacement Balance	0	0	0	0	0
Total Budgeted	**$43,066**	**$49,153**	**$43,279**	**$43,400**	**$44,201**

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FUND 188 – LAUREL CREST					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$87,600	$87,600	$87,600	$87,600	$87,600
Interest	2,571	741	225	200	200
Transfers In	40,000	70,000	70,000	70,000	90,000
Total Revenues	**$130,171**	**$158,341**	**$157,825**	**$157,800**	**$177,800**
Services	$136,679	$167,690	$162,496	$157,800	$177,800
Capital Outlay	0	0	0	0	0
Total Expenditures	**$136,679**	**$167,690**	**$162,496**	**$157,800**	**$177,800**
Unassigned Asset Replacement Balance	0	0	0	27,433	22,010
Total Budgeted	**$136,679**	**$167,690**	**$162,496**	**$185,233**	**$199,810**

FUND 189 – MARSH CREEK GLEN					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$98,853	$101,727	$103,323	$108,688	$114,451
Interest	6,284	2,305	800	350	350
Total Revenues	**$105,137**	**$104,032**	**$104,123**	**$109,038**	**$114,801**
Services	$72,394	$53,908	$71,059	$109,038	$109,647
Capital Outlay	0	0	0	0	200,000
Transfer to Capital Reserve	0	0	0	0	0
Total Expenditures	**$72,394**	**$53,908**	**$71,059**	**$109,038**	**$309,647**
Unassigned Asset Replacement Balance	0	0	0	94,100	100,000
Total Budgeted	**$72,394**	**$53,908**	**$71,059**	**$203,138**	**$409,647**

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FUND 190 – QUAIL GLEN					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$32,075	$33,007	$33,524	$35,265	$37,135
Interest	1,976	673	223	750	500
Total Revenues	**$34,051**	**$33,681**	**$33,747**	**$36,015**	**$37,635**
Services	$29,727	$22,461	$23,781	$36,015	$37,424
Total Expenditures	**$29,727**	**$22,461**	**$23,781**	**$36,015**	**$37,424**
Unassigned Asset Replacement Balance	0	0	0	27,116	28,886
Total Budgeted	**$29,727**	**$22,461**	**$23,781**	**$63,131**	**$66,310**

FUND 191 – CYPRESS GROVE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$282,379	$290,589	$295,137	$310,468	$326,930
Interest	13,571	4,756	1,341	1,000	1,000
Transfers In	10,000	10,000	10,000	10,000	10,000
Total Revenues	**$305,950**	**$305,345**	**$306,478**	**$321,468**	**$337,930**
Services	$261,846	$336,657	$312,662	$421,468	$337,547
Capital Outlay	0	0	0	0	150,000
Total Expenditures	**$261,846**	**$336,657**	**$312,662**	**$421,468**	**$487,547**
Unassigned Asset Replacement Balance	0	0	0	0	100,000
Total Budgeted	**$261,846**	**$336,657**	**$312,662**	**$421,468**	**$587,547**

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FUND 192 – SOUTH OAKLEY					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$408,425	$420,285	$426,870	$449,041	$486,357
Interest	8,070	3,214	907	300	300
Other	0	0	0	0	0
Transfers In	10,000	10,000	10,000	10,000	10,000
Total Revenues	**$426,495**	**$433,499**	**$437,777**	**$459,341**	**$496,657**
Services	$363,606	$443,990	$451,905	$459,341	$457,420
Capital Outlay	0	0	0	0	0
Transfer to Capital Reserve	0	0	0	0	0
Total Expenditures	**$363,606**	**$443,990**	**$451,905**	**$459,341**	**$457,420**
Unassigned Asset Replacement Balance	0	0	0	100,000	100,000
Total Budgeted	**$363,606**	**$443,990**	**$451,905**	**$559,341**	**$557,420**

FUND 193 – STONE CREEK					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$58,540	$58,540	$64,391	$70,833	$77,916
Interest	6,144	2,233	761	300	300
Total Revenues	**$64,684**	**$60,773**	**$65,153**	**$71,133**	**$78,216**
Services	$19,141	$19,806	$20,640	$71,133	67942
Total Expenditures	**$19,141**	**$19,806**	**$20,640**	**$71,133**	**$67,942**
Unassigned Asset Replacement Balance	0	0	0	89,784	99,255
Total Budgeted	**$19,141**	**$19,806**	**$20,640**	**$160,917**	**$167,197**

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FUND 194 – MAGNOLIA PARK					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$757,313	$757,313	$833,047	$916,357	$984,320
Interest	38,298	14,014	4,050	2,000	2,000
Other	0	0	0	0	0
Transfer In	10,000	10,000	10,000	10,000	10,000
Total Revenues	**$805,611**	**$781,327**	**$847,097**	**$928,357**	**$996,320**
Services	$552,997	$701,137	$830,035	$934,987	$966,436
Capital Outlay	0	0	0	0	150,000
Total Expenditures	**$552,997**	**$701,137**	**$830,035**	**$934,987**	**$1,116,436**
Unassigned AssetReplacement Balance	0	0	0	100,000	100,000
Total Budgeted	**$552,997**	**$701,137**	**$830,035**	**$1,034,987**	**$1,216,436**

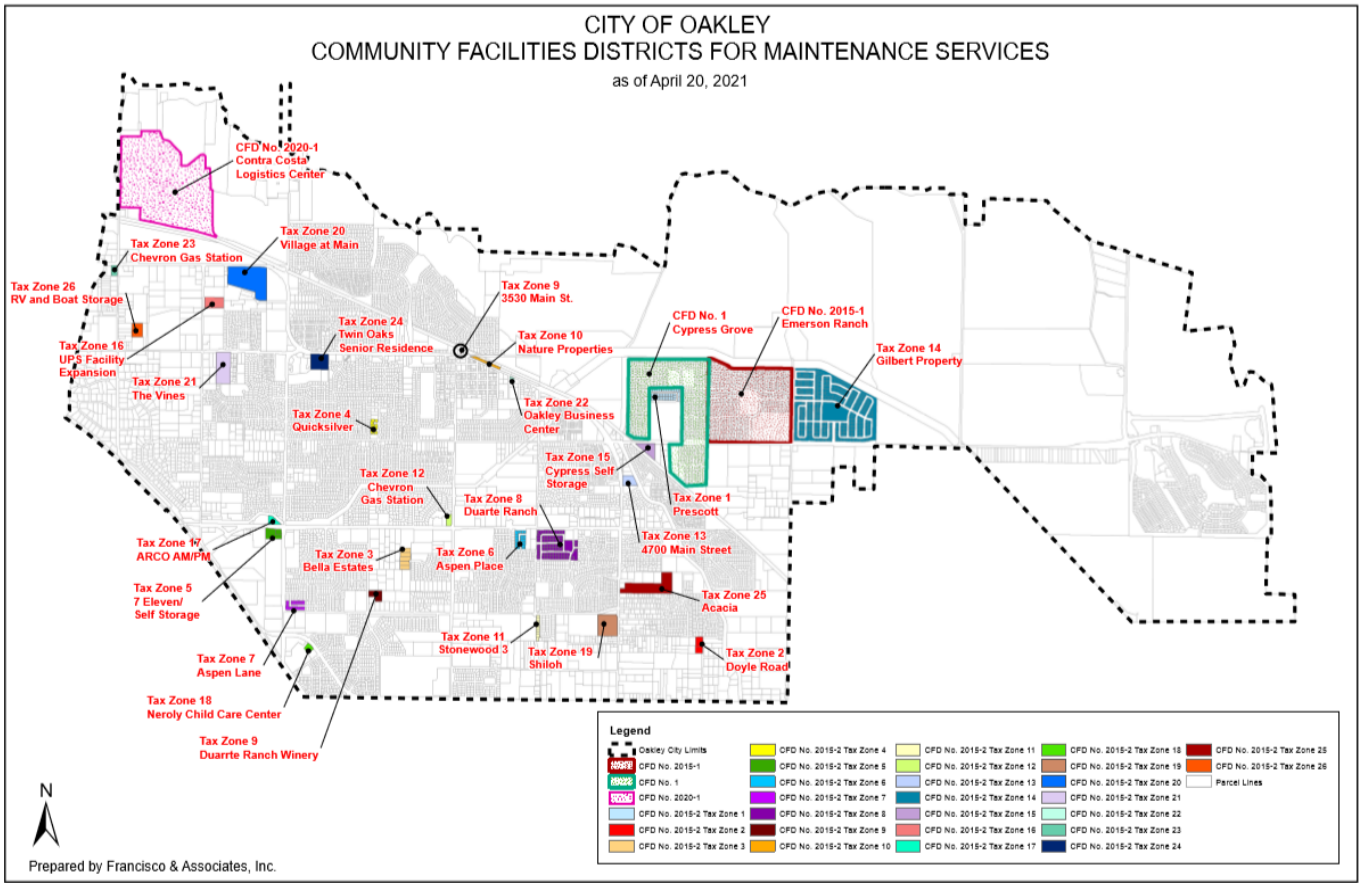
FUND 195 – SUMMER LAKE					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$438,232	$438,232	$482,056	$530,261	$583,285
Interest	18,940	7,092	2,301	2,000	2,000
Other	0	0	0	0	0
Transfer In	25,000	25,000	25,000	25,000	25,000
Total Revenues	**$482,172**	**$470,324**	**$509,356**	**$557,261**	**$610,285**
Services	$390,369	$283,848	$479,587	$557,261	$558,070
Capital Outlay	0	0	0	0	0
Total Expenditures	**$390,369**	**$283,848**	**$479,587**	**$557,261**	**$558,070**
Unassigned Asset Replacement Balance	0	0	0	100,000	100,000
Total Budgeted	**$390,369**	**$283,848**	**$479,587**	**$657,261**	**$658,070**

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COMMUNITY FACILITIES DISTRICT #2015-1 (EMERSON RANCH)

The City of Oakley formed Community Facilities District No. 2015-1 (Emerson Ranch Maintenance) ("CFD") on January 13, 2015. The City of Oakley has a separate fund to account for the CFD revenues and expenditures. Each year the City levies a special tax on parcels within the CFD to augment their financial impact to the City's services budget for regional, community and neighborhood parks, street lighting, neighborhood landscaping and stormwater services. In FY 2020/2021, these district were split into individual funds to better track revenues and expenditures.



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FUND 405- COMMUNITY FACILITIES DISTRICT #2015-1 (EMERSON RANCH PARKS & LIGHTING)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$185,550	$191,119	$200,674	$225,095
Interest	0	3,362	1,349	500	500
Total Revenues	**$0**	**$188,911**	**$192,468**	**$201,174**	**$225,595**
Services	$0	$95,862	$141,851	$201,174	$225,595
Total Expenditures	**$0**	**$95,862**	**$141,851**	**$201,174**	**$225,595**
Unassigned Asset Replacement Balance	0	0	0	100000	100,000
Total Budgeted	**$0**	**$95,862**	**$141,851**	**$301,174**	**$325,595**

FUND 406- COMMUNITY FACILITIES DISTRICT #2015-1 (EMERSON RANCH NEIGHBORHOOD LANDSCAPING)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$177,992	$183,334	$192,501	$215,927
Interest	0	2,789	1,150	500	500
Total Revenues	**$0**	**$180,781**	**$184,484**	**$193,001**	**$216,427**
Services	$0	$96,005	$136,394	$193,001	$216,427
Total Expenditures	**$0**	**$96,005**	**$136,394**	**$193,001**	**$216,427**
Unassigned Asset Replacement Balance	0	0	0	100,000	100,000
Total Budgeted	**$0**	**$96,005**	**$136,394**	**$293,001**	**$316,427**

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FUND 407- COMMUNITY FACILITIES DISTRICT #2015-1 (EMERSON RANCH STORMWATER)					
USE OF FUNDS	**2019-2020 Actual**	**2020-2021 Actual**	**2021-2022 Actual**	**2022-2023 Estimated**	**2023-2024 Proposed**
Assessments	$0	$259,089	$266,864	$280,206	$314,305
Interest	0	4,398	1,737	1,000	1,000
Total Revenues	**$0**	**$263,487**	**$268,601**	**$281,206**	**$315,305**
Services	$0	$121,809	$254,325	$281,206	$315,305
Capital Outlay	0	0	0	20,000	0
Total Expenditures	**$0**	**$121,809**	**$254,325**	**$301,206**	**$315,305**
Unassigned Asset Replacement Balance	0	0	0	100,000	100,000
Total Budgeted	**$0**	**$121,809**	**$254,325**	**$401,206**	**$415,305**

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COMMUNITY FACILITIES DISTRICT #2015-2A

The City of Oakley formed Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services) ("CFD") on January 12, 2016. Each year the City levies a special tax on parcels within the CFD to augment their financial impact to the City's services budget for regional, community and neighborhood parks, street lighting, neighborhood landscaping and stormwater services. In FY 2020-2021 this district were split into individual funds to better track revenues and expenditures.

FUND 403- COMMUNITY FACILITIES DISTRICT #2015-2A (STORMWATER)					
USE OF FUNDS	**2019-2020 Actual**	**2020-2021 Actual**	**2021-2022 Actual**	**2022-2023 Estimated**	**2023-2024 Proposed**
Assessments	$66,104	$4,181	$9,653	$11,799	$14,101
Interest	2,798	246	18	0	0
Total Revenues	**$68,902**	**$4,428**	**$9,671**	**$11,799**	**$14,101**
Services	$453	$1,231	$2,059	$2,024	$1,820
Supplies	0	4,283	0	0	0
Total Expenditures	**$453**	**$5,515**	**$2,059**	**$2,024**	**$1,820**
Unassigned Asset Replacement Balance	0	0	0	0	5,201
Total Budgeted	**$453**	**$5,515**	**$2,059**	**$2,024**	**$7,021**

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FUND 408- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 1(PRESCOTT-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$26,005	$20,345	$21,362	$21,362
Interest	0	143	59	100	100
Total Revenues	**$0**	**$26,147**	**$20,404**	**$21,462**	**$21,462**
Services	$0	$16,167	$17,671	$21,462	$21,461
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$16,167**	**$17,671**	**$21,462**	**$21,461**
Unassigned Asset Replacement Balance	0	0	0	0	7,800
Total Budgeted	**$0**	**$16,167**	**$17,671**	**$21,462**	**$29,261**

FUND 409- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 1(PRESCOTT-STORMWATER)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$24,564	$25,299	$26,566	$26,566
Interest	0	331	135	100	100
Total Revenues	**$0**	**$24,895**	**$25,433**	**$26,666**	**$26,666**
Services	$0	$25,900	$32,677	$26,666	$25,399
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$25,900**	**$32,677**	**$26,666**	**$25,399**
Unassigned Asset Replacement Balance	0	0	0	0	17,617
Total Budgeted	**$0**	**$25,900**	**$32,677**	**$26,666**	**$43,016**

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FUND 410- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 2(DOYLE-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	($340)	$922	$755	$1,009
Interest	0	10	2	0	0
Total Revenues	**$0**	**($330)**	**$924**	**$755**	**$1,009**
Services	$0	$1,212	$1,572	$755	$1,427
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$1,212**	**$1,572**	**$755**	**$1,427**
Unassigned Asset Replacement Balance	0	0	0	0	118
Total Budgeted	**$0**	**$1,212**	**$1,572**	**$755**	**$1,545**

FUND 411- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 3(BELLA ESTATES-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$531	$1,048	$633	$1,429
Interest	0	4	0	0	0
Total Revenues	**$0**	**$535**	**$1,048**	**$633**	**$1,429**
Services	$0	$1,211	$1,572	$423	$1,005
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$1,211**	**$1,572**	**$423**	**$1,005**
Unassigned Asset Replacement Balance	0	0	0	0	0
Total Budgeted	**$0**	**$1,211**	**$1,572**	**$423**	**$1,005**

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FUND 412- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 4(atUICKSILVER-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	($1,263)	$1,047	$1,099	$1,099
Interest	0	13	2	0	0
Total Revenues	**$0**	**($1,249)**	**$1,049**	**$1,099**	**$1,099**
Services	$0	$1,902	$2,272	$1,099	$1,105
Supplies	0	0	0		0
Total Expenditures	**$0**	**$1,902**	**$2,272**	**$1,099**	**$1,105**
Unassigned Asset Replacement Balance	0	0	0	0	0
Total Budgeted	**$0**	**$1,902**	**$2,272**	**$1,099**	**$1,105**

FUND 413- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 5(7/11 STORAGE-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$771	$1,272	$1,335	$1,335
Interest	0	17	4	0	0
Total Revenues	**$0**	**$788**	**$1,275**	**$1,335**	**$1,335**
Services	0	$1,903	$2,272	$1,335	$1,405
Supplies	0	0	0		0
Total Expenditures	**$0**	**$1,903**	**$2,272**	**$1,335**	**$1,405**
Unassigned Asset Replacement Balance	0	0	0	0	262
Total Budgeted	**$0**	**$1,903**	**$2,272**	**$1,335**	**$1,667**

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FUND 414- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 6(ASPEN PLACE-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$9,763	$7,422	$7,793	$7,793
Interest	0	73	22	0	0
Total Revenues	**$0**	**$9,836**	**$7,444**	**$7,793**	**$7,793**
Services	$0	$9,023	$9,080	$7,793	$9,732
Supplies	0	0	0		0
Total Expenditures	**$0**	**$9,023**	**$9,080**	**$7,793**	**$9,732**
Unassigned Asset Replacement Balance	0	0	0	0	2,232
Total Budgeted	**$0**	**$9,023**	**$9,080**	**$7,793**	**$11,964**

FUND 415- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 7(ASPEN LANE-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$15,328	$12,320	$12,936	$12,936
Interest	0	123	53	0	0
Total Revenues	**$0**	**$15,450**	**$12,373**	**$12,936**	**$12,936**
Services	$0	$8,888	$8,404	$12,936	$12,936
Supplies	0	0	0		0
Total Expenditures	**$0**	**$8,888**	**$8,404**	**$12,936**	**$12,936**
Unassigned Asset Replacement Balance	0	0	0	0	7,182
Total Budgeted	**$0**	**$8,888**	**$8,404**	**$12,936**	**$20,118**

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FUND 416- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 8(DUARTE RANCH-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$60,346	$62,640	$65,773	$65,773
Interest	0	374	116	100	100
Total Revenues	**$0**	**$60,720**	**$62,756**	**$65,873**	**$65,873**
Services	$0	$63,040	$73,049	$65,873	$71,555
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$63,040**	**$73,049**	**$65,873**	**$71,555**
Unassigned Asset Replacement Balance	0	0	0	14,496	11,326
Total Budgeted	**$0**	**$63,040**	**$73,049**	**$80,369**	**$82,881**

FUND 417- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 8(DUARTE RANCH-STORMWATER)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$21,414	$22,054	$23,159	$23,159
Interest	0	427	168	100	100
Total Revenues	**$0**	**$21,841**	**$22,222**	**$23,259**	**$23,259**
Services	$0	$14,323	$20,398	$23,259	$18,015
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$14,323**	**$20,398**	**$23,259**	**$18,015**
Unassigned Asset Replacement Balance	0	0	0	3,336	21,063
Total Budgeted	**$0**	**$14,323**	**$20,398**	**$26,595**	**$39,078**

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FUND 418- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 10(NATURE PROP-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$4,946	$5,095	$5,349	$5,349
Interest	0	54	22	0	0
Total Revenues	**$0**	**$5,000**	**$5,117**	**$5,349**	**$5,349**
Services	$0	$3,684	$4,078	$5,349	$5,349
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$3,684**	**$4,078**	**$5,349**	**$5,349**
Unassigned Asset Replacement Balance	0	0	0	0	3,281
Total Budgeted	**$0**	**$3,684**	**$4,078**	**$5,349**	**$8,631**

FUND 419- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 12(CHEVRON-NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$2,794	$2,878	$3,021	$3,021
Interest	0	31	13	0	0
Total Revenues	**$0**	**$2,825**	**$2,890**	**$3,021**	**$3,021**
Services	$0	$1,906	$2,275	$3,021	$3,021
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$1,906**	**$2,275**	**$3,021**	**$3,021**
Unassigned Asset Replacement Balance	0	0	0	0	1,693
Total Budgeted	**$0**	**$1,906**	**$2,275**	**$3,021**	**$4,714**

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FUND 421- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 14(GILBERT–NEIGHBORHOOD PARKS & LANDSCAPE)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$321,942	$434,529	$539,510	$549,560
Interest	0	1,580	804	300	300
Total Revenues	**$0**	**$323,523**	**$435,333**	**$539,810**	**$549,860**
Services	$0	$179,997	$332,415	$663,701	$547,488
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$179,997**	**$332,415**	**$663,701**	**$547,488**
Unassigned Asset Replacement Balance	0	0	0	0	87,774
Total Budgeted	**$0**	**$179,997**	**$332,415**	**$663,701**	**$635,262**

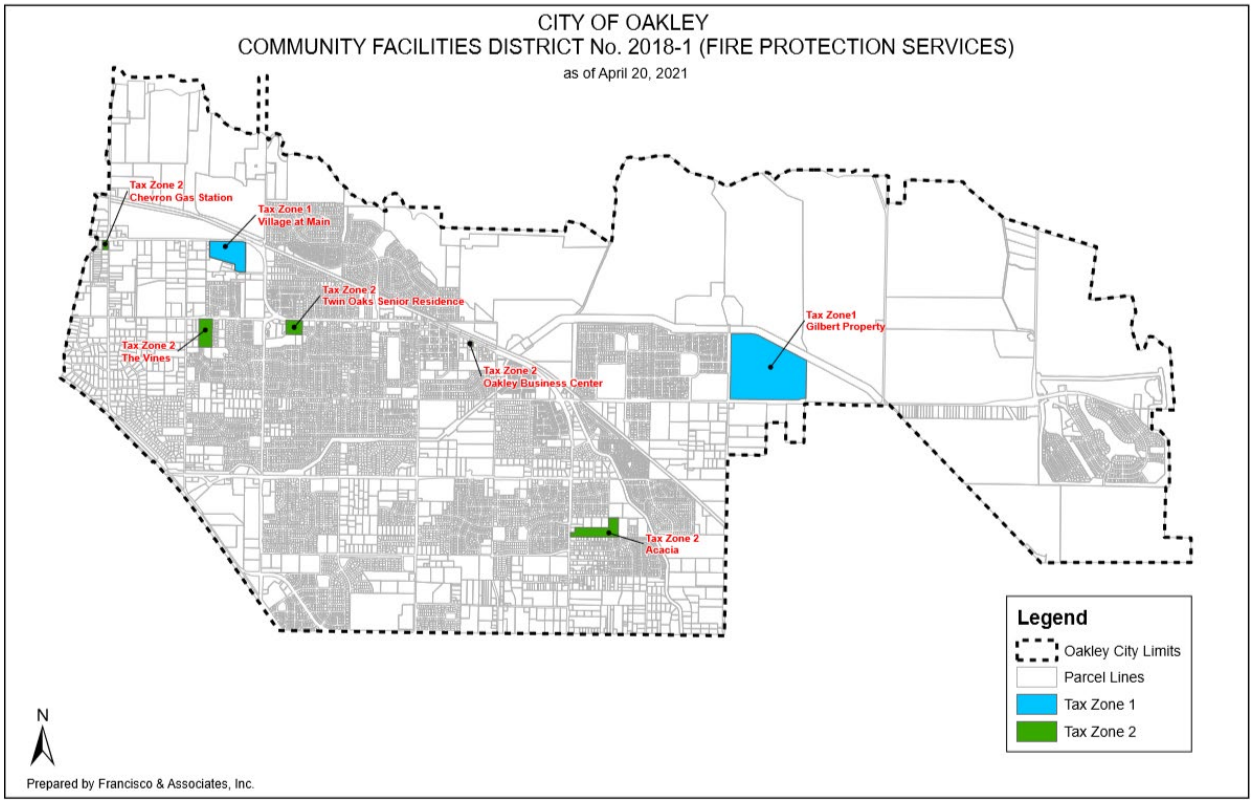
FUND 422- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 14(GILBERT-STORMWATER)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$129,541	$241,889	$275,194	$306,223
Interest	0	233	314	100	100
Total Revenues	**$0**	**$129,774**	**$242,204**	**$275,294**	**$306,323**
Services	$0	$37,758	$173,349	$275,294	$300,741
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$37,758**	**$173,349**	**$275,294**	**$300,741**
Unassigned Asset Replacement Balance	0	0	0	0	56,806
Total Budgeted	**$0**	**$37,758**	**$173,349**	**$275,294**	**$357,547**

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FUND 430- COMMUNITY FACILITIES DISTRICT #2015-2A Zone 29(VITNER VIEW)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$0	$0	$4,879	$4,879
Interest	0	0	0	0	0
Total Revenues	**$0**	**$0**	**$0**	**$4,879**	**$4,879**
Services	$0	$0	$0	$2,447	$927
Supplies	0	0	0	0	0
Total Expenditures	**$0**	**$0**	**$0**	**$2,447**	**$927**
Unassigned Asset Replacement Balance	0	0	0	0	967
Total Budgeted	**$0**	**$0**	**$0**	**$2,447**	**$1,894**

COMMUNITY FACILITIES DISTRICT #2018-1

The City of Oakley formed Community Facilities District No. 2018-1 (Fire Protection) ("CFD") in September of 2018. The City of Oakley has a separate fund to account for the CFD revenues and expenditures. Each year the City levies a special tax on parcels within the CFD to augment financial impacts. All revenues received, excluding administrative costs, are paid to the fire district to offset fire protection expenses.



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FUND 404- COMMUNITY FACILITIES DISTRICT #2018-1 (FIRE PROTECTION)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$13,949	$65,009	$245,944	$300,000	$300,000
Interest	0	63.8	70.9	0	0
Total Revenues	**$13,949**	**$65,073**	**$246,015**	**$300,000**	**$300,000**
Services	$13,949	$76,521	$245,945	$300,000	$248,256
Total Expenditures	**$13,949**	**$76,521**	**$245,945**	**$300,000**	**$248,256**
Unassigned Asset Replacement Balance	0	0	0	0	0
Total Budgeted	**$13,949**	**$76,521**	**$245,945**	**$300,000**	**$248,256**

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COMMUNITY FACILITIES DISTRICT #2020-1

The City of Oakley formed Community Facilities District No. 2020-1 (Parks, Street Light, Landscape and Stormwater Services) ("CFD") in April of 2020. The City of Oakley has a separate fund to account for the CFD revenues and expenditures. Each year the City levies a special tax on parcels within the CFD to augment their financial impact to the City's services budget for regional, community and neighborhood parks, street lighting, neighborhood landscaping and stormwater services.

FUND 134- COMMUNITY FACILITIES DISTRICT #2020-1 (EMERSON RANCH PARKS & LIGHTING)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$0	$0	$22,333	$39,176	$38,443
Interest	0	0	30	0	0
Total Revenues	**$0**	**$0**	**$22,363**	**$39,176**	**$38,443**
Services			$3,500	$34,662	$40,117
Total Expenditures	**$0**	**$0**	**$3,500**	**$34,662**	**$40,117**
Unassigned Asset Replacement Balance	0	0	0	0	5,562
Total Budgeted	**$0**	**$0**	**$3,500**	**$34,662**	**$45,679**

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ROAD MAINTENANCE FUNDS

The City has four Special Revenue funds used mostly for Road Maintenance: the Gas Tax Fund, the Road Maintenance & Rehab Fund (SB1), the Measure J Fund, and the Streets Maintenance & Rehab Fund.

GAS TAX FUND

The Gas Tax Fund is used to account for the City's share of local gas tax revenues and congestion management funds received from the State. These revenues are for the research, planning, construction, improvement, maintenance, and operation of public streets and highways (and their related public facilities for non-motorized traffic), including the mitigation of their environmental effects, the payment for property taken or damaged for such purposes, and the administrative costs necessarily incurred in the foregoing purposes. The City uses them for local roadway maintenance, roadway projects, and to subsidize the Street Lighting Fund.

FUND 140 – GAS TAX					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Gas Taxes	$960,637	$935,383	$1,019,326	$1,252,770	$1,269,106
Grant Proceeds	0	0	25300	0	0
Interest	9,349	7,322	2,844	1,000	0
Other	6,785	16498	7460	0	0
Road Maintenance & Rehabilitation Account*	0	0	0	0	0
Total Revenues	**$976,771**	**$959,203**	**$1,054,930**	**$1,253,770**	**$1,269,106**
Services	$375,692	$354,671	$317,354	$722,243	414046
Supplies	164,226	77,727	217,068	370,460	320,000
Capital Outlay	0	0		536,000	600,000
Transfers Out	152,505	169,799	130,111	190,000	190,000
Total Expenditures	**$692,424**	**$602,197**	**$664,533**	**$1,818,703**	**$1,524,046**

*This account moved to fund 141 in FY 2021

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ROAD MAINTENANCE & REHAB FUND

The Road Maintenance & Rehab Fund is used to account for the City's share of SB1 revenues received from the State. These revenues are an ongoing revenue source for the purpose of addressing deferred maintenance on the local streets and roads. The City uses them for local roadway maintenance and rehabilitation projects. Prior to FY 2021 these revenues and expenditures were part of the Gas Tax Fund (140).

FUND 141 – ROAD MAINTENANCE & REHAB					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Road Maintenance & Rehabilitation	$0	$778,825	$861,619	$977,777	$1,100,866
Interest	0	1,565	2,319	500	0
Total Revenues	**$0**	**$780,389**	**$863,938**	**$978,277**	**$1,100,866**
Services	$0	$59,358	$3,768	$42,204	$3,550
Supplies	0	0	0	0	0
Capital Outlay	0	24,580	1,033,396	2,229,199	955,000
Total Expenditures	**$0**	**$83,937**	**$1,037,164**	**$2,271,403**	**$958,550**

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MEASURE J

The Measure J Fund is used to account for the City's share of the voter-approved 1/2% sales tax for transportation projects. Measure J was passed by the voters as a successor tax to Measure C. Both are restricted to the same uses as Gas Tax revenues but can also be applied to transit improvement and operations, growth management planning and compliance, pedestrian and bicycle trail construction/maintenance/operations, parking facility development, and transportation efficiency program development and operations (ridesharing, etc.). The City uses its Measure J tax revenues for local roadway maintenance and roadway projects.

FUND 148 – MEASURE J					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Measure J Allocations	$655,646	$640,318	$733,912	$748,590	$810,833
Interest	20,459	6,839	2,579	2,500	0
General Fund Transfers	0	0	0		0
Total Revenues	**$676,105**	**$647,157**	**$736,491**	**$751,090**	**$810,833**
Services	$274,598	$152,891	$120,447	$233,775	$144,634
Supplies	0	0	0		0
Capital Outlay	167,326	323,219	1,750	1,440,000	1,460,000
Total Expenditures	**$441,924**	**$476,111**	**$122,197**	**$1,673,775**	**$1,604,634**

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STREETS MAINTENANCE & REHAB FUND

The Streets Maintenance Reserve Fund was first established in Fiscal Year 2013-2014 and received its first funding in Fiscal Year 2014-2015. Contributions to this Fund are largely expected to be transfers in from the General Fund. Street maintenance follows the long-term lifecycle of the streets themselves, and as a result, long-term costs are best contained by ensuring maintenance is performed routinely. The Streets Maintenance Reserve Fund was formed to provide: 1) a place to set aside funds so that maintenance activities remain available in both good times and bad, 2) a place to save up funds for more significant future maintenance projects, and 3) to be a reserve for funding unexpected projects or higher than planned project costs on critical maintenance projects. Beginning in Fiscal Year 2021-2022, the Fund is being renamed as the Streets Maintenance and Rehab Fund, as the emphasis will be on expending the necessary dollars to maintain and rehabilitate City streets as much as possible every year, rather than attempting to set aside funds for future projects. It has been estimated that it would take roughly $7 million per year to keep the streets in desirable condition. Since we don't currently have sufficient funding for such street maintenance costs, the City has made the commitment to contribute at least $2 million per year, with annual increases of 4%, to maintain its streets on a prioritized basis. As part of the City's plan to improve its streets in Fiscal Year 2023-2024, the City has elected to utilize $2.2 M for the construction of the East Cypress Widening project (CIP 310), $1M for the Completion if FY 2022-23 Streets Repair & Resurfacing Project (CIP 279), $50K for the FY2023-24 ADA Implementation (CIP 304) and $30K for the pedestrian Crossing Lighting System on O'Hara Avenue at Trail Crossing Project (CIP 294) from existing fund balances. The $2,080,000 transfer from the General Fund for Fiscal Year 2023-2024 will go to the General Capital Projects Fund (Fund 201) for the East Cypress Widening project (CIP 310).

FUND 235 – STREET MAINTENANCE & REHAB					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Transfers In	$350,000	$350,000	$4,000,000	$2,000,000	$0
Other	0	675,000	0	0	0
Total Revenues	**$350,000**	**$1,025,000**	**$4,000,000**	**$2,000,000**	**$0**
Services	$0	$0	$0	$0	$0
Supplies	0	0	0	0	0
Capital Outlay	0	269,378	2,558,152	2,100,000	3,280,000
Total Expenditures	**$0**	**$269,378**	**$2,558,152**	**$2,100,000**	**$3,280,000**

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STORM WATER PROGRAM FUND

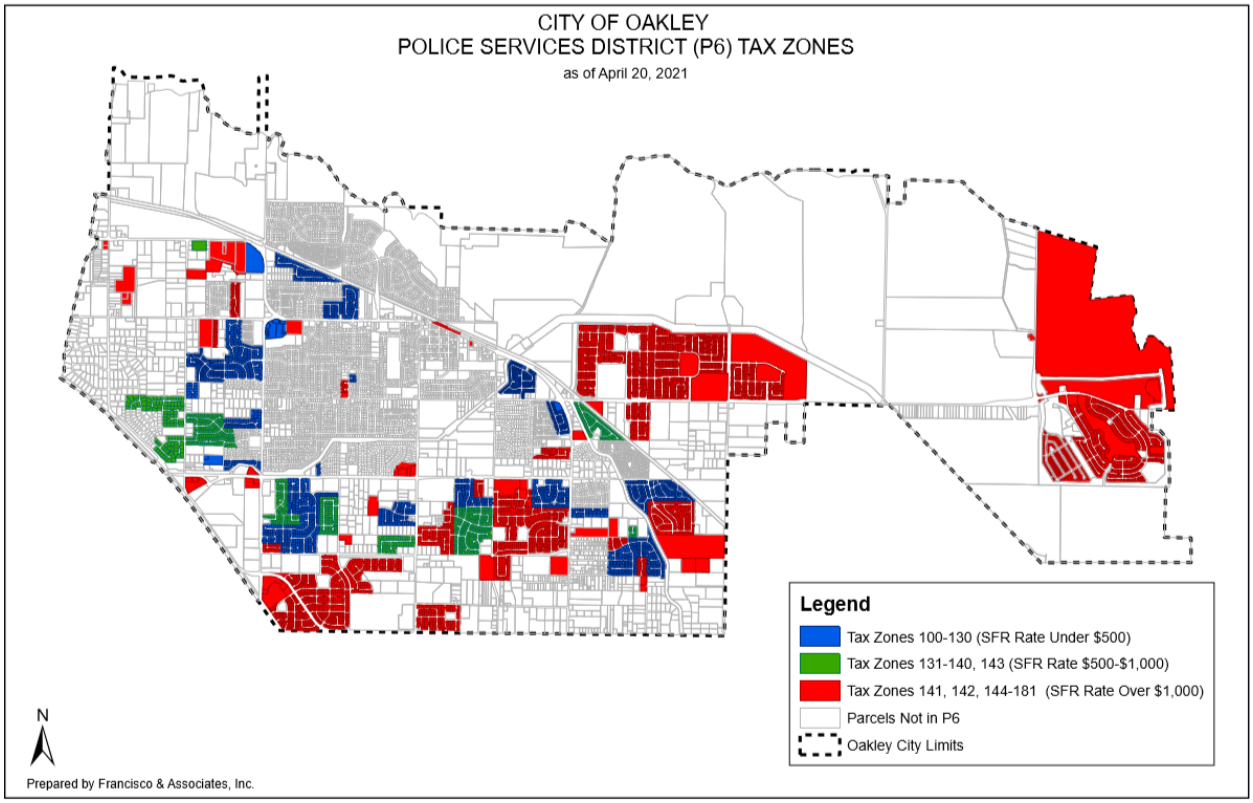
The City has a separate fund to account for its Storm Water Program activities. The program is funded by assessments on property owners and pays for storm water and pollution runoff management activities mandated by the Federal Government.

FUND 145 – STORM WATER PROGRAM					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$505,118	$519,585	$510,455	$500,000	563310
Interest	5,873	(455)	232	500	0
Other	90	120	420	0	0
Total Revenues	**$511,081**	**$519,250**	**$511,107**	**$500,500**	**$563,310**
Services	$358,829	$389,378	$414,263	$304,321	$474,862
Supplies	181,420	205,638	222,066	315,000	326,750
Capital Outlay	0	0	107,516	240,340	0
Total Expenditures	**$540,249**	**$595,016**	**$743,845**	**$859,661**	**$801,612**

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POLICE SERVICE FUNDS

The City has two police service funds: The P-6 Fund and the Supplemental Law Enforcement Services Fund (SLESF). The P-6 Fund is where the City accounts for the City's police services special tax, all of which are budgeted to augment general fund resources in funding the Police Department budget. The SLESF is where the City accounts for Supplemental Law Enforcement Grants from the State. In FY 2020-2021 the City was awarded an Office of Traffic Safety police grant. This was a one-time grant and not anticipated each year.



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FUND 150 – P-6 POLICE SERVICES					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Assessments	$5,241,280	$5,420,492	$6,345,919	$7,199,070	$7,250,000
Interest	3,440	9,448	573	500	0
Total Revenues	**$5,244,720**	**$5,429,940**	**$6,346,492**	**$7,199,570**	**$7,250,000**
Services	$5,244,720	$5,428,145	$6,341,613	$7,199,570	$7,250,700
Total Expenditures	**$5,244,720**	**$5,428,145**	**$6,341,613**	**$7,199,570**	**$7,250,700**

FUND 151 – SUPPLEMENTAL LAW ENFORCEMENT SERVICES					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Grant Revenues	$155,948	$156,727	$161,285	$150,000	$165,700
Interest	$1,658	$369	$62	$0	0
Total Revenues	**$157,606**	**$157,096**	**$161,347**	**$150,000**	**$165,700**
Services	$157,606	$157,020	$160,735	$150,000	$165,700
Supplies	0	0	0	0	0
Capital Outlay	0	0	0	0	0
Total Expenditures	**$157,606**	**$157,020**	**$160,735**	**$150,000**	**$165,700**

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FUND 152 – OTS POLICE GRANTS					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Grant Revenue	$0	$12,948	$12,578	$0	$0
Interest	0	0	0	0	0
Total Revenues	**$0**	**$12,948**	**$12,578**	**$0**	**$0**
Grant Expenditures	$0	$13,799	$11,717	$0	$0
Total Expenditures	**$0**	**$13,799**	**$11,717**	**$0**	**$0**

FUND 153 – OPIOID REMEDIATION (J&D)					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Grant Revenue	$0	$0	$0	$18,057	$13,637
Interest	0	0	0	8.3	0
Total Revenues	**$0**	**$0**	**$0**	**$18,065**	**$13,637**
Grant Expenditures	$0	$0	$0	$0	$18,000
Total Expenditures	**$0**	**$0**	**$0**	**$0**	**$18,000**

FUND 154 – OFFICER WELLNESS&MENTAL HEALTH GRANT					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Grant Revenue	$0	$0	$0	$0	$28,000
Interest	0	0	0	0	0
Total Revenues	**$0**	**$0**	**$0**	**$0**	**$28,000**
Grant Expenditures	$0	$0	$0	$0	$28,000
Total Expenditures	**$0**	**$0**	**$0**	**$0**	**$28,000**

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DEVELOPER DEPOSITS FUND

The City has a separate fund to account for developer deposits and related development application processing costs. The revenues are earned only as work is performed and costs incurred. All deposits that are unused in the application review process are returned to the applicant when the review is completed.

FUND 301 – DEVELOPER DEPOSITS					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Developer Fees	$1,562,172	$1,198,719	$1,330,150	$1,250,000	$1,200,000
Total Revenues	**$1,562,172**	**$1,198,719**	**$1,330,150**	**$1,250,000**	**$1,200,000**
Services	$1,560,957	$1,199,934	$1,330,217	$1,214,817	$1,200,000
Operating Transfers Out	0	0	0		0
Total Expenditures	**$1,560,957**	**$1,199,934**	**$1,330,217**	**$1,214,817**	**$1,200,000**

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SUCCESSOR HOUSING ASSETS

Successor Housing Assets

The City is the Successor Housing Agency to the now dissolved Oakley Redevelopment Agency and the City Successor Housing Assets Fund is used to account for all related City Housing activity.

Program Costs and Revenues

Funding is provided by the repayment of housing loans. Most housing loans are repayable from affordable housing developers when the project's rents meet certain hard thresholds and produce what are called "residual receipts" (amounts more than the thresholds). The City has one project which currently is forwarding residual receipts payments in accordance with its loan. A portion of the receipts are retained in the Successor Housing Assets Fund, and a portion is deposited in the Successor Agency to the Oakley Redevelopment Agency's Operating Fund, each receiving a share in proportion to their contribution to the original amount loaned. Program costs are currently limited to staff and internal administrative support costs for the program. Proceeds in any year that are not utilized for program costs are used to pay prior Redevelopment Agency obligations for Impact Fees on affordable housing projects.

Program Description

The Planning Division provides housing program oversight to ensure developer compliance with the terms of any agreements with the City or the dissolved Oakley Redevelopment Agency.

Staffing Summary

The work is performed by the Community and Economic Development Director and his time is charged to the program on an hourly basis.

Program Objectives

The primary operating objectives for the program in the fiscal year is to ensure Developers continue to comply with their obligations. There are no significant changes to the Department's objectives. To the extent costs are less than funds available, the balance will be used towards paying down a portion of the $1.3 million in deferred impact fee obligations from prior affordable housing projects that remain outstanding.

Program Changes

There are no increases in regular staffing levels or significant one-time costs proposed.

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FUND 767 – SUCCESSOR HOUSING ASSETS					
USE OF FUNDS	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed
Property Tax	$0	$0	$0	$0	$0
Interest Income	4,048	4,116	25,972	0	0
Loan Repayments	94,719	1,494	96,041	10,000	10,000
Rents	0	0	0	0	0
Sale of Property	0	0	0	0	0
Transfers In	0	0	0	0	
Interfund Charges for Svc	0	0	0	0	0
Total Revenues	**$98,767**	**$5,610**	**$122,013**	**$10,000**	**$10,000**
Personnel	$0	$0	$0	$0	$0
Supplies	0	0	0	0	0
Services	3,539	2,674	0	0	0
Interest	22,089	5,821	7,243	10,000	10,000
Total Expenditures	**$25,628**	**$8,495**	**$7,243**	**$10,000**	**$10,000**

Note: The Successor Housing Assets Fund was established in February 2012 as a result of the Dissolution Act that dissolved redevelopment agencies throughout California.

DEBT SERVICE FUNDS

Program Costs and Revenues

Debt Service Funds are where we account for the principal, interest, and administrative costs associated with the City's debt.

Program Description

The City currently has one debt outstanding:

- The 2016 Lease Revenue Bond was issued by the City's financing Authority to refund the 2006 Certificates of Participation and issue new debt of $4,000,000 to pay for the first phase of the City of Oakley Recreation Center. It's being repaid with Public Facilities Impact Fees.

Staffing Summary

No staffing is permanently allocated to debt management; however, the Finance Department ensures the City complies with financial reporting requirements and interfaces with contracted administrators, trustees, bond counsel, rating agencies, and others in meeting the Agency's bond covenants. The City hires NBS Financial as its dissemination agent, and U.S. Bank as trustee and Fiscal Agent.

Program Objectives

The primary operating objectives for the City remain unchanged for the fiscal year 2021-2022: to make the debt service payments, to oversee the services provided by the contractors, and to ensure the preparation of all required public reporting.

Program Changes

No program changes for Fiscal Year 2023-2024.

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DEBT SERVICE 2016 LEASE REVENUE BONDS
FUND 351

ESTIMATED REVENUES		
Transfers In	Interest Income	Total Revenues
$666,769	$0	$666,769

PROPOSED EXPENDITURES				
Principal	Interest	Administration	Capital outlay	Total Expenditures
$345,000	$323,569	$8,210	$0	$676,779

DEBT LISTING:

2016 Lease	Recreation Center	$10,025,000

REMAINING DEBT SERVICE:

Fiscal Year	Principal	Interest	Total Debt Service
2023-24	$345,000	$323,569	$668,569
2024-25	360,000	309,769	668,569
2025-26	380,000	295,369	668,569
2026-27	380,000	295,369	668,569
2027-28	405,000	267,825	668,569
Other Years	6,045,000	1,804,931	668,569
Totals	**$ 7,915,000**	**$ 3,296,831**	**$ 11,211,831**

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CAPITAL BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)

The Capital Budget and 5-Year Capital Improvement Program (CIP) is a major public infrastructure and planning tool for the City of Oakley. The CIP serves as a statement of the City's policies and financial abilities to manage the development of the community. The creation of a five- year CIP provides a systematic plan for providing infrastructure improvements within a prioritized framework and a general schedule for projects to proceed. Projects identified in the CIP meet the City's General Plan. The first year reflects the adopted budget for the upcoming fiscal year (FY) and includes revenue and expenditure detail by project, whereas the Operating Budget only includes total revenues and expenditures by fund. The remaining four years represent a schedule and estimate of future capital needs that may be funded, given projected revenues and priorities.

There are several benefits for developing and adopting a Capital Improvement Program. Not only does the CIP become a management tool for the City Council and City staff; a CIP also provides valuable information to the citizens, developers, and businesses who are interested in the development of the community. The CIP document will assist in leveraging available resources through the timing of projects, and the coordination of City projects with improvements constructed by other entities.

Despite the many benefits of a CIP, it is important to highlight the fact that this is a planning document. Changes can occur for many reasons. Revenues can fluctuate as a result of changing economic conditions or shifts in City policy. Private economic decisions can also affect the timing, scale, and location of capital projects. The City of Oakley's CIP reflects the Strategic Goals of the City Council and is a critical investment tool for the community to help promote the economic vitality and viability for the City of Oakley.

The focus of the proposed CIP for Fiscal Year 2023-2024 through Fiscal Year 2027-2028 is to maintain the core infrastructure of the City of Oakley utilizing the most cost effective and creative approach. The CIP continues to prioritize and build new infrastructure for the community, which will enhance the quality of life for residents. In preparation of the CIP for Fiscal Year 2023-2024, a comprehensive review of prospective projects was performed.

The CIP for Fiscal Year 2023-2024 is divided into specific projects to address unique needs for each component of the City's infrastructure system (i.e. Streets, Parks & Facilities). This approach provides funding for the infrastructure maintenance, construction of new improvements, and the long-range goals for protecting the quality of the public infrastructure system in the City of Oakley. The funding for CIP projects are generally from the following sources: Measure J Sales Tax, Gas Tax, Development Traffic Impact Fees, Development Park Impact Fees, Federal & State Grants, Assessment District Funds, and the City's General Fund. The revenues from Development Traffic Impact Fees and Development Park Impact Fees are dependent upon the private development activity and regional economic growth. The CIP for Fiscal Year 2023-2024 conservatively budgets a portion of these funding sources to account for unforeseen downturns in the regional economic and development activity.

There is a direct relationship between CIP project construction, economic development, and the vitality of the community. New residents want to come and live in a community that is vibrant and provides a wide range of amenities (i.e. new Recreation Center, Library, etc.). Commercial developers also look to build in communities that thrive and provide amenities for today's lifestyle. The construction of CIP projects helps to enhance amenities and the quality of life for the community residents, which in turn makes Oakley a desired community for private development. The increase in the level of private development activity will provide opportunities for the City to undertake projects with various infrastructure improvements to complement the private development projects.

The summary on the following page shows total capital project expenditures by fund. For further details, please refer to the Fiscal Year 2023-2024 Capital Budget and 5-Year Capital Improvement Plan (CIP), attached to this Operating Budget document, beginning on page CIP-1.

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Capital Projects Expenditure Summary by Funding Source

		FY 2019/2020	FY 2020/2021	FY 2021/2022	Estimated FY 2022/2023	Proposed FY 2023/2024
Fund #	**Fund Name**	**Expenditures**				
110	Cypress Grove CFD NO. 1	$0	$0	$213,182	$1,338,143	$199,000
120	ARPA	0	0	0	1,100,000	528,503
132	Parks Landscaping Assessment Zone 1	0	0	0	250,000	60,000
138	Downtown Revitalization	44,426	11,002	0	0	0
140	Gas Tax HUTA	0	0	0	536,000	600,000
141	Gas Tax RMRA	0	81,033	1,033,396	2,229,199	955,000
145	Stormwater Fund	109	1,002	107,516	240,340	0
148	Measure J	328,656	366,971	1,750	1,440,000	1,460,000
189	Marsh Creek Glen (Zone 3-20)	0	0	0	0	200,000
191	Cypress Grove (Zone 3-22)	0	0	0	0	150,000
194	Magnolia Park (Zone 3-25)	0	0	0	0	150,000
201	General Capital Projects	546,044	1,482,275	858,159	7,386,832	4,064,376
202	Traffic Impact Fee	424,607	4,233,983	858,159	13,265,613	3,344,060
204	Park Impact Fee	52,086	472,852	69,439	7,631,009	1,100,000
206	Public Facilities Impact Fee	0	0	0	689,500	0
221	2012 Bond Benefit	0	109,581	55,090	62,377	0
231	Main Street Fund	85,261	70,752	1,408,699	1,257,049	0
232	Regional Park Fund	413,743	38,685	46,500	25,339	0
235	Street Maintenance & Rehab	0	269,378	2,558,152	2,100,000	3,280,000
351	2016 Debt Service	0	0	0	35,000	0
407	Emerson Ranch Storm Water (CFD 2015-1)	0	0	0	20,000	0
502	Facilities Fund	0	0	245,436	657,479	200,000
	Total	**$1,894,933**	**$7,137,515**	**$7,455,479**	**$40,263,880**	**$16,290,939**
Remaining Available Fund Balances		**$24,090,148**	**$36,234,542**	**$40,616,278**	**$26,100,340**	**$29,185,427**

As can be seen above, total proposed capital project expenditures for Fiscal Year 2023-2024 amount to nearly $16.3 million, leaving total estimated Available Fund Balances of nearly $29.2 million between all of these capital project funds. Total estimated capital project expenditures from Fiscal Year 2022-2023 of nearly $40.3 million reflect an exceptional year of investment into the City's infrastructure. However, projects often take more than one year to complete, and the budgets for those uncompleted projects will be carried forward into subsequent fiscal years.

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OAKLEY
CALIFORNIA

INTERNAL SERVICE FUNDS

Program Costs and Revenues

The City's Internal Service Funds are used to establish reserves for equipment replacement, vehicle maintenance and replacement, and for capital facilities maintenance and replacement. The Fleet Internal Service Fund (Fund 501) charges departments for their share of the costs related to the maintenance and replacement of their respective vehicles. The Capital Facilities Maintenance and Replacement Fund (Fund 502) and the Technology Internal Service Fund (Fund 503) depend on transfers from the General Fund to maintain and replace facilities and equipment as needed. No transfer into Fund 502 is proposed for Fiscal Year 2023-2024 because sufficient funds are available to cover the proposed expenditures in that fund. The funds transferred from the General Fund or charged directly to the departments come partially from taxes and partially from fees and other revenues.

Program Description

The City charges all of its departments for a share of the costs that are determined necessary each year, according to City policies, to keep the reserves for equipment, vehicle maintenance and replacement and capital facilities maintenance and replacement appropriately funded; and the proceeds are transferred to these Internal Service Funds. Asset replacement and significant facilities maintenance costs are then paid for by these funds.

Staffing Summary

Staff time related to asset replacement activities and accounting for these funds is charged to the funds.

Program Objectives

The Fleet Internal Service Fund budget includes expenditures to replace and outfit: four Police patrol vehicles, one Police administrative vehicle and one traffic motorcycle. The Capital Facilities Maintenance and Replacement Fund budget includes expenditures for remodeling of the Public Works Operations Building (PWOB). The Technology Internal Service Fund budget includes expenditures to replace or update certain equipment and warranties.

Program Changes

The Fleet Internal Services Fund will increase the Fleet Police Services Assistant position from part-time to full-time in Fiscal Year 2023-2024, to help meet the increasing needs of the Fleet program. No program changes are proposed for the Capital Facilities or Technology Internal Service Funds.

OAKLEY
CALIFORNIA

FUND 501 FLEET INTERNAL SERVICE FUND

Revenues	
Transfers in	$682,176 *
Salvage Values	15,000
Interest	0
Total Revenues	$697,176
Expenditures	
Vehicles	299,800
Vehicle Equipment	202,700
Vehicle Leases	0
Vehicle Maintenance	159,700
Supplies	25,000
Personnel Services	33,800
Interfund Charges	1,250
Total Expenditures	$722,250

PLANNED REPLACEMENTS FOR 2023-2024			
Description	**Quantity**	**Estimated Cost/Unit***	**Total Estimated Cost**
Patrol Vehicle - Chevy Tahoe Pursuit Vehicle	4	$102,875	$411,500
Administrative/Detective Vehicle	1	$45,000	$45,000
Traffic Motorcycle	1	$46,000	$46,000
Totals			**$502,500**

Since Fiscal Year 2021-2022, the Fleet Internal Service Fund handles all Fleet activities and charges the various departments for their share of the costs related to vehicle maintenance, vehicle replacements and vehicle leases. Prior to Fiscal Year 2021-2022, the General Fund would make occasional contributions into Fund 501 for the purchase of replacement vehicles. Under the new accounting methods for this Fund, each department is charged to have its vehicles maintained and replaced after a specified amount of time. In Fiscal Year 2020-2021, the City started leasing certain vehicles, which were to be sold off and replaced with other leased vehicles at the end of their one-year lease. However, at the end of the one-year leases, no vehicles were available to replace the vehicles that the City had been leasing. So, the City opted to purchase those vehicles and discontinue the leasing program until the automotive industry has stabilized.

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FUND 502 CAPITAL FACILITIES MAINTENANCE & REPLACEMENT FUND

Revenues	
Transfers in	$0
Total Revenues	$0
Expenditures	
Capital Improvement	$200,000
Repairs & Maintenance	0
Interfund Charges	710
Total Expenditures	$200,710

PLANNED CAPITAL IMPROVEMENTS FOR 2023-2024		
Description	**Project Number**	**Total Estimated Cost**
PW Operations Building Remodeling	303	$200,000
Totals		**$200,000**

The available fund balance in Fund 502 is projected to be $232,354 as of July 1, 2023. Staff do not believe that amount is sufficient to meet the policy target of enough to pay for 5 years' estimated costs. However, the balance is sufficient to cover the cost of the Public Works Operations Building Remodel project. The City plans to set up a Facilities Internal Service Fund in Fiscal Year 2025-2026 for the purpose of maintaining City facilities and setting aside sufficient funds for future major capital improvements. The process will take place as part of the final phase of the conversion to the new Tyler Enterprise ERP system, which phase is scheduled to begin in June of 2025.

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FUND 503 TECHNOLOGY INTERNAL SERVICE FUND

Revenues

Transfers in	$190,000
Total Revenues	$190,000

Expenditures

Capital Improvement	$190,000
Interfund Charges	0
Total Expenditures	$190,000

PLANNED CAPITAL IMPROVEMENTS FOR 2023-2024			
Description	**Quantity**	**Estimated Cost/Unit***	**Total Estimated Cost**
Desktop Computers and Monitors	20	$1,613	$32,250
Cisco Firewall - PD, with Labor	1	49,500	49,500
Cisco Firewall – City Hall, with Labor	1	49,500	49,500
PD Internet Redundancy, with Labor	1	20,000	20,000
Access Control Servicing and Batteries	1	13,250	13,250
Batteries for Small UPS in Server Room	1	12,500	12,500
NexSAN Warranty Update	1	13,000	13,000
Totals	26		**$190,000**

**Transfer In from the General Fund*

OAKLEY
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AGENCY FUNDS

Program Costs and Revenues

The Agency Funds included below contain the principal, interest, and administrative costs associated with debt issued by City Assessment Districts. All of these costs are supported by special assessments. No General Fund support is required or anticipated, and they are not backed by the full faith and credit of the City. They are secured only by the assessments.

Program Description

The City currently has two Assessment District debts outstanding:

- The 2004-1 Assessment District Bond. It was issued to acquire infrastructure assets in the Cypress Grove and Live Oak Ranch areas and is being repaid from special assessments levied on property owners in the two developments.

- The 2006-1 Assessment District Bond. It was issued to acquire infrastructure assets in the Magnolia Park and Riata areas and is being repaid from special assessments levied on property owners in the two developments.

Staffing Summary

No staffing is permanently allocated to managing these funds; however, the Finance Department ensures the City complies with financial reporting requirements and interfaces with contracted administrators, trustees, bond counsel, rating agencies, and others in meeting the Agency's bond covenants. The City hires NBS Financial to administer its assessments and Wells Fargo as trustee and Fiscal Agent.

Program Objective

The primary operating objectives for the City remain unchanged for fiscal year 2023-2024: to ensure the assessment and collection of the assessments, to make the debt service payments, oversee the services provided by the contractors, and ensure the preparation of all required public reporting.

Program Changes

No program changes.

OAKLEY
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2004-1 ASSESSMENT DISTRICT DEBT

Fund 621

ESTIMATED REVENUES		
Assessment Revenues	Interest Income	Total Revenues
$1,166,889	$1,000	$1,167,889

PROPOSED EXPENDITURES			
Principal	Interest	Administration	Total Expenditures
$733,000	$165,195	$28,435	$926,630

DEBT LISTING:

2004-1 AD	Cypress Grove/Live	$10,496,000

REMAINING DEBT SERVICE:

Fiscal Year	Principal	Interest	Total Debt Service
2023-24	733,000	165,195	898,195
2024-25	751,000	151,172	902,172
2025-26	763,000	136,864	899,864
2026-27	778,000	122,302	900,302
2027-28	791,000	107,475	898,475
Other Years	5,291,000	321,253	5,612,253
Totals	**$9,107,000**	**$1,004,261**	**$10,111,261**

OAKLEY
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2006-1 ASSESSMENT DISTRICT DEBT
FUND 622

ESTIMATED REVENUES		
Assessment Revenues	Interest Income	Total Revenues
$745,740	$1,000	$746,740

PROPOSED EXPENDITURES				
Principal	Interest	Administration	Operating Transfer Out	Total Expenditures
$360,000	$274,088	$ 15,543.00	$0	$649,631

DEBT LISTING:

2006-1 AD	Magnolia Park/Riata	$9,070,000

REMAINING DEBT SERVICE:

Fiscal Year	Principal	Interest	Total Debt Service
2023-24	360,000	274,088	634,088
2024-25	375,000	259,838	634,838
2025-26	390,000	247,219	637,219
2026-27	400,000	236,600	636,600
2027-28	405,000	225,025	630,025
Other Years	4,545,000	1,092,225	5,637,225
Totals	**$6,475,000**	**$2,334,994**	**$8,809,994**

OAKLEY
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10 YEAR PLAN

The 10 Year Plan is the City's tool for evaluating our success in ensuring service sustainability. It is organized by revenue type and function; and includes an indication of the general character of the revenues and expenditures shown as either recurring or one-time in nature.

For purposes of the 10 Year Plan, if a revenue class is likely to be recurring for a period of 5 years or more, we treat it as recurring. This includes certain development-related fees that can be, as current times prove, less predictable. For instance, building permit revenue will always exist, but it is more sensitive to economic changes than property taxes. In accordance with the City's Financial Policies, the Plan is based on what we believe are reasonable, conservative assumptions.

As always, since the Plan includes both general purpose and special purpose (assigned) revenues, it's important to reiterate that the while the City may fund eligible programs with both restricted and unrestricted funds, its policy is to apply restricted funds to such programs first, followed by general purpose revenues if necessary. Reviewing this is important in order to establish in general the reason the rollover balances (excluding reserves) for assigned revenues are smaller in the Plan.

Overall, the Plan is intended to help us see where we are succeeding in achieving service sustainability and where we must improve, and it should be reviewed with this goal in mind. In particular, loans, transfers, and subsidies are shown separately and should be examined to determine and consider why they are necessary or desirable, if they should continue over the long-term, or whether these funds are better allocated to higher priorities.

Staff's Conclusions and Recommendations

The Plan included on the following pages confirms that from a service sustainability perspective, the Preliminary Budget is structurally balanced, and it provides a look forward at how, with discipline, it can remain that way.

Certainly, the City's near-term position is improved when compared to recent years, and although there is still a backlog of restoration to accomplish, the near-term Plan for Fiscal Year 2023-2024 helps in moving that restoration forward.

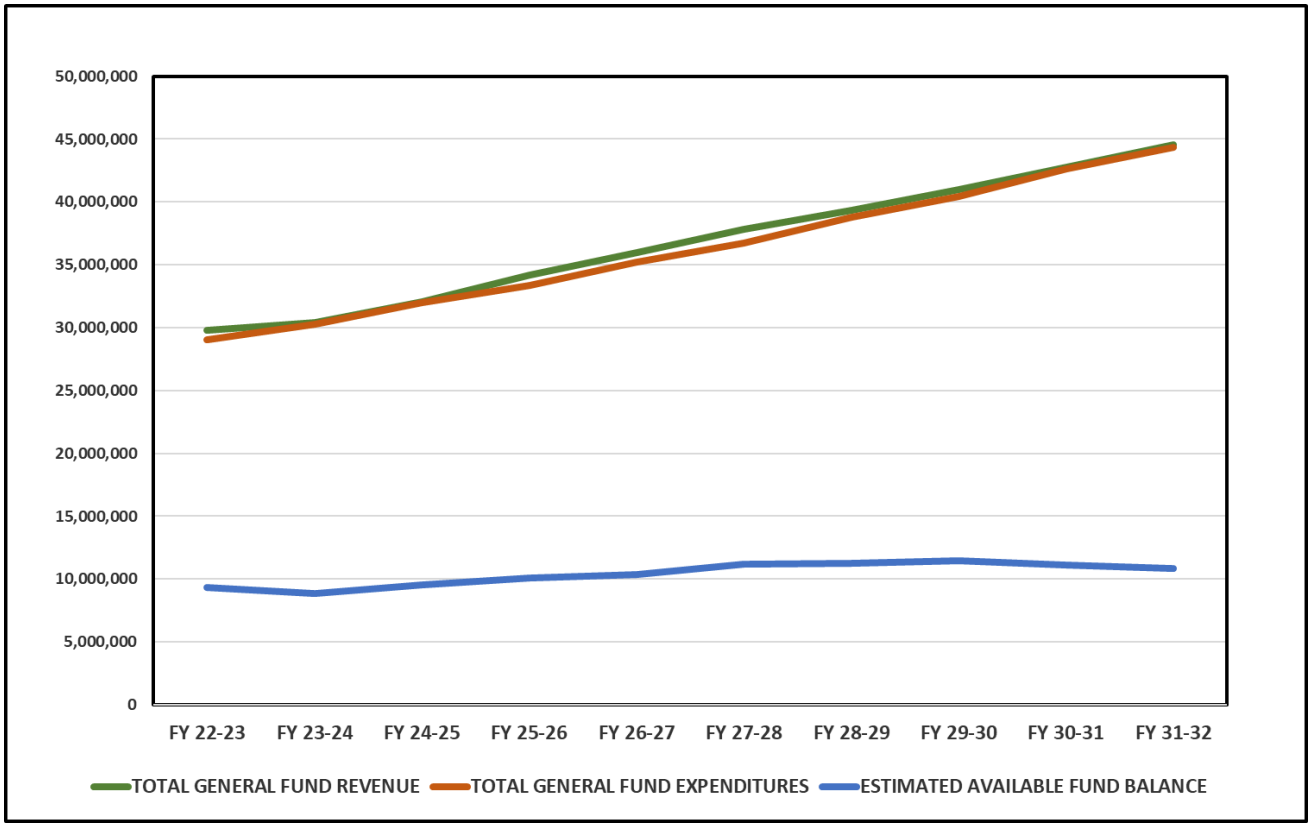
The transition to a mostly in-house Police Department was completed in Fiscal Year 2015-16, and as a result, during the 10 Year Period, a more aggressive approach to keeping police staffing on pace with new development is possible, as well as continuing the gradual restoration of other services that had been reduced during the COVID-19 Pandemic.

The General Fund reserve balance remains healthy, and in compliance with the City's new policy of at least 30% of expenditures. The Plan shows its balance remaining stable over the 10-year period. However, the Plan includes certain assumptions that are likely to change over time, and further adjustments may be needed to remain in compliance with the City's policy.

Lastly it is useful to remind ourselves, especially in improving times, that developing a "Plan" that remains in balance can be more easily resolved in the math, while the work to ensure the organization remains positioned to actually stay in balance requires both vigilance and discipline.

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GENERAL FUND SOURCES AND USES OF FUNDS
10 YEAR PLAN



The City of Oakley Fiscal Year 2023-2024 Operating Budget has been prepared to ensure that recurring revenues remain in excess of recurring expenditures. The chart above and the table on the following page show that total General Fund Revenues are projected to exceed expenditures and leave an available fund balance, which represents undesignated fund balances in excess of the 30% General Fund Reserve Policy. In Fiscal Year 2022-2023, it is estimated that total expenditures will exceed revenues by $6.1 million. However, $7.2 million of expenditures are coming from General Fund Capital Reserves that were designated for that purpose in past years, rather than from current year revenues. Therefore, that $7.2 million of expenditures is not reflected in the chart above as impacting the Available Fund Balance, which is also referred to as the Undesignated Fund Balance. Total General Fund revenues in Fiscal Year 2023-2024 are projected to exceed total General Fund expenditures by $190,000.

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10 YEAR PROJECTION SUMMARY

	FY 22-23 Projected	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected	FY 26-27 Projected
TOTAL GENERAL FUND REVENUE	**29,762,108**	**30,414,665**	**32,075,856**	**34,200,076**	**35,989,728**
TOTAL SALARY EXPENDITURES	15,244,406	16,877,966	17,853,085	18,388,677	19,340,337
TOTAL RECURRING EXPENDITURES	10,591,689	11,130,634	11,501,398	11,974,229	12,546,184
TOTAL ONE-TIME EXPENDITURES	10,380,000	2,285,831	2,627,264	2,982,355	3,351,649
TOTAL GENERAL FUND EXPENDITURES	**36,216,095**	**30,294,431**	**31,981,746**	**33,345,261**	**35,238,170**
NET GENERAL OPERATING REVENUES (EXPENDITURES)	**(6,453,987)**	**120,234**	**94,109**	**854,815**	**751,558**
ESTIMATED BEGINNING UNDESIGNATED FUND BALANCE	10,158,633	10,904,646	11,024,880	11,118,990	11,973,804
NET GENERAL OPERATING REVENUES (EXPENDITURES)	(6,453,987)	120,234	94,109	854,815	751,558
TRANSFER FROM RESERVE FOR CAPITAL PROJECTS	7,200,000				
ESTIMATED ENDING UNDESIGNATED FUND BALANCE	**10,904,646**	**11,024,880**	**11,118,990**	**11,973,804**	**12,725,362**
30% RESERVE	(7,750,828)	(8,402,580)	(8,806,345)	(9,108,872)	(9,565,956)
$1 MILLION ADDITIONAL EMERGENCY RESERVE	(1,000,000)	(1,000,000)			
ESTIMATED AVAILABLE FUND BALANCE	**2,153,818**	**1,622,300**	**2,312,645**	**2,864,933**	**3,159,406**

10 YEAR PROJECTION SUMMARY (CONTINUED)

	FY 27-28 Projected	FY 28-29 Projected	FY 29-30 Projected	FY 30-31 Projected	FY 31-32 Projected
TOTAL GENERAL FUND REVENUE	**37,842,101**	**39,365,427**	**40,957,242**	**42,798,194**	**44,536,368**
TOTAL SALARY EXPENDITURES	19,920,548	20,968,164	21,597,209	22,695,125	23,375,979
TOTAL RECURRING EXPENDITURES	13,062,975	13,687,121	14,252,006	14,933,170	15,550,680
TOTAL ONE-TIME EXPENDITURES	3,735,715	4,135,144	4,550,549	4,982,571	5,431,874
TOTAL GENERAL FUND EXPENDITURES	**36,719,237**	**38,790,429**	**40,399,764**	**42,610,866**	**44,358,533**
NET GENERAL OPERATING REVENUES (EXPENDITURES)	**1,122,864**	**574,998**	**557,478**	**187,327**	**177,835**
ESTIMATED BEGINNING UNDESIGNATED FUND BALANCE	12,725,362	13,848,226	14,423,224	14,980,702	15,168,030
NET GENERAL OPERATING REVENUES (EXPENDITURES)	1,122,864	574,998	557,478	187,327	177,835
TRANSFER FROM RESERVE FOR CAPITAL PROJECTS					
ESTIMATED ENDING UNDESIGNATED FUND BALANCE	**13,848,226**	**14,423,224**	**14,980,702**	**15,168,030**	**15,345,865**
30% RESERVE	(9,895,057)	(10,396,586)	(10,754,765)	(11,288,488)	(11,677,998)
$1 MILLION ADDITIONAL EMERGENCY RESERVE					
ESTIMATED AVAILABLE FUND BALANCE	**3,953,169**	**4,026,639**	**4,225,938**	**3,879,541**	**3,667,867**

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10 YEAR PROJECTION – REVENUE

	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected
PROPERTY TAXES	4,650,000	4,929,000	5,150,805	5,382,591	5,624,808	5,877,924	6,142,431	6,418,840	6,707,688	7,009,534
PROPERTY TAX IN LEU OF VLF	4,639,930	4,918,326	5,139,651	5,370,935	5,612,627	5,865,195	6,129,129	6,404,940	6,693,162	6,994,354
SALES AND USE TAXES	3,200,000	3,100,000	3,239,500	3,385,278	3,537,615	3,696,808	3,863,164	4,037,006	4,218,672	4,408,512
ST MOTOR VEH IN LIEU TAX	49,000	46,000	48,070	50,233	52,494	54,856	57,324	59,904	62,600	65,417
TRANSIENT OCCUPANCY TAX (10%)	230,000	230,000	240,350	251,166	262,468	274,279	286,622	299,520	312,998	327,083
PROPERTY TRANSFER TAX	200,000	200,000	209,000	218,405	228,233	238,504	249,236	260,452	272,172	284,420
FRANCHISE	2,162,000	2,674,000	2,794,330	2,920,075	3,051,478	3,188,795	3,332,291	3,482,244	3,638,945	3,802,697
BUSINESS LICENSES	155,000	180,000	188,100	196,565	205,410	214,653	224,313	234,407	244,955	255,978
TRAFFIC FINES	50,000	85,000	88,825	92,822	96,999	101,364	105,925	110,692	115,673	120,879
INTEREST INCOME	-	370,000	386,650	404,049	422,231	441,232	461,087	481,836	503,519	526,177
SUBTOTAL GENERAL PURPOSE	15,335,930	16,732,326	17,485,281	18,272,118	19,094,364	19,953,610	20,851,522	21,789,841	22,770,384	23,795,051
FEE/REIMBURSEMENT REVENUE										
BUILDING PERMITS/PLAN CHECK/RENTAL INSPECT	1,985,500	1,223,200	1,467,840	1,957,120	2,201,760	2,446,400	2,446,400	2,446,400	2,556,488	2,556,488
ENGINEERING FEES	25,500	25,500	26,648	27,847	29,100	30,409	31,778	33,208	34,702	36,264
PLANNING FEES	38,300	28,000	29,260	30,577	31,953	33,391	34,893	36,463	38,104	39,819
LAW ENFORCEMENT FEES	135,400	160,800	168,036	175,598	183,500	191,757	200,386	209,403	218,827	228,674
RECREATIONS FEES	47,500	118,000	121,540	125,186	128,942	132,810	136,794	140,898	145,125	149,479
CITY ADMINISTRATION FEES	910,000	750,000	899,950	1,199,850	1,349,800	1,499,750	1,499,750	1,499,750	1,567,228	1,567,228
INTERFUND COST RECOVERY (OPERATIONS)	11,062,178	11,142,039	11,643,431	12,167,385	12,714,917	13,287,089	13,885,008	14,509,833	15,162,776	15,845,100
INTERFUND COST RECOVERY (GRANT REIMB)	22,000	11,000	-	-	-	-	-	-	-	-
OTHER MISC FEES/CHARGES	199,800	223,800	233,871	244,395	255,393	266,886	278,896	291,446	304,561	318,266
SUBTOTAL FEE/REIMBURSEMENT REVENUE	14,426,178	13,682,339	14,590,575	15,927,957	16,895,364	17,888,491	18,513,904	19,167,401	20,027,810	20,741,317
TOTAL GENERAL OPERATING REVENUE	29,762,108	30,414,665	32,075,856	34,200,076	35,989,728	37,842,101	39,365,427	40,957,242	42,798,194	44,536,368

OAKLEY
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10 YEAR EXPENDITURE PROJECTION

	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected
DEPARTMENT SALARIES					
Animal Control	-	-	-	-	-
City Council	30,532	29,795	30,987	31,916	32,874
City Clerk	391,353	448,605	466,549	480,546	494,962
Elections	-	-	-	-	-
City Attorney	32,673	35,696	37,124	38,238	39,385
City Manager	537,601	640,038	665,640	685,609	706,177
Community Outreach	-	-	-	-	-
Finance	732,251	760,676	791,103	814,836	839,281
Human Resources	466,220	402,597	418,701	431,262	444,200
Maintenance Custodial	191,130	284,734	296,123	305,007	314,157
Information Technology	-	-	-	-	-
Economic Development	139,077	150,095	156,099	160,782	165,605
Building Inspection	526,217	548,643	570,589	587,706	605,338
Code Enforcement/Rental Inspections	287,271	309,347	321,721	331,373	341,314
Public Safety	8,831,796	9,882,835	10,578,148	10,895,493	11,622,358
Community Development/Planning	576,495	647,753	673,663	693,873	714,689
Public Works/Engineering	1,012,692	1,091,740	1,135,410	1,169,472	1,204,556
Public Works Maintenance	259,455	231,440	240,698	247,919	255,356
Recreation	456,412	443,850	461,604	475,452	489,716
Parks	773,231	970,122	1,008,927	1,039,195	1,070,371
TOTAL DEPARTMENT SALARIES	15,244,406	16,877,966	17,853,085	18,388,677	19,340,337
	2,413,502	1,633,560	975,119	535,593	951,660
OTHER OPERATING EXPENDITURES					
Animal Control	341,874	405,696	421,924	438,801	456,353
City Council	95,200	44,000	45,760	47,590	49,494
City Clerk	88,148	88,991	92,551	96,253	100,103
Elections	34,041	-	36,764	-	39,705
City Attorney	425,607	421,909	438,785	456,337	474,590
City Manager	254,194	283,090	294,414	306,190	318,438
Finance	243,237	228,317	237,450	246,948	256,826
Human Resources	275,858	210,632	219,057	227,820	236,932
Maintenance Custodial	378,971	362,506	377,006	392,086	407,770
Information Technology	342,906	303,267	315,398	328,014	341,134
Economic Development	131,658	134,266	139,637	145,222	151,031
Building Inspection	397,779	406,338	380,332	395,546	411,367
Code Enforcement/Rental Inspections	96,523	100,344	104,358	108,532	112,873
Public Safety	4,034,683	4,837,080	5,078,934	5,332,881	5,599,525
Community Development/Planning	519,105	334,943	348,341	362,274	376,765
Public Works/Engineering	1,544,578	1,529,561	1,590,743	1,654,373	1,720,548
Public Works Maintenance	812,606	326,835	339,908	353,505	367,645
Recreation	548,522	660,492	686,912	714,388	742,964
Parks	281,463	382,313	397,606	413,510	430,050
TOTAL OTHER OPERATING EXPENDITURES	10,846,952	11,060,580	11,545,879	12,020,269	12,594,113
NON-DEPARTMENTAL EXPEDITURES					
Other Non-Departmental Expenses	2,376,433	2,332,588	2,425,892	2,522,927	2,623,844
Interim Needs/Contingency	180,838	550,000	587,979	608,179	638,689
Amount charged to Departments	(2,812,534)	(2,812,534)	(3,058,352)	(3,177,146)	(3,310,463)
TOTAL NON-DEPARTMENTAL EXPENDITURES	(255,263)	70,054	(44,481)	(46,040)	(47,930)
TOTAL RECURRING EXPENDITURES	25,836,095	28,008,600	29,354,482	30,362,906	31,886,521
NET OPERATING REVENUES (EXPENDITURES)	3,926,013	2,406,065	2,721,374	3,837,170	4,103,207
ONE-TIME EXPENDITURES					
Land Purchases	-	-	-	-	-
Operating Transfers	10,380,000	2,285,831	2,627,264	2,982,355	3,351,649
TOTAL ONE-TIME EXPENDITURES	10,380,000	2,285,831	2,627,264	2,982,355	3,351,649
NET SOURCES (USES) OF FUNDS	**(6,453,987)**	**120,234**	**94,109**	**854,815**	**751,558**

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10 YEAR EXPENDITURE PROJECTION (CONTINUED)

	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected
DEPARTMENT SALARIES					
Animal Control	-	-	-	-	-
City Council	33,860	34,876	35,922	37,000	38,110
City Clerk	509,811	525,105	540,858	557,084	573,797
Elections	-	-	-	-	-
City Attorney	40,566	41,783	43,037	44,328	45,658
City Manager	727,362	749,183	771,659	794,808	818,653
Community Outreach	-	-	-	-	-
Finance	864,460	890,393	917,105	944,618	972,957
Human Resources	457,526	471,252	485,389	499,951	514,949
Maintenance Custodial	323,582	333,289	343,288	353,587	364,194
Information Technology	-	-	-	-	-
Economic Development	170,573	175,691	180,961	186,390	191,982
Building Inspection	623,498	642,203	661,469	681,313	701,752
Code Enforcement/Rental Inspections	351,553	362,100	372,963	384,152	395,676
Public Safety	11,971,028	12,780,159	13,163,564	14,008,471	14,428,725
Community Development/Planning	736,130	758,214	780,960	804,389	828,521
Public Works/Engineering	1,240,693	1,277,914	1,316,251	1,355,738	1,396,411
Public Works Maintenance	263,017	270,907	279,034	287,406	296,028
Recreation	504,407	519,539	535,126	551,179	567,715
Parks	1,102,482	1,135,556	1,169,623	1,204,711	1,240,853
TOTAL DEPARTMENT SALARIES	19,920,548	20,968,164	21,597,209	22,695,125	23,375,979
	580,210	1,047,616	629,045	1,097,916	680,854
OTHER OPERATING EXPENDITURES					
Animal Control	474,607	493,591	513,335	533,868	555,223
City Council	51,474	53,533	55,674	57,901	60,217
City Clerk	104,107	108,271	112,602	117,106	121,790
Elections	-	42,881	-	46,312	-
City Attorney	493,574	513,317	533,849	555,203	577,412
City Manager	331,175	344,422	358,199	372,527	387,428
Finance	267,099	277,783	288,894	300,450	312,468
Human Resources	246,410	256,266	266,517	277,177	288,264
Maintenance Custodial	424,081	441,044	458,686	477,033	496,114
Information Technology	354,779	368,971	383,730	399,079	415,042
Economic Development	157,072	163,355	169,889	176,685	183,752
Building Inspection	427,822	444,935	462,732	481,242	500,491
Code Enforcement/Rental Inspections	117,388	122,084	126,967	132,046	137,328
Public Safety	5,879,501	6,173,476	6,482,150	6,806,257	7,146,570
Community Development/Planning	391,836	407,509	423,810	440,762	458,393
Public Works/Engineering	1,789,370	1,860,945	1,935,383	2,012,798	2,093,310
Public Works Maintenance	382,351	397,645	413,551	430,093	447,296
Recreation	772,682	803,590	835,733	869,162	903,929
Parks	447,252	465,142	483,748	503,098	523,222
TOTAL OTHER OPERATING EXPENDITURES	13,112,580	13,738,760	14,305,448	14,988,799	15,608,250
NON-DEPARTMENTAL EXPEDITURES					
Other Non-Departmental Expenses	2,728,798	2,837,950	2,951,468	3,069,527	3,192,308
Interim Needs/Contingency	660,663	694,138	718,053	753,678	779,685
Amount charged to Departments	(3,439,066)	(3,583,727)	(3,722,963)	(3,878,835)	(4,029,562)
TOTAL NON-DEPARTMENTAL EXPENDITURES	(49,605)	(51,639)	(53,442)	(55,630)	(57,569)
TOTAL RECURRING EXPENDITURES	32,983,522	34,655,285	35,849,215	37,628,295	38,926,659
NET OPERATING REVENUES (EXPENDITURES)	4,858,579	4,710,142	5,108,027	5,169,899	5,609,709
ONE-TIME EXPENDITURES					
Land Purchases	-	-	-	-	-
Operating Transfers	3,735,715	4,135,144	4,550,549	4,982,571	5,431,874
TOTAL ONE-TIME EXPENDITURES	3,735,715	4,135,144	4,550,549	4,982,571	5,431,874
NET SOURCES (USES) OF FUNDS	**1,122,864**	**574,998**	**557,478**	**187,327**	**177,835**

The 10-year projections on the previous 6 pages include the following assumption:

- Most General Fund revenues are projected to increase by 4.5%, year after year.
- Building revenue projections are also based on estimated numbers of homes to be built, with 125 homes projected for Fiscal Year 2023-2024, 150 homes projected for Fiscal Years 2024-2025, 200 homes projected for Fiscal Year 2025-2026, and 250 homes projected for Fiscal Years 2026-2027 through 2031-2032.
- General Fund personnel cost projections are based on the step system and include salary and benefit adjustments that were approved for Fiscal Year 2022-2023, after a compensation study was completed and an MOU (memorandum of understanding) was approved with the Oakley Police Officers Association.
- General Fund other operating expenditures are generally projected to increase by 4% annually.
- Two additional police officers are programmed into the budget every two years, including two new officers being added in Fiscal Year 2024-2025 and two more officer to be hired in Fiscal Years 2026-2027, 2028-2029, etc. However, per City Council direction, one of the two officers that would have been hired in Fiscal Year 2024-2025 will be hired to start working for the City of Oakley in January of 2024.
- General Fund transfers for street maintenance and improvements will be at least $2 million beginning in Fiscal Year 2022-2023 and are projected to increase by 4% each year, thereafter. In Fiscal Year 2023-2024, the $2,080,000 transfer will be utilized on the East Cypress Widening project (CIP 310).
- Also included in the General Fund transfers is $190,000 for Information Technology purposes, which are also projected to increase by 4% each year, beginning in Fiscal Year 2024-2025.
- In Fiscal Year 2022-2023, $7.2 million was transferred from Reserves to be used on capital projects. At this time, no such transfers from Capital Reserves are included in the 10-Year Plan for the future.

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CONTRACTS ANALYSIS

Contractor	Services	Funding Summary		
Contra Costa County Sheriff	Dispatch	$826,571	General Fund – Taxes	$826,571
	Forensics and Other Support Services	$99,250	Annual State COPS Grant (Supplemental Law Enforcement Services Funds)	$99,250
			Total Contract	$925,821
County Animal Services	Animal Control	$405,696	General Fund-Taxes	$405,696
Operational Technology, Integrators, DBA OTI	Information Services	$193,889	General Fund-Taxes 65%	$126,028
			Cost Recoveries 35%	$67,861
			Total Contract	$193,889
Dean Hurney Inspection Services	Plan Check/ ADA	$75,000	General Fund – Permit Fees	$75,000
Koa Hills	Project Management Services	$254,080	American Rescue Plan Act (ARPA)	$254,080
TRB & Associates	Plan Check	$300,000	General Fund – Permit Fees	$300,000
Francisco & Associates	Assessmets Engineering Services	$75,000	Landscape Assessments & Community Facilities Districts	$75,000
Prime Mechanical	HVAC	$20,000	General Fund-Taxes	$20,000
DC Electric	Signal Maintenance	$120,000	Gas Tax	$120,000
TerraCare Landscape Co.	Parks and Landscaping Maintenance	$1,799,832	Landscape Assessments	$1,799,832
Universal Site Service	Park Maintenance Services	$223,644	Landscape Assessments	$223,644
Monticello Tree Service Inc.	Tree and Fence Maintenance Service	$100,000	Landscape Assessments	$100,000
KB Security	Cameras and Video Surveillance	$10,000	General Fund Taxes	$10,000
Cole Huber LLP	Legal Services	$300,000	General Fund Taxes	$275,000
			Capital Projects and/or Other Funds	$25,000
			Total Contract	$300,000
Municipal Pooling Authority of Northern California	Insurance and Claims Administration	$1,626,188	General Fund Taxes 65%	$1,057,022
			Cost Recoveries 35%	$569,166
			Total Contract	$1,626,188
HMH Engineers	Development Plan Check Services	$150,000	Development	$150,000
Dutchover & Associates, Inc.	Landscape Architectural Services	$150,000	Development	$150,000
Geosyntec	Stormwater Services	$88,900	Development and Stormwater Fund	$88,900
TJKM, Inc.	Traffic Engineering Services	$75,000	Development	$75,000
Park Engineering, Inc. (For Materials Testing)	Development Project Inspection Services	$200,000	Development and Capital Improvement Funds	$200,000
ENGEO, Inc.	Geotechnical Material Testing & Inspections	$75,000	Development and Capital Improvement Funds	$75,000
Pavement Engineering, Inc.	Materials Testing Services	$75,000	Development and Capital Improvement Funds	$75,000
BSK Associates, Inc.	Materials Testing Services	$75,000	Development and Capital Improvement Funds	$75,000
R&R Pacific Construction Inc.	Street Maintenance and Repair	$50,000	Gas tax fund	$50,000
CAPRA Environmental	Weed and Brush Maintenance	$100,000	Stormwater Fund	$100,000
Pacific Display	Downtown Tree Lighting Maintenance	$35,423	Citywide Community Parks Fund	$35,423
JW Backhoe & Constructions	Repair & Maintenance of Underground Infrastructure	$50,000	Development and Capital Improvement Funds	$50,000
Dillon Electric	Electrical Maintenance	$50,000	Development and Capital Improvement Funds	$50,000
Waterworks Industries, Inc.	Lake and Pump Station Maintenance Service	$129,722	Landscape & Community Facilities Assessments	$129,722
Revel Environmental Manufacturing	Stormwater Maintenance	$25,000	Stormwater Fund	$25,000
Strike Doors LLC	Door and Gate Service	$50,000	General Fund Taxes	$50,000
H & R Plumbing and Drain Cleaning, Inc.	Storm Drain Cleaning and Flushing Service	$50,000	Landscape Assessments & Community Facilities Districts	$50,000
Quality Locksmith	Key and Lock Service	$50,000	General Fund Taxes	$50,000
Advanced Elevator Solutions	Elevator Inspections, Service, Testing	$50,000	General Fund Taxes	$50,000
Site One Landscape Supply	Irrigation controller repairs and installation	$50,000	Landscape Assessments	$50,000
Blue Star Pest Control	Pest Control Services	$16,320	General Fund Taxes	$16,320
WCA, Inc.	Tree trimming removals stump grinding	$105,000	Landscape Assessments	$105,000
Mazzy's Fire Protection Specialists	Fire Extinguishers, Fire Escape, Emergency Exit	$10,000	General Fund Taxes	$10,000
Bay Alarm	Alarm services and fire sprinklers for City Hall	$25,000	General Fund Taxes	$25,000
Ideal Protection Security	Alarm services for PWOB and ORB	$2,000	General Fund Taxes	$2,000
(Contract Sweeping Services, Inc.) SCA of CA LLC	Stormwater Maintenance	$230,267	Stormwater Fund	$230,267
Jet Mulch, Inc.	Park and Landscape Maintenance Service	$150,000	Landscape Assessments	$150,000

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APPROPRIATIONS LIMIT

Under California Law, the City of Oakley annually calculates its "Appropriation Limit", which is the level of expenditures that can be funded using tax dollars. This calculation has its origin in Proposition 4, commonly known as the Gann Initiative; thus, this calculation is sometimes referred to as the Gann Limit.

Proposition 4 was passed by California voters in November 1979 and places limits on the amount of tax revenue which can be spent by governmental entities on an annual basis. Prop 4 became effective in fiscal year 1980-81 and used fiscal year 1978-79 revenues as the base for the calculation. The calculations were further refined by the passage of Proposition 111 in June of 1990. The base year revenues are increased annually by a factor that combines the governmental entity's population growth rate and the increase in the California per capita personal income. Cities may choose to use their population growth rate or their county's population growth rate. For fiscal year 2023-2024, the City elected to use the City's growth rate and has calculated the appropriation limit to be $15,761,694.

The following types of revenues received by the City of Oakley have been deemed to be from tax proceeds and therefore included in the appropriation limit calculation:

Property Tax Sales & Use Tax Motor Vehicle In-Lieu
Business License Tax Transient Occupancy Tax

The following types of revenues received by the City of Oakley have been deemed not to be from tax proceeds as they fall within the exclusions of the appropriations limits:

Gasoline Tax Impact Fees Charges for Services
Local Transportation Funds SB 90 Mandate Reimbursement

Due to the pass-through nature of many city revenues, there was concern that revenues would be included in both the City's and the State's calculation. California Government Code Section 7903 requires that if State funds are provided to cities with no restrictions on their expenditures, the city includes these funds in their calculation. If the State specifies use of the funds, they are included in the State's calculation.

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CITY OF OAKLEY
APPROPRIATIONS LIMIT CALCULATION
FOR FISCAL YEAR 2023-2024

Beginning Limit (FY 2022-2023):	$14,843,735
City Population in January 2022	44,257
City Population in January 2023	44,995
Percentage Increase in Population - City of Oakley	**1.67%**
Percenatge Increase - Contra Costa County	-0.36%
California Per Capita Personal Income	**4.44%**
Factor to be applied to prior year (1+ Population Factor) x (1 + Per Capita Factor)	**1.06184148**
Limit (FY 2023-2024):	$15,761,694

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RESOLUTION No. ____

A RESOULTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY TO ADOPT THE FY 2023-2024 PROPOSED BUDGET, STATEMENT OF FINANCIAL POLICIES AND APPROPRIATIONS LIMIT

WHEREAS, it is City policy to have the City Council to adopt a budget and appropriations limit prior to the beginning of its new fiscal year, which is July 1, 2023; and

WHEREAS, the City desires to annually review and adopt a 5-Year Capital Improvement Plan and comprehensive Statement of Financial Policies; and

WHEREAS, the City Manager and Staff have developed and the City Manager has presented Preliminary Operating and Capital Budgets, Statement of Financial Policies, Appropriations Limit, and 5-Year Capital Improvement Plan; and

WHEREAS, that the City Council did on May 9, 2023 hold a workshop to discuss these Preliminary documents and provide additional direction to the City Manager for the preparation of a final set of documents; and

WHEREAS, the City Manager has this day presented to the City Council for consideration of adoption a Proposed Budget document, including the updated Statement of Financial Policies, Recommended Operating and Capital Budgets, Fiscal Year 2023-2024 Appropriations Limit Calculation, and a separate Recommended 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028; and

WHEREAS, the Appropriations Limit for the City of Oakley for Fiscal Year 2023-2024 shall be $15,761,694 as included in the Proposed Budget document; and

WHEREAS, the inflation factor being utilized to calculate the Fiscal Year 2023-2024 appropriations limit is the California per capita income; and

WHEREAS, the population factor being utilized to calculate the Fiscal Year 2023-2024 appropriations limit is the City of Oakley's population growth provided by the State of California Department of Finance; and

WHEREAS, the City Council has elected to bifurcate the Capital Budget and 5-Year Capital Improvement Plan for separate discussion and consideration of approval by separate resolution; and

WHEREAS, a separate resolution has been prepared for the approval of the City of Oakley Fiscal Year 2023-2024 Capital Budget and 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028; and

WHEREAS, the City of Oakley Fiscal Year 2023-2024 Capital Budget is an integral part of the Operating Budget, with the projects' detail included in the Capital

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Budget and only total revenues and expenditures related to the Capital Budget are included in the Operating Budget; and

WHEREAS, it is possible that certain projects within the Capital Budget may not be approved by the City Council after the total revenues and expenditures related to such projects have been approved as part of the Operating Budget; and

WHEREAS, the appropriations for any projects that are not approved as part of the Capital Budget can be held in reserve until such time that other projects are approved as an amendment to the Capital Budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley:

1) As the City Council, hereby adopts the FY 2023-2024 Proposed Budget, Statement of Financial Policies, and Fiscal Year 2023-2024 Appropriations Limit.

2) The appropriations for any capital projects which are approved as part of the Operating Budget and recommended but not approved as part of the Operating Budget shall be held in reserve in the appropriate fund(s) until such time that other projects are approved by way of resolution or the appropriations are moved to another fund as an amendment to the Capital Budget.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Oakley held on the 13th day of June 2023, and was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Aaron Meadows, MAYOR

ATTEST:

_____
Libby Vreonis, CITY CLERK

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GLOSSARY OF BUDGET TERMINOLOGY

Appropriation:	An authorization by the City Council to make expenditures and to incur obligations for a specific purpose within a specific time frame.
Assessed Value:	The value placed on real estate or other property by the County Assessor as a basis for levying ad valorem (rate based) property tax.
Assessment District:	A defined area of land that is benefited by the acquisition, construction or maintenance of a public improvement. An assessment is levied and collected on the regular property tax bill to fund the improvements.
Audit:	Scrutiny of the City's accounts by an independent auditing firm to determine whether the City's financial statements are fairly presented in conformity with generally accepted accounting principles. An independent audit is performed annually.
Available Beginning Fund Balance:	Unencumbered resources available in a fund from the prior fiscal year after payment of prior fiscal year expenditures.
Bond:	Capital raised by issuing a written promise to pay a specified sum of money, called the face value or principal amount, with interest at predetermined intervals.
Budget:	A financial plan, usually for a one or two year period, listing an estimate of recommended expenditures and the recommended means of financing them.
Capital Improvement Plan (CIP):	The five-year financial plan for capital improvements, including considerations for related debt service and future ongoing maintenance. The CIP is adopted in a separate document and updated annually.

Deficit:	An excess of expenditures over revenues (resources).
Department:	An organizational unit comprised of divisions or functions. It is the basic unit of service responsibility encompassing a broad mandate of related activities.
Expenditure:	The actual payment for goods and services.
Fiscal Year (FY):	The period designed by the City for the beginning and ending of financial transactions. The City of Oakley fiscal year begins July 1st and ends June 30th of the following year.
Full-Time Equivalent (FTE):	The amount of time a regular full or part-time position has been budgeted for in terms of the amount of time an employee works in a year.
Gas Tax:	Administered by the State Board of Equalization, this is an 18-cent per gallon tax on fuel used to propel a motor vehicle or aircraft. Use of the revenue is for research, planning, construction, improvement, maintenance and operation of public streets and highways or public mass transit.
General Fund:	The fund used to account for all financial resources except those required to be accounted for in another fund.
General Fund Taxes:	This is the term in the Budget to describe the City's use of general purpose tax revenue, including primarily: Property Taxes, Property Taxes in lieu of VLF, and Sales Tax.
General Plan:	A policy document that serves as a guideline for future development. California State law requires each city to adopt a General Plan.
Infrastructure:	Facilities on which the continuance and growth of the community depend on such roads, water lines, sewers, public buildings, etc.

Internal Service Fund (ISF)	Internal service funds account for the financing of goods and services provided by one department to another department on a cost-reimbursement basis. In Oakley, we have ISF's that serve as sinking funds for the future replacement of vehicles and equipment, and for repairs and replacements for facilities. In each case, the costs are supported by charges to departmental operating budgets.
Lighting and Landscaping District:	The City has established a separate District to manage and fund the maintenance of the City's Public Landscaping, Community Parks, Street Lighting, and Neighborhood Parks. Each activity is accounted for in a separate fund and budgets are established yearly as part of the District's activities. Detailed breakdowns of estimated revenues and expenditures are provided in a required engineer's report. Costs are funded by landscape assessments levied in each zone, and as necessary, subsidies or loans from other eligible funds.
Measure J:	In 2004, voters approved Measure J, extending a previously approved Countywide ½ cent sales tax measure for transportation related purposes. The original Measure (Measure C) included a provision that 18% of the funds are returned to local agencies based on an allocation relative population and relative maintained street miles. Expenditures are restricted to the same uses as Gas Tax but may also be applied to transit improvement and operation, growth management planning and compliance, pedestrian and bicycle trail construction, maintenance and operation parking facility development and transportation efficiency program development and operation (ridesharing, etc.). Measure J continues to be subject to Measure C's growth management component and funds may not be used to replace developer obligations that would otherwise not be publicly funded under jurisdiction policy. Measure J runs until March 2034.
Motor Vehicle License Fee:	A State vehicle license fee imposed on motorists for the privilege of operating a motor vehicle on the public highways.

Police Services Tax:	A voter approved special tax levied by the City and collected at the same time and in the same manner as property taxes that is used exclusively for Public Safety.
Property Tax:	Property Tax is imposed on real property (land and permanently attached improvements) and tangible personal property located within the City. Proposition 13 set the basic property tax at one percent of the assessed value of the property, and the limited the assessed value to the cash value at acquisition plus inflation, at no more than 2% per year. Property taxes are shared by all local agencies that provide service to the property. On average, Oakley receives between 5% - 6% of the basic property taxes paid by Oakley property owners.
Property Tax in Lieu of VLF:	In the early 1990's the State levied a local tax on vehicles, in the form of a 2% Motor Vehicle License Fee (see above). The then Governor successfully lobbied the legislature and passed a law allowing a temporary discount on the fee, if the State could afford it. A provision of that law was that the State backfill the lost revenue to the local agencies that resulted (since it was a local tax being reduced). Since then, the State has permanently lowered the Fee, and permanently backfilled it by shifting additional property taxes from their control to each local agency. This separate revenue is referred to as Property Taxes in Lieu of Vehicle License Fees (VLF).
Reserved Fund Balance:	Accounts used to record a portion of the fund balance as legally segregated for a specific use or not available for appropriation.
Resolution:	A special order of the City Council, requiring a majority vote, which has a lower legal standing than an ordinance.
Revenue:	Income received by the City.
Road Maintenance and Repair:	Senate Bill 1, also known as the Road Repair and Accountability Act of 2017, increases transportation funding and instituted much-needed reforms. SB 1 provides the first significant, stable, and on-going increase in state transportation funding in more than two decades. To receive SB1 funding, the City must contribute and

	annual maintenance of effort from a different funding source such as the General Fund.
Salaries and Benefits:	A budget category, which generally accounts for full time and temporary employees, overtime and all employee benefits, such as medical, dental and pension costs.
Successor Agency:	With the dissolution of the Oakley Redevelopment Agency on February 1, 2012, the City elected to become the Successor Agency to the Redevelopment Agency, responsible for preserving and administering its non-housing related assets, paying and ensuring performance of its obligations, and for complying with the new law that requires the unimpeded winding down of the prior Redevelopment Agency's affairs.
Successor Housing Agency:	With the dissolution of the Oakley Redevelopment Agency on February 1, 2012, the City elected to become the Successor Housing Agency, accepting the prior Redevelopment Agency's housing related assets and related housing responsibilities.
Taxes:	Compulsory charges levied by a government for the purpose of financing services performed for the common benefit.
Transient Occupancy Tax (TOT):	A 10% tax imposed on travelers who stay in temporary lodging facilities within the City. Also referred to as a Hotel/Motel Tax.
Unassigned Balances	The City established a policy in fiscal year 2012-2013 that in its special purpose funds, it would budget not only anticipated revenues, but also projected remaining available fund balances. The unassigned balance amount budgeted in any fund is the amount of available funds (revenues and available fund balances) that have not yet been assigned a specific current year purpose.

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LIST OF ACRONYMS AND ABBREAVIATIONS

ARPA – American Rescue Plan Act
CAR – California Association of Realtors
CDBG –Community Development Block Grant
CIP – Capital Improvement Project
CM – City Manager
CNG – Compressed Natural Gas
COPS – Community Oriented Policing Services
CSMFO – California Society of Municipal Finance Officers
DIF – Development Impact Fees
DOJ – Department of Justice
DWR – Department of Water Resources
EDC – Economic Development Corporation
FAACT – Future Advocates for Agriculture Concerned about Tomorrow
FB - Facebook
FTE – Full Time Equivalent
FY – Fiscal Year
GFOA – Government Finance Officers Association **HMI** – Housing Market Index
IG - Instagram
MOU – Memorandum of Understanding
MDRR- Mt. Diablo Resource Recovery
OH Fees – Overhead Fees
O & M – Operational and Maintenance Expense
PD – Police Department
PEPRA – Public Employee's Pension Reform Act **PERS** – Public Employees Retirement System
PFA – Public Financing Authority
PPA – Power Purchase Agreement
PW – Public Works
RDA – Redevelopment Agency
RR – Railroad
RSTP – Regional Surface Transportation Program
SA –Successor Agency
SCADA – Supervisory Control and Data Acquisition
SD – Storm Drainage
SIG – Signals
SLESF – Supplemental Law Enforcement Services funds
SOI – Sphere of Influence
SRF – State Revolving Fund
SRO – School Resource Officer
STR – Streets
SWOT – Strengths, Weaknesses, Opportunities and Threat
TDA –Transportation Development Account
TCR – Traffic Congestion Relief

PROPOSED ANNUAL CAPITAL BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PROGRAM

For Fiscal Years 2023/24 to 2027/28

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City of Oakley
FY 2023/2024 Project Summary
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

			Cypress Grove CFD NO. 1	ARPA	Parks Landscaping Assessment Zone 1	Gas Tax HUTA	Gas Tax RMRA	Measure J	Marsh Creek Glen (Zone 3-20)	Cypress Grove (Zone 3-22)	Magnolia Park (Zone 3-25)
			110	120	132	140	141	148	189	191	194
	Estimated FY 22/23 Fund Balance	**$24,406,803**	**1,021,895**	**3,569,097**	**3,625,701**	**326,690**	**(45,297)**	**794,204**	**403,041**	**525,919**	**2,078,693**
	FY 23/24 Revenues	11,150,717	351,669		2,291,540	1,269,107	1,100,866	810,833	114,801	337,930	996,320
	FY 23/24 Transfers from General fund	2,060,000									
	FY 23/24 Grant Contributions	45,000					45,000				
	FY 23/24 Expenditures	(8,503,097)	(470,934)	(1,627,757)	(2,291,280)	(924,046)	(3,550)	(144,634)	(209,647)	(437,547)	(1,066,436)
	Total Available for Capital Projects FY 2023/24	**$29,179,423**	**902,630**	**1,941,340**	**3,625,961**	**671,751**	**1,097,019**	**1,460,403**	**308,196**	**426,303**	**2,008,577**
FY 2023/24 Proposed Expenditures											
Project #	**Project Description**	**FY 2023/2024 Total**									
176	Oakley Regional Community Park Project	0									
186	West Cypress Road Bridge Reconstruction at CC Canal Project	0									
187	Main Street Bridge Rehabilitation at CC Canal Project	0									
189	Piper Lane Drainage Channel Trash Capture Device Project	0									
205	Downtown Gateway Plaza Roadway & Parking Lot Project	0									
211	Main Street/Rose Avenue Intersection Improvement Project	0									
215	Downtown Parking Lot Project	0									
228	Civic Center Emergency Generator	100,000		100,000							
231	Sellers Avenue (Riverrock Drive to CCWD Canal Crossing) Widening and Improvement Proj.	0									
247	East Cypress Road Widening (Knightson Avenue to Jersey Island Road) Project	0									
249	Recreation Center Emergency Generator Project	0									
252	Downtown Storm Drain (Area 29) Improvement Project	0									
255	Cypress Grove Subdivision Pump Station Building Project	199,000	199,000								
263	O'Hara Avenue/Carpenter Road Intersection Improvement Project	0									
265	Irrigation Well Installation @ City's Freedom Basin Project	0									
268	Main Street/Delta Road Intersection Improvement Project	0									
269	Main Street/Brownstone Road Intersection Improvement Project	0									
270	Hall Street Extension Project	0									
273	Laurel Road Extension (TetonRd. To Sellers Av)	0									
274	Neroly Road Repair and Resurfacing (Empire Av to O'Hara Av)	0									
279	FY 2022/23 Street Repair & Resurfacing	2,800,000					500,000	1,300,000			
280	Laurel Road Widening (Cloverbrook Av to O'Hara Av)	0									
281	Enrico Cinquini Park Construction	700,000									
283	Laurel Road Bridge Widening over Marsh Creek	0									
286	City Hall Rooftop Solar Power	50,000		50,000							
287	Koda Dog Park Shade Structure	0									
293	Main Street Slurry Seal (at Highway 160) Project	84,376					50,000				
294	Pedestrian Crossing Lighting System Installation on O'Hara Avenue at Trail Crossing Proj.	75,000					45,000				
295	FY 2023/24 Curb, Gutter, Sidewalk Repair and Reconstruction	100,000					100,000				
296	FY 2023/24 Street Restriping	60,000					60,000				
297	FY 2023/24 Street Repair and Resurfacing	280,000					200,000	80,000			
298	FY 2023/24 Traffic Calming	30,000									
299	FY 2023/24 Traffic Signal Modernization	200,000									
300	Bridgehead Road Widening	80,000						80,000			
301	East Cypress Road Lane Alignment Analysis (RR tracks to Main Street)	60,000									
302	East Cypress Road Widening (Jersey Island Road to Bethel Island Road)	762,563		378,503							
303	Public Works Operations Building Remodeling	200,000									
304	FY 2023-24 ADA Implementation	50,000									
305	Briarwood Park Playground Resurfacing	150,000								150,000	
306	Marsh Creek Glenn Park Renovation	500,000							200,000		
307	Daffodil Park Playground Resurfacing	150,000									150,000
308	City Parks Drinking Fountain Replacement	100,000									
309	Laurel Ballfields Parking Lot Resurfacing	60,000			60,000						
310	East Cypress Road Widening at CCWD Canal Crossing Project	9,500,000				600,000					
	Total Proposed Expenditures FY 2023/24	**$16,290,939**	**$199,000**	**$528,503**	**$60,000**	**$600,000**	**$955,000**	**$1,460,000**	**$200,000**	**$150,000**	**$150,000**
	Remaining Unassigned Balances FY 2023/24	**$12,888,484**	**$703,630**	**$1,412,837**	**$3,565,961**	**$71,751**	**$142,019**	**$403**	**$108,196**	**$276,303**	**$1,858,577**

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City of Oakley
FY 2023/2024 Project Summary
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

			General Capital Projects	Traffic Impact Fee	Park Impact Fee	Public Facilities Impact Fee	2012 Bond Benefit	Street Maintenance & Rehab	Emerson Ranch Storm Water (CFD 2015-1)	Facilities Fund
			201	202	204	206	221	235	407	502
	Estimated FY 22/23 Fund Balance	**$24,406,803**	**2034679.42**	**1992277.58**	**509636.95**	**3084652.97**	**17798.29**	**3492788.65**	**752665.06**	**222359.44**
	FY 23/24 Revenues	11,150,717	34,376	1,785,396	1,273,657	469,917			314,305	
	FY 23/24 Transfers from General fund	2,080,000	2,080,000							
	FY 23/24 Grant Contributions	45,000								
	FY 23/24 Expenditures	(8,503,097)	(9,424)	(209,424)	(9,424)	(682,979)	0	0	(415,305)	(710)
	Total Available for Capital Projects FY 2023/24	**$29,179,423**	**4139631.30**	**3568249.58**	**1773869.95**	**2871590.83**	**17798.29**	**3492788.65**	**651665.06**	**221649.44**
FY 2023/24 Proposed Expenditures										
Project #	**Project Description**	**FY 2023/2024 Total**								
176	Oakley Regional Community Park Project	0								
186	West Cypress Road Bridge Reconstruction at CC Canal Project	0								
187	Main Street Bridge Rehabilitation at CC Canal Project	0								
189	Piper Lane Drainage Channel Trash Capture Device Project	0								
205	Downtown Gateway Plaza Roadway & Parking Lot Project	0								
211	Main Street/Rose Avenue Intersection Improvement Project	0								
215	Downtown Parking Lot Project	0								
228	Civic Center Emergency Generator	100,000								
231	Sellers Avenue (Riverrock Drive to CCWD Canal Crossing) Widening and Improvement Proj.	0								
247	East Cypress Road Widening (Knightson Avenue to Jersey Island Road) Project	0								
249	Recreation Center Emergency Generator Project	0								
252	Downtown Storm Drain (Area 29) Improvement Project	0								
255	Cypress Grove Subdivision Pump Station Building Project	199,000								
263	O'Hara Avenue/Carpenter Road Intersection Improvement Project	0								
265	Irrigation Well Installation @ City's Freedom Basin Project	0								
268	Main Street/Delta Road Intersection Improvement Project	0								
269	Main Street/Brownstone Road Intersection Improvement Project	0								
270	Hall Street Extension Project	0								
273	Laurel Road Extension (TetonRd. To Sellers Av)	0								
274	Neroly Road Repair and Resurfacing (Empire Av to O'Hara Av)	0								
279	FY 2022/23 Street Repair & Resurfacing	2,800,000						1,000,000		
280	Laurel Road Widening (Cloverbrook Av to O'Hara Av)	0								
281	Enrico Cinquini Park Construction	700,000			700,000					
283	Laurel Road Bridge Widening over Marsh Creek	0								
286	City Hall Rooftop Solar Power	50,000								
287	Koda Dog Park Shade Structure	0								
293	Main Street Slurry Seal (at Highway 160) Project	84,376	34,376							
294	Pedestrian Crossing Lighting System Installation on O'Hara Avenue at Trail Crossing Proj.	75,000						30,000		
295	FY 2023/24 Curb, Gutter, Sidewalk Repair and Reconstruction	100,000								
296	FY 2023/24 Street Restriping	60,000								
297	FY 2023/24 Street Repair and Resurfacing	280,000								
298	FY 2023/24 Traffic Calming	30,000	30,000							
299	FY 2023/24 Traffic Signal Modernization	200,000		200,000						
300	Bridgehead Road Widening	80,000								
301	East Cypress Road Lane Alignment Analysis (RR tracks to Main Street)	60,000		60,000						
302	East Cypress Road Widening (Jersey Island Road to Bethel Island Road)	762,563		384,060						
303	Public Works Operations Building Remodeling	200,000								200,000
304	FY 2023-24 ADA Implementation	50,000						50,000		
305	Briarwood Park Playground Resurfacing	150,000								
306	Marsh Creek Glenn Park Renovation	500,000			300,000					
307	Daffodil Park Playground Resurfacing	150,000								
308	City Parks Drinking Fountain Replacement	100,000			100,000					
309	Laurel Ballfields Parking Lot Resurfacing	60,000								
310	East Cypress Road Widening at CCWD Canal Crossing Project	9,500,000	4,000,000	2,700,000				2,200,000		
	Total Proposed Expenditures FY 2023/24	**$16,290,939**	**$4,064,376**	**$3,344,060**	**$1,100,000**	**$0**	**$0**	**$3,280,000**	**$0**	**$200,000**
	Remaining Unassigned Balances FY 2023/24	**$12,888,484**	**$75,255**	**$224,190**	**$673,870**	**$2,871,591**	**$17,798**	**$212,789**	**$651,665**	**$21,649**

OAKLEY
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CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program (CIP) is a major public infrastructure and planning tool for the City of Oakley. The CIP serves as a statement of the City's policies and financial abilities to manage the development of the community. The creation of a five- year CIP provides a systematic plan for providing infrastructure improvements within a prioritized framework and a general schedule for projects to proceed. Projects identified in the CIP meet the City's General Plan. The first year reflects the adopted budget for the upcoming Fiscal Year (FY). The remaining four years represent a schedule and estimate of future capital needs that may be funded, given projected revenues and priorities.

There are several benefits for developing and adopting a Capital Improvement Program. Not only does the CIP become a management tool for the City Council and City staff; a CIP also provides valuable information to the citizens, developers, and businesses who are interested in the development of the community. The CIP document will assist in leveraging available resources through the timing of projects, and the coordination of City projects with improvements constructed by other entities.

Despite the many benefits of a CIP, it is important to highlight the fact that this is a planning document. Changes can occur for many reasons. Revenues can fluctuate because of changing economic conditions or shifts in City policy. Private economic decisions can also affect the timing, scale, and location of capital projects. The City of Oakley's CIP reflects the Strategic Goals of the City Council and is a critical investment tool for the community to help promote the economic vitality and viability for the City of Oakley.

The focus of the proposed CIP for FY 2023/24 through FY 2027/28 is to maintain the core infrastructure of the City of Oakley by utilizing the most cost effective and creative approach. The CIP continues to prioritize and build new infrastructure for the community, which will enhance the quality of life for residents. In preparation of the CIP for FY 2023/24, a comprehensive review of prospective projects was performed.

The CIP for FY 2023/24 is divided into specific projects to address unique needs for each component of the City's infrastructure system (e.g., Streets, Parks & Facilities). This approach provides funding for infrastructure maintenance, construction of new improvements, and the long-range goals for protecting the quality of the public infrastructure system in the City of Oakley. The funding for CIP projects is generally from the following sources: Measure J Sales Tax, Gas Tax, Development Traffic Impact Fees, Development Park Impact Fees, Federal & State Grants, Assessment District Funds, and the City's General Fund. The revenues from Development Traffic Impact Fees and Development Park Impact Fees are dependent upon the private development activity and regional economic growth. The CIP for FY 2023/24 conservatively budgets a portion of these funding sources to account for unforeseen downturns in the regional economic and development activity.

There is a direct relationship between CIP project construction, economic development, and the vitality of the community. New residents want to come and live in a community that is vibrant and provides a wide range of amenities (e.g., Recreation Center, Library, etc.). Commercial developers also look to build in communities that thrive and provide amenities for today's lifestyle. The construction of CIP projects helps to enhance amenities and the quality of life for the community residents, which in turn makes Oakley a desired community for private development. The increase in the level of private development activity will provide opportunities for the City to undertake projects with various infrastructure improvements to complement the private development projects.

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PROPOSED CIP PROJECTS FOR FY 2023/24

Project ***#176, Oakley Regional Park Project*** – This project transforms a 55-acre site located at the north end of Sellers Avenue that was given to the City as part of the development agreements with the Emerson and Gilbert Ranch projects. This 55-acre site was an abandoned dairy farm that has been closed for decades. This project will construct a regional park at this site that will be a destination point for the Oakley community. A team of staff, consultants, and a Council sub-committee began the process of concept planning for this site in 2016. As a result of this work, a concept plan was developed and approved by the City Council. During 2019, there were further discussions with the community to solicit input as the concept plan was refined and adopted by the City Council to reflect the needs of the community and strategic goals of the City Council. This project will be a multi-phase project that will be designed and constructed over the coming years and would potentially cost over $60,000,000 to construct all its components. Funding for this project will be provided by a combination of grants and other local funds over several years. The first phase of this project was the demolition and removal of the abandoned and unsafe structures, which was completed in 2019. The city applied for two rounds of funding for this project from the State Proposition 68 State of California Grant in 2019 and 2021 and unfortunately was not awarded the grant. Staff will continue to explore other grant funding for this project to design and construct this project. During FY 2023/24 a new Master Planning study will be performed to solicit input from the community and various stakeholders on the features that are desired at this park and to ensure consistency with the new Oakley Strategic Plan 27+ that was adopted by City Council. ***The funding of the preliminary project design and site clean-up was allocated in FY 2016/17 and no additional funding is requested in the FY 2023/24 budget.***

Project #186, West Cypress Road Bridge at Contra Costa Canal Reconstruction Project - The existing West Cypress Road Bridge that crosses the Contra Costa Canal is structurally deficient according to the latest Caltrans inspections. It will need to be reconstructed to continue to be safe and remain in service. The City of Oakley does not have a designated funding source for replacing the City's bridges and relies upon State grant programs for major bridge improvement projects. Staff will apply for Highway Bridge Replacement and Rehabilitation (HBRR) grant funding for this project and once funding has been secured for this project, the design

and construction of this project will be initiated in future years. ***The funding of the preliminary project design was allocated in FY 2016/17 and no additional funding is requested in the FY 2023/24 budget.***

Project #187, Main Street Bridge at Contra Costa Canal Rehabilitation Project - The existing Main Street Bridge that crosses the Contra Costa Canal needs rehabilitation to protect its structural integrity and to keep it off the Caltrans structurally deficient list. The City of Oakley does not have a designated funding source for repairing, maintaining, and improving the City's bridges, and relies upon grant programs for major bridge improvement projects. Staff had applied for Highway Bridge Replacement and Rehabilitation (HBRR) grant funding for this project and secured funding which will be supplemented by local funds. ***The funding of the project design and construction was allocated in FY 2016/17 and no additional funding is requested in the FY 2023/24 budget.***

Project #189, Piper Lane Drainage Channel Trash Capture Device Project - The Piper Lane drainage channel is one of the major drainage outfalls from the City of Oakley to the Delta in which the City is responsible for its maintenance and operation. This is an open channel that flows freely to the Delta and based on the new permit issued by San Francisco Regional Water Quality Control Board (SFRWQCB), it cannot convey trash to the open waters of the Delta. Historically, a large amount 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. The trash capture device will stop trash from flowing into the Delta and, as a result, puts the City in compliance with the SFRWQCB permit. ***The initial funding of this project was allocated in FY 2022/23 and no additional funding is requested in the FY 2023/24 budget.***

Project #205, Downtown Gateway Plaza Roadway, and Parking Lot Project **-** The Oakley Multi-Modal Roadway and Parking Lot Project features a new AMTRAK train platform station located north of Main Street in the area between 2nd Street and Norcross Lane. The facility will provide connections for the Tri Delta Transit bus service to the new train station, as well as from the new Park & Ride lot located at Cypress Road and Main Street. The platform station is strategically located downtown on Main Street, adjacent to the new Main Street Plaza that will be constructed as a part of the project. This area could be used for future civic events and

markets. The location is within a five-minute walking radius to City Hall, the Civic Center Park, and Main Street restaurants. The project will provide approximately 275 surface parking spaces for downtown merchants and customers in addition to supporting plaza activities held on the evenings and weekends. AMTRAK will entirely fund the design and construction of the new railroad platform station and the City will design and construct the associated public street and parking lot infrastructure. The construction of the project is currently underway, and the AMTRAK platform station construction is anticipated to start in early 2024. The construction of both projects is anticipated to be completed by the end of 2024. ***The funding for this project was allocated in FY 2017/18 and FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #211, Main Street/Rose Avenue Intersection Improvement Project – With the continued growth of the community and new subdivision development projects along the East Cypress Road corridor, the associated traffic volumes will increase. Improving the streets and traffic signals will be necessary to accommodate the added volume of traffic to these new neighborhoods. Main Street and Rose Avenue have operated as a stop sign controlled intersection, which is not sustainable for the long term, and therefore a traffic signal is needed at this location. City staff have been discussing this intersection improvement project with the management staff of Ironhouse Sanitary District (ISD) to explore opportunities that this project could address. The City needs better traffic flows at this intersection and ISD needs a second access point from their prospective development site to Main Street. Currently, the Vintage Parkway neighborhood has only one access to Main Street. Installing a signal at Main Street/Rose Avenue would benefit the neighborhood by providing a long desired secondary access for the residents. Having secondary access would not only alleviate congestion at the current intersection but would provide another option for emergency vehicles to access the neighborhood and allow quicker response times. The design of this project would start after a cost share agreement is reached between the City of Oakley and ISD. ***The funding for this project will be allocated in the CIP budget in futures years, after an agreement with ISD is finalized.***

Project #215, Downtown Parking Lot Construction Project – As part of the continuing efforts to improve and enhance Downtown Oakley, this project will construct a new parking lot and associated roadway infrastructure. This

new parking lot construction will be in collaboration with the development project at the intersection of Main Street and Norcross Lane, which will construct a new modern retail building, "Oakley Mercantile". This new parking lot is part of the City's multi-phase downtown infrastructure improvement project. The project will be constructed on the north side of the Oakley Entrepreneur Center and at the east side of the Oakley Plaza shopping center. The construction of the project is currently underway and anticipated to be completed by the end of 2023.***The funding for this project design and construction was allocated in the FY 2018/19 and FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #228, Civic Center Emergency Generator Project - The Civic Center campus, as the center of government for the Oakley community, does not currently have back-up power. In periods of PG&E power outages, the operations at the Civic Center that require electricity, come to a halt. This is not acceptable due to all the uncertainty that can happen in an emergency. This project will install an Emergency Generator behind the Civic Center buildings to provide stand-by power during the periods of PG&E power outages, to ensure that the Civic Center, and most importantly, the Police Department operations will continue uninterrupted. ***The funding for this project design and construction was allocated in the FY 2019/20 budget, and as part of the FY 2023/24 budget, $100,000 from the ARPA Fund will be added to the project budget.***

Project #231, Sellers Avenue (Riverrock Drive to CCWD Canal Crossing) Widening and Improvement Project – Sellers Avenue is a 2-lane road that was constructed by Contra Costa County decades ago. The section of Sellers Avenue from East Cypress Road, to the north end of the road at the gate to the future Oakley Regional Community Park is destined to be widened to 4 lanes with curb and gutter, sidewalks, landscaped medians, bike lanes, and street lighting. Presently, the section of Sellers Avenue from East Cypress Road to Riverrock Drive has been widened and improved by the developers of the Emerson and Gilbert Ranch projects. This project will widen and improve the remaining section of Sellers Avenue from the intersection at Riverrock Drive to the gate of the future Oakley Regional Community Park. The above referenced developers paid the City the cost for curb and gutter, sidewalk, and one lane of roadway. The City will pay the remaining construction costs for the second lane and medians for this project. The timing of design and construction of this project will be in coordination with

the Oakley Regional Community Park Project CIP # 176, when that project funding is secured. ***The funding for this project will be allocated in the CIP budget in future years.***

Project #247, East Cypress Road Widening (Knightsen Avenue to Jersey Island Road) Project - This project will widen and fully reconstruct East Cypress Road east of Knightsen Avenue to Jersey Island Road. The growth and development of new subdivision projects along the East Cypress Road corridor has necessitated various infrastructure improvements to accommodate the increased traffic volumes on this roadway. These improvements include the widening of East Cypress Road to City standards along the Emerson and Gilbert Ranch projects. The City of Oakley also owns a property along East Cypress Road between Knightsen Avenue and Jersey Island Road. This property is part of the Burroughs Subdivision development site, and in collaboration with the developer of this subdivision, this City capital project will reconstruct East Cypress Road from Knightsen Avenue to Jersey Island Road. In following City of Oakley policy for frontage improvements, both the City and the developer will pay their share of this roadway construction project, which will be managed and constructed by the City. ***The funding for this project was allocated in FY 2021/22 budget and FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #249, Recreation Center Emergency Generator Project - This project will install an emergency generator at the Oakley Recreation Center. The Recreation Center campus is the center of recreational activities for the Oakley community, and currently does not have a back-up power source. In periods of PG&E power outages, the operations at the Recreation Center that require electricity come to a halt. This project will install an Emergency Generator behind the Recreation Center building to provide stand-by power during periods of PG&E power outages to ensure that the Recreation Center operations will continue uninterrupted. ***The funding for this project was allocated in FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #252, Downtown Storm Drain (AREA 29D) Improvement Project – Many years ago the Contra Costa County Flood Control District established drainage zones throughout the County for storm drain detention and treatment. These zones included large detention basins (e.g., Freedom Basin, Teakwood Basin, Del Antico Basin, etc.) and a network of underground pipe

systems to convey the storm water runoff from the City streets to these basins. There are 9 drainage zones in the City of Oakley. Storm Drain Zone 29D covers all the Gardenia Ave and Chianti Way neighborhood streets and conveys their storm drain runoff north toward Main Street and continues northerly under the railroad tracks. All parts of the storm drain system in this zone have been constructed, except for the section of pipe from the north side of Main Street just east of Miguel Drive, to the edge of the railroad tracks. This project will design and construct this section of storm drainpipe and its associated infrastructure, which will complete all the improvements in this zone. ***The initial funding of this project design was allocated in the FY 2021/22 budget; and the construction of this project will be funded in future years once sufficient funding is secured.***

Project #255, Cypress Grove Subdivision Pump Station Building Project – The Cypress Grove Subdivision has a pump station, an emergency generator, and associated electrical components to support the storm drain system for this subdivision. The newer subdivisions, such as Emerson Ranch and Gilbert Ranch, house all such components in a building that is fully covered and protects their expensive electrical and mechanical components. However, at the Cypress Grove Subdivision, the pump station, emergency generator, and its associated electrical components are housed in a building with only a half roof and are exposed to environmental elements. The components degrade much quicker when exposed to the elements and require more frequent service and costly replacement. This project will construct a full roof and new walls on the existing building to enclose and protect the valuable mechanical components, and to promote their longevity. ***The initial funding for this project was allocated in the FY 2021/22 budget. As part of the FY 2023/24 budget, $199,000 from the Cypress Grove CFD Fund will be added to the project budget.***

Project #263, O'Hara Avenue / Carpenter Road Intersection Improvement Project – 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 flows at the intersection of O'Hara Avenue and 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. ***The initial funding for this project was allocated in the FY 2021/22 and FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #265, Irrigation Well Installation at the City's Freedom Basin Project – This project will install a new irrigation well adjacent to O'Hara Avenue next to the City owned storm drain basin, more commonly known as Freedom basin. This new well will provide the City with an independent, stable, and continuous source of water to irrigate the large field that is used by an assortment of leagues for sporting activities. The existing well used to irrigate the field is owned and operated by the High School District, and due to its continuous breakdowns, this well is not a reliable source to provide the massive amount of irrigation water needed for this field. ***The initial funding of this project was allocated in the FY 2021/22 and FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #268, Main Street / Delta Road Intersection Signalization Project – This project will install a traffic signal and improve the Main Street / Delta Road intersection. This intersection is identified to have a traffic signal per the City's Traffic Impact Fee program. With the increase in traffic volumes at this location, a signal will improve safety and traffic circulation. The preliminary design of this project was started in FY 2021/22 to develop the plan and identify the Right of Way that is needed for this project. In the subsequent years, the final design and Right of Way acquisition will be completed. ***The initial funding of this project was allocated in the FY 2021/22 and FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #269, Main Street / Brownstone Road Intersection Signalization Project – This project will install a traffic signal and improve the Main Street / Brownstone Road intersection. This intersection is identified to have a traffic signal per the City's Traffic Impact Fee program. With the increase in traffic volumes at this location, a signal will improve safety and traffic circulation. The preliminary design of this project was started in FY 2021/22 to develop the plan and identify the Right of Way that is needed for this project. In the subsequent years, the final design and Right of Way acquisition will be completed. ***The initial funding of this project was***

allocated in the FY 2021/22 and FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.

Project #270, Hall Street Extension Project – This project will extend Hall Street north of Main Street to provide a direct connection to the new parking lot that will be constructed as part of the Downtown Gateway Plaza Roadway and Parking Lot Project. This project is consistent with the Downtown Vision program that was approved by the City Council and will help to improve the traffic flows and parking lot accessibility in the Downtown area. ***The initial funding of this project was allocated in the FY 2021/22 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #273, Laurel Road Extension Project (Teton Road to Sellers Avenue) - This Project will extend Laurel Road from Teton Road to Sellers Avenue providing an alternate and much needed secondary route to East Cypress Road. Currently, the only way in and out of eastern Oakley is via Main Street to 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. Extending Laurel Road from Teton Road to Sellers Avenue will provide a secondary access route out of the Cypress Road corridor. The design of this project, right of way acquisition, and permit processing from BNSF will take several years to accomplish. ***The initial funding of this project was allocated in the FY 2021/22 and FY 2022/23 budget, and no additional funding is requested in the FY 2023/24 budget.***

Project #274, Neroly Road Repair and Resurfacing Project (Empire Avenue to O'Hara Avenue) - Neroly Road was constructed as a part of the Magnolia Park Subdivision. Since that time the roadway has settled in areas near the utility manholes causing an uneven asphalt surface. Staff has continually performed patching near the manholes to keep the roadway surface smooth. This temporary fix has provided good results but didn't address any underlying problems. This project will perform engineering investigation and excavation at several locations to determine the cause of the settling at the utility manholes and to provide a solution to remedy the problem. ***The funding of this project was allocated in the FY 2022/23 budget and no additional funding is requested in the FY 2023/24 budget.***

Project #279, FY 2022/23 Street Repair and Resurfacing Project - This project will repair the base and surface failures, as well as resurface the City's streets as a part of a comprehensive program to maintain the roadways for the community. Street repair and resurfacing is critical in keeping the quality of the City's street infrastructure in good condition and prevent costly reconstruction due to the lack of proper rehabilitation and maintenance. This project will address a few neighborhoods which need Sierra-Crete base remediation in addition to repair and resurfacing. ***The funding of this project was allocated in the FY 2022/23 budget and as part of the FY 2023/24 budget, $500,000 from the Gas Tax RMRA Fund, $1,300,000 from Measure J, and $1,000,000 from Street Maintenance & Rehab Fund will be added to the project budget.***

Project #280, Laurel Road Widening Project (O'Hara Avenue to Cloverbrook Avenue) - 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 is working with the property owners to obtain the necessary right of way for this widening, which will also require major utility relocation of the Western Area Power Administration (WAPA) utility poles. This entire project will span several years to complete due to the complex nature of its various components. ***The initial funding of this project was allocated in the FY 2022/23 budget and no additional funding is requested in the FY 2023/24 budget.***

Project #281, Enrico Cinquini Park Construction Project – 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 developer's obligation of $2.1M is not sufficient to construct this park and its associated facilities and features, which includes a parking lot. The City will design and construct this park utilizing the Park Impact Fee obligation of the developer, as well as supplementing it with additional City Park Impact fees. ***The initial funding of this project was allocated in the FY 2022/23 budget and as part of FY 2023/24 budget, $700,000 will be added to the project budget from the Park Impact Fee Fund.***

Project #283, Laurel Road Bridge Widening over Marsh Creek Project – Laurel Road at the Marsh Creek Bridge is currently a narrow 2 lane roadway that is structurally inadequate and needs to be widened and improved to tie into the future Laurel Road Extension Project at Teton Road. This project will complement Capital Improvement Project No. 273, provide improved access for Laurel Road, and accommodate future traffic volumes from the developments along the East Cypress Road Corridor. ***The initial funding of this project was allocated in the FY 2022/23 budget and no additional funding is requested in the FY 2023/24 budget.***

Project #286, City Hall Rooftop Solar Power Project – This project will install solar panels on the roof of the Civic Center to provide the electricity needed for the operation of the Civic Center facilities in a sustainable and environmentally friendly approach. The implementation of this project will reduce the carbon footprint of the Civic Center operations which is a part of the new Strategic Goals for the City. ***The initial funding of this project was allocated in the FY 2022/23 budget. As part of the FY 2023/24 budget, $50,000 from the ARPA Fund will be added to the project budget.***

Project #287, Koda Dog Park Shade Structure Project – The Koda Dog Park has become a very popular destination for residents and visitors to bring their dogs to exercise and play. One of the frequent requests from the community has been for a shade structure at this park, especially in the areas where people sit on the benches while their dogs play. This project will construct new shade structures that would complement this park and its facilities for the enjoyment of all visitors to the Koda Dog Park. ***The initial funding of this project was allocated in the FY 2022/23 budget and no additional funding is requested in the FY 2023/24 budget.***

Project #293, Main Street Slurry Seal (at Highway 160) Project – The construction of the Oakley Logistic Center was one of the most high-profile projects in Oakley which created a new Amazon Fulfillment Center in Oakley. This project included several off-site roadway improvements that included the reconstruction of the Main Street/Bridgehead Road intersection and the resurfacing of Main Street towards the Highway 160 intersection. The construction work was completed in late 2022 and the only remaining part was the application of the Slurry Seal on Main Street. This was postponed due to the arrival of the winter months and the rainy season.

Since the Oakley Logistic Center project was completed, the developer of that project paid the City the cost of this Slurry Seal application which will be performed as part of the City's summer resurfacing project. ***Total Budget - $84,376 ($34,376 Developer Contribution, $50,000 Gas Tax RMRA).***

Project #294, Pedestrian Crossing Lighting System Installation on O'Hara Avenue at the Trail Crossing Project – The City of Oakley applied for and secured grant funding from State Transportation Development Act (TDA) to install a new Pedestrian Crossing Lighting System on O'Hara Avenue at the trail crossings. This project will enhance the safety of the roadways and improve the crossings for pedestrians and bicyclists. ***Total Budget - $75,000 ($45,000 TDA Grant, $30,000 Street Maintenance & Rehab)***

Project #295, FY 2023/24 Curb, Gutter, and Sidewalk Repair & Reconstruction Project - This project will coordinate with the responsible property owners to repair and reconstruct damaged and broken concrete curb, gutter, and sidewalks throughout the City. The construction of this project will eliminate trip and fall accidents caused by sidewalk and curb uplifted by tree root overgrowth and provide safe paths of travel for the community. This project works in coordination with the 50-50 cost share program that helps the property owners address concrete sidewalks and curb and gutter uplifts. ***Total Budget - $100,000 ($100,000 Gas Tax RMRA)***

Project #296, FY 2023/24 Street Restriping Project - This project will restripe various City streets each year to help maintain delineations that are marked for usage by motorists and pedestrians. The work performed under this project focuses on the streets that are not in the plan for resurfacing in the next two years, and need the striping for lane delineation (centerline, edge line, crosswalk, pavement marking) to provide safer streets for the community. ***Total Budget - $60,000 ($60,000 Gas Tax RMRA)***

Project #297, FY 2023/24 Street Repair and Resurfacing Project - This project will repair the base and surface failures, as well as resurface the City's streets as a part of a comprehensive program to maintain the roadways for the community. Street repair and resurfacing is critical in keeping the quality of the City's street infrastructure in good condition and prevent costly reconstruction due to the lack of proper rehabilitation and maintenance. This project will address a few neighborhoods which need

Sierra-Crete base remediation in addition to repair and resurfacing. ***Total Budget - $280,000 ($200,000 Gas Tax RMRA, $80,000 Measure J)***

Project #298, FY 2023/24 Traffic Calming Project – The traffic operations in the community have become one of the major issues that the Police and Public Works Departments handle on a regular basis. This project provides funding for the placement of traffic calming features in accordance with the neighborhood traffic calming policy. Various traffic calming requests are being evaluated by staff from the Police and Public Works Departments and are addressed in collaboration with the residents based on priority, and the order they are received. ***Total Budget - $30,000 ($30,000 General Capital Projects Fund)***

Project #299, FY 2023/24 Traffic Signal Modernization Project – Traffic operations and public safety have become one of the more important issues for the community. Public Works staff are continually working to improve the traffic operations on City streets. This project will replace some of the older internal components of the City's traffic signal systems which will improve the coordination of the City's traffic signal operations. ***Total Budget - $200,000 ($200,000 Traffic Impact Fee Fund)***

Project #300, Bridgehead Road Widening Project – Widening and improvements were done on Bridgehead Road from Wilbur Avenue, to the railroad overcrossing as part of the Oakley Logistic Center development project. The section of this roadway that still needs improvements and widening is from the entrance to the Amazon campus on Bridgehead Road towards Main Street including the replacement of the railroad bridge and stormwater pump station. This project will perform the preliminary design and concept planning for the improvements on Bridgehead Road to be ready for implementation of this plan once development starts on the parcels south of the Amazon campus. ***Total Budget - $80,000 ($80,000 Measure J)***

Project #301, East Cypress Road Lane Alignment Analysis (RR tracks to Main Street) Project – This project will perform the analysis for lane alignment and configuration on East Cypress Road from the RR tracks to Main Street. This section of the roadway has a few constraints, such as the railroad signal and two (2) bridges that will have to be analyzed in detail to

determine the optimum roadway alignment and configuration to enhance traffic flows. ***Total Budget - $60,000 ($60,000 Traffic Impact Fee Fund)***

Project #302, East Cypress Road Widening (Jersey Island Road to Bethel Island Road) Project - This project will widen and fully reconstruct East Cypress Road from Jersey Island Road to Bethel Island Road. The growth and development of new subdivision projects along the East Cypress Road corridor has necessitated various infrastructure improvements to accommodate the increased traffic volumes on this roadway. These improvements include the widening of East Cypress Road to City standards along the Emerson Ranch, Delaney Park, Burroughs Ranch projects. The City of Oakley is currently constructing widening and improvements to East Cypress Road between Knightsen Avenue and Jersey Island Road (CIP 247) . This project will continue these improvements in an easterly direction to Bethel Island Road. The City will get reimbursed the cost of these improvements by developers when this region of East Cypress Road gets developed based on City policy. The design of this project will get started in FY 2023/24. Total ***Budget- $762,563 ($378,503 ARPA, $384,060 Traffic Impact Fee).***

Project #303, Public Works Operations Building Remodeling Project - The Public Works Operation Building used to be the suite of the former ACE Hardware Store, and since the City purchased the property, it has not had any major improvements related to the office spaces within the building. With the growth of the Public Works Department and increased demands for services from the community, this project will remodel the inside of the building to make a better functional workspace and add more room for the staff and operations**.** ***Total Budget - $200,000 ($200,000 Facilities Fund)***

Project #304, FY 2023/24 ADA Implementation Plan Project - The Transition Plan details a program that will bring the City's programs, procedures, practices, facilities, sidewalks, and curb ramps into compliance under the American Disabilities Act (ADA). The City of Oakley is required to prepare and implement an ADA Transition Plan to adhere to the legal requirements related to the U.S. Department of Justice. The City's ADA Transition Plan was prepared and adopted by City Council which identified over $100M of improvements needed to fully implement all components of this ADA Transition plan. The recommendations of this plan will be implemented

over the coming years in phases as funding is allocated. ***Total Budget - $50,000 ($50,000 Street Maintenance & Rehab)***

Project #305, Briarwood Park Playground Resurfacing Project - The Briarwood Park Playground currently has a Poured In Place rubber surface which has reached the end of its useful life. Many patches and repairs have been made to the existing surfacing and more are needed. Future patches and repairs increase the risk of lessening the impact attenuation properties of the existing fall surfacing. This project would replace and upgrade the surface with rubber playground tiles that will have both durability and ease of maintenance. The product comes with a lifetime warranty, which is the best in the industry and will adhere to current ADA and safety standards. ***Total Budget - $150,000 ($150,000 LLAD).***

Project #306, Marsh Creek Glenn Park Renovation Project - The existing playground equipment and surfacing at Marsh Creek Glenn Park is the original infrastructure at this park, which was constructed 20 years ago. The equipment and surface are both in need of replacement, as maintaining this playground equipment and surfacing is not practical and financially viable. This project will replace the playground equipment and expand it to create a larger all ability and ADA accessible playground; along with placement of new rubber playground surfacing tiles that will perform and have a better warranty. ***Total Budget - $500,000 ($300,000 Park Impact Fee, $200,000 LLAD).***

Project #307, Daffodil Park Playground Resurfacing Project - The Daffodil Park Playground currently has a PIP (poured in place) rubber safety surface adjacent to loose fill engineered wood fiber. The PIP has reached the end of its useful life. Loose fill transitions to wood fiber are bad practice, as this creates premature wear on the PIP surface from the abrasiveness of the loose fill. Many patches and repairs have been made to the existing surfacing and more are needed. Future patches and repairs will increase the risk of lessening the impact attenuation properties of the existing fall surfacing. This project would replace and upgrade both the loose fill surface and PIP with rubber playground tiles that will have durability and ease of maintenance. The product comes with a lifetime warranty, which is the best in the industry and will adhere to current ADA and safety standards. ***Total Budget - $150,000 ($150,000 LLAD).***

Project #308, City Parks Drinking Fountain Replacement Project –The increased city-wide demand for park facilities, and its use by the public necessitated an evaluation of the existing park infrastructure. This process identified several drinking fountains with deficiencies at Creekside Park, Cypress Grove Park, and Briarwood Park. Drinking fountains at these parks have reached the end of their useful life and are no longer fiscally suitable for ongoing repairs. This project will install new ADA accessible drinking fountains for all park users along with fountain components for pets. ***Total Budget - $100,000 ($100,000 Park Impact Fee).***

Project #309, Laurel Ballfields Parking Lot Resurfacing Project – The normal cycle to resurfacing parking lots is about every 10 years, and the parking lot for Laurel Ballfields is due to be resurfaced and striped. This parking lot is heavily used by various baseball and soccer leagues who use this park for their games and practices in addition to other park users. Funding will come from the LLD Zone 1 reserves fund. ***Total Budget - $60,000 ($60,000 LLAD).***

Project #310, East Cypress Road Widening at CCWD Canal Crossing Project – The CCWD has undertaken the process of replacing the open canal in Oakley for past few years. This project began at the canal crossing near Main Street and has extended eastwards behind Cypress Grove, Emerson, Delaney, and Burroughs subdivisions up to east Cypress Road. CCWD is currently working on undergrounding the remainder of this canal from East Cypress Road in a southerly direction 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 undergrounding project and at the East Cypress Road, the city will take the lead on undergrounding the canal and construction of the new and widened roadway. The City will get reimbursed the cost of these improvements by developers when this region of East Cypress Road gets developed based on City policy. ***Total Budget - $9,500,000 ($2,700,000 Traffic Impact Fee, $2,200,000 Street Maintenance and Rehab, $4,000,000 General Capital Projects, $600,000 Gas Tax HUTA).***

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COMPLETED PROJECTS IN FY 2022/23

PROJECT LOCATIONS	
A Traffic Signal Modernization Project	G ADA Implementation Project
B Holly Creek Park Restroom Construction	H City Hall Human Resources Dept Remodeling
C Sheriff Annex Building Demolition Project	I Traffic Calming Project
D Senior Center Roof & HVAC Replacement	J Street Striping Project
E Curb, Gutter, & Sidewalk Repair Project	K Laurel Road/Empire Avenue Landscaping
F Holly Creek Park Playground Resurfacing Project	



A. Traffic Signal Modernization Project

Traffic Signal Modernization Project

Traffic operations and public safety have become one of the more important issues for the community. Public Works staff are continually working to improve the traffic operations on the City's streets. This project replaced some of the older internal components of the City's traffic signal systems which will allow better and more coordinated traffic signal operations.



B. Holly Creek Park Restroom Construction Project

Holly Creek Park Restroom Construction Project

The demand for City of Oakley recreational fields continues to grow, particularly for organized sports such as the Baseball and Soccer leagues. The field at Holly Creek Park is one of the favorite and much desired fields in Oakley for leagues to play their sporting activities. This park did not have any restroom facilities, which necessitates the placement of portable toilets at this park. This approach has created many operational and sanitary issues and was not a sustainable solution to address the need for a public restroom facility. This project constructed a permanent restroom facility at this park like the restroom facility that was constructed at the Koda Dog Park.



C. Sheriff Annex Building Demolition Project

Sheriff Annex Building Demolition Project

The Contra Costa County Sheriff Department had an annex located at 210 O'Hara Avenue that serviced the Oakley area. This facility has been vacated for several years and is no longer in operation. This facility has deteriorated and has become a spot for the homeless to gather and create collateral problems. The County agreed to deed the property to the City for future use. This property site is slated for a high-density residential site that will help pay for the future library site at the Oakley Civic Center Campus.



D. Senior Center Roof & HVAC Replacement Project

Senior Center Roof & HVAC Replacement

The City of Oakley has leased the former fire station building located at 215 2nd Street to the Oakley Senior Citizens group; however, the roof started to deteriorate and needed to be repaired, and the HVAC system was failing and inadequate for the space. The rehabilitation project included roof repairs and the replacing of the HVAC system to accommodate the facility. This project is funded by CDBG funds, as well as the City of Oakley's matching funds.



E. Curb, Gutter, & Sidewalk Repair Project

Curb, Gutter, & Sidewalk Repair Project

This project coordinated with the responsible property owners to repair and reconstruct damaged and broken concrete, curb, gutter, and sidewalks throughout the City. The construction of this project eliminated trip and fall accidents caused by sidewalk and curbs uplifted by tree root overgrowth and provided safe paths of travel for the community. This project worked in coordination with the 50-50 cost share program that helps the property owners address concrete sidewalk and curb and gutter uplifts.



G. ADA Implementation Project

ADA Implementation Project

The City of Oakley must have an ADA Transition Plan prepared and implemented to adhere to the legal requirements related to the U.S. Department of Justice. The firm of Sally Swanson Architects, Inc., an ADA specialty consultant prepared the City's ADA Transition Plan. The implementation of this ADA plan will be phased out over future years, as funding is allocated. Annually ADA ramps at street intersections are upgraded to current ADA code.



H. City Hall Human Resources Dept. Remodeling Project

City Hall Human Resources Department Remodeling Project

One key part of the City operations is the Human Resources Department that serves both internal and external customers. The lack of functional office space has been a challenge for the Human Resources Department staff, and due to the nature of their work, need private office space for meeting with customers and having proper and secure space for keeping confidential documents. This project performed remodeling on the administration section of the City Hall including the Human Resources Department.



I. Traffic Calming Project

Traffic Calming Project

The traffic operations in the community have become one of the major issues that the Police and Public Works Departments handle on a regular basis. This project provided funding for the placement of traffic calming features in accordance with the neighborhood traffic calming policy. Various traffic calming requests are being evaluated by staff from the Police and Public Works Departments and are addressed in collaboration with the residents based on priority, and the order they are received.



J. Street Restriping Project

Street Restriping Project

This project restriped various City streets each year to help maintain delineations that are marked for use by motorists and pedestrians. The work performed under this project focused on the streets that are not in the plan for resurfacing in the next two years, and need the striping for lane delineation (centerline, edge line, crosswalk, pavement marking) to provide safer streets for the community.



K. Laurel Rd & Empire Ave Landscaping Mulch Project

Laurel Road & Empire Avenue Landscaping Mulch Project

One of the key components of having landscaping areas that are vibrant and growing is soil protection from environmental elements. In Oakley, with hot temperatures and winds, the topsoil gets eroded away, and without protection it exposes plant roots that will derogate the plant and diminish its growth, and in many cases cause plant failure. This project covered all landscaped areas along Laurel Road and Empire Avenue with mulch. This will keep the topsoil in place and protect the plant roots from exposure to high temperatures, which in turn will promote healthy plants.

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Oakley Regional Park Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Facility Construction	**Project Number:**	176
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will design and construct a Regional Park at the north end of Sellers Avenue.		
Project Justification:	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 and Gilbert Ranch development projects. This 55-acre site had a number of older structures related to a dairy farm that had been closed for decades. The first phase of this project was to demolish the old and 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 unfortunately 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 State Grants and local funds. A new park Master Planning will be performed in 2023 while efforts are underway to secure grant funding for the project.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 50,000						*$ 50,000*
Environmental	$ 100,000						*$ 100,000*
Right of Way							$ -
Construction	$ 3,400,000						*$ 3,400,000*
Operating Costs							$ -
TOTAL	*$ 3,550,000*	$ -	$ -	$ -	$ -	$ -	*$ 3,550,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Community Park Fund	$ 550,000						*$ 550,000*
Park Impact Fee	$ 3,000,000						*$ 3,000,000*
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant (see comments)							$ -
2012 Bond Benefit							$ -
Stormwater Fund							$ -
TOTAL	*$ 3,550,000*	$ -	$ -	$ -	$ -	$ -	*$ 3,550,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	W. Cypress Road Bridge at Contra Costa Canal Reconstruction Proj.	**Project Proponent:**	Public Works and Engineering
Project Category:	Bridge	**Project Manager:**	City Engineer
Project Type:	Bridge Reconstruction	**Project Number:**	186
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will reconstruct the West Cypress Road bridge across the Contra Costa Canal		
Project Justification:	The existing West Cypress Road Bridge that crosses the Contra Costa Canal is structurally deficient according to the latest Caltrans inspections. It will need to be reconstructed in order to continue to be safe and remain in service. The City of Oakley does not have a designated funding source for repairing, maintaining, and improving the City's bridges, and relies upon State grant programs for major bridge improvement projects. The City will be looking for grant funding for this project from both State and Federal sources and Staff will apply for the Highway Bridge Replacement and Rehabilitation (HBRR) grant for this project.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 160,000						*$ 160,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction							*$ -*
Operating Costs							*$ -*
TOTAL	*$ 160,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 160,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							*$ -*
L&L District							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Redevelopment							*$ -*
Measure J	$ 150,000						*$ 150,000*
Gas Tax							*$ -*
Developer							*$ -*
Grant (see comments)							*$ -*
Other (see comments)							*$ -*
Stormwater Fund	$ 10,000						*$ 10,000*
TOTAL	*$ 160,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 160,000*

Comments:

OAKLEY CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Main Street Bridge at Contra Costa Canal Rehabilitation Project.	**Project Proponent:**	Public Works and Engineering
Project Category:	Bridge	**Project Manager:**	City Engineer
Project Type:	Bridge Rehabilitation	**Project Number:**	187
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will rehabilitate the Main Street bridge across the Contra Costa Canal		
Project Justification:	The existing Main Street Bridge that crosses the Contra Costa Canal is in need of rehabilitation to protect its structural integrity and to keep it off of the Caltrans structurally deficient list. The City of Oakley does not have a designated funding source for repairing, maintaining, and improving the City's bridges, and relies upon grant programs for major bridge improvement projects. Staff has applied for Highway Bridge Replacement and Rehabilitation (HBRR) grant funding for this project and has secured partial funding.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 10,000						*$ 10,000*
Environmental							$ -
Right of Way							$ -
Construction	$ 250,000						*$ 250,000*
Operating Costs							$ -
TOTAL	*$ 260,000*	$ -	$ -	$ -	$ -	$ -	*$ 260,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J	$ 150,000						*$ 150,000*
Gas Tax							$ -
Developer							$ -
Grant (see comments)	$ 100,000						*$ 100,000*
Other (see comments)							$ -
Stormwater Fund	$ 10,000						*$ 10,000*
TOTAL	*$ 260,000*	$ -	$ -	$ -	$ -	$ -	*$ 260,000*

Comments:

OAKLEY CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Piper Lane drainage channel Trash Capture Device Project.	**Project Proponent:**	Public Works and Engineering
Project Category:	Storm Drain	**Project Manager:**	City Engineer
Project Type:	Drainage Improvement	**Project Number:**	189
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct a Trash Capture Device at this major drainage channel.		
Project Justification:	The Piper Lane drainage channel is one of the major drainage outfalls from the City of Oakley to the Delta in which the City is responsible for its maintenance and operation. This is an open channel that flows freely to the Delta and based on the new permit issued by San Francisco Regional Water Quality Control Board (SFRWQCB), it cannot convey trash to the open waters of the Delta. Historically, a large amount 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. The trash capture device will stop trash from flowing into the Delta and, as a result, puts the City in compliance with the SFRWQCB permit.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 50,000						*$ 50,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction	$ 350,000						*$ 350,000*
Operating Costs							*$ -*
TOTAL	*$ 400,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 400,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							*$ -*
L&L District							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Redevelopment							*$ -*
Measure J							*$ -*
Gas Tax							*$ -*
Developer							*$ -*
Grant (see comments)							*$ -*
ARPA	$ 400,000						*$ 400,000*
Stormwater Fund							*$ -*
TOTAL	*$ 400,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 400,000*

Comments:

OAKLEY CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Downtown Gateway Plaza Roadway and Parking Lot Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Parking Lot and Street Construction	**Project Number:**	205
Project Priority:	Immediate	**In Successor Agency Area:**	Yes
Project Description:	This project will construct roadway infrastructure, a gateway plaza and a downtown parking lot in coordination with the new AMTRAK Railroad Platform Station.		
Project Justification:	The Oakley Multi-Modal Roadway and Parking Lot Project features a new AMTRAK funded train station platform located north of Main Street between 2nd Street and Norcross Lane. The facility would provide connecting TriDelta Transit bus service to the train station, as well as a Park & Ride lot. The platform station is strategically located in downtown on Main Street, adjacent to the new Main Street Gateway Plaza that could be used for civic events and markets. The project will provide approximately 300 surface parking spaces to support Park & Ride activities in addition to supporting plaza activities held on the weekends and evenings. AMTRAK will entirely fund the design and construction of the new railroad platform station and the City will design and construct the associated public street and parking lot infrastructures.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	Total
Planning & Design	$ 400,000						$ 400,000
Environmental							$ -
Right of Way							$ -
Construction	$ 6,913,613						$ 6,913,613
Operating Costs							$ -
TOTAL	$ 7,313,613	$ -	$ -	$ -	$ -	$ -	$ 7,313,613

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	Total
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund	$ 813,613						$ 813,613
Measure J	$ 750,000						$ 750,000
Gas Tax	$ 750,000						$ 750,000
Developer							$ -
General Capital Fund	$ 5,000,000						$ 5,000,000
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ 7,313,613	$ -	$ -	$ -	$ -	$ -	$ 7,313,613

Comments:

OAKLEY
CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Main Street/Rose Avenue Intersection Improvement Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	211
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct signalization and the reconfiguration of the Main Street/Rose Avenue Intersection		
Project Justification:	Growth of the community necessitates improving the streets that will be needed to accommodate the increase in traffic volumes. Main Street and Rose Avenue has operated as a stop sign controlled intersection which is not sustainable for the long term, and therefore a traffic signal is needed at this location. City staff have been discussing this intersection improvement project with management of Ironhouse Sanitary District (ISD) to explore opportunities that this project could address. The City needs better traffic flows at this intersection and ISD needs access from their prospective development site to Main Street. The other benefit of this project is providing the long desired secondary access for the residents of the Vintage Parkway neighborhood to Main Street. The design of this project would start after a cost share agreement is reached between the City of Oakley and ISD.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
General Capital Fund							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax							$ -
Grant							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

OAKLEY
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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Downtown Parking Lot Construction Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Parking Facility Improvement	**Project Number:**	215
Project Priority:	Immediate	**In Successor Agency Area:**	Yes
Project Description:	This project will construct a new parking lot in downtown.		
Project Justification:	A new modern retail building "Oakley Mercantile" is constructed in downtown near the intersection of Main Street/Newman Way. This project is a major enhancement to downtown Oakley which will bring new businesses to the community. In conjunction with this development project, and based on the Downtown Visioning approved by the City Council, the City will construct a new parking lot that would accommodate the needs of the new Retail Building and other downtown merchants. The construction of the building and parking lot are currently underway.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 3,925,000						$ *3,925,000*
Operating Costs							$ -
TOTAL	$ *3,925,000*	$ -	$ -	$ -	$ -	$ -	$ *3,925,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
General Capital Fund	$ 1,850,000						$ *1,850,000*
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund	$ 1,925,000						$ *1,925,000*
Measure J							$ -
Gas Tax	$ 150,000						$ *150,000*
Grant							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ *3,925,000*	$ -	$ -	$ -	$ -	$ -	$ *3,925,000*

Comments:

OAKLEY
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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Civic Center Emergency Generator Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Facility	**Project Manager:**	City Engineer
Project Type:	Facility Improvement	**Project Number:**	228
Project Priority:	Immediate	**In Successor Agency Area:**	Yes
Project Description:	This project will install an emergency generator at Civic Center.		
Project Justification:	The Civic Center campus, as the center of government for the Oakley community; currently does not have back-up power. In periods of PG&E power outages, the operations at the Civic Center that require electricity, come to a halt. This project will install an Emergency Generator behind the Civic Center buildings to provide stand-by power during the periods of PG&E power outages to ensure the Civic Center, and most importantly, the Police Department operations will continue uninterrupted.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 150,000	$ 100,000					$ *250,000*
Operating Costs							$ -
TOTAL	$ *150,000*	$ *100,000*	$ -	$ -	$ -	$ -	$ *250,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
General Capital Fund	$ 150,000						$ *150,000*
ARPA		$ 100,000					$ *100,000*
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax							$ -
Grant							$ -
2012 Bond Benefit							$ -
Lighting & Landscape Assessment District Fund							$ -
Stormwater Fund							$ -
TOTAL	$ *150,000*	$ *100,000*	$ -	$ -	$ -	$ -	$ *250,000*

Comments:

OAKLEY
CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Sellers Avenue Improvements and Widening Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	231
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct the section of Sellers Avenue from the intersection at Riverrock Drive, to the gate at the Oakley Regional Park site.		
Project Justification:	Sellers Avenue is a 2 lane road that was constructed by Contra Costa County decades ago. The section of Sellers Avenue from East Cypress Road to the north end of the road at the gate to the future Oakley Regional Park is destined to be widened to 4 lanes with curb, and gutter, sidewalks, landscaped medians, bike lanes, and street lighting. The section of Sellers Avenue from East Cypress Road to Riverrock Drive has been widened by the developers of the Emerson and Gilbert Ranch projects. This project will widen and improve the remaining section of Sellers Avenue from the intersection at Riverrock Drive to the gate to the future Oakley Regional Park. The above referenced developers will pay the City the cost for curb and gutter, sidewalk, and one lane of roadway along frontage of their respective projects. The City will pay the remaining construction costs for the second lane and medians for this project.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 625,000						$ *625,000*
Operating Costs							$ -
TOTAL	$ *625,000*	$ -	$ -	$ -	$ -	$ -	$ *625,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
General Capital Fund							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax							$ -
Developer Contribution	$ 625,000						$ *625,000*
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ *625,000*	$ -	$ -	$ -	$ -	$ -	$ *625,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	East Cypress Road Widening (Knightson Avenue to Jersey Island Road) Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	247
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will install a signal at the intersection of East Cypress Road and Knightsen Avenue in addition to widening and improving this intersection and East Cypress Road to Jersey Island		
Project Justification:	The growth and development of new subdivision projects along the East Cypress Road corridor has necessitated various infrastructure improvements to accommodate the increased traffic volumes on this road. This project will widen and improve East Cypress Road to east of Knightsen Avenue to Jersey Island Road. The improvements will include curb and gutter, sidewalks and a median island. The widening will stop short of the Contra Costa Canal where the developer to the east of the canal will be responsible to continue the widening and improvement of East Cypress Road.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	Total
Planning & Design	$ 500,000						$ 500,000
Environmental							$ -
Right of Way							$ -
Construction	$ 8,700,000						$ 8,700,000
Operating Costs							$ -
TOTAL	$ 9,200,000	$ -	$ -	$ -	$ -	$ -	$ 9,200,000

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	Total
Traffic Impact Fee	$ 8,750,000						$ 8,750,000
General Capital Fund							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J	$ 100,000						$ 100,000
Gas Tax	$ 350,000						$ 350,000
Grant							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ 9,200,000	$ -	$ -	$ -	$ -	$ -	$ 9,200,000

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Recreation Center Emergency Generator Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Facility	**Project Manager:**	City Engineer
Project Type:	Facility Improvement	**Project Number:**	249
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will install an emergency generator at the Recreation Center site.		
Project Justification:	The Recreation Center campus is the center of recreational activities for the Oakley community, and currently does not have a back-up power source. In periods of PG&E power outages, the operations at the Recreation Center that require electricity come to a halt. This project will install an Emergency Generator behind the Recreation Center building to provide stand-by power during periods of PG&E power outages to ensure that the Recreation Center operations will continue uninterrupted. Staff is pursuing grant funding to be able to fund the construction of this project.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 300,000						$ *300,000*
Operating Costs							$ -
TOTAL	$ *300,000*	$ -	$ -	$ -	$ -	$ -	$ *300,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
General Capital Fund							$ -
Measure J							$ -
Gas Tax							$ -
Developer Contribution							$ -
2012 Bond Benefit							$ -
ARPA	$ 300,000						$ *300,000*
Stormwater Fund							$ -
TOTAL	$ *300,000*	$ -	$ -	$ -	$ -	$ -	$ *300,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Downtown Storm Drain (Area 29D) Improvement Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	252
Project Priority:	Moderate	**In Successor Agency Area:**	Yes
Project Description:	This project will secure the storm drain easement, design, and construct the last section of storm drain pipe which will complete all the improvements in this zone.		
Project Justification:	The Contra Costa County Flood Control District years ago had established drainage zones thought the County for storm drain detention and treatment. These zones included large detention basins (i.e. Freedom Basin, Teakwood Basin, Del Antico Basin, etc.) and a network of underground pipe systems to convey the storm water runoff from the City's streets to these basins. All parts of the storm drain system in this zone have been constructed with the exception of the section of pipe from north side of Main Street just east of Mignel Drive to the edge of railroad tracks. This project will design and construct this section of storm drain pipe which will complete all the improvements in this zone.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 100,000						*$ 100,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ 100,000*	$ -	$ -	$ -	$ -	$ -	*$ 100,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
General Capital Fund							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
2012 Bond Benefit							$ -
Stormwater Fund	$ 100,000						*$ 100,000*
							$ -
TOTAL	*$ 100,000*	$ -	$ -	$ -	$ -	$ -	*$ 100,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Cypress Grove Subdivision Pump Station Building Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Facility	**Project Manager:**	City Engineer
Project Type:	Facility Improvement	**Project Number:**	255
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will construct roof and walls on this existing building to enclose it and protect the valuable assets and promote their longevity.		
Project Justification:	At the Cypress Grove Subdivision, the pump station, emergency generator, and its associated electrical components are housed in a building with only a half roof and are exposed to the environmental elements. The components degrade much quicker when exposed to the elements and require more frequent service and costly replacement. This project will construct a full roof and new walls on the existing building to enclose and protect the valuable mechanical components and promote their longevity.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 130,000						*$ 130,000*
Environmental							$ -
Right of Way							$ -
Construction	$ 770,000	$ 199,000					*$ 969,000*
Operating Costs							$ -
TOTAL	*$ 900,000*	*$ 199,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 1,099,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Cypress Grove CFD		$ 199,000					*$ 199,000*
General Capital Fund							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
2012 Bond Benefit							$ -
Stormwater Fund							$ -
CFD	$ 900,000						*$ 900,000*
TOTAL	*$ 900,000*	*$ 199,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 1,099,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	O'Hara Avenue / Carpenter Road Intersection Improvement Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Interscetion Improvements	**Project Number:**	263
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will improve the traffic operations at this intersection by constructing dedicated left turn lanes on Carpenter Road on either side of O'Hara Avenue, installing video detection system and reconfiguring the striping at this intersection.		
Project Justification:	The construction of Carpenter Road from Rose Avenue to Cinnamon Ridge Drive as part of a private subdivision development project has opened up this important east/west roadway corridor for the community. Once this section of Carpenter is completed it will increase traffic flows at the intersection of O'Hara Avenue and 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 installing a video detection system and reconfiguring the striping at this intersection.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 30,000						*$ 30,000*
Environmental							$ -
Right of Way							$ -
Construction	$ 320,000						*$ 320,000*
Operating Costs							$ -
TOTAL	*$ 350,000*	$ -	$ -	$ -	$ -	$ -	*$ 350,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee	$ 350,000						*$ 350,000*
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ 350,000*	$ -	$ -	$ -	$ -	$ -	*$ 350,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Irrigation Well Installation at City's Freedom Basin Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Irrigation Improvement	**Project Number:**	265
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	The scope of this project include installation of new irrigation well for the City's Freedom Basin		
Project Justification:	This project will install a new irrigation well adjacent to O'Hara Avenue next to the City owned storm drain basin, more commonly known as Freedom basin. This new well will provide the City with an independent, stable, and continuous source of water to irrigate the large field that is used by an assortment of leagues for sporting activities. The existing well used to irrigate the field is owned and operated by the High School District, and due to its continuous breakdowns, this well is not a reliable source to provide the massive amount of irrigation water needed for this field.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 20,000						*$ 20,000*
Environmental							$ -
Right of Way							$ -
Construction	$ 380,000						*$ 380,000*
Operating Costs							$ -
TOTAL	*$ 400,000*	$ -	$ -	$ -	$ -	$ -	*$ 400,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities	$ 200,000						*$ 200,000*
Park Impact Fee	$ 200,000						*$ 200,000*
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Park Impact Fee Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ 400,000*	$ -	$ -	$ -	$ -	$ -	*$ 400,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Main Street / Delta Road Intersection Signalization Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Improvement	**Project Number:**	268
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will install a traffic signal at Main Street / Delta Road intersection along with lane wideing and intercsetion improvements.		
Project Justification:	This project will install traffic a signal and improve the Main Street / Delta Road intersection. This intersection is identified to have a traffic signal per the City's Traffic Impact Fee program. With the increase in traffic volumes at this location, a signal will improve safety and traffic circulation. The preliminary design of this project will get started in FY 2022/23 to develop the plan and identify the Right of Way that is needed for this project. In the subsequent year, the final design and Right of Way acquisition will be completed.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 200,000						*$ 200,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ 200,000*	$ -	$ -	$ -	$ -	$ -	*$ 200,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee	$ 200,000						*$ 200,000*
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Park Impact Fee Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ 200,000*	$ -	$ -	$ -	$ -	$ -	*$ 200,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Main Street / Brownstone Road Intersection Signalization Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Improvement	**Project Number:**	269
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will install traffic signal at Main Street/Brownstone Road intersection.		
Project Justification:	This project will install traffic signal and improve the Main Street / Brownstone Road intersection. This intersection is identified to have a traffic signal per the City's Traffic Impact Fee program. With the increase in traffic volumes at this location, a signal will improve safety and traffic circulation. The preliminary design of this project will develop the plan and identify the Right of Way that is needed for this project. The final design and Right of Way acquisition will get stated subsequently.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 200,000						*$ 200,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ 200,000*	$ -	$ -	$ -	$ -	$ -	*$ 200,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee	$ 200,000						*$ 200,000*
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Park Impact Fee Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ 200,000*	$ -	$ -	$ -	$ -	$ -	*$ 200,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Hall Street Extension Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Improvement	**Project Number:**	270
Project Priority:	Moderate	**In Successor Agency Area:**	Yes
Project Description:	This project will extend Hall Street north of Main Street to provide direct connection to the new parking lot that is constructed as part of the Downtown Gateway Plaza Roadway and Parking Lot Project.		
Project Justification:	This project will extend Hall Street north of Main Street to provide a direct connection to the new parking lot that is constructed as part of the Downtown Gateway Plaza Roadway and Parking Lot Project . This is consistent with the Downtown Vision program that was approved by the City Council and will help to improve the traffic flows and parking lot accessibility in the Downtown.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 75,000						*$ 75,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ 75,000*	$ -	$ -	$ -	$ -	$ -	*$ 75,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee	$ 75,000						*$ 75,000*
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Park Impact Fee Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ 75,000*	$ -	$ -	$ -	$ -	$ -	*$ 75,000*

Comments:

OAKLEY CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Laurel Road Extension Project (Teton Road to Sellers Avenue)	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Roadway Improvement	**Project Number:**	273
Project Priority:	High	**In Successor Agency Area:**	No
Project Description:	Roadway Extension and Construction		
Project Justification:	This Project will extend Laurel Road from Teton Road to Sellers Avenue providing an alternate and much needed secondary route to East Cypress Road. Currently, the only way in and out of eastern Oakley is via Main Street to 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 with the new housing developments along East Cypress Road. Extending Laurel Road from Teton Road to Sellers Avenue will provide much needed safety and congestion relief by directing a portion of the traffic away from the schools and providing a new bridge over the railroad tracks.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 360,000						*$ 360,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ 360,000*	$ -	$ -	$ -	$ -	$ -	*$ 360,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee	$ 360,000						*$ 360,000*
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Park Impact Fee Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ 360,000*	$ -	$ -	$ -	$ -	$ -	*$ 360,000*

Comments:

OAKLEY
CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Neroly Road Repair and Resurfacing Project (Empire to O'Hara)	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Roadway Improvement	**Project Number:**	274
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will repair sections of Neroly Road that have failed at utility manholes.		
Project Justification:	Neroly Road was constructed as a part of the Magnolia Subdivision. Since that time the roadway has settled in areas near the utility manholes causing an unsafe asphalt surface. Staff has gone out several times to patch pave near the manholes to help correct the issue. This temporary fix has provided good results but didn't address any underlying problems. This project will open up the roadway at several locations to determine the cause of the settling at the utility manholes in an effort to determine the cause of the issue and provide a solution to remedy the problem.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	Total
Planning & Design	$ 100,000						$ 100,000
Environmental							$ -
Right of Way							$ -
Construction	$ 200,000						$ 200,000
Operating Costs							$ -
TOTAL	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 300,000

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	Total
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax	$ 200,000						$ 200,000
Developer							$ -
Grant							$ -
Street Maintenance & Rehabilitation Fund	$ 100,000						$ 100,000
Stormwater Fund							$ -
TOTAL	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 300,000

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	FY 2022/23 Street Repair and Resurfacing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Resurfacing Improvements	**Project Number:**	279
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will repair and resurface streets in Oakley.		
Project Justification:	This project will repair the base and surface failures, as well as resurface the City's streets as a part of a comprehensive program to maintain the roadways for the community. Street repair and resurfacing is critical in keeping the quality of the City's street infrastructure in good condition and prevent costly reconstruction due to the lack of proper rehabilitation and maintenance. This project will address a number of neighborhoods which need Sierra-Crete base remediation in addition to repair and resurfacing.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 200,000						*$ 200,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction	$ 1,800,000	$ 2,800,000					*$ 4,600,000*
Operating Costs							*$ -*
TOTAL	*$ 2,000,000*	*$ 2,800,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 4,800,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							*$ -*
L&L District							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Street Maint. & Rehab	$ 2,000,000						*$ 2,000,000*
Measure J		$ 1,300,000					*$ 1,300,000*
Gas Tax HUTA							*$ -*
Developer							*$ -*
2012 Bond Benefit							*$ -*
Street Maintenance & Rehab Fund		$ 1,000,000					*$ 1,000,000*
Stormwater Fund							*$ -*
RMRA		$ 500,000					*$ 500,000*
TOTAL	*$ 2,000,000*	*$ 2,800,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 4,800,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Laurel Road Widening Project (O'Hara to Cloverbrook)	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Widening	**Project Number:**	280
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will widen Laurel Road to City standards from O'Hara to Cloverbrook		
Project Justification:	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 volumes of vehicles that use Laurel everyday. Staff is working with the property owners to obtain the necessary right of way for the widening. There are WAPA utility poles that will need to be relocated as a part of this project. The construction of this project will complement the previous roadway improvements on Laurel Road.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 500,000						*$ 500,000*
Environmental							$ -
Right of Way							$ -
Construction	$ 2,000,000						*$ 2,000,000*
Operating Costs							$ -
TOTAL	*$ 2,500,000*	$ -	$ -	$ -	$ -	$ -	*$ 2,500,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee	$ 2,500,000						*$ 2,500,000*
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	*$ 2,500,000*	$ -	$ -	$ -	$ -	$ -	*$ 2,500,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Enrico Cinquini Park Construction Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	New Park Construction	**Project Number:**	281
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Park Construction		
Project Justification:	The developer of the Stonewood Subdivision was conditioned to construct a new park (Enrico Cinquini Park) at intersection of Rose/Carpenter. The obligation of the developer is the total amount of their Park Impact Fee which would not be sufficient to construct this park and its associated facilities which include a parking lot and as result the City will design and construct this park utilizing the Park Impact Fee obligation of the developer and supplement it with additional local fund.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 300,000						$ *300,000*
Environmental							$ -
Right of Way							$ -
Construction	$ 3,200,000	$ 700,000					$ *3,900,000*
Operating Costs							$ -
TOTAL	$ *3,500,000*	$ *700,000*	$ -	$ -	$ -	$ -	$ *4,200,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee	$ 1,400,000	$ 700,000					$ *2,100,000*
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer	$ 2,100,000						$ *2,100,000*
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ *3,500,000*	$ *700,000*	$ -	$ -	$ -	$ -	$ *4,200,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Laurel Road Bridge Widening over Marsh Creek Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Bridge	**Project Manager:**	City Engineer
Project Type:	Bridge Widening Project	**Project Number:**	283
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Preliminary Design for bridge widening		
Project Justification:	Laurel Road at the Marsh Creek Bridge is currently a narrow 2 lane roadway that is structurally inadequate and needs to be widened and improved to tie into the future Laurel Extension at Teton Road. According to Caltrans the bridge is structurally deficient and needs to be reconstructed. This project will supplement Capital Improvement Project No. 186 and provide the additional funding to construct the bridge and accommodate the future traffic volumes from the developments along the E. Cypress Corridor.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design	$ 35,000						*$ 35,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ 35,000*	$ -	$ -	$ -	$ -	$ -	*$ 35,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
2016 Debt Service Fund	$ 35,000						*$ 35,000*
Stormwater Fund							$ -
RMRA							$ -
TOTAL	*$ 35,000*	$ -	$ -	$ -	$ -	$ -	*$ 35,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	City Hall Rooftop Solar Power Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Facility	**Project Manager:**	City Engineer
Project Type:	Solar Power	**Project Number:**	286
Project Priority:	Moderate	**In Successor Agency Area:**	Yes
Project Description:	Building Improvements		
Project Justification:	This project will install solar panels on the roof of Civic Center to provide the electricity needed for operation of the Civic Center facilities in a sustainable and environmentally friendly approach. The implementation of this project will reduce the carbon foot print of the Civic Center operations which is a part of the new Strategic Goals for the City.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 550,000	$ 50,000					$ *600,000*
Operating Costs							$ -
TOTAL	$ *550,000*	$ *50,000*	$ -	$ -	$ -	$ -	$ *600,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities Impact Fee	$ 550,000						$ *550,000*
Park Impact Fee							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
ARPA		$ 50,000					$ *50,000*
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ *550,000*	$ *50,000*	$ -	$ -	$ -	$ -	$ *600,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Koda Dog Park Shade Structure	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvement	**Project Number:**	287
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Installation of Shade Structure		
Project Justification:	The Koda Dog Park has become a very popular destination for residents and visitors to bring their dogs to exercise and play. One of the frequent requests from the community has been for shade structure at this park specially in the areas that people can sit on benches while their dog's play. This project will construct new shade structures that would complement this park and its facilities for the enjoyments of all visitors to the Koda Dog park.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 150,000						$ *150,000*
Operating Costs							$ -
TOTAL	$ *150,000*	$ -	$ -	$ -	$ -	$ -	$ *150,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee	$ 150,000						$ *150,000*
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ *150,000*	$ -	$ -	$ -	$ -	$ -	$ *150,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Main Street (at Highway 160) Slurry SealProject	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	293
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will placea Slurry Seal on Main Street neat the interscetion with Highway 160		
Project Justification:	The construction of the Oakley Logistic Center project included widening and improvements to the intersection of Bridgehead Road and Main Street. All these improvements were completed with the exception of Slurry Seal on Main Street which was postponed dure winter months and rains. The developer of the Oakley Logistic Center project paid the City funds needed for the Slurry Seal operation to be performed as a City CIP during summer month since the Oakley Logistic Center project is complete.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 84,376					$ *84,376*
Operating Costs							$ -
TOTAL	$ -	$ *84,376*	$ -	$ -	$ -	$ -	$ *84,376*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
General Capital Fund							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax		$ 50,000					$ *50,000*
Grant							$ -
Developer Contribution		$ 34,376					$ *34,376*
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *84,376*	$ -	$ -	$ -	$ -	$ *84,376*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Pedestrian Crossing Lighting System Installation at O'Hara Avenue and trail crossing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Safety Improvement	**Project Number:**	294
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will install a lighted crosswalk system on O'Hara Avenue at trail crossings		
Project Justification:	The City has been able to secure State grant funding to install new lighted crosswalk systems on O'Hara Avenue at trail crossing . This project will enhance the improve safety for pedestrians and bicyclists who ride on the trail as they cross O'Hara Avenue.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 75,000					$ *75,000*
Operating Costs							$ -
TOTAL	$ -	$ *75,000*	$ -	$ -	$ -	$ -	$ *75,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
General Capital Fund							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax							$ -
Grant		$ 45,000					$ *45,000*
2012 Bond Benefit							$ -
Street Maintenance & Rehab Fund		$ 30,000					$ *30,000*
Stormwater Fund							$ -
TOTAL	$ -	$ *75,000*	$ -	$ -	$ -	$ -	$ *75,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	FY 2023/24 Curb, Gutter and Sidewalk Repair & Reconstruction Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Concrete Repair and Replacement	**Project Number:**	295
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will repair and replace damaged curb, gutter, and sidewalks.		
Project Justification:	This project will coordinate with the responsible property owners to repair and reconstruct damaged and broken concrete curb, gutter, and sidewalks throughout the City. The construction of this project will eliminate trip and fall accidents caused by sidewalk and curbs uplifted by tree root overgrowth, and provide safe paths of travel for the community. This project works in coordination with the 50-50 cost share program that helps the property owners address concrete sidewalk and curb and gutter uplifts.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 100,000					$ *100,000*
Operating Costs							$ -
TOTAL	$ -	$ *100,000*	$ -	$ -	$ -	$ -	$ *100,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
General Capital Fund							$ -
Measure J							$ -
Gas Tax		$ 100,000					$ *100,000*
2012 Bond Benefit							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *100,000*	$ -	$ -	$ -	$ -	$ *100,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	FY 2023/24 Street Restriping Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Safety Improvements	**Project Number:**	296
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will restripe major streets in Oakley.		
Project Justification:	This project will restripe various City streets each year to help maintain delineations that are marked for usage by motorists and pedestrians. The work performed under this project focuses on the streets that are not in the plan for resurfacing in the next two years, and need the striping for lane delineation (centerline, edge line, crosswalk, pavement marking) to provide safer streets for the community.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 60,000					$ *60,000*
Operating Costs							$ -
TOTAL	$ -	$ *60,000*	$ -	$ -	$ -	$ -	$ *60,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
2012 Bond Benefit							$ -
Measure J							$ -
Gas Tax		$ 60,000					$ *60,000*
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *60,000*	$ -	$ -	$ -	$ -	$ *60,000*
Comments:							

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City of Oakley Capital Improvement Project Information Sheet Capital Improvement Program for Fiscal Years 2023/24 to 2027/28			
Project Title:	FY 2023/24 Street Repair & Resurfacing	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvements	**Project Number:**	297
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct traffic calming measures.		
Project Justification:	This project will repair the base and surface failures, as well as resurface the City's streets as a part of a comprehensive program to maintain the roadways for the community. Street repair and resurfacing is critical in keeping the quality of the City's street infrastructure in good condition and prevent costly reconstruction due to the lack of proper rehabilitation and maintenance. This project will address a number of neighborhoods which need Sierra-Crete base remediation in addition to repair and resurfacing.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design		$ 80,000					*$ 80,000*
Environmental							$ -
Right of Way							$ -
Construction		$ 200,000					*$ 200,000*
Operating Costs							$ -
TOTAL	$ -	*$ 280,000*	$ -	$ -	$ -	$ -	*$ 280,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
2012 Bond Benefit							$ -
Measure J		$ 80,000					*$ 80,000*
Gas Tax (RMRA)		$ 200,000					*$ 200,000*
Street Maint. & Rehab.							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	*$ 280,000*	$ -	$ -	$ -	$ -	*$ 280,000*

Comments:

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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	FY 2023/24 Traffic Calming Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Calming Improvements	**Project Number:**	298
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct traffic calming measures.		
Project Justification:	The traffic operations in the community have become one of the major issues that the Police and Public Works Departments handle on a regular basis. This project provides funding for the placement of traffic calming features in accordance with the neighborhood traffic calming policy. Various traffic calming requests are being evaluated by staff from the Police and Public Works Departments, and are addressed in collaboration with the residents based on priority, and the order they are received.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 30,000					$ *30,000*
Operating Costs							$ -
TOTAL	$ -	$ *30,000*	$ -	$ -	$ -	$ -	$ *30,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
2012 Bond Benefit							$ -
Measure J							$ -
Gas Tax							$ -
General Capital Projects		$ 30,000					$ *30,000*
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *30,000*	$ -	$ -	$ -	$ -	$ *30,000*

Comments:

OAKLEY CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	FY 2023/24 Traffic Signal Modernization Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Signal Operation Improvements	**Project Number:**	299
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will rehabilitate existing traffic signals.		
Project Justification:	Traffic operations and public safety have become one of the more important issues for the community. Public Works staff are continually working to improve the traffic operations on City streets. This project will replace some of the older internal components of the City's traffic signal systems which will improve the coordination of the City's traffic signal operations.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 200,000					$ *200,000*
Operating Costs							$ -
TOTAL	$ -	$ *200,000*	$ -	$ -	$ -	$ -	$ *200,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee		$ 200,000					$ *200,000*
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *200,000*	$ -	$ -	$ -	$ -	$ *200,000*

Comments:

OAKLEY
CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Bridgehead Road Widening Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvements	**Project Number:**	300
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will develop concept plan for widening and improving Bridgehead Road		
Project Justification:	With the widening and improvements that was done on Bridgehead Road as part of the Oakley Logistic Center development project, the section of this roadway that needs improvements and widening is from the entrance to the Amazon campus towards Main street including the railroad bridge and pump station. This project will perform preliminary design and concept plan for the improvements on Bridgehead Road.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design		$ 80,000					*$ 80,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ -*	*$ 80,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 80,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J		$ 80,000					*$ 80,000*
Gas Tax							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ -*	*$ 80,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 80,000*

Comments:

OAKLEY
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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	East Cypress Road Lane Alignment Analysis (RR tracks to Main Street) Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	301
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will perform alternative analysis for lane alignment on East Cypress Road.		
Project Justification:	This project will perform analysis for lane alignment and configuration on east Cypress Road from the RR tracks to Main Street. This section of the roadway has a number of constraints such the railroad signal and 2 budges that will have to be analyzed in detail to determine the optimum roadway alignment and configuration to improve traffic flows.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design		$ 60,000					$ *60,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ *60,000*	$ -	$ -	$ -	$ -	$ *60,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee		$ 60,000					$ *60,000*
General Capital Fund							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax							$ -
Grant							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *60,000*	$ -	$ -	$ -	$ -	$ *60,000*

Comments:

OAKLEY
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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	East Cypress Road Widening (Jersey Island Road to Bethel Island Road) Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	302
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will install a signal at the intersection of East Cypress Road and Knightsen Avenue in addition to widening and improving this intersection and East Cypress Road to Jersey		
Project Justification:	The growth and development of new subdivision projects along the East Cypress Road corridor has 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 curb and gutter, sidewalks and a median island. The widening will complement the similar improvements that are done as part of CIP 247.		

PROJECT FINANCING DETAILS

Project Expenditures	**22/23**	**23/24**	**24/25**	**25/26**	**26/27**	**27/28**	***Total***
Planning & Design		$ 762,563					$ 762,563
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ 762,563	$ -	$ -	$ -	$ -	$ 762,563

Project Funding	**22/23**	**23/24**	**24/25**	**25/26**	**26/27**	**27/28**	***Total***
Traffic Impact Fee		$ 384,060					$ 384,060
General Capital Fund							$ -
Public Facilities							$ -
ARPA		$ 378,503					$ 378,503
Street Maintenance & Rehab							$ -
Measure J							$ -
Gas Tax							$ -
Grant							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ 762,563	$ -	$ -	$ -	$ -	$ 762,563

Comments:

OAKLEY
CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Public Works Operations Building Remodeling Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Facility	**Project Manager:**	City Engineer
Project Type:	Building Improvement	**Project Number:**	303
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will remodel the existing Public Works Operstion Building to create more functional room for staff.		
Project Justification:	The Public Works Operation Building used to be the suite of the former ACE Hardware Store and since the purchase of the property by the City has not had any major improvements related to the office spaces in the building. With the growth of Public Works Department and increased demands for services from the community, this project will remodel the inside of the building to make a better functional work space for the staff and operations.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design		$ 25,000					*$ 25,000*
Environmental							$ -
Right of Way							$ -
Construction		$ 175,000					*$ 175,000*
Operating Costs							$ -
TOTAL	$ -	*$ 200,000*	$ -	$ -	$ -	$ -	*$ 200,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
General Capital Fund							$ -
Public Facilities		$ 200,000					*$ 200,000*
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax							$ -
Grant							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	*$ 200,000*	$ -	$ -	$ -	$ -	*$ 200,000*

Comments:

OAKLEY
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City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	FY 2023/24 ADA Implementation Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	304
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project is part of the implementation of the City of Oakley ADA Transition Plan		
Project Justification:	The City of Oakley has to have an ADA Transition Plan prepared and implemented to adhere to the legal requirements related to the U.S. Department of Justice. Staff has solicited proposals from ADA specialty consultants and had selected the firm of Sally Swanson Architects, Inc. to prepare the City's ADA Transition Plan. The preparation of this ADA Transition Plan has been completed. This implementation of this ADA plan will be phased over the future years as funding is allocated.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 50,000					$ *50,000*
Operating Costs							$ -
TOTAL	$ -	$ *50,000*	$ -	$ -	$ -	$ -	$ *50,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Street Maint. & Rehab		$ 50,000					$ *50,000*
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ *50,000*	$ -	$ -	$ -	$ -	$ *50,000*

Comments:

OAKLEY
CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Briarwood Park Playground Resurfacing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvement	**Project Number:**	305
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Installation of Playground Surfacing		
Project Justification:	The Briarwood Park Playground currently has a Poured In Place rubber surface which has reached the end of its useful life. Many patches and repairs have been made to the existing surfacing and more are needed. Future patches and repairs increase the risk of lessening the impact attenuation properties of the existing fall surfacing. This project would replace and upgrade the surface with rubber playground tiles that will have both durability and ease of maintenance that is needed at this playground. The product comes with a lifetime warranty, which is the best in the industry and will adhere to current ADA and safety standards		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 150,000					$ *150,000*
Operating Costs							$ -
TOTAL	$ -	$ *150,000*	$ -	$ -	$ -	$ -	$ *150,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
LLAD		$ 150,000					$ *150,000*
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ *150,000*	$ -	$ -	$ -	$ -	$ *150,000*

Comments:

OAKLEY CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Marsh Creek Glenn Park Renovation Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvement	**Project Number:**	306
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Park Renovation		
Project Justification:	The existing playground equipment and surfacing at Marsh Creek Glenn Park is the original infrastructure at this park, which was constructed 20 years ago. The equipment and surface are both in need of replacement, as maintaining this playground equipment and surfacing is not practical and financially viable. This project will replace the playground equipment and expand it to create a larger all ability and ADA accessible playground; along with placement of new rubber playground surfacing tiles that will perform and have a better warranty		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 500,000					$ *500,000*
Operating Costs							$ -
TOTAL	$ -	$ *500,000*	$ -	$ -	$ -	$ -	$ *500,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Park Impact Fee		$ 300,000					$ *300,000*
L&L District							$ -
Public Facilities							$ -
LLAD		$ 200,000					$ *200,000*
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ *500,000*	$ -	$ -	$ -	$ -	$ *500,000*

Comments:

OAKLEY CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Daffodil Park Playground Resurfacing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvement	**Project Number:**	307
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Installation of Playground Surfacing		
Project Justification:	The Daffodil Park Playground currently has a PIP (poured in place) rubber safety surface adjacent to loose fill engineered wood fiber. The PIP has reached the end of its useful life. Loose fill transitions to wood fiber are bad practice, as this creates premature wear on the PIP surface from the abrasiveness of the loose fill. Many patches and repairs have been made to the existing surfacing and more are needed. Future patches and repairs will increase the risk of lessening the impact attenuation properties of the existing fall surfacing. This project would replace and upgrade both the loose fill surface and PIP with rubber playground tiles that will have durability and ease of maintenance. The product comes with a lifetime warranty, which is the best in the industry and will adhere to current ADA and safety standards		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 150,000					$ *150,000*
Operating Costs							$ -
TOTAL	$ -	$ *150,000*	$ -	$ -	$ -	$ -	$ *150,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
LLAD		$ 150,000					$ *150,000*
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ *150,000*	$ -	$ -	$ -	$ -	$ *150,000*

Comments:

OAKLEY
CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	City Parks Drinking Fountain Replacement Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvement	**Project Number:**	308
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Installation of new water fountain		
Project Justification:	The increased city-wide demand for park facilities, and its use by the public necessitated an evaluation of the existing park infrastructure. This process identified several drinking fountains with deficiencies at Creekside Park, Cypress Grove Park, and Briarwood Park. Drinking fountains at these parks have reached the end of their useful life and are no longer fiscally suitable for ongoing repairs. This project will install new ADA accessible drinking fountains for all park users along with fountain components for pets		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 100,000					$ *100,000*
Operating Costs							$ -
TOTAL	$ -	$ *100,000*	$ -	$ -	$ -	$ -	$ *100,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee		$ 100,000					$ *100,000*
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ *100,000*	$ -	$ -	$ -	$ -	$ *100,000*

Comments:

OAKLEY
CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	Laurel Ballfields Parking Lot Resurfacing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvement	**Project Number:**	309
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Resurfacing of Park Parking Lot		
Project Justification:	The normal cycle to resurfacing parking lots is about every 10 years, and the parking lot for Laurel Ballfields is due to be resurfaced and striped. This parking lot is heavily used by various baseball and soccer leagues who use this park for their games and practices in addition to other park users. Funding will come from the LLD Zone 1 reserves fund		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 60,000					$ *60,000*
Operating Costs							$ -
TOTAL	$ -	$ *60,000*	$ -	$ -	$ -	$ -	$ *60,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
LLAD		$ 60,000					$ *60,000*
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ *60,000*	$ -	$ -	$ -	$ -	$ *60,000*

Comments:

OAKLEY CALIFORNIA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2023/24 to 2027/28

Project Title:	East Cypress Road Widening at CCWD Canal Crossing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	310
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct a road crossing over the CCWD Canal on East Cypress Road at Jersey Island Road		
Project Justification:	CCWD has undertaken the process of replacing the open canal in Oakley from the canal crossing near Main Street and has extended eastwards behind Cypress Grove, Emerson, Delaney, and Burroughs subdivisions up to east Cypress Road. CCWD is currently working on undergrounding the remainder of this canal from East Cypress Road in a southerly direction 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 undergrounding project and at the East Cypress Road, the city will take the lead on undergrounding the canal and construction of the new and widened roadway.		

PROJECT FINANCING DETAILS

Project Expenditures	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 9,500,000					*$ 9,500,000*
Operating Costs							$ -
TOTAL	$ -	*$ 9,500,000*	$ -	$ -	$ -	$ -	*$ 9,500,000*

Project Funding	22/23	23/24	24/25	25/26	26/27	27/28	*Total*
Traffic Impact Fee		$ 2,700,000					*$ 2,700,000*
General Capital Projects		$ 4,000,000					*$ 4,000,000*
Public Facilities							$ -
LLAD							$ -
Street Maint. & Rehab		$ 2,200,000					*$ 2,200,000*
Measure J							$ -
Gas Tax HUTA		$ 600,000					*$ 600,000*
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	*$ 9,500,000*	$ -	$ -	$ -	$ -	*$ 9,500,000*

Comments:

City of Oakley
Internal Controls

Introduction: With the adoption of the fiscal year budget the Team has concluded that this would be a perfect time to review the internal financial controls that are here at the City of Oakley. Historically, internal controls relied heavily on segregation of duties, which continues to be the heart of establishing good internal controls; but the accounting profession broadened the definition of internal controls to include establishing a control environment, risk assessment, the flow of information and communication and monitoring.

Control Environment: The control environment is the set of standards, processes and structures that provide the basis for carrying out internal controls across the entity. The control environment starts at the top of any organization. Ethical behavior and management integrity set the tone to establish the organization's culture. The City of Oakley uses policies and procedures to promote and maintain a proper control environment.

Risk Assessment: Risk assessment is primarily handled by the Finance Department, although all supervisors and managers need to be aware of potential for fraud. You can see how important an organization's ethical standards and employee culture are to this process.

Control Activities: This is the center of our internal controls. The following are examples of City of Oakley policies and procedures that have established to maintain internal control:

Purchasing and Accounts Payable.

- No invoice is processed without an approval signature and account coding.
- All purchases over $10,000 require a purchase order approved by the Department Head, Finance Director and City Manager
- Only the Finance Director or City Manager can print checks.
- Blank checks are stored in a locked file cabinet at all times.
- Each accounts payable check number is accounted for through the Financial Accounting system.

Human Resources and Payroll

- Each Personnel Action Form, establishing employees' wages and budget account numbers are signed by the Human Resources Manager, Finance Director and City Manager and verified with the adopted salary schedule.

- All blank checks are stored in a locked file cabinet at all times and required two signatures, the City Manager and Finance Director.
- All employees' timesheets are approved by a Department Head and supervisor if applicable.

Cash Receipts

- All receipts received in the Police Department will be entered into the Police cash register the same day. These receipts will be entered into the City's cash receipting system at the Community Services Counter at least once a week.
- All other receipts will be entered into the cash register located at Community Services Counter the same day.
- At end of each day a member of the Finance Department will close register, count cash, and reconcile for deposit. Finance Director will recount cash, log on to the daily log, place in a cash bag, and lock up in the Finance Director's office.
- All receipts (checks, cash and credit cards) are reconciled at the end of each day and the receipts are posted to the accounting system the following morning after review by the Accounting Manager.

Bank and Investment Reconciliations

- The general operating bank account, payroll bank account and successor agency bank account are reconciled monthly by the Accounting Manager that has no check preparation duties for the accounts. Canceled checks are not provided to the City although they are available online.
- The Finance Director reviews and signs each monthly bank reconciliation.
- The Local Agency Investment Fund (LAIF) and other investment pool accounts (CalTrust) are reconciled quarterly by the Accounting Manager.

General Ledger

- All journal entries are reviewed and signed by either the Finance Director or Accounting Manager.

Budget

- The City Manager and Finance Director must sign a budget amendment for all over-budget amounts, with adequate explanation.

Audits

- The City undergoes a yearly audit. As part of governmental auditing standards, the auditor must review and test the City's internal controls and issue a separate opinion on the City's internal control. The City has always received "clean" opinions on our financial report and on the auditors internal control report.

Flow of Information and Communication: Accessibility of financial information to all levels of the organization help to ensure correct and complete recording of financial transactions. Each day the Eden Accounting System, generates daily revenue status and detail reports, expenditure status and detail reports and purchase order status reports which are accessible to all department managers over the City's network.

Monitoring: Monitoring activities are primarily following up on situations or transactions that come to the Finance Department's attention when processing revenues and expenditures. By following up with the other departments, Team members realize that the City operates with tight controls. This helps set the tone that the Finance Department monitors department financial transactions.

Conclusion: I hope this quick summary of internal control concepts and specifically how the City works to safeguard the City of Oakley's assets, is helpful. The City's Finance Department employees take great pride in the City's great financial record and strive to continue maintaining effective internal controls, consistent with professional standard and practices, in a very dynamic environment.

RESOLUTION NO. ____

A RESOULTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY TO ADOPT THE FY 2023-2024 PROPOSED BUDGET, STATEMENT OF FINANCIAL POLICIES AND APPROPRIATIONS LIMIT

WHEREAS, it is City policy to have the City Council to adopt a budget and appropriations limit prior to the beginning of its new fiscal year, which is July 1, 2023; and

WHEREAS, the City desires to annually review and adopt a 5-Year Capital Improvement Plan and comprehensive Statement of Financial Policies; and

WHEREAS, the City Manager and Staff have developed and the City Manager has presented Preliminary Operating and Capital Budgets, Statement of Financial Policies, Appropriations Limit, and 5-Year Capital Improvement Plan; and

WHEREAS, that the City Council did on May 9, 2023 hold a workshop to discuss these Preliminary documents and provide additional direction to the City Manager for the preparation of a final set of documents; and

WHEREAS, the City Manager has this day presented to the City Council for consideration of adoption a Proposed Budget document, including the updated Statement of Financial Policies, Recommended Operating and Capital Budgets, Fiscal Year 2023-2024 Appropriations Limit Calculation, and a separate Recommended 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028; and

WHEREAS, the Appropriations Limit for the City of Oakley for Fiscal Year 2023-2024 shall be $15,761,694 as included in the Proposed Budget document; and

WHEREAS, the inflation factor being utilized to calculate the Fiscal Year 2023-2024 appropriations limit is the California per capita income; and

WHEREAS, the population factor being utilized to calculate the Fiscal Year 2023-2024 appropriations limit is the City of Oakley's population growth provided by the State of California Department of Finance; and

WHEREAS, the City Council has elected to bifurcate the Capital Budget and 5-Year Capital Improvement Plan for separate discussion and consideration of approval by separate resolution; and

WHEREAS, a separate resolution has been prepared for the approval of the City of Oakley Fiscal Year 2023-2024 Capital Budget and 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028; and

WHEREAS, the City of Oakley Fiscal Year 2023-2024 Capital Budget is an integral part of the Operating Budget, with the projects' detail included in the Capital

Budget and only total revenues and expenditures related to the Capital Budget are included in the Operating Budget; and

WHEREAS, it is possible that certain projects within the Capital Budget may not be approved by the City Council after the total revenues and expenditures related to such projects have been approved as part of the Operating Budget; and

WHEREAS, the appropriations for any projects that are not approved as part of the Capital Budget can be held in reserve until such time that other projects are approved as an amendment to the Capital Budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley:

1) As the City Council, hereby adopts the FY 2023-2024 Proposed Budget, Statement of Financial Policies, and Fiscal Year 2023-2024 Appropriations Limit.

2) The appropriations for any capital projects which are approved as part of the Operating Budget and recommended but not approved as part of the Operating Budget shall be held in reserve in the appropriate fund(s) until such time that other projects are approved by way of resolution or the appropriations are moved to another fund as an amendment to the Capital Budget.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Oakley held on the 13th day of June 2023, and was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Aaron Meadows, MAYOR

ATTEST:

_____
Libby Vreonis, CITY CLERK

RESOLUTION NO. ____

A RESOULTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY TO ADOPT THE FISCAL YEAR 2023-2024 PROPOSED CAPITAL BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2023-2024 THROUGH 2027-2028 AND MAKE FINDINGS RELATED THERETO

WHEREAS, it is City policy to have the City Council to adopt a budget and appropriations limit prior to the beginning of its new fiscal year, which is July 1, 2023; and

WHEREAS, the City desires to annually review and adopt a 5-Year Capital Improvement Plan and comprehensive Statement of Financial Policies; and

WHEREAS, the City Manager and Staff have developed and the City Manager has presented Preliminary Operating and Capital Budgets, Statement of Financial Policies, Appropriations Limit, and 5-Year Capital Improvement Plan; and

WHEREAS, that the City Council did on May 9, 2023 hold a workshop to discuss these Preliminary documents and provide additional direction to the City Manager for the preparation of a final set of documents; and

WHEREAS, the City Manager has this day presented to the City Council for adoption a Proposed Budget document, including the updated Statement of Financial Policies, Recommended Operating and Capital Budgets, Fiscal Year 2023-2024 Appropriations Limit Calculation, and a separate Recommended 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028; and

WHEREAS, Section 65401 of the Government Code requires the Planning Authority of cities and counties to review any Capital Improvement Program (CIP) in their jurisdiction for conformance with the reviewing agency's adopted General Plan; and

WHEREAS, the City Council has recently appointed a new Planning Commission that is serving in the role of the City's Planning Authority; and

WHEREAS, potentially adverse impacts of the CIP were adequately discussed in the Environmental Impact Report (EIR) for the Oakley 2020 General Plan, and project-by-project environmental assessments will be prepared when necessary; and

WHEREAS, the Recommended 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028 for the City of Oakley has been submitted and reviewed as to its conformance with the adopted Oakley General Plan by the Planning Authority; and

WHEREAS, the projects proposed reflect the major need for roadways, public utilities and other community facilities during the next five years in concert with anticipated growth areas as noted in the adopted General Plan and;

WHEREAS, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b) (3), in that it can be seen with certainty that there is no possibility that this CIP action will have a significant effect on the environment and does not involve approval of any specific project that may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley:

1) Hereby adopts the City's Recommended 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028 and confirms the Plan is consistent with the adopted Oakley General Plan; and

2) Hereby adopts the FY 2023-2024 Proposed Capital Budget and 5-Year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Oakley held on the 13th day of June 2023, and was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Aaron Meadows, MAYOR

ATTEST:

_____
Libby Vreonis, CITY CLERK

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING ADDITIONAL SWORN POLICE POSITIONS ON A TEMPORARY BASIS

WHEREAS, the City Council has authorized 41 sworn police positions in the fiscal year 2023/2024 annual budget; and

WHEREAS, the Police Department remains short staffed due to long term injuries; and

WHEREAS, the return status of the injured staff is unknown at this time; and

WHEREAS, hiring additional sworn staff to have 41 active members is a priority for the City; and

WHEREAS, authorizing two (2) positions will temporarily create 43 sworn positions in the police department; and

WHEREAS, one (1) sergeant promotion is necessary in order to have oversight of the newly formed Special Services Operations, which will temporarily create eight (8) sergeant positions; and

WHEREAS, authorizing temporary positions creates a slight risk should any of the injured staff be able to return to full duty; and

WHEREAS, this authorization could create an additional expense in the fiscal year 2023/2024 of up to $150,000.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley hereby approves the following:

Authorize two (2) additional sworn staff to be hired during Fiscal Year 2023/2024 creating 43 sworn positions and promoting an additional Sergeant creating eight (8) sergeant positions. This is expected to be temporary in nature and it is anticipated that sworn staff will be 41 as injury cases are resolved or through attrition.

The potential cost of $150,000 for the fiscal year will be evaluated throughout the year and should any funding be needed staff will bring an item to the council recommending a one-time transfer from reserves.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Oakley held on the 13th day of June 2023 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

Aaron Meadows, Mayor

ATTEST:

Libby Vreonis, City Clerk Date

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Lindsey Bruno, Recreation Director

SUBJECT: Selection for Special Event Beer and Wine Concession at Select City Special Events

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Background and Analysis

Each year, the Recreation Division hosts special events throughout the year that are designed to bring residents and visitors to Oakley and activate our downtown area. A group of those events include food and alcohol sales (beer and wine). Those events include:

- Concerts in the Park in partnership with Foodie Crew on May 5, June 2, August 4, September 1, and October 6.
- Summer Fest on July 1.
- Heart of Oakley on September 23.
- Oaktober Fest on October 21.

On April 11, 2023, the City Council approved the selections for St. Anthony Knights of Columbus 10414, Pillars of Hope, Adventure Therapy, and Be Exceptional, while awaiting advice from the Fair Political Practices Commission (FPPC) regarding the selection of the Rotary Club of Oakley and East County All Star Fundraising.

The City Attorney has received correspondence from the FPPC indicating that neither the Act nor Section 1090 prohibit City officials from taking part in decisions by the City Council regarding the City's request for proposals for a vendor to serve as a concessionaire at City events for the year.

Fiscal Impact

There is no fiscal impact associated with the selection of the non-profit organizations.

Staff Recommendation

Staff reviewed the submissions and assessed them on three categories: Demonstration of experience selling beer/wine at large scale events, Demonstration of the staff/volunteer capacity, Demonstration of alignment with Strategic Plan 27+, staff also considered how each non-profit organizations proposal best aligned to the various events.

Based on the assessment staff recommends the assignment of organizations to events below:

Summer Fest- Rotary Club of Oakley
Heart of Oakley Festival- East County All Star Fundraising

Should an organization be unavailable for the event they were selected for, staff recommend that another non-profit organization that submitted an RFP be selected based on the assessment.

Attachments

1. RFP from Rotary Club of Oakley
2. RFP from East County All Star Fundraising
3. FPPC Response to Advice No. A-23-059

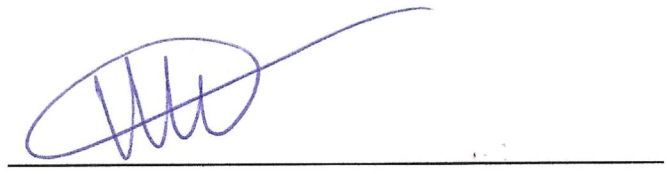
Event Beverage Concession Services RFP

Part 1: Letter of Transmittal

The Rotary Club of Oakley submits this Letter of Transmittal for the Event Beverage Concession Services RFP. As a 501c3 Non-Profit organization (Appendix A), we meet weekly every Thursday at 7:30 am at Black Bear Diner. Our mailing address is listed below. Our main point of contact is Vera Martinez, Club Secretary. Her contact information is listed below as well.

Rotary Club of Oakley
P.O. Box 435
Oakley, CA 94561
(925) 639-9194

Vera Martinez
1873 Trenton Place
Brentwood, CA 94513
veramartinez5160@gmail.com
(925) 639-9194



Vera Martinez

Part 2: Proposal Summary

The Rotary Club of Oakley is pleased to submit this "Event Beverage Concession Service" proposal in order to support one, two or all three of the planned City of Oakley events; Summer Fest, Heart of Oakley Festival and Oaktober Festival. Like many non-profit organizations, the last two years has taught us that we must adapt and change the way in which we raise our money for community service projects. We are excited about The City of Oakley's new fund-raising opportunity, and we are eager to serve our community.

Regarding **qualifications**; Rotary is primarily a leadership organization and encourages members to come forward with hands-on community service project proposals that will enhance the quality of life in the Oakley community. The opportunity to chair each planning committee for the (up to) three subject events will rotate among the membership. The majority of Rotary members are small business owners or come from management level public sector positions with strong administrative skills. These qualities contribute to the Club having been voted the top non-profit in Oakley for the readers of the Oakley Press newspaper for each of the last 4 years.

Regarding **organizational capacity**; Oakley Rotary currently has 29 members and has been adding new members steadily since returning to in-person meetings in the post-COVID era. We also enjoy a strong relationship with our sponsoring Rotary Club in Brentwood. It is common for members from both clubs to volunteer to staff each other's events be they fundraisers or community service projects. Also, Rotary is a "family-friendly" service club and it is common for family members to accompany Rotarians at its community service projects and/or fundraisers.

Regarding **relative experience**; in the nearly 4 years the club has existed (having chartered on May 29, 2019) Oakley Rotarians have completed over 125 community service projects including multiple fundraisers. From painting 35' wide maps of the United States on Oakley elementary school playgrounds to partnering with City staff in planting 20 trees in Summer lake Park in celebration of Earth Day, the club works tirelessly to support the Oakley community. Each project required varying amounts of planning including face-to-face and online meetings, signup sheets, budgeting, marketing, permitting and post-event critiques. Details for a few major projects are found in Part 3: Background and Experience, below.

Revenue from the beverage concession(s) will allow us to continue to fund;

- The distribution of 600+ personal dictionaries to all Oakley Union Elementary School District (OUESD) and Knighten Elementary School District 3rd graders,
- Increasing our previous five (5) $500 scholarships to four (4) $1,000 scholarships to Freedom High School graduating seniors

- Providing minor repair and home maintenance to our Oakley senior citizens through our Rotary Home Team
- The collection and disposal of trash from a 1+ mile stretch of Main Street (Adopt-A-Street)
- The packaging of food for school children in developing countries (Kids Against Hunger)
- Sponsoring two Freedom HS students at Camp Royal, a week-long leadership summer camp and/or sponsoring two Freedom High School students to Camp Venture, an entrepreneur summer camp.
- Repainting scale maps of the USA on school grounds of all elementary schools in Oakley (initially painted by Brentwood Rotary several years ago) and painting new USA maps on elementary schools needing new maps (Summer Lake and Oakley Elementary).
- Purchase, build and fly kite kits for children participating in the City of Oakley Science Week "Take Flight, Build a Kite" event
- Continued financial and staffing support for the Friends of Oakley Christmas Basket Program.
- Building and Installing ten (10) Little Free Libraries throughout the community in partnership with the Contra Costa County Office of Education, Oakley Union Elementary School District and Freedom High School.

Regarding **delivery schedule** and staffing for beer and wine concession(s); thirty days prior to each event, we will obtain the needed Oakley Police Department Permit and California Department of Alcoholic Beverage Control Daily Beer and Wine license and the needed insurance policy. We will obtain all beer and wine and essential equipment such as compostable beer and wine cups the week of the event. Beer will be obtained the morning of the event, along with appropriate equipment such as one or more jockey boxes or a mobile beer trailer.

Rotarians will work 3 – 4-hour shifts including a set-up and clean-up schedule. We already have a 10' x 10' branded canopy, plus folding tables, chairs and Rotary-branded banners, that will be required for our booth and the volunteers to set up and clean up for each event as needed.

Lastly, we are pleased to see the addition of a report on total sales and profit for each event where the Oakley Rotary club is selected to serve. We kept meticulous records of each community service event including beer and wine concessions and will be proud to report to the City Council on how funds raised were used to benefit the community.

Part 3: <u>Background and Experience</u>

In 2022 the Oakley Rotary Club provided beer and wine concession services for seven (7) City of Oakley events.

- May 6 – Friday Night Bites
- July 2 – Summer Fest
- August 5 – Friday Night Bites
- September 2 – Friday Night Bites
- September 24 – Heart of Oakley Festival
- October 7 – Friday Night Bites
- October 22 – Oaktober Fest

Oakley Rotary, using funds from the payment of annual dues from club members purchased a commercial grade beer dispensing unit referred to as a "jockey' box plus equipment and supplies to provide concession services including two branded 10' x 10' canopies, folding tables and chairs, cash box, Square credit card processing appliances, rubber floor mats, 100 qt ice chest, outdoor lighting strands, portable power supply, multiple 44 qt. keg tubs, wooden tokens, colorful table covers, wrist bands, combination hand truck and wheeled cart. All equipment in stored in a donated local storage facility.

Roughly a dozen Oakley Rotarians, including family members, sign up to staff each event in 3-4 hour time blocks including set up and take down. Club members, wearing Rotary-branded apparel, enjoy the fellowship and sense of service in providing an important element to each of the City events. Members take turns pouring beer and wine, chatting with customers, selling tokens or changing out spent beer kegs and wine bottles. Oakley Rotary is fortunate to have the owner of Oakley Grocery Outlet as a member of the Club. Matt Amaro and his wife Karen generously allow the club to use their walk-in refrigerator to store beer kegs, a critical need when going through 6-8 kegs of beer on a blistering hot Oakley afternoon.

For each event we apply for and obtain a California Department of Alcoholic Beverage Control Daily Beer and Wine license as well as a permit from the Oakley Police Department. The U.S. Rotary Club and District Liability Insurance Program ("Program") provides general liability insurance coverage to all active U.S. Rotary clubs and districts and Rotaract clubs for their liability arising out of bodily injury and property damage to a third party, subject to policy terms and conditions. An overview of the general liability insurance provided by the Program as detailed in Appendix B.

Additionally, Oakley Rotary has three (3) members who have successfully completed the California Responsible Beverage Service Training Course. One of these three members is always on premises during beer and wine concession services.

Recently, we partnered with Freedom High School Boosters to run the concession stand at home games where we sold tri-tip sandwiches, hot dogs, nachos, snacks, and beverages. Rotarians were also part of the set-up and clean-up for each of these events. With this event,

Rotarians signed up for two-hour shifts but in the end, most Rotarians stayed for the entire time because they enjoyed the interaction with the parents and high school students. We normally use sign-up sheets to let Rotarians pick the time that will work best for their schedule and ensures a commitment on their part. Oakley Rotarians love to engage with our community so we will have no issues with getting volunteers to work an event.

Part 5: References

Greg Robinson
Publisher – Brentwood Press Publications
Member of the Rotary Club of Brentwood
925-634-1441
greg@brentwoodpress.com

Joseph Nardone
Brentwood Craft Beer and Cider, Owner
Member of the Rotary Club of Brentwood
925-428-1616
joeynardone@comcast.net

Derrick Augustine
Black Bear Diner Oakley, Co-Owner
925-206-2467
Derrickaugustine@hotmail.com

Part 6: Additional Information

Rotary is a global network of 1.4 million neighbors, friends, leaders, and problem-solvers who see a world where people unite and take action to create lasting change – across the globe, in our communities, and in ourselves.

The mission of the Rotary Club of Oakley is to provide service to others through our fellowship of business, professional, and community leaders. We support organizations, projects and other initiatives that promote education and community service and that exemplify the object of Rotary International - to encourage and foster the ideal of service as a basis of worthy enterprise.

APPENDIX

Appendix A

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

ROTARY CLUB OF OAKLEY FOUNDATION
C/O DAVE WAHL
1823 PHEASANT RUN TERRACE
BRENTWOOD, CA 94513-2628

Date:
10/07/2020
Employer ID number:
85-2603917
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: (877) 829-5500
Accounting period ending:
June 30
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
May 18, 2020
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053637007470

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P

Appendix B

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/09/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 2850 Golf Road Rolling Meadows IL 60008	CONTACT NAME: Ali Sulita PHONE (A/C, No, Ext): 1-833-3ROTARY FAX (A/C, No): 630-285-4052 E-MAIL ADDRESS: rotary@ajg.com
INSURED All Active US Rotary Clubs & Districts Rotary Club of Oakley ATTN: Risk Management Dept. 1560 Sherman Ave. Evanston, IL 60201-3698	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Westchester Surplus Lines Insurance Company — 10172 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES — CERTIFICATE NUMBER: 899307648 — REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [ ] OCCUR [X] X Liquor Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:	Y		G73578917 001	7/1/2022	7/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$2,000,000 $500,000 $ $2,000,000 $4,000,000 $4,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			G73578917 001	7/1/2022	7/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$2,000,000 $ $ $
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $			NOT APPLICABLE			EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			NOT APPLICABLE			PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is included as an additional insured where required by written contract or permit subject to the terms and conditions of the general liability policy, but only to the extent bodily injury or property damage is caused in whole or in part by the acts or omissions of the insured.

CERTIFICATE HOLDER	CANCELLATION
City Of Oakley 3231 Main Street Oakley, CA 94561	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Cynthia L. La Mothe

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A PROPOSAL BY

EAST COUNTY ALL STAR FUNDRAISING

EVENT BEVERAGE CONCESSION SERVICES RFP

1344

LETTER OF TRANSMITTAL

East County All Star Fundraising
501c
84-2010921
44 Kay Ct. Oakley CA 94561
925-915-0259
eastcountyallstarfundraising@gmail.com

February 22, 2023

Please find our proposal for East County All Star Fundraising, a registered 501c entity with the state of California. Our address, email, and phone is the same for both the non profit and the main point of contact for this proposal, Anissa Williams.

Sincerely,

Anissa Williams

Anissa Williams
President, East County All Star Fundraising

ORGANIZATION SUMMARY

East County All Star Fundraising is an Oakley based non profit, dedicated to improving the life of local youth through fundraising efforts that go towards the often overwhelming expenses associated with extra curricular activities. Our membership is open to families / caregivers throughout East County, but more than half of our membership resides in Oakley. The success of our organization stems from caregiver participation, and the youth participate in many local Oakley organizations - including Oakley Youth Soccer Club, Prodigy Cheer, Happy Trails Riding Academy. East County Little League, and many more! Funds raised directly benefit the participating families, and we have also been able to sponsor foster youth, a practice we hope to continue with more funding.

SCOPE OF SERVICES

- EAST COUNTY ALL STAR FUNDRAISING (HERE IN AFTER REFRENCED TO AS ECASF) IS RESPONSIBLE FOR SERVING BEER AND WINE AT MULTIPLE VENUES THROUGHOUT THE BAY AREA INCLUDING CONCORD PAVILLION AND THE GOLDEN ONE CENTER
- ALL VOLUNTEERS HAVE BOTH A FOOD HANDLERS CARD (THROUGH SERV-SAFE) AND THEIR ALCOHOL LICENSE ISSUED BY ABC
- OUR VOLUNTEER BASE INCLUDES MORE THAN 50 ACTIVE PARTICIPANTS, SO WE HAVE EXTENSIVE EXPERIENCE WITH SCHEDULING AND MANAGING SHIFTS AT VARIOUS VENUES - WITH SUCH A LARGE GROUP, SET UP, CLEAN UP, AND SERVING WILL BE BROKEN UP INTO MULTIPLE 5-6 HOUR SHIFTS
- OUR PRESIDENT HAS RUN MANY RESTAURANTS, AND HAS EXPERIENCE WITH OBTAING TEMPORARY PERMITS, AS WELL AS CATERING SPECIAL EVENT LICENSES. ALL PERMITS WILL BE OBTAINED AT LEAST 14 DAYS BEFORE ANY EVENTS WE ARE AWARDED
- WE UTILIZE SQUARE, SO THE REPORTING IS VERY CLEAR AND EASY TO TRANMIT WITHIN 10 DAYS OF THE EVENT CLOSE
- WE ARE MORE THAN WILLING TO PARTNER WITH OTHER ORGANIZATIONS, OR ONLY DO 1 OF THE 3 EVENTS (WE HAVE NO PREFERENCE AS TO WHICH ONE)

REFERENCES

Our board of directors can all provide references for our organization, and we will also provide outside references.

Amber Brown, Vice President, 925-584-1383
Crystal Jessup, Treasurer, 925-200-0390
Krystyna Rakow, Public Relations Manager, 925-726-8565
Monica Loza, Project Coordinator, 925-567-6769

Contacts from Concord Pavillion:
Tracy Smiljanic, TEAM Coordinator, 916-792-6691

STATE OF CALIFORNIA
FAIR POLITICAL PRACTICES COMMISSION
1102 Q Street • Suite 3000 • Sacramento, CA 95811
(916) 322-5660 • Fax (916) 322-0886

May 22, 2023

Derek P. Cole
City Attorney, City of Oakley
COLE HUBER LLP
2281 Lava Ridge Court, Suite 300
Roseville, CA 95661

Re: Your Request for Advice
Our File No. A-23-059

Dear Mr. Cole:

This letter is in response to your request for advice regarding conflict-of-interest provisions of the Political Reform Act[1] and Section 1090, et seq. Please note that we are only providing advice under Section 1090, not under other general conflict of interest prohibitions such as common law conflict of interest. Also, note that we are not a finder of fact when rendering advice (*In re Oglesby* (1975) 1 FPPC Ops. 71), and any advice we provide assumes your facts are complete and accurate. If this is not the case or if the facts underlying these decisions should change, you should contact us for additional advice.

We are required to forward your request regarding Section 1090 and all pertinent facts relating to the request to the Attorney General's Office and the Contra Costa County District Attorney's Office, which we have done. (Section 1097.1(c)(3).) We did not receive a written response from either entity. (Section 1097.1(c)(4).) We are also required to advise you that, for purposes of Section 1090, the following advice "is not admissible in a criminal proceeding against any individual other than the requestor." (See Section 1097.1(c)(5).)

QUESTION

Do the conflict of interest provisions of the Act or Section 1090 prohibit City of Oakley (the City) officials Mayor Aaron Meadows, Vice Mayor Anissa Williams, Councilmember Hugh Henderson or Councilmember Shannon Shaw (collectively the City Officials) from taking part in decisions by the City Council regarding the City's request for proposals for a vendor to serve as concessionaire at City events for the next year, where each of these officials is an uncompensated officer of a bidding nonprofit organization?

[1] The Political Reform Act is contained in Government Code Sections 81000 through 91014. All statutory references are to the Government Code, unless otherwise indicated. The regulations of the Fair Political Practices Commission are contained in Sections 18104 through 18998 of Title 2 of the California Code of Regulations. All regulatory references are to Title 2, Division 6 of the California Code of Regulations, unless otherwise indicated.

CONCLUSION

No. Neither the Act nor Section 1090 prohibit the City Officials from taking part in decisions by the City Council regarding the City's request for proposals for a vendor to serve as concessionaire at City events for the next year, where each of these officials is an uncompensated officer of a bidding nonprofit organization.

FACTS AS PRESENTED BY REQUESTER

The City of Oakley is currently soliciting proposals from qualified nonprofit organizations to operate beer and wine beverage concessions at four City of Oakley events over the next year. These events are the Oakley Summer Fest, Heart of Oakley Festival, Harvest Festival, and the Jingle Ball. The City is also seeking a vendor for its "Concerts in the Park" series. City staff prepared a request for proposals and intends to present an item at a City Council meeting to select a single vendor to serve as concessionaire at these events. Four City Councilmembers are officers of nonprofit organizations that have submitted bids to serve in this capacity.

These councilmembers include Vice Mayor Anissa Williams, who serves as the president of East County All Star Fundraising, a 501(c)(3) nonprofit, that raises money to cover and offset the costs associated with various children's sports and extracurricular activities in the community for families in need. More than half of the recipients of funding are City of Oakley families participating in City of Oakley organizations. Vice Mayor Williams does not receive any form of compensation for her role as president of this non-profit organization.

In addition, Mayor Aaron Meadows and Councilmembers Hugh Henderson and Shannon Shaw serve as uncompensated club leaders of the Oakley chapter of the Rotary Club. The Rotary Club is a registered 501(c)(4) nonprofit organization providing humanitarian services and helping build goodwill in the community. More specifically, the Rotary Club's work includes supporting the residents and the City through volunteer service, such as organizing blood drives, assisting with local business development, providing grants to local teachers, and funding student exchange programs.

ANALYSIS

A. The Act.

The Act's conflict of interest provisions prohibit any public official from making, participating in making, or otherwise using his or her official position to influence a governmental decision in which the official has a financial interest. (Section 87100.) A public official has a "financial interest" in a governmental decision, within the meaning of the Act, if it is reasonably foreseeable that the decision will have a material financial effect, distinguishable from its effect on the public generally, on one or more of the public official's interests. (Section 87103; Regulation 18700(a).)

Section 87103 of the Act lists several types of financial interests that can give rise to a conflict of interest, including:

- An economic interest in a business entity[2] in which he or she has a direct or indirect investment of $2,000 or more (Section 87103(a); Regulation 18702.1); or in which he or she is a director, officer, partner, trustee, employee, or holds any position of management. (Section 87103(d).)
- An economic interest in real property in which he or she has a direct or indirect interest of $2,000 or more. (Section 87103(b); Regulation 18702.2.)
- An economic interest in any source of income, including promised income, aggregating $500 or more within 12 months prior to the decision. (Section 87103(c); Regulation 18702.3.)
- An economic interest in any source of gifts to him or her if the gifts aggregate to $590 or more within 12 months prior to the decision. (Section 87103(e); Regulation 18702.4.)
- An economic interest in his or her personal finances, including those of his or her immediate family. (Section 87103; Regulation 18702.5.)

According to the facts, the City Officials receive no compensation for their services in their roles with their respective nonprofit organizations and thus do not have a source of income interest. The City Officials also do not have a business interest in their respective nonprofit organizations because a nonprofit organization is not a "business entity" as defined by the Act. (Section 82005.) Finally, there are no facts suggesting that decisions related to the City Officials' respective nonprofit organizations will have any financial effect on any of their personal finances. Thus, based on the facts provided, the City Officials do not have a disqualifying conflict of interest under the Act that would prohibit them from participating in decisions by the City Council regarding the City's request for proposals for a vendor to serve as concessionaire at City events for the next year.

B. Section 1090.

Section 1090 generally prohibits public officers, while acting in their official capacities, from making contracts in which they are financially interested. Section 1090 is concerned with financial interests, other than remote or minimal interests, that prevent public officials from exercising absolute loyalty and undivided allegiance in furthering the best interests of their agencies. (*Stigall v. City of Taft* (1962) 58 Cal.2d 565, 569.) Section 1090 is intended not only to strike at actual impropriety, but also to strike at the appearance of impropriety. (*City of Imperial Beach v. Bailey* (1980) 103Cal.App.3d 191, 197.)

Under Section 1090, the prohibited act is the making of a contract in which the official has a financial interest. (*People v. Honig* (1996) 48 Cal.App.4th 289, 333.) A contract that violates Section 1090 is void. (*Thomson v. Call* (1985) 38 Cal.3d 633, 646.) The prohibition applies regardless of whether the terms of the contract are fair and equitable to all parties. (*Id.* at pp. 646-649.) Finally, when Section 1090 applies to one member of a governing body of a public entity, the prohibition cannot be avoided by having the interested board member abstain. Instead, the entire governing body is precluded from entering into the contract. (*Thomson*, *supra*, at pp. 647- 649; *Stigall*, *supra*, at p. 569; 86 Ops.Cal.Atty.Gen. 138, 139 (2003); 70 Ops.Cal.Atty.Gen. 45, 48 (1987).)

[2] Section 82005 defines a "business entity" as any organization or enterprise operated for profit, including but not limited to a proprietorship, partnership, firm, business trust, joint venture, syndicate, corporation or association.

Here, the City has prepared a request for proposals and intends to present an item at a City Council meeting to select a single vendor to serve as concessionaire at City events for the next year. Four City Councilmembers are officers of non-profits that have submitted bids to serve in this capacity. The question, therefore, is whether Section 1090 would prohibit the City Officials from taking part in the decision based on their affiliations with their respective nonprofit organizations.

The Legislature has created various statutory exceptions to Section 1090's prohibition where the interest involved is deemed a "remote interest," as defined in Section 1091 or a "noninterest," as defined in Section 1091.5. If a noninterest is present, the public official's abstention is generally not required, and the contract may be made by the agency.

Relevant to the facts provided, Section 1091.5(a)(8) establishes that an officer is not interested in a contract if his or her interest is:

> That of a noncompensated officer of a nonprofit, tax-exempt corporation, which, as one of its primary purposes, supports the functions of the body or board or to which the body or board has a legal obligation to give particular consideration, and provided further that this interest is noted in its official records.
>
> For purposes of this paragraph, an officer is "noncompensated" even though he or she receives reimbursement from the nonprofit, tax-exempt corporation for necessary travel and other actual expenses incurred in performing the duties of his or her office.

Here, Vice Mayor Williams is a noncompensated president of East County All Star Fundraising, a 501(c)(3) nonprofit that raises money to cover and offset the costs associated with various children's sports and extracurricular activities in the community for families in need. More than half of the recipients of funding are City of Oakley families participating in City of Oakley organizations. Such a purpose supports the functions of the City by promoting a variety of programs for the City's youth. Based on these facts, Vice Mayor Williams would have a noninterest in a decision by the City Council regarding RFP respondents, including East County All Star Fundraising. However, in order to participate in these decisions, she must disclose her interest in the official records of the City Council.

Mayor Meadows and Councilmembers Henderson and Shaw serve as uncompensated club leaders of the Oakley chapter of the Rotary Club. The Rotary Club is a registered 501(c)(4) nonprofit organization providing humanitarian services and helping build goodwill in the community. More specifically, the Rotary's work includes supporting the residents and the City through volunteer service, such as organizing blood drives, assisting with local business development, providing grants to local teachers, and funding student exchange programs.

The Rotary Club's purposes support the functions of the City by promoting a variety of programs for the City's residents. Thus, based on these facts, Mayor Meadows and Councilmembers Henderson and Shaw would have a noninterest in decisions by the City Council regarding the City's request for proposals to select a single vendor to serve as concessionaire at City events for the next year, including the Rotary Club. However, in order to participate in these decisions, Mayor

Meadows and Councilmembers Henderson and Shaw must disclose their respective interests in the official records of the City Council.

Accordingly, under Section 1090, Vice Mayor Williams has a noninterest in any City contracts involving East County All Star Fundraising, and Councilmembers Henderson and Shaw and Mayor Meadows have a noninterest in any City contracts involving the Rotary Club.

If you have other questions on this matter, please contact me at (916) 322-5660.

Sincerely,

Dave Bainbridge
General Counsel

/s/ John M. Feser Jr.

By: John M. Feser Jr.
Senior Counsel, Legal Division

JMFjr:aja

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Harumi Murata, Economic Development Analyst

SUBJECT: **Authorization for the City Manager to Execute a Purchase and Sale Agreement with Thomas Properties Inc. for the sale of property located at 1033 Main Street and 5400 Neroly Road (APN 037-050-013 and APN 037-050-014)**

Background and Analysis

2.77 acres of properties—1033 Main Street and 5400 Neroly Road— were declared surplus last year. Following this declaration, an Invitation to Bid was publicly released to seek interested parties for development.

Both properties are located in the General Commercial zone, which applies to a diversity of retail sales and service uses, restaurants, service stations, highway-oriented and visitor-serving commercial and lodging; auto and heavy commercial uses; public and semi-public uses; public gathering facilities, and similar and compatible uses. The City's preference was to sell a combination of the two parcels.

The City received several competitive proposals, which were subsequently evaluated on a range of criteria. The staff has completed a comprehensive review and thorough evaluation of all the proposals received, the decision was made to proceed with a bid from a real estate developer with the highest monetary purchase price ($1,675,000) whose proposal closely aligns with our current project requirements that include a commitment to sustainability, such as the potential for substantial generation of sales tax and employment.

Based in Walnut Creek, Thomas Properties, Inc. operates as a comprehensive real estate developer emphasizing residential and commercial real estate investment, development, construction, and property management. The company possesses significant experience in the field of commercial development, as they are involved with multiple commercial projects across East County, the broader Bay Area, and the Sacramento region, and was the developer responsible for Popeye's project (101 Carol Lane) in Oakley.

Their first proposal involves setting up a mid-sized retail agricultural supplies and equipment store, occupying a range of 18,000-24,000 sqft. This facility will also include an outdoor display area at the back of the facility, as well as a designated parking lot. The majority of the store's merchandise will be subject to sales tax, contributing and providing a direct financial benefit to the city. Furthermore, the presence of such an agricultural equipment dealer may contribute to a cluster effect as it may attract other businesses that serve this industry. This could lead to further job creation and additional sales tax revenue, as clients visiting the facility could also patronize nearby businesses.

The second proposition comprises a combination of sit-down and quick service restaurant, a fuel and convenience store, and a car wash at the back of the premises. This concept also presents the potential to produce substantial advantages as these businesses would foster frequent, prompt purchases, increasing overall sales and tax revenue. These establishments can stimulate economic activity in the surrounding area, particularly given their proximity to Contra Costa Logistic Centers and the freeway entrance, thereby benefiting the local economy as a whole.

Both scenarios would hold the potential to stimulate the growth of ancillary businesses, as it may trigger an increase in sales tax and direct employment opportunities – which is expected to generate a ripple effect in fostering broader local economic development.

Staff will enter into negotiations with Thomas Properties, Inc. to finalize the Purchase and Sale Agreement. The finalized agreement will include specific provisions to ensure the purchaser's commitment to our development measure and their tax and employment generation promises.

Consistency with the Oakley Strategic Plan 27+

The recommendations included in this item are consistent with the following goals and objectives: Under the umbrella of Community and Economic goals, and Strategic and Thoughtful Growth: (1) develop or sell City-owned properties based on community benefit.

Fiscal Impact

The anticipated gross income from selling the city-owned parcel is $1,675,000. After the sale, these funds will be transferred to the County and Tax Entities. These properties were originally purchased with tax-exempt bond proceeds, and to comply with bond covenants, the funds will then be distributed to different agencies through the Redevelopment Property Tax Trust Fund.

Staff Recommendation

Staff recommends that the Council adopt the resolution approving the Purchase and Sale Agreement with Thomas Properties, Inc. for the sale of property located at 1033 Main Street and 5400 Neroly Road (APN 037-050-013 and APN 037-050-014).

Attachments

1. Overview of the proposed retail development projects by Thomas Properties, Inc.
2. Draft of Purchase and Sale Agreement
3. Draft Resolution

Thomas PROPERTIES

1224 LINCOLN AVENUE • WALNUT CREEK, CALIFORNIA 94596 • TEL. 925 945-6266 • FAX: 925 945-8753

April 26, 2023

City of Oakley
Attn: Harumi Murata
3231 Main Street
Oakley, CA 94561

Re: 1033 Main Street and 5400 Neroly Road, Oakley, CA

Dear Ms. Murata,

Thank you for the opportunity to consider Thomas Properties Inc. to expand the City of Oakley's commercial real estate and tax base. As you may be aware, we've been involved with commercial and residential development in the City of Oakley since 2007. We developed Emerson Ranch at Cypress Rd and Sellers Ave. and purchased 101 Carol Lane from the City of Oakley, where we developed Popeyes Chicken.

Thomas Properties Inc. at its core eats, sleeps and breathes retail development with an emphasis on neighborhood grocery anchored centers and highway retail development.

A list of local recently completed projects, current and highlighted projects are as follows:

Oakley:
Popeyes Chicken (Carol Lane): entitled and completed.
Emerson Ranch 200 acres (Cypress and Sellers): Phase 1- 550 Single family homes entitled, mapped and sold, Phase 2- 110 Single family homes entitled and sold.
Phase 3- 9 acres of retail entitled for fuel center, car wash, drive thru restaurants, shops, grocery and pharmacy.

Brentwood:
Bank of the West (Balfour)
Sciortino Ranch 65 acres (Brentwood Blvd and Sand Creek): Phase 1- 326 Single Family Homes entitled, mapped and sold. Phase 2- Quick Quack Car Wash and 7 11 fuel center entitled, mapped and constructed.
Phase 3- Grocery Outlet, entitled, mapped and constructed.
Phase 4- Chipotle Drive Thru, Starbucks Drive Thru, Panda Express and Denny's, entitled, mapped and currently under construction.
Phase 5- Wendy's, in entitlement phase.

Project's Under Development in Northern California:

Santa Rosa: Starbucks
Sacramento: Starbucks
Merced: Fuel Center
Marysville: Wendy's
Vacaville: Fuel Center and Car Wash
Redding: Wendy's and Fuel Center
Antelope: Wendy's

Highlighted Case Study, Pinole:

In 2015-2017 Thomas Properties Inc. entitled, purchased from the City of Pinole RDA and constructed a Class A highway centric Sprouts Farmer's Market anchored center. Highlighted co-tenants comprised of Sprouts Farmers Market, The Habit Burger Grill, Orange Theory, DaVita and Starbucks.

Project Structure:

Given the proximity to Highway 160 and surrounding co-tenancy of highway commercial and industrial, Thomas Properties Inc. proposes the following project structure which it will execute utilizing its in depth market knowledge and personal relationships with expanding national businesses in East Contra Costa County:

Within 6 months of entering into an agreement to purchase, Thomas Properties Inc. will enter into a contractual agreement with a retailer or retailer(s) that will all or predominately contribute to the City of Oakley's tax base under the following prioritized scenarios:

1. A single mid-sized format retailer ranging from 18,000-24,000 SF

or

2. A combination of fuel, c-store, car wash, automotive type services, sit-down restaurant and quick service restaurant with drive thru

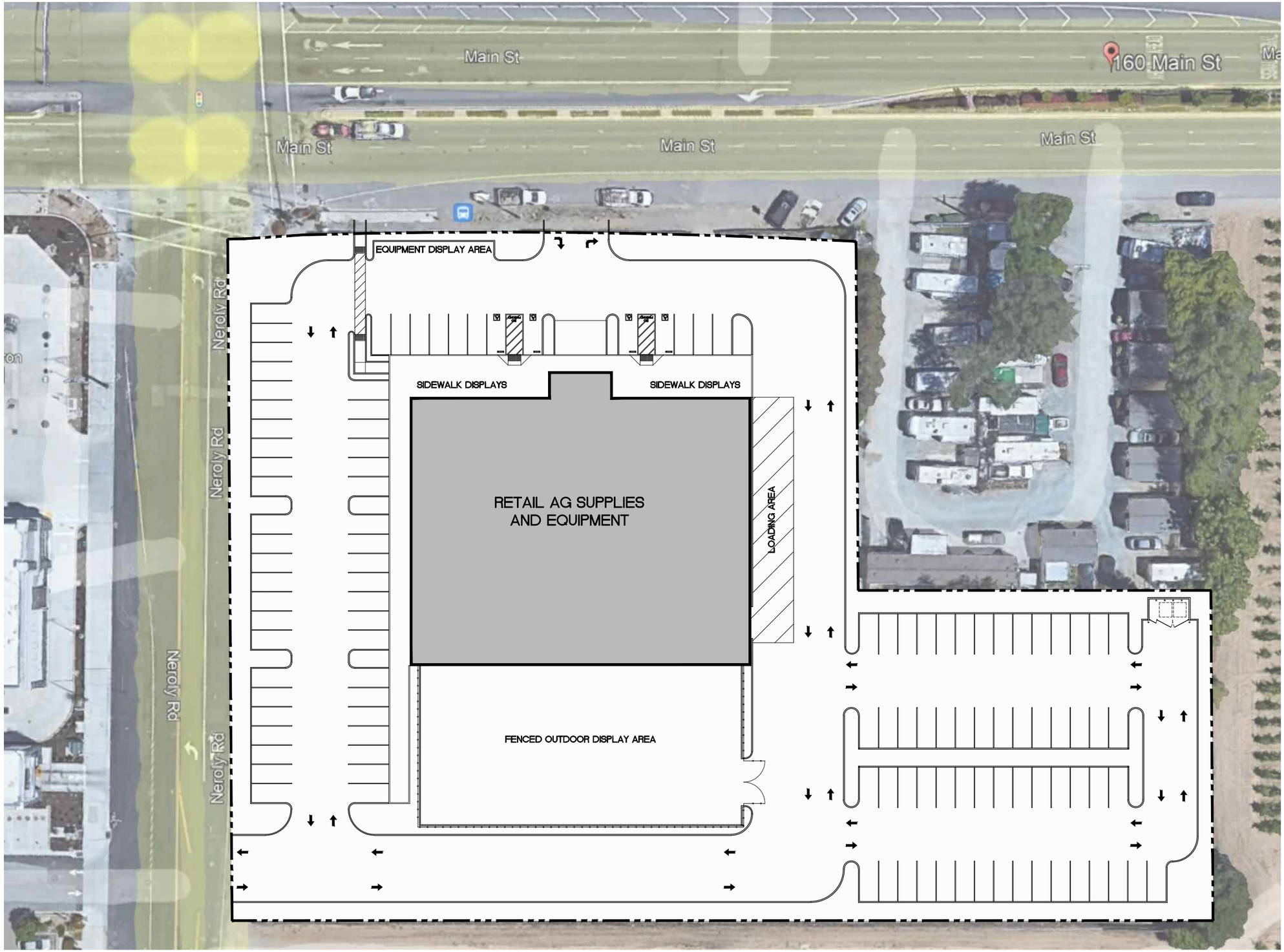
Project Size: 2.77 acres

Purchase Price: $1,675,000

Close of escrow shall occur upon receipt of building and construction permits which is estimated to be 12 months from a dually executed purchase and sale agreement.

Thank you for the opportunity,

Sam Thomas
Thomas Properties Inc.



SITE PLAN CONCEPT
SCALE: 1" = 20'-0"

SCALE OF FEET 10 0 10 20 1" = 20'-0"

[redacted]

THOMAS DEVELOPMENT, LLC
1224 LINCOLN AVE.
WALNUT CREEK, CA.
94596

[redacted]

CRM Architects & Planners, Inc.
3590 Stanford Ranch Road, Suite 720 - Rocklin CA. 95765
phone: (916) 435-1500 - fax: (916) 435-1600

[redacted]

PROJECT NO.
CRM PROJECT NO. 2314
DATE: MAY 2023
DRAWN BY: BML

[redacted]

PROPOSED NEW SITE DEVELOPMENT CONCEPT

MAIN STREET AND NEROLY ROAD
OAKLEY, CA

CONCEPTUAL USE

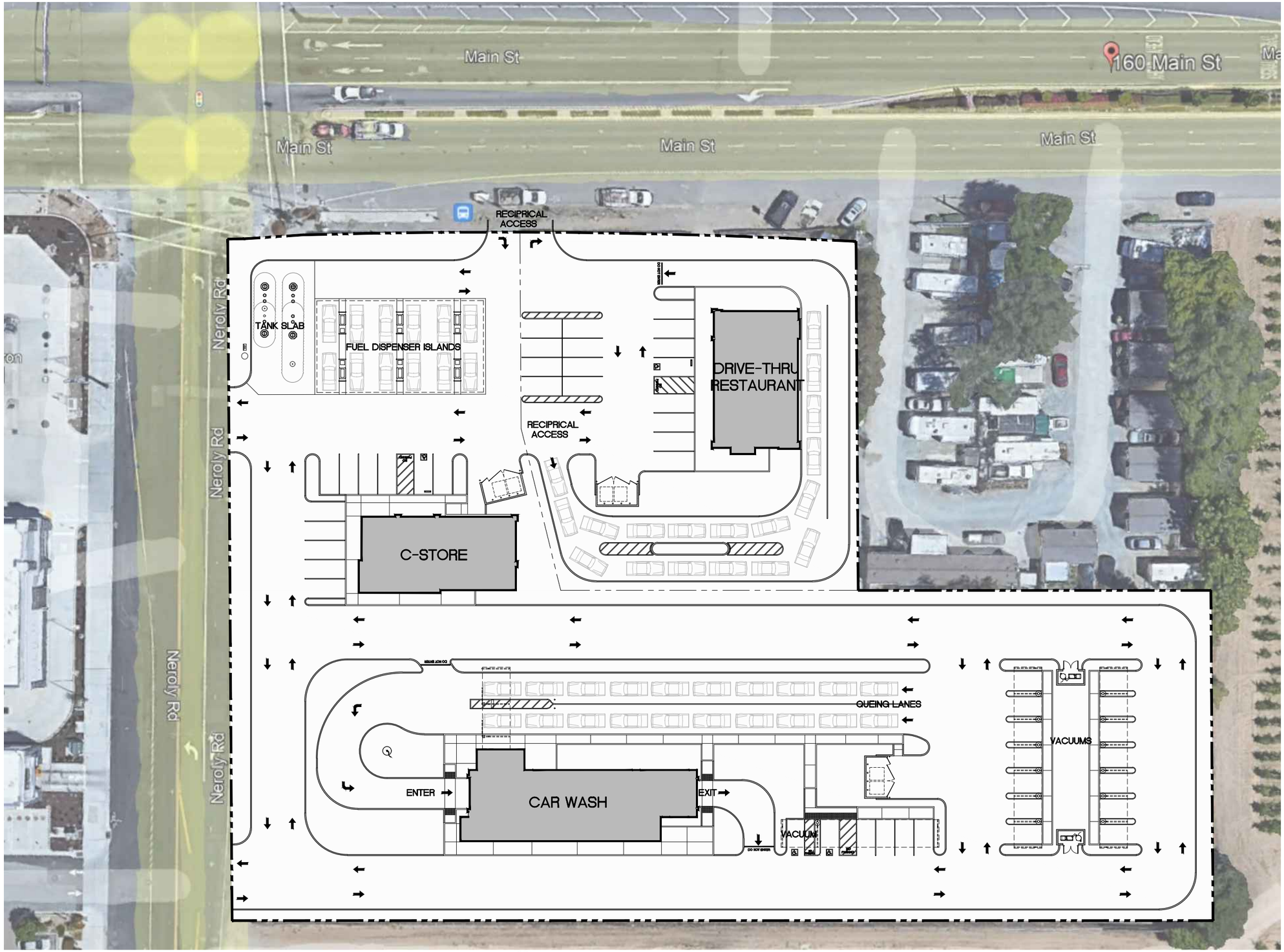
[redacted]

SITE SCHEME

AS-1

[redacted]

PRE-LIM SITE TEST FIT



1 SITE PLAN CONCEPT
SCALE: 1" = 20'-0"

SCALE OF FEET 10 0 10 20 1" = 20'-0"

[redacted]

THOMAS DEVELOPMENT, LLC
1224 LINCOLN AVE.
WALNUT CREEK, CA.
94596

[redacted]

CRM Architects & Planners, Inc.
3000 Stanford Ranch Road, Suite 720 • Rocklin CA 95765
phone: (916) 435-1500 • fax: (916) 435-1600

[redacted]

PROJECT NO.
CRM PROJECT NO. 2314
DATE: MAY 2023
DRAWN BY: BML

[redacted]

PROPOSED NEW SITE DEVELOPMENT CONCEPT

MAIN STREET AND NEROLY ROAD
OAKLEY, CA

CONCEPTUAL USE

[redacted]

SITE SCHEME

AS-2

[redacted]

PRE-LIM SITE TEST FIT

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement ("Agreement") is made by and between and the City of Oakley, a California municipal corporation ("Seller"), and Thomas Properties, Inc. ("Buyer"). The effective date of this Agreement is June ___, 2023 ("Effective Date").

In consideration of the respective agreements hereinafter set forth, Seller and Buyer agree as follows:

RECITALS

A. Seller is the owner of the Property as defined in Paragraph 1 below.

B. Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, subject to the terms and conditions described within.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. Property Included in Sale. Seller shall sell and convey to Buyer, and Buyer shall purchase from Seller, subject to the terms and conditions set forth herein, the following:

1.1 The Real Property located at 1033 Main Street and 5400 Neroly Road (APN 037-050-013 and APN 037-050-014) in Oakley, California, which is described in Exhibit "A", attached hereto, Situated close to the junction of Highway 4 and 160, in an area designated as a General Commercial zone.

1.2 All of Seller's right, title and interest in and to all rights, privileges and easements appurtenant to the Real Property, including without limitation all development rights, permits, entitlements and any rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Real Property (collectively, the "Appurtenances"). The Real Property and Appurtenances are collectively referred to herein as the ("Property").

2. Purchase Price. The purchase price for the Property shall be the sum of $1,675,000 (the "Purchase Price").

3. Opening of Escrow. An escrow account shall be opened within 10 days of the City Council authorizing the Purchase and Sale Agreement to be signed. Within five calendar days of the opening of escrow, Buyer will deposit the sum of $10,000.00 into escrow as the initial deposit for this transaction.

4. Title to the Property. At the closing of the purchase and sale contemplated hereunder (the "Closing"), Seller shall convey to Buyer insurable title to the Property by a duly executed and acknowledged Grant Deed in Title Company's standard form (the "Grant Deed"). At Closing, Title Company shall issue to Buyer a California Land Title Association Owner's Policy of Title Insurance in the amount of the Purchase Price insuring fee simple title to the Property in Buyer. The cost of the Title Policy shall be paid by the Buyer.

5. Conditions to Closing. The following conditions are conditions precedent to Buyer's obligation to purchase the Property (the "Conditions Precedent"):

5.1 Buyer's Review and Approval of Title to the Property. Seller shall use reasonable efforts to cause Title Company to deliver to Buyer a preliminary title report on the Property within twenty (10) days after the Effective Date, which preliminary title report shall be issued by Title Company and accompanied by copies of all documents referred to in the report (collectively, the "Preliminary Report"). Buyer shall advise Seller, within thirty (30) days after the Effective Date, what exceptions to title, if any, will be accepted by Buyer. Seller shall have ten (10) days after receipt of Buyer's objections to give Buyer: (i) notice that such exceptions will be removed on or before the Closing Date; or (ii) notice that Seller elects not to cause such exceptions to be removed. If Seller gives Buyer notice under clause (ii), Buyer shall notify Seller within ten (10) days after Buyer's receipt of Seller's notice whether Buyer elects to proceed with the purchase or terminate this Agreement. If Buyer shall fail to give Seller notice of its election within such ten-day period, Buyer shall be deemed to have elected to terminate this Agreement.

6. Closing and Escrow.

6.1 Execution of Agreement. The parties hereto shall deposit executed counterparts of this Agreement with the Title Company and this Agreement shall serve as instructions to the escrow holder for consummation of the donation, purchase, and sales contemplated hereby. Seller and Buyer agree to execute such additional escrow instructions as may be appropriate to enable the escrow holder to comply with the terms of this Agreement; provided, however, that in the event of any conflict between the provisions of this Agreement and any supplementary escrow instructions, the terms of this Agreement shall control.

6.2 Closing Date. Escrow shall close within 6 months of the opening of Escrow.

6.3 Delivery of Documents. At or before the Closing Date (except to the extent otherwise specifically provided below), Seller shall deliver to Buyer the following:

(i) The grant deed for the Property, duly executed and acknowledged by Seller;

(ii) Such other documents or records as may be required under applicable law or as specified by the Title Company to ensure completion of all transactions described hereby.

6.4 Apportionment. The following are to be apportioned as of the Closing Date, as follows:

(i) Real Estate Taxes and Assessments. Buyer shall assume responsibility for all real estate taxes and assessments on the Property from the Closing Date forward.

(ii) Closing Costs. Buyer and seller shall split the recording fees, any County of Contra Costa transfer tax and the premium for the Title Policy and escrow fees and such other costs and charges of the escrow for the sale not otherwise provided for in this paragraph or elsewhere in this Agreement.

7. Party Representations. Seller or Buyer hereby represent as follows:

7.1 Full Authority. Seller and Buyer have full power and authority and have taken all action necessary to execute this Agreement and to fulfill all obligations hereunder.

7.2 Hazardous Materials. Seller represents the Property is free of contamination and hazardous materials.

8. As-Is Acquisition. Buyer represents and warrants that as of the Close of Escrow, Buyer will have satisfied itself as to the physical, environmental, legal and economic condition and all other aspects of the Property and its suitability for the purposes intended by Buyer. Buyer acknowledges and agrees that Buyer is acquiring the Property subject to all existing laws, ordinances, rules and regulations, and that neither Seller nor any of Seller's agents, representatives and attorneys (collectively, "Seller's Agents") have made any warranties, representations or statements regarding the availability of any approvals, or the laws, ordinances, rules or regulations of any governmental or quasi-governmental body, entity, district or agency having authority with respect to the ownership, possession, development, occupancy, condition and/or use of the Property except as expressly provided herein. Buyer, moreover, acknowledges that Buyer has entered into this Agreement with the intention of relying upon its own investigation of the physical, environmental, economic and legal condition of the Property, including, without limitation, the compliance of the Property with laws and governmental regulations and the operation of the Property, and that Buyer is not relying on any representations and warranties made by Seller or anyone acting or claiming to act on Seller's behalf concerning the Property except as expressly provided herein. Buyer further acknowledges that it has not received from Seller any accounting, tax, legal, architectural, engineering, property management or other advice with respect to this transaction and is relying upon the advice of its own accounting, tax, legal, architectural, engineering, property management and other advisors. Buyer shall purchase the Property in its "As-Is" condition on the Closing Date and assumes the risk that adverse physical, environmental, economic or legal conditions may not have been revealed by its investigations. Seller shall have no liability for any subsequently discovered defects, whether latent or patent.

9. Miscellaneous.

9.1 Notices. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given upon (i) hand delivery, or (ii) three (3) days after being deposited in the U.S. Mail, and addressed as follows

If to Seller:

Joshua McMurray, City Manager
City of Oakley
3231 Main Street
Oakley, California 94561
McMurray@ci.oakley.ca.us

If to Buyer:

Thomas Properties, Inc.
1224 Lincoln Ave, Walnut
Creek, CA 94596
samthomas@thomasproperty.com

Seller and Buyer shall each have the right from time to time to change the place notice is to be given under this section by written notice thereof to the other party.

9.2 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, administrators and assigns.

9.3 Amendments. Except as otherwise provided herein, this Agreement may be amended or modified only by a written instrument executed by Seller and Buyer.

9.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9.5 Merger of Prior Agreements. This Agreement and the exhibits hereto constitute the entire agreement between the parties and supersede all prior agreements and understandings between the parties relating to the subject matter hereof.

9.6 Negotiated Agreement. Seller and Buyer acknowledge that this Agreement has been negotiated and that each party has had an opportunity to have the Agreement reviewed by legal counsel. Accordingly, notwithstanding the fact that this Agreement was prepared by Seller's counsel, the doctrine that ambiguities in an agreement shall be construed against the drafting party shall not be employed in connection with this Agreement.

9.7 Enforcement. If either party commences legal proceedings to enforce the terms of this Agreement, the prevailing party shall be entitled to recover from the other party its attorneys' fees and court costs incurred therein.

9.8 Time of the Essence. Seller and Buyer agree that time is of the essence of this Agreement. If either party fails to perform an obligation contained herein by the date such performance is required, it shall not be deemed to be unreasonable for the other party to pursue its remedies hereunder, including termination of this Agreement.

9.9 Severability. If any provision of this Agreement or the application thereof to any person, place or circumstance shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect.

9.10 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

SELLER:

CITY OF OAKLEY

Joshua McMurray
City Manager

BUYER:

SAM THOMAS

Sam Thomas
Thomas Properties, Inc.

APPROVED AS TO FORM:

By: _____
Derek Cole, City Attorney

EXHIBIT A

[PROPERTY DESCRIPTION]

RESOLUTION NO. XX-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH THOMAS PROPERTIES, INC. FOR THE SALE OF A PROPERTY LOCATED AT 1033 MAIN STREET AND 5400 NEROLY ROAD (APN 037-050-013 and APN 037-050-014)

BE IT RESOLVED by the City Council of the City of Oakley that the City Manager is hereby authorized and directed to sign on behalf of the City that certain Purchase and Sale Agreement between the City and Thomas Properties, Inc. for the Sale of a Property located at 1033 Main Street and 5400 Neroly Road (APN 037-050-013 and APN 037-050-014).

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of June 2023 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: Honorable Mayor and Members
Of the City Council

Approved and Forwarded to the City Council

FROM: Derek P. Cole, City Attorney

SUBJECT: Adoption of a Resolution Authorizing the Mayor to Execute an Amendment to the City Manager's Employment Agreement Providing for an Increase in Salary from $250,000 to $277,500 Annually

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Background and Discussion

The City and City Manager Joshua McMurray entered into an Employment Agreement effective November 10, 2021. (Mr. McMurray had served as Interim City Manager since May 2021.) The City Manager's agreement provides for an annual salary of $250,000. The agreement also provides for an annual cost-of-living adjustment to the City Manager salary using the consumer price index ("CPI") for the San Francisco Area. This CPI adjustment is required to take effect each fiscal year (i.e., on July 1, 2023). Before the adjustment may take effect, however, the City Council must determine that the City Manager's performance within the preceding year has been satisfactory.

This determination must be based on an annual performance evaluation, which for this year, the City Council began in April and concluded at its May 23, 2023 meeting. Based on its evaluation, the City Council determined the City Manager's performance has been well above satisfactory.

Because of his above satisfactory performance, the City Manager would automatically receive a CPI-adjusted salary effective July 1, 2023. Calculating inflation from the date of his contract (November 10, 2021) through the most recently published inflation month (April 2023), the City Manager would be entitled to an adjusted salary of $272,860.[1]

In a labor-negotiation closed session on May 23, 2023, the City Council considered whether to authorize any additional adjustments to the City Manager's salary or benefits in light of the positive performance evaluation. The full Council authorized its

[1] This number was generated from an inflation calculator the United States Bureau of Labor Statistics provides at https://www.bls.gov/data/inflation_calculator.htm

City Manager Subcommittee (consisting of the Mayor and Vice-Mayor) to offer the City Manager a salary increase to $277,500. This amount includes the automatic inflationary adjustment as well as approximately an additional $5,000 annually. The Subcommittee members communicated this offer to the City Manager, who has indicated he would accept it.

To approve the salary increase to $277,500, the City Council is required to adopt the attached resolution approving the proposed amendment to the City Manager's Employment Agreement. No other terms of the Employment Agreement are proposed to be amended and the City Manager would continue to receive the same benefits as he is currently receiving.

Fiscal Impact

If the City Council approves the proposed amendment to the City Manager's Employment Agreement, the City Manager's annual salary would increase by $27,500 (from $250,000 to $277,500 annually) beginning in the 2023-24 fiscal year (i.e., July 1, 2023). The total cost of increasing the City Manager's annual salary from $250,000 to $277,500 will be $34,582, including $7,082 of increased benefit costs.

As noted above, the large majority of this increase would already be required as a CPI adjustment due to the positive performance evaluation the City Manager has recently received and has been included in the City's Proposed Fiscal Year 2023-2024 Budget. The amount that has not been included in the Proposed Budget is $14,147, which will be paid for out of the Contingency budget line item and will not require a budget amendment.

Recommendation

The City Council is requested to adopt the Resolution Authorizing the Mayor to Execute an Amendment to the City Manager's Employment Agreement

Attachments

1. Resolution
2. Amendment to City Manager Employment Agreement

RESOLUTION NO. XX-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT

WHEREAS, the City entered into an Employment Agreement with the City Manager effective November 10, 2021.

WHEREAS, the City and City Manager desire to enter into an amendment to the City Manager's Employment Agreement to provide that the City Manager's salary shall increase from $250,000 to $277,500.

WHEREAS, before approving the referenced salary increase, the City Council received an oral report regarding the fiscal impact of the amendment to the Employment Agreement per Government Code § 54953(c)(3).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley authorizes the Mayor to execute the Amendment to the Employment Agreement Between the City of Oakley and Joshua McMurray, in the form as attached as Exhibit A to this Resolution.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of June, 2023 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Aaron Meadows, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

AMENDMENT TO EMPLOYMENT AGREEMENT
BETWEEN THE CITY OF OAKLEY AND JOSHUA McMURRAY

This Amendment ("Amendment") to the Employment Agreement between the City of Oakley and Joshua McMurray ("Manager"), effective November 10, 2021 ("Employment Agreement"), is entered into and effective on July 1, 2023 ("Effective Date of this Amendment"). The Employment Agreement shall be amended as set forth below. All other terms of the Employment Agreement not amended shall remain the same as set forth in the Employment Agreement.

1. Section 7.A to the Employment Agreement is amended to provide that on and after the Effective Date of this Amendment, Manager shall receive an annual salary of $277,500, payable in equal installments at the same time and in the same manner as other employees of the City are paid. The salary shall be subject to withholding.

Executed on this xx day of June, 2023.

Joshua McMurray
City Manager

Aaron Meadows
Mayor

Approved as to Form:

Derek P. Cole
City Attorney

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: 06/13/2023

TO: Joshua McMurray, City Manager

Approved and Forwarded to the City Council

FROM: Jeri Tejeda, Human Resources Director

SUBJECT: Adopt a Resolution approving the Salary Schedule for Fiscal Year 2023/2024 and authorizing the addition and removal of specific job classifications.

Background and Analysis

In June of 2022 and then again during the clean-up of the personnel rules, on February 28, 2023, the City Council adopted Resolution 26-23 for the Compensation and Benefits for General Staff and Resolution 27-23 for the Compensation and Benefits for the Police Management Staff. These resolutions authorized a three percent (3%) cost of living adjustment (COLA) for all positions defined by these groups effective the first full pay period in July of 2023.

Although the mentioned resolutions have already authorized the cost-of-living adjustment, in order to stay compliant with the California Public Employees' Retirement System (CalPERS) code section 570.5, all classifications and pay ranges must be approved and adopted by the City's governing body anytime an amendment is made to the schedule.

All classification salaries covered by these two resolutions have been updated by three percent (3%) and will be effective July 9, 2023. In addition to updating all classifications in the general staff and police management staff by the already approved three percent (3%) COLA, there are a few items to note.

1. Staff is recommending adding a new classification of Administrative Technician. If approved, a Police Service Assistant will be reclassified to an Administrative Technician. When the police department was formed back in 2016, all non-sworn support staff were classified as Police Service Assistants, regardless of the duties being performed. Over the last eighteen months, staff has worked to classify

positions based on the duties being performed. The department currently has an employee completing the tasks of an Administrative Technician but is classified as a Police Service Assistant. Reclassifying this position is cost neutral as the pay scales are similar. Reclassifying will allow staff to ensure the job duties and expectations align with the actual job description.

2. Staff is recommending replacing two part-time Police Records Assistants with a full time Police Records Assistant. With a recent vacancy in the department, it has provided an opportunity to analyze what is best suited for the growing department. This will bring the staffing model more in line with like sized departments and allow for the appropriate support of the forty sworn staff currently in place. Replacing two part-time positions with a full-time position would increase the annual cost by approx. $33,000 as the position is now eligible for benefits.
3. In addition to authorizing a three percent (3%) COLA, resolution 27-23, also sets a compaction of 10% between the Police Sergeant and Police Lieutenant and the Police Lieutenant and Police Chief positions. To remain compliant with the compaction language in section 1.3 of the Compensation and Benefits of Police Management staff, the Police Chief's pay increase will be eight percent (8%) and is reflected as such on the proposed salary schedule.
4. Per the amended contract of the City Manager, which is on tonight's agenda, the City Manager's salary has been increased to $277,500 and is reflected as such on the proposed salary schedule.
5. To keep consistent with the requested changes to position allocation in the fiscal year 2023/2024 budget, staff has removed positions that are no longer in use.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with our strategic plan, sustainable organization goal. There are several objections within this goal concerning the needs of proper staffing and aligning the City to be competitive within the market.

Fiscal Impact

The costs related to the amended salary schedule have not entirely been accounted for in the Fiscal Year 2023/2024 annual budget. The costs related to item 2 (replacing two part-time Police Records Assistants with a full time Police Records Assistant) and item 4 (the City Manager's compensation increase) that have not been included in the proposed annual budget but will be paid out of the Contingency budget line item. Those costs amount to approximately $33,000 for the Police Records Assistant and $14,147 for the City Manager's compensation, for a total of approximately $47,147 that will come from Contingency and will not require a budget amendment. The balance of the costs related to the requested salary schedule changes, above, have been included in the Proposed Fiscal Year 2023-2024

Budget, which is also being presented for consideration for approval, this evening.

Staff Recommendation

Adopt a Resolution approving the Salary Schedule for Fiscal Year 2023/2024 and authorizing the addition and removal of specific job classifications.

Attachments

1. Resolution
2. 2023-2024 Salary Schedule
3. Proposed Administrative Technician Job Description
4. Resolution 26-23 Compensation and Benefits General Staff
5. Resolution 27-23 Compensation and Benefits Police Management Staff
6. Proposed City Manager Contract Amendment

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AMENDING THE 2023-2024 EMPLOYEE SALARY SCHEDULE ADDING NEW JOB CLASSIFICATIONS AND REMOVING SPECIFIC JOB CLASSIFICATIONS

WHEREAS, the City Council adopted a Compensation Policy on June 25, 2001 establishing the City of Oakley's policy regarding employee compensation in conformance to City Ordinance 17-00; and

WHEREAS, the Compensation Policy was amended on June 24, 2008 and on June 13, 2017; and

WHEREAS, on June 14, 2022 Council approved a new compensation and benefit package moving from merit increase to a step system for compensation; and

WHEREAS, on February 28, 2023 Council approved a resolution for Compensation and Benefits for General Staff and a resolution for Compensation and Benefits for Police Management Staff; and

WHEREAS, to remain compliant with CalPERS regulations to have the governing body approve any amendments to the salary schedule; and

WHEREAS, to remain compliant with compaction language in the Compensation and Benefits for Police Management Staff; and

WHEREAS, to continue to classify positions based on the job duties being performed; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley hereby approves the following:

The Employee Position Classifications and Salary Ranges as identified in Attachments 2 and 3 that is attached hereto, which now includes the addition of a full-time Administrative Technician, replacing two part-time Police Records Assistants with one full-time Police Records Assistant, and the removal of positions that are no longer in use which include a full-time Parks & Landscaping Maintenance Tree Worker, a part-time Administrative Assistant, a part-time Sports Field Laborer, a full-time Code Enforcement Technician II, a full-time Assistant Planner, and a part-time Parks & Landscaping Maintenance Worker.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Oakley held on the 13th day of June 2023 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

Aaron Meadows, Mayor

ATTEST:

Libby Vreonis, City Clerk Date

City of Oakley

Master Salary Schedule
All Positions
Effective July 9, 2023

Position	Unit	Hourly/Salary	Frequency	Step AA	Step A	Step B	Step C	Step D	Step E	Step F
Accounting Assistant	**UNREP**	**H**	**Hourly**		**$ 29.69**	**$ 31.17**	**$ 32.73**	**$ 34.37**	**$ 36.08**	
			Bi-Weekly		$ 2,374.95	$ 2,493.70	$ 2,618.39	$ 2,749.31	$ 2,886.77	
			Monthly		$ 5,145.74	$ 5,403.02	$ 5,673.17	$ 5,956.83	$ 6,254.67	
			Annually		$ 61,748.83	$ 64,836.27	$ 68,078.08	$ 71,481.99	$ 75,056.09	
Accounting Manager	**UNREP**	**S**	**Hourly**		**$ 60.84**	**$ 63.88**	**$ 67.07**	**$ 70.43**	**$ 73.95**	
			Bi-Weekly		$ 4,866.89	$ 5,110.24	$ 5,365.75	$ 5,634.04	$ 5,915.74	
			Monthly		$ 10,544.93	$ 11,072.18	$ 11,625.79	$ 12,207.08	$ 12,817.43	
			Annually		$ 126,539.21	$ 132,866.17	$ 139,509.48	$ 146,484.95	$ 153,809.20	
Administrative Assistant	**UNREP**	**H**	**Hourly**		**$ 29.69**	**$ 31.17**	**$ 32.73**	**$ 34.37**	**$ 36.08**	
			Bi-Weekly		$ 2,374.95	$ 2,493.70	$ 2,618.39	$ 2,749.31	$ 2,886.77	
			Monthly		$ 5,145.74	$ 5,403.02	$ 5,673.17	$ 5,956.83	$ 6,254.67	
			Annually		$ 61,748.83	$ 64,836.27	$ 68,078.08	$ 71,481.99	$ 75,056.09	
Administrative Specialist	**UNREP**	**H**	**Hourly**		**$ 32.95**	**$ 34.60**	**$ 36.33**	**$ 38.14**	**$ 40.05**	
			Bi-Weekly		$ 2,636.04	$ 2,767.84	$ 2,906.23	$ 3,051.54	$ 3,204.12	
			Monthly		$ 5,711.41	$ 5,996.98	$ 6,296.83	$ 6,611.67	$ 6,942.26	
			Annually		$ 68,536.94	$ 71,963.79	$ 75,561.98	$ 79,340.08	$ 83,307.08	
Administrative Specialist (Y-RATE)	**UNREP**	**H**	**Hourly**						**$ 45.48**	
			Bi-Weekly		$ -	$ -	$ -	$ -	$ 3,638.78	
			Monthly		$ -	$ -	$ -	$ -	$ 7,884.03	
			Annually		$ -	$ -	$ -	$ -	$ 94,608.38	
Administrative Technician	**UNREP**	**H**	**Hourly**		**$ 31.58**	**$ 33.16**	**$ 34.81**	**$ 36.55**	**$ 38.38**	
			Bi-Weekly		$ 2,526.12	$ 2,652.42	$ 2,785.04	$ 2,924.30	$ 3,070.51	
			Monthly		$ 5,473.26	$ 5,746.92	$ 6,034.26	$ 6,335.98	$ 6,652.78	
			Annually		$ 65,679.06	$ 68,963.02	$ 72,411.17	$ 76,031.72	$ 79,833.31	
Assistant City Manager	**UNREP**	**S**	**Hourly**		**$ 95.34**	**$ 100.10**	**$ 105.11**	**$ 110.36**	**$ 115.88**	
			Bi-Weekly		$ 7,626.86	$ 8,008.20	$ 8,408.61	$ 8,829.04	$ 9,270.49	
			Monthly		$ 16,524.86	$ 17,351.10	$ 18,218.65	$ 19,129.59	$ 20,086.07	
			Annually		$ 198,298.28	$ 208,213.19	$ 218,623.85	$ 229,555.04	$ 241,032.80	
~~**Assistant Planner**~~	~~**UNREP**~~	~~**H**~~	~~**Hourly**~~		~~**$ 40.94**~~	~~**$ 42.99**~~	~~**$ 45.14**~~	~~**$ 47.40**~~	~~**$ 49.77**~~	
			~~Bi-Weekly~~		~~$ 3,275.46~~	~~$ 3,439.23~~	~~$ 3,611.20~~	~~$ 3,791.76~~	~~$ 3,981.34~~	
			~~Monthly~~		~~$ 7,096.83~~	~~$ 7,451.68~~	~~$ 7,824.26~~	~~$ 8,215.47~~	~~$ 8,626.25~~	
			~~Annually~~		~~$ 85,162.01~~	~~$ 89,420.11~~	~~$ 93,891.11~~	~~$ 98,585.67~~	~~$ 103,514.95~~	
Associate Planner	**UNREP**	**S**	**Hourly**		**$ 48.28**	**$ 50.69**	**$ 53.22**	**$ 55.89**	**$ 58.68**	
			Bi-Weekly		$ 3,862.11	$ 4,055.22	$ 4,257.98	$ 4,470.88	$ 4,694.42	
			Monthly		$ 8,367.92	$ 8,786.31	$ 9,225.63	$ 9,686.91	$ 10,171.25	
			Annually		$ 100,414.99	$ 105,435.74	$ 110,707.52	$ 116,242.90	$ 122,055.05	
Building Inspector I	**UNREP**	**H**	**Hourly**		**$ 38.74**	**$ 40.68**	**$ 42.71**	**$ 44.85**	**$ 47.09**	
			Bi-Weekly		$ 3,099.17	$ 3,254.13	$ 3,416.84	$ 3,587.68	$ 3,767.06	
			Monthly		$ 6,714.87	$ 7,050.61	$ 7,403.14	$ 7,773.30	$ 8,161.96	
			Annually		$ 80,578.42	$ 84,607.35	$ 88,837.71	$ 93,279.60	$ 97,943.58	
Building Inspector I (Y-RATE)	**UNREP**	**H**	**Hourly**					**$ 48.85**	**$ 51.68**	
			Bi-Weekly		$ -	$ -	$ -	$ 3,908.23	$ 4,134.01	
			Monthly		$ -	$ -	$ -	$ 8,467.84	$ 8,957.02	
			Annually		$ -	$ -	$ -	$ 101,614.03	$ 107,484.21	

City of Oakley

Master Salary Schedule
All Positions
Effective July 9, 2023

Position	Unit	Hourly/Salary	Frequency	Step AA	Step A	Step B	Step C	Step D	Step E	Step F
Building Inspector II w/Combo Cert	**UNREP**	**H**	**Hourly**		**$ 42.61**	**$ 44.74**	**$ 46.98**	**$ 49.33**	**$ 51.80**	
			Bi-Weekly		$ 3,409.09	$ 3,579.54	$ 3,758.52	$ 3,946.45	$ 4,143.77	
			Monthly		$ 7,386.36	$ 7,755.67	$ 8,143.46	$ 8,550.63	$ 8,978.16	
			Annually		$ 88,636.28	$ 93,068.09	$ 97,721.50	$ 102,607.57	$ 107,737.95	
Capital Projects Engineer	**UNREP**	**S**	**Hourly**		**$ 55.73**	**$ 58.51**	**$ 61.44**	**$ 64.51**	**$ 67.74**	
			Bi-Weekly		$ 4,458.07	$ 4,680.97	$ 4,915.02	$ 5,160.77	$ 5,418.81	
			Monthly		$ 9,659.15	$ 10,142.11	$ 10,649.22	$ 11,181.68	$ 11,740.76	
			Annually		$ 115,909.86	$ 121,705.35	$ 127,790.62	$ 134,180.15	$ 140,889.15	
City Clerk/Paralegal	**UNREP**	**S**	**Hourly**		**$ 65.41**	**$ 68.68**	**$ 72.11**	**$ 75.72**	**$ 79.50**	
			Bi-Weekly		$ 5,232.60	$ 5,494.23	$ 5,768.94	$ 6,057.39	$ 6,360.26	
			Monthly		$ 11,337.30	$ 11,904.16	$ 12,499.37	$ 13,124.34	$ 13,780.56	
			Annually		$ 136,047.57	$ 142,849.95	$ 149,992.45	$ 157,492.07	$ 165,366.67	
City Manager	**Contract**	**S**	**Hourly**						**$ 133.41**	
			Bi-Weekly						$ 10,673.08	
			Monthly						$ 23,125.00	
			Annually						$ 277,500.00	
Code Enforcement Technician ~~I~~	**UNREP**	**H**	**Hourly**		**$ 32.28**	**$ 33.90**	**$ 35.59**	**$ 37.37**	**$ 39.24**	
			Bi-Weekly		$ 2,582.64	$ 2,711.77	$ 2,847.36	$ 2,989.73	$ 3,139.22	
			Monthly		$ 5,595.72	$ 5,875.51	$ 6,169.28	$ 6,477.75	$ 6,801.64	
			Annually		$ 67,148.67	$ 70,506.10	$ 74,031.40	$ 77,732.97	$ 81,619.62	
~~**Code Enforcement Technician II**~~	~~**UNREP**~~	~~**H**~~	~~**Hourly**~~		~~**$ 35.51**~~	~~**$ 37.29**~~	~~**$ 39.15**~~	~~**$ 41.11**~~	~~**$ 43.16**~~	
			~~Bi-Weekly~~		~~$ 2,840.90~~	~~$ 2,982.95~~	~~$ 3,132.10~~	~~$ 3,288.70~~	~~$ 3,453.14~~	
			~~Monthly~~		~~$ 6,155.29~~	~~$ 6,463.05~~	~~$ 6,786.21~~	~~$ 7,125.52~~	~~$ 7,481.79~~	
			~~Annually~~		~~$ 73,863.48~~	~~$ 77,556.66~~	~~$ 81,434.49~~	~~$ 85,506.22~~	~~$ 89,781.53~~	
Code Enforcement Officer I	**UNREP**	**H**	**Hourly**		**$ 38.74**	**$ 40.68**	**$ 42.71**	**$ 44.85**	**$ 47.09**	
			Bi-Weekly		$ 3,099.17	$ 3,254.13	$ 3,416.84	$ 3,587.68	$ 3,767.06	
			Monthly		$ 6,714.87	$ 7,050.61	$ 7,403.14	$ 7,773.30	$ 8,161.96	
			Annually		$ 80,578.42	$ 84,607.35	$ 88,837.71	$ 93,279.60	$ 97,943.58	
Code Enforcement Officer II	**UNREP**	**H**	**Hourly**		**$ 42.61**	**$ 44.74**	**$ 46.98**	**$ 49.33**	**$ 51.80**	
			Bi-Weekly		$ 3,409.09	$ 3,579.54	$ 3,758.52	$ 3,946.45	$ 4,143.77	
			Monthly		$ 7,386.36	$ 7,755.67	$ 8,143.46	$ 8,550.63	$ 8,978.16	
			Annually		$ 88,636.28	$ 93,068.09	$ 97,721.50	$ 102,607.57	$ 107,737.95	
Community Development Director	**UNREP**	**S**	**Hourly**		**$ 88.54**	**$ 92.96**	**$ 97.61**	**$ 102.49**	**$ 107.62**	
			Bi-Weekly		$ 7,083.01	$ 7,437.16	$ 7,809.02	$ 8,199.47	$ 8,609.44	
			Monthly		$ 15,346.52	$ 16,113.84	$ 16,919.53	$ 17,765.51	$ 18,653.79	
			Annually		$ 184,158.19	$ 193,366.10	$ 203,034.41	$ 213,186.13	$ 223,845.43	
Custodian	**UNREP**	**H**	**Hourly**		**$ 27.17**	**$ 28.53**	**$ 29.95**	**$ 31.45**	**$ 33.02**	
			Bi-Weekly		$ 2,173.35	$ 2,282.02	$ 2,396.12	$ 2,515.92	$ 2,641.72	
			Monthly		$ 4,708.92	$ 4,944.37	$ 5,191.59	$ 5,451.17	$ 5,723.73	
			Annually		$ 56,507.08	$ 59,332.43	$ 62,299.05	$ 65,414.01	$ 68,684.71	
Deputy City Clerk	**UNREP**	**H**	**Hourly**		**$ 34.06**	**$ 35.76**	**$ 37.55**	**$ 39.42**	**$ 41.39**	
			Bi-Weekly		$ 2,724.41	$ 2,860.63	$ 3,003.66	$ 3,153.84	$ 3,311.53	
			Monthly		$ 5,902.88	$ 6,198.02	$ 6,507.92	$ 6,833.32	$ 7,174.99	
			Annually		$ 70,834.54	$ 74,376.27	$ 78,095.08	$ 81,999.84	$ 86,099.83	

City of Oakley

Master Salary Schedule
All Positions
Effective July 9, 2023

Position	Unit	Hourly/Salary	Frequency	Step AA	Step A	Step B	Step C	Step D	Step E	Step F
Economic Development Analyst	**UNREP**	**S**	**Hourly**		**$ 51.27**	**$ 53.83**	**$ 56.52**	**$ 59.35**	**$ 62.32**	
			Bi-Weekly		$ 4,101.36	$ 4,306.42	$ 4,521.75	$ 4,747.83	$ 4,985.23	
			Monthly		$ 8,886.27	$ 9,330.59	$ 9,797.12	$ 10,286.97	$ 10,801.32	
			Annually		$ 106,635.28	$ 111,967.05	$ 117,565.40	$ 123,443.67	$ 129,615.85	
Engineering Technician	**UNREP**	**H**	**Hourly**		**$ 37.10**	**$ 38.95**	**$ 40.90**	**$ 42.94**	**$ 45.09**	
			Bi-Weekly		$ 2,967.67	$ 3,116.05	$ 3,271.86	$ 3,435.45	$ 3,607.22	
			Monthly		$ 6,429.95	$ 6,751.45	$ 7,089.02	$ 7,443.47	$ 7,815.64	
			Annually		$ 77,159.40	$ 81,017.37	$ 85,068.24	$ 89,321.65	$ 93,787.73	
Facilities Maintenance Worker	**UNREP**	**H**	**Hourly**		**$ 31.91**	**$ 33.51**	**$ 35.18**	**$ 36.94**	**$ 38.79**	
			Bi-Weekly		$ 2,552.80	$ 2,680.44	$ 2,814.46	$ 2,955.19	$ 3,102.95	
			Monthly		$ 5,531.07	$ 5,807.62	$ 6,098.00	$ 6,402.90	$ 6,723.05	
			Annually		$ 66,372.83	$ 69,691.47	$ 73,176.04	$ 76,834.85	$ 80,676.59	
Finance Director	**UNREP**	**S**	**Hourly**		**$ 83.15**	**$ 87.31**	**$ 91.68**	**$ 96.26**	**$ 101.07**	
			Bi-Weekly		$ 6,652.22	$ 6,984.83	$ 7,334.08	$ 7,700.78	$ 8,085.82	
			Monthly		$ 14,413.15	$ 15,133.81	$ 15,890.50	$ 16,685.02	$ 17,519.27	
			Annually		$ 172,957.81	$ 181,605.70	$ 190,685.98	$ 200,220.28	$ 210,231.29	
Human Resources Director	**UNREP**	**S**	**Hourly**		**$ 82.81**	**$ 86.95**	**$ 91.30**	**$ 95.86**	**$ 100.66**	
			Bi-Weekly		$ 6,624.74	$ 6,955.98	$ 7,303.78	$ 7,668.97	$ 8,052.41	
			Monthly		$ 14,353.61	$ 15,071.29	$ 15,824.85	$ 16,616.09	$ 17,446.90	
			Annually		$ 172,243.27	$ 180,855.44	$ 189,898.21	$ 199,393.12	$ 209,362.78	
Human Resources Technician	**UNREP**	**H**	**Hourly**		**$ 34.29**	**$ 36.00**	**$ 37.80**	**$ 39.69**	**$ 41.68**	
			Bi-Weekly		$ 2,743.18	$ 2,880.34	$ 3,024.35	$ 3,175.57	$ 3,334.35	
			Monthly		$ 5,943.55	$ 6,240.73	$ 6,552.77	$ 6,880.41	$ 7,224.43	
			Annually		$ 71,322.64	$ 74,888.77	$ 78,633.21	$ 82,564.87	$ 86,693.11	
Office Assistant	**UNREP**	**H**	**Hourly**		**$ 22.18**	**$ 23.29**	**$ 24.45**	**$ 25.68**	**$ 26.96**	
			Bi-Weekly		$ 1,774.36	$ 1,863.08	$ 1,956.24	$ 2,054.05	$ 2,156.75	
			Monthly		$ 3,844.45	$ 4,036.68	$ 4,238.51	$ 4,450.44	$ 4,672.96	
			Annually		$ 46,133.45	$ 48,440.13	$ 50,862.13	$ 53,405.24	$ 56,075.50	
Parks & Landscape Maintenance Division Manager	**UNREP**	**S**	**Hourly**		**$ 61.29**	**$ 64.36**	**$ 67.58**	**$ 70.96**	**$ 74.50**	
			Bi-Weekly		$ 4,903.54	$ 5,148.72	$ 5,406.16	$ 5,676.47	$ 5,960.29	
			Monthly		$ 10,624.35	$ 11,155.56	$ 11,713.34	$ 12,299.01	$ 12,913.96	
			Annually		$ 127,492.16	$ 133,866.77	$ 140,560.11	$ 147,588.12	$ 154,967.52	
Parks & Landscape Maintenance Foreman	**UNREP**	**H**	**Hourly**		**$ 34.94**	**$ 36.69**	**$ 38.53**	**$ 40.45**	**$ 42.47**	
			Bi-Weekly		$ 2,795.47	$ 2,935.24	$ 3,082.01	$ 3,236.11	$ 3,397.91	
			Monthly		$ 6,056.85	$ 6,359.70	$ 6,677.68	$ 7,011.56	$ 7,362.14	
			Annually		$ 72,682.24	$ 76,316.35	$ 80,132.17	$ 84,138.78	$ 88,345.72	
Parks & Landscape Maintenance Worker	**UNREP**	**H**	**Hourly**		**$ 32.36**	**$ 33.98**	**$ 35.68**	**$ 37.46**	**$ 39.33**	
			Bi-Weekly		$ 2,588.69	$ 2,718.13	$ 2,854.03	$ 2,996.74	$ 3,146.57	
			Monthly		$ 5,608.83	$ 5,889.28	$ 6,183.74	$ 6,492.93	$ 6,817.57	
			Annually		$ 67,306.01	$ 70,671.31	$ 74,204.88	$ 77,915.12	$ 81,810.87	
~~**Parks & Landscape Maintenance Tree Worker**~~	~~**UNREP**~~	~~**H**~~	~~**Hourly**~~		~~**$ 31.42**~~	~~**$ 32.99**~~	~~**$ 34.64**~~	~~**$ 36.37**~~	~~**$ 38.19**~~	
			~~Bi-Weekly~~		~~$ 2,513.29~~	~~$ 2,638.96~~	~~$ 2,770.91~~	~~$ 2,909.45~~	~~$ 3,054.92~~	
			~~Monthly~~		~~$ 5,445.47~~	~~$ 5,717.74~~	~~$ 6,003.63~~	~~$ 6,303.81~~	~~$ 6,619.00~~	
			~~Annually~~		~~$ 65,345.64~~	~~$ 68,612.92~~	~~$ 72,043.57~~	~~$ 75,645.75~~	~~$ 79,428.03~~	

City of Oakley

Master Salary Schedule
All Positions
Effective July 9, 2023

Position	Unit	Hourly/Salary	Frequency	Step AA	Step A	Step B	Step C	Step D	Step E	Step F
Park Ranger	**UNREP**	**H**	**Hourly**		**$ 38.74**	**$ 40.68**	**$ 42.71**	**$ 44.85**	**$ 47.09**	
			Bi-Weekly		$ 3,099.17	$ 3,254.13	$ 3,416.84	$ 3,587.68	$ 3,767.06	
			Monthly		$ 6,714.87	$ 7,050.61	$ 7,403.14	$ 7,773.30	$ 8,161.96	
			Annually		$ 80,578.42	$ 84,607.35	$ 88,837.71	$ 93,279.60	$ 97,943.58	
Permit Technician I	**UNREP**	**H**	**Hourly**		**$ 29.56**	**$ 31.04**	**$ 32.59**	**$ 34.22**	**$ 35.94**	
			Bi-Weekly		$ 2,365.12	$ 2,483.38	$ 2,607.54	$ 2,737.92	$ 2,874.82	
			Monthly		$ 5,124.43	$ 5,380.65	$ 5,649.68	$ 5,932.16	$ 6,228.77	
			Annually		$ 61,493.10	$ 64,567.76	$ 67,796.14	$ 71,185.95	$ 74,745.25	
Permit Technician II	**UNREP**	**H**	**Hourly**		**$ 32.52**	**$ 34.15**	**$ 35.85**	**$ 37.65**	**$ 39.53**	
			Bi-Weekly		$ 2,601.63	$ 2,731.71	$ 2,868.29	$ 3,011.71	$ 3,162.29	
			Monthly		$ 5,636.86	$ 5,918.70	$ 6,214.64	$ 6,525.37	$ 6,851.64	
			Annually		$ 67,642.32	$ 71,024.44	$ 74,575.66	$ 78,304.45	$ 82,219.67	
Permit Technician II (Y-RATE)	**UNREP**	**H**	**Hourly**						**$ 43.93**	
			Bi-Weekly		$ -	$ -	$ -	$ -	$ 3,514.36	
			Monthly		$ -	$ -	$ -	$ -	$ 7,614.45	
			Annually		$ -	$ -	$ -	$ -	$ 91,373.36	
Planning Manager	**UNREP**	**S**	**Hourly**		**$ 72.25**	**$ 75.87**	**$ 79.66**	**$ 83.64**	**$ 87.82**	
			Bi-Weekly		$ 5,780.20	$ 6,069.21	$ 6,372.67	$ 6,691.30	$ 7,025.87	
			Monthly		$ 12,523.76	$ 13,149.95	$ 13,807.45	$ 14,497.82	$ 15,222.71	
			Annually		$ 150,285.12	$ 157,799.37	$ 165,689.34	$ 173,973.81	$ 182,672.50	
Police Chief	**Contract**	**S**	**Hourly**						**$ 114.96**	
			Bi-Weekly						$ 9,196.62	
			Monthly						$ 19,926.00	
			Annually						$ 239,112.00	
Police Lieutenant	**UNREP**	**S**	**Hourly**		**$ 74.95**	**$ 78.70**	**$ 82.64**	**$ 86.77**	**$ 91.11**	**$ 95.66**
			Bi-Weekly		$ 5,996.25	$ 6,296.06	$ 6,610.86	$ 6,941.41	$ 7,288.48	$ 7,652.90
			Monthly		$ 12,991.87	$ 13,641.46	$ 14,323.54	$ 15,039.71	$ 15,791.70	$ 16,581.28
			Annually		$ 155,902.45	$ 163,697.57	$ 171,882.45	$ 180,476.57	$ 189,500.40	$ 198,975.42
Police Officer	**OPOA**	**H**	**Hourly**	**48.23**	**$ 50.64**	**$ 53.17**	**$ 55.83**	**$ 58.62**	**$ 61.55**	**$ 64.63**
			Bi-Weekly	$ 3,858.13	$ 4,051.04	$ 4,253.59	$ 4,466.27	$ 4,689.59	$ 4,924.06	$ 5,170.27
			Monthly	$ 8,359.29	$ 8,777.25	$ 9,216.12	$ 9,676.92	$ 10,160.77	$ 10,668.81	$ 11,202.25
			Annually	$ 100,311.47	$ 105,327.04	$ 110,593.39	$ 116,123.06	$ 121,929.21	$ 128,025.68	$ 134,426.96
Police Records Assistant	**UNREP**	**H**	**Hourly**		**$ 28.18**	**$ 29.59**	**$ 31.07**	**$ 32.62**	**$ 34.25**	
			Bi-Weekly		$ 2,254.16	$ 2,366.87	$ 2,485.22	$ 2,609.48	$ 2,739.95	
			Monthly		$ 4,884.02	$ 5,128.22	$ 5,384.64	$ 5,653.87	$ 5,936.56	
			Annually		$ 58,608.28	$ 61,538.69	$ 64,615.63	$ 67,846.41	$ 71,238.73	
Police Records Supervisor	**UNREP**	**S**	**Hourly**		**$ 41.03**	**$ 43.08**	**$ 45.24**	**$ 47.50**	**$ 49.87**	
			Bi-Weekly		$ 3,282.49	$ 3,446.61	$ 3,618.94	$ 3,799.89	$ 3,989.88	
			Monthly		$ 7,112.05	$ 7,467.66	$ 7,841.04	$ 8,233.09	$ 8,644.75	
			Annually		$ 85,344.65	$ 89,611.88	$ 94,092.47	$ 98,797.10	$ 103,736.95	
Police Sergeant	**OPOA**	**H**	**Hourly**		**$ 60.64**	**$ 63.67**	**$ 66.86**	**$ 70.20**	**$ 73.71**	**$ 77.39**
			Bi-Weekly		$ 4,851.28	$ 5,093.84	$ 5,348.54	$ 5,615.96	$ 5,896.76	$ 6,191.60
			Monthly		$ 10,511.11	$ 11,036.66	$ 11,588.50	$ 12,167.92	$ 12,776.32	$ 13,415.13
			Annually		$ 126,133.28	$ 132,439.94	$ 139,061.94	$ 146,015.04	$ 153,315.79	$ 160,981.58

City of Oakley

Master Salary Schedule
All Positions
Effective July 9, 2023

Position	Unit	Hourly/Salary	Frequency	Step AA	Step A	Step B	Step C	Step D	Step E	Step F
Police Services Assistant	**UNREP**	**H**	**Hourly**		**$ 31.58**	**$ 33.16**	**$ 34.81**	**$ 36.55**	**$ 38.38**	
			Bi-Weekly		$ 2,526.12	$ 2,652.42	$ 2,785.04	$ 2,924.30	$ 3,070.51	
			Monthly		$ 5,473.26	$ 5,746.92	$ 6,034.26	$ 6,335.98	$ 6,652.78	
			Annually		$ 65,679.06	$ 68,963.02	$ 72,411.17	$ 76,031.72	$ 79,833.31	
Principal Engineer	**UNREP**	**S**	**Hourly**		**$ 68.84**	**$ 72.28**	**$ 75.90**	**$ 79.69**	**$ 83.68**	
			Bi-Weekly		$ 5,507.30	$ 5,782.67	$ 6,071.80	$ 6,375.39	$ 6,694.16	
			Monthly		$ 11,932.49	$ 12,529.11	$ 13,155.57	$ 13,813.35	$ 14,504.01	
			Annually		$ 143,189.86	$ 150,349.35	$ 157,866.82	$ 165,760.16	$ 174,048.17	
Property & Evidence Technician	**UNREP**	**S**	**Hourly**		**$ 34.07**	**$ 35.77**	**$ 37.56**	**$ 39.44**	**$ 41.41**	
			Bi-Weekly		$ 2,725.46	$ 2,861.73	$ 3,004.82	$ 3,155.06	$ 3,312.81	
			Monthly		$ 5,905.17	$ 6,200.42	$ 6,510.44	$ 6,835.97	$ 7,177.77	
			Annually		$ 70,861.98	$ 74,405.08	$ 78,125.33	$ 82,031.60	$ 86,133.18	
Public Works Director/City Engineer	**UNREP**	**S**	**Hourly**		**$ 86.05**	**$ 90.35**	**$ 94.87**	**$ 99.62**	**$ 104.60**	
			Bi-Weekly		$ 6,884.13	$ 7,228.34	$ 7,589.75	$ 7,969.24	$ 8,367.70	
			Monthly		$ 14,915.62	$ 15,661.40	$ 16,444.47	$ 17,266.69	$ 18,130.02	
			Annually		$ 178,987.38	$ 187,936.75	$ 197,333.59	$ 207,200.27	$ 217,560.28	
Public Works Inspector	**UNREP**	**H**	**Hourly**		**$ 42.64**	**$ 44.77**	**$ 47.01**	**$ 49.36**	**$ 51.83**	
			Bi-Weekly		$ 3,411.23	$ 3,581.79	$ 3,760.88	$ 3,948.92	$ 4,146.37	
			Monthly		$ 7,390.99	$ 7,760.54	$ 8,148.57	$ 8,556.00	$ 8,983.80	
			Annually		$ 88,691.90	$ 93,126.49	$ 97,782.82	$ 102,671.96	$ 107,805.56	
Public Works Maintenance Worker	**UNREP**	**H**	**Hourly**		**$ 32.36**	**$ 33.98**	**$ 35.68**	**$ 37.46**	**$ 39.33**	
			Bi-Weekly		$ 2,588.69	$ 2,718.13	$ 2,854.03	$ 2,996.74	$ 3,146.57	
			Monthly		$ 5,608.83	$ 5,889.28	$ 6,183.74	$ 6,492.93	$ 6,817.57	
			Annually		$ 67,306.01	$ 70,671.31	$ 74,204.88	$ 77,915.12	$ 81,810.87	
Recreation & Events Coordinator	**UNREP**	**H**	**Hourly**		**$ 32.83**	**$ 34.47**	**$ 36.20**	**$ 38.01**	**$ 39.91**	
			Bi-Weekly		$ 2,626.62	$ 2,757.95	$ 2,895.85	$ 3,040.65	$ 3,192.68	
			Monthly		$ 5,691.02	$ 5,975.57	$ 6,274.35	$ 6,588.06	$ 6,917.47	
			Annually		$ 68,292.21	$ 71,706.82	$ 75,292.17	$ 79,056.77	$ 83,009.61	
Recreation Director	**UNREP**	**S**	**Hourly**		**$ 73.97**	**$ 77.67**	**$ 81.56**	**$ 85.63**	**$ 89.92**	
			Bi-Weekly		$ 5,917.93	$ 6,213.83	$ 6,524.52	$ 6,850.74	$ 7,193.28	
			Monthly		$ 12,822.18	$ 13,463.29	$ 14,136.46	$ 14,843.28	$ 15,585.44	
			Annually		$ 153,866.18	$ 161,559.49	$ 169,637.46	$ 178,119.34	$ 187,025.30	
Senior Accounting Technician	**UNREP**	**H**	**Hourly**		**$ 38.88**	**$ 40.82**	**$ 42.86**	**$ 45.01**	**$ 47.26**	
			Bi-Weekly		$ 3,110.26	$ 3,265.77	$ 3,429.06	$ 3,600.51	$ 3,780.54	
			Monthly		$ 6,738.89	$ 7,075.83	$ 7,429.62	$ 7,801.11	$ 8,191.16	
			Annually		$ 80,866.66	$ 84,909.99	$ 89,155.49	$ 93,613.27	$ 98,293.93	
Streets Maintenance Foreman	**UNREP**	**H**	**Hourly**		**$ 36.03**	**$ 37.83**	**$ 39.73**	**$ 41.71**	**$ 43.80**	
			Bi-Weekly		$ 2,882.57	$ 3,026.70	$ 3,178.03	$ 3,336.94	$ 3,503.78	
			Monthly		$ 6,245.57	$ 6,557.85	$ 6,885.74	$ 7,230.03	$ 7,591.53	
			Annually		$ 74,946.84	$ 78,694.18	$ 82,628.89	$ 86,760.33	$ 91,098.35	

City of Oakley

Master Salary Schedule
All Positions
Effective July 9, 2023

Position	Unit	Hourly/Salary	Frequency	Step AA	Step A	Step B	Step C	Step D	Step E	Step F
City Council Member	Elected		Monthly						$ 456.75	
~~Administrative Assistant~~	~~Part Time~~	~~H~~	~~Hourly~~		~~$ 29.69~~				~~$ 36.08~~	
Human Resources Assistant	Part Time	H	Hourly		$ 31.17				$ 37.89	
~~Police Records Assistant~~	~~Part Time~~	~~H~~	~~Hourly~~		~~$ 28.18~~				~~$ 34.25~~	
Police Service Assistant	Part Time	H	Hourly		$ 31.58				$ 38.38	
Recreation Leader	Part Time	H	Hourly		$ 17.88				$ 21.74	
~~Sports Field Laborer~~	~~Part Time~~	~~H~~	~~Hourly~~		~~$ 22.44~~				~~$ 27.28~~	
~~Parks & Landscaping Maintenance Worker~~	~~Seasonal~~	~~H~~	~~Hourly~~		~~$ 32.36~~				~~$ 39.33~~	
Recreation Aide	Seasonal	H	Hourly		$ 16.25				$ 19.77	
Recreation Leader	Seasonal	H	Hourly		$ 17.88				$ 21.74	

ADMINISTRATIVE TECHNICIAN

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

SUMMARY DESCRIPTION

Under general supervision, performs a full range of varied complex, sensitive, highly responsible, and confidential office administrative, advanced clerical, and routine programmatic support functions of a general or specialized nature in support of an assigned department with only occasional instruction or assistance; exercising judgment and initiative, relieves assigned staff of clearly defined and delegated administrative or technical detail; and provides information and assistance to other City staff and the general public regarding assigned programs, policies, and procedures.

ESSENTIAL DUTIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

- Perform a wide variety of varied, complex, sensitive, highly responsible, and confidential office administrative, advanced clerical, and routine programmatic support functions in support of assigned departments with only occasional instruction or assistance.
- Organize, complete and track and keep current all department contracts ensuring compliance and budget.
- Relieves upper management of administrative work including investigating and answering complaints and providing assistance in resolving administrative problems.
- Plans and organizes work activities, recommends improvements in workflow, procedures, and use of equipment and forms, implements improvements as directed and develops and revises office forms and report formats as required.
- Serve as liaison between assigned office and the general public, City departments, and outside groups and agencies.
- Provide general and specialized information and assistance regarding assigned function that may require the use of judgment, tact, and sensitivity and the

interpretation of policies, rules, and procedures as appropriate; explain programs, policies, and activities related to specific program area of assignment.
- Draft, format, edit, revise, and print a variety of documents and forms including reports, correspondence, memoranda, agenda items and reports, agreements, ordinances, resolutions, technical and statistical charts and tables, and other specialized and technical materials from brief verbal instructions.
- Proofread, verify, and review materials, applications, records, and reports for accuracy, completeness, and conformance with established standards, regulations, policies, and procedures; ensure materials, reports, and packets for signature are accurate and complete.
- Prepare special reports and perform special projects that may require researching, gathering, and organizing information from a variety of sources.
- Participate in the collection, compilation, and analysis of information from various sources on a variety of specialized topics related to assigned programs; participate in the preparation of reports that present and interpret data, identify alternatives, and make and justify recommendations.
- Maintain accurate and up-to-date office files, records, and logs for assigned areas; develop.
- Assist in assembling and preparing the annual budget for assigned area; monitor expenditures against budget; prepare purchase orders and requests for payment.
- Attend to a variety of office administrative details such as ordering supplies, arranging for equipment repair, transmitting information, and keeping reference materials up to date; organize and maintain office and specialized files in accordance with the City's records management program.
- Maintain calendar of activities for the department and outside events; coordinate and arrange special events as assigned; schedule meetings; coordinate arrangements and sets up meeting rooms; notify participants; prepare and assemble meeting materials.
- Operate a variety of modern office equipment and utilize various computer applications and software packages.
- Perform related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Organization, operation, functions, and services of the City and of outside agencies as necessary to assume assigned responsibilities.
- Office procedures, methods, and equipment including computers and applicable software including applications such as word processing, spreadsheets, and databases.
- Principles and practices of sound business communication.
- Principles of business communication both verbal and written and report preparation.
- Records management principles and procedures including record keeping and filing principles and practices.
- Basic principles and practices of office administration.
- Basic accounting and purchasing principles and practices.
- Basic principles and practices of budget preparation and administration.
- English usage, spelling, grammar, and punctuation.
- Customer service and public relations methods and techniques.
- Methods and techniques of proper phone etiquette.
- Pertinent federal, state, and local laws, codes, and regulations.

Ability to:

- Perform a full range of varied complex, sensitive, highly responsible, and confidential office administrative, advanced clerical, and routine programmatic support functions of a general or specialized nature in support of assigned department with only occasional instruction or assistance.
- Understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities.
- Understand, interpret, and apply general and specific administrative and departmental policies and procedures.
- Interpret and apply applicable federal, state, and local laws, codes, and regulations.
- Operate office equipment and applicable software and database applications.
- Enter data accurately and efficiently.
- Participate in researching, compiling, analyzing, and interpreting data.
- Participate in the preparation of a variety of administrative and financial reports.
- Establish, organize, and maintain a variety of specialized files and records.

- Independently prepare correspondence and memoranda.
- Plan and organize work to meet changing priorities and deadlines.
- Work under steady pressure with frequent interruptions and a high degree of public contact by phone or in person.
- Understand and carry out oral and written directions.
- Respond tactfully, clearly, concisely, and appropriately to inquiries from the public or City departments sensitive issues in area of responsibility.
- Exercise good judgment and maintain confidentiality in maintaining critical and sensitive information, records, and reports.
- Communicate clearly and concisely, both orally and in writing.
- Use sound judgment in recognizing scope of authority.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

EDUCATION AND EXPERIENCE GUIDELINES

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education/Training: Equivalent to the completion of the twelfth grade. Additional specialized or college level course work in business administration, office management, or a related field is highly desirable.

Experience: Four years of increasingly responsible office administrative support experience. Experience in municipal government is desirable.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed primarily in a standard office environment with frequent interruptions. At times, the incumbent may be asked to work extended hours including evenings and weekends and may be required to travel outside City boundaries to attend meetings and training.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations using various modes of private and commercial transportation; and to verbally communicate to exchange information.

Vision: See in the normal visual range with or without correction.

Hearing: Hear in the normal audio range with or without correction.

EMPLOYEE ACKNOWLEDGEMENT AND ACCEPTANCE

I acknowledge I have received and read my job description and understand and accept the responsibilities, qualifications, physical demands, and work environment this position requires.

Employee's Name (print)	Employee's Signature	Date
Supervisor Name (print)	Supervisor's signature	Date

RESOLUTION NO. 26-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING COMPENSATION AND BENEFITS FOR GENERAL STAFF (EXCLUDING THOSE COVERED BY THE OPOA MOU)

WHEREAS, the Personnel Rules are being re-organized and re-written to modernize the policy, and

WHEREAS, the City, has recommended removing compensation and benefits from the Personnel Rules and created a separate document in order to make the updating of compensation and benefits more accessible, and

WHEREAS, all compensation and benefits were approved in June of 2022 by the City Council and this step is simply part of the clean-up of the personnel rules, and

WHEREAS, the compensation and benefit resolution will update exhibit A anytime an amendment is made allowing for better tracking and transparency when it comes to the compensation and benefits provided,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley hereby approves the following:

The Compensation and Benefits for the General Staff, attached as Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Oakley this 28th day of February 2023 by the following vote:

AYES: Fuller, Henderson, Meadows, Shaw, Williams
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

Aaron Meadows, Mayor

ATTEST:

Libby Vreonis, City Clerk

2/28/23
Date

City of Oakley General Staff
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Compensation and Benefits

City of Oakey General Staff

1 COMPENSATION PLAN

1.1 Five Step System

The City has adopted a five-step system for full-time employees that is applied as follows:

- Full-Time Employees hired before July 1, 2021

  All step advancements will occur annually in the first full pay period of July after a meets expectations overall performance evaluation is achieved.

- Full-Time Employees hired on or after July 1, 2021

  All step advancements will occur annually in the first pay period following hire date after a meets expectations overall performance evaluation is achieved.

1.2 Cost of Living (COLA)

Cost of living increases will occur in the first full pay period in July of each year for all positions within the general staff as follows:

July of 2023 – 3% COLA
July of 2024 – 2% COLA
July of 2025 – 2% COLA
July of 2026 – 2% COLA

COLA increases will not continue in future years unless approved by City Council Resolution.

2 BENEFITS

2.1 Medical Insurance

The City provides medical insurance benefits to all full-time employees at a rate determined by City Council. Medical insurance contributions are as follows:

Employee Only Coverage	$1,235 per month
Family Coverage	$1,835 per month

Family Coverage is set to increase each year as follows:

December 1, 2023	$1,935 per month
December 1, 2024	$2,060 per month
December 1, 2025	$2,185 per month
December 1, 2026	$2,335 per month

Contributions will remain at $2,335 for all future years unless updated by City Council Resolution.

Part-time employees working more than 1,500 hours in a fiscal year will receive a pro-rated portion of the medical insurance benefit, based on their FTE percentage and are not eligible for any cash-in-lieu should they waive coverage.

Any employee who has alternative qualified group medical coverage and choose to waive group medical will be eligible for cash-in-lieu of medical as outlined below:

Hired before August 1, 2016

Cash-in-lieu will be paid at an amount not to exceed $1,235 per month. An employee whose medical group coverage is less than $1,235 per month will be entitled to the difference between the medical premium and $1,235 per month as cash-in-lieu.

Hired on or After August 1, 2016

Cash-in-lieu will be paid at an amount not to exceed $400 per month. An employee whose medical group coverage is less than $400 per month will be entitled to the difference between the medical premium and $400 per month as cash-in-lieu.

Employees who waive medical coverage are required to complete the Waiver Form as well as provide evidence of qualifying coverage.

For the purposes of determining who is eligible for health insurance, the City will use July 1 – June 30 as the Affordable Care Act (ACA) lookback measurement period.

2.2 Dental Insurance

The City covers 100% of the premiums for all full-time employee plus qualified dependent coverage for dental insurance.

Employees who waive dental coverage are required to complete the Waiver Form. There is no cash-in-lieu for waived dental coverage.

Part-time employees working more than 1,500 hours in a fiscal year will receive a pro-rated portion of the dental insurance benefit, based on their FTE percentage.

2.3 Vision Insurance

The City covers 100% of the premiums for all full-time employee plus qualified dependent coverage for vision insurance.

Employees who waive vision coverage are required to complete the Waiver Form. There is no cash-in-lieu for waived vision coverage.

Part-time employees working more than 1,500 hours in a fiscal year will receive a pro-rated portion of the vision insurance benefit, based on their FTE percentage.

2.4 Retirement

The City participates in the California Public Employees' Retirement System (CalPERS). Retirement benefits shall be consistent with the laws of the State of California and the United States.

Eligible City employees will fall within one of the following CalPERS plans. These tiers are dependent on your specific membership status and will be solely determined by CalPERS.

Miscellaneous Classic Tier 1: Retirement plan for employees hired at the City of Oakley before October 18, 2010

Classic Tier 1 members shall receive the 2.5% at 55 retirement formula. For purposes of determining a retirement benefit, final compensation for these employees shall mean the single highest year of pensionable compensation.

Classic Tier 1 members have an employee contribution of 8%. This contribution is paid in full by the City.

Miscellaneous Classic Tier 2: Retirement plan for employees hired at the City of Oakley on or after October 18, 2010, and meet the CalPERS definition of a Classic member.

Classic Tier 2 members shall receive the 2.0% at 60 retirement formula. For purposes of determining a retirement benefit, final compensation for these employees shall mean the single highest year of pensionable compensation.

Classic Tier 2 members have an employee contribution of 7%. This contribution is paid in full by the City.

Miscellaneous PEPRA: Retirement plan for employees hired at the City of Oakley on or after January 1, 2013, and do not meet the CalPERS definition of a Classic member.

PEPRA members shall receive the 2.0% at 62 retirement formula. For purposes of determining a retirement benefit, final compensation for these employees shall mean the average of the highest earnings over thirty-six (36) consecutive months of service of pensionable compensation.

As required by Government Code § 7522.04(g), PEPRA members shall pay, through payroll deduction, fifty percent (50%) of the total normal cost of their retirement benefit as determined annually by CalPERS.

2.5 Other Retirement

The City provides several before and after-tax retirement plans in which participation is optional such as 457, 401a and Roth IRAs. These plans are available to all full-time and part-time employees working more than 1,500 hours in a fiscal year.

Should an employee choose to contribute to a 457 or 401a plan, the City will match up to one percent (1%) of the contribution each pay period.

The City also provides a Retiree Health Savings Plan. Contributions are mandatory by the employer and employee and are set as follows:

- Mandatory Employee contribution of twenty-five dollars ($25) per pay period.
- Mandatory Employer contribution of fifty dollars ($50) per pay period.

2.6 Life Insurance and Accidental Death and Dismemberment

The City provides a life insurance benefit of $100,000 coverage and accidental death and dismemberment to all full-time employees.

Part-time employees working more than 1,500 hours in a fiscal year will receive a pro-rated portion of the life insurance and AD&D benefit, based on their FTE percentage.

The City offers an optional life insurance plan to those employees wishing to add to their life insurance policy. Any optional life insurance will be paid for by the employee.

2.7 Long Term Disability

The City provides long term disability coverage to all full-time employees.

Part-time employees working more than 1,500 hours in a fiscal year will receive a pro-rated portion of the long-term disability, based on their FTE percentage.

2.8 Longevity

The City will pay all full-time employees a longevity incentive as follows:

All full-time employees with 10 or more years of service with the City of Oakley will receive one percent (1%) of base salary each pay period, beginning on the pay period following their anniversary date.

All full-time employees with 20 or more years of service with the City of Oakley will receive two percent (2%) of base salary each pay period, beginning on the pay period following their anniversary date.

2.9 Consolidated Omnibus Budget Reconciliation Act (COBRA)

COBRA gives workers and their families who lose their health insurance benefit the right to choose to continue in group health benefits provide by their employer. The coverage is for a limited period under certain circumstances such as voluntary or involuntary job loss, reduction in hours worked, transition between jobs, death, divorce and other qualifying life events.

Qualified individuals may be required to pay the entire premium for coverage up to one hundred and two percent (102%) of the cost of the plan premiums.

An employee's eligible dependents may also have the right to elect and pay for continuation of coverage for a temporary period in certain circumstances where their coverage under the plan would otherwise end.

2.10 Uniforms and Safety Shoes

When required to be worn by employees, uniforms shall be provided to the employee at the expense of the City and are required to be worn during working hours. Work uniforms shall be appropriate for the typical function performed and consistent with good safety practices. The Department Director shall determine the color, style and lettering on the uniform to be worn by staff, subject in each case to the approval of the City Manager.

The City will purchase uniforms by department as follows:

Public Works Maintenance: The typical annual uniform will consist of five (5) pairs of pants, ten (10) shirts and one (1) jacket. The estimated annual cost of these uniforms is six hundred fifty dollars ($650).

Code Enforcement and Inspectors: The typical annual uniform will consist of five (5) shirts. The estimated annual cost of these uniforms is two hundred dollars ($250). One (1) jacket will be provided every 2 years with an estimated cost of one hundred dollars ($100).

Police Non-Sworn Employees:

Records Full Time Staff: The typical annual uniform will consist of two (4) shirts. The estimated annual cost of these uniforms is two hundred dollars ($200).

Records Part Time Staff: The typical annual uniform will consist of two (2) shirts. The estimated annual cost of these uniforms is one hundred dollars ($100).

Service Assistants Full Time Staff: The typical annual uniform will consist of two (2) pairs of pants and five (5) shirts. The estimated annual cost of these uniforms is three hundred dollars ($300).

Service Assistants Part Time Staff: The typical annual uniform will consist of two (2) pairs of pants and two (2) shirts. The estimated annual cost of these uniforms is two hundred fifty dollars ($250).

Employees are to report to work in uniforms that are neat, clean, stain-free, and in good repair. The employee shall be responsible for properly laundering and mending their work uniforms at their expense. Where appropriate, (or more specifically: Employees whose duties routinely require interface with the public and do not involve physical labor) uniform shirts will be pressed.

Uniforms will be purchased in April of each year by the department supervisor after receiving the proper approvals. An inventory of uniforms purchased, itemized by person shall be provided to the Human Resources Department no later than May 1st each year.

All new hires will be provided a uniform upon hire.

The City shall retain the right to establish minimum safety and quality standards for safety equipment, clothing, and steel-toed safety footwear to be used while performing assigned tasks. If an employee is at work without the required clothing or safety equipment, that employee will not be allowed to work until they are able to return to the worksite with the required clothing and safety equipment.

The City will purchase on an annual basis safety footwear for positions requiring such, as determined by the department director. The employee shall make the selection of appropriate footwear and shall be required to wear the approved footwear at all times while on duty. Footwear shall not exceed two hundred fifty dollars $250 per year. If an employee wishes to purchase footwear greater than the amount provided, any amount over the two hundred fifty dollars ($250) will be paid by the employee.

Safety footwear will be purchased in April of each year by the department supervisor after receiving the proper approvals. An inventory of safety footwear purchased, itemized by person shall be provided to the Human Resources Department no later than May 1st each year.

Part-Time and Seasonal employees that are required to wear safety footwear will be reimbursed for 100% of the cost of the footwear which shall not exceed two hundred fifty dollars ($250) per year. After being employed for at least 160 days, the employee may present a receipt to their supervisor to receive reimbursement.

2.11 Bilingual Pay

Bilingual Pay may be provided for proficiency in any language, including American Sign Language, that has been recommended by the department director and has been determined by the City to be relevant to the delivery of services to the public.

In order to be eligible, an employee must demonstrate their proficiency in the designated language by passing an oral and written exam.

Employees interested in providing translation services should submit a written request to their department director outlining the language they are proficient in as well as how it compliments their position and benefits the

public. Should the department director agree with their request, the request will be forwarded to Human Resources to schedule an exam. Once the employee successfully completes an exam, bilingual pay will begin on the first pay period following the certification of the results.

All full-time employees who are successfully certified, will receive bilingual pay of thirty-five ($35) per pay period.

Should an employee change positions, a new written request by the employee is required and must be approved for the employee to continue to receive this pay.

The number of employees designated to provide translation services will be at the sole discretion of the City.

2.12 Call-Out Pay

All non-exempt full-time employees designated as “call out employees” by their Department Director who are called to perform work after hours, shall be compensated for at least two (2) hours pay at one and one-half (1.5) times the employees’ hourly rate of pay for each call out occurrence.

2.13 Standby Pay

Non-exempt regular or probationary full-time employees, working in the Public Works Department and designated to be in Standby Status by their Department Director will be compensated for the time spent in such status.

Employees placed in standby status are expected to remain fit for duty for the entire period in which they are on standby.

Employees will be compensated at thirty-six dollars ($36) per day or two-hundred fifty-two dollars ($252) per seven (7) day period. Should an employee serve in Standby for less than seven (7) days any compensation will be pro-rated by days.

Should an employee in standby status be called to report to work, Section 2.11 applies.

2.14 Wellness Program

The City encourages health and wellness for its employees. As a part of this effort, and as a benefit to employees, the City may pay up to thirty-five dollars ($35) monthly to reimburse health club dues for employees that join an approved local health club located in East Contra Costa County.

Employees are responsible for all membership dues or amounts incurred pursuant to their membership.

The City's payments for this benefit do not qualify for income tax exclusion under Section 132 of the Internal Revenue Code and therefore are taxable income. Taxes are the responsibility of the employee, and for those employees electing to participate in the program, applicable income will be reported, and taxes withheld as part of payroll processing. Reimbursement for membership will be paid on the second payroll of the month following the end of the quarter.

RESOLUTION NO. 27-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING COMPENSATION AND BENEFITS FOR POLICE MANAGMENT STAFF (EXCLUDING THOSE COVERED BY THE OPOA MOU)

WHEREAS, the Personnel Rules are being re-organized and re-written to modernize the policy, and

WHEREAS, the City, has recommended removing compensation and benefits from the Personnel Rules and created a separate document in order to make the updating of compensation and benefits more accessible, and

WHEREAS, all compensation and benefits were approved in June of 2022 by the City Council and this step is simply part of the clean-up of the personnel rules, and

WHEREAS, the compensation and benefit resolution will update exhibit A anytime an amendment is made allowing for better tracking and transparency when it comes to the compensation and benefits provided,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley hereby approves the following:

The Compensation and Benefits for the Police Management Staff, attached as Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Oakley this 28th day of February 2023 by the following vote:

AYES: Fuller, Henderson, Meadows, Shaw, Williams
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

Aaron Meadows, Mayor

ATTEST:

Libby Vreonis, City Clerk

2/28/23
Date

City of Oakley Police Management
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Compensation and Benefit

City of Oakey Police Management

Police management is defined as all sworn officers not covered by the Police MOU.

1 COMPENSATION PLAN

1.1 Six Step System

The City has adopted a six-step system for Police Lieutenants that is applied as follows:

- All step advancements will occur annually in the first pay period following hire date after a meets expectations overall performance evaluation is achieved.

1.2 Starting Base Pay

Lieutenants starting base pay will be at least 20% higher than the highest paid Sergeant's base pay. This is to compensate for the loss of holiday and incentive pays that are no longer available to Police Management employees.

1.3 Compaction

Total compaction between the Sergeant and Lieutenant and the Lieutenant and Chief will not fall below 10% when comparing total compensation at the maximum base salary for each position.

1.4 Cost of Living (COLA)

Cost of living increases will occur in the first full pay period in July of each year for all positions within the general staff as follows:

July of 2023 – 3% COLA
July of 2024 – 2% COLA
July of 2025 – 2% COLA
July of 2026 – 2% COLA

COLA increases will not continue in future years unless approved by City Council Resolution.

2 BENEFITS

2.1 Medical Insurance

The City provides medical insurance benefits to all full-time employees at a rate determined by City Council. Medical insurance contributions are as follows:

Employee Only Coverage	$1,235 per month
Family Coverage	$1,835 per month

Family Coverage is set to increase each year as follows:

December 1, 2023	$1,935 per month
December 1, 2024	$2,060 per month
December 1, 2025	$2,185 per month
December 1, 2026	$2,335 per month

Contributions will remain at $2,335 for all future years unless updated by City Council Resolution.

Any employee who has alternative qualified group medical coverage and choose to waive group medical will be eligible for cash-in-lieu of medical as outlined below:

Hired before August 1, 2016

Cash-in-lieu will be paid at an amount not to exceed $1,235 per month. An employee whose medical group coverage is less than $1,235 per month will be entitled to the difference between the medical premium and $1,235 per month as cash-in-lieu.

Hired on or After August 1, 2016

Cash-in-lieu will be paid at an amount not to exceed $400 per month. An employee whose medical group coverage is less than $400 per month will be entitled to the difference between the medical premium and $400 per month as cash-in-lieu.

Employees who waive medical coverage are required to complete the Waiver Form as well as provide evidence of qualifying coverage.

2.2 Dental Insurance

The City covers 100% of the premiums for all full-time employee plus qualified dependent coverage for dental insurance.

Employees who waive dental coverage are required to complete the Waiver Form. There is no cash-in-lieu for waived dental coverage.

2.3 Vision Insurance

The City covers 100% of the premiums for all full-time employee plus qualified dependent coverage for vision insurance.

Employees who waive vision coverage are required to complete the Waiver Form. There is no cash-in-lieu for waived vision coverage.

2.4 Retirement

The City participates in the California Public Employees' Retirement System (CalPERS). Retirement benefits shall be consistent with the laws of the State of California and the United States.

Safety PEPRA: Retirement plan for employees hired at the City of Oakley on or after January 1, 2013 and do not meet the CalPERS definition of a Classic member.

PEPRA members shall receive the 2.7% at 57 retirement formula. For purposes of determining a retirement benefit, final compensation for these employees shall mean the average of the highest earnings over thirty-six (36) consecutive months of service of pensionable compensation.

As required by Government Code § 7522.04(g), PEPRA members shall pay, through payroll deduction, fifty percent (50%) of the total normal cost of their retirement benefit as determined annually by CalPERS.

Classic Safety members, as determined by CalPERS, will receive some of the classic benefits, but the formula above is the only formula offered for all Safety Members.

2.5 Other Retirement

The City provides several before and after-tax retirement plans in which participation is optional such as 457, 401a and Roth IRAs.

Should an employee choose to contribute to a 457 or 401a plan, the City will match up to one percent (1%) of the contribution each pay period.

In addition to the one percent (1%) match the City will contribute an additional two percent (2%) to a 457 or 401a plan of the employee's choice for lieutenants for a total of three percent (3%).

The City also provides a Retiree Health Savings Plan. Contributions are mandatory by the employer and employee and are set as follows:

- Mandatory Employee contribution of twenty-five dollars ($25) per pay period.
- Mandatory Employer contribution of fifty dollars ($50) per pay period.

2.6 Life Insurance and Accidental Death and Dismemberment

The City provides a life insurance benefit of $100,000 coverage and accidental death and dismemberment to all full-time employees.

The City offers an optional life insurance plan to those employees wishing to add to their life insurance policy. Any optional life insurance will be paid for by the employee.

2.7 Long Term Disability

The City provides long term disability coverage to all full-time employees.

2.8 Consolidated Omnibus Budget Reconciliation Act (COBRA)

COBRA gives workers and their families who lose their health insurance benefit the right to choose to continue in group health benefits provide by their employer. The coverage is for a limited period under certain circumstances such as voluntary or involuntary job loss, reduction in hours worked, transition between jobs, death, divorce, and other qualifying life events.

Qualified individuals may be required to pay the entire premium for coverage up to one hundred and two percent (102%) of the cost of the plan premiums.

An employee's eligible dependents may also have the right to elect and pay for continuation of coverage for a temporary period in certain circumstances where their coverage under the plan would otherwise end.

2.9 Uniforms

The City shall pay for the full cost of employee uniforms and safety equipment. In the event these uniforms are damaged in the course of work or worn out as a result of normal wear, the uniform shall be replaced at no cost to the employee.

The City shall cover the cost of laundering/dry cleaning of uniforms at a designated location.

The City has estimated the cost of uniforms, including the cost of dry cleaning to be $1,000 per employee annually.

The City shall provide one pair of boots to each employee every calendar year, in an amount not to exceed $200.

2.10 Bilingual Pay

Bilingual Pay may be provided for proficiency in any language, including American Sign Language, that has been recommended by the department director and has been determined by the City to be relevant to the delivery of services to the public.

In order to be eligible, an employee must demonstrate their proficiency in the designated language by passing an oral and written exam.

Employees interested in providing translation services should submit a written request to their department director outlining the language they are proficient in as well as how it compliments their position and benefits the public. Should the department director agree with their request, the request will be forwarded to Human Resources to schedule an exam. Once the employee successfully completes an exam, bilingual pay will begin on the first pay period following the certification of the results.

All full-time employees who are successfully certified, and who have received approval, will receive bilingual pay of thirty-five ($35) per pay period.

Should an employee change positions, a new written request by the employee is required and must be approved for the employee to continue to receive this pay.

The number of employees designated to provide translation services will be at the sole discretion of the City.

2.11 Wellness Program

The City encourages health and wellness for its employees. As a part of this effort, and as a benefit to employees, the City may pay up to thirty-five dollars ($35) monthly to reimburse health club dues for employees that join an approved local health club located in East Contra Costa County.

Employees are responsible for all membership dues or amounts incurred pursuant to their membership.

The City's payments for this benefit do not qualify for income tax exclusion under Section 132 of the Internal Revenue Code and therefore are taxable income. Taxes are the responsibility of the employee, and for those employees electing to participate in the program, applicable income will be reported, and taxes withheld as part of payroll processing. Reimbursement for membership will be paid on the second payroll of the month following the end of the quarter.

2.12 POST Certification & Education Incentive

Employees who posses or obtain the following POST certificates or educational degrees shall receive additional compensation as follows:

a. POST Intermediate Certificate – Two and one-half percent (2.5%) of base salary.
b. POST Advanced Certificate – Two and one-half percent (2.5%) of base salary.

Incentives in subsections (a) and (b) compound, with a maximum incentive of five percent (5%).

Instead of earning POST incentive pay, an employee with a bachelor's degree earns a five percent (5%) incentive. An employee may not earn separate incentive pays for both POST certificates and a bachelor's degree.

An employee may earn an additional two- and one-half percent (2.5%) over the POST or Bachelor's Degree incentive pay if the employee has a Master's Degree for a total POST/Education incentive pay not to exceed seven and one half percent (7.5%).

Pay for all education incentives will be effective in the first full pay period following receipt of documentation by Human Resources. Employees are responsible for ensuring timely submission to Human Resources.

Any updates made to this section in the Police Officers Association MOU, shall apply to this section and be updated accordingly at the earliest convenience.

2.13 Longevity Incentive Pay

All employees, with the exception of the Police Chief, shall receive Longevity Incentive Pay as follows:

- Five (5) Years of Service – two- and one-half percent (2.5%) of base salary.
- Ten (10) Years of Service – additional two- and one-half percent (2.5%) of base salary (5% cumulative total).
- Fifteen (15) Years of Service – additional two- and one-half percent (2.5%) of base salary (7.5% cumulative total).
- Twenty (20) Years of Service – additional two- and one-half percent (2.5%) of base salary (10% cumulative total).
- Twenty-five (25) Years of Service – additional two- and one-half percent (2.5%) of base salary (12.5% cumulative total).

  Employees who were previously serving in a sworn position with the City of Oakley while employed by Contra Costa Sheriff's Office as of April 15, 2015, will receive credit for their prior service with Contra Costa Sheriff's office when calculating longevity increments. The increase in percentage is effective on the next pay period following the anniversary of the employee's hire date.

The Police Chief will receive 5% of base pay if they have five (5) or more years of service with the City of Oakley. This longevity is not reportable to CalPERS as compensation.

Any updates made to this section in the Police Officers Association MOU, shall apply to this section and be updated accordingly at the earliest convenience.

2.14 Retiree Medical

Employees will participate in the Peace Officers Research Association of California (PORAC) Medical Trust. The city will pay four hundred and fifty dollars ($450) per month into the PORAC medical trust on behalf of the employee from the date of hire until the employee's separation date. Contributions will be made for all employees in Police Management and employees may not individually elect against participation in the PORAC Medical Trust Plan.

Members will also participate in the Legal Defense Fund offered through PORAC. These fees are paid directly by the employees to PORAC.

Any updates made to this section in the Police Officers Association MOU, shall apply to this section and be updated accordingly at the earliest convenience.

AMENDMENT TO EMPLOYMENT AGREEMENT
BETWEEN THE CITY OF OAKLEY AND JOSHUA McMURRAY

This Amendment ("Amendment") to the Employment Agreement between the City of Oakley and Joshua McMurray ("Manager"), effective November 10, 2021 ("Employment Agreement"), is entered into and effective on July 1, 2023 ("Effective Date of this Amendment"). The Employment Agreement shall be amended as set forth below. All other terms of the Employment Agreement not amended shall remain the same as set forth in the Employment Agreement.

1. Section 7.A to the Employment Agreement is amended to provide that on and after the Effective Date of this Amendment, Manager shall receive an annual salary of $277,500, payable in equal installments at the same time and in the same manner as other employees of the City are paid. The salary shall be subject to withholding.

Executed on this _____ day of June, 2023.

_____	_____
Joshua McMurray	Aaron Meadows
City Manager	Mayor

Approved as to Form:

_____
Derek P. Cole
City Attorney

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: June 13, 2023

TO: City Council

Approved and Forwarded to the City Council

FROM: Joshua McMurray, City Manager

Kevin Rohani, City Engineer and Public Works Director

SUBJECT: **55-acre Park Discussion**

Background and Analysis

The 55-acre park site at the north end of Sellers Avenue has been a topic of discussion for over 20 years. The site has gone through several iterations of planning level design that has been influenced over the years by many including the public, past and current City Councilmembers, City Staff, design consultants, and representatives from the State Department of Water resources and partner agencies working on the Dutch Slough Tidal Restoration Project (which surrounds the 55-acre site on the west, north and east). The most current site plan was developed in 2019 and Staff is currently working with Calendar Associates to rework the design of the park site.

The City held a community meeting on March 29th at the Oakley Recreation Center. A total of 35 people attended that meeting and provided input. That input is currently being evaluated and compiled and will be presented, along with the survey results, at another community meeting that will be held in July.

The purpose of this Work Session is to get input from the City Council prior to the second community meeting. Staff would also like to explore options for the park site that still would include some of the uses that have been discussed both in the past and present and also consider other uses that would capitalize on the park's location and water access. The City is currently trying to establish its identity as a destination for boating, fishing and activities that center around the Delta. The challenge with that is the only location in which the City owns land that has Delta access is the 55-acre park site. The other areas of the shoreline are either privately owned or State owned. There are features that could be included in the concept design that would help the City achieve it's goal and those would relate to water access for both motorized and non-motorized vessels, parking areas, potential camping spots and locations for day-use at the site. Staff will discuss these ideas in broad context to solicit feedback that will help refine the concept plans that Calendar Associates are preparing for the July meeting.

Fiscal Impact

There is no fiscal impact associated with this update to the City Council.

Staff Recommendation

Staff recommends that the City Council receive the Staff Report and provide Staff direction.

Attachments

1. 2019 55-Acre Park Master Plan

MASTER PLAN LEGEND

ACTIVITY AREAS

1. MULTI-USE TURF FIELDS
2. LITTLE LEAGUE FIELD *(250'-300' INFIELDS)*
3. SOCCER FIELD *(U-10)*
4. LACROSSE FIELD
5. BOCCE BALL COURTS
6. DESTINATION PLAYGROUND
7. MULTI-USE TRAIL
8. MULTI-USE TRAIL + EQUESTRIAN
9. INTERPRETIVE NATURE TRAIL
10. OUTDOOR LEARNING/CLASSROOM
11. TRAIL KIOSK
12. KAYAK LAUNCH
13. BEACH RIVER FRONT

COMMUNITY GATHERING AREA

14. PICNIC MEADOW
15. OPEN MEADOW
16. PICNIC AREA
17. GROUP PICNIC AREA
18. SCORE KEEPERS BOOTH/SHELTER
19. SHADE STRUCTURE, TYP.
20. PAVILION
21. BOAT HOUSE
22. INTERPRETIVE CENTER
23. HISTORIC GILBERT HOUSE
24. EVENT LAWN
25. VISITOR/ADMIN BUILDING
26. COMMUNITY GARDEN
27. FARM ANIMAL PADDOCK
28. AGRICULTURAL FIELDS
29. AGRICULTURAL SUPPORT/BARN
30. CONCESSION/ RESTROOM

OTHER

31. PARK ENTRY
32. BRIDGE CROSSOVER
33. ACCESS ROAD, TYP.
34. GRAVEL ACCESS ROAD
35. MAINTENANCE BUILDING
36. PARKING, TYP.
37. TRAIL HEAD PARKING + EQUESTRIAN



CALA

MASTER PLAN

OAKLEY REGIONAL PARK ADVANCEMENT

MAY 28, 2019

OAKLEY CALIFORNIA

VIA EMAIL

Derek Cole
City Attorney's Office
City of Oakley
2281 Lava Ridge Court
Suite 300
Roseville, CA 95661
dcole@colehuber.com

Paul Beard
Chief of Police
Oakley Police Department
3231 Main St.
Oakley, CA 94561
info@ci.oakley.ca.us

May 25, 2023

Re: <u>Oakley Police Department's Violations of State Law for Sharing License Plate Reader Data</u>

Dear Mr. Cole and Mr. Beard,

We write regarding records obtained by our offices in response to a California Public Records Act Request ("PRA Records"),[1] which state that the Oakley Police Department ("the Department") shares automated license plate reader ("ALPR") information, including the locations of drivers, with out-of-state law enforcement agencies. This sharing violates two state laws that prohibit sharing of information with out-of-state entities about the provision of abortion care, Cal. Penal Code § 13778.2, and sharing of information collected by ALPR systems. Cal Civ. Code § 1798.90.55(b). We are particularly concerned that anti-abortion states may seek to exploit this information to track, locate, and prosecute abortion seekers and providers. Regardless of your Department's intent, this act of sharing poses a risk to people and violates state law. We therefore urge that you immediately investigate any sharing relationship with these

[1] https://www.muckrock.com/foi/oakley-3351/automated-license-plate-readers-oakley-police-department-136087/

agencies, prohibit the Department from sharing in this fashion again, and reconsider the Department's use of ALPR technology.

I. ALPR Surveillance of Oakley Drivers' Locations Violates Their Civil Liberties and Civil Rights and Could be Used to Prosecute Out-of-State Abortion Seekers.

ALPR technology is a powerful surveillance system that can be used to invade the privacy of individuals and violate the rights of entire communities. ALPR systems collect and store location information about drivers whose cars pass through ALPR cameras' fields of view, which, along with the date and time of capture, can be built into a database that reveals sensitive details about where individuals work, live, associate, worship, seek medical care, and travel.[2] Much of this information has traditionally been unavailable to law enforcement without a search warrant. Further, ALPR systems are easily misused to harm marginalized communities.[3] As with other surveillance technologies, police often deploy license plate readers in poor and historically overpoliced areas, regardless of crime rates.[4]

Additionally, and particularly since the Supreme Court's decision in *Dobbs v. Jackson Women's Health Organization*,[5] which overturned *Roe v. Wade*,[6] ALPR technology and the

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[2] *See, e.g.*, *Automatic License Plate Readers*, ELECTRONIC FRONTIER FOUND., March 29, 2023, https://www.eff.org/sls/tech/automated-license-plate-readers; *You Are Being Tracked: How License Plate Readers Are Being Used to Record Americans' Movements*, AM. CIV. LIBERTIES UNION, July 2013, https://www.aclu.org/other/you-are-being-tracked-how-license-plate-readers-are-being-used-record-americans-movements.

[3] *See, e.g.*, Angel Diaz & Rachel Levinson-Waldman, *Automatic License Plate Readers: Legal Status and Policy Recommendations for Law Enforcement Use*, BRENNAN CTR. FOR JUST., Sept. 10, 2020, https://www.brennancenter.org/our-work/research-reports/automatic-license-plate-readers-legal-status-and-policy-recommendations; Christine Hauser, *Aurora Police Chief Apologizes After Officers Handcuff Children on the Ground*, N.Y. TIMES, Aug. 5, 2020, https://www.nytimes.com/2020/08/05/us/aurora-police-black-family.html (ALPR falsely flagged a Black family's SUV as stolen, leading to a stop during which entire family, including four children, was forced to lie on the ground during the stop); Vasudha Talla, *Records Reveal ICE Agents Run Thousands of License Plate Queries a Month in Massive Location Database*, ACLU OF NORTHERN CAL., June 2019, https://www.aclunc.org/blog/records-reveal-ice-agents-run-thousands-license-plate-queries-month-massive-location-database; Matt Cagle, *San Francisco – Paying the Price for Surveillance Without Safeguards*, ACLU OF NORTHERN CAL., May 22, 2014, https://www.aclunc.org/blog/san-francisco-paying-price-surveillance-without-safeguards; Adam Goldman and Matt Apuzzo, *With Cameras, Informants, NYPD Eyed Mosques*, ASSOCIATED PRESS, Feb. 23, 2012, https://www.ap.org/ap-in-the-news/2012/with-cameras-informants-nypd-eyed-mosques.

[4] Dave Maass and Jeremy Gillula, *What You Can Learn from Oakland's Raw ALPR* Data, ELECTRONIC FRONTIER FOUND., Jan. 21, 2015, https://www.eff.org/deeplinks/2015/01/what-we-learned-oakland-raw-alpr-data; Barton Gellman and Sam Adler-Bell, *The Disparate Impact of Surveillance*, THE CENTURY FOUND., Dec. 21, 2017, https://production-tcf.imgix.net/app/uploads/2017/12/03151009/the-disparate-impact-of-surveillance.pdf; *see also, e.g.*, Kaveh Waddell, *How License-Plate Readers Have Helped Police and Lenders Target the Poor*, THE ATLANTIC, Apr. 22, 2016 https://www.theatlantic.com/technology/archive/2016/04/how-license-plate-readers-have-helped-police-and-lenders-target-the-poor/479436/ (summarizing data indicating that Oakland Police Department deployed ALPRs "disproportionately often in low-income areas and in neighborhoods with high concentrations of African-American and Latino residents").

[5] 142 S. Ct. 2228 (2022).

[6] 410 U.S. 113 (1972).

information it collects is vulnerable to exploitation against people seeking, providing, and facilitating access to abortion.[7] Law enforcement officers in anti-abortion jurisdictions who receive the locations of drivers collected by California-based ALPRs may seek to use that information to monitor abortion clinics and the vehicles seen around them and closely track the movements of abortion seekers and providers.[8] This threatens even those obtaining or providing abortions in California, since several anti-abortion states plan to criminalize and prosecute those who seek or assist in out-of-state abortions.[9]

II. The Department Shares Local Drivers' Data with Out-of-State Agencies, including Agencies in Anti-Abortion States.

The PRA Records obtained by our office state that the Department shares ALPR information with law enforcement agencies across the country, including with at least one agency in a state where abortion is banned or highly restricted. The Department lists out-of-state agencies as sharing partners with the ability to search your Department's local ALPR information, including scans of license plates and the location of the scanned plate. These out-of-state agencies have the ability to search sensitive local ALPR information but are not subject to the important privacy protections imposed by the California state legislature.

III. Sharing of ALPR Information with Out-of-State Agencies Violates State Law and Undermines California's Protections for Reproductive Health Privacy.

Any sharing of ALPR information with out-of-state agencies violates state law and the only way to prevent these violations, and the harm caused by exposing sensitive driver information to out-of-state agencies, is to cease such sharing. Under the California Civil Code, as amended by Senate Bill No. 34, "[a] public agency shall not sell, share, or transfer ALPR information, except to another public agency, and only as otherwise permitted by law." Civ. Code § 1798.90.55(b). A "public agency" is defined as "the state, any city, county, or city and county, or any agency or political subdivision *of the state*." *See* Civ. Code § 1798.90.5(f) (emphasis added). The Civil Code, therefore, prohibits an agency from sharing or transferring ALPR information with or to out-of-state agencies, including those listed in the PRA Records.

In addition, sharing ALPR information with law enforcement in states that criminalize abortion undermines California's extensive efforts to protect reproductive health privacy. Since

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[7] Johana Bhuiyan, *How expanding web of license plate readers could be 'weaponized' against abortion*, THE GUARDIAN, Oct. 6, 2022, https://www.theguardian.com/world/2022/oct/06/how-expanding-web-of-license-plate-readers-could-be-weaponized-against-abortion.

[8] Dave Maass, *Automated License Plate Readers Threaten Abortion Access. Here's How Policymakers Can Mitigate the Risk*, ELECTRONIC FRONTIER FOUND., Sept. 28, 2022, https://www.eff.org/deeplinks/2022/09/automated-license-plate-readers-threaten-abortion-access-heres-how-policymakers.

[9] *See, e.g.*, Caroline Kitchener and Devlin Barrett, *Antiabortion lawmakers want to block patients from crossing state lines*, WASHINGTON POST, June 30, 2022, https://www.washingtonpost.com/politics/2022/06/29/abortion-state-lines/; Josh Moon, *Alabama AG: state may prosecute those who assist in out-of-state abortions*, ALABAMA POLITICAL REPORTER, Sept. 15, 2022, https://www.alreporter.com/2022/09/15/alabama-ag-state-may-prosecute-those-who-assist-in-out-of-state-abortions/.

last summer when the Supreme Court decided *Dobbs*, the Legislature has passed more than a dozen laws to protect reproductive freedom, including laws that prohibit law enforcement from cooperating with out-of-state entities regarding abortions that are lawful in California.[10]

As shown in the PRA Records, the Department shares ALPR information with at least one law enforcement agency in an anti-abortion state. Sharing ALPR information with these agencies raises concerns in light of the recently enacted Assembly Bill No. 1242, which prohibits state and local public agencies from "cooperat[ing] with or provid[ing] information" to out-of-state agencies "regarding an abortion that is lawful under the laws of this state and that is performed in this state." Cal. Penal Code § 13778.2.

The sharing of ALPR information is harmful because it exposes the sensitive location information of drivers to misuse in states without California's privacy protections. The only way to prevent these harms and address these violations of the law is the terminate the out-of-state sharing.

Additionally, sharing ALPR information with out-of-state agencies undermines the California Constitution's long-standing protections for reproductive rights[11] and the values guiding state law, as set out in the legislative findings and declarations of the Reproductive Privacy Act:

> "The Legislature finds and declares that every individual possesses a fundamental right of privacy with respect to personal reproductive decisions. Accordingly, it is the public policy of the State of California that . . . [e]very woman has the fundamental right to choose to bear a child or to choose and to obtain an abortion . . . [and t]he state shall not deny or interfere with a woman's fundamental right to choose to bear a child or to choose to obtain an abortion[.]"

Cal. Health & Safety Code § 123462. These declared rights are undermined by Oakley sending ALPR information to out-of-state law enforcement agencies that may use it to investigate and punish people who seek abortion.

IV. The Department Should End the Illegal Sharing of ALPR Information and Any Further Use of ALPRs.

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[10] *See* Joe Garofoli, *Newsom signs California abortion protections into law following GOP push for a nationwide ban*, SAN FRANCISCO CHRONICAL, Sept. 27, 2022, https://www.sfchronicle.com/bayarea/article/Newsom-signs-California-abortion-protections-into-17470927.php; *New Protections for People Who Need Abortion Care and Birth Control*, OFFICE OF GOVERNOR GAVIN NEWSOM, Sept. 27, 2022, https://www.gov.ca.gov/2022/09/27/new-protections-for-people-who-need-abortion-care-and-birth-control/.

[11] *See* People v. Belous (1969) 71 Cal. 2d 954. The California Constitution was recently amended to expressly enumerate these long-standing protections. *See* Cal. Const. Art. 1, § 1.1 ("The state shall not deny or interfere with an individual's reproductive freedom in their most intimate decisions, which includes their fundamental right to choose to have an abortion[.]") (*added Nov. 8, 2022, by Prop. 1. Res. Ch. 97, 2022. Effective Dec. 21, 2022*).

We urge the Department to investigate—and end—the sharing documented above. We ask that you provide proof in writing that such sharing has ended and any record reflecting the same. Cal. Const., art. I, § 3(b)(2); Gov't Code §§ 7920 et seq.

Further, the risks to civil liberties and civil rights that ALPR technology creates are well-documented. Even if the Department takes steps to prevent the formal sharing of data with out-of-state agencies, the risk of informal sharing with these same agencies will remain. Thus, the best way to ensure that Oakley's residents and visitors are safe from unnecessary intrusion into their personal lives is to reject the use of ALPR technology altogether.

We look forward to your prompt action and response by June 15, 2023. If you have any questions, please do not hesitate to reach out to Jennifer Pinsof at ALPR@eff.org.

Sincerely,

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