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, December 08, 2020
6:30 PM
Oakley City Council Chambers, 3231 Main Street, Oakley, CA
BE ADVISED that this meeting will be live-streamed on the City's website at www.oakleyinfo.com. Due to the order of the County Health Officer, no one will be allowed to attend the meeting in person.

How to Participate:

Telephone: You may participate via telephone by calling (925) 809-9201 and using Conference ID#: 921207. Please call or text (925) 787-8454 with any difficulties with the call-in number or ID. The meeting host will call on you when it is your turn to speak. Please mute your phone until then.

E-mail: Public comments can be submitted until 5 p.m. the day of the meeting by completing an online comment form through the City's website, https://www.ci.oakley.ca.us/agendas-minutes-videos-archive/ . Comments will be distributed to the City Council via email and summarized in the meeting minutes. Please indicate on the comment form if you wish to speak during the meeting. Public comments are public records.

MISSION STATEMENT: The City of Oakley exists to build and enhance a quality community and to serve the public in a friendly, efficient, responsive manner.

VISION STATEMENT: The City of Oakley will be recognized as a model of civic participation and a vibrant Delta community where families live, work, play, shop and visit.

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.

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If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7013.

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.

Members of the public may address the Council on items of interest that are within the City's jurisdiction. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. 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 blue speaker card available in the lobby and submit it to the City Clerk prior to the agenda item being called. The Mayor will call you by name to the podium to hear your comments and you have up to 3 minutes to speak.

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 Accept Written Update from Advisory Council on Aging Representative, Megan Casey

Advisory Council on Aging Update

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. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority may respond to statements made or questions asked or may request Staff to report back at a future meeting on the matter. The exceptions under which the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority MAY discuss and/or take action on items not appearing on the agenda are contained in Government Code §54954.2(b)(1)(2)(3). Members of the public should submit any Speaker Cards for Public Comments in advance of the Mayor calling for Public Comments.

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. Members of the public should submit any Speaker Cards related to the Consent Calendar in advance of the Consent Calendar being considered.

3.1 Approve Minutes of the Regular Joint City Council/City Council Acting as the Successor Agency to the Redevelopment Agency and Special Public Financing Authority Meeting Held November 10, 2020 (Libby Vreonis, City Clerk)

Minutes 11-10-20

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

Memo

3.3 Approve 2021 Meeting Dates (Libby Vreonis, City Clerk)

Staff Report
1. List of Proposed 2021 Meetings Dates
2. City Council Resolution Approving 2021 Meeting Dates
3. Successor Agency Resolution Approving 2021 Meeting Dates
4. Oakley Public Financing Authority Resolution Approving 2021 Meeting Dates

3.4 Approval of the City of Oakley's Contra Costa Transportation Authority (CCTA) Growth Management Program Compliance Checklist for Allocation of Fiscal Year 2019/20 and 2020/21 Local Street Maintenance and Improvement Funds (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report
1. Resolution
2. Checklist
3. #1
3. #2

3. #3
3. #4
3. #5
3. #6
3. #7
3. #8
3. #9
3. #10
3. #11
3. #12
3. #13
3. #14

3.5 Development Impact Fee Five Year Report (Tim Przybyla, Finance Director)
Staff Report
1. Resolution
2. Five Year Report

3.6 Acceptance of work associated with Capital Improvement Project Number 214 – Vintage Parkway Repair and Resurfacing Project (Kevin Rohani, P.E. Public Works Director/City Engineer)
Staff Report
1. Resolution
2. Notice of Completion

3.7 Ratify Election: Adopt Ordinance No. 15-20 Authorizing the Levy of a Special Tax on Parcels of Land within Tax Area Zone 179 within the Oakley Special Police Tax Area for Police Protection Services for the Baldocchi project (APNs 032-010-002 and 032-010-012) (Kevin Rohani, P.E., Public Works Director/City Engineer)
Staff Report
1. Signed Ballot
2. Ordinance No. 15-20
2A. Exhibit A - Boundary Map for Police Tax Area Zone 179
2B. Exhibit B - Tax Rate Schedule for Fiscal Year 2020-21

3.8 Approval of the Stormwater Green Infrastructure (GI) Plan for adoption, submit the plan to the Water Board and authorizing future administrative updates to the GI Plan by the City Manager (Kevin Rohani, P.E., Public Works Director/City Engineer)
Staff Report
1. Resolution
2. Final Green Infrastructure Plan

3.9 Acceptance of Work Associated with Capital Improvement Project No. 218 - Main Street/O'Hara Avenue Intersection Improvement Project (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report

1. Resolution
2. Notice of Completion

3.10 Annexation No. 26 (Baldocchi) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services) (Kevin Rohani, P.E., Public Works Director/City Engineer)

Staff Report

1. Unanimous Approval Form
2. Resolution
3. CFD 2015-2 Amended Boundary Map
4. Amendment to Notice of Special Tax Lien - Annex 26

3.11 Consideration of a Resolution Approving a Master Equity Lease Agreement between the City of Oakley and Enterprise Fleet Management, Inc. and Authorizing the City Manager to Execute the Master Equity Lease Agreement and any Amendments between the City of Oakley and Enterprise Fleet Management, Inc. (Tim Przybyla, Finance Director)

Staff Report

1. Resolution
2. Master Equity Lease Agreement

3.12 Purchase of AXON Body Worn Cameras, Tasers, and use of Digital Evidence System (Dean Capelletti, Chief of Police)

Staff Report

1. Axon Sole Source Letter
2. AXON Quote
3. Resolution

3.13 Consideration of a Resolution Accepting the Comprehensive Annual Financial Report (CAFR), Memorandum on Internal Control, Required Communications and Report on Agreed Upon Procedures for Fiscal Year 2019-2020 (Tim Przybyla, Finance Director)

Staff Report

1. Resolution
2. FY 2019-2020 CAFR
3. FY 2019-2020 Memorandum on Internal Control
4. 2019-2020 Required Communications
5. FY 2019-2020 Gann Limit Report

4.PUBLIC HEARINGS

5.REGULAR CALENDAR

5.1 Adopt a Resolution to Approve the City Council 2021 Committee Appointee List (Libby Vreonis, City Clerk)
Staff Report
1. Proposed 2021 City Council Committee Appointment List
2. Resolution Approving the 2021 City Council Committee Appointment List

6.REPORTS

6.1 CITY MANAGER
(a) City Manager

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

8.CLOSED SESSION

9.ADJOURN

Advisory Council on Aging

To City Council:

Re: Advisory Council on Aging Update 2020

As you know I was appointed to the Oakley seat of Advisory Council on Aging late this year. So far I've been able to attend 2 meetings (virtually due to Covid) and we are currently on yearly break and set to resume meetings in December. I was able to have a brief call with Tim Lear of Oakley Seniors and will be following up with him on the current issues that will impact Oakley Seniors specifically. I wanted to bring to your attention a few matters that we have discussed during our meetings. During September we discussed a new scam that is being aimed at aging adults. The current scam is offering a free Covid test in exchange for their Medicare information and then false billing Medicare under their name. The Area Agency on Aging released some media ads to counteract the scam and I did advise Tim of that during our initial call. As you may know, the Contra Costa County Transportation Authority is currently working on a "townhall workgroup" to gather information on how they can provide better access to older adults in CCC for public transportation and paratransit. I did join the townhall to listen in and will continue to follow up in the new year. We also had a presentation from Choice in Aging on the Master Plan on Aging- currently the 4 major goals are 1. Long Term supportive services 2. Livable communities and purposes 3. Health and well-being and 4. Economic security and safety.

We are starting 2021 right by joining workgroups for specific needs we think seniors in our areas face. I've elected to join the housing workgroup and the diversity and inclusion workgroup. I know that affordable housing is one of the main concerns I've heard from seniors in the Oakley area- including Tim. I look forward to continuing to serve and keeping you updated as 2021 progresses.

Thank you,

Megan Casey

Minutes of Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority held November 10, 2020

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 City Council/Oakley Public Financing Authority

Mayor Kevin Romick called the meeting to order at 6:32 p.m. in the Oakley City Council Chambers located at 3231 Main Street. In addition to Mayor Romick, Vice Mayor Sue Higgins was present. Councilmember Michael Krieg joined remotely by teleconference. Councilmember Claire Alaura also joined remotely by teleconference. Her attendance was confirmed after item 1.2. Councilmember Randy Pope was absent.

1.2 Pledge of Allegiance to the Flag (Mayor Romick)

Mayor Romick led the Pledge of Allegiance.

1.3 Proclamation Recognizing Law Enforcement Records and Support Personnel Week (Mayor Romick)

On behalf of the City Council, Mayor Romick read the proclamation recognizing law enforcement records and support personnel.

1.4 Update provided by Contra Costa Water District (Connstance Holdaway, Vice President, Board of Directors)

Contra Costa Water District Board of Directors Vice President Connstance Holdaway provided an update to the City Council including information regarding the Board of Directors, service area and water supply, safe water during COVID-19, the Randall-Bold Water Treatment Plant Contra Costa Canal repairs, the Los Vaqueros Reservoir Expansion Project, water efficiency services and rebates.

Vice Mayor Higgins inquired when the District may consider covering the canals.

Ms. Holdaway responded that the Canal Modernization Project has been placed on hold due to COVID-19 and needed revenue; it is estimated to cost $600 million for the entire project. She explained that the District will explore and study possibilities which will likely take several years.

Vice Mayor Higgins suggested the District consider reaching out to MCE for a solar field along the canals.

Ms. Holdaway responded that she recalls the District looked at solar several years ago; it was costly and there was some uncertainty with it because it would be placed above the water; however, it could be examined as changes in price and technology are always evolving.

Mayor Romick thanked Ms. Holdaway for her presentation.

2) PUBLIC COMMENTS

George Fuller suggested the City Council stop construction on the train station until the community has an opportunity to re-examine it because many people in the community do not see the functionality of it. He added that the plan was from 2014 and the related survey report from EKF should not take much to modify. He mentioned $5.5 million was spent on Main Street in 2017 which caused angst among residents regarding traffic. He suggested the Planning Commission should look at it and it needs to be clear how much money from the General Fund is being used and exactly how the project is being funded.

3) CONSENT CALENDAR

Mayor Romick announced a revision to items 3.9 through 3.13: “Emerson Ranch Parkway” should read “Emerson Ranch Way”.

3.1 Approve Minutes of the Regular Joint City Council/City Council Acting as the Successor Agency to the Redevelopment Agency and Special Public Financing Authority Meeting Held October 27, 2020 (Libby Vreonis, City Clerk)

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

3.3 Waive the Second Reading and Adopt an Ordinance Adding Sections 2.7.004 and 2.7.006 to Chapter 7 of Title 2 of the Oakley Municipal Code Prohibiting Candidates’ Use of the City’s Current or Previous Logo/Seal or any Similar or Substantive Portion thereof, and Adding Sections 9.5.112(a)(14)(b) and 9.5.112(a)(14)(c) regarding Placement of Political Signs Prior to Elections and Requiring a Statement of Responsibility for Removal of Campaign, Candidacy or Ballot Measure Signs (Libby Vreonis, City Clerk)

3.4 Waive the Second Reading and Adopt an Ordinance Adding Article 8 ("Shared Mobility Devices") to Chapter 2 ("Streets and Sidewalks") of Title 6 of the Oakley Municipal Code Relating to the Placement and Use of Shared Mobility Devices in the Public Right-of-Way (Libby Vreonis, City Clerk/Paralegal)

3.5 City Council 1st Quarter Investment Report (Tim Przybyla, Finance Director)

3.6 Successor Agency 1st Quarter Investment Report (Tim Przybyla, Finance Director)

3.7 Consideration of a Resolution Approving an Agreement with Freyer & Laureta, Inc. and Amending the City of Oakley Fiscal Year 2020/21 Budget to Appropriate Funding for Engineering Design Services associated with CIP Number 253 - Police Department Parking Lot Expansion Project (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.8 Acceptance of Park, Pond, and Storm Drain Pump Station Improvements associated with Emerson Ranch Subdivision 9032, Parcel H for Emerson Ranch Park (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.9 Acceptance of Subdivision Improvements Associated with Emerson Ranch Neighborhood 1 Subdivision 9032 located near East Cypress Road and Emerson Ranch Parkway (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.10 Acceptance of Subdivision Improvements Associated with Emerson Ranch Neighborhood 2A Subdivision 9347 located near East Cypress Road and Emerson Ranch Parkway (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.11 Acceptance of Subdivision Improvements Associated with Emerson Ranch Neighborhood 2B Subdivision 9348 located near East Cypress Road and Emerson Ranch Parkway (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.12 Acceptance of Subdivision Improvements Associated with Emerson Ranch Neighborhood 3 Subdivision 9349 located near East Cypress Road and Emerson Ranch Parkway (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.13 Acceptance of Subdivision Improvements Associated with Emerson Ranch Neighborhood 4 Subdivision 9350 located near East Cypress Road and Emerson Ranch Parkway (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.14 Acceptance of Subdivision Improvements Associated with Emerson Ranch Neighborhood 5 Subdivision 9351 located near East Cypress Road and Emerson Ranch Way (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.15 Approval of Subdivision Improvement Agreement and Final Map for the Oakley Logistics Center-Phase 2, Subdivision 9549 located near Bridgehead Road and Wilbur Avenue (Kevin Rohani, P.E., Public Works Director/City Engineer)

3.16 Adopt a Resolution Amending Employee Salary Schedule Removing a Job Classification and Adding a New Job Classification (Nancy Marquez-Suarez, Assistant to the City Manager/HR Manager)

3.17 Pre-Approved Accessory Dwelling Units (ADU) Program - Request the City Council to Authorize the City Manager to Execute a Personal Services Agreement with Precision Civil Engineering, Inc. in an Amount Not to Exceed $50,000 to Assist the City in Developing the Pre-Approved ADU Program (Ken Strelo, Principal Planner)

3.18 Adopt a Resolution Continuing the Declaration of the Existence of an Emergency Affecting the Public Health and Safety due to the Novel Coronavirus (COVID-19) Pandemic (Bryan Montgomery, City Manager)

There were no public comments submitted for the Consent Calendar.

Councilmember Alaura requested to pull item 3.7.

It was moved by Councilmember Krieg and seconded by Vice Mayor Higgins to approve the remainder of the Consent Calendar. Motion was unanimous and so ordered. (4-0)

Item 3.7

Councilmember Alaura recused herself and indicated she has no financial interest in the matter, but has a familial relationship with Freyer & Laureta, Inc. She mentioned she was not aware Freyer & Laureta, Inc. had an interest in this project until she saw it on this agenda, but she is aware now and will recuse herself.

It was moved by Vice Mayor Higgins and seconded by Councilmember Krieg to approve item 3.7. AYES: Higgins, Krieg, Romick. ABSTENTION: Alaura. ABSENT: Pope.

4) PUBLIC HEARINGS

4.1 Conduct Public Hearing and Adopt a Resolution Approving the Emerson Ranch Stormwater Improvements Reimbursement Agreement (Kevin Rohani, P.E. Public Works Director/City Engineer)

Public Works Director/City Engineer Kevin Rohani presented the staff report.

Councilmember Alaura inquired if everyone had been noticed and if no objections or inquiries were made as of today.

Mr. Rohani confirmed everyone was notified pursuant to legal requirements by certified mail and a public meeting was held onsite on October 20, 2020, of which approximately one half dozen residents attended and questions were asked and answered.

Mayor Romick opened the public hearing.

Public Comment

Leslie Fallon commented that she did not know anything about this matter. She suggested a discussion should be had with the neighboring property owners before development occurs.

Mayor Romick explained that unless she plans to develop her property in the near future, she is not affected at all by this

Ms. Fallon mentioned if she sells her property, she wouldn't know if they are going to develop it.

Mayor Romick indicated if she sells her property, the new property owner would decide whether or not to develop it and would present that to the City. He explained that unless she plans to subdivide and develop her property (under her ownership) she is not affected by this.

Ms. Fallon commented that she lives across the street from this project and doesn't understand how she would not be involved in it.

Mayor Romick requested Mr. Rohani explain further.

Mr. Rohani explained as part of the project, a storm drain pipe has been included to accommodate for future development. If there is no development, there is no fee for reimbursement.

She expressed that the developer should be paying for it.

Mayor Romick explained that the developer paid for it.

Mayor Romick called for any other public comments. Being none, he closed the public hearing.

City Manager Bryan Montgomery commented that if the resident would like to have any further questions answered, he or Mr. Rohani can be contacted.

Mr. Rohani mentioned the Q&A document was sent to surrounding residents to provide information, along with his phone number.

It was moved by Vice Mayor Higgins and seconded by Councilmember Krieg to adopt the resolution. Motion was unanimous and so ordered. (4-0)

4.2 Bethel Island LLC. Vesting Tentative Map Amendment (TM 03-20) – Request to amend the overall land plan of the existing Bethel Island LLC. Subdivision # 9156 to add 150 dwelling units. The new land plan results in a 1,205 unit subdivision and associated site improvements. The project site is designated Specific Plan in the Oakley 2020 General Plan and zoned SP-1 (East Cypress Corridor Specific Plan). The project is located south and southwest of Summer Lake South. (APN's: 020-140-048 and 020-150-003) (Joshua McMurray, Community Development Director)

Community Development Director Joshua McMurray presented the staff report. He requested to combine items 4.2 and 4.3 in his PowerPoint presentation as both projects involve the same applicant.

Applicant John Baayoun, President of TI Capital, commented that they are fully committed on the commercial piece to re-engage with the City for a full detailed economic evaluation of the site before moving forward with the final map to determine is the commercial viability is valid or no longer valid. He explained the City will have another opportunity to review. In regard to the southern piece, he mentioned they have had several conversations with the Knightsen Elementary School District and shared their plan; the School District is in agreement that there is no need for a full school. He mentioned they will do everything to mitigate any impact to the School District and will discuss it with them again at the appropriate time when they are ready to move forward with that parcel.

Vice Mayor Higgins inquired when the property was changed to a 55 and older community.

Mr. McMurray responded it was last year. He explained it is still consistent with the plan; it further refines who will live in the community.

Vice Mayor Higgins inquired about the density transfer.

Mr. McMurray explained the Specific Plan is divided into 6 specific plan areas and each area allocates a specific number of housing units.

City Manager Bryan Montgomery mentioned that a certain number of lots were approved in the Specific Plan; however, after more recent environmental studies, a greater area of preservation of wetlands is required and lots previously planned for the area can no longer go there.

Mr. McMurray mentioned in Planning Area 1, 1,700 units were allocated in that plan area and only 1,332 units were approved through the vesting tentative map. He further explained that 368 units were not captured in this area. He mentioned the applicant is requesting that some of the units be captured in subdivision 9404 and 85 of the remaining units be transferred to subdivision 9156. He explained 53 units will still remain uncaptured that could be reallocated in the future.

Councilmember Alaura inquired where the next closest commercial area is located to the 9404 development.

Mr. McMurray responded that a 2 to 3 acre parcel across from the completed fire station is closest to this subdivision; it is part of the Summer Lake North Project.

Councilmember Alaura commented that is on the Oakley side. She inquired where the next closest commercial area is located on the Knightsen side.

Mr. McMurray responded there is no commercial on the Knightsen piece (the 9157 map).

Mayor Romick commented there never was (commercial on the Knightsen side). He mentioned the next closest commercial piece is 8 acres at E. Cypress and Sellers.

Councilmember Alaura commented that the tentative map amendment is not a final map which would require an evaluation report for economic viability of commercial in that area. She inquired if that report would go before staff or the future Council.

Mr. McMurray confirmed that is correct; a report must be provided to staff (as written now) before final approval.

Councilmember Alaura recommended the report go before the City Council before final map approval. She mentioned she likes that both developments will be in the CFD for fire. In regard to the 9156 development, she inquired if the Knightsen Elementary School District Superintendent is on the call or if there is a letter that the School District has provided indicating it is going along with not having a school on the parcel and that the understand the impact of that decision.

Mr. McMurray mentioned that the School District was notified at least two times and no feedback was provided by the School District.

Mayor Romick commented that a condition of approval for the parcel is that the School District must approve of it in writing before final map approval.

Councilmember Alaura recommended the letter from the School District go before the City Council for review. She inquired how many remaining units exist outside of the 55+ area units and how many families are estimated that could produce students.

Mr. McMurray explained that based on the current land plan, there is potential for about 100 students which is not enough to justify the need for a new school.

Mr. Baayoun mentioned he had conversations with the School District three times and met with the Superintendent who agreed that 95-100 children that are estimated to be generated from the non-age qualified homes which is insufficient to require a new elementary school. He added

they can work with the School District to mitigate the impact this amount of children in the development would bring to the School District.

Councilmember Krieg mentioned the connector at Bethel Island Road south of the project could be good for fire safety. He inquired if someone could address it.

Mr. McMurray explained the Rock Slough Bridge is required in the Specific Plan. He mentioned there are 2 triggers, the first trigger being the 800th unit which requires a 2-lane bridge to be constructed and the second trigger being the 3,100th unit which requires its full expansion to 4 lanes. He shared that eventually Rock Slough Bridge will connect to Delta.

Mayor Romick inquired if Mr. McMurray could read the condition regarding the commercial area requirements which refers to the year 2025 or 1,000 homes.

Mr. McMurray read the condition into the record.

Mayor Romick commented that he agrees with Councilmember Alaura that it should come back to the City Council. He mentioned the year 2025 will likely come faster than 1000 homes and suggested it be worded differently to allow for more time for conditions to change and the commercial market to recover.

Mr. McMurray suggested staff could flip it to read whichever is later. He explained that the 2025 is the date the development agreements expire.

Mayor Romick inquired where the funds will be used that are being collected for the CFD.

Mr. McMurray explained that the funds will be used for operational expenses, mainly staffing. He further explained the difference between funds is that the CFD funds are intended to capture operational expenses whereas the impact fees collected upon issuance of each building permit are intended to capture infrastructure; i.e., building of stations.

Mayor Romick requested confirmation that funds would not be used for building stations or buying fire trucks.

Mr. McMurray confirmed funds would not be used for building stations or buying a fire station.

Mayor Romick inquired if there are other similar CFDs in Oakley.

Mr. McMurray responded there are approximately 17, including Summer Lake South.

Mayor Romick inquired if Brentwood has any CFDs.

Mr. McMurray responded that he is only aware of 1 approved last night but may still require approval by the Fire Board.

Mayor Romick inquired if none exist yet in Brentwood and if the County has 1 at Delta Cove.

Mr. McMurray confirmed that is correct.

Mayor Romick inquired how many years residents pay into the CFD.

Mr. McMurray responded it is in perpetuity (forever).

Mayor Romick inquired how the fees are collected.

Mr. McMurray explained a CFD assessment is placed on the property tax bill when homes are sold and the CFD assessment is collected each year through the property tax bill.

Mayor Romick mentioned everyone in California already pays 1% of the assessed value of the home through property taxes and now some Oakley residents will be required to pay an additional fee on top of that property tax.

Mr. McMurray confirmed that is correct.

Mayor Romick inquired if the fees collected in Oakley can be used anywhere in the (Fire) District.

Mr. McMurray responded he believes the (Fire) District has discretion where and when funds are used.

Mayor Romick commented that Brentwood is considering taking $1.3 million for 3 years from its General Fund to pay for additional staffing. He inquired if any of that money would be used to staff the new fire station at Summer Lake.

Mr. McMurray commented he is not aware but assumes the funds would stay in Brentwood.

Mayor Romick asked Mr. Montgomery to correct him if he is wrong, but he understood that is what has been indicated (that funds would stay in Brentwood).

Mr. Montgomery commented he believes the Brentwood City Council discussed during its last meeting that it would support funding from its General Fund being used for a Brentwood facility, but he is not certain.

Mayor Romick commented that their decision was contingent on funds being contributed also from Oakley and the County. He mentioned the assumption then is that they would open the old downtown Brentwood station and funding would be used to staff that station.

Mayor Romick inquired how old the oldest CFD is in Oakley.

Mr. McMurray responded it is Summer Lake South which has been in place since 2005-2006 and was built under County jurisdiction prior to annexation to the City.

Mayor Romick commented that residents have been paying for fire operation since 2005-2006 and are being asked to staff a Brentwood station; it seems unfair. He explained Oakley residents are required to pay more than 1% for fire staffing and 3,000 more units will be required to pay in so the burden seems solely on the new residents of Oakley since Brentwood doesn't have CFDs yet. He inquired if there is a way to condition this condition to include if Brentwood adds CFDs to its future development or some way to word it to ensure that Oakley is not the only one paying into it.

Mr. Montgomery commented that each home builder competes with other areas and until Brentwood and the County property owners pay the same CFDs, developers in Oakley have a disadvantage. He encouraged everyone to be on the same fair playing field.

Mayor Romick recommended staff include verbiage that Brentwood follow Oakley's lead and create CFDs, and encourage their developers to pay into the process to provide operational support to the Fire District. He mentioned the County just had Measure X pass of which he hopes a percentage of its funds will be allocated toward fire.

Vice Mayor Higgins commented that the map shows 46 acres of commercial. She inquired how many acres are now remaining that are designated commercial.

Mr. McMurray responded there are 14.7 acres designated commercial.

Vice Mayor Higgins inquired if the 14.7 acres is what is remaining of the original 46 acres of commercial.

Mr. McMurray explained there was a little more than 46 areas in the Specific Plan which was reduced to approximately 45 acres with the subdivision 9404 map approval and a significant amount of acreage was lost due to wetlands and the buffer of the wetlands even before the project came to be so the commercial acreage has been scaled down to about 14.7 acres.

Vice Mayor Higgins inquired how long it would take to survey to see if the remaining 14.7 acres is economically viable.

Mr. McMurray commented that the goal of the condition is to ensure development activity on 9404 and when most of the units are constructed or a date specified in the resolution is when the financial study will be provided to staff. He mentioned with changes in economy and circumstances that may exist in the future, staff does not know exactly when that will occur.

Vice Mayor Higgins requested clarification how the development can be built and thereafter have commercial viability determined.

Mr. McMurray explained it would be before the applicant requests final map approval which allows the applicant to physically subdivide and construct. He mentioned the vesting tentative map approval is a placeholder, a financial analysis will be performed and submitted, and then the final map will come before Council for approval.

Mr. Montgomery commented that no homes can be built until the study is done; until then it is vacant land. He mentioned what is proposed here is it could go to housing or it could go to commercial; it provides flexibility and there are no restrictions to go either way; it would depend on the study.

Mr. McMurray explained to provide assurance, this acreage would be held for development until toward the end of the project.

Vice Mayor Higgins commented she is in agreement and agrees with it coming back to Council.

Mayor Romick opened the public hearing (for items 4.2 and 4.3).

Public Comment

George Fuller requested to address items 4.2 and 4.3. He commented he appreciates Cypress being expanded, but his concern is the space in between. He mentioned he would like to see a build out of infrastructure with fire safety funding from the Federal or State government to provide fire safety because it (development) is placing a big strain on E. Cypress Road.

Mayor Romick closed the public hearing (for items 4.2 and 4.3).

Vice Mayor Higgins moved to approve the items with conditions to bring it back to council and the two points made regarding commercial.

Mr. McMurray requested for separate motions to be made for items 4.2 and 4.3.

It was moved by Vice Mayor Higgins to approve item 4.2 as amended.

Mayor Romick clarified "as amended" means to bring back commercial for discussion earlier rather than later and to encourage Brentwood to follow Oakley's lead to have CFDs for fire.

Mr. McMurray clarified that commercial would be addressed in item 4.3.

It was seconded by Councilmember Alaura.

Motion was unanimous and so ordered. (4-0)

4.3 Lesher Vesting Tentative Map Amendment (TM 04-20) – Request to amend the overall land plan of the existing Lesher Subdivision # 9404. This includes the remapping and addition of 227 dwelling units. The new land plan results in a 1283 unit subdivision and associated site improvements. The project site is designated Specific Plan in the Oakley 2020 General Plan and zoned SP-1 (East Cypress Corridor Specific Plan). The Project is located at the northwest corner of Bethel Island Rd. and East Cypress Rd. (APN's: 032-082-005 and 013) (Joshua McMurray, Community Development Director)

Mayor Romick asked if there is any discussion on this item since the staff presentation covered both 4.2 and 4.3. He explained the public hearing was opened and closed already for items 4.2 and 4.3.

It was moved by Councilmember Alaura and seconded by Councilmember Krieg to approve item 4.3 Motion was unanimous and so ordered. (4-0)

5) REGULAR CALENDAR

None.

6) REPORTS

6.1 CITY MANAGER

(a) City Manager

City Manager Bryan Montgomery had no reports.

(b) Discussion regarding concepts for the oak tree area at Civic Center Park

Mr. Montgomery shared that Public Works Director/City Engineer Kevin Rohani and his team have been exploring what to do with old oak tree area in Civic Center Park and before staff takes input to a landscape architect, he wanted to request any additional input. He shared a conceptual drawing.

Vice Mayor Higgins commented she would like to see a Christmas tree where the old oak tree was located and have it located where the annual tree lighting ceremony is held.

Councilmember Alaura commented that a holiday tree would be good direction to go.

Councilmember Krieg commented he likes going with a holiday tree. He mentioned there are many different religions in Oakley so he would not refer to it as a Christmas tree but would hope many celebrations could be incorporated for all.

Mayor Romick commented that he would rather leave the annual tree lighting ceremony where it is today because the proposed location would limit the number of people that can be around the tree and it would distort the look and appeal of the current open space.

Mr. Rohani explained that a sequoia tree would work with the holiday tree concept for Oakley's climate. He mentioned the proposed tree would be about 30 years old; it would not be a new tree. He mentioned three arborists took samples from the tree that fell down a few months ago and each found fungus. He explained there could still be some fungus on the site so there would be risk involved to have an expensive, replacement large oak tree because it could also become infected with fungus; however, the sequoia tree is less susceptible to various fungi.

Mr. Montgomery comment that the best time to transplant a tree is in cooler months so the tree would likely be planted in February or March. He mentioned playground equipment was also an idea which can be worked into future budget discussions.

Councilmember Alaura suggested if the plan is to have a playground, to be sure and include lights so there are no trip and falls.

Mr. Montgomery commented that parks are closed at dusk so motion lights may be installed.

Vice Mayor Higgins commented that it would be difficult during movie nights to keep kids off the playground.

Mr. Rohani commented that the park is already well-lit and additional lights would be added for this project.

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

Vice Mayor Higgins reported she attended the food distribution held at St. Anthony on Halloween, the Oakley Recreation Center had its drive-through Halloween event, food distribution is now being held Thursdays 1 p.m.-2:30 p.m. at the Senior Center, Tri-Delta Transit will be repaving its bus yard and looking at its fares in January 2021, and she attended the Contra Costa Mayors' Conference and thereafter sent slides to City Manager Bryan Montgomery regarding the rising tide study that was shared during the meeting.

Councilmember Krieg reported he attended a virtual meeting with the Contra Costa Mosquito & Vector Control District and shared that this is the time of year rodent activity increases. He indicated it was an average year for West Nile Virus and mosquito activity; there were three people infected with West Nile Virus in the County; two contracted it here and the other contracted it through travel. He also shared an audit was conducted and the District received an unmodified opinion from the auditors which is the highest level and a good thing to have.

Mayor Romick announced the Friends of Oakley Annual Food Basket program registration is November 14 and 21 from 10am-1pm at Les Schwab located at Carol Lane in Oakley. He mentioned it will be a drive- through process and masks are required.

7) WORK SESSIONS

8) CLOSED SESSION

Mayor Romick announced the closed session items.

Mayor Romick dedicated the meeting in memory of Enrico Cinquini who recently passed away at 96 years of age. He mentioned he was the driving force behind the City's incorporation, he attended many City Council and Planning Commission meetings along the way, and he provided sound thoughts and advice. He mentioned Mr. Cinquini's name should be remembered alongside of other founding members of Oakley. He announced the meeting will be closed after closed session in his memory.

8.1 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2)
One Potential Case.

8.2 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
City of Oakley v. Douglas and Lori Scheer
Contra Costa Superior Court Case No. ClVMSC19-00402

8.3 Report Out of Closed Session (Derek Cole, City Attorney)

9) ADJOURN

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectively Submitted,

Libby Vreonis
City Clerk

OAKLEY
CALIFORNIA

MEMORANDUM

Office of the City Attorney

Date: November 11, 2020

To: Mayor and Members of City Council

Cc: Bryan Montgomery, City Manager

From: Derek P. Cole, City Attorney

Subject: Closed Session Report-Out Memo

FOR CONSIDERATION AT THE CITY COUNCIL MEETING OF DECEMBER 8, 2020

Background and Analysis

The City Council considered the following closed session items at its meeting held November 10, 2020:

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2)
One Potential Case.

A report was given by the City Attorney and no reportable action was taken.

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
City of Oakley v. Douglas and Lori Scheer
Contra Costa Superior Court Case No. CIVMSC19-00402.

A report was given by the City Attorney and no reportable action was taken.

Fiscal Impact

None.

Recommendation

Receive and file this report.

Attachments

None.

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

FROM: Libby Vreonis, City Clerk

SUBJECT: Regular Joint City Council / City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority Meeting Dates in 2021

Background and Analysis

The regular joint Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority meetings have traditionally been scheduled on the second and fourth Tuesdays of each month beginning at 6:30 p.m., and the second meetings in July, August, November and December have been canceled. Attached is a list of proposed regular joint Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority meeting dates for 2021 for review and approval.

It was suggested by a Councilmember last year to consider canceling the second meeting in June in 2021 to align better with the local school vacation calendar. The end of June is often a time when families are vacationing together and attendance of the public, staff and Council at meetings may be impacted. The attached list includes that proposed revision.

Fiscal Impact

None.

Staff Recommendation

Staff recommends that the Oakley City Council, Successor Agency and Public Financing Authority approve the attached list of proposed regular meeting dates for 2021 or approve other dates that would be more suitable.

Attachments

1. List of Proposed 2021 Meeting Dates for the Regular Joint Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority
2. City Council Resolution Approving 2021 Meeting Dates
3. Successor Agency Resolution Approving 2021 Meeting Dates
4. Oakley Public Financing Authority Resolution Approving 2021 Meeting Dates

OAKLEY
CALIFORNIA

2021 REGULAR JOINT OAKLEY CITY COUNCIL/ OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY / *PUBLIC FINANCING AUTHORITY MEETING DATES

Regular Joint Oakley City Council/Oakley City Council acting as the Successor Agency to the Redevelopment Agency meetings are held on the second and fourth Tuesdays at 6:30 pm in the Council Chambers, located at 3231 Main Street, Oakley, CA.

The meeting dates for 2021 are as follows:

January 12
January 26

February 9
February 23

March 9
March 23

April 13
April 27

May 11
May 25

June 8

July 13

August 10

September 14
September 28

October 12
October 26

November 9

December 14

No second meeting in the months of June, July, August, November and December

*Oakley Public Financing Authority meetings will be held jointly with the Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency meetings the second Tuesday of each month unless otherwise noticed.

RESOLUTION NO. XX-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING 2021 MEETING DATES FOR THE REGULAR JOINT OAKLEY CITY COUNCIL/ OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDVELOPMENT AGENCY/OAKLEY PUBLIC FINANCING AUTHORITY

BE IT RESOLVED by the City Council of the City of Oakley that the attached 2021 meeting dates for the Regular Joint Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority are hereby approved.

PASSED, APPROVED AND ADOPTED this 8th day of December, 2020 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

SA RESOLUTION NO. XX-20

A RESOLUTION OF THE OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY APPROVING 2021 MEETING DATES FOR THE REGULAR JOINT OAKLEY CITY COUNCIL/ OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY/OAKLEY PUBLIC FINANCING AUTHORITY

BE IT RESOLVED by the Oakley City Council of the City of Oakley, acting as the Successor Agency to the Oakley Redevelopment Agency, that the attached 2021 meeting dates for the Regular Joint Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority are hereby approved.

PASSED, APPROVED AND ADOPTED this 8th day of December, 2020 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

RESOLUTION NO. XX-20

A RESOLUTION OF THE OAKLEY PUBLIC FINANCING AUTHORITY APPROVING 2021 MEETING DATES FOR THE REGULAR JOINT OAKLEY CITY COUNCIL/ OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY/OAKLEY PUBLIC FINANCING AUTHORITY

BE IT RESOLVED by the City Council of the City of Oakley that the attached 2021 meeting dates for the Regular Joint Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority are hereby approved.

PASSED, APPROVED AND ADOPTED this 8th day of December, 2020 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
, Chair

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

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

SUBJECT: Approval of the City of Oakley's Contra Costa Transportation Authority (CCTA) Growth Management Program Compliance Checklist for Allocation of Fiscal Year 2019/20 and 2020/21 Local Street Maintenance and Improvement Funds

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Background and Analysis

In order to be eligible for the Measure J funds, municipalities in Contra Costa County are required to submit a biennial self-certifying checklist to the Contra Costa Transportation Authority that details how the requirements of Measure J have been complied with. Measure J funds are provided on a fiscal year basis, while the checklist covers a calendar year. Each checklist addresses a specific fiscal year period and a different reporting period. For instance, the current check list is for Fiscal Years 2019/20 and 2020/21, but the reporting period is for calendar years 2018 and 2019.

When the City of Oakley incorporated, the self-certification process was done annually. However, in 2000 the CCTA switched to a biennial reporting format. City of Oakley has been found in compliance with CCTA requirements for each reporting cycle.

Each year, CCTA allocates approximately 18% of the Measure J sales tax collections to local municipalities in the form of Local Street Maintenance and Improvement funds. The remaining of the Measure J revenues are made available to local municipalities for various capital projects on a competitive basis. Local Street Maintenance and Improvement funds are distributed among municipalities based on their respective road miles and population.

Measure J guidelines require that the checklist be approved by the City Council prior to it being forwarded to CCTA for consideration. Staff has prepared the attached checklist package and attachments for consideration by City Council and is recommending that the City Council certify the check list and adopt the resolution authorizing the Mayor to sign the Growth Management Program Compliance checklist and forward it to CCTA prior to the June 30, 2021 submittal deadline. CCTA will then process the checklist pursuant to CCTA procedures, and will notify the City that the City of Oakley checklist has been approved.

Fiscal Impact

If the City of Oakley does not submit the Growth Management Program Compliance checklist to CCTA, the City of Oakley will not be eligible to receive its allocation of Measure J funds.

Staff Recommendation

Staff recommends that the City Council certify the CCTA Growth Management Program Compliance checklist and adopt the resolution authorizing the Mayor to sign the checklist and submit to CCTA for consideration.

Attachments

1) Resolution
2) Checklist
3) Attachments

RESOLUTION NO. __- 20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA AUTHORIZING THE MAYOR TO SIGN THE CALENDER YEAR 2018 AND 2019 GROWTH MANAGEMENT PROGRAM CHECKLIST AND FORWARD IT TO THE CONTRA COSTA COUNTY TRANSPORTATION AUTHORITY

WHEREAS, the Contra Costa County Transportation Authority Measure J allocates 18% of its revenues to the local municipalities for the maintenance and improvements of local streets and roads; and

WHEREAS, to be eligible for the Fiscal Year 2019/20 and 2020/21 Measure J disbursement, the City must submit a biennial self-certifying checklist to the Contra Costa Transportation Authority by June 30, 2021; and

WHEREAS, prior to submitting to the Contra Costa County Transportation Authority, the City Council must review the checklist and find that it is in conformance with the requirements for compliance.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that the Calendar Year 2018 and 2019 Growth Management Program checklist is found to be in conformance with the City of Oakley policies and programs for compliance with the Contra Costa County Transportation Authority Improvement and Growth Management Program.

BE IT FURTHER RESOLVED AND ORDERED, that the Mayor is authorized to sign the Growth Management Program Compliance checklist and forward it to the Contra Costa Transportation Authority for consideration.

PASSED AND ADOPTED by the City Council of the City of Oakley, California this 8th day of December, 2020 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
, Mayor

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date

Reporting Jurisdiction: City of Oakley
For Fiscal Years 2019-20 and 2020-21
Reporting Period: Calendar Years 2018 & 2019

Measure J Growth Management Program Compliance Checklist

1. Action Plans	YES	NO	N/A
a. Is the jurisdiction implementing the actions called for in the applicable Action Plan for all designated Routes of Regional Significance within the jurisdiction?	☒	☐	☐
b. Has the jurisdiction implemented the following procedures as outlined in the *Implementation Guide* and the applicable Action Plan for Routes of Regional Significance?			
i. Circulation of environmental documents,	☒	☐	☐
ii. Analysis of the impacts of proposed General Plan amendments and recommendation of changes to Action Plans, and	☒	☐	☐
iii. Conditioning the approval of projects consistent with Action Plan policies?	☒	☐	☐
c. Has the jurisdiction followed the procedures for RTPC review of General Plan Amendments as called for in the *Implementation Guide*?	☒	☐	☐

2. Development Mitigation Program	YES	NO
a. Has the jurisdiction adopted and implemented a local development mitigation program to ensure that new development pays its fair share of the impact mitigation costs associated with that development?	☒	☐
b. Has the jurisdiction adopted and implemented the regional transportation mitigation program, developed and adopted by the applicable Regional Transportation Planning Committee, including any regional traffic mitigation fees, assessments, or other mitigation as appropriate?	☒	☐

Reporting Jurisdiction: City of Oakley
For Fiscal Years 2019-20 and 2020-21
Reporting Period: Calendar Years 2018 & 2019

3. Address Housing Options	YES	NO
a. Has the jurisdiction prepared and submitted a report to the Authority demonstrating reasonable progress in providing housing opportunities for all income levels under its Housing Element? The report can demonstrate progress by (1) comparing the number of housing units approved, constructed or occupied within the jurisdiction over the preceding five years with the number of units needed on average each year to meet the housing objectives established in its Housing Element; or (2) illustrating how the jurisdiction has adequately planned to meet the existing and projected housing needs through the adoption of land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development; or (3) illustrating how its General Plan and zoning regulations facilitate improvement or development of sufficient housing to meet the Element's objectives. *Note: A copy of the local jurisdiction's annual progress report (Tables A thru C) to the state Department of Housing and Community Development (HCD) is sufficient.*	☒	☐
b. Does the jurisdiction's General Plan—or other adopted policy document or report—consider the impacts that its land use and development policies have on the local, regional and countywide transportation system, including the level of transportation capacity that can reasonably be provided?	☒	☐
c. Has the jurisdiction incorporated policies and standards into its development approval process that support transit, bicycle and pedestrian access in new developments?	☒	☐

Reporting Jurisdiction: City of Oakley
For Fiscal Years 2019-20 and 2020-21
Reporting Period: Calendar Years 2018 & 2019

4. Traffic Impact Studies	YES	NO	N/A
a. Using the Authority's *Technical Procedures*, have traffic impact studies been conducted as part of development review for all projects estimated to generate more than 100 net new peak-hour vehicle trips? (Note: Lower traffic generation thresholds established through the RTPC's Action Plan may apply).	☒	☐	☐
b. If the answer to 4.a. above is "yes", did the local jurisdiction notify affected parties and circulate the traffic impact study during the environmental review process?	☒	☐	☐

5. Participation in Cooperative, Multi-Jurisdictional Planning	YES	NO
a. During the reporting period, has the jurisdiction's Council/Board representative regularly participated in meetings of the appropriate Regional Transportation Planning Committee (RTPC), and have the jurisdiction's local representatives to the RTPC regularly reported on the activities of the Regional Committee to the jurisdiction's council or board? (Note: Each RTPC should have a policy that defines what constitutes regular attendance of Council/Board members at RTPC meetings.)	☒	☐
b. Has the local jurisdiction worked with the RTPC to develop and implement the Action Plans, including identification of Routes of Regional Significance, establishing Multimodal Transportation Service Objectives (MTSOs) for those routes, and defining actions for achieving the MTSOs?	☒	☐
c. Has the local jurisdiction applied the Authority's travel demand model and *Technical Procedures* to the analysis of General Plan Amendments (GPAs) and developments exceeding specified thresholds for their effect on the regional transportation system, including on Action Plan MTSOs?	☒	☐

Reporting Jurisdiction: City of Oakley
For Fiscal Years 2019-20 and 2020-21
Reporting Period: Calendar Years 2018 & 2019

	YES	NO
d. As needed, has the jurisdiction made available, as input into the countywide transportation computer model, data on proposed improvements to the jurisdiction's transportation system, including roadways, pedestrian circulation, bikeways and trails, planned and improved development within the jurisdiction, and traffic patterns?	☒	☐

6. Five-Year Capital Improvement Program	YES	NO
Does the jurisdiction have an adopted five-year capital improvement program (CIP) that includes approved projects and an analysis of project costs as well as a financial plan for providing the improvements? (The transportation component of the plan must be forwarded to the Authority for incorporation into the Authority's database of transportation projects)	☒	☐

7. Transportation Systems Management Program	YES	NO
Has the jurisdiction adopted a transportation systems management ordinance or resolution that incorporates required policies consistent with the updated model ordinance prepared by the Authority for use by local agencies or qualified for adoption of alternative mitigation measures because it has a small employment base?	☒	☐

8. Adoption of a voter-approved Urban Limit Line	YES	NO	N/A
a. Has the local jurisdiction adopted and continually complied with an applicable voter-approved Urban Limit Line as outlined in the Authority's annual ULL Policy Advisory Letter?	☒	☐	☐

b. If the jurisdiction has modified its voter-approved ULL or approved a major subdivision or General Plan Amendment outside the ULL, has the jurisdiction made a finding of consistency with the Measure J provisions on ULLs and criteria in the ULL Policy Advisory Letter after holding a noticed public hearing and making the proposed finding publically available?	☐	☐	☒

9. Adoption of the Measure J Growth Management Element	YES	NO	N/A
Has the local jurisdiction adopted a final GME for its General Plan that substantially complies with the intent of the Authority's adopted Measure J Model GME?	☒	☐	☐

10. Posting of Signs	YES	NO	N/A
Has the jurisdiction posted signs meeting Authority specifications for all projects exceeding $250,000 that are funded, in whole or in part, with Measure C or Measure J funds?	☐	☐	☒

11. Maintenance of Effort (MoE)	YES	NO
Has the jurisdiction met the MoE requirements of Measure J as stated in Section 6 of the Contra Costa Transportation Improvement and Growth Management Ordinance (as amended)? (See the Checklist Instructions for a listing of MoE requirements by local jurisdiction.)	☒	☐

12. Submittal of LSM Reporting and Audit Forms	YES	NO
Has the local jurisdiction submitted a Local Street Maintenance and Improvement Reporting Form and Audit Reporting Form for eligible expenditures of 18 percent funds covering FY 2017-18 and FY 2018-19?	☒	☐

Reporting Jurisdiction: City of Oakley
For Fiscal Years 2019-20 and 2020-21
Reporting Period: Calendar Years 2018 & 2019

13. Other Considerations	YES	NO	N/A
If the jurisdiction believes that the requirements of Measure J have been satisfied in a way not indicated on this checklist, has an explanation been attached below?	☐	☐	☒

Review and Approval of Checklist

This Measure J GMP Compliance Checklist was prepared by:

Signature

Date: 12/09/2020

Name & Title (print)

Kevin Rohani, Director of Public Works

Phone

(925) 625-7003

Email

rohani@ci.oakley.ca.us

The Council/Board of _____ has reviewed the completed Checklist and found that the policies and programs of the jurisdiction as reported herein conform to the requirements for compliance with the Contra Costa Transportation Improvement and Growth Management Program.

Certified Signature (Mayor)

Date 12/09/2020

Name & Title (print)

Attest Signature (City Clerk)

Date 12/09/2020

Name (print)

Libby Vreonis

Reporting Jurisdiction: City of Oakley
For Fiscal Years 2019-20 and 2020-21
Reporting Period: Calendar Years 2018 & 2019

Supplementary Information (Required)

1. Action Plans

a. *Please summarize steps taken during the reporting period to implement the actions, programs, and measures called for in the applicable Action Plan for Routes of Regional Significance:*

Notice of environmental documents are always routed to a list of approximately 55 local and regional agencies (mailing list attached).

b. *Attach, list and briefly describe any General Plan Amendments that were approved during the reporting period. Please specify which amendments affected ability to meet the standards in the Growth Management Element and/or affected ability to implement Action Plan policies or meet Multimodal Traffic Service Objectives (MTSOs). Indicate if amendments were forwarded*

No changes to Action Plans required. List of approved General Plan Amendments consistent with Measure J in reporting years follows (listed in order of approval). Approval resolutions are attached:

- Lucchesi General Plan Amendment (GPA 02-17) – Amend the land use designation of a 8.79-acre property located at 422 Laurel Road from Single-Family Residential, Medium (SM) to Single-Family Residential, High (SH). Approved on April 10, 2028 through adoption of City Council Resolution No. 44-18.

- The Ranchettes at Neroly General Plan Amendment (GPA 01-18) – Amend the land use designation of a 7.14-acre property located on the southeast corner of Neroly Road and Oakley Road from Single-Family Very Low, Residential (SV) to Single-Family Low, Residential (SL). Approved September 11, 2028 through adoption of City Council Resolution No. 110-18.

- The Village at Main General Plan Amendment (GPA 02-18) – Amend the land use designation of five parcels comprised of 21.3 acres located at 1731 Main Street from Commercial (CO) to Multi-Family, Low (ML), Approved on March 26, 2019 through adoption of City Council Resolution No. 48-19.

- Acacia Subdivision (GPA 03-18) – Amend the land use designation of two parcels comprised of 13.4 acres located at 5360 Main Street from Single-Family Residential, High (SH) to Multi-

Family Residential, Low (ML). Approved October 22, 2019 through adoption of City Council Resolution No. 118-19.

- Oakley Logistics Center (GPA 04-18) – Amend the land use designation of the 143.3-acre project site from Light Industrial (LI)/Business Park (BP)/Utility Energy (UE) to Light Industrial (LI) with the remainder of the subject property being Delta Recreation (DR), and to remove the proposed extension of Live Oak Avenue from Figure 3.1, Circulation Diagram, of the Oakley 2020 General Plan. Approved on December 17, 2019 through adoption of City Council Resolution No. 146-19.

All new All new construction project resolutions include a finding that the project complies with Measure J Growth Management requirements, and typically mitigate either through improvements for project-induced significant impacts, or through payment of regional and local traffic impact fees for contribution toward cumulative impacts. Below is a list of projects approved during the reporting period, except those listed above that also included GPAs:

- Heinrich's Tavern Design Review (DR 10-17)
- ARCO Tentative Map, Conditional Use Permit, and Design Review (TPM 02-17, CUP 07-17, and DR 09-17)
- Bella Estates MS 14-978 Tentative Map Extension (TME 01-18)
- Shiloh Subdivision 8975 Final Development Plan Amendment (FDP 01-17)
- Kumon Center of Oakley Conditional Use Permit (CUP 03-18)
- Castro Property Subdivision 9488 (TM 02-18)
- Oakley Medical Dental Plaza Conditional Use Permit and Design Review (CUP 02-18, and DR 04-18)
- Oakley Business Center at 3807 Main Street Design Review (DR 02-18)
- 5433 Neroly Road Chevron Conditional Use Permit and Design Review (CUP 01-18, and DR 01-18)

- Oakley Executive RV and Boat Storage Phase 3 Conditional Use Permit and Design Review (CUP 04-18, and DR 08-18)

- Duarte ranch New Plan 6 Design Review (DR 02-19)

- Easton Neighborhood 2 (DR 10-19) and Southport Neighborhood 3 at Delaney Park Design Review (DR 09-18)

- Shiloh Residential Design Review (DR 03-19)

- 4190 Brown Road Minor Subdivision Tentative Map Extension (TME 01-19)

- Subdivision 9015 Tentative Map Extension (TME 02-19)

- Twin Oaks Senior Residence Mixed-Use Project (CUP 02-19, DR 17-19, and DBA 01-19)

- Middlefield at Delaney Park Design Review and Final Development Plan (DR 09-19, and FDP 01-19)

c. *to the jurisdiction's RTPC for review, and describe the results of that review relative to Action Plan implementation:*

Oakley follows the RTPC guidelines for GPA projects, and all projects, resulting in more than 500 peak hour trips. The City's guidelines for traffic impact analyses includes reference to the CCTA's Technical Procedures LOD and Delay Index Analysis Methodologies for all LOS at study intersections and performance measures of regional roadways. Affected jurisdictions would be notified both by the City's normal CEQA notification processes, which include early notification to all adjacent jurisdictions and the County.

For the reporting year, only the Oakley Logistics Center (listed in part 1.b) created more than 500 peak hour trips. The projects TIA, which was part of the EIR included discussion on "Routes of Regional Significance (RRS)" in Section 3.3 Existing Roadway Network. This section speaks directly to the RRS that are identified in the Action Plans adopted by CCTA pursuant to Measure J. State Route 4, State Route 160, Wilbur Avenue, East 18th Street, and Main Street were all identified in the East Contra Costa Country Action Plan, and all are included in the analysis of the TIA.

Reporting Jurisdiction: City of Oakley
For Fiscal Years 2019-20 and 2020-21
Reporting Period: Calendar Years 2018 & 2019

Provide a summary list of projects approved during the reporting period and the conditions required for consistency with the Action Plan:

N/A

2. Development Mitigation Program

a. Describe progress on implementation of the regional transportation mitigation program:

The City of Oakley in 2003 adopted the Oakley Traffic Impact Fee to fund improvements to the local street network that were necessitated by new private development projects and is still in use. On the regional improvements, the City of Oakley has adopted the fees associated with the East Contra Costa Fee and Financing Authority (ECCRFFA), East County Transportation Improvement authority (ECTIA), and Regional Transportation Development Impact Mitigation (RTDIM) fees. City staff participates in various committees related to these fees and their board.

3. Address Housing Options

a. Please attach a report demonstrating reasonable progress in providing housing opportunities for all income levels. (Note: A copy of the local jurisdiction's annual report (Tables A thru C) to the state Department of Housing and Community Development (HCD) is sufficient).

Annual Housing Reports for Reporting Periods 2018 and 2019 are attached.

c. Please attach the jurisdiction's adopted policies and standards that ensure consideration of and support for walking, bicycling, and transit access during the review of proposed development.

Adopted Complete Streets Policy in 2013 through adoption of City Council Resolution 02-13 (attached).

4. Traffic Impact Studies

Please list all traffic impact studies that have been conducted as part of the development review of any project that generated more than 100 net new peak hour vehicle trips. (Note: Lower traffic generation thresholds established through the RTPC's Action Plan may apply). Note whether the study was consistent with the Authority's Technical Procedures and whether notification and circulation was undertaken during the environmental review process.

Traffic Impact Studies were prepared for the following projects generating more than 100 net new peak hour vehicle trips:

- 2140 Laurel Road ARCO
- 5433 Neroly Road Chevron
- Oakley Logistics Center
- Shiloh Subdivision 8975
- Acacia Subdivision 9498
- Alicante Subdivision 9503
- The Vines Subdivision 9507

5. Participation in Cooperative, Multi-Jurisdictional Planning

No attachments necessary.

6. Five-Year Capital Improvement Program

Please attach the transportation component of the most recent CIP version, if the Authority does not already have it. Otherwise, list the resolution number and date of adoption of the most recent five-year CIP.

The City's CIP program is attached.

7. Transportation Systems Management Program

Please attach a copy of the jurisdiction's TSM ordinance, or list the date of ordinance or resolution adoption and its number.

Ordinance No. 78-11, dated December 16, 2002

8. Adoption of a voter-approved Urban Limit Line

The local jurisdiction's adopted ULL is on file at the Authority offices. Please specify any actions that were taken during the reporting period with regard to changes or modifications to the voter-approved ULL, which should include a resolution making a finding of consistency with Measure J and a copy of the related public hearing notice.

City uses County-approved ULL (Reso. 92-08, attached).

9. Adoption of the Measure J Growth Management Element

Reporting Jurisdiction: City of Oakley
For Fiscal Years 2019-20 and 2020-21
Reporting Period: Calendar Years 2018 & 2019

Please attach the adopted Final Measure J Growth Management Element to the local jurisdiction's General Plan, or list the date of ordinance or resolution adoption and its number..

No updates to the GME during the Reporting Period.

10. Posting of Signs

Provide a list of all projects exceeding $250,000 within the jurisdiction, noting which ones are or were signed according to Authority specifications.

N/A

11. Maintenance of Effort (MoE)

Please indicate the jurisdiction's MoE requirement and MoE expenditures for the past two fiscal years (FY 2017-18 and FY 2018-19). See the Instructions to identify the MoE requirements.

N/A

12. Submittal of LSM Reporting Form and Audit Reporting Form

Please attach LSM (Summary) Reporting and LSM Audit (Detail) Forms for FY 2017-18 and FY 2018-19.

13. Other Considerations

Please specify any alternative methods of achieving compliance for any components for the Measure J Growth Management Program

N/A

Contra Costa Water District
PO Box H20
Concord, CA 94524

Antioch Unified School District
Attn: Superintendent
510 G Street
Antioch, CA 94509

Bay Area Rapid Transit
Attn: Project/CEQA Reviewer
300 Lakeside Drive, 16th Floor
Oakland, CA 94612

Bay Area Air Quality Management District
Attn: Project/CEQA Reviewer
375 Beale Street, Suite 600
San Francisco, CA 94105

Byron-Brentwood-Knightsen
Union Cemetery District
Attn: Project/CEQA Reviewer
PO Box 551
Brentwood, CA 94513

California Air Resources Board
Attn: Project/CEQA Reviewer
1001 I Street
Sacramento, CA 95814

BNSF Railroad
Attn: Project/CEQA Reviewer
740 East Carnegie Drive
San Bernardino, CA 92408

Department of Toxic Substance Control
Attn: Project/CEQA Reviewer
700 Heinz Ave. #200
Berkeley, CA 94710

Supervisor Federal Glover
Attn: Project/CEQA Reviewer
190 E 4th St.
Pittsburg, CA 94565

California Department of Fish and Wildlife
Bay Delta Region
Attn: Project/CEQA Reviewer
2825 Cordelia Road #100
Fairfield, CA 94534

Northwest Information Center
Sonoma State University
Attn: Project/CEQA Reviewer
150 Professional Center Dr. Suite E
Rohnert Park, CA 94928

PG&E
Attention "Service Planning"
2111 Hillcrest Ave
Antioch, CA 94509

Natural Heritage Institute
Attn: Project/CEQA Reviewer
236 Morningside Drive
Corte Madera, CA 94925

SFBRWQCB
1515 Clay St
Suite 1400
Oakland, CA 94612

Department of Water Resources
Delta Suisun Marsh Office
Attn: Project/CEQA Reviewer
PO Box 942836
Sacramento, CA 94236

California Public Utilities Commission
Attn: Project/CEQA Reviewer
505 Van Ness Ave.
San Francisco, CA 94102

Union Pacific Railroad
Attn: Project/CEQA Reviewer
915 L Street, Suite 1180
Sacramento, CA 95814

US Bureau of Reclamation
Attn: Project/CEQA Reviewer
Federal Office Building
2800 Cottage Way
Sacramento, CA 95825

Coastal Conservancy
Attn: Project/CEQA Reviewer
1515 Clay Street, 10th Floor
Oakland, CA 94612-1401

Contra Costa County Assessor's Office
Attn: Project/CEQA Reviewer
2530 Arnold Dr. Ste. 100
Martinez, CA 94553

California Department of Fish and Wildlife
Attn: Project/CEQA Reviewer
2109 Arch Airport Rd
Stockton, CA 95206

Federal Highway Administration
Attn: Project/CEQA Reviewer
650 Capitol Mall Road, Suite 4-100
Sacramento, CA 95814

Department of Water Resources
Levees and North Delta Branch
Attn: Project/CEQA Reviewer
PO Box 942836
Sacramento, CA 94236

US Post Office - Oakley Branch
Attn: Project/CEQA Reviewer
400 Del Antico Ave.
Oakley, CA 94561

Knightsen Elementary School District
Attn: Project/CEQA Reviewer
1923 Delta Road
Knightsen, CA 94548

Contra Costa County Department of
Agriculture
Attn: Project/CEQA Reviewer
2380 Bisso Lane, Ste. A
Concord, CA 94520

Contra Costa County
Conservation and Development
30 Muir Road
Martinez, CA 94553

Contra Costa County Health Services
Attn: Project/CEQA Reviewer
50 Douglas Drive
Martinez, CA 94553

US Fish and Wildlife Service
Attn: Project/CEQA Reviewer
2800 Cottage Way, Room E, 1823
Sacramento, CA 95825

City of Antioch
Attn: Project/CEQA Reviewer
PO Box 5007
Antioch, CA 94531

Janet Laurain
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd. Suite 1000
South San Francisco, CA 94080
jlaurain@adamsbroadwell.com

California Native Plant Society
East Bay Chapter
PO Box 5597, Elmwood Station
Berkeley, CA 94705
conservation@ebcnps.org

Carpenter 46 Counties Conference Board
Attn: Project Tracking
265 Hegenberger Rd., Suite 220
Oakland, CA 94621
project.tracking@nccrc.org

CC Mosquito and Vector Control District
155 Mason Circle
Concord, CA 94520
jshannon@contracostamosquito.com

Contra Costa Environmental Health
2120 Diamond Blvd. #200
Concord, CA 94520
eric.fung@hdscccounty.us
Joe.doser@hdscccounty.us

Diablo Water District
PO Box 127
Oakley, CA 94561
cmilina@diablowater.org
cbelleci@diablowater.org
dmuelrath@diablowater.org

Department of Transportation (Caltrans)
111 Grand Ave.
PO Box 23660
Oakland, CA 94623
LDIGR-D4@dot.ca.gov

City of Brentwood
708 Third Street
Brentwood, CA 94513
enolthenius@brentwoodca.gov
jdhaliwali@brentwoodca.gov

US Army Corps of Engineering
Sacramento District
1325 J Street
Sacramento, CA 95814
cespk-regulatory-info@usace.army.mil

California Native American
Heritage Commission
1550 Harbor Blvd. Ste 100
West Sacramento, CA 95691
nahc@nahc.ca.gov

TRANSPLAN
30 Muir Road
Martinez, CA 94553
Jamar.Stamps@dcd.cccounty.us

East Contra Costa Irrigation District
1711 Sellers Avenue
Brentwood, CA 94513
patcorey@cwo.com

East Bay Regional Park District
PO Box 5381
Oakland, CA 94605
SAGE@ebparks.org

Oakley Disposal Service
85 Carol Lane, Oakley, CA 94561
Gary@garaventaent.com
Billy.Fraser@garaventaent.com
Hector.Gutierrez@garaventaent.com

Reclamation District #799
PO Box 353
Bethel Island Rd.
Bethel Island, CA 94511
Dinard799@outlook.com

Delta Protection Commission
2101 Stone Blvd., Ste. 210
West Sacramento, CA 95691
Jeremy.Terhune@delta.ca.gov

Liberty Union High School
20 Oak Street
Brentwood, CA 94513
voltae@luhsd.net; robbinsl@luhsd.net;
mellonip@luhsd.net

California Highway Patrol
5001 Blum Road
Martinez, CA 94553
agregorian@chp.ca.gov

Western Area Power Administration
114 Parkshore Drive
Folsom, CA 95630
MBSmith@WAPA.GOV;
mcafee@WAPA.GOV ;
Espinoza@WAPA.GOV

Ironhouse Sanitary District
PO Box 1105
Oakley, CA 94561
vhousen@housenassociates.com;
solana@isd.us.com; whyte@isd.us.com

OUESD
91 Mercedes Lane
Oakley, CA 94561
ghetrick@ouesd.k12.ca.us

CA State Department of Conservation
801 K Street
Sacramento, CA 95814
Crina.Chan@conservation.ca.gov

Tri-Delta Regional Transit
Attn: Project/CEQA Reviewer
801 Wilbur Ave.
Antioch, CA 94509
adiaz@eccta.org; sponte@eccta.org
jkrieg@eccta.org; tharais@eccta.org

ABAG/MTC
375 Beal Street Suite 700
San Francisco, CA. 94105
clearinghouse@bayareametro.gov

Greenbelt Alliance
1601 North Main Street, Ste. 105
Walnut Creek, CA 94596
hcurrier@greenbelt.org

Contra Costa County Flood Control
& Water Conservation District
255 Glacier Road
Martinez, CA 94553
Michelle.cordis@pw.cccounty.us
catherine.windham@pw.cccounty.us

East Contra Costa County
Fire Protection District
134 Oak Street
Brentwood, CA 94513
fire@cccfpd.org

CITY OF OAKLEY

RESOLUTION NO. 44-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE GENERAL PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION OF A 8.79-ACRE PROPERTY LOCATED AT 422 LAUREL ROAD (APN 035-230-002) FROM SINGLE-FAMILY MEDIUM RESIDENTIAL (SM) TO SINGLE-FAMILY HIGH RESIDENTIAL (SH)

FINDINGS

WHEREAS, on July 1, 1999, the incorporation of the City of Oakley took effect; and

WHEREAS, after incorporation, the City adopted the Contra Costa County General Plan for the Oakley Area as its general plan, the County's subdivision ordinance as its subdivision ordinance, and the County's zoning ordinance as its zoning ordinance (Ordinance Nos. 1-99, 17-99, 22-99). Since that time, the City has prepared its own general plan, as required by Government Code Section 65360; and

WHEREAS, in December 2002, the Oakley City Council adopted the Oakley 2020 General Plan; and

WHEREAS, on October 2, 2017, Allen and Julie Lucchesi, ("Applicant") submitted an application requesting approval of: 1) a General Plan Amendment (GPA 02-17) to amend the land use designation from Single-Family Residential, Medium Density (SM) to Single-Family Residential, High Density (SH) and 2) a Rezone (RZ 03-17) from Single-Family Residential (R-10) to Planned Development (P-1) to allow for up to 52 single-family homes or an approximately 1,800 square-foot (sf) wine tasting facility. The project site is an approximately 8.79-acre lot located at 422 Laurel Road. APN: 035-230-002. ("Project"); and

WHEREAS, the Applicant has initiated a project to amend the General Plan Designation of the property from Single-Family Medium Residential (SM) to Single-Family High Residential (SH); and

WHEREAS, the City prepared an Initial Study/Mitigated Negative Declaration dated March 2018, which was circulated for public review and comment from March 2, 2018 to March 21, 2018. The Notice of Intent to Adopt a Negative Declaration and Initial Study/Mitigated Negative Declaration were filed with the County Clerk and Governor's Office of Planning and Research State Clearinghouse, on February 28, 2018; and

WHEREAS, on March 29, 2018, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution. March 30, 2018, the Notice of Public Hearing was posted at Oakley City Hall located at 3231 Main

Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road. The notice was also mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on April 10, 2018, 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 April 10, 2018 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, on the basis of the above findings of fact and the entire Record, the City Council makes the following findings regarding the General Plan Amendment as shown in "Exhibit A" of this resolution in support of the recommended approvals:

1. The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration ("MND") has been prepared and made available for public comment, pursuant to the California Environmental Quality Act (CEQA) Guidelines. The Initial Study found that the project will have a less than significant effect on the environment, and the City Council hereby adopts the project MND (Attachment to the April 10, 2018 Staff Report).

2. The change in Land Use Designation will provide for the orderly, well planned and balanced growth within the City in that:

   There is no development proposed at this time. The change in Land Use designation from Single-Family Medium (SM) to Single-Family High (SH) will result in a minor increase in density on the project site and will not change the allowable residential land uses already allowed on the project site or within the immediate vicinity. The surrounding properties are already designated and zoned for residential land uses and the proposed land use designation change will not result in any incompatibilities with the surrounding area.

BE IT FURTHER RESOLVED THAT, on the basis of the foregoing Findings and the entire Record, the City Council hereby approves the amendment to the General Plan as shown in "Exhibit A" of this resolution.

PASSED, APPROVED AND ADOPTED this 10th day of April, 2018 by the following vote:

AYES:	Alaura, Higgins, Pope, Romick
NOES:	Hardcastle
ABSTENTIONS:	
ABSENT:	

APPROVED:

Randy Pope, Mayor

ATTEST:

Libby Vreonis, City Clerk

4/14/18

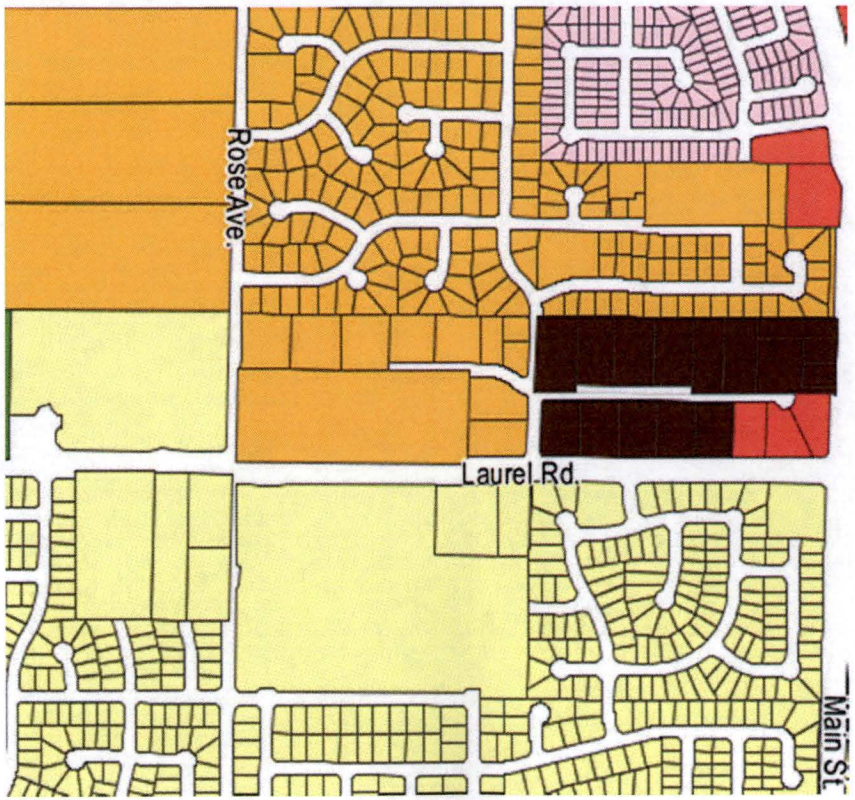
Date

Exhibit A to Resolution No. 44-18

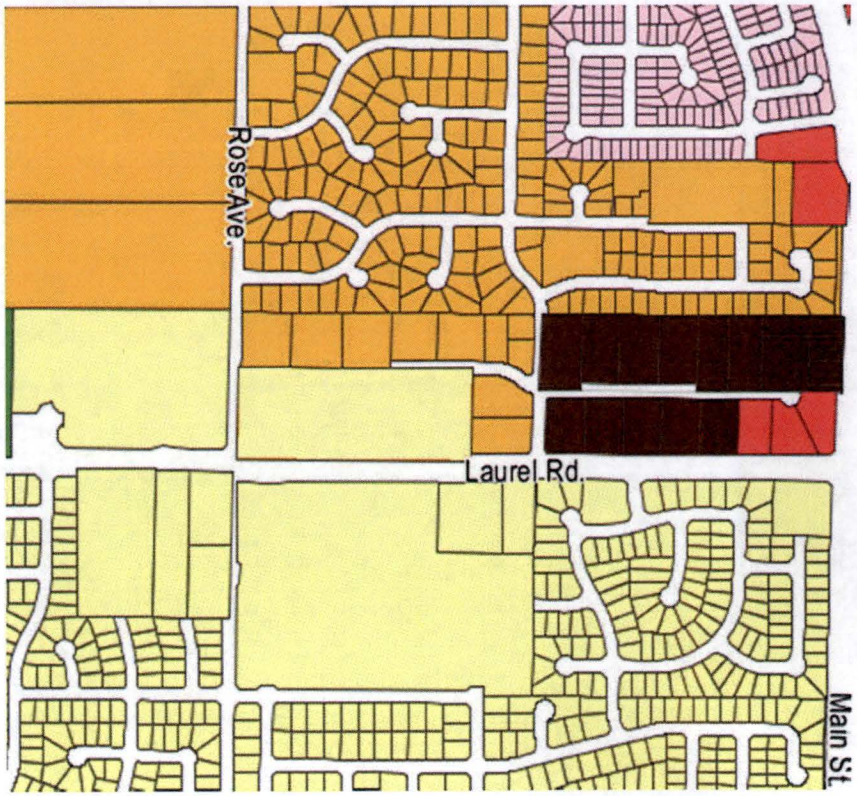
Lucchesi General Plan Amendment (GPA 02-17) and Rezone (RZ 03-17)
APN: 035-230-002

Existing and Proposed General Plan Land Uses

Existing



Proposed



RESOLUTION NO. 48-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE GENERAL PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION OF 5 PARCELS COMPRISED OF 21.3-ACRES LOCATED AT 1731 MAIN STREET (APN'S 37-100-048, 037-100-049, 037-100-13, 19 AND 23) FROM COMMERCIAL (CO) TO MULTI-FAMILY, LOW DENSITY (ML) FOR THE PROJECT TITLED "THE VILLAGE AT MAIN"

FINDINGS

WHEREAS, on July 1, 1999, the incorporation of the City of Oakley took effect; and

WHEREAS, after incorporation, the City adopted the Contra Costa County General Plan for the Oakley Area as its general plan, the County's subdivision ordinance as its subdivision ordinance, and the County's zoning ordinance as its zoning ordinance (Ordinance Nos. 1-99, 17-99, 22-99). Since that time, the City has prepared its own general plan, as required by Government Code Section 65360; and

WHEREAS, in December 2002, the Oakley City Council adopted the Oakley 2020 General Plan; and

WHEREAS, on September 20, 2018, MLC Holdings, Inc., ("Applicant") submitted an application requesting approval of: 1) a General Plan Amendment (GPA 02-18) to amend the land use designation from Commercial (CO) to Multi-Family, Low Density (ML); 2) a Rezone (RZ 05-18) from the General Commercial (C) District to the Planned Development (P-1) District; 3) a Tentative Map to subdivide the 21.3-acre site consisting of 5 parcels into 153 single family lots; and 4) Design Review (DR 06-18) for the home designs, site landscaping, fence plans and site design. The project site is located at 1731 Main Street. APN's: 037-100-048, 037-100-049, 037-100-13, 19 and 23. ("Project"); and

WHEREAS, the Applicant has initiated a project to change the General Plan Land Use Designation for the property from Commercial (CO) to Multi-Family, Low Density (ML); and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), the City prepared an Initial Study/Mitigated Negative Declaration dated March 2019, which was circulated for public review and comment from February 4, 2019 to March 5, 2019. The Notice of Intent to Adopt a Negative Declaration and Initial Study/Mitigated Negative Declaration were filed with the Governor's Office of Planning and Research State Clearinghouse and the County Clerk, on February 4, 2019; and

WHEREAS, on March 14, 2019, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution. On March 14, 2019, the Notice of Public Hearing was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road. The notice was also mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on March 26, 2019, 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 March 26, 2019 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, on the basis of the above findings of fact and the entire Record, the City Council makes the following findings regarding the General Plan Amendment as shown in "Exhibit A" of this resolution in support of the recommended approvals:

A. The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration ("MND") has been prepared and made available for public comment, pursuant to the California Environmental Quality Act (CEQA) Guidelines. The Initial Study found that the project will have a less than significant effect on the environment, and the City Council hereby adopts the project MND (Attachment to the March 26, 2019 Staff Report).

B. The change in Land Use Designation will provide for the orderly, well planned and balanced growth within the City in that:

   1. The site would be designated for Multi-Family development, and that land use designation still envisions and allows for single-family residential uses, such as the proposed project; and

   2. Re-designating this site to allow for a residential use, such as the proposed single-family project, to serve as a commercial supporting use to the neighboring commercial shopping center. It will also increase the number of new homes in an area that currently lacks vacant land designated for residential uses; and

3. It would serve to result in a development that will beautify a vacant piece of land that has been underutilized for years, which will result in a more balanced and attractive use along Main Street.

BE IT FURTHER RESOLVED THAT, on the basis of the foregoing Findings and the entire Record, the City Council hereby approves the amendment to the General Plan as shown in "Exhibit A" of this resolution.

PASSED, APPROVED AND ADOPTED this 26th day of March, 2019 by the following vote:

AYES: Alaura, Hardcastle, Higgins, Pope, Romick
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Claire Alaura, Mayor

ATTEST:

Libby Vreonis, City Clerk

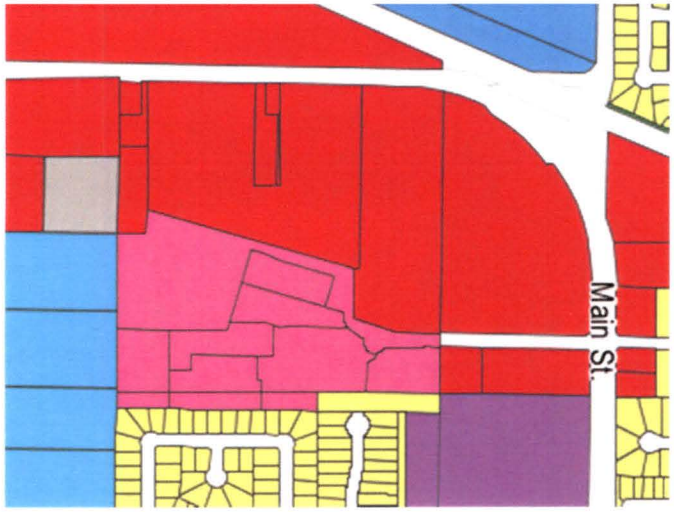
3/20/19

Date

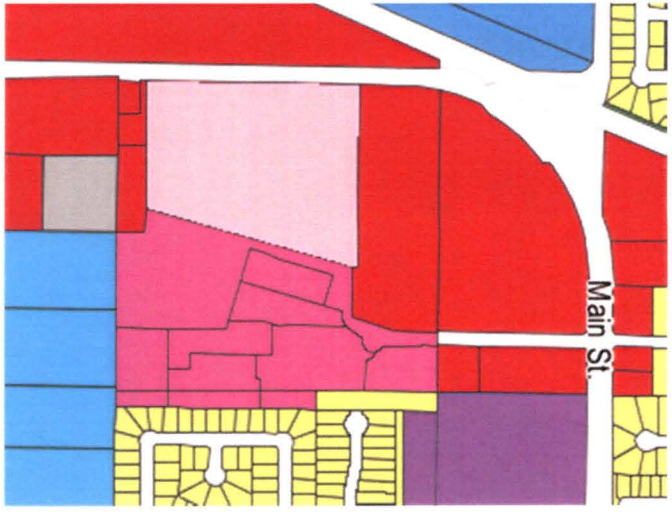
Exhibit A to Resolution No. 48-19

The Village at Main General Plan Amendment (GPA 02-18)

Existing



Proposed



RESOLUTION NO. 110-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE GENERAL PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION OF A 7.14-ACRE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF NEROLY ROAD AND OAKLEY ROAD FROM SINGLE-FAMILY VERY-LOW RESIDENTIAL (SV) TO SINGLE-FAMILY LOW RESIDENTIAL (SL) APN'S 041-080-001 AND 041-080-002

FINDINGS

WHEREAS, on July 1, 1999, the incorporation of the City of Oakley took effect; and

WHEREAS, after incorporation, the City adopted the Contra Costa County General Plan for the Oakley Area as its general plan, the County's subdivision ordinance as its subdivision ordinance, and the County's zoning ordinance as its zoning ordinance (Ordinance Nos. 1-99, 17-99, 22-99). Since that time, the City has prepared its own general plan, as required by Government Code Section 65360; and

WHEREAS, in December 2002, the Oakley City Council adopted the Oakley 2020 General Plan; and

WHEREAS, on March 3, 2018, Cyrus Land Investments, LLC., ("Applicant") submitted an application requesting approval of: 1) a General Plan Amendment (GPA 01-18) to amend the land use designation from Single-Family Residential, Very-Low Density (SV) to Single-Family Residential, Low Density (SL), 2) a Rezone (RZ 04-18) from Single-Family Residential (R-40) to Single-Family Residential (R-20), and a Tentative Map (TM 01-18) to subdivide the 7.14-acre lot into 13 lots. The project site is located at the southeast corner of Oakley Road and Neroly Road. APN's: 041-080-001 and 002. ("Project"); and

WHEREAS, the Applicant has initiated a project to amend the General Plan Designation of the property from Single-Family Very Low Residential (SV) to Single-Family Low Residential (SL); and

WHEREAS, the City prepared an Initial Study/Mitigated Negative Declaration dated July 2018, which was circulated for public review and comment from July 10, 2018 to August 8, 2018. The Notice of Intent to Adopt a Negative Declaration and Initial Study/Mitigated Negative Declaration were filed with the Governor's Office of Planning and Research State Clearinghouse and the County Clerk, on July 9, 2018 and July 10, 2018 respectively; and

WHEREAS, on August 29, 2018, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution. On August 30, 2018, the Notice of Public Hearing was posted at Oakley City Hall located at 3231

30, 2018, the Notice of Public Hearing was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road. The notice was also mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on September 11, 2018, 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 September 11, 2018 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, on the basis of the above findings of fact and the entire Record, the City Council makes the following findings regarding the General Plan Amendment as shown in "Exhibit A" of this resolution in support of the recommended approvals:

1. The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration ("MND") has been prepared and made available for public comment, pursuant to the California Environmental Quality Act (CEQA) Guidelines. The Initial Study found that the project will have a less than significant effect on the environment, and the City Council hereby adopts the project MND (Attachment to the September 11, 2018 Staff Report).

2. The change in Land Use Designation will provide for the orderly, well planned and balanced growth within the City in that the change in Land Use designation from Single-Family Very Low (SV) to Single-Family Low (SL) will result in a minor increase in density on the project site and will not change the allowable residential land uses already allowed on the project site or within the immediate vicinity. The surrounding properties are already designated and zoned for residential land uses and the proposed land use designation change will not result in any incompatibilities with the surrounding area.

BE IT FURTHER RESOLVED THAT, on the basis of the foregoing Findings and the entire Record, the City Council hereby approves the amendment to the General Plan as shown in "Exhibit A" of this resolution.

PASSED, APPROVED AND ADOPTED this 11th day of September, 2018 by the following vote:

AYES: Alaura, Hardcastle, Pope, Romick
NOES:
ABSTENTIONS: Higgins
ABSENT:

APPROVED:

Randy Pope, Mayor

9/13/18
Date

ATTEST:

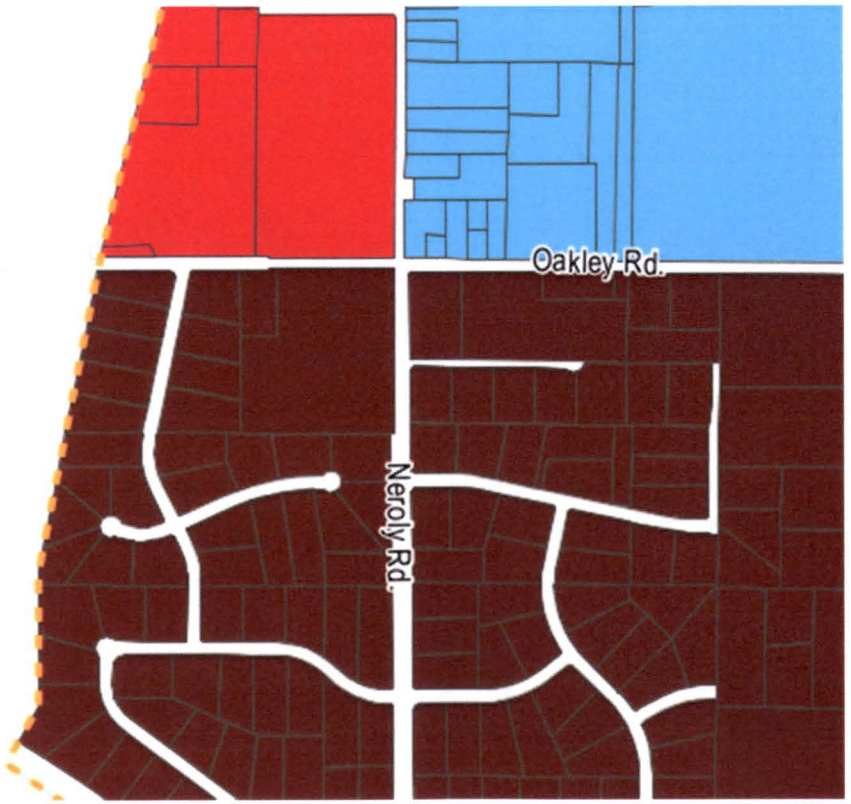
Libby Vreonis, City Clerk

Exhibit A to Resolution No. 110-18

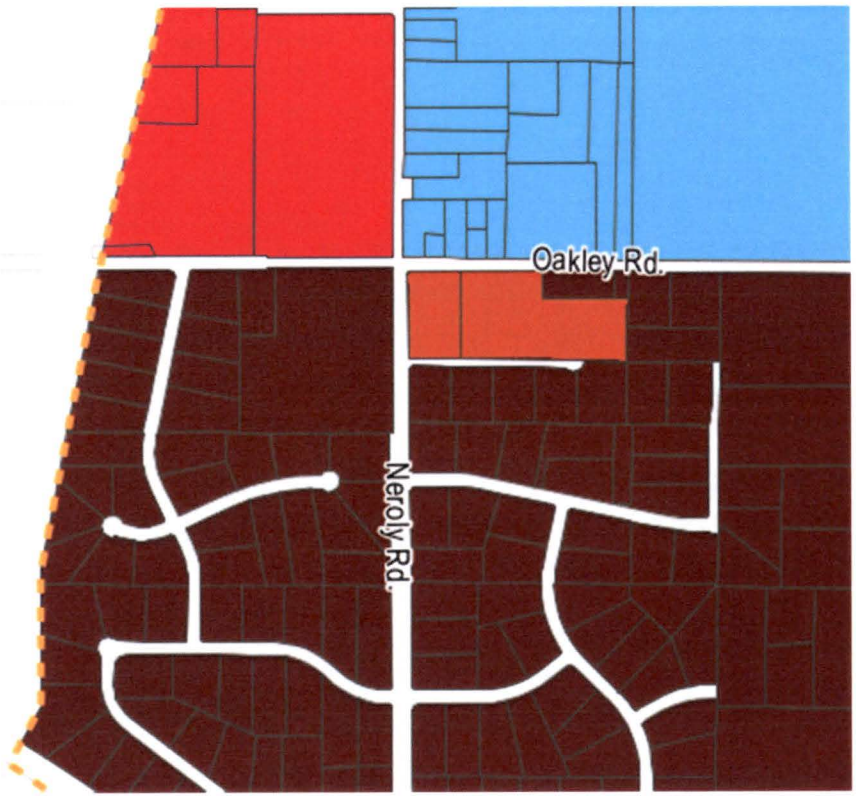
The Ranchettes at Neroly
General Plan Amendment (GPA01-18), Rezone (RZ 04-18) and Vesting Tentative Map (TM 01-18)
APN'S: 041-080-001 and 041-080-002

Existing and Proposed General Plan Land Uses

Existing



Proposed



RESOLUTION NO. 118-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE GENERAL PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION OF 2 PARCELS COMPRISED OF 13.4-ACRES LOCATED AT 5360 MAIN STREET (APN'S 033-030-001 and 033-030-027) FROM SINGLE-FAMILY RESIDENTIAL, HIGH DENSITY (SH) TO MULTI-FAMILY RESIDENTIAL, LOW DENSITY (ML) FOR THE PROJECT TITLED "ACACIA"

FINDINGS

WHEREAS, on July 1, 1999, the incorporation of the City of Oakley took effect; and

WHEREAS, after incorporation, the City adopted the Contra Costa County General Plan for the Oakley Area as its general plan, the County's subdivision ordinance as its subdivision ordinance, and the County's zoning ordinance as its zoning ordinance (Ordinance Nos. 1-99, 17-99, 22-99). Since that time, the City has prepared its own general plan, as required by Government Code Section 65360; and

WHEREAS, in December 2002, the Oakley City Council adopted the Oakley 2020 General Plan; and

WHEREAS, on December 6, 2018, Signature Homes, Inc., ("Applicant") submitted an application requesting approval of: 1) a General Plan Amendment (GPA 03-18) to amend the land use designation from Single-Family Residential, High Density (SH) to Multi-Family Residential, Low Density (ML); 2) a Rezone (RZ 07-18) from Single-Family Residential (R-6) to Planned Development (P-1); 3) a Vesting Tentative Map (TM 04-18) to subdivide approximately 13.4 acres into 108 single-family residential lots within a gated community, as well as one private street lot, twelve private drive lots, two water quality lots, and three landscape lots; and 4) a Design Review (DR 11-18) for the home designs, site landscaping, fence plans, and site design. The project site is located at 5360 Main Street (APN's: 033-030-001 and 033-030-027). ("Project"); and

WHEREAS, the Applicant has initiated a project to change the General Plan Land Use Designation for the property from Single-Family Residential, High Density (SFH) to Multi-Family Residential, Low Density (ML); and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), the City prepared an Initial Study/Mitigated Negative Declaration dated March 2019, which was circulated for public review and comment from September 13, 2019 to October 2, 2019. The Notice of Intent to Adopt a Negative Declaration and Initial Study/Mitigated Negative Declaration was filed with the County Clerk, on September 12, 2019; and

WHEREAS, on October 9, 2019, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution. On October

11, 2019, the Notice of Public Hearing was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road. The notice was also mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on October 22, 2019, 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 October 22, 2019 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, on the basis of the above findings of fact and the entire Record, the City Council makes the following findings regarding the General Plan Amendment as shown in "Exhibit A" of this resolution in support of the recommended approvals:

A. The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration ("MND") has been prepared and made available for public comment, pursuant to the California Environmental Quality Act (CEQA) Guidelines. The Initial Study found that the project will have a less than significant effect on the environment, and the City Council hereby adopts the project MND (Attachment to the October 22, 2019 Staff Report).

B. The change in Land Use Designation will provide for the orderly, well planned and balanced growth within the City in that:

1. The site would be designated for Multi-Family development, and that land use designation still envisions and allows for single-family residential uses, such as the proposed project; and

2. Re-designating this site to allow for a residential use, such as the proposed higher density single-family project, will serve to provide for housing choices that are currently lacking; and

3. It would serve to result in a development that will beautify a vacant piece of land that has been underutilized for years, which will result in a more balanced and attractive use along Main Street.

BE IT FURTHER RESOLVED THAT, on the basis of the foregoing Findings and the entire Record, the City Council hereby approves the amendment to the General Plan as shown in "Exhibit A" of this resolution.

PASSED, APPROVED AND ADOPTED this 22nd day of October, 2019 by the following vote:

AYES: Alaura, Higgins, Pope, Romick
NOES:
ABSTENTIONS:
ABSENT: Hardcastle

APPROVED:

Claire Alaura, Mayor

ATTEST:

Libby Vreonis, City Clerk

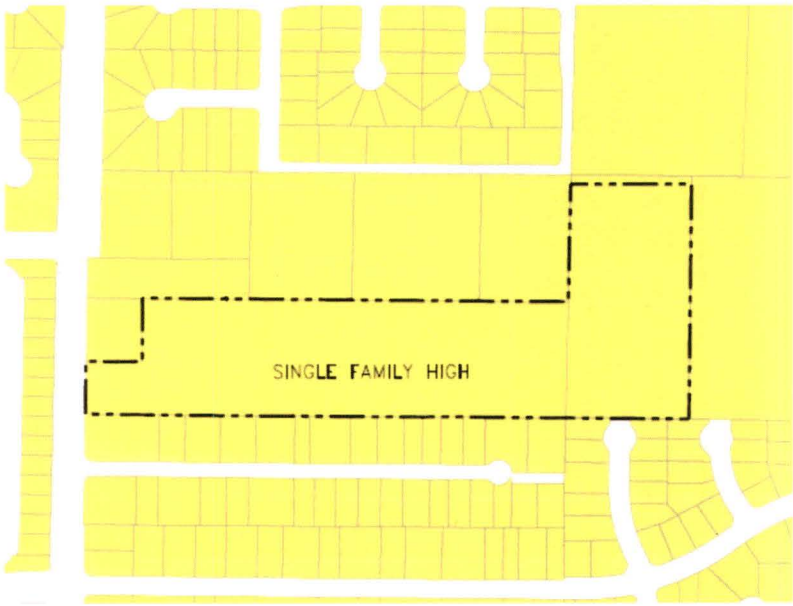
10/22/19

Date

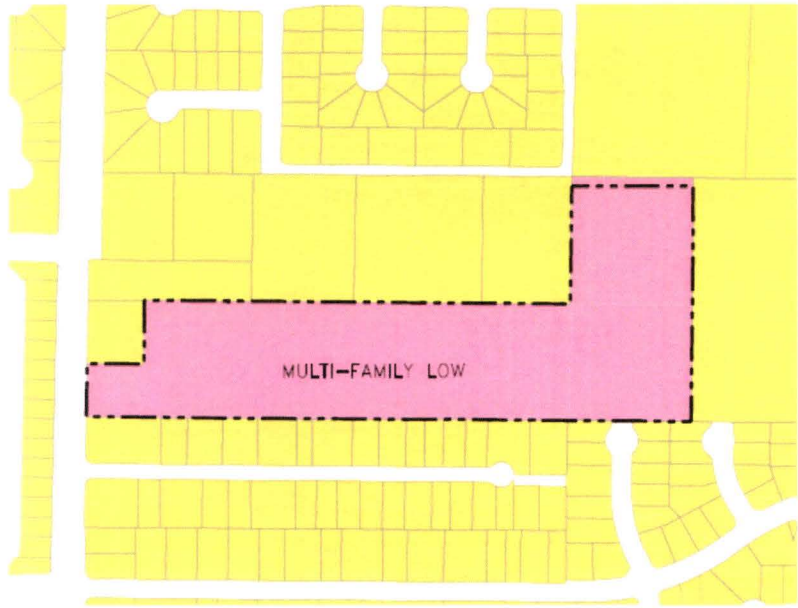
Exhibit A to Resolution No. 118-19

Acacia Rezone (GPA 03-18)

Existing



Proposed



RESOLUTION NO. 146-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE GENERAL PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION OF THE 143.3-ACRE PROJECT SITE FROM LIGHT INDUSTRIAL (LI) /BUSINESS PARK (BP) /UTILITY ENERGY (UE) TO LIGHT INDUSTRIAL (LI) WITH THE REMAINDER OF THE SUBJECT PROPERTY BEING DELTA RECREATION (DR), AND TO REMOVE THE PROPOSED EXTENSION OF LIVE OAK AVENUE FROM FIGURE 3-1, CIRCULATION DIAGRAM, OF THE OAKLEY 2020 GENERAL PLAN FOR THE PROJECT TITLED "OAKLEY LOGISTICS CENTER" LOCATED AT 6000 BRIDGEHEAD ROAD (APN'S: 037-020-008, -009, -010, AND -014 THROUGH -022)

FINDINGS

WHEREAS, on July 1, 1999, the incorporation of the City of Oakley took effect; and

WHEREAS, after incorporation, the City adopted the Contra Costa County General Plan for the Oakley Area as its general plan, the County's subdivision ordinance as its subdivision ordinance, and the County's zoning ordinance as its zoning ordinance (Ordinance Nos. 1-99, 17-99, 22-99). Since that time, the City has prepared its own general plan, as required by Government Code Section 65360; and

WHEREAS, in December 2002, the Oakley City Council adopted the Oakley 2020 General Plan; and

WHEREAS, on December 17, 2018, NP Oakley, LLC., ("Applicant") submitted an application requesting 1) Certification of the Environmental Impact Report, including adoption of Findings of Fact and a Statement of Overriding Considerations; 2) Adoption of the Mitigation Monitoring and Reporting Program; and approval of 3) a General Plan Amendment (GPA 04-18) to amend the land use designation of the 143.3-acre project site from Light Industrial (LI) /Business Park (BP) /Utility Energy (UE) to Light Industrial (LI)) with the remainder of the subject property being Delta Recreation (DR), and to remove the proposed extension of Live Oak Avenue from Figure 3-1, Circulation Diagram, of the General Plan; 4) a Rezone (RZ 08-18) to amend the zoning designation of the 375.7-acre subject property from Specific Plan (SP-3) to Planned Unit Development (P-1); 5) a Vesting Tentative Map (TM 05-18) to create eight parcels within the 375.7-acre subject property; 6) Design Review (DR 12-18), including the Final Development Plan, for the project's design, including site plans, architectural elevations, conceptual landscape plans, and other physical development; and 7) Development Agreement (DA 01-18) for the proposed development between the City of Oakley and the project applicant. The project site is located at 6000 Bridgehead Road (APN's: 037-020-008, -009, -010, and -014 through -022). ("Project"); and

WHEREAS, the Applicant has initiated a project to amend the land use designation of the 143.3-acre project site from Light Industrial (LI) /Business Park (BP) /Utility Energy

(UE) to Light Industrial (LI), and to remove the proposed extension of Live Oak Avenue from Figure 3-1, Circulation Diagram, of the Oakley 2020 General Plan; and

WHEREAS, the "Project" was analyzed under the Oakley Logistics Center Project EIR (SCH # 2019029113); and

WHEREAS, on December 5, 2019, the Notice of Public Hearing for the Project was duly noticed in the Contra Costa Times, a newspaper of general distribution. On December 5, 2019, the Notice of Public Hearing was posted 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. The notice was also mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on December 17, 2019, the City Council certified the Oakley Logistics Center Project EIR (SCH # 2019029113) and adopted a Mitigation Monitoring and Reporting Program for the project; and

WHEREAS, on December 17, 2019, 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 December 17, 2019 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, on the basis of the above findings of fact and the entire Record, the City Council makes the following findings regarding the General Plan Amendment as shown in "Exhibit A" of this resolution in support of the recommended approvals:

A. The project is within the scope of the Certified Environmental Impact Report for the Oakley Logistics Center project.

B. The change in Land Use Designation will provide for the orderly, well planned and balanced growth within the City in that:

   1. The site would be designated for industrial development, and that land use designation still envisions and allows for light industrial, warehousing, distribution, e-commerce fulfillment, and light manufacturing space, such as the proposed Oakley Logistics Center project; and

2. Re-designating this site to allow for light industrial land uses, such as the proposed project, will serve to implement several General Plan policies as follows:

- 2.1.1 Promote a combination of employment and residential uses that provide both jobs and housing for Oakley's residents.

- 2.1.4 Promote the placement of the most intensive non-residential development (Commercial, Business Park and Light Industrial) in the Northwest Oakley Planning Area as defined in Figure 2-3.

- 2.1.10 When considering large scale development projects, the City may, at its discretion, authorize a Specific Plan (SP) or Planned Unit Development (PUD) approach that allows flexibility within a project area. Under this approach, the distribution of land uses may vary from the land uses as designated on the Land Use Diagram. The SP/PUD approach shall not allow either an overall greater development density than allowed under the Land Use Diagram, or a combination of uses that undermines the overall intent of the project area as established under the General Plan policies and Land Use Diagram.

- 2.4.1 The City of Oakley does not support or accommodate general Heavy Industrial uses. The City does allow and encourage Light Industrial and Utility Energy uses in appropriate locations.

- 2.4.3 Ensure there is adequate land available to accommodate industrial development.

- 5.1.3 - Actively recruit businesses and industries that are compatible with the General Plan's land use and implementation goals and policies and with the EDP; and

3. It would serve to result in a development that will redevelop, enhance and activate a mostly vacant piece of land that has been underutilized for over a decade, which will result in a more balanced and attractive use in the Northwest Oakley Planning Area.

C. The removal of the proposed extension of Live Oak Avenue from Figure 3-1, Circulation Diagram, of the General Plan is justified per the Live Oak Extension "Memo" prepared by Abrams Associates Traffic Engineering, Inc. dated September 20, 2019.

BE IT FURTHER RESOLVED THAT, on the basis of the foregoing Findings and the entire Record, the City Council hereby approves the amendment to the General Plan as shown in "Exhibit A" of this resolution.

PASSED, APPROVED AND ADOPTED this 17th day of December, 2019 by the following vote:

AYES: Alaura, Higgins, Krieg, Pope, Romick
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

Kevin Romick, Mayor

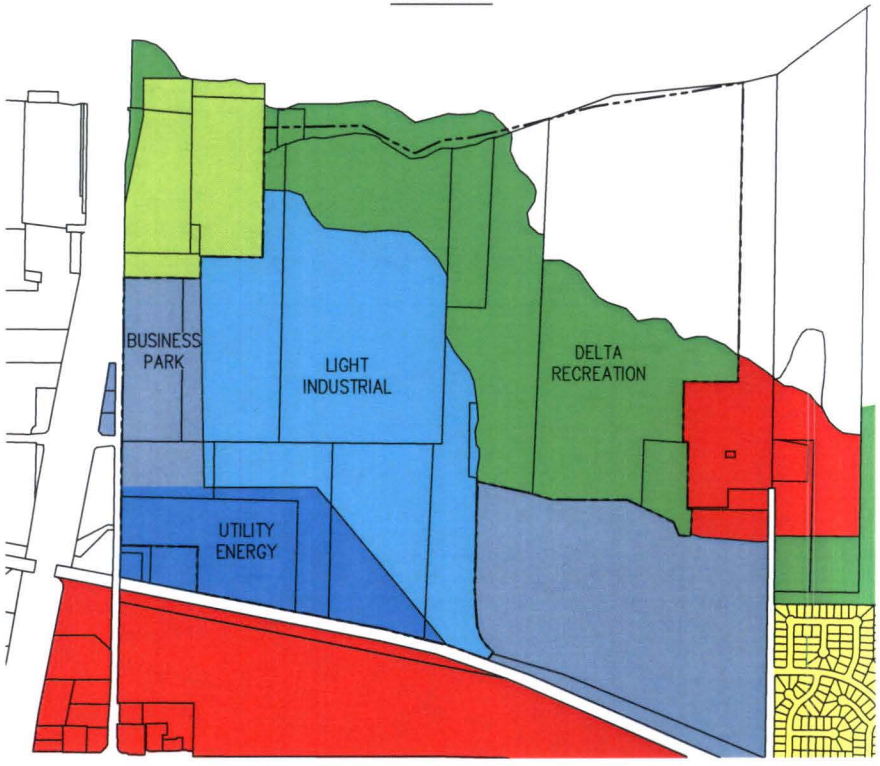
ATTEST:

Libby Vreonis, City Clerk

12-19-19

Date

EXISTING



PROPOSED

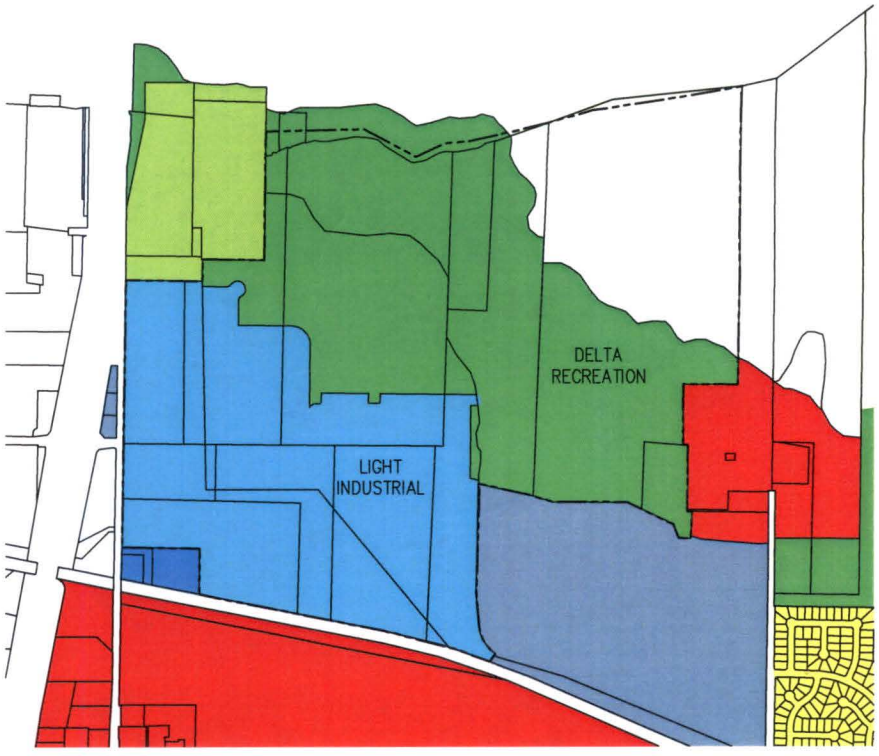


EXHIBIT A

TO RESOLUTION NO. 146 - 19

GP 04-18 LAND USE

OAKLEY LOGISTICS CENTER

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

DATE: NOVEMBER 2019 SCALE: NTS

cbg
SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

11/27/2019 10:20 AM

G:\1073-010\ACAD\EXHIBITS\XB-034A_GPLU.DWG

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Oakley	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5						6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below														177	177	23			
	037-100-048	1731 Main Street	The Village at Main		SFD	O	9/20/2018							154	154			No	037-100-049, 037-100-13, 19 and 2
	033-170-021	Machado Lane	Castro Property		SFD	O	5/23/2018							10	10	10		No	Approved 9/25/2018
	040-080-001 and 00	SE Corner of Oakley Road and Neroly Road	Ranchettes @ Neroly		SFD	O	3/3/2018							13	13	13		No	Approved 9/25/2018

Please Start Here

General Information	
Jurisidiction Name	Oakley
Reporting Calendar Year	2018
Contact Information	
First Name	Joshua
Last Name	McMurray
Title	Planning Manager
Email	mcmurray@ci.oakley.ca.us
Phone	(925) 625-7004
Mailing Address	
Street Address	3231 Main Street
City	Oakley
Zipcode	94561

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred) -** This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

v 2 6 19

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Oakley	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below														177	177	23			
	037-100-048	1731 Main Street	The Village at Main		SFD	O	9/20/2018							154	154			No	037-100-049, 037-100-13, 19 and 2
	033-170-021	Machado Lane	Castro Property		SFD	O	5/23/2018							10	10	10		No	Approved 9/25/2018
	040-080-001 and 002	SE Corner of Oakley Road and Neroly Road	Ranchettes @ Neroly		SFD	O	3/3/2018							13	13	13		No	Approved 9/25/2018

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
25 662021

Jurisdiction	Oakley	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	4						5	6	7						8	9	10						11	12	13	14	15	16	17	18	19	20			21
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low - Income Deed Restricted	Very Low - Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low - Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low - Income Deed Restricted	Very Low - Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	financial assistance or deed restrictions, explain how the locality determined the units were affordable. (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/ Destroyed Units+	Demolished or Destroyed Units+	Demolished/ Destroyed Units Owner or Renter+	Notes+
Summary Row: Start Data Entry Below																					192	192							237	237											
	034-290-111	3839 PATO LN		BLD-2017-1882	SFD	O															1	1/17/2018	1							1	12/27/2018		N									
	034-290-112	3835 PATO LN		BLD-2017-1896	SFD	O															1	1/17/2018	1							1	1/29/2019		N									
	034-290-116	3822 PATO LN		BLD-2017-1900	SFD	O															1	1/17/2018	1							1	9/27/2018		N									
	034-290-118	3830 PATO LN		BLD-2017-1902	SFD	O															1	1/17/2018	1							1	11/6/2018		N									
	034-290-119	3834 PATO LN		BLD-2017-1903	SFD	O															1	1/17/2018	1							1	1/9/2019		N									
	034-290-113	3831 PATO LN		BLD-2017-1897	SFD	O															1	1/17/2018	1										N									
	034-290-114	3827 PATO LN		BLD-2017-1898	SFD	O															1	1/17/2018	1										N									
	034-290-115	3823 PATO LN		BLD-2017-1899	SFD	O															1	1/17/2018	1										N									
	034-290-117	3826 PATO LN		BLD-2017-1901	SFD	O															1	1/17/2018	1										N									
	034-290-120	3838 PATO LN		BLD-2017-1904	SFD	O															1	1/17/2018	1										N									
	037-580-081	800 RIVERROCK DR		BLD-2017-1812	SFD	O															1	1/24/2018	1										N									
	037-580-082	804 RIVERROCK DR		BLD-2017-1813	SFD	O															1	1/24/2018	1										N									
	037-580-083	808 RIVERROCK DR		BLD-2017-1814	SFD	O															1	1/24/2018	1										N									
	037-600-015	945 WINDDRIFT WAY		BLD-2018-0097	SFD	O															1	2/9/2018	1								9/19/2018		N									
	037-600-016	941 WINDDRIFT WAY		BLD-2018-0098	SFD	O															1	2/9/2018	1							1	10/30/2018		N									
	037-600-017	937 WINDDRIFT WAY		BLD-2018-0099	SFD	O															1	2/9/2018	1							1	9/13/2018		N									
	037-600-018	933 WINDDRIFT WAY		BLD-2018-0119	SFD	O															1	2/9/2018	1							1	10/30/2018		N									
	037-600-024	909 WINDDRIFT WAY		BLD-2017-1805	SFD	O															1	2/9/2018	1							1	8/22/2018		N									
	037-600-026	901 WINDDRIFT WAY		BLD-2017-1807	SFD	O															1	2/9/2018	1							1	9/17/2018		N									
	037-600-027	900 WINDDRIFT WAY		BLD-2017-1808	SFD	O															1	2/9/2018	1							1	7/26/2018		N									
	037-600-028	904 WINDDRIFT WAY		BLD-2017-1809	SFD	O															1	2/9/2018	1							1	8/29/2018		N									
	037-600-029	908 WINDDRIFT WAY		BLD-2017-1810	SFD	O															1	2/9/2018	1							1	8/22/2018		N									
	037-600-030	912 WINDDRIFT WAY		BLD-2017-1811	SFD	O															1	2/9/2018	1							1	8/24/2018		N									
	037-600-037	940 WINDDRIFT WAY		BLD-2018-0103	SFD	O															1	2/9/2018	1							1	12/27/2018		N									
	037-600-038	944 WINDDRIFT WAY		BLD-2018-0105	SFD	O															1	2/9/2018	1							1	10/31/2018		N									
	037-600-023	913 WINDDRIFT WAY		BLD-2017-1804	SFD	O															1	2/9/2018	1										N									
	037-600-025	905 WINDDRIFT WAY		BLD-2017-1806	SFD	O															1	2/9/2018	1										N									
	037-600-035	932 WINDDRIFT WAY		BLD-2018-0101	SFD	O															1	2/9/2018	1										N									
	037-600-036	936 WINDDRIFT WAY		BLD-2018-0102	SFD	O															1	2/9/2018	1										N									
	032-450-001	2788 MANRESA SHORE LN		BLD-2017-0240	SFD	O															1	2/15/2018	1							1	10/31/2018		N									
	032-450-007	2753 MANRESA SHORE LN		BLD-2017-0243	SFD	O															1	2/15/2018	1							1	10/31/2018		N									
	032-450-008	2747 MANRESA SHORE LN		BLD-2017-0244	SFD	O															1	2/15/2018	1							1	11/7/2018		N									
	032-450-009	2741 MANRESA SHORE LN		BLD-2017-0245	SFD	O															1	2/15/2018	1							1	10/16/2018		N									
	032-450-009	2741 MANRESA SHORE LN		BLD-2017-0245	SFD	O															1	2/15/2018	1							1	10/16/2018		N									
	032-450-010	2735 MANRESA SHORE LN		BLD-2017-0247	SFD	O															1	2/15/2018	1							1	10/16/2018		N									
	032-450-012	2723 MANRESA SHORE LN		BLD-2017-0248	SFD	O															1	2/15/2018	1							1	10/12/2018		N									
	032-450-012	2723 MANRESA SHORE LN		BLD-2017-0248	SFD	O															1	2/15/2018	1							1	10/12/2018		N									
	032-450-020	2730 MANRESA SHORE LN		BLD-2017-0249	SFD	O															1	2/15/2018	1							1	10/18/2018		N									
	032-450-020	2730 MANRESA SHORE LN		BLD-2017-0249	SFD	O															1	2/15/2018	1							1	10/18/2018		N									
	037-590-019	929 WINDCRIFT WAY		BLD-2018-0108	SFD	O															1	2/15/2018	1							1	10/26/2018		N									
	037-600-020	925 WINDDRIFT WAY		BLD-2018-0110	SFD	O															1	2/15/2018	1							1	10/29/2018		N									
	037-600-021	921 WINDDRIFT WAY		BLD-2018-0111	SFD	O															1	2/15/2018	1							1	11/26/2018		N									
	037-600-022	917 WINDDRIFT WAY		BLD-2018-0112	SFD	O															1	2/15/2018	1							1	10/29/2018		N									
	037-600-031	916 WINDDRIFT WAY		BLD-2018-0113	SFD	O															1	2/15/2018	1								10/17/2018		N									
	037-600-032	920 WINDDRIFT WAY		BLD-2018-0115	SFD	O															1	2/15/2018	1							1	10/26/2018		N									
	037-600-033	924 WINDDRIFT		BLD-2018-0116	SFD	O															1	2/15/2018	1							1	12/5/2018		N									
	037-600-034	928 WINDDRIFT WAY		BLD-2018-0117	SFD	O															1	2/15/2018	1							1	12/4/2018		N									
	032-450-002	2783 MANRESA SHORE LN		BLD-2017-0241	SFD	O															1	2/15/2018	1										N									
	032-450-003	2777 MANRESA SHORE LN		BLD-2017-0242	SFD	O															1	2/15/2018	1										N									
	032-450-021	2736 MANRESA SHORE LN		BLD-2017-0250	SFD	O															1	2/15/2018	1										N									
	037-590-006	353 PARKFIELD WAY		BLD-2018-0268	SFD	O															1	3/5/2018	1							1	10/30/2018		N									
	037-590-007	357 PARKFIELD WAY		BLD-2018-0271	SFD	O															1	3/5/2018	1							1	10/30/2018		N									
	037-590-008	361 PARKFIELD WAY		BLD-2018-0270	SFD	O															1	3/5/2018	1							1	10/26/2018		N									
	037-590-009	365 PARKFIELD WAY		BLD-2018-0261	SFD	O															1	3/5/2018	1							1	10/26/2018		N									
	037-590-010	369 PARKFIELD WAY		BLD-2018-0262	SFD	O															1	3/5/2018	1							1	10/31/2018		N									
	037-590-011	373 PARKFIELD WAY		BLD-2018-0263	SFD	O															1	3/5/2018	1							1	10/31/2018		N									
	037-590-022	366 PARKFIELD WAY		BLD-2018-0264	SFD	O															1	3/5/2018	1							1	10/12/2018		N									
	037-590-022	366 PARKFIELD WAY		BLD-2018-0264	SFD	O															1	3/5/2018	1							1	10/12/2018		N									
	037-590-025	354 PARKFIELD WAY		BLD-2018-0267	SFD	O															1	3/5/2018	1							1	10/12/2018		N									
	037-590-025	354 PARKFIELD WAY		BLD-2018-0267	SFD	O															1	3/5/2018	1							1	10/12/2018		N									
	037-590-066	202 WYNN ST		BLD-2018-0256	SFD	O															1	3/5/2018	1							1	10/4/2018		N									
	037-590-066	202 WYNN ST		BLD-2018-0256	SFD	O															1	3/5/2018	1							1	10/4/2018		N									
	037-590-068	205 WYNN ST		BLD-2018-0258	SFD	O															1	3/5/2018	1							1	9/14/2018		N									
	037-590-069	209 WYNN ST		BLD-2018-0259	SFD	O															1	3/5/2018	1							1	9/14/2018		N									
	037-590-070	213 WYNN ST		BLD-2018-0260	SFD	O															1	3/5/2018	1							1	9/6/2018		N									
	037-590-023	362 PARKFIELD WAY		BLD-2018-0265	SFD	O															1	3/5/2018	1										N									
	037-590-024	358 PARKFIELD WAY		BLD-2018-0266	SFD	O															1	3/5/2018	1										N									
	037-590-063	214 WYNN ST		BLD-2018-0253	SFD	O															1	3/5/2018	1										N									
	037-590-064	210 WYNN ST		BLD-2018-0254	SFD	O															1	3/5/2018	1										N									
	037-590-065	206 WYNN ST		BLD-2018-0255	SFD	O															1	3/5/2018	1										N									
	037-590-067	201 WYNN ST		BLD-2018-0257	SFD	O															1	3/5/2018	1										N									
	034-640-051	727 RUBY HILL LN		BLD-2017-1801	SFD	O															1	3/8/2018	1										N									
	034-640-052	731 RUBY HILL LN		BLD-2017-1802	SFD	O															1	3/8/2018	1										N									
	034-640-053	735 RUBY HILL LN		BLD-2017-1803	SFD	O															1	3/8/2018	1										N									
	034-640-001	3732 MOSSWOOD DR		BLD-2018-0355	SFD	O															1	3/21/2018	1							1	11/21/2018		N									
	034-640-002	3728 MOSSWOOD DR		BLD-2018-0356	SFD	O															1	3/21/2018	1							1	11/1/2018		N									
	034-640-005	3716 MOSSWOOD DR		BLD-2018-0359	SFD	O															1	3/21/2018	1							1	11/14/2018		N									
	034-640-006	3712 MOSSWOOD DR		BLD-2018-0360	SFD	O															1	3/21/2018	1							1	1/28/2019		N									
	037-600-011	992 COOLCREST DR		BLD-2018-0403	SFD	O															1	3/23/2018	1							1	1/10/2019		N									
	037-600-012	388 COOLCREST DR		BLD-2018-0399	SFD	O															1	3/23/2018	1							1	1/9/2019		N									
	037-600-012	396 COOLCREST DR		BLD-2018-0396	SFD	O															1	3/23/2018	1							1	11/30/2018		N									
	037-600-012	948 WINDDRIFT WAY		BLD-2018-0401	SFD	O															1	3/23/2018	1							1	11/1/2018		N									
	037-600-013	953 WINDDRIFT WAY		BLD-2018-0400	SFD	O															1	3/23/2018	1							1	11/1/2018		N									
	037-600-014	949 WINDDRIFT WAY		BLD-2018-0397	SFD	O															1	3/23/2018	1							1	11/1/2018		N									
	037-600-040	952 WINDDRIFT WAY		BLD-2018-0398	SFD	O															1	3/23/2018	1							1	11/29/2018		N									
	037-600-012	384 COOLCREST DR		BLD-2018-0402	SFD	O															1	3/23/2018	1										N									
	037-600-007	376 COOLCREST DR		BLD-2018-0398	SFD	O															1	3/29/2018	1							1	12/12/2018		N									
	037-600-007	376 COOLCREST DR		BLD-2018-0398	SFD	O															1	3/29/2018	1							1	12/12/2018		N									
	037-600-005	848 RIVERROCK DR		BLD-2018-0384	SFD	O															1	3/29/2018	1										N									
	037-600-006	852 RIVERROCK DR		BLD-2018-0385	SFD	O															1	3/29/2018	1										N									
	037-600-042	849 RIVERROCK DR		BLD-2018-0389	SFD	O															1	3/27/2018	1							1	1/23/2019		N									
	037-600-008	980 COOLCREST DR		BLD-2018-0387	SFD	O															1	3/27/2018	1										N									
	037-600-041	853 RIVERROCK DR		BLD-2018-0388	SFD	O															1	3/27/2018	1										N									
	034-640-003	3724 MOSSWOOD DR		BLD-2018-0357	SFD	O															1	4/9/2018	1										N									
	037-600-012	204 LITTLETON ST		BLD-2018-0480	SFD	O															1	4/11/2018	1							1	12/13/2018		N									
	037-600-012	204 LITTLETON ST		BLD-2018-0480	SFD	O															1	4/11/2018	1							1	12/13/2018		N									
	037-600-012	216 LITTLETON ST		BLD-2018-0477	SFD	O															1	4/11/2018	1							1	12/13/2018		N									
	037-600-012	219 LITTLETON ST		BLD-2018-0466	SFD	O															1	4/11/2018	1							1	1/24/2019		N									
	037-600-012	220 LITTLETON ST		BLD-2018-0465	SFD	O															1	4/11/2018	1							1	12/6/2018		N									
	037-600-012	223 LITTLETON ST		BLD-2018-0467	SFD	O															1	4/11/2018	1							1	1/24/2019		N									
	037-600-012	227 LITTLETON ST		BLD-2018-0468	SFD	O															1	4/11/2018	1							1	1/15/2019		N									
	037-600-012	228 LITTLETON ST		BLD-2018-0471	SFD	O															1	4/11/2018	1							1	11/30/2018		N									
	037-600-012	231 LITTLETON ST		BLD-2018-0469	SFD	O															1	4/11/2018	1							1	1/17/2019		N									
	037-600-012	232 LITTLETON ST		BLD-2018-0470	SFD	O															1	4/11/2018	1							1	12/5/2018		N									
	037-600-012	203 LITTLETON ST		BLD-2018-0479	SFD	O															1	4/11/2018	1										N									
	037-600-012	207 LITTLETON ST		BLD-2018-0476	SFD	O															1	4/11/2018	1										N									
	037-600-012	208 LITTLETON ST		BLD-2018-0478	SFD	O															1	4/11/2018	1										N									
	037-600-012	211 LITTLETON ST		BLD-2018-0481	SFD	O															1	4/11/2018	1										N									
	037-600-012	212 LITTLETON ST		BLD-2018-0475	SFD	O															1	4/11/2018	1										N									
	037-600-012	215 LITTLETON ST		BLD-2018-0474	SFD	O															1	4/11/2018	1										N									
	037-600-012	224 LITTLETON ST		BLD-2018-0464	SFD	O															1	4/11/2018	1										N									
	037-600-001	832 RIVERROCK DR		BLD-2018-0540	SFD	O															1	4/19/2018	1										N									
	037-600-002	836 RIVERROCK DR		BLD-2018-0535	SFD	O															1	4/19/2018	1										N									
	034-640-004	3720 MOSSWOOD DR		BLD-2018-0358	SFD	O															1	4/24/2018	1										N									
	037-600-003	840 RIVERROCK DR		BLD-2018-0541	SFD	O															1	4/24/2018	1										N									
	037-600-004	844 RIVERROCK DR		BLD-2018-0537	SFD	O															1	4/24/2018	1										N									
	037-600-043	845 RIVERROCK DR		BLD-2018-0542	SFD	O															1	4/24/2018	1										N									
	037-600-044	841 RIVERROCK DR		BLD-2018-0538	SFD	O															1	4/24/2018	1										N									
	037-600-045	837 RIVERROCK DR		BLD-2018-0543	SFD	O															1	4/24/2018	1										N									
	037-600-046	833 RIVERROCK DR		BLD-2018-0539	SFD	O															1	4/24/2018	1										N									
	034-640-031	441 DIAMOND PEAK LN		BLD-2018-0407	SFD	O															1	5/9/2018	1							1	1/11/2019		N									
	034-640-033	449 DIAMOND PEAK LN		BLD-2018-0409	SFD	O															1	5/9/2018	1							1	1/23/2019		N									

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing With Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction (years)	Demolished/Destroyed Units			Notes
1					2	3	4							5	6	7							8	9	10						11	12	13	14	15	16		17	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low - Income Deed Restricted	Very Low - Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low - Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low - Income Deed Restricted	Very Low - Income Non Deed Restricted	Low - Income Deed Restricted	Low - Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units*	Demolished or Destroyed Units*	Demolished/ Destroyed Units, Owner or Renter*	Notes*
	034-640-034	453 DIAMOND PEAK LN		BLD-2018-0410	SFD	O																1	5/9/2018	1							1	1/14/2019	1	N									
	034-640-032	445 DIAMOND PEAK LN		BLD-2018-0408	SFD	O																1	5/9/2018	1										N									
	034-640-035	585 SAPPHIRE PKWY		BLD-2018-0411	SFD	O																1	5/9/2018	1										N									
	034-640-036	589 SAPPHIRE PKWY		BLD-2018-0412	SFD	O																1	5/9/2018	1										N									
	034-640-037	593 SAPPHIRE PKWY		BLD-2018-0413	SFD	O																1	5/9/2018	1										N									
	034-640-038	597 SAPPHIRE PKWY		BLD-2018-0414	SFD	O																1	5/9/2018	1										N									
	034-360-102	416 PINENUT ST		BLD-2018-0180	SFD	O																1	5/22/2018	1							1	11/21/2018	1	N									
	034-360-104	412 PINENUT ST		BLD-2018-0182	SFD	O																1	5/22/2018	1							1	12/27/2018	1	N									
	034-360-108	415 PINENUT ST		BLD-2018-0189	SFD	O																1	5/22/2018	1							1	12/27/2018	1	N									
	034-360-103	414 PINENUT ST		BLD-2018-0181	SFD	O																1	5/22/2018	1										N									
	034-360-105	410 PINENUT ST		BLD-2018-0183	SFD	O																1	5/22/2018	1										N									
	034-360-106	411 PINENUT ST		BLD-2018-0184	SFD	O																1	5/22/2018	1										N									
	034-360-107	413 PINENUT ST		BLD-2018-0185	SFD	O																1	5/22/2018	1										N									
	034-360-109	417 PINENUT ST		BLD-2018-0190	SFD	O																1	5/22/2018	1										N									
	037-580-084	812 RIVERROCK DR		BLD-2018-0732	SFD	O																1	6/27/2018	1										N									
	037-580-085	816 RIVERROCK DR		BLD-2018-0733	SFD	O																1	6/27/2018	1										N									
	037-580-086	820 RIVERROCK DR		BLD-2018-0734	SFD	O																1	6/27/2018	1										N									
	037-590-001	333 PARKFIELD WAY		BLD-2018-0770	SFD	O																1	6/27/2018	1										N									
	037-590-002	337 PARKFIELD WAY		BLD-2018-0771	SFD	O																1	6/27/2018	1										N									
	037-590-003	341 PARKFIELD WAY		BLD-2018-0773	SFD	O																1	6/27/2018	1										N									
	037-590-004	345 PARKFIELD WAY		BLD-2018-0774	SFD	O																1	6/27/2018	1										N									
	037-590-005	349 PARKFIELD WAY		BLD-2018-0775	SFD	O																1	6/27/2018	1										N									
	037-590-026	346 PARKFIELD WAY		BLD-2018-0776	SFD	O																1	6/27/2018	1										N									
	037-590-027	342 PARKFIELD WAY		BLD-2018-0777	SFD	O																1	6/27/2018	1										N									
	037-590-028	338 PARKFIELD WAY		BLD-2018-0778	SFD	O																1	6/27/2018	1										N									
	037-590-029	334 PARKFIELD WAY		BLD-2018-0780	SFD	O																1	6/27/2018	1										N									
	037-600-047	829 RIVERROCK DR		BLD-2018-0735	SFD	O																1	6/27/2018	1										N									
	037-600-048	825 RIVERROCK DR		BLD-2018-0736	SFD	O																1	6/27/2018	1										N									
	037-600-049	821 RIVERROCK DR		BLD-2018-0737	SFD	O																1	6/27/2018	1										N									
	037-600-050	817 RIVERROCK DR		BLD-2018-0738	SFD	O																1	6/27/2018	1										N									
	037-600-051	813 RIVERROCK DR		BLD-2018-0739	SFD	O																1	6/27/2018	1										N									
	037-600-052	809 RIVERROCK DR		BLD-2018-0740	SFD	O																1	6/27/2018	1										N									
	037-600-053	805 RIVERROCK DR		BLD-2018-0742	SFD	O																1	6/27/2018	1										N									
	037-600-054	801 RIVERROCK DR		BLD-2018-0743	SFD	O																1	6/27/2018	1										N									
	037-590-075	233 WYNN ST		BLD-2018-1099	SFD	O																1	8/27/2018	1										N									
	037-590-076	237 WYNN ST		BLD-2018-1102	SFD	O																1	8/27/2018	1										N									
	037-590-077	241 WYNN ST		BLD-2018-1103	SFD	O																1	8/27/2018	1										N									
	037-590-078	363 HANSFORD WAY		BLD-2018-1104	SFD	O																1	8/27/2018	1										N									
	037-590-079	367 HANSFORD WAY		BLD-2018-1105	SFD	O																1	8/27/2018	1										N									
	037-590-080	371 HANSFORD WAY		BLD-2018-1106	SFD	O																1	8/27/2018	1										N									
	037-590-081	375 HANSFORD WAY		BLD-2018-1107	SFD	O																1	8/27/2018	1										N									
	037-590-082	240 SHEARWATER WAY		BLD-2018-1108	SFD	O																1	8/27/2018	1										N									
	037-590-083	236 SHEARWATER WAY		BLD-2018-1109	SFD	O																1	8/27/2018	1										N									
	037-590-084	232 SHEARWATER WAY		BLD-2018-1110	SFD	O																1	8/27/2018	1										N									
	035-720-020	461 IRISTOL CT		BLD-2017-1893	SFD	O																1	9/6/2018	1										N									
	034-640-007	353 BARN DANCE WAY		BLD-2018-0783	SFD	O																1	10/4/2018	1										N									
	034-640-008	349 BARN DANCE WAY		BLD-2018-0784	SFD	O																1	10/4/2018	1										N									
	034-640-009	345 BARN DANCE WAY		BLD-2018-0785	SFD	O																1	10/4/2018	1										N									
	034-640-010	341 BARN DANCE WAY		BLD-2018-0786	SFD	O																1	10/4/2018	1										N									
	034-640-011	337 BARN DANCE WAY		BLD-2018-0787	SFD	O																1	10/4/2018	1										N									
	034-640-012	333 BARN DANCE WAY		BLD-2018-0788	SFD	O																1	10/4/2018	1										N									
	034-290-108	3851 PATO LN		BLD-2018-0296	SFD	O																1	11/19/2018	1										N									
	034-290-109	3847 PATO LN		BLD-2018-0297	SFD	O																1	11/19/2018	1										N									
	034-290-110	3843 PATO LN		BLD-2018-0300	SFD	O																1	11/19/2018	1										N									
	034-290-121	3842 PATO LN		BLD-2018-0301	SFD	O																1	11/19/2018	1										N									
	034-290-122	3846 PATO LN		BLD-2018-0302	SFD	O																1	11/19/2018	1										N									
	034-290-104	38 PATO CT		BLD-2018-0292	SFD	O																1	12/14/2018	1										N									
	034-290-105	34 PATO CT		BLD-2018-0293	SFD	O																1	12/14/2018	1										N									
	034-290-106	30 PATO CT		BLD-2018-0294	SFD	O																1	12/14/2018	1										N									
	034-290-107	3855 PATO LN		BLD-2018-0295	SFD	O																1	12/14/2018	1										N									
	034-290-123	39 PATO CT		BLD-2018-0303	SFD	O																1	12/14/2018	1										N									
	032-560-164	549 MARATHON DR		BLD-2018-1404	SFD	O																1	12/19/2018	1										N									
	032-560-165	545 MARATHON DR		BLD-2018-1405	SFD	O																1	12/19/2018	1										N									
	032-560-166	541 MARATHON DR		BLD-2018-1406	SFD	O																1	12/19/2018	1										N									
	034-640-013	329 BARN DANCE WAY		BLD-2018-1053	SFD	O																1	12/19/2018	1										N									
	034-640-014	325 BARN DANCE WAY		BLD-2018-1054	SFD	O																1	12/19/2018	1										N									
	034-640-015	321 BARN DANCE WAY		BLD-2018-1055	SFD	O																1	12/19/2018	1										N									
	034-640-016	317 BARN DANCE WAY		BLD-2018-1056	SFD	O																1	12/19/2018	1										N									
	034-640-017	313 BARN DANCE WAY		BLD-2018-1057	SFD	O																1	12/19/2018	1										N									
	034-640-018	309 BARN DANCE WAY		BLD-2018-1058	SFD	O																1	12/19/2018	1										N									
	032-450-004	2771 MANRESA SHORE LN		BLD-2014-0185	SFD	O																								1	12/12/2018	1	N									
	032-450-005	2765 MANRESA SHORE LN		BLD-2014-0186	SFD	O																								1	11/30/2018	1	N									
	033-450-037	109 BRIDALVEIL WAY		BLD-2015-0403	SFD	O																								1	4/2/2018	1	N									
	037-192-026	856 IBIS DR		BLD-2015-0411	SFD	O																								1	3/5/2018	1	N									
	037-192-028	864 IBIS DR		BLD-2015-0434	SFD	O																								1	9/14/2018	1	N									
	037-192-026	868 IBIS DR		BLD-2015-0435	SFD	O																								1	3/26/2018	1	N									
	037-192-028	872 IBIS DR		BLD-2015-0436	SFD	O																								1	3/26/2018	1	N									
	033-450-047	100 WHITNEY CT		BLD-2015-1069	SFD	O																								1	2/28/2018	1	N									
	037-530-042	836 DUNMORE ST		BLD-2015-1299	SFD	O																								1	3/6/2018	1	N									
	037-560-074	213 WILLOWRUN WAY		BLD-2016-0299	SFD	O																								1	3/20/2018	1	N									
	037-560-075	209 WILLOWRUN WAY		BLD-2016-0301	SFD	O																								1	3/21/2018	1	N									
	037-560-076	205 WILLOWRUN WAY		BLD-2016-0303	SFD	O																								1	3/26/2018	1	N									
	037-530-053	839 DUNMORE ST		BLD-2016-0352	SFD	O																								1	2/27/2018	1	N									
	037-590-091	352 COOLCREST DR		BLD-2016-0383	SFD	O																								1	7/12/2018	1	N									
	037-590-095	368 COOLCREST DR		BLD-2016-0387	SFD	O																								1	9/5/2018	1	N									
	037-590-092	356 COOLCREST DR		BLD-2016-0384	SFD	O																								1	6/26/2018	1	N									
	037-560-064	218 AMBERWIND CIR		BLD-2016-0442	SFD	O																								1	2/27/2018	1	N									
	037-560-050	237 AMBERWIND CIR		BLD-2016-0690	SFD	O																								1	5/24/2018	1	N									
	037-590-069	339 COOLCREST DR		BLD-2016-0779	SFD	O																								1	7/26/2018	1	N									
	037-590-087	336 COOLCREST DR		BLD-2016-0782	SFD	O																								1	9/5/2018	1	N									
	037-590-085	328 COOLCREST DR		BLD-2016-0942	SFD	O																								1	6/26/2018	1	N									
	033-450-012	1207 SIERRA TRAIL RD		BLD-2016-1255	SFD	O																								1	2/26/2018	1	N									
	033-450-028	1217 SIERRA TRAIL RD		BLD-2016-1257	SFD	O																								1	2/26/2018	1	N									
	037-580-044	296 COOLCREST DR		BLD-2016-1301	SFD	O																								1	3/5/2018	1	N									
	033-390-001	20 ZION CT		BLD-2016-0555	SFD	O																								1	1/8/2018	1	N									
	035-720-022	501 QUICKSILVER CT		BLD-2016-1498	SFD	O																								1	5/10/2018	1	N									
	035-720-023	507 QUICKSILVER CT		BLD-2016-1499	SFD	O																								1	5/10/2018	1	N									
	035-720-028	521 MERCURY CT		BLD-2016-1504	SFD	O																								1	5/10/2018	1	N									
	035-720-029	527 MERCURY CT		BLD-2016-1505	SFD	O																								1	5/1/2018	1	N									
	035-720-030	532 MERCURY CT		BLD-2016-1507	SFD	O																								1	4/30/2018	1	N									
	035-720-031	526 MERCURY CT		BLD-2016-1508	SFD	O																								1	5/8/2018	1	N									
	035-720-032	520 MERCURY CT		BLD-2016-1509	SFD	O																								1	5/7/2018	1	N									
	037-720-024	513 QUICKSILVER CT		BLD-2016-1500	SFD	O																								1	5/10/2018	1	N									
	037-720-025	512 QUICKSILVER CT		BLD-2016-1501	SFD	O																								1	4/3/2018	1	N									
	037-720-026	506 QUICKSILVER CT		BLD-2016-1502	SFD	O																								1	4/5/2018	1	N									
	037-720-027	500 QUICKSILVER CT		BLD-2016-1503	SFD	O																								1	4/13/2018	1	N									
	052-192-013	30 MADEIRA CT		BLD-2016-1510	SFD	O																								1	5/31/2018	1	N									
	033-190-032	6199 SELLERS AVE		BLD-2016-1671	SFD	O																								1	1/17/2018	1	N									
	037-580-002	151 AMBERWIND CIR		BLD-2017-0366	SFD	O																								1	4/4/2018	1	N									
	037-580-004	159 AMBERWIND CIR		BLD-2017-0370	SFD	O																								1	4/3/2018	1	N									
	037-580-005	163 AMBERWIND CIR		BLD-2017-0371	SFD	O																								1	5/24/2018	1	N									
	037-580-023	168 AMBERWIND CIR		BLD-2017-0373	SFD	O																								1	2/12/2018	1	N									
	037-580-026	156 AMBERWIND CIR		BLD-2017-0376	SFD	O																								1	4/17/2018	1	N									
	037-550-062	806 WESTMOOR CIR		BLD-2017-0477	SFD	O																								1	1/17/2018	1	N									
	037-550-063	802 WESTMOOR CIR		BLD-2017-0478	SFD	O																								1	1/17/2018	1	N									
	037-550-065	794 WESTMOOR CIR		BLD-2017-0480	SFD	O																								1	1/17/2018	1	N									
	037-550-092	945 PENDLETON CT		BLD-2017-0494	SFD	O																								1	5/17/2018	1	N									
	037-550-113	517 BIRNWOOD WAY		BLD-2017-0596	SFD	O																								1	2/12/2018	1	N									
	037-550-114	521 BIRNWOOD WAY		BLD-2017-0596	SFD	O																								1	2/12/2018	1	N									
	037-550-115	525 BIRNWOOD WAY		BLD-2017-0597	SFD	O																								1	2/26/2018	1	N									
	037-550-116	529 BIRNWOOD WAY		BLD-2017-0598	SFD	O																								1	2/8/2018	1	N									
	037-550-118	537 BIRNWOOD WAY		BLD-2017-0587	SFD	O																								1	1/18/2018	1	N									
	037-550-119	541 BIRNWOOD WAY		BLD-2017-0588	SFD	O																								1	1/26/2018	1	N									
	037-550-120	545 BIRNWOOD WAY		BLD-2017-0589	SFD	O																								1	1/17/2018	1	N									
	037-550-121	549 BIRNWOOD WAY		BLD-2017-0590	SFD	O																								1	2/12/2018	1	N									

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing With Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Demolished/Destroyed Units			Notes
1					2	3	4							5	6	7							8	9	10							11	12	13	14	15	16		17		18	19	20		21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low - Income Deed Restricted	Very Low - Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low - Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low - Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	financial assistance or deed restrictions, explain how the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units*	Demolished or Destroyed Units*	Demolished/ Destroyed Units, Owner or Renter*	Notes*
	037-550-122	544 BIRNWOOD WAY		BLD-2017-0591	SFD	O																								1	1/17/2018	1	N											
	037-550-124	536 BIRNWOOD WAY		BLD-2017-0593	SFD	O																								1	2/12/2018	1	N											
	037-550-125	532 BIRNWOOD WAY		BLD-2017-0594	SFD	O																								1	2/12/2018	1	N											
	037-550-126	528 BIRNWOOD WAY		BLD-2017-0599	SFD	O																								1	2/21/2018	1	N											
	037-550-127	524 BIRNWOOD WAY		BLD-2017-0600	SFD	O																								1	2/22/2018	1	N											
	037-550-128	520 BIRNWOOD WAY		BLD-2017-0601	SFD	O																								1	3/7/2018	1	N											
	037-550-129	516 BIRNWOOD WAY		BLD-2017-0602	SFD	O																								1	3/5/2018	1	N											
	037-550-027	701 WESTMOOR CIR		BLD-2017-0658	SFD	O																								1	1/18/2018	1	N											
	037-550-028	705 WESTMOOR CIR		BLD-2017-0659	SFD	O																								1	1/17/2018	1	N											
	037-550-029	709 WESTMOOR CIR		BLD-2017-0660	SFD	O																								1	1/9/2018	1	N											
	037-550-051	708 WESTMOOR CIR		BLD-2017-0661	SFD	O																								1	2/27/2018	1	N											
	037-550-052	704 WESTMOOR CIR		BLD-2017-0662	SFD	O																								1	1/26/2018	1	N											
	037-550-058	617 SHEARWATER WAY		BLD-2017-0784	SFD	O																								1	3/8/2018	1	N											
	037-550-059	621 SHEARWATER WAY		BLD-2017-0785	SFD	O																								1	3/12/2018	1	N											
	037-550-060	625 SHEARWATER WAY		BLD-2017-0786	SFD	O																								1	3/5/2018	1	N											
	037-550-102	909 PENDLETON CT		BLD-2017-0787	SFD	O																								1	2/6/2018	1	N											
	037-550-103	904 PENDLETON CT		BLD-2017-0788	SFD	O																								1	2/12/2018	1	N											
	037-550-104	900 PENDLETON CT		BLD-2017-0789	SFD	O																								1	2/13/2018	1	N											
	037-580-008	175 AMBERWIND CIR		BLD-2017-0826	SFD	O																								1	1/25/2018	1	N											
	037-580-009	179 AMBERWIND CIR		BLD-2017-0828	SFD	O																								1	2/12/2018	1	N											
	037-580-010	183 AMBERWIND CIR		BLD-2017-0829	SFD	O																								1	3/5/2018	1	N											
	037-580-011	187 AMBERWIND CIR		BLD-2017-0830	SFD	O																								1	4/4/2018	1	N											
	037-580-018	188 AMBERWIND CIR		BLD-2017-0831	SFD	O																								1	1/8/2018	1	N											
	037-580-019	184 AMBERWIND CIR		BLD-2017-0832	SFD	O																								1	1/9/2018	1	N											
	037-580-020	180 AMBERWIND CIR		BLD-2017-0833	SFD	O																								1	1/31/2018	1	N											
	037-580-021	176 AMBERWIND CIR		BLD-2017-0834	SFD	O																								1	1/17/2018	1	N											
	037-580-022	172 AMBERWIND CIR		BLD-2017-0835	SFD	O																								1	2/6/2018	1	N											
	034-470-036	169 LITTLE RANCH CIR		BLD-2017-0849	SFD	O																								1	1/17/2018	1	N											
	034-470-037	167 LITTLE RANCH CIR		BLD-2017-0850	SFD	O																								1	1/17/2018	1	N											
	034-470-038	165 LITTLE RANCH CIR		BLD-2017-0851	SFD	O																								1	3/22/2018	1	N											
	034-470-039	163 LITTLE RANCH CIR		BLD-2017-0852	SFD	O																								1	1/26/2018	1	N											
	034-470-040	161 LITTLE RANCH CIR		BLD-2017-0853	SFD	O																								1	4/2/2018	1	N											
	034-470-041	159 LITTLE RANCH CIR		BLD-2017-0854	SFD	O																								1	1/17/2018	1	N											
	034-470-042	157 LITTLE RANCH CIR		BLD-2017-0855	SFD	O																								1	1/17/2018	1	N											
	034-470-043	155 LITTLE RANCH CIR		BLD-2017-0856	SFD	O																								1	1/18/2018	1	N											
	034-470-044	153 LITTLE RANCH CIR		BLD-2017-0857	SFD	O																								1	6/20/2018	1	N											
	034-470-045	151 LITTLE RANCH CIR		BLD-2017-0858	SFD	O																								1	6/26/2018	1	N											
	037-550-109	501 BIRNWOOD WAY		BLD-2017-0840	SFD	O																								1	3/21/2018	1	N											
	037-550-110	505 BIRNWOOD WAY		BLD-2017-0841	SFD	O																								1	3/9/2018	1	N											
	037-550-111	509 BIRNWOOD WAY		BLD-2017-0842	SFD	O																								1	3/8/2018	1	N											
	037-550-112	513 BIRNWOOD WAY		BLD-2017-0843	SFD	O																								1	3/26/2018	1	N											
	037-550-130	512 BIRNWOOD WAY		BLD-2017-0844	SFD	O																								1	4/17/2018	1	N											
	037-550-131	508 BIRNWOOD WAY		BLD-2017-0845	SFD	O																								1	3/28/2018	1	N											
	037-550-132	504 BIRNWOOD WAY		BLD-2017-0846	SFD	O																								1	4/2/2018	1	N											
	037-550-133	500 BIRNWOOD WAY		BLD-2017-0847	SFD	O																								1	4/10/2018	1	N											
	037-560-003	113 WILLOWRUN WAY		BLD-2017-0619	SFD	O																								1	2/8/2018	1	N											
	037-560-004	117 WILLOWRUN WAY		BLD-2017-0620	SFD	O																								1	2/1/2018	1	N											
	037-560-005	121 WILLOWRUN WAY		BLD-2017-0622	SFD	O																								1	1/30/2018	1	N											
	037-560-006	125 WILLOWRUN WAY		BLD-2017-0623	SFD	O																								1	2/1/2018	1	N											
	037-560-016	120 WILLOWRUN WAY		BLD-2017-0625	SFD	O																								1	1/18/2018	1	N											
	037-560-017	116 WILLOWRUN WAY		BLD-2017-0626	SFD	O																								1	1/17/2018	1	N											
	037-590-012	377 PARKFIELD WAY		BLD-2017-0932	SFD	O																								1	6/4/2018	1	N											
	037-590-014	385 PARKFIELD WAY		BLD-2017-0934	SFD	O																								1	6/4/2018	1	N											
	037-590-015	389 PARKFIELD WAY		BLD-2017-0935	SFD	O																								1	5/25/2018	1	N											
	037-590-016	393 PARKFIELD WAY		BLD-2017-0981	SFD	O																								1	5/22/2018	1	N											
	037-590-017	390 PARKFIELD WAY		BLD-2017-0936	SFD	O																								1	6/8/2018	1	N											
	037-590-018	386 PARKFIELD WAY		BLD-2017-0937	SFD	O																								1	6/18/2018	1	N											
	037-590-019	382 PARKFIELD WAY		BLD-2017-0938	SFD	O																								1	6/13/2018	1	N											
	037-590-020	378 PARKFIELD WAY		BLD-2017-0939	SFD	O																								1	6/18/2018	1	N											
	037-590-021	374 PARKFIELD WAY		BLD-2017-0940	SFD	O																								1	6/25/2018	1	N											
	037-560-077	201 WILLOWRUN WAY		BLD-2017-1179	SFD	O																								1	6/6/2018	1	N											
	037-560-078	197 WILLOWRUN WAY		BLD-2017-1180	SFD	O																								1	6/7/2018	1	N											
	037-560-079	193 WILLOWRUN WAY		BLD-2017-1181	SFD	O																								1	6/19/2018	1	N											
	037-560-080	189 WILLOWRUN WAY		BLD-2017-1182	SFD	O																								1	6/11/2018	1	N											
	037-580-013	195 AMBERWIND CIR		BLD-2017-1174	SFD	O																								1	6/18/2018	1	N											
	037-580-014	199 AMBERWIND CIR		BLD-2017-1175	SFD	O																								1	6/18/2018	1	N											
	037-580-015	200 AMBERWIND CIR		BLD-2017-1176	SFD	O																								1	3/8/2018	1	N											
	037-580-016	196 AMBERWIND CIR		BLD-2017-1177	SFD	O																								1	6/6/2018	1	N											
	037-580-017	192 AMBERWIND CIR		BLD-2017-1178	SFD	O																								1	6/6/2018	1	N											
	037-540-030	326 BLUESTONE DR		BLD-2017-0916	SFD	O																								1	3/26/2018	1	N											
	037-540-031	330 BLUESTONE DR		BLD-2017-0917	SFD	O																								1	3/20/2018	1	N											
	037-540-032	334 BLUESTONE DR		BLD-2017-0918	SFD	O																								1	3/20/2018	1	N											
	037-560-001	105 WILLOWRUN WAY		BLD-2017-0919	SFD	O																								1	3/1/2018	1	N											
	037-560-002	109 WILLOWRUN WAY		BLD-2017-0920	SFD	O																								1	3/1/2018	1	N											
	037-560-019	108 WILLOWRUN WAY		BLD-2017-0921	SFD	O																								1	2/27/2018	1	N											
	037-560-020	104 WILLOWRUN WAY		BLD-2017-0922	SFD	O																								1	2/22/2018	1	N											
	037-560-021	100 WILLOWRUN WAY		BLD-2017-0923	SFD	O																								1	2/27/2018	1	N											
	037-540-024	302 BLUESTONE DR		BLD-2017-1332	SFD	O																								1	4/5/2018	1	N											
	037-540-025	306 BLUESTONE DR		BLD-2017-1333	SFD	O																								1	4/5/2018	1	N											
	037-540-026	310 BLUESTONE DR		BLD-2017-1334	SFD	O																								1	4/10/2018	1	N											
	037-540-027	314 BLUESTONE DR		BLD-2017-1335	SFD	O																								1	4/23/2018	1	N											
	037-540-028	318 BLUESTONE DR		BLD-2017-1336	SFD	O																								1	5/10/2018	1	N											
	037-540-029	322 BLUESTONE DR		BLD-2017-1337	SFD	O																								1	5/16/2018	1	N											
	037-540-033	338 BLUESTONE DR		BLD-2017-1338	SFD	O																								1	5/7/2018	1	N											
	037-590-059	230 WYNN ST		BLD-2017-1841	SFD	O																								1	8/16/2018	1	N											
	037-590-061	222 WYNN ST		BLD-2017-1843	SFD	O																								1	8/23/2018	1	N											
	037-590-062	218 WYNN ST		BLD-2017-1844	SFD	O																								1	8/29/2018	1	N											
	037-590-071	217 WYNN ST		BLD-2017-1845	SFD	O																								1	8/21/2018	1	N											
	037-590-072	221 WYNN ST		BLD-2017-1846	SFD	O																								1	8/31/2018	1	N											
	037-590-073	225 WYNN ST		BLD-2017-1847	SFD	O																								1	8/13/2018	1	N											
	037-590-074	229 WYNN ST		BLD-2017-1848	SFD	O																								1	8/14/2018	1	N											
	037-590-085	228 SHEARWATER WAY		BLD-2017-1850	SFD	O																								1	8/8/2018	1	N											
	037-590-086	224 SHEARWATER WAY		BLD-2017-1851	SFD	O																								1	7/27/2018	1	N											
	037-590-087	220 SHEARWATER WAY		BLD-2017-1852	SFD	O																								1	7/25/2018	1	N											
	037-590-088	216 SHEARWATER WAY		BLD-2017-1853	SFD	O																								1	8/24/2018	1	N											
	037-590-089	212 SHEARWATER WAY		BLD-2017-1854	SFD	O																								1	7/18/2018	1	N											
	037-590-091	204 SHEARWATER WAY		BLD-2017-1856	SFD	O																								1	7/12/2018	1	N											
	037-590-092	200 SHEARWATER WAY		BLD-2017-1857	SFD	O																								1	7/5/2018	1	N											
	034-360-096	428 ACACIA DR		BLD-2017-1793	SFD	O																								1	12/5/2018	1	N											
	034-360-097	426 ACACIA DR		BLD-2017-1794	SFD	O																								1	8/24/2018	1	N											
	034-360-099	422 PINENUT ST		BLD-2017-1796	SFD	O																								1	12/20/2018	1	N											
	034-360-101	418 PINENUT ST		BLD-2017-1798	SFD	O																								1	7/27/2018	1	N											
	034-360-110	419 PINENUT ST		BLD-2017-1799	SFD	O																								1	9/6/2018	1	N											

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Jurisdiction	Oakley	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data.
Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		**RHNA Allocation by Income Level**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	317			8							8	309
	Non-Deed Restricted												
Low	Deed Restricted	174			66							66	108
	Non-Deed Restricted												
Moderate	Deed Restricted	175										209	
	Non-Deed Restricted		70	88	51								
Above Moderate		502	164	208	117	192						681	
Total RHNA		**1168**											
Total Units 44			**234**	**296**	**242**	**192**						**964**	**417**

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	Affordability by Household Income				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very-Low Income	Low-Income	Moderate Income	Above Moderate - Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
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(CCR Title 25 §6202)

Jurisdiction	Oakley	
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
1.1 Provision of Adequate Sites to Meet Remaining RHNA Need	Provision of Adequate Sites to accommodate remaining RHNA need of 385 extremely low, very low, and low income units	1/27/2017	The City completed this program by designating 9 specific properties with the Affordable Housing Overlay Zone. The City Council adpted Ordinance 16-16 that adopted the overlay.
1.2 Density Bonus Ordinance	Implement Density Bonus Ordinance	Ongoing	The City will continue to use the Density Bonus Ordinance with qualifying affordable projects.
1.3 Review and Revise Development Fees	Review and Revise Development Fees	Review Annually	The City's Park and Traffic Impact Fee's are currently being looked at and revised with anticpated reductions to both fees.
1.4 Promote Energy-Conserving Programs	Efficient Use of Energy Resources	12/31/2016	The City has adopted the California Energy Code and performs plan reviews to ensure projects meet the codes intention for efficient energy use. The City also has an updated website with links and information to Energy Conservation programs.
1.5 Encourage Residential Development in Areas Served by Public Transit	Encourage Residential Development near Transit	7/1/2016	The City adopted the Downtown Specific Plan which is within 1/2 mile of public transit. The DSP allows for reduced parking in order to facilitate the redevelopment of downtown. Additionally, the General Plan has policies that encourage high density development near transit, and the City has made a consistent effort to locate higher density development along existing transit corridors.
1.6 Maintain an Inventory of Available Land Resources	Inventory of Available Land Resources	12/1/2016	The City has developed a comprehensive map of vacant and underutilized parcels. The list includes both vacant parcels and parcels that have infill potential. The information was updated prior to the adoption of the 2015-2023 Housing Element.
1.7 Encourage Infill Development	Encourage infill as a means to provide additional opportunities for construction	12/1/2015	The city continues to encourage infill development. The City has adopted a Downtown Specific Plan which specifically provides for infill and mixed use residential opportunities within the City.
1.8 Jobs-Housing Balance Evaluation	Analyze the status of jobs and housing within the community and then provide to large employers within the community	Ongoing	The city has a comprehensive list of approved and developed subdivisions within the City. This list is readily available to large employers within the City.
1.9 Annual Review and Reporting of Housing Element Progress	Complete reporting requirements	Report due to HCD Annually	The Annual Report is scheduled for Council review and approval at the March 26, 2019 City Council Meeting. Thereafter, the Annual Report will be forwarded to HCD.
1.10 Affordable Housing Overlay	Review and Revise Affordable Housing Overlay	In conjunction with Policy Action 1.1	The City completed this program with the adption of Ordinance 15-16 in Summer 2016.
1.11 Multifamily Housing Sites	Encourage multifamily and affordable residential uses on multifamily sties	In conjunction with Policy Action 1.1	Active Program (See also Status of Implementation of Goal 1.1)

2.1 Rehabilitation of Existing Housing Units	Continue to provide information on housing rehabilitation assistance	6/1/2015	The City has provided access on the web site to the full list of programs available with the County and HUD, as well as links to appropriate web sites
2.2 Proactive Code Enforcement	Develop a Proactive Code Enforcement Strategy	Ongoing	Staff has developed, adopted and implemented a Property Maintenance Program, as well as a Residential Rental Inspection Program.
2.3 Infrastructure Preservation Program	Provide Adequate Infrastructure	Ongoing	The City annually adopts a capital improvement program as part of its budget to plan and schedule infrastructure improvements throughout Oakley. Based on those adopted priorities and funding plans the City aggressively implements capital improvement projects. There are currently 19 capital improvement projects in various stages of implementation throughout the City.
3.1 Monitor Assisted Housing Units	Monitor units to identify at risk units and insure current units compliance	Ongoing and Annual Monitoring	The City requires fiscal year financial and proof of certification to be reported 90 days after the end of the prior fiscal year. These reports are then audited. The City also maintains active relationships with owners and management.
3.2 Encourage Development of New Affordable Rental Housing for Remaining RHNA Need	Encourage Affordable Rental Housing Development to meet remaining RHNA need	Ongoing	Active Program (See also Status of Implementation of Goal 1.1)
4.1 Increase Access to Homeownership	Disseminate information about the available programs for Affordable Housing through offices, library or City website	8/1/2015	The City website has the following information: where existing affordable family and senior housing projects within the City are located as well as submitted development applications, a link to the 211 program, and the County Section 8 Program.
4.2 Promote Fair Housing Standards	Continue to encourage the enforcement of federal and state fair housing standards	8/1/2015	The City currently posts resources on the web site, plus disseminates information through the housing department and the police department. A guide to tenants and landlords rights is kept on hand as well.
4.3 Development of Housing for Extremely-Low Income Households and Special Needs Groups	Encourage housing to meet need of 45 Extremely-Low Income units or special needs housing	Through the 2015-2023 Planning Cycle	The City works cooperatively with affordable housing developers to explore incentives. Although the City does not have available funds, staff has explored funding sources from other agencies in efforts to find ways to achieve the program goals to attain Extremely-Low Income units.
4.4 Development of Housing for Large Families	Increase Housing for Large Families	Ongoing	The City continues to focus on achieving a balance to accommodate various needs for housing.
4.5 Reasonable Accommodation Procedures	Continue reasonable accommodation procedures	Ongoing	Staff continues to ensure that projects meet the State's newest accessibility requirements by identifying deficiencies at plan review stage. City also works with a Certified Access Specialist for plan reviews and inspections.
4.6 Compliance with SB2	Comply with SB 2	1/1/2016	The City has completed this program and has adopted an ordinance that complied with SB 2 in regard to transitional and supportive housing. The Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by-right.
4.7 Ensure Adequate Emergency Shelter Sites	Accommodate the City's emergency shelter need	Ongoing/Annually	The Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by-right.
4.8 Pursue Outside Funding Sources	Monitor Sources of Development Financing	Ongoing/Annually	The City is working cooperatively with affordable housing developers to explore outside funding sources. Although the City does not have available funds, staff has explored funding sources from other agencies in efforts to find ways to achieve the program goals to attain Extremely-Low Income units instead of Very-Low and -Low. The City has had numerous meetings and discussions in the past with developers to explore incentives and creative financing.
4.9 Provide Comprehensive Housing Information	Comprehensive Housing Resources	Ongoing	The City uses print media, mailers, web-based information, e-mail blasts, and other methods to provide information about available housing resources.
4.10 Residential Care Facilities	Accommodate residential care facilities/group homes	1/1/2016	The City has completed this program and has adopted an ordinance that complied with State Law pertaining to Residential Care Facilities.
4.11 Employee and Farmworker Housing	Accommodate farmworker and employee housing	1/1/2016	The City has completed this program and has adopted an ordinance that complied with State Law pertaining to Employee and Farmworker Housing.

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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Jurisdiction	Oakley	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severly limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1+
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Oakley	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units 44		**0**

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	177
Total Housing Units Approved:	23
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Please Start Here

General Information	
Jurisidiction Name	Oakley
Reporting Calendar Year	2019
Contact Information	
First Name	Joshua
Last Name	McMurray
Title	Community Development Director
Email	mcmurray@ci.oakley.ca.us
Phone	9256257004
Mailing Address	
Street Address	3231 Main Street
City	Oakley
Zipcode	94561

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_23_19

Jurisdiction	Oakley	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								0	0	115	0	14	109	84	322	300	0	0	
041-100-035	041-100-035	2371 Oakley Road	The Vines at Oakley	GPA 05-18, RZ 09-18, TM 06-18, DR 13-18	SFD	O	4/8/2019							62	62	62	0	No	Deamed complete on 04/08/2019 and Approved on 9/10/2019
035-011-030	035-011-030	2605 Main Street	Twin Oaks Senior Mixed Use Project	CUP 02-19, DR 07-19 and DBA 01-19	MH	R	5/24/2019			115		14	1		130	130	0	No	Approved on 10/8/2019
037-100-043	037-100-043	2480 Oakly Road	2480 Oakley Road Residential Development	GPA 01-19, RZ 01-19, TM 01-19, DR 04-19	SFD	O	3/21/2019							22	22	0	0	No	Submitted, not approved
033-030-001 and 027	033-030-001 and 027	5360 Main Street	Acacia	GPA 03-18, RZ 07-18, TM 04-18 and DR 11-18	SFD	O	8/9/2019						108		108	108	0	No	Deamed complete on 08/09/2019 and Approved on 10/22/2019
															0		0		
															0		0		
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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
037-100-041	037-100-041	49 CAROL LN	39 UNITS-FAMILY APARTMENT BUILDING AND SOLAR	BLD-2016-1766	MH	R									0
037-100-041	037-100-041	51 CAROL LN	36 UNITS-FAMILY APARTMENT BUILDING AND SOLAR	BLD-2017-0201	MH	R									0
	041-340-017	4907 BELDIN LN		BLD-2018-1149	SFD	O									0
	037-590-049	235 LITTLETON ST		BLD-2018-1395	SFD	O									0
	037-590-050	239 LITTLETON ST		BLD-2018-1396	SFD	O									0
	037-590-051	243 LITTLETON ST		BLD-2018-1397	SFD	O									0
	037-590-056	242 WYNN ST		BLD-2018-1398	SFD	O									0
	037-590-057	238 WYNN ST		BLD-2018-1399	SFD	O									0
	037-590-058	234 WYNN ST		BLD-2018-1400	SFD	O									0
	037-590-030	244 LITTLETON ST		BLD-2018-1401	SFD	O									0
	037-590-031	240 LITTLETON ST		BLD-2018-1402	SFD	O									0
	037-590-032	236 LITTLETON ST		BLD-2018-1403	SFD	O									0
	032-520-093	155 DAVISCO DR		BLD-2018-1597	SFD	O									0
	032-520-094	159 DAVISCO DR		BLD-2018-1598	SFD	O									0
	032-520-095	163 DAVISCO DR		BLD-2018-1600	SFD	O									0
	032-520-096	167 DAVISCO DR		BLD-2018-1601	SFD	O									0
	032-520-097	164 DAVISCO DR		BLD-2018-1602	SFD	O									0
	032-520-098	160 DAVISCO DR		BLD-2018-1603	SFD	O									0
	032-520-099	156 DAVISCO DR		BLD-2018-1604	SFD	O									0
	034-070-068	3610 BROWN RD		BLD-2018-1683	SFD	O									0
	032-520-084	120 DAVISCO DR		BLD-2018-1781	SFD	O									0
	032-520-085	123 DAVISCO DR		BLD-2018-1782	SFD	O									0
	032-520-086	127 DAVISCO DR		BLD-2018-1783	SFD	O									0
	032-520-087	131 DAVISCO DR		BLD-2018-1784	SFD	O									0
	032-520-088	135 DAVISCO DR		BLD-2018-1785	SFD	O									0
	032-520-089	139 DAVISCO DR		BLD-2018-1786	SFD	O									0
	032-520-090	143 DAVISCO DR		BLD-2018-1787	SFD	O									0
	032-520-091	147 DAVISCO DR		BLD-2018-1788	SFD	O									0
	032-520-092	151 DAVISCO DR		BLD-2018-1789	SFD	O									0
	032-520-100	152 DAVISCO DR		BLD-2018-1790	SFD	O									0
	032-520-101	148 DAVISCO DR		BLD-2018-1791	SFD	O									0
	032-520-102	144 DAVISCO DR		BLD-2018-1792	SFD	O									0
	032-520-103	140 DAVISCO DR		BLD-2018-1793	SFD	O									0
	032-520-104	136 DAVISCO DR		BLD-2018-1794	SFD	O									0
	032-520-105	132 DAVISCO DR		BLD-2018-1795	SFD	O									0
	032-520-106	128 DAVISCO DR		BLD-2018-1796	SFD	O									0
	034-640-027	425 DIAMOND PEAK LN		BLD-2019-0175	SFD	O									0
	034-640-028	429 DIAMOND PEAK LN		BLD-2019-0176	SFD	O									0
	034-640-029	433 DIAMOND PEAK LN		BLD-2019-0177	SFD	O									0
	034-640-030	437 DIAMOND PEAK LN		BLD-2019-0178	SFD	O									0
	034-640-039	432 DIAMOND PEAK LN		BLD-2019-0179	SFD	O									0
	034-640-040	428 DIAMOND PEAK LN		BLD-2019-0180	SFD	O									0
	034-640-041	424 DIAMOND PEAK LN		BLD-2019-0181	SFD	O									0
	033-080-024	3391 DOYLE RD		BLD-2019-0367	SFD	O									0
	032-520-079	100 DAVISCO DR		BLD-2019-0375	SFD	O									0
	032-520-080	104 DAVISCO DR		BLD-2019-0376	SFD	O									0
	032-520-081	108 DAVISCO DR		BLD-2019-0377	SFD	O									0
	032-520-082	112 DAVISCO DR		BLD-2019-0378	SFD	O									0
	032-520-083	116 DAVISCO DR		BLD-2019-0379	SFD	O									0
	032-520-107	307 MCCLELLAND WAY		BLD-2019-0380	SFD	O									0

	032-520-108	303 MCCLELLAND WAY		BLD-2019-0384	SFD	O									0
	032-520-124	298 MCCLELLAND WAY		BLD-2019-0385	SFD	O									0
	032-520-125	302 MCCLELLAND WAY		BLD-2019-0387	SFD	O									0
	032-520-126	306 MCCLELLAND WAY		BLD-2019-0388	SFD	O									0
	032-520-127	310 MCCLELLAND WAY		BLD-2019-0389	SFD	O									0
	032-520-128	314 MCCLELLAND WAY		BLD-2019-0390	SFD	O									0
	032-520-129	318 MCCLELLAND WAY		BLD-2019-0391	SFD	O									0
	034-640-023	409 DIAMOND PEAK LN		BLD-2019-0449	SFD	O									0
	034-640-024	413 DIAMOND PEAK LN		BLD-2019-0450	SFD	O									0
	034-640-025	417 DIAMOND PEAK LN		BLD-2019-0451	SFD	O									0
	034-640-026	421 DIAMOND PEAK LN		BLD-2019-0452	SFD	O									0
	034-640-042	420 DIAMOND PEAK LN		BLD-2019-0453	SFD	O									0
	034-640-043	416 DIAMOND PEAK LN		BLD-2019-0454	SFD	O									0
	034-640-044	412 DIAMOND PEAK LN		BLD-2019-0455	SFD	O									0
	034-640-045	408 DIAMOND PEAK LN		BLD-2019-0456	SFD	O									0
	037-121-040	1961 HAMBURG ST		BLD-2019-0722	SFD	O									0
	034-260-036	525 STONE MOUNTAIN DR		BLD-2019-0749	SFD	O									0
	034-260-037	529 STONE MOUNTAIN DR		BLD-2019-0750	SFD	O									0
	034-260-038	533 STONE MOUNTAIN DR		BLD-2019-0751	SFD	O									0
	034-260-039	532 STONE MOUNTAIN DR		BLD-2019-0752	SFD	O									0
	034-260-040	528 STONE MOUNTAIN DR		BLD-2019-0753	SFD	O									0
	034-260-041	524 STONE MOUNTAIN DR		BLD-2019-0754	SFD	O									0
	032-530-180	629 LONGMONT DR		BLD-2019-0768	SFD	O									0
	032-530-181	633 LONGMONT DR		BLD-2019-0769	SFD	O									0
	032-530-182	637 LONGMONT DR		BLD-2019-0770	SFD	O									0
	032-540-048	806 STICKNEY WAY		BLD-2019-0886	SFD	O									0
	032-540-049	802 STICKNEY WAY		BLD-2019-0887	SFD	O									0
	032-540-050	798 STICKNEY WAY		BLD-2019-0888	SFD	O									0
	032-540-052	790 STICKNEY WAY		BLD-2019-0889	SFD	O									0
	032-540-053	786 STICKNEY WAY		BLD-2019-0890	SFD	O									0
	032-540-054	782 STICKNEY WAY		BLD-2019-0891	SFD	O									0
	032-540-072	738 SHULLSBURG WAY		BLD-2019-0892	SFD	O									0
	032-540-073	734 SHULLSBURG WAY		BLD-2019-0893	SFD	O									0
	032-540-074	730 SHULLSBURG WAY		BLD-2019-0894	SFD	O									0
	032-540-079	741 SHULLSBURG WAY		BLD-2019-0895	SFD	O									0
	032-540-080	737 SHULLSBURG WAY		BLD-2019-0896	SFD	O									0
	032-540-081	733 SHULLSBURG WAY		BLD-2019-0897	SFD	O									0
	032-540-082	729 SHULLSBURG WAY		BLD-2019-0898	SFD	O									0
	032-540-069	750 SHULLSBURG WAY		BLD-2019-0912	SFD	O									0
	032-540-070	746 SHULLSBURG WAY		BLD-2019-0913	SFD	O									0
	032-540-075	757 SHULLSBURG WAY		BLD-2019-0914	SFD	O									0
	032-540-076	753 SHULLSBURG WAY		BLD-2019-0915	SFD	O									0
	032-540-077	749 SHULLSBURG WAY		BLD-2019-0916	SFD	O									0
	032-540-078	745 SHULLSBURG WAY		BLD-2019-0917	SFD	O									0
	034-260-033	513 STONE MOUNTAIN DR		BLD-2019-0952	SFD	O									0
	034-260-034	517 STONE MOUNTAIN DR		BLD-2019-0955	SFD	O									0
	034-260-035	521 STONE MOUNTAIN DR		BLD-2019-0956	SFD	O									0
	034-260-042	520 STONE MOUNTAIN DR		BLD-2019-0957	SFD	O									0
	034-260-043	516 STONE MOUNTAIN DR		BLD-2019-0958	SFD	O									0
	034-260-044	512 STONE MOUNTAIN DR		BLD-2019-0959	SFD	O									0
	032-530-106	171 DAVISCO DR		BLD-2019-0963	SFD	O									0
	032-530-107	175 DAVISCO DR		BLD-2019-0964	SFD	O									0
	032-530-108	179 DAVISCO DR		BLD-2019-0965	SFD	O									0
	032-530-109	183 DAVISCO DR		BLD-2019-0966	SFD	O									0
	032-530-110	187 DAVISCO DR		BLD-2019-0967	SFD	O									0
	032-540-071	742 SHULLSBURG WAY		BLD-2019-1031	SFD	O									0
	034-260-057	581 SAPPHIRE PKWY		BLD-2019-1077	SFD	O									0
	034-260-058	577 SAPPHIRE PKWY		BLD-2019-1078	SFD	O									0
	034-260-059	644 COPPER RIDGE WAY		BLD-2019-1079	SFD	O									0
	034-260-060	640 COPPER RIDGE WAY		BLD-2019-1080	SFD	O									0
	034-260-061	636 COPPER RIDGE WAY		BLD-2019-1081	SFD	O									0
	034-260-054	625 COPPER RIDGE WAY		BLD-2019-1119	SFD	O									0
	034-260-055	629 COPPER RIDGE WAY		BLD-2019-1120	SFD	O									0
	034-260-056	633 COPPER RIDGE WAY		BLD-2019-1121	SFD	O									0
	034-260-062	632 COPPER RIDGE WAY		BLD-2019-1122	SFD	O									0
	034-260-063	628 COPPER RIDGE WAY		BLD-2019-1123	SFD	O									0
	034-260-064	624 COPPER RIDGE WAY		BLD-2019-1124	SFD	O									0
	032-520-109	299 MCCELLAND WAY		BLD-2019-1268	SFD	O									0
	032-520-110	295 MCCELLAND WAY		BLD-2019-1269	SFD	O									0
	032-520-111	291 MCCELLAND WAY		BLD-2019-1270	SFD	O									0
	032-520-122	290 MCCELLAND WAY		BLD-2019-1271	SFD	O									0
	032-520-123	294 MCCELLAND WAY		BLD-2019-1272	SFD	O									0
	032-560-029	866 DARIGOLD WAY		BLD-2019-1347	SFD	O									0
	032-560-030	862 DARIGOLD WAY		BLD-2019-1348	SFD	O									0
	032-560-031	858 DARIGOLD WAY		BLD-2019-1349	SFD	O									0
	032-560-032	854 DARIGOLD WAY		BLD-2019-1350	SFD	O									0
	032-560-038	861 DARIGOLD WAY		BLD-2019-1351	SFD	O									0

	032-560-039	865 DARIGOLD WAY		BLD-2019-1352	SFD	O										0
	032-560-040	869 DARIGOLD WAY		BLD-2019-1353	SFD	O										0
	032-560-007	272 GOLDEN STATE PKWY		BLD-2019-1354	SFD	O										0
	032-560-008	276 GOLDEN STATE PKWY		BLD-2019-1355	SFD	O										0
	032-560-009	280 GOLDEN STATE PKWY		BLD-2019-1356	SFD	O										0
	032-560-033	850 DARIGOLD WAY		BLD-2019-1357	SFD	O										0
	032-560-034	846 DARIGOLD WAY		BLD-2019-1358	SFD	O										0
	032-560-035	849 DARIGOLD WAY		BLD-2019-1359	SFD	O										0
	032-560-036	853 DARIGOLD WAY		BLD-2019-1360	SFD	O										0
	032-560-037	268 GOLDEN STATE PKWY		BLD-2019-1361	SFD	O										0
	034-260-051	613 COPPER RIDGE WAY		BLD-2019-1467	SFD	O										0
	034-260-052	617 COPPER RIDGE WAY		BLD-2019-1468	SFD	O										0
	034-260-053	621 COPPER RIDGE WAY		BLD-2019-1469	SFD	O										0
	034-260-065	620 COPPER RIDGE WAY		BLD-2019-1470	SFD	O										0
	034-260-066	616 COPPER RIDGE WAY		BLD-2019-1471	SFD	O										0
	034-260-067	612 COPPER RIDGE WAY		BLD-2019-1472	SFD	O										0
	032-530-142	188 DAVISCO DR		BLD-2019-1474	SFD	O										0
	032-530-143	184 DAVISCO DR		BLD-2019-1475	SFD	O										0
	032-530-144	180 DAVISCO DR		BLD-2019-1476	SFD	O										0
	032-530-145	176 DAVISCO DR		BLD-2019-1477	SFD	O										0
	032-530-146	172 DAVISCO DR		BLD-2019-1478	SFD	O										0
	034-260-048	601 COPPER RIDGE WAY		BLD-2019-1480	SFD	O										0
	034-260-049	605 COPPER RIDGE WAY		BLD-2019-1481	SFD	O										0
	034-260-050	609 COPPER RIDGE WAY		BLD-2019-1482	SFD	O										0
	034-260-068	608 COPPER RIDGE WAY		BLD-2019-1483	SFD	O										0
	034-260-069	604 COPPER RIDGE WAY		BLD-2019-1484	SFD	O										0
	034-260-070	600 COPPER RIDGE WAY		BLD-2019-1485	SFD	O										0
	032-560-020	317 HOLSTEIN DR		BLD-2019-1621	SFD	O										0
	032-560-021	321 HOLSTEIN DR		BLD-2019-1622	SFD	O										0
	032-560-022	325 HOLSTEIN DR		BLD-2019-1623	SFD	O										0
	032-560-023	329 HOLSTEIN DR		BLD-2019-1624	SFD	O										0
	032-560-025	337 HOLSTEIN DR		BLD-2019-1625	SFD	O										0
	032-540-056	774 STICKNEY WAY		BLD-2019-1626	SFD	O										0
	032-540-057	770 STICKNEY WAY		BLD-2019-1632	SFD	O										0
	032-540-058	766 STICKNEY WAY		BLD-2019-1633	SFD	O										0
	032-540-059	762 STICKNEY WAY		BLD-2019-1634	SFD	O										0
	032-540-060	761 STICKNEY WAY		BLD-2019-1635	SFD	O										0
	032-540-061	765 STICKNEY WAY		BLD-2019-1636	SFD	O										0
	032-540-062	769 STICKNEY WAY		BLD-2019-1637	SFD	O										0
	032-540-063	773 STICKNEY WAY		BLD-2019-1638	SFD	O										0
	032-540-083	725 SHULLSBUURG WAY		BLD-2019-1639	SFD	O										0
	032-540-084	813 FOREMOST DR		BLD-2019-1640	SFD	O										0
	032-540-085	817 FOREMOST DR		BLD-2019-1641	SFD	O										0
	032-540-086	821 FOREMOST DR		BLD-2019-1642	SFD	O										0
	032-540-087	825 FOREMOST DR		BLD-2019-1643	SFD	O										0
	032-540-088	829 FOREMOST DR		BLD-2019-1644	SFD	O										0
	032-540-089	833 FOREMOST DR		BLD-2019-1645	SFD	O										0
	032-540-090	837 FOREMOST DR		BLD-2019-1646	SFD	O										0
	032-560-027	874 DARIGOLD WAY		BLD-2019-1648	SFD	O										0
	032-560-028	870 DARIGOLD WAY		BLD-2019-1649	SFD	O										0
	032-560-041	873 DARIGOLD WAY		BLD-2019-1650	SFD	O										0
	032-560-042	877 DARIGOLD WAY		BLD-2019-1651	SFD	O										0
	032-560-043	881 DARIGOLD WAY		BLD-2019-1652	SFD	O										0
	032-560-044	885 DARIGOLD WAY		BLD-2019-1653	SFD	O										0
	032-560-045	889 DARIGOLD WAY		BLD-2019-1654	SFD	O										0
	032-560-046	893 DARIGOLD WAY		BLD-2019-1655	SFD	O										0
	032-520-112	287 MCCLELLAND WAY		BLD-2019-1691	SFD	O										0
	032-520-113	283 MCCLELLAND WAY		BLD-2019-1692	SFD	O										0
	032-520-114	279 MCCLELLAND WAY		BLD-2019-1693	SFD	O										0
	032-520-115	275 MCCLELLAND WAY		BLD-2019-1694	SFD	O										0
	032-520-116	271 MCCLELLAND WAY		BLD-2019-1695	SFD	O										0
	032-520-117	270 MCCLELLAND WAY		BLD-2019-1696	SFD	O										0
	032-520-118	274 MCCLELLAND WAY		BLD-2019-1697	SFD	O										0
	032-520-119	278 MCCLELLAND WAY		BLD-2019-1698	SFD	O										0
	032-520-120	282 MCCLELLAND WAY		BLD-2019-1699	SFD	O										0
	032-520-121	286 MCCLELLAND WAY		BLD-2019-1700	SFD	O										0
	032-530-111	191 DAVISCO DR		BLD-2019-1796	SFD	O										0
	032-530-112	195 DAVISCO DR		BLD-2019-1797	SFD	O										0
	032-530-113	199 DAVISCO DR		BLD-2019-1798	SFD	O										0
	032-530-114	203 DAVISCO DR		BLD-2019-1799	SFD	O										0
	032-530-115	207 DAVISCO DR		BLD-2019-1800	SFD	O										0
	032-530-137	241 MCCELLAND WAY		BLD-2019-1801	SFD	O										0
	032-530-138	237 MCCELLAND WAY		BLD-2019-1802	SFD	O										0
	032-530-139	200 DAVISCO DR		BLD-2019-1803	SFD	O										0
	032-530-140	196 DAVISCO DR		BLD-2019-1804	SFD	O										0
	032-530-141	192 DAVISCO DR		BLD-2019-1805	SFD	O										0
	032-520-130	489 AVANTI WAY		BLD-2019-1807	SFD	O										0
	032-520-131	485 AVANTI WAY		BLD-2019-1808	SFD	O										0
	032-520-132	481 AVANTI WAY		BLD-2019-1809	SFD	O										0

	032-520-133	477 AVANTI WAY		BLD-2019-1810	SFD	O									0
	032-520-134	473 AVANTI WAY		BLD-2019-1811	SFD	O									0
	032-520-151	470 AVANTI WAY		BLD-2019-1812	SFD	O									0
	032-520-152	474 AVANTI WAY		BLD-2019-1813	SFD	O									0
	032-520-153	478 AVANTI WAY		BLD-2019-1814	SFD	O									0
	032-520-154	482 AVANTI WAY		BLD-2019-1815	SFD	O									0
	032-520-155	486 AVANTI WAY		BLD-2019-1816	SFD	O									0
	034-260-071	763 RUBY HILL LN		BLD-2019-1817	SFD	O									0
	034-260-072	759 RUBY HILL LN		BLD-2019-1830	SFD	O									0
	034-260-073	755 RUBY HILL LN		BLD-2019-1831	SFD	O									0
	034-260-074	751 RUBY HILL LN		BLD-2019-1832	SFD	O									0
	034-260-075	747 RUBY HILL LN		BLD-2019-1833	SFD	O									0
	034-260-030	501 STONE MOUNTAIN DR		BLD-2019-1862	SFD	O									0
	034-260-031	505 STONE MOUNTAIN DR		BLD-2019-1863	SFD	O									0
	034-260-032	509 STONE MOUNTAIN DR		BLD-2019-1864	SFD	O									0
	034-260-045	508 STONE MOUNTAIN DR		BLD-2019-1865	SFD	O									0
	034-260-046	504 STONE MOUNTAIN DR		BLD-2019-1866	SFD	O									0
	034-260-047	500 STONE MOUNTAIN DR		BLD-2019-1867	SFD	O									0
	032-550-013	889 FOREMOST DR		BLD-2019-1869	SFD	O									0
	032-550-015	897 FOREMOST DR		BLD-2019-1870	SFD	O									0
	032-550-017	905 FOREMOST DR		BLD-2019-1871	SFD	O									0
	032-550-019	913 FOREMOST DR		BLD-2019-1872	SFD	O									0
	032-550-020	950 HOLSTEIN DR		BLD-2019-1873	SFD	O									0
	032-550-022	942 HOLSTEIN DR		BLD-2019-1874	SFD	O									0
	032-550-024	934 HOLSTEIN DR		BLD-2019-1875	SFD	O									0
	032-550-026	926 HOLSTEIN DR		BLD-2019-1876	SFD	O									0
	032-560-001	244 GOLDEN STATE PKWY		BLD-2019-1877	SFD	O									0
	032-560-002	248 GOLDEN STATE PKWY		BLD-2019-1878	SFD	O									0
	032-560-003	252 GOLDEN STATE PKWY		BLD-2019-1879	SFD	O									0
	032-560-004	256 GOLDEN STATE PKWY		BLD-2019-1880	SFD	O									0
	032-560-005	260 GOLDEN STATE PKWY		BLD-2019-1881	SFD	O									0
	032-560-006	264 GOLDEN STATE PKWY		BLD-2019-1882	SFD	O									0
	032-560-024	333 HOLSTEIN DR		BLD-2019-1883	SFD	O									0
	032-560-026	341 HOLSTEIN DR		BLD-2019-1884	SFD	O									0
	041-143-003	105 LARIAT CT		BLD-2019-1885	SFD	O									0
	034-640-019	305 BARN DANCE WAY		BLD-2019-1899	SFD	O									0
	034-640-020	301 BARN DANCE WAY		BLD-2019-1900	SFD	O									0
	034-640-021	401 DIAMOND PEAK LN		BLD-2019-1901	SFD	O									0
	034-640-022	405 DIAMOND PEAK LN		BLD-2019-1902	SFD	O									0
	034-640-046	404 DIAMOND PEAK LN		BLD-2019-1903	SFD	O									0
	034-640-047	400 DIAMOND PEAK LN		BLD-2019-1904	SFD	O									0
	034-640-048	715 RUBY HILL LN		BLD-2019-1906	SFD	O									0
	034-640-049	719 RUBY HILL LN		BLD-2019-1907	SFD	O									0
	034-640-050	723 RUBY HILL LN		BLD-2019-1908	SFD	O									0
	034-640-054	739 RUBY HILL LN		BLD-2019-1909	SFD	O									0
	034-650-002	524 VANEK DR		BLD-2019-1955	SFD	O									0
	034-650-003	528 VANEK DR		BLD-2019-1956	SFD	O									0
	032-520-135	469 AVANTI WAY		BLD-2019-2025	SFD	O									0
	032-520-136	465 AVANTI WAY		BLD-2019-2026	SFD	O									0
	032-520-137	461 AVANTI WAY		BLD-2019-2027	SFD	O									0
	032-520-138	457 AVANTI WAY		BLD-2019-2028	SFD	O									0
	032-520-139	453 AVANTI WAY		BLD-2019-2029	SFD	O									0
	032-520-140	449 AVANTI WAY		BLD-2019-2030	SFD	O									0
	032-520-141	445 AVANTI WAY		BLD-2019-2031	SFD	O									0
	032-520-142	441 AVANTI WAY		BLD-2019-2032	SFD	O									0
	032-520-148	458 AVANTI WAY		BLD-2019-2033	SFD	O									0
	032-520-149	462 AVANTI WAY		BLD-2019-2034	SFD	O									0
	032-520-150	466 AVANTI WAY		BLD-2019-2035	SFD	O									0
	034-360-098	424 ACACIA DR		BLD-2017-1795	SFD	O									0
	034-290-119	3834 PATO LN		BLD-2017-1903	SFD	O									0
	037-600-012	388 COOLCREST DR		BLD-2018-0399	SFD	O									0
	037-600-011	392 COOLCREST DR		BLD-2018-0403	SFD	O									0
	034-640-031	441 DIAMOND PEAK LN		BLD-2018-0407	SFD	O									0
	034-640-034	453 DIAMOND PEAK LN		BLD-2018-0410	SFD	O									0
	037-600-012	227 LITTLETON ST		BLD-2018-0468	SFD	O									0
	037-600-012	231 LITTLETON ST		BLD-2018-0469	SFD	O									0
	037-600-042	849 RIVERROCK DR		BLD-2018-0389	SFD	O									0
	034-640-033	449 DIAMOND PEAK LN		BLD-2018-0409	SFD	O									0
	037-600-012	219 LITTLETON ST		BLD-2018-0466	SFD	O									0
	037-600-012	223 LITTLETON ST		BLD-2018-0467	SFD	O									0
	034-640-006	3712 MOSSWOOD DR		BLD-2018-0360	SFD	O									0
	034-290-112	3835 PATO LN		BLD-2017-1896	SFD	O									0
	037-600-012	212 LITTLETON ST		BLD-2018-0475	SFD	O									0
	037-550-093	949 PENDLETON CT		BLD-2017-0495	SFD	O									0
	034-360-109	417 PINENUT ST		BLD-2018-0190	SFD	O									0
	034-640-038	597 SAPPHIRE PKWY		BLD-2018-0414	SFD	O									0
	034-360-105	410 PINENUT ST		BLD-2018-0183	SFD	O									0
	037-560-044	186 WILLOWRUN WAY		BLD-2016-1602	SFD	O									0
	037-560-008	133 WILLOWRUN WAY		BLD-2017-0220	SFD	O									0

	037-560-009	137 WILLOWRUN WAY		BLD-2017-0226	SFD	O									0
	037-560-010	141 WILLOWRUN WAY		BLD-2017-0227	SFD	O									0
	034-360-106	411 PINENUT ST		BLD-2018-0184	SFD	O									0
	034-640-035	585 SAPPHIRE PKWY		BLD-2018-0411	SFD	O									0
	034-360-107	413 PINENUT ST		BLD-2018-0185	SFD	O									0
	034-640-007	353 BARN DANCE WAY		BLD-2018-0783	SFD	O									0
	037-600-012	215 LITTLETON ST		BLD-2018-0474	SFD	O									0
	034-640-012	333 BARN DANCE WAY		BLD-2018-0788	SFD	O									0
	034-640-010	341 BARN DANCE WAY		BLD-2018-0786	SFD	O									0
	034-290-121	3842 PATO LN		BLD-2018-0301	SFD	O									0
	034-640-036	589 SAPPHIRE PKWY		BLD-2018-0412	SFD	O									0
	037-600-001	832 RIVERROCK DR		BLD-2018-0540	SFD	O									0
	034-290-110	3843 PATO LN		BLD-2018-0300	SFD	O									0
	034-640-004	3720 MOSSWOOD DR		BLD-2018-0358	SFD	O									0
	034-640-011	337 BARN DANCE WAY		BLD-2018-0787	SFD	O									0
	034-290-120	3838 PATO LN		BLD-2017-1904	SFD	O									0
	037-600-045	837 RIVERROCK DR		BLD-2018-0543	SFD	O									0
	037-600-044	841 RIVERROCK DR		BLD-2018-0538	SFD	O									0
	037-600-008	380 COOLCREST DR		BLD-2018-0387	SFD	O									0
	037-600-046	833 RIVERROCK DR		BLD-2018-0539	SFD	O									0
	034-290-109	3847 PATO LN		BLD-2018-0297	SFD	O									0
	034-290-108	3851 PATO LN		BLD-2018-0296	SFD	O									0
	034-640-016	317 BARN DANCE WAY		BLD-2018-1056	SFD	O									0
	037-600-005	848 RIVERROCK DR		BLD-2018-0384	SFD	O									0
	034-640-017	313 BARN DANCE WAY		BLD-2018-1057	SFD	O									0
	037-590-028	338 PARKFIELD WAY		BLD-2018-0778	SFD	O									0
	037-590-029	334 PARKFIELD WAY		BLD-2018-0780	SFD	O									0
	034-640-018	309 BARN DANCE WAY		BLD-2018-1058	SFD	O									0
	037-600-041	853 RIVERROCK DR		BLD-2018-0388	SFD	O									0
	037-600-012	384 COOLCREST DR		BLD-2018-0402	SFD	O									0
	037-590-026	346 PARKFIELD WAY		BLD-2018-0776	SFD	O									0
	037-590-027	342 PARKFIELD WAY		BLD-2018-0777	SFD	O									0
	034-640-008	349 BARN DANCE WAY		BLD-2018-0784	SFD	O									0
	032-520-094	159 DAVISCO DR		BLD-2018-1598	SFD	O									0
	032-520-099	156 DAVISCO DR		BLD-2018-1604	SFD	O									0
	032-520-091	147 DAVISCO DR		BLD-2018-1788	SFD	O									0
	032-520-100	152 DAVISCO DR		BLD-2018-1790	SFD	O									0
	037-580-045	292 COOLCREST DR		BLD-2016-1302	SFD	O									0
	037-550-081	774 WESTMOOR CIR		BLD-2016-1701	SFD	O									0
	037-550-083	782 WESTMOOR CIR		BLD-2016-1749	SFD	O									0
	034-290-114	3827 PATO LN		BLD-2017-1898	SFD	O									0
	032-520-096	167 DAVISCO DR		BLD-2018-1601	SFD	O									0
	032-520-093	155 DAVISCO DR		BLD-2018-1597	SFD	O									0
	032-520-097	164 DAVISCO DR		BLD-2018-1602	SFD	O									0
	032-520-098	160 DAVISCO DR		BLD-2018-1603	SFD	O									0
	032-520-092	151 DAVISCO DR		BLD-2018-1789	SFD	O									0
	034-000-000	813 SHEARWATER WAY		BLD-2015-0394	SFD	O									0
	037-590-013	381 PARKFIELD WAY		BLD-2017-0933	SFD	O									0
	037-590-060	226 WYNN ST		BLD-2017-1842	SFD	O									0
	034-290-117	3826 PATO LN		BLD-2017-1901	SFD	O									0
	037-590-063	214 WYNN ST		BLD-2018-0253	SFD	O									0
	037-590-065	206 WYNN ST		BLD-2018-0255	SFD	O									0
	037-590-067	201 WYNN ST		BLD-2018-0257	SFD	O									0
	037-590-023	362 PARKFIELD WAY		BLD-2018-0265	SFD	O									0
	037-590-024	358 PARKFIELD WAY		BLD-2018-0266	SFD	O									0
	037-590-004	345 PARKFIELD WAY		BLD-2018-0774	SFD	O									0
	037-600-006	852 RIVERROCK DR		BLD-2018-0385	SFD	O									0
	034-290-105	34 PATO CT		BLD-2018-0293	SFD	O									0
	032-520-103	140 DAVISCO DR		BLD-2018-1793	SFD	O									0
	032-520-104	136 DAVISCO DR		BLD-2018-1794	SFD	O									0
	034-290-123	39 PATO CT		BLD-2018-0303	SFD	O									0
	034-640-028	429 DIAMOND PEAK LN		BLD-2019-0176	SFD	O									0
	034-640-039	432 DIAMOND PEAK LN		BLD-2019-0179	SFD	O									0
	037-600-048	825 RIVERROCK DR		BLD-2018-0736	SFD	O									0
	034-640-027	425 DIAMOND PEAK LN		BLD-2019-0175	SFD	O									0
	034-640-030	437 DIAMOND PEAK LN		BLD-2019-0178	SFD	O									0
	033-460-006	31 MINARET RD		BLD-2015-0543	SFD	O									0
	037-550-066	793 WESTMOOR CIR		BLD-2017-0481	SFD	O									0
	037-590-005	349 PARKFIELD WAY		BLD-2018-0775	SFD	O									0
	032-520-089	139 DAVISCO DR		BLD-2018-1786	SFD	O									0
	032-520-090	143 DAVISCO DR		BLD-2018-1787	SFD	O									0
	037-600-043	845 RIVERROCK DR		BLD-2018-0542	SFD	O									0
	037-590-003	341 PARKFIELD WAY		BLD-2018-0773	SFD	O									0
	037-590-001	333 PARKFIELD WAY		BLD-2018-0770	SFD	O									0
	034-640-040	428 DIAMOND PEAK LN		BLD-2019-0180	SFD	O									0
	032-520-105	132 DAVISCO DR		BLD-2018-1795	SFD	O									0
	037-600-052	809 RIVERROCK DR		BLD-2018-0740	SFD	O									0
	037-590-084	232 SHEARWATER WAY		BLD-2018-1110	SFD	O									0
	037-600-054	801 RIVERROCK DR		BLD-2018-0743	SFD	O									0

	037-600-053	805 RIVERRROCK DR		BLD-2018-0742	SFD	O									0
	037-590-082	240 SHEARWATER WAY		BLD-2018-1108	SFD	O									0
	032-520-106	128 DAVISCO DR		BLD-2018-1796	SFD	O									0
	037-560-085	816 RIVERROCK DR		BLD-2018-0733	SFD	O									0
	037-590-078	363 HANSFORD WAY		BLD-2018-1104	SFD	O									0
	037-600-051	813 RIVERROCK DR		BLD-2018-0739	SFD	O									0
	037-590-077	241 WYNN ST		BLD-2018-1103	SFD	O									0
	034-640-043	416 DIAMOND PEAK LN		BLD-2019-0454	SFD	O									0
	034-640-045	408 DIAMOND PEAK LN		BLD-2019-0456	SFD	O									0
	037-590-079	367 HANSFORD WAY		BLD-2018-1105	SFD	O									0
	037-590-080	371 HANSFORD WAY		BLD-2018-1106	SFD	O									0
	037-590-081	375 HANSFORD WAY		BLD-2018-1107	SFD	O									0
	037-600-049	821 RIVERROCK DR		BLD-2018-0737	SFD	O									0
	037-590-002	337 PARKFIELD WAY		BLD-2018-0771	SFD	O									0
	037-590-076	237 WYNN ST		BLD-2018-1102	SFD	O									0
	037-600-003	840 RIVERROCK DR		BLD-2018-0541	SFD	O									0
	034-640-023	409 DIAMOND PEAK LN		BLD-2019-0449	SFD	O									0
	037-600-004	844 RIVERROCK DR		BLD-2018-0537	SFD	O									0
	034-260-038	533 STONE MOUNTAIN DR		BLD-2019-0751	SFD	O									0
	037-590-057	238 WYNN ST		BLD-2018-1399	SFD	O									0
	037-600-047	829 RIVERROCK DR		BLD-2018-0735	SFD	O									0
	037-590-083	236 SHEARWATER WAY		BLD-2018-1109	SFD	O									0
	032-520-082	112 DAVISCO DR		BLD-2019-0378	SFD	O									0
	037-590-053	351 HANSFORD WAY		BLD-2017-0468	SFD	O									0
	034-290-104	38 PATO CT		BLD-2018-0292	SFD	O									0
	034-290-106	30 PATO CT		BLD-2018-0294	SFD	O									0
	034-640-014	325 BARN DANCE WAY		BLD-2018-1054	SFD	O									0
	037-590-058	234 WYNN ST		BLD-2018-1400	SFD	O									0
	032-520-084	120 DAVISCO DR		BLD-2018-1781	SFD	O									0
	032-520-085	123 DAVISCO DR		BLD-2018-1782	SFD	O									0
	034-640-044	412 DIAMOND PEAK LN		BLD-2019-0455	SFD	O									0
	037-560-081	800 RIVERROCK DR		BLD-2017-1812	SFD	O									0
	037-560-082	804 RIVERROCK DR		BLD-2017-1813	SFD	O									0
	037-590-050	239 LITTLETON ST		BLD-2018-1396	SFD	O									0
	037-590-030	244 LITTLETON ST		BLD-2018-1401	SFD	O									0
	032-520-081	108 DAVISCO DR		BLD-2019-0377	SFD	O									0
	037-590-032	236 LITTLETON ST		BLD-2018-1403	SFD	O									0
	037-590-049	235 LITTLETON ST		BLD-2018-1395	SFD	O									0
	037-590-031	240 LITTLETON ST		BLD-2018-1402	SFD	O									0
	034-260-040	528 STONE MOUNTAIN DR		BLD-2019-0753	SFD	O									0
	032-520-083	116 DAVISCO DR		BLD-2019-0379	SFD	O									0
	037-590-075	233 WYNN ST		BLD-2018-1099	SFD	O									0
	034-260-033	513 STONE MOUNTAIN DR		BLD-2019-0952	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	262		262
037-100-041	49 CAROL LN	39 UNITS-FAMILY APARTMENT BUILDING AND SOLAR									0
037-100-041	51 CAROL LN	36 UNITS-FAMILY APARTMENT BUILDING AND SOLAR									0
041-340-017	4907 BELDIN LN								1	1/11/2019	1
037-590-049	235 LITTLETON ST								1	2/6/2019	1
037-590-050	239 LITTLETON ST								1	2/6/2019	1
037-590-051	243 LITTLETON ST								1	2/6/2019	1
037-590-056	242 WYNN ST								1	2/6/2019	1
037-590-057	238 WYNN ST								1	2/6/2019	1
037-590-058	234 WYNN ST								1	2/13/2019	1
037-590-030	244 LITTLETON ST								1	2/6/2019	1
037-590-031	240 LITTLETON ST								1	2/6/2019	1
037-590-032	236 LITTLETON ST								1	2/6/2019	1
032-520-093	155 DAVISCO DR								1	1/7/2019	1
032-520-094	159 DAVISCO DR								1	1/7/2019	1
032-520-095	163 DAVISCO DR								1	1/7/2019	1
032-520-096	167 DAVISCO DR								1	1/7/2019	1
032-520-097	164 DAVISCO DR								1	1/7/2019	1
032-520-098	160 DAVISCO DR								1	1/7/2019	1
032-520-099	156 DAVISCO DR								1	1/7/2019	1
034-070-068	3610 BROWN RD								1	12/13/2019	1
032-520-084	120 DAVISCO DR								1	3/13/2019	1
032-520-085	123 DAVISCO DR								1	3/13/2019	1
032-520-086	127 DAVISCO DR								1	3/13/2019	1
032-520-087	131 DAVISCO DR								1	3/13/2019	1
032-520-088	135 DAVISCO DR								1	3/13/2019	1
032-520-089	139 DAVISCO DR								1	3/13/2019	1
032-520-090	143 DAVISCO DR								1	3/13/2019	1
032-520-091	147 DAVISCO DR								1	3/13/2019	1
032-520-092	151 DAVISCO DR								1	3/13/2019	1
032-520-100	152 DAVISCO DR								1	2/20/2019	1
032-520-101	148 DAVISCO DR								1	3/13/2019	1
032-520-102	144 DAVISCO DR								1	3/13/2019	1
032-520-103	140 DAVISCO DR								1	3/13/2019	1
032-520-104	136 DAVISCO DR								1	3/13/2019	1
032-520-105	132 DAVISCO DR								1	3/13/2019	1
032-520-106	128 DAVISCO DR								1	3/13/2019	1

034-640-027	425 DIAMOND PEAK LN								1	2/13/2019	1
034-640-028	429 DIAMOND PEAK LN								1	2/13/2019	1
034-640-029	433 DIAMOND PEAK LN								1	2/13/2019	1
034-640-030	437 DIAMOND PEAK LN								1	2/13/2019	1
034-640-039	432 DIAMOND PEAK LN								1	2/13/2019	1
034-640-040	428 DIAMOND PEAK LN								1	2/13/2019	1
034-640-041	424 DIAMOND PEAK LN								1	2/13/2019	1
033-080-024	3391 DOYLE RD								1	5/15/2019	1
032-520-079	100 DAVISCO DR								1	6/14/2019	1
032-520-080	104 DAVISCO DR								1	6/14/2019	1
032-520-081	108 DAVISCO DR								1	6/14/2019	1
032-520-082	112 DAVISCO DR								1	6/14/2019	1
032-520-083	116 DAVISCO DR								1	6/14/2019	1
032-520-107	307 MCCLELLAND WAY								1	6/14/2019	1
032-520-108	303 MCCLELLAND WAY								1	6/14/2019	1
032-520-124	298 MCCLELLAND WAY								1	6/14/2019	1
032-520-125	302 MCCLELLAND WAY								1	6/14/2019	1
032-520-126	306 MCCLELLAND WAY								1	6/14/2019	1
032-520-127	310 MCCLELLAND WAY								1	6/14/2019	1
032-520-128	314 MCCLELLAND WAY								1	6/14/2019	1
032-520-129	318 MCCLELLAND WAY								1	6/14/2019	1
034-640-023	409 DIAMOND PEAK LN								1	4/16/2019	1
034-640-024	413 DIAMOND PEAK LN								1	4/16/2019	1
034-640-025	417 DIAMOND PEAK LN								1	4/16/2019	1
034-640-026	421 DIAMOND PEAK LN								1	4/16/2019	1
034-640-042	420 DIAMOND PEAK LN								1	4/16/2019	1
034-640-043	416 DIAMOND PEAK LN								1	4/16/2019	1
034-640-044	412 DIAMOND PEAK LN								1	4/16/2019	1
034-640-045	408 DIAMOND PEAK LN								1	4/16/2019	1
037-121-040	1961 HAMBURG ST								1	12/18/2019	1
034-260-036	525 STONE MOUNTAIN DR								1	6/12/2019	1
034-260-037	529 STONE MOUNTAIN DR								1	6/12/2019	1
034-260-038	533 STONE MOUNTAIN DR								1	6/12/2019	1
034-260-039	532 STONE MOUNTAIN DR								1	6/12/2019	1
034-260-040	528 STONE MOUNTAIN DR								1	6/12/2019	1
034-260-041	524 STONE MOUNTAIN DR								1	6/12/2019	1
032-530-180	629 LONGMONT DR								1	6/19/2019	1
032-530-181	633 LONGMONT DR								1	6/19/2019	1
032-530-182	637 LONGMONT DR								1	6/19/2019	1
032-540-048	806 STICKNEY WAY								1	6/28/2019	1
032-540-049	802 STICKNEY WAY								1	6/28/2019	1
032-540-050	798 STICKNEY WAY								1	6/28/2019	1
032-540-052	790 STICKNEY WAY								1	6/28/2019	1
032-540-053	786 STICKNEY WAY								1	6/28/2019	1
032-540-054	782 STICKNEY WAY								1	6/28/2019	1
032-540-072	738 SHULLSBURG WAY								1	7/22/2019	1
032-540-073	734 SHULLSBURG WAY								1	7/22/2019	1
032-540-074	730 SHULLSBURG WAY								1	7/22/2019	1
032-540-079	741 SHULLSBURG WAY								1	7/22/2019	1
032-540-080	737 SHULLSBURG WAY								1	7/22/2019	1
032-540-081	733 SHULLSBURG WAY								1	7/22/2019	1
032-540-082	729 SHULLSBURG WAY								1	7/22/2019	1
032-540-069	750 SHULLSBURG WAY								1	7/22/2019	1
032-540-070	746 SHULLSBURG WAY								1	7/22/2019	1
032-540-075	757 SHULLSBURG WAY								1	7/22/2019	1
032-540-076	753 SHULLSBURG WAY								1	7/22/2019	1
032-540-077	749 SHULLSBURG WAY								1	7/22/2019	1
032-540-078	745 SHULLSBURG WAY								1	7/22/2019	1
034-260-033	513 STONE MOUNTAIN DR								1	7/12/2019	1

034-260-034	517 STONE MOUNTAIN DR								1	7/12/2019	1
034-260-035	521 STONE MOUNTAIN DR								1	7/12/2019	1
034-260-042	520 STONE MOUNTAIN DR								1	7/12/2019	1
034-260-043	516 STONE MOUNTAIN DR								1	7/12/2019	1
034-260-044	512 STONE MOUNTAIN DR								1	7/12/2019	1
032-530-106	171 DAVISCO DR								1	8/9/2019	1
032-530-107	175 DAVISCO DR								1	8/9/2019	1
032-530-108	179 DAVISCO DR								1	8/9/2019	1
032-530-109	183 DAVISCO DR								1	8/9/2019	1
032-530-110	187 DAVISCO DR								1	8/9/2019	1
032-540-071	742 SHULLSBURG WAY								1	7/22/2019	1
034-260-057	581 SAPPHIRE PKWY								1	8/1/2019	1
034-260-058	577 SAPPHIRE PKWY								1	8/1/2019	1
034-260-059	644 COPPER RIDGE WAY								1	8/1/2019	1
034-260-060	640 COPPER RIDGE WAY								1	8/1/2019	1
034-260-061	636 COPPER RIDGE WAY								1	8/1/2019	1
034-260-054	625 COPPER RIDGE WAY								1	8/15/2019	1
034-260-055	629 COPPER RIDGE WAY								1	8/15/2019	1
034-260-056	633 COPPER RIDGE WAY								1	8/15/2019	1
034-260-062	632 COPPER RIDGE WAY								1	8/15/2019	1
034-260-063	628 COPPER RIDGE WAY								1	8/15/2019	1
034-260-064	624 COPPER RIDGE WAY								1	8/15/2019	1
032-520-109	299 MCCELLAND WAY								1	10/8/2019	1
032-520-110	295 MCCELLAND WAY								1	10/8/2019	1
032-520-111	291 MCCELLAND WAY								1	10/8/2019	1
032-520-122	290 MCCELLAND WAY								1	10/8/2019	1
032-520-123	294 MCCELLAND WAY								1	10/8/2019	1
032-560-029	866 DARIGOLD WAY								1	9/13/2019	1
032-560-030	862 DARIGOLD WAY								1	9/13/2019	1
032-560-031	858 DARIGOLD WAY								1	9/13/2019	1
032-560-032	854 DARIGOLD WAY								1	9/13/2019	1
032-560-038	861 DARIGOLD WAY								1	9/13/2019	1
032-560-039	865 DARIGOLD WAY								1	9/13/2019	1
032-560-040	869 DARIGOLD WAY								1	9/13/2019	1
032-560-007	272 GOLDEN STATE PKWY								1	9/13/2019	1
032-560-008	276 GOLDEN STATE PKWY								1	9/13/2019	1
032-560-009	280 GOLDEN STATE PKWY								1	9/13/2019	1
032-560-033	850 DARIGOLD WAY								1	9/13/2019	1
032-560-034	846 DARIGOLD WAY								1	9/13/2019	1
032-560-035	849 DARIGOLD WAY								1	9/13/2019	1
032-560-036	853 DARIGOLD WAY								1	9/13/2019	1
032-560-037	268 GOLDEN STATE PKWY								1	9/13/2019	1
034-260-051	613 COPPER RIDGE WAY								1	11/25/2019	1
034-260-052	617 COPPER RIDGE WAY								1	11/25/2019	1
034-260-053	621 COPPER RIDGE WAY								1	11/25/2019	1
034-260-065	620 COPPER RIDGE WAY								1	11/25/2019	1
034-260-066	616 COPPER RIDGE WAY								1	11/25/2019	1
034-260-067	612 COPPER RIDGE WAY								1	11/25/2019	1
032-530-142	188 DAVISCO DR								1	10/29/2019	1
032-530-143	184 DAVISCO DR								1	10/29/2019	1
032-530-144	180 DAVISCO DR								1	10/29/2019	1
032-530-145	176 DAVISCO DR								1	10/29/2019	1
032-530-146	172 DAVISCO DR								1	10/29/2019	1
034-260-048	601 COPPER RIDGE WAY								1	12/11/2019	1
034-260-049	605 COPPER RIDGE WAY								1	12/11/2019	1
034-260-050	609 COPPER RIDGE WAY								1	12/11/2019	1
034-260-068	608 COPPER RIDGE WAY								1	12/11/2019	1
034-260-069	604 COPPER RIDGE WAY								1	12/11/2019	1
034-260-070	600 COPPER RIDGE WAY								1	12/11/2019	1
032-560-020	317 HOLSTEIN DR								1	10/29/2019	1

032-560-021	321 HOLSTEIN DR								1	10/29/2019	1
032-560-022	325 HOLSTEIN DR								1	10/29/2019	1
032-560-023	329 HOLSTEIN DR								1	10/29/2019	1
032-560-025	337 HOLSTEIN DR								1	10/29/2019	1
032-540-056	774 STICKNEY WAY								1	10/29/2019	1
032-540-057	770 STICKNEY WAY								1	10/29/2019	1
032-540-058	766 STICKNEY WAY								1	10/29/2019	1
032-540-059	762 STICKNEY WAY								1	10/29/2019	1
032-540-060	761 STICKNEY WAY								1	10/29/2019	1
032-540-061	765 STICKNEY WAY								1	10/29/2019	1
032-540-062	769 STICKNEY WAY								1	10/29/2019	1
032-540-063	773 STICKNEY WAY								1	10/29/2019	1
032-540-083	725 SHULLSBUURG WAY								1	10/29/2019	1
032-540-084	813 FOREMOST DR								1	10/29/2019	1
032-540-085	817 FOREMOST DR								1	10/29/2019	1
032-540-086	821 FOREMOST DR								1	10/29/2019	1
032-540-087	825 FOREMOST DR								1	10/29/2019	1
032-540-088	829 FOREMOST DR								1	10/29/2019	1
032-540-089	833 FOREMOST DR								1	10/29/2019	1
032-540-090	837 FOREMOST DR								1	10/29/2019	1
032-560-027	874 DARIGOLD WAY								1	10/29/2019	1
032-560-028	870 DARIGOLD WAY								1	10/29/2019	1
032-560-041	873 DARIGOLD WAY								1	10/29/2019	1
032-560-042	877 DARIGOLD WAY								1	10/29/2019	1
032-560-043	881 DARIGOLD WAY								1	10/29/2019	1
032-560-044	885 DARIGOLD WAY								1	10/29/2019	1
032-560-045	889 DARIGOLD WAY								1	10/29/2019	1
032-560-046	893 DARIGOLD WAY								1	10/29/2019	1
032-520-112	287 MCCLELLAND WAY								1	11/4/2019	1
032-520-113	283 MCCLELLAND WAY								1	11/4/2019	1
032-520-114	279 MCCLELLAND WAY								1	11/4/2019	1
032-520-115	275 MCCLELLAND WAY								1	11/4/2019	1
032-520-116	271 MCCLELLAND WAY								1	11/4/2019	1
032-520-117	270 MCCLELLAND WAY								1	11/4/2019	1
032-520-118	274 MCCLELLAND WAY								1	11/4/2019	1
032-520-119	278 MCCLELLAND WAY								1	11/4/2019	1
032-520-120	282 MCCLELLAND WAY								1	11/4/2019	1
032-520-121	286 MCCLELLAND WAY								1	11/4/2019	1
032-530-111	191 DAVISCO DR								1	11/25/2019	1
032-530-112	195 DAVISCO DR								1	11/25/2019	1
032-530-113	199 DAVISCO DR								1	11/25/2019	1
032-530-114	203 DAVISCO DR								1	11/25/2019	1
032-530-115	207 DAVISCO DR								1	11/25/2019	1
032-530-137	241 MCCELLAND WAY								1	11/25/2019	1
032-530-138	237 MCCELLAND WAY								1	11/25/2019	1
032-530-139	200 DAVISCO DR								1	11/25/2019	1
032-530-140	196 DAVISCO DR								1	11/25/2019	1
032-530-141	192 DAVISCO DR								1	11/25/2019	1
032-520-130	489 AVANTI WAY								1	11/21/2019	1
032-520-131	485 AVANTI WAY								1	11/21/2019	1
032-520-132	481 AVANTI WAY								1	11/21/2019	1
032-520-133	477 AVANTI WAY								1	11/21/2019	1
032-520-134	473 AVANTI WAY								1	11/21/2019	1
032-520-151	470 AVANTI WAY								1	11/21/2019	1
032-520-152	474 AVANTI WAY								1	11/21/2019	1
032-520-153	478 AVANTI WAY								1	11/21/2019	1
032-520-154	482 AVANTI WAY								1	11/21/2019	1
032-520-155	486 AVANTI WAY								1	11/21/2019	1
034-260-071	763 RUBY HILL LN								1	12/11/2019	1

034-260-072	759 RUBY HILL LN								1	12/11/2019	1
034-260-073	755 RUBY HILL LN								1	12/11/2019	1
034-260-074	751 RUBY HILL LN								1	12/11/2019	1
034-260-075	747 RUBY HILL LN								1	12/11/2019	1
034-260-030	501 STONE MOUNTAIN DR								1	12/11/2019	1
034-260-031	505 STONE MOUNTAIN DR								1	12/11/2019	1
034-260-032	509 STONE MOUNTAIN DR								1	12/11/2019	1
034-260-045	508 STONE MOUNTAIN DR								1	12/11/2019	1
034-260-046	504 STONE MOUNTAIN DR								1	12/11/2019	1
034-260-047	500 STONE MOUNTAIN DR								1	12/11/2019	1
032-550-013	889 FOREMOST DR								1	12/18/2019	1
032-550-015	897 FOREMOST DR								1	12/18/2019	1
032-550-017	905 FOREMOST DR								1	12/18/2019	1
032-550-019	913 FOREMOST DR								1	12/18/2019	1
032-550-020	950 HOLSTEIN DR								1	12/18/2019	1
032-550-022	942 HOLSTEIN DR								1	12/18/2019	1
032-550-024	934 HOLSTEIN DR								1	12/18/2019	1
032-550-026	926 HOLSTEIN DR								1	12/18/2019	1
032-560-001	244 GOLDEN STATE PKWY								1	12/18/2019	1
032-560-002	248 GOLDEN STATE PKWY								1	12/18/2019	1
032-560-003	252 GOLDEN STATE PKWY								1	12/18/2019	1
032-560-004	256 GOLDEN STATE PKWY								1	12/18/2019	1
032-560-005	260 GOLDEN STATE PKWY								1	12/18/2019	1
032-560-006	264 GOLDEN STATE PKWY								1	12/18/2019	1
032-560-024	333 HOLSTEIN DR								1	12/18/2019	1
032-560-026	341 HOLSTEIN DR								1	12/18/2019	1
041-143-003	105 LARIAT CT								1	12/12/2019	1
034-640-019	305 BARN DANCE WAY								1	12/11/2019	1
034-640-020	301 BARN DANCE WAY								1	12/11/2019	1
034-640-021	401 DIAMOND PEAK LN								1	12/11/2019	1
034-640-022	405 DIAMOND PEAK LN								1	12/11/2019	1
034-640-046	404 DIAMOND PEAK LN								1	12/11/2019	1
034-640-047	400 DIAMOND PEAK LN								1	12/11/2019	1
034-640-048	715 RUBY HILL LN								1	12/11/2019	1
034-640-049	719 RUBY HILL LN								1	12/11/2019	1
034-640-050	723 RUBY HILL LN								1	12/11/2019	1
034-640-054	739 RUBY HILL LN								1	12/11/2019	1
034-650-002	524 VANEK DR								1	12/16/2019	1
034-650-003	528 VANEK DR								1	12/16/2019	1
032-520-135	469 AVANTI WAY								1	12/19/2019	1
032-520-136	465 AVANTI WAY								1	12/19/2019	1
032-520-137	461 AVANTI WAY								1	12/19/2019	1
032-520-138	457 AVANTI WAY								1	12/19/2019	1
032-520-139	453 AVANTI WAY								1	12/19/2019	1
032-520-140	449 AVANTI WAY								1	12/19/2019	1
032-520-141	445 AVANTI WAY								1	12/19/2019	1
032-520-142	441 AVANTI WAY								1	12/19/2019	1
032-520-148	458 AVANTI WAY								1	12/19/2019	1
032-520-149	462 AVANTI WAY								1	12/19/2019	1
032-520-150	466 AVANTI WAY								1	12/19/2019	1
034-360-098	424 ACACIA DR										0
034-290-119	3834 PATO LN										0
037-600-012	388 COOLCREST DR										0
037-600-011	392 COOLCREST DR										0
034-640-031	441 DIAMOND PEAK LN										0
034-640-034	453 DIAMOND PEAK LN										0
037-600-012	227 LITTLETON ST										0
037-600-012	231 LITTLETON ST										0
037-600-042	849 RIVERROCK DR										0

034-640-033	449 DIAMOND PEAK LN										0
037-600-012	219 LITTLETON ST										0
037-600-012	223 LITTLETON ST										0
034-640-006	3712 MOSSWOOD DR										0
034-290-112	3835 PATO LN										0
037-600-012	212 LITTLETON ST										0
037-550-093	949 PENDLETON CT										0
034-360-109	417 PINENUT ST										0
034-640-038	597 SAPPHIRE PKWY										0
034-360-105	410 PINENUT ST										0
037-560-044	186 WILLOWRUN WAY										0
037-560-008	133 WILLOWRUN WAY										0
037-560-009	137 WILLOWRUN WAY										0
037-560-010	141 WILLOWRUN WAY										0
034-360-106	411 PINENUT ST										0
034-640-035	585 SAPPHIRE PKWY										0
034-360-107	413 PINENUT ST										0
034-640-007	353 BARN DANCE WAY										0
037-600-012	215 LITTLETON ST										0
034-640-012	333 BARN DANCE WAY										0
034-640-010	341 BARN DANCE WAY										0
034-290-121	3842 PATO LN										0
034-640-036	589 SAPPHIRE PKWY										0
037-600-001	832 RIVERROCK DR										0
034-290-110	3843 PATO LN										0
034-640-004	3720 MOSSWOOD DR										0
034-640-011	337 BARN DANCE WAY										0
034-290-120	3838 PATO LN										0
037-600-045	837 RIVERROCK DR										0
037-600-044	841 RIVERROCK DR										0
037-600-008	380 COOLCREST DR										0
037-600-046	833 RIVERROCK DR										0
034-290-109	3847 PATO LN										0
034-290-108	3851 PATO LN										0
034-640-016	317 BARN DANCE WAY										0
037-600-005	848 RIVERROCK DR										0
034-640-017	313 BARN DANCE WAY										0
037-590-028	338 PARKFIELD WAY										0
037-590-029	334 PARKFIELD WAY										0
034-640-018	309 BARN DANCE WAY										0
037-600-041	853 RIVERROCK DR										0
037-600-012	384 COOLCREST DR										0
037-590-026	346 PARKFIELD WAY										0
037-590-027	342 PARKFIELD WAY										0
034-640-008	349 BARN DANCE WAY										0
032-520-094	159 DAVISCO DR										0
032-520-099	156 DAVISCO DR										0
032-520-091	147 DAVISCO DR										0
032-520-100	152 DAVISCO DR										0
037-580-045	292 COOLCREST DR										0
037-550-081	774 WESTMOOR CIR										0
037-550-083	782 WESTMOOR CIR										0
034-290-114	3827 PATO LN										0
032-520-096	167 DAVISCO DR										0
032-520-093	155 DAVISCO DR										0
032-520-097	164 DAVISCO DR										0
032-520-098	160 DAVISCO DR										0
032-520-092	151 DAVISCO DR										0
034-000-000	813 SHEARWATER WAY										0

037-590-013	381 PARKFIELD WAY										0
037-590-060	226 WYNN ST										0
034-290-117	3826 PATO LN										0
037-590-063	214 WYNN ST										0
037-590-065	206 WYNN ST										0
037-590-067	201 WYNN ST										0
037-590-023	362 PARKFIELD WAY										0
037-590-024	358 PARKFIELD WAY										0
037-590-004	345 PARKFIELD WAY										0
037-600-006	852 RIVERROCK DR										0
034-290-105	34 PATO CT										0
032-520-103	140 DAVISCO DR										0
032-520-104	136 DAVISCO DR										0
034-290-123	39 PATO CT										0
034-640-028	429 DIAMOND PEAK LN										0
034-640-039	432 DIAMOND PEAK LN										0
037-600-048	825 RIVERROCK DR										0
034-640-027	425 DIAMOND PEAK LN										0
034-640-030	437 DIAMOND PEAK LN										0
033-460-006	31 MINARET RD										0
037-550-066	793 WESTMOOR CIR										0
037-590-005	349 PARKFIELD WAY										0
032-520-089	139 DAVISCO DR										0
032-520-090	143 DAVISCO DR										0
037-600-043	845 RIVERROCK DR										0
037-590-003	341 PARKFIELD WAY										0
037-590-001	333 PARKFIELD WAY										0
034-640-040	428 DIAMOND PEAK LN										0
032-520-105	132 DAVISCO DR										0
037-600-052	809 RIVERROCK DR										0
037-590-084	232 SHEARWATER WAY										0
037-600-054	801 RIVERROCK DR										0
037-600-053	805 RIVERRROCK DR										0
037-590-082	240 SHEARWATER WAY										0
032-520-106	128 DAVISCO DR										0
037-560-085	816 RIVERROCK DR										0
037-590-078	363 HANSFORD WAY										0
037-600-051	813 RIVERROCK DR										0
037-590-077	241 WYNN ST										0
034-640-043	416 DIAMOND PEAK LN										0
034-640-045	408 DIAMOND PEAK LN										0
037-590-079	367 HANSFORD WAY										0
037-590-080	371 HANSFORD WAY										0
037-590-081	375 HANSFORD WAY										0
037-600-049	821 RIVERROCK DR										0
037-590-002	337 PARKFIELD WAY										0
037-590-076	237 WYNN ST										0
037-600-003	840 RIVERROCK DR										0
034-640-023	409 DIAMOND PEAK LN										0
037-600-004	844 RIVERROCK DR										0
034-260-038	533 STONE MOUNTAIN DR										0
037-590-057	238 WYNN ST										0
037-600-047	829 RIVERROCK DR										0
037-590-083	236 SHEARWATER WAY										0
032-520-082	112 DAVISCO DR										0
037-590-053	351 HANSFORD WAY										0
034-290-104	38 PATO CT										0
034-290-106	30 PATO CT										0
034-640-014	325 BARN DANCE WAY										0

037-590-058	234 WYNN ST										0
032-520-084	120 DAVISCO DR										0
032-520-085	123 DAVISCO DR										0
034-640-044	412 DIAMOND PEAK LN										0
037-560-081	800 RIVERROCK DR										0
037-560-082	804 RIVERROCK DR										0
037-590-050	239 LITTLETON ST										0
037-590-030	244 LITTLETON ST										0
032-520-081	108 DAVISCO DR										0
037-590-032	236 LITTLETON ST										0
037-590-049	235 LITTLETON ST										0
037-590-031	240 LITTLETON ST										0
034-260-040	528 STONE MOUNTAIN DR										0
032-520-083	116 DAVISCO DR										0
037-590-075	233 WYNN ST										0
034-260-033	513 STONE MOUNTAIN DR										0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	74	0	0	0	144		218
037-100-041	49 CAROL LN	39 UNITS-FAMILY APARTMENT BUILDING AND SOLAR			38				1	3/26/2019	39
037-100-041	51 CAROL LN	36 UNITS-FAMILY APARTMENT BUILDING AND SOLAR			36					3/26/2019	36
041-340-017	4907 BELDIN LN										0
037-590-049	235 LITTLETON ST										0
037-590-050	239 LITTLETON ST										0
037-590-051	243 LITTLETON ST										0
037-590-056	242 WYNN ST										0
037-590-057	238 WYNN ST										0
037-590-058	234 WYNN ST										0
037-590-030	244 LITTLETON ST										0
037-590-031	240 LITTLETON ST										0
037-590-032	236 LITTLETON ST										0
032-520-093	155 DAVISCO DR										0
032-520-094	159 DAVISCO DR										0
032-520-095	163 DAVISCO DR										0
032-520-096	167 DAVISCO DR										0
032-520-097	164 DAVISCO DR										0
032-520-098	160 DAVISCO DR										0
032-520-099	156 DAVISCO DR										0
034-070-068	3610 BROWN RD										0
032-520-084	120 DAVISCO DR										0
032-520-085	123 DAVISCO DR										0
032-520-086	127 DAVISCO DR										0
032-520-087	131 DAVISCO DR										0
032-520-088	135 DAVISCO DR										0
032-520-089	139 DAVISCO DR										0
032-520-090	143 DAVISCO DR										0
032-520-091	147 DAVISCO DR										0
032-520-092	151 DAVISCO DR										0
032-520-100	152 DAVISCO DR										0
032-520-101	148 DAVISCO DR										0
032-520-102	144 DAVISCO DR										0
032-520-103	140 DAVISCO DR										0
032-520-104	136 DAVISCO DR										0
032-520-105	132 DAVISCO DR										0

032-520-106	128 DAVISCO DR										0
034-640-027	425 DIAMOND PEAK LN										0
034-640-028	429 DIAMOND PEAK LN										0
034-640-029	433 DIAMOND PEAK LN										0
034-640-030	437 DIAMOND PEAK LN										0
034-640-039	432 DIAMOND PEAK LN										0
034-640-040	428 DIAMOND PEAK LN										0
034-640-041	424 DIAMOND PEAK LN										0
033-080-024	3391 DOYLE RD										0
032-520-079	100 DAVISCO DR										0
032-520-080	104 DAVISCO DR										0
032-520-081	108 DAVISCO DR										0
032-520-082	112 DAVISCO DR										0
032-520-083	116 DAVISCO DR										0
032-520-107	307 MCCLELLAND WAY										0
032-520-108	303 MCCLELLAND WAY										0
032-520-124	298 MCCLELLAND WAY										0
032-520-125	302 MCCLELLAND WAY										0
032-520-126	306 MCCLELLAND WAY										0
032-520-127	310 MCCLELLAND WAY										0
032-520-128	314 MCCLELLAND WAY										0
032-520-129	318 MCCLELLAND WAY										0
034-640-023	409 DIAMOND PEAK LN										0
034-640-024	413 DIAMOND PEAK LN										0
034-640-025	417 DIAMOND PEAK LN										0
034-640-026	421 DIAMOND PEAK LN										0
034-640-042	420 DIAMOND PEAK LN										0
034-640-043	416 DIAMOND PEAK LN										0
034-640-044	412 DIAMOND PEAK LN										0
034-640-045	408 DIAMOND PEAK LN										0
037-121-040	1961 HAMBURG ST										0
034-260-036	525 STONE MOUNTAIN DR										0
034-260-037	529 STONE MOUNTAIN DR										0
034-260-038	533 STONE MOUNTAIN DR										0
034-260-039	532 STONE MOUNTAIN DR										0
034-260-040	528 STONE MOUNTAIN DR										0
034-260-041	524 STONE MOUNTAIN DR										0
032-530-180	629 LONGMONT DR										0
032-530-181	633 LONGMONT DR										0
032-530-182	637 LONGMONT DR										0
032-540-048	806 STICKNEY WAY										0
032-540-049	802 STICKNEY WAY										0
032-540-050	798 STICKNEY WAY										0
032-540-052	790 STICKNEY WAY										0
032-540-053	786 STICKNEY WAY										0
032-540-054	782 STICKNEY WAY										0
032-540-072	738 SHULLSBURG WAY										0
032-540-073	734 SHULLSBURG WAY										0
032-540-074	730 SHULLSBURG WAY										0
032-540-079	741 SHULLSBURG WAY										0
032-540-080	737 SHULLSBURG WAY										0
032-540-081	733 SHULLSBURG WAY										0
032-540-082	729 SHULLSBURG WAY										0
032-540-069	750 SHULLSBURG WAY										0
032-540-070	746 SHULLSBURG WAY										0
032-540-075	757 SHULLSBURG WAY										0
032-540-076	753 SHULLSBURG WAY										0
032-540-077	749 SHULLSBURG WAY										0

032-540-078	745 SHULLSBURG WAY										0
034-260-033	513 STONE MOUNTAIN DR										0
034-260-034	517 STONE MOUNTAIN DR										0
034-260-035	521 STONE MOUNTAIN DR										0
034-260-042	520 STONE MOUNTAIN DR										0
034-260-043	516 STONE MOUNTAIN DR										0
034-260-044	512 STONE MOUNTAIN DR										0
032-530-106	171 DAVISCO DR										0
032-530-107	175 DAVISCO DR										0
032-530-108	179 DAVISCO DR										0
032-530-109	183 DAVISCO DR										0
032-530-110	187 DAVISCO DR										0
032-540-071	742 SHULLSBURG WAY										0
034-260-057	581 SAPPHIRE PKWY										0
034-260-058	577 SAPPHIRE PKWY										0
034-260-059	644 COPPER RIDGE WAY										0
034-260-060	640 COPPER RIDGE WAY										0
034-260-061	636 COPPER RIDGE WAY										0
034-260-054	625 COPPER RIDGE WAY										0
034-260-055	629 COPPER RIDGE WAY										0
034-260-056	633 COPPER RIDGE WAY										0
034-260-062	632 COPPER RIDGE WAY										0
034-260-063	628 COPPER RIDGE WAY										0
034-260-064	624 COPPER RIDGE WAY										0
032-520-109	299 MCCELLAND WAY										0
032-520-110	295 MCCELLAND WAY										0
032-520-111	291 MCCELLAND WAY										0
032-520-122	290 MCCELLAND WAY										0
032-520-123	294 MCCELLAND WAY										0
032-560-029	866 DARIGOLD WAY										0
032-560-030	862 DARIGOLD WAY										0
032-560-031	858 DARIGOLD WAY										0
032-560-032	854 DARIGOLD WAY										0
032-560-038	861 DARIGOLD WAY										0
032-560-039	865 DARIGOLD WAY										0
032-560-040	869 DARIGOLD WAY										0
032-560-007	272 GOLDEN STATE PKWY										0
032-560-008	276 GOLDEN STATE PKWY										0
032-560-009	280 GOLDEN STATE PKWY										0
032-560-033	850 DARIGOLD WAY										0
032-560-034	846 DARIGOLD WAY										0
032-560-035	849 DARIGOLD WAY										0
032-560-036	853 DARIGOLD WAY										0
032-560-037	268 GOLDEN STATE PKWY										0
034-260-051	613 COPPER RIDGE WAY										0
034-260-052	617 COPPER RIDGE WAY										0
034-260-053	621 COPPER RIDGE WAY										0
034-260-065	620 COPPER RIDGE WAY										0
034-260-066	616 COPPER RIDGE WAY										0
034-260-067	612 COPPER RIDGE WAY										0
032-530-142	188 DAVISCO DR										0
032-530-143	184 DAVISCO DR										0
032-530-144	180 DAVISCO DR										0
032-530-145	176 DAVISCO DR										0
032-530-146	172 DAVISCO DR										0
034-260-048	601 COPPER RIDGE WAY										0
034-260-049	605 COPPER RIDGE WAY										0
034-260-050	609 COPPER RIDGE WAY										0

034-260-068	608 COPPER RIDGE WAY										0
034-260-069	604 COPPER RIDGE WAY										0
034-260-070	600 COPPER RIDGE WAY										0
032-560-020	317 HOLSTEIN DR										0
032-560-021	321 HOLSTEIN DR										0
032-560-022	325 HOLSTEIN DR										0
032-560-023	329 HOLSTEIN DR										0
032-560-025	337 HOLSTEIN DR										0
032-540-056	774 STICKNEY WAY										0
032-540-057	770 STICKNEY WAY										0
032-540-058	766 STICKNEY WAY										0
032-540-059	762 STICKNEY WAY										0
032-540-060	761 STICKNEY WAY										0
032-540-061	765 STICKNEY WAY										0
032-540-062	769 STICKNEY WAY										0
032-540-063	773 STICKNEY WAY										0
032-540-083	725 SHULLSBUURG WAY										0
032-540-084	813 FOREMOST DR										0
032-540-085	817 FOREMOST DR										0
032-540-086	821 FOREMOST DR										0
032-540-087	825 FOREMOST DR										0
032-540-088	829 FOREMOST DR										0
032-540-089	833 FOREMOST DR										0
032-540-090	837 FOREMOST DR										0
032-560-027	874 DARIGOLD WAY										0
032-560-028	870 DARIGOLD WAY										0
032-560-041	873 DARIGOLD WAY										0
032-560-042	877 DARIGOLD WAY										0
032-560-043	881 DARIGOLD WAY										0
032-560-044	885 DARIGOLD WAY										0
032-560-045	889 DARIGOLD WAY										0
032-560-046	893 DARIGOLD WAY										0
032-520-112	287 MCCLELLAND WAY										0
032-520-113	283 MCCLELLAND WAY										0
032-520-114	279 MCCLELLAND WAY										0
032-520-115	275 MCCLELLAND WAY										0
032-520-116	271 MCCLELLAND WAY										0
032-520-117	270 MCCLELLAND WAY										0
032-520-118	274 MCCLELLAND WAY										0
032-520-119	278 MCCLELLAND WAY										0
032-520-120	282 MCCLELLAND WAY										0
032-520-121	286 MCCLELLAND WAY										0
032-530-111	191 DAVISCO DR										0
032-530-112	195 DAVISCO DR										0
032-530-113	199 DAVISCO DR										0
032-530-114	203 DAVISCO DR										0
032-530-115	207 DAVISCO DR										0
032-530-137	241 MCCELLAND WAY										0
032-530-138	237 MCCELLAND WAY										0
032-530-139	200 DAVISCO DR										0
032-530-140	196 DAVISCO DR										0
032-530-141	192 DAVISCO DR										0
032-520-130	489 AVANTI WAY										0
032-520-131	485 AVANTI WAY										0
032-520-132	481 AVANTI WAY										0
032-520-133	477 AVANTI WAY										0
032-520-134	473 AVANTI WAY										0
032-520-151	470 AVANTI WAY										0

032-520-152	474 AVANTI WAY										0
032-520-153	478 AVANTI WAY										0
032-520-154	482 AVANTI WAY										0
032-520-155	486 AVANTI WAY										0
034-260-071	763 RUBY HILL LN										0
034-260-072	759 RUBY HILL LN										0
034-260-073	755 RUBY HILL LN										0
034-260-074	751 RUBY HILL LN										0
034-260-075	747 RUBY HILL LN										0
034-260-030	501 STONE MOUNTAIN DR										0
034-260-031	505 STONE MOUNTAIN DR										0
034-260-032	509 STONE MOUNTAIN DR										0
034-260-045	508 STONE MOUNTAIN DR										0
034-260-046	504 STONE MOUNTAIN DR										0
034-260-047	500 STONE MOUNTAIN DR										0
032-550-013	889 FOREMOST DR										0
032-550-015	897 FOREMOST DR										0
032-550-017	905 FOREMOST DR										0
032-550-019	913 FOREMOST DR										0
032-550-020	950 HOLSTEIN DR										0
032-550-022	942 HOLSTEIN DR										0
032-550-024	934 HOLSTEIN DR										0
032-550-026	926 HOLSTEIN DR										0
032-560-001	244 GOLDEN STATE PKWY										0
032-560-002	248 GOLDEN STATE PKWY										0
032-560-003	252 GOLDEN STATE PKWY										0
032-560-004	256 GOLDEN STATE PKWY										0
032-560-005	260 GOLDEN STATE PKWY										0
032-560-006	264 GOLDEN STATE PKWY										0
032-560-024	333 HOLSTEIN DR										0
032-560-026	341 HOLSTEIN DR										0
041-143-003	105 LARIAT CT										0
034-640-019	305 BARN DANCE WAY										0
034-640-020	301 BARN DANCE WAY										0
034-640-021	401 DIAMOND PEAK LN										0
034-640-022	405 DIAMOND PEAK LN										0
034-640-046	404 DIAMOND PEAK LN										0
034-640-047	400 DIAMOND PEAK LN										0
034-640-048	715 RUBY HILL LN										0
034-640-049	719 RUBY HILL LN										0
034-640-050	723 RUBY HILL LN										0
034-640-054	739 RUBY HILL LN										0
034-650-002	524 VANEK DR										0
034-650-003	528 VANEK DR										0
032-520-135	469 AVANTI WAY										0
032-520-136	465 AVANTI WAY										0
032-520-137	461 AVANTI WAY										0
032-520-138	457 AVANTI WAY										0
032-520-139	453 AVANTI WAY										0
032-520-140	449 AVANTI WAY										0
032-520-141	445 AVANTI WAY										0
032-520-142	441 AVANTI WAY										0
032-520-148	458 AVANTI WAY										0
032-520-149	462 AVANTI WAY										0
032-520-150	466 AVANTI WAY										0
034-360-098	424 ACACIA DR								1	1/2/2019	1
034-290-119	3834 PATO LN								1	1/9/2019	1
037-600-012	388 COOLCREST DR								1	1/9/2019	1

037-600-011	392 COOLCREST DR								1	1/10/2019	1
034-640-031	441 DIAMOND PEAK LN								1	1/11/2019	1
034-640-034	453 DIAMOND PEAK LN								1	1/14/2019	1
037-600-012	227 LITTLETON ST								1	1/15/2019	1
037-600-012	231 LITTLETON ST								1	1/17/2019	1
037-600-042	849 RIVERROCK DR								1	1/23/2019	1
034-640-033	449 DIAMOND PEAK LN								1	1/23/2019	1
037-600-012	219 LITTLETON ST								1	1/24/2019	1
037-600-012	223 LITTLETON ST								1	1/24/2019	1
034-640-006	3712 MOSSWOOD DR								1	1/28/2019	1
034-290-112	3835 PATO LN								1	1/29/2019	1
037-600-012	212 LITTLETON ST								1	1/31/2019	1
037-550-093	949 PENDLETON CT								1	2/6/2019	1
034-360-109	417 PINENUT ST								1	2/14/2019	1
034-640-038	597 SAPPHIRE PKWY								1	2/19/2019	1
034-360-105	410 PINENUT ST								1	2/22/2019	1
037-560-044	186 WILLOWRUN WAY								1	2/27/2019	1
037-560-008	133 WILLOWRUN WAY								1	2/27/2019	1
037-560-009	137 WILLOWRUN WAY								1	2/27/2019	1
037-560-010	141 WILLOWRUN WAY								1	2/27/2019	1
034-360-106	411 PINENUT ST								1	3/19/2019	1
034-640-035	585 SAPPHIRE PKWY								1	3/22/2019	1
034-360-107	413 PINENUT ST								1	3/26/2019	1
034-640-007	353 BARN DANCE WAY								1	4/3/2019	1
037-600-012	215 LITTLETON ST								1	4/23/2019	1
034-640-012	333 BARN DANCE WAY								1	4/24/2019	1
034-640-010	341 BARN DANCE WAY								1	4/25/2019	1
034-290-121	3842 PATO LN								1	4/29/2019	1
034-640-036	589 SAPPHIRE PKWY								1	4/30/2019	1
037-600-001	832 RIVERROCK DR								1	4/30/2019	1
034-290-110	3843 PATO LN								1	5/2/2019	1
034-640-004	3720 MOSSWOOD DR								1	5/6/2019	1
034-640-011	337 BARN DANCE WAY								1	5/6/2019	1
034-290-120	3838 PATO LN								1	5/9/2019	1
037-600-045	837 RIVERROCK DR								1	5/10/2019	1
037-600-044	841 RIVERROCK DR								1	5/28/2019	1
037-600-008	380 COOLCREST DR								1	6/3/2019	1
037-600-046	833 RIVERROCK DR								1	6/10/2019	1
034-290-109	3847 PATO LN								1	6/11/2019	1
034-290-108	3851 PATO LN								1	6/12/2019	1
034-640-016	317 BARN DANCE WAY								1	6/12/2019	1
037-600-005	848 RIVERROCK DR								1	6/25/2019	1
034-640-017	313 BARN DANCE WAY								1	6/25/2019	1
037-590-028	338 PARKFIELD WAY								1	7/1/2019	1
037-590-029	334 PARKFIELD WAY								1	7/1/2019	1
034-640-018	309 BARN DANCE WAY								1	7/1/2019	1
037-600-041	853 RIVERROCK DR								1	7/2/2019	1
037-600-012	384 COOLCREST DR								1	7/2/2019	1
037-590-026	346 PARKFIELD WAY								1	7/2/2019	1
037-590-027	342 PARKFIELD WAY								1	7/2/2019	1
034-640-008	349 BARN DANCE WAY								1	7/2/2019	1
032-520-094	159 DAVISCO DR								1	7/2/2019	1
032-520-099	156 DAVISCO DR								1	7/2/2019	1
032-520-091	147 DAVISCO DR								1	7/2/2019	1
032-520-100	152 DAVISCO DR								1	7/2/2019	1
037-580-045	292 COOLCREST DR								1	7/11/2019	1
037-550-081	774 WESTMOOR CIR								1	7/11/2019	1
037-550-083	782 WESTMOOR CIR								1	7/11/2019	1

034-290-114	3827 PATO LN								1	7/16/2019	1
032-520-096	167 DAVISCO DR								1	7/23/2019	1
032-520-093	155 DAVISCO DR								1	7/24/2019	1
032-520-097	164 DAVISCO DR								1	7/24/2019	1
032-520-098	160 DAVISCO DR								1	7/24/2019	1
032-520-092	151 DAVISCO DR								1	7/25/2019	1
034-000-000	813 SHEARWATER WAY								1	7/29/2019	1
037-590-013	381 PARKFIELD WAY								1	7/29/2019	1
037-590-060	226 WYNN ST								1	7/29/2019	1
034-290-117	3826 PATO LN								1	7/29/2019	1
037-590-063	214 WYNN ST								1	7/29/2019	1
037-590-065	206 WYNN ST								1	7/29/2019	1
037-590-067	201 WYNN ST								1	7/29/2019	1
037-590-023	362 PARKFIELD WAY								1	7/29/2019	1
037-590-024	358 PARKFIELD WAY								1	7/29/2019	1
037-590-004	345 PARKFIELD WAY								1	8/1/2019	1
037-600-006	852 RIVERROCK DR								1	8/7/2019	1
034-290-105	34 PATO CT								1	8/15/2019	1
032-520-103	140 DAVISCO DR								1	8/15/2019	1
032-520-104	136 DAVISCO DR								1	8/15/2019	1
034-290-123	39 PATO CT								1	8/22/2019	1
034-640-028	429 DIAMOND PEAK LN								1	8/22/2019	1
034-640-039	432 DIAMOND PEAK LN								1	8/22/2019	1
037-600-048	825 RIVERROCK DR								1	8/26/2019	1
034-640-027	425 DIAMOND PEAK LN								1	8/26/2019	1
034-640-030	437 DIAMOND PEAK LN								1	8/26/2019	1
033-460-006	31 MINARET RD								1	8/27/2019	1
037-550-066	793 WESTMOOR CIR								1	8/27/2019	1
037-590-005	349 PARKFIELD WAY								1	8/30/2019	1
032-520-089	139 DAVISCO DR								1	8/30/2019	1
032-520-090	143 DAVISCO DR								1	8/30/2019	1
037-600-043	845 RIVERROCK DR								1	9/3/2019	1
037-590-003	341 PARKFIELD WAY								1	9/4/2019	1
037-590-001	333 PARKFIELD WAY								1	9/9/2019	1
034-640-040	428 DIAMOND PEAK LN								1	9/9/2019	1
032-520-105	132 DAVISCO DR								1	9/13/2019	1
037-600-052	809 RIVERROCK DR								1	9/16/2019	1
037-590-084	232 SHEARWATER WAY								1	9/16/2019	1
037-600-054	801 RIVERROCK DR								1	9/19/2019	1
037-600-053	805 RIVERRROCK DR								1	9/23/2019	1
037-590-082	240 SHEARWATER WAY								1	9/24/2019	1
032-520-106	128 DAVISCO DR								1	9/25/2019	1
037-560-085	816 RIVERROCK DR								1	10/1/2019	1
037-590-078	363 HANSFORD WAY								1	10/9/2019	1
037-600-051	813 RIVERROCK DR								1	10/11/2019	1
037-590-077	241 WYNN ST								1	10/17/2019	1
034-640-043	416 DIAMOND PEAK LN								1	10/17/2019	1
034-640-045	408 DIAMOND PEAK LN								1	10/24/2019	1
037-590-079	367 HANSFORD WAY								1	11/4/2019	1
037-590-080	371 HANSFORD WAY								1	11/4/2019	1
037-590-081	375 HANSFORD WAY								1	11/6/2019	1
037-600-049	821 RIVERROCK DR								1	11/13/2019	1
037-590-002	337 PARKFIELD WAY								1	11/13/2019	1
037-590-076	237 WYNN ST								1	11/13/2019	1
037-600-003	840 RIVERROCK DR								1	11/20/2019	1
034-640-023	409 DIAMOND PEAK LN								1	11/20/2019	1
037-600-004	844 RIVERROCK DR								1	11/25/2019	1
034-260-038	533 STONE MOUNTAIN DR								1	11/25/2019	1

037-590-057	238 WYNN ST								1	11/26/2019	1
037-600-047	829 RIVERROCK DR								1	12/2/2019	1
037-590-083	236 SHEARWATER WAY								1	12/3/2019	1
032-520-082	112 DAVISCO DR								1	12/4/2019	1
037-590-053	351 HANSFORD WAY								1	12/5/2019	1
034-290-104	38 PATO CT								1	12/5/2019	1
034-290-106	30 PATO CT								1	12/5/2019	1
034-640-014	325 BARN DANCE WAY								1	12/5/2019	1
037-590-058	234 WYNN ST								1	12/5/2019	1
032-520-084	120 DAVISCO DR								1	12/5/2019	1
032-520-085	123 DAVISCO DR								1	12/5/2019	1
034-640-044	412 DIAMOND PEAK LN								1	12/5/2019	1
037-560-081	800 RIVERROCK DR								1	12/9/2019	1
037-560-082	804 RIVERROCK DR								1	12/9/2019	1
037-590-050	239 LITTLETON ST								1	12/9/2019	1
037-590-030	244 LITTLETON ST								1	12/9/2019	1
032-520-081	108 DAVISCO DR								1	12/9/2019	1
037-590-032	236 LITTLETON ST								1	12/10/2019	1
037-590-049	235 LITTLETON ST								1	12/12/2019	1
037-590-031	240 LITTLETON ST								1	12/12/2019	1
034-260-040	528 STONE MOUNTAIN DR								1	12/12/2019	1
032-520-083	116 DAVISCO DR								1	12/16/2019	1
037-590-075	233 WYNN ST								1	12/19/2019	1
034-260-033	513 STONE MOUNTAIN DR								1	12/26/2019	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
			13	14	15	16	17	18	19	20			21
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units+	Demolished or Destroyed Units+	Demolished/Destroyed Units Owner or Renter+	Notes+
			0	0						0	0	0	
037-100-041	49 CAROL LN	39 UNITS-FAMILY APARTMENT BUILDING AND SOLAR	0	N	Y	LIHTC	DB	n/a	55				
037-100-041	51 CAROL LN	36 UNITS-FAMILY APARTMENT BUILDING AND SOLAR	0	N	Y	LIHTC	DB	n/a	55				
041-340-017	4907 BELDIN LN			N	Y								
037-590-049	235 LITTLETON ST			N	Y								
037-590-050	239 LITTLETON ST			N	Y								
037-590-051	243 LITTLETON ST			N	Y								
037-590-056	242 WYNN ST			N	Y								
037-590-057	238 WYNN ST			N	Y								
037-590-058	234 WYNN ST			N	Y								
037-590-030	244 LITTLETON ST			N	Y								
037-590-031	240 LITTLETON ST			N	Y								
037-590-032	236 LITTLETON ST			N	Y								
032-520-093	155 DAVISCO DR			N	Y								
032-520-094	159 DAVISCO DR			N	Y								
032-520-095	163 DAVISCO DR			N	Y								
032-520-096	167 DAVISCO DR			N	Y								
032-520-097	164 DAVISCO DR			N	Y								
032-520-098	160 DAVISCO DR			N	Y								
032-520-099	156 DAVISCO DR			N	Y								
034-070-068	3610 BROWN RD			N	Y								
032-520-084	120 DAVISCO DR			N	Y								
032-520-085	123 DAVISCO DR			N	Y								
032-520-086	127 DAVISCO DR			N	Y								
032-520-087	131 DAVISCO DR			N	Y								
032-520-088	135 DAVISCO DR			N	Y								
032-520-089	139 DAVISCO DR			N	Y								
032-520-090	143 DAVISCO DR			N	Y								
032-520-091	147 DAVISCO DR			N	Y								
032-520-092	151 DAVISCO DR			N	Y								
032-520-100	152 DAVISCO DR			N	Y								
032-520-101	148 DAVISCO DR			N	Y								
032-520-102	144 DAVISCO DR			N	Y								
032-520-103	140 DAVISCO DR			N	Y								
032-520-104	136 DAVISCO DR			N	Y								
032-520-105	132 DAVISCO DR			N	Y								
032-520-106	128 DAVISCO DR			N	Y								
034-640-027	425 DIAMOND PEAK LN			N	Y								
034-640-028	429 DIAMOND PEAK LN			N	Y								
034-640-029	433 DIAMOND PEAK LN			N	Y								
034-640-030	437 DIAMOND PEAK LN			N	Y								
034-640-039	432 DIAMOND PEAK LN			N	Y								
034-640-040	428 DIAMOND PEAK LN			N	Y								
034-640-041	424 DIAMOND PEAK LN			N	Y								
033-080-024	3391 DOYLE RD			N	Y								
032-520-079	100 DAVISCO DR			N	Y								
032-520-080	104 DAVISCO DR			N	Y								
032-520-081	108 DAVISCO DR			N	Y								
032-520-082	112 DAVISCO DR			N	Y								
032-520-083	116 DAVISCO DR			N	Y								
032-520-107	307 MCCLELLAND WAY			N	Y								
032-520-108	303 MCCLELLAND WAY			N	Y								
032-520-124	298 MCCLELLAND WAY			N	Y								
032-520-125	302 MCCLELLAND WAY			N	Y								
032-520-126	306 MCCLELLAND WAY			N	Y								
032-520-127	310 MCCLELLAND WAY			N	Y								
032-520-128	314 MCCLELLAND WAY			N	Y								
032-520-129	318 MCCLELLAND WAY			N	Y								
034-640-023	409 DIAMOND PEAK LN			N	Y								

034-640-024	413 DIAMOND PEAK LN			N	Y								
034-640-025	417 DIAMOND PEAK LN			N	Y								
034-640-026	421 DIAMOND PEAK LN			N	Y								
034-640-042	420 DIAMOND PEAK LN			N	Y								
034-640-043	416 DIAMOND PEAK LN			N	Y								
034-640-044	412 DIAMOND PEAK LN			N	Y								
034-640-045	408 DIAMOND PEAK LN			N	Y								
037-121-040	1961 HAMBURG ST			N	Y								
034-260-036	525 STONE MOUNTAIN DR			N	Y								
034-260-037	529 STONE MOUNTAIN DR			N	Y								
034-260-038	533 STONE MOUNTAIN DR			N	Y								
034-260-039	532 STONE MOUNTAIN DR			N	Y								
034-260-040	528 STONE MOUNTAIN DR			N	Y								
034-260-041	524 STONE MOUNTAIN DR			N	Y								
032-530-180	629 LONGMONT DR			N	Y								
032-530-181	633 LONGMONT DR			N	Y								
032-530-182	637 LONGMONT DR			N	Y								
032-540-048	806 STICKNEY WAY			N	Y								
032-540-049	802 STICKNEY WAY			N	Y								
032-540-050	798 STICKNEY WAY			N	Y								
032-540-052	790 STICKNEY WAY			N	Y								
032-540-053	786 STICKNEY WAY			N	Y								
032-540-054	782 STICKNEY WAY			N	Y								
032-540-072	738 SHULLSBURG WAY			N	Y								
032-540-073	734 SHULLSBURG WAY			N	Y								
032-540-074	730 SHULLSBURG WAY			N	Y								
032-540-079	741 SHULLSBURG WAY			N	Y								
032-540-080	737 SHULLSBURG WAY			N	Y								
032-540-081	733 SHULLSBURG WAY			N	Y								
032-540-082	729 SHULLSBURG WAY			N	Y								
032-540-069	750 SHULLSBURG WAY			N	Y								
032-540-070	746 SHULLSBURG WAY			N	Y								
032-540-075	757 SHULLSBURG WAY			N	Y								
032-540-076	753 SHULLSBURG WAY			N	Y								
032-540-077	749 SHULLSBURG WAY			N	Y								
032-540-078	745 SHULLSBURG WAY			N	Y								
034-260-033	513 STONE MOUNTAIN DR			N	Y								
034-260-034	517 STONE MOUNTAIN DR			N	Y								
034-260-035	521 STONE MOUNTAIN DR			N	Y								
034-260-042	520 STONE MOUNTAIN DR			N	Y								
034-260-043	516 STONE MOUNTAIN DR			N	Y								
034-260-044	512 STONE MOUNTAIN DR			N	Y								
032-530-106	171 DAVISCO DR			N	Y								
032-530-107	175 DAVISCO DR			N	Y								
032-530-108	179 DAVISCO DR			N	Y								
032-530-109	183 DAVISCO DR			N	Y								
032-530-110	187 DAVISCO DR			N	Y								
032-540-071	742 SHULLSBURG WAY			N	Y								
034-260-057	581 SAPPHIRE PKWY			N	Y								
034-260-058	577 SAPPHIRE PKWY			N	Y								
034-260-059	644 COPPER RIDGE WAY			N	Y								
034-260-060	640 COPPER RIDGE WAY			N	Y								
034-260-061	636 COPPER RIDGE WAY			N	Y								
034-260-054	625 COPPER RIDGE WAY			N	Y								
034-260-055	629 COPPER RIDGE WAY			N	Y								
034-260-056	633 COPPER RIDGE WAY			N	Y								
034-260-062	632 COPPER RIDGE WAY			N	Y								
034-260-063	628 COPPER RIDGE WAY			N	Y								
034-260-064	624 COPPER RIDGE WAY			N	Y								
032-520-109	299 MCCELLAND WAY			N	Y								
032-520-110	295 MCCELLAND WAY			N	Y								
032-520-111	291 MCCELLAND WAY			N	Y								
032-520-122	290 MCCELLAND WAY			N	Y								
032-520-123	294 MCCELLAND WAY			N	Y								
032-560-029	866 DARIGOLD WAY			N	Y								
032-560-030	862 DARIGOLD WAY			N	Y								
032-560-031	858 DARIGOLD WAY			N	Y								
032-560-032	854 DARIGOLD WAY			N	Y								
032-560-038	861 DARIGOLD WAY			N	Y								
032-560-039	865 DARIGOLD WAY			N	Y								
032-560-040	869 DARIGOLD WAY			N	Y								
032-560-007	272 GOLDEN STATE PKWY			N	Y								
032-560-008	276 GOLDEN STATE PKWY			N	Y								
032-560-009	280 GOLDEN STATE PKWY			N	Y								
032-560-033	850 DARIGOLD WAY			N	Y								
032-560-034	846 DARIGOLD WAY			N	Y								
032-560-035	849 DARIGOLD WAY			N	Y								
032-560-036	853 DARIGOLD WAY			N	Y								
032-560-037	268 GOLDEN STATE PKWY			N	Y								
034-260-051	613 COPPER RIDGE WAY			N	Y								
034-260-052	617 COPPER RIDGE WAY			N	Y								
034-260-053	621 COPPER RIDGE WAY			N	Y								
034-260-065	620 COPPER RIDGE WAY			N	Y								
034-260-066	616 COPPER RIDGE WAY			N	Y								

034-260-067	612 COPPER RIDGE WAY			N	Y								
032-530-142	188 DAVISCO DR			N	Y								
032-530-143	184 DAVISCO DR			N	Y								
032-530-144	180 DAVISCO DR			N	Y								
032-530-145	176 DAVISCO DR			N	Y								
032-530-146	172 DAVISCO DR			N	Y								
034-260-048	601 COPPER RIDGE WAY			N	Y								
034-260-049	605 COPPER RIDGE WAY			N	Y								
034-260-050	609 COPPER RIDGE WAY			N	Y								
034-260-068	608 COPPER RIDGE WAY			N	Y								
034-260-069	604 COPPER RIDGE WAY			N	Y								
034-260-070	600 COPPER RIDGE WAY			N	Y								
032-560-020	317 HOLSTEIN DR			N	Y								
032-560-021	321 HOLSTEIN DR			N	Y								
032-560-022	325 HOLSTEIN DR			N	Y								
032-560-023	329 HOLSTEIN DR			N	Y								
032-560-025	337 HOLSTEIN DR			N	Y								
032-540-056	774 STICKNEY WAY			N	Y								
032-540-057	770 STICKNEY WAY			N	Y								
032-540-058	766 STICKNEY WAY			N	Y								
032-540-059	762 STICKNEY WAY			N	Y								
032-540-060	761 STICKNEY WAY			N	Y								
032-540-061	765 STICKNEY WAY			N	Y								
032-540-062	769 STICKNEY WAY			N	Y								
032-540-063	773 STICKNEY WAY			N	Y								
032-540-083	725 SHULLSBUURG WAY			N	Y								
032-540-084	813 FOREMOST DR			N	Y								
032-540-085	817 FOREMOST DR			N	Y								
032-540-086	821 FOREMOST DR			N	Y								
032-540-087	825 FOREMOST DR			N	Y								
032-540-088	829 FOREMOST DR			N	Y								
032-540-089	833 FOREMOST DR			N	Y								
032-540-090	837 FOREMOST DR			N	Y								
032-560-027	874 DARIGOLD WAY			N	Y								
032-560-028	870 DARIGOLD WAY			N	Y								
032-560-041	873 DARIGOLD WAY			N	Y								
032-560-042	877 DARIGOLD WAY			N	Y								
032-560-043	881 DARIGOLD WAY			N	Y								
032-560-044	885 DARIGOLD WAY			N	Y								
032-560-045	889 DARIGOLD WAY			N	Y								
032-560-046	893 DARIGOLD WAY			N	Y								
032-520-112	287 MCCLELLAND WAY			N	Y								
032-520-113	283 MCCLELLAND WAY			N	Y								
032-520-114	279 MCCLELLAND WAY			N	Y								
032-520-115	275 MCCLELLAND WAY			N	Y								
032-520-116	271 MCCLELLAND WAY			N	Y								
032-520-117	270 MCCLELLAND WAY			N	Y								
032-520-118	274 MCCLELLAND WAY			N	Y								
032-520-119	278 MCCLELLAND WAY			N	Y								
032-520-120	282 MCCLELLAND WAY			N	Y								
032-520-121	286 MCCLELLAND WAY			N	Y								
032-530-111	191 DAVISCO DR			N	Y								
032-530-112	195 DAVISCO DR			N	Y								
032-530-113	199 DAVISCO DR			N	Y								
032-530-114	203 DAVISCO DR			N	Y								
032-530-115	207 DAVISCO DR			N	Y								
032-530-137	241 MCCELLAND WAY			N	Y								
032-530-138	237 MCCELLAND WAY			N	Y								
032-530-139	200 DAVISCO DR			N	Y								
032-530-140	196 DAVISCO DR			N	Y								
032-530-141	192 DAVISCO DR			N	Y								
032-520-130	489 AVANTI WAY			N	Y								
032-520-131	485 AVANTI WAY			N	Y								
032-520-132	481 AVANTI WAY			N	Y								
032-520-133	477 AVANTI WAY			N	Y								
032-520-134	473 AVANTI WAY			N	Y								
032-520-151	470 AVANTI WAY			N	Y								
032-520-152	474 AVANTI WAY			N	Y								
032-520-153	478 AVANTI WAY			N	Y								
032-520-154	482 AVANTI WAY			N	Y								
032-520-155	486 AVANTI WAY			N	Y								
034-260-071	763 RUBY HILL LN			N	Y								
034-260-072	759 RUBY HILL LN			N	Y								
034-260-073	755 RUBY HILL LN			N	Y								
034-260-074	751 RUBY HILL LN			N	Y								
034-260-075	747 RUBY HILL LN			N	Y								
034-260-030	501 STONE MOUNTAIN DR			N	Y								
034-260-031	505 STONE MOUNTAIN DR			N	Y								
034-260-032	509 STONE MOUNTAIN DR			N	Y								
034-260-045	508 STONE MOUNTAIN DR			N	Y								
034-260-046	504 STONE MOUNTAIN DR			N	Y								
034-260-047	500 STONE MOUNTAIN DR			N	Y								
032-550-013	889 FOREMOST DR			N	Y								

032-550-015	897 FOREMOST DR			N	Y								
032-550-017	905 FOREMOST DR			N	Y								
032-550-019	913 FOREMOST DR			N	Y								
032-550-020	950 HOLSTEIN DR			N	Y								
032-550-022	942 HOLSTEIN DR			N	Y								
032-550-024	934 HOLSTEIN DR			N	Y								
032-550-026	926 HOLSTEIN DR			N	Y								
032-560-001	244 GOLDEN STATE PKWY			N	Y								
032-560-002	248 GOLDEN STATE PKWY			N	Y								
032-560-003	252 GOLDEN STATE PKWY			N	Y								
032-560-004	256 GOLDEN STATE PKWY			N	Y								
032-560-005	260 GOLDEN STATE PKWY			N	Y								
032-560-006	264 GOLDEN STATE PKWY			N	Y								
032-560-024	333 HOLSTEIN DR			N	Y								
032-560-026	341 HOLSTEIN DR			N	Y								
041-143-003	105 LARIAT CT			N	Y								
034-640-019	305 BARN DANCE WAY			N	Y								
034-640-020	301 BARN DANCE WAY			N	Y								
034-640-021	401 DIAMOND PEAK LN			N	Y								
034-640-022	405 DIAMOND PEAK LN			N	Y								
034-640-046	404 DIAMOND PEAK LN			N	Y								
034-640-047	400 DIAMOND PEAK LN			N	Y								
034-640-048	715 RUBY HILL LN			N	Y								
034-640-049	719 RUBY HILL LN			N	Y								
034-640-050	723 RUBY HILL LN			N	Y								
034-640-054	739 RUBY HILL LN			N	Y								
034-650-002	524 VANEK DR			N	Y								
034-650-003	528 VANEK DR			N	Y								
032-520-135	469 AVANTI WAY			N	Y								
032-520-136	465 AVANTI WAY			N	Y								
032-520-137	461 AVANTI WAY			N	Y								
032-520-138	457 AVANTI WAY			N	Y								
032-520-139	453 AVANTI WAY			N	Y								
032-520-140	449 AVANTI WAY			N	Y								
032-520-141	445 AVANTI WAY			N	Y								
032-520-142	441 AVANTI WAY			N	Y								
032-520-148	458 AVANTI WAY			N	Y								
032-520-149	462 AVANTI WAY			N	Y								
032-520-150	466 AVANTI WAY			N	Y								
034-360-098	424 ACACIA DR			N	Y								
034-290-119	3834 PATO LN			N	Y								
037-600-012	388 COOLCREST DR			N	Y								
037-600-011	392 COOLCREST DR			N	Y								
034-640-031	441 DIAMOND PEAK LN			N	Y								
034-640-034	453 DIAMOND PEAK LN			N	Y								
037-600-012	227 LITTLETON ST			N	Y								
037-600-012	231 LITTLETON ST			N	Y								
037-600-042	849 RIVERROCK DR			N	Y								
034-640-033	449 DIAMOND PEAK LN			N	Y								
037-600-012	219 LITTLETON ST			N	Y								
037-600-012	223 LITTLETON ST			N	Y								
034-640-006	3712 MOSSWOOD DR			N	Y								
034-290-112	3835 PATO LN			N	Y								
037-600-012	212 LITTLETON ST			N	Y								
037-550-093	949 PENDLETON CT			N	Y								
034-360-109	417 PINENUT ST			N	Y								
034-640-038	597 SAPPHIRE PKWY			N	Y								
034-360-105	410 PINENUT ST			N	Y								
037-560-044	186 WILLOWRUN WAY			N	Y								
037-560-008	133 WILLOWRUN WAY			N	Y								
037-560-009	137 WILLOWRUN WAY			N	Y								
037-560-010	141 WILLOWRUN WAY			N	Y								
034-360-106	411 PINENUT ST			N	Y								
034-640-035	585 SAPPHIRE PKWY			N	Y								
034-360-107	413 PINENUT ST			N	Y								
034-640-007	353 BARN DANCE WAY			N	Y								
037-600-012	215 LITTLETON ST			N	Y								
034-640-012	333 BARN DANCE WAY			N	Y								
034-640-010	341 BARN DANCE WAY			N	Y								
034-290-121	3842 PATO LN			N	Y								
034-640-036	589 SAPPHIRE PKWY			N	Y								
037-600-001	832 RIVERROCK DR			N	Y								
034-290-110	3843 PATO LN			N	Y								
034-640-004	3720 MOSSWOOD DR			N	Y								
034-640-011	337 BARN DANCE WAY			N	Y								
034-290-120	3838 PATO LN			N	Y								
037-600-045	837 RIVERROCK DR			N	Y								
037-600-044	841 RIVERROCK DR			N	Y								
037-600-008	380 COOLCREST DR			N	Y								
037-600-046	833 RIVERROCK DR			N	Y								
034-290-109	3847 PATO LN			N	Y								
034-290-108	3851 PATO LN			N	Y								
034-640-016	317 BARN DANCE WAY			N	Y								

037-600-005	848 RIVERROCK DR			N	Y								
034-640-017	313 BARN DANCE WAY			N	Y								
037-590-028	338 PARKFIELD WAY			N	Y								
037-590-029	334 PARKFIELD WAY			N	Y								
034-640-018	309 BARN DANCE WAY			N	Y								
037-600-041	853 RIVERROCK DR			N	Y								
037-600-012	384 COOLCREST DR			N	Y								
037-590-026	346 PARKFIELD WAY			N	Y								
037-590-027	342 PARKFIELD WAY			N	Y								
034-640-008	349 BARN DANCE WAY			N	Y								
032-520-094	159 DAVISCO DR			N	Y								
032-520-099	156 DAVISCO DR			N	Y								
032-520-091	147 DAVISCO DR			N	Y								
032-520-100	152 DAVISCO DR			N	Y								
037-580-045	292 COOLCREST DR			N	Y								
037-550-081	774 WESTMOOR CIR			N	Y								
037-550-083	782 WESTMOOR CIR			N	Y								
034-290-114	3827 PATO LN			N	Y								
032-520-096	167 DAVISCO DR			N	Y								
032-520-093	155 DAVISCO DR			N	Y								
032-520-097	164 DAVISCO DR			N	Y								
032-520-098	160 DAVISCO DR			N	Y								
032-520-092	151 DAVISCO DR			N	Y								
034-000-000	813 SHEARWATER WAY			N	Y								
037-590-013	381 PARKFIELD WAY			N	Y								
037-590-060	226 WYNN ST			N	Y								
034-290-117	3826 PATO LN			N	Y								
037-590-063	214 WYNN ST			N	Y								
037-590-065	206 WYNN ST			N	Y								
037-590-067	201 WYNN ST			N	Y								
037-590-023	362 PARKFIELD WAY			N	Y								
037-590-024	358 PARKFIELD WAY			N	Y								
037-590-004	345 PARKFIELD WAY			N	Y								
037-600-006	852 RIVERROCK DR			N	Y								
034-290-105	34 PATO CT			N	Y								
032-520-103	140 DAVISCO DR			N	Y								
032-520-104	136 DAVISCO DR			N	Y								
034-290-123	39 PATO CT			N	Y								
034-640-028	429 DIAMOND PEAK LN			N	Y								
034-640-039	432 DIAMOND PEAK LN			N	Y								
037-600-048	825 RIVERROCK DR			N	Y								
034-640-027	425 DIAMOND PEAK LN			N	Y								
034-640-030	437 DIAMOND PEAK LN			N	Y								
033-460-006	31 MINARET RD			N	Y								
037-550-066	793 WESTMOOR CIR			N	Y								
037-590-005	349 PARKFIELD WAY			N	Y								
032-520-089	139 DAVISCO DR			N	Y								
032-520-090	143 DAVISCO DR			N	Y								
037-600-043	845 RIVERROCK DR			N	Y								
037-590-003	341 PARKFIELD WAY			N	Y								
037-590-001	333 PARKFIELD WAY			N	Y								
034-640-040	428 DIAMOND PEAK LN			N	Y								
032-520-105	132 DAVISCO DR			N	Y								
037-600-052	809 RIVERROCK DR			N	Y								
037-590-084	232 SHEARWATER WAY			N	Y								
037-600-054	801 RIVERROCK DR			N	Y								
037-600-053	805 RIVERRROCK DR			N	Y								
037-590-082	240 SHEARWATER WAY			N	Y								
032-520-106	128 DAVISCO DR			N	Y								
037-560-085	816 RIVERROCK DR			N	Y								
037-590-078	363 HANSFORD WAY			N	Y								
037-600-051	813 RIVERROCK DR			N	Y								
037-590-077	241 WYNN ST			N	Y								
034-640-043	416 DIAMOND PEAK LN			N	Y								
034-640-045	408 DIAMOND PEAK LN			N	Y								
037-590-079	367 HANSFORD WAY			N	Y								
037-590-080	371 HANSFORD WAY			N	Y								
037-590-081	375 HANSFORD WAY			N	Y								
037-600-049	821 RIVERROCK DR			N	Y								
037-590-002	337 PARKFIELD WAY			N	Y								
037-590-076	237 WYNN ST			N	Y								
037-600-003	840 RIVERROCK DR			N	Y								
034-640-023	409 DIAMOND PEAK LN			N	Y								
037-600-004	844 RIVERROCK DR			N	Y								
034-260-038	533 STONE MOUNTAIN DR			N	Y								
037-590-057	238 WYNN ST			N	Y								
037-600-047	829 RIVERROCK DR			N	Y								
037-590-083	236 SHEARWATER WAY			N	Y								
032-520-082	112 DAVISCO DR			N	Y								
037-590-053	351 HANSFORD WAY			N	Y								
034-290-104	38 PATO CT			N	Y								
034-290-106	30 PATO CT			N	Y								
034-640-014	325 BARN DANCE WAY			N	Y								

037-590-058	234 WYNN ST			N	Y								
032-520-084	120 DAVISCO DR			N	Y								
032-520-085	123 DAVISCO DR			N	Y								
034-640-044	412 DIAMOND PEAK LN			N	Y								
037-560-081	800 RIVERROCK DR			N	Y								
037-560-082	804 RIVERROCK DR			N	Y								
037-590-050	239 LITTLETON ST			N	Y								
037-590-030	244 LITTLETON ST			N	Y								
032-520-081	108 DAVISCO DR			N	Y								
037-590-032	236 LITTLETON ST			N	Y								
037-590-049	235 LITTLETON ST			N	Y								
037-590-031	240 LITTLETON ST			N	Y								
034-260-040	528 STONE MOUNTAIN DR			N	Y								
032-520-083	116 DAVISCO DR			N	Y								
037-590-075	233 WYNN ST			N	Y								
034-260-033	513 STONE MOUNTAIN DR			N	Y								

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		**RHNA Allocation by Income Level**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	317			8							8	309
	Non-Deed Restricted												
Low	Deed Restricted	174			66							66	108
	Non-Deed Restricted												
Moderate	Deed Restricted	175										209	
	Non-Deed Restricted		70	88	51								
Above Moderate		502	164	208	117	184	262					935	
Total RHNA		**1168**											
Total Units			**234**	**296**	**242**	**184**	**262**					**1218**	**417**

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
1.1 Provision of Adequate Sites to Meet Remaining RHNA Need	**Provision of Adequate Sites to accommodate remaining RHNA need of 385 extremely low, very low, and low income units**	**1/27/2017**	**The City completed this program by designating 9 specific properties with the Affordable Housing Overlay Zone. The City Council adpted Ordinance 16-16 that adopted the overlay.**
1.2 Density Bonus Ordinance	**Implement Density Bonus Ordinance**	**Ongoing**	**The City will continue to use the Density Bonus Ordinance with qualifying affordable projects.**
1.3 Review and Revise Development Fees	**Review and Revise Development Fees**	**Review Annually**	**The City's Park and Traffic Impact Fee's are currently being looked at and revised with anticpated reductions to both fees.**
1.4 Promote Energy-Conserving Programs	**Efficient Use of Energy Resources**	**12/31/2016**	**The City has adopted the California Energy Code and performs plan reviews to ensure projects meet the codes intention for efficient energy use. The City also has an updated website with links and information to Energy Conservation programs.**
1.5 Encourage Residential Development in Areas Served by Public Transit	**Encourage Residential Development near Transit**	**7/1/2016**	**The City adopted the Downtown Specific Plan which is within 1/2 mile of public transit. The DSP allows for reduced parking in order to facilitate the redevelopment of downtown. Additionally, the General Plan has policies that encourage high density development near transit, and the City has made a consistent effort to locate higher density development along existing transit corridors.**
1.6 Maintain an Inventory of Available Land Resources	**Inventory of Available Land Resources**	**12/1/2016**	**The City has developed a comprehensive map of vacant and underutilized parcels. The list includes both vacant parcels and parcels that have infill potential. The information was updated prior to the adoption of the 2015-2023 Housing Element.**

1.7 Encourage Infill Development	Encourage infill as a means to provide additional opportunities for construction	12/1/2015	The city continues to encourage infill development. The City has adopted a Downtown Specific Plan which specifically provides for infill and mixed use residential opportunities within the City.
1.8 Jobs-Housing Balance Evaluation	Analyze the status of jobs and housing within the community and then provide to large employers within the community	Ongoing	The city has a comprehensive list of approved and developed subdivisions within the City. This list is readily available to large employers within the City.
1.9 Annual Review and Reporting of Housing Element Progress	Complete reporting requirements	Report due to HCD Annually	The Annual Report is scheduled for Council review and approval at the March 24, 2020 City Council Meeting. Thereafter, the Annual Report will be forwarded to HCD.
1.10 Affordable Housing Overlay	Review and Revise Affordable Housing Overlay	In conjunction with Policy Action 1.1	The City completed this program with the adption of Ordinance 15-16 in Summer 2016.
1.11 Multifamily Housing Sites	Encourage multifamily and affordable residential uses on multifamily sties	In conjunction with Policy Action 1.1	Active Program (See also Status of Implementation of Goal 1.1)
2.1 Rehabilitation of Existing Housing Units	Continue to provide information on housing rehabilitation assistance	6/1/2015	The City has provided access on the web site to the full list of programs available with the County and HUD, as well as links to appropriate web sites
2.2 Proactive Code Enforcement	Develop a Proactive Code Enforcement Strategy	Ongoing	Staff has developed, adopted and implemented a Property Maintenance Program, as well as a Residential Rental Inspection Program.
2.3 Infrastructure Preservation Program	Provide Adequate Infrastructure	Ongoing	The City annually adopts a capital improvement program as part of its budget to plan and schedule infrastructure improvements throughout Oakley. Based on those adopted priorities and funding plans the City aggressively implements capital improvement projects. There are currently 20 capital improvement projects in various stages of implementation throughout the City.
3.1 Monitor Assisted Housing Units	Monitor units to identify at risk units and insure current units compliance	Ongoing and Annual Monitoring	The City requires fiscal year financial and proof of certification to be reported 90 days after the end of the prior fiscal year. These reports are then audited. The City also maintains active relationships with owners and management.
3.2 Encourage Development of New Affordable Rental Housing for Remaining RHNA Need	Encourage Affordable Rental Housing Development to meet remaining RHNA need	Ongoing	Active Program (See also Status of Implementation of Goal 1.1)
4.1 Increase Access to Homeownership	Disseminate information about the available programs for Affordable Housing through offices, library or City website	8/1/2015	The City website has the following information: where existing affordable family and senior housing projects within the City are located as well as submitted development applications, a link to the 211 program, and the County Section 8 Program.

4.2 Promote Fair Housing Standards	**Continue to encourage the enforcement of federal and state fair housing standards**	**8/1/2015**	**The City currently posts resources on the web site, plus disseminates information through the housing department and the police department. A guide to tenants and landlords rights is kept on hand as well.**
4.3 Development of Housing for Extremely-Low Income Households and Special Needs Groups	**Encourage housing to meet need of 45 Extremely-Low Income units or special needs housing**	**Through the 2015-2023 Planning Cycle**	**The City works cooperatively with affordable housing developers to explore incentives. Although the City does not have available funds, staff has explored funding sources from other agencies in efforts to find ways to achieve the program goals to attain Extremely-Low Income units.**
4.4 Development of Housing for Large Families	**Increase Housing for Large Families**	**Ongoing**	**The City continues to focus on achieving a balance to accommodate various needs for housing.**
4.5 Reasonable Accommodation Procedures	**Continue reasonable accommodation procedures**	**Ongoing**	**Staff continues to ensure that projects meet the State's newest accessibility requirements by identifying deficiencies at plan review stage. City also works with a Certified Access Specialist for plan reviews and inspections.**
4.6 Compliance with SB2	**Comply with SB 2**	**1/1/2016**	**The City has completed this program and has adopted an ordinance that complied with SB 2 in regard to transitional and supportive housing. The Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by-right.**
4.7 Ensure Adequate Emergency Shelter Sites	**Accommodate the City's emergency shelter need**	**Ongoing/Annually**	**The Downtown Specific Plan provides a zone district and site to allow an Emergency Shelter by-right.**
4.8 Pursue Outside Funding Sources	**Monitor Sources of Development Financing**	**Ongoing/Annually**	**The City is working cooperatively with affordable housing developers to explore outside funding sources. Although the City does not have available funds, staff has explored funding sources from other agencies in efforts to find ways to achieve the program goals to attain Extremely-Low Income units instead of Very-Low and -Low. The City has had numerous meetings and discussions in the past with developers to explore incentives and creative financing.**
4.9 Provide Comprehensive Housing Information	**Comprehensive Housing Resources**	**Ongoing**	**The City uses print media, mailers, web-based information, e-mail blasts, and other methods to provide information about available housing resources.**
4.10 Residential Care Facilities	**Accommodate residential care facilities/group homes**	**1/1/2016**	**The City has completed this program and has adopted an ordinance that complied with State Law pertaining to Residential Care Facilities.**
4.11 Employee and Farmworker Housing	**Accommodate farmworker and employee housing**	**1/1/2016**	**The City has completed this program and has adopted an ordinance that complied with State Law pertaining to Employee and Farmworker Housing.**

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1+
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Oakley	
Reporting Period	2019	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1						**4**
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Oakley	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		262
Total Units		**262**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	322
Total Housing Units Approved:	300
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

5-Year Capital Improvement Program

For Fiscal Years 2020/21 to 2024/25

RECOMMENDED

OAKLEY

CALIFORNIA

City of Oakley
FY 2020/21 Project Summary
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

			Downtown Revitalization	Gas Tax	Gas Tax - Road Maintenance & Rehab (RMRA)	Stormwater Fund	Measure J	General Capital Projects	Traffic Impact Fee	Park Impact Fee	Fire Impact Fee	2012 Bond Benefit	Main Street Fund	Regional Park Fund	Street Maintenance Reserve Fund	2016 Debt Service	Facilities Fund
FY 20/21 Proposed Revenues																	
	FY 2019/20 Estimated Fund Balance	6,336,402	**6,970**	**3,481**	**352,566**	**96,277**	**314,876**	**550,400**	**2,342,722**	**93,622**	**0**	**49,050**	**4,333**	**1,087,354**	**1,395,319**	**41,286**	**(1,855)**
	FY 2020/21 Revenues	6,459,935	219,800	858,120	623,450	451,000	544,550	15,000	2,943,107	561,663	178,245	500		61,000		2,500	1,000
	FY 2020/21 Transfers from General fund	2,061,343	75,000					500,000				62,773	350,000		350,000	673,570	50,000
	FY 2020/21 Contributions	1,119,000							969,000	150,000							
	FY 2020/21 Operational Expenditures	(2,342,102)	(291,465)	(639,722)		(458,500)	(25,000)		(65,000)	(10,000)	(177,245)			(1,600)	0	(673,570)	
	FY 2020/21 CIP Staff Labor Charges	(1,073,000)		(181,500)		(88,500)	(379,000)	(160,000)	(228,500)	(6,000)	(1,000)			(27,000)	0		(1,500)
	Total Available for Capital Projects	**12,561,577**	**10,305**	**40,379**	**976,016**	**277**	**455,426**	**905,400**	**5,961,329**	**789,285**	**0**	**112,323**	**354,333**	**1,119,754**	**1,745,319**	**43,786**	**47,645**

FY 2020/21 Proposed Expenditures																	
#	**Project**	**FY 2020/21 Total**															
176	OAKLEY COMMUNITY REGIONAL PARK PROJECT	-															
186	W CYPRESS RD BRIDGE RECONSTRUCT AT CC CANAL	150,000					150,000										
187	MAIN ST BRIDGE REHAB AT CC CANAL	50,000					50,000										
189	PIPER LANE DRAINAGE CHANNEL TRASH CAPTURE	-															
205	DOWNTOWN TRAIN PLATFORM STATION & PARKING	250,000											250,000				
208	LAUREL RD RECONSTRUCTION (MELLOWOOD-MAIN)	400,000							300,000			100,000					
211	MAIN STREET/ROSE AVE INTERSECTION	-															
214	VINTAGE PARKWAY REPAIR & RESURFACING	969,000							969,000								
215	DOWNTOWN PARKING LOT PROJECT	400,000						300,000					100,000				
218	MAIN ST-O'HARA AVE INTERSECTION IMPROVEMT	-															
231	SELLERS AVE WIDENING & IMPROVEMENT	-															
239	DELTA DE ANZA & MARSH CREEK TRAIL CONNECT SAFETY IMP	-															
241	FY 2020/21 CURB, GUTTER & SIDEWALK REPAIR AND	100,000						100,000									
244	FY 2020/21 TRAFFIC SIGNAL MODERNIZATION PROJECT	100,000							100,000								
246	FY 2020/21 STREET REPAIR AND RESURFACING PROJECT	1,600,000			900,000		200,000	500,000									
247	E. CYPRESS-KNIGHTSON AVE. INTERSECTION SIGNALIZATION	500,000							500,000								
248	HOLLY CREEK PARK RESTROOM CONSTRUCTION PROJECT	250,000								250,000							
250	LAUREL RD RESURFACING PROJECT (EMPIRE AVE TO O'HARA AVE)	100,000													100,000		
	Total Proposed Expenditures	**4,869,000**	**-**	**-**	**900,000**	**-**	**400,000**	**900,000**	**1,869,000**	**250,000**	**-**	**100,000**	**350,000**	**-**	**100,000**	**-**	**-**
	Remaining Unassigned Balances		**10,305**	**40,379**	**76,016**	**277**	**55,426**	**5,400**	**4,092,329**	**539,285**	**0**	**12,323**	**4,333**	**1,119,754**	**1,645,319**	**43,786**	**47,645**

City of Oakley
Funding Summary
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Funding Source	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee	$ 3,000,000	$ 1,600,000	$ 1,600,000	$ 1,600,000	$ 1,600,000	$ 9,400,000
Stormwater Fund	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 2,250,000
Park Impact Fee	$ 550,000	$ 300,000	$ 400,000	$ 300,000	$ 200,000	$ 1,750,000
Measure J	$ 545,000	$ 550,000	$ 550,000	$ 550,000	$ 550,000	$ 2,745,000
Gas Tax	$ 855,000	$ 700,000	$ 700,000	$ 700,000	$ 700,000	$ 3,655,000
Gas Tax -Road Maintenance and Rehab	$ 625,000	$ 625,000	$ 600,000	$ 600,000	$ 600,000	$ 3,050,000
Main Street Fund	$ 350,000	$ -	$ -	$ -	$ -	$ 350,000
Grant	$ 969,000	$ -	$ -	$ -	$ -	$ 969,000
Facility Fund	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 250,000
2012 Bond Benefit	$ 65,000	$ 60,000	$ 60,000	$ 60,000	$ 60,000	$ 305,000
General Capital Fund	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,500,000
Total	$ 7,959,000	$ 4,835,000	$ 4,910,000	$ 4,810,000	$ 4,710,000	$ 27,224,000

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	Oakley Community 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 Community 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. The City applied for funding for the first phase of this project for the State Proposition 68 grant in the summer of 2019, and were notified in the spring of 2020 that this project was not selected for funding by the State. Staff will continue to pursue grant opportunities for this project. The construction of the Oakley Regional Park will span several years as funding is secured through a combination of Grants and local funds.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design	$ 50,000						*$ 50,000*
Environmental	$ 100,000						*$ 100,000*
Right of Way							$ -
Construction	$ 400,000						*$ 400,000*
Operating Costs							$ -
TOTAL	*$ 550,000*	$ -	$ -	$ -	$ -	$ -	*$ 550,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Community Park Fund	$ 550,000						*$ 550,000*
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant (see comments)							$ -
2012 Bond Benefit							$ -
Stormwater Fund							$ -
TOTAL	*$ 550,000*	$ -	$ -	$ -	$ -	$ -	*$ 550,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

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 will be looking for grant funding for this project from State and Federal sources. 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. Staff will apply for Highway Bridge Replacement and Rehabilitation (HBRR) grant funding for this project.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design	$ 10,000	$ 150,000					*$ 160,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction							*$ -*
Operating Costs							*$ -*
TOTAL	*$ 10,000*	*$ 150,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 160,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*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	*$ 10,000*	*$ 150,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 160,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

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 has some structural deficiencies according to the latest Caltrans inspections, and will need to be rehabilitated in order to continue to remain in service 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. The City has successfully applied for and secured grant funding from the Highway Bridge Replacement and Rehabilitation (HBRR) for this project. Construction of this project is anticipated to take place in FY 2021/22.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design	$ 10,000						*$ 10,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction	$ 100,000	$ 50,000					*$ 150,000*
Operating Costs							*$ -*
TOTAL	*$ 110,000*	*$ 50,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 160,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							*$ -*
L&L District							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Redevelopment							*$ -*
Measure J		$ 50,000					*$ 50,000*
Gas Tax							*$ -*
Developer							*$ -*
Grant (see comments)	$ 100,000						*$ 100,000*
Other (see comments)							*$ -*
Stormwater Fund	$ 10,000						*$ 10,000*
TOTAL	*$ 110,000*	*$ 50,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 160,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

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 which the City is responsible for maintaining and operating. This is an open channel that flows freely to the Delta. Based on the new permit issued by SF Regional Water Quality Control Board, it cannot convey trash to the open waters of the Delta. This project will construct a new trash capture device at the upstream end of the channel near Vintage Parkway. The preliminary design has been completed and the City is pursuing grant funding for the construction, which is estimated to cost over $900,000. The trash capture device will stop trash from flowing into the Delta and the City will be in compliance with the SF Regional Water Quality Control Board permit.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design	$ 30,000						*$ 30,000*
Environmental							$ -
Right of Way							$ -
Construction	$ 170,000						*$ 170,000*
Operating Costs							$ -
TOTAL	*$ 200,000*	$ -	$ -	$ -	$ -	$ -	*$ 200,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant (see comments)							$ -
Other (see comments)							$ -
Stormwater Fund	$ 200,000						*$ 200,000*
TOTAL	*$ 200,000*	$ -	$ -	$ -	$ -	$ -	*$ 200,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	Downtown Train Platform Station & Parking Lot Phase 1	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Parking Lot 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 to accommodate the new Railroad Platform Station.		
Project Justification:	The Oakley Multi-Modal Parking Lots Project features a new San Joaquin Joint Power Authorities ("SJJPA") train station platform located north of Main Street between 2nd Street and O'Hara Avenue. The facility would provide connecting TriDelta Transit bus service to the train station, as well as a Park & Ride lot. Routes in Oakley and surrounding communities would be adjusted to better serve on-going transportation infrastructure investments in the area; including the eBART extension to Hillcrest Avenue. The station platform is strategically located in downtown on Main Street, adjacent to a future Main Street Plaza that could be used for civic events and markets. The location is within a five minute walking radius of City Hall, Civic Center Park, and Main Street restaurants. This project will make use of a number of vacant and underutilized properties north of Main Street between Norcross Lane and O'Hara Avenue. Three Hundred (300) surface parking spaces would be provided to support Park & Ride activities, as well as future train riders; many of which could be used to support plaza activities held on the weekends and evenings. The amount shown in this document is part of the City's local funding match for this project.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 563,613	$ 250,000					$ *813,613*
Operating Costs							$ -
TOTAL	$ *563,613*	$ *250,000*	$ -	$ -	$ -	$ -	$ *813,613*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund	$ 563,613	$ 250,000					$ *813,613*
Measure J							$ -
Gas Tax							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ *563,613*	$ *250,000*	$ -	$ -	$ -	$ -	$ *813,613*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	Laurel Road Reconst. Project (Mellowood Drive to Main Street)	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	208
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will reconstruct Laurel Road from Mellowood Drive to Main Street.		
Project Justification:	This project will reconstruct and improve Laurel Road in the section from Mellowood Drive to Main Street, which has been in need of roadway reconstruction due to the heavy concentration of Sierra-Crete that had been used years ago in the construction of this project by the County. This roadway has required frequent and costly repairs. The construction of this project will complement the other roadway improvement project on Laurel Road (Rose to Mellowood) that was completed in 2019. Construction will start by summer and is scheduled for completion in early 2021.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design	$ 175,000						*$ 175,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction	$ 2,700,000	$ 400,000					*$ 3,100,000*
Operating Costs							*$ -*
TOTAL	*$ 2,875,000*	*$ 400,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 3,275,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee	$ 2,475,000	$ 300,000					*$ 2,775,000*
General Capital Fund							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Main Street Fund							*$ -*
Measure J	$ 400,000						*$ 400,000*
Gas Tax							*$ -*
Grant							*$ -*
2012 Bond Benefit		$ 100,000					*$ 100,000*
Downtown Revitalization Fund							*$ -*
Stormwater Fund							*$ -*
TOTAL	*$ 2,875,000*	*$ 400,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 3,275,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

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 and new subdivision development projects along the East Cypress Road corridor, necessitates improving the streets that will be needed to accommodate the added volume of traffic to these new neighborhoods. Main Street and Rose Avenue have operated as a stop sign intersection, which is not sustainable over the long term, so a traffic signal is needed at this intersection. 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 flow, 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.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*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:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	Vintage Parkway Repair and Rehabilitation Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	214
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will repair and rehabilitate Vintage Parkway.		
Project Justification:	The City received a $969,000 One Bay Area Government Grant for Oakley's street resurfacing project. The grant is specific in nature and can only be used for roads in Oakley that are classified as collector or arterials. Vintage Parkway meets this classification and is in poor condition and needs to be rehabilitated. There are multiple areas where street failures are occurring, large cracking, cupping or wearing in the travel lanes, and significant weathering. Included with the project, are approximately 26 ADA ramps that will be upgraded, along with the replacement of any curb and gutter as needed.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design	$ 80,000						*$ 80,000*
Environmental							$ -
Right of Way							$ -
Construction	$ 220,000	$ 969,000					*$ 1,189,000*
Operating Costs							$ -
TOTAL	*$ 300,000*	*$ 969,000*	$ -	$ -	$ -	$ -	*$ 1,269,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							$ -
General Capital Fund	$ 200,000						*$ 200,000*
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J	$ 100,000						*$ 100,000*
Gas Tax							$ -
Grant		$ 969,000					*$ 969,000*
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ 300,000*	*$ 969,000*	$ -	$ -	$ -	$ -	*$ 1,269,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

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 10,000 SF Mixed-Use Retail Building will be constructed in downtown near the intersection of Main Street/Norcross Lane. This project is a major enhancement to downtown Oakley which will bring new businesses to the community. In conjunction with this project the developer will construct a new parking lot that would accommodate the needs of the new Mixed-Use Retail Building and other downtown merchants. The design of the building and parking lot are currently underway and the construction is anticipated to start in the fall of 2020.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design							*$ -*
Environmental							*$ -*
Right of Way							*$ -*
Construction	$ 2,450,000	$ 300,000					*$ 2,750,000*
Operating Costs							*$ -*
TOTAL	*$ 2,450,000*	*$ 300,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 2,750,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							*$ -*
General Capital Fund	$ 800,000	$ 300,000					*$ 1,100,000*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Main Street Fund	$ 1,550,000	$ 100,000					*$ 1,650,000*
Measure J							*$ -*
Gas Tax							*$ -*
Grant							*$ -*
2012 Bond Benefit							*$ -*
Downtown Revitalization Fund							*$ -*
Stormwater Fund							*$ -*
TOTAL	*$ 2,350,000*	*$ 400,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 2,750,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	Main Street/O'Hara Avenue Intersection Improvement Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	218
Project Priority:	Immediate	**In Successor Agency Area:**	Yes
Project Description:	This project will widen the north side of Main Street at the intersection with O'Hara Avenue.		
Project Justification:	The reconstruction of Main Street in downtown from Norcross Lane to 5th Street was completed last year. The last section of Main Street that needs improvement is on the north side of Main Street at the intersection of O'Hara Avenue. The scope of this project will include the widening of Main Street, construction of new curb, gutter, and sidewalks and the relocation of traffic signal infrastructure. The construction of this project is underway and is scheduled for completion in the fall of 2020.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design	$ 250,000						*$ 250,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction	$ 500,000						*$ 500,000*
Operating Costs							*$ -*
TOTAL	*$ 750,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 750,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee	$ 750,000						*$ 750,000*
General Capital Fund							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Main Street Fund							*$ -*
Measure J							*$ -*
Gas Tax							*$ -*
Grant							*$ -*
2012 Bond Benefit							*$ -*
Developer Contribution							*$ -*
Stormwater Fund							*$ -*
TOTAL	*$ 750,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 750,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

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 widen and improve the section of Sellers Avenue from the intersection at Riverrock Drive, to the gate at the Oakley Regional Community Park.		
Project Justification:	Sellers Avenue has been a 2 lane road 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, gutter and 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 Community Park. The above referenced developers will pay the City the cost for curb, gutter and sidewalk, and one lane of roadway. The City will pay the remaining construction costs for the second lane and medians.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*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:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	Delta de Anza and Marsh Creek Trail Connection Safety Improvements	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Safety Improvement	**Project Number:**	239
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will improve trail and street crossings for pedestrians and bicyclists.		
Project Justification:	City of Oakley applied for and secured a Transportation Development Act (TDA) Article 3 grant for pedestrian and bicycle safety improvements. The project is divided up into four (4) locations along the Delta de Anza and Marsh Creek Regional Trail. The improvements include a bike lane gap closure, installation of high visibility green thermoplastic bike lanes at a high volume signalized intersection, installation of flashing beacons at mid-block trail crossings in two locations, and wayfinding signs for bicyclists to connect to other trails and/or locations and points of interest in the region. These improvements will bridge gaps between the Delta de Anza and Marsh Creek Regional Trail and provide bicycle access to schools in the area.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design	$ 13,500						*$ 13,500*
Environmental							*$ -*
Right of Way							*$ -*
Construction	$ 170,000						*$ 170,000*
Operating Costs							*$ -*
TOTAL	*$ 183,500*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 183,500*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							*$ -*
General Capital Fund	$ 130,000						*$ 130,000*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Main Street Fund							*$ -*
Measure J							*$ -*
Gas Tax							*$ -*
Grant							*$ -*
2012 Bond Benefit	$ 53,500						*$ 53,500*
Downtown Revitalization Fund							*$ -*
Stormwater Fund							*$ -*
TOTAL	*$ 183,500*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 183,500*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	FY 2020/21 Curb, Gutter and Sidewalk Repair & Replacement Proj.	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Concrete Repair and Replacement	**Project Number:**	241
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 and gutter, and sidewalks throughout the City. The construction of this project will provide safe paths of travel for the community by eliminating trip and fall accidents caused from tree root overgrowth that has uplifted sidewalks and curbs. 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 caused by tree root overgrowth.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 100,000	$ 100,000					$ *200,000*
Operating Costs							$ -
TOTAL	$ *100,000*	$ *100,000*	$ -	$ -	$ -	$ -	$ *200,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
General Capital Fund		$ 100,000					$ *100,000*
Measure J							$ -
Gas Tax	$ 100,000						$ *100,000*
2012 Bond Benefit							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ *100,000*	$ *100,000*	$ -	$ -	$ -	$ -	$ *200,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	FY 2020/21 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:**	244
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will rehabilitate existing traffic signals.		
Project Justification:	Traffic operations and public safety has 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 will replace some of the older internal components of the City's traffic signal systems which will allow better and more coordinated traffic signal operations.		

PROJECT FINANCING DETAILS

Project Expenditures	**19/20**	**20/21**	**21/22**	**22/23**	**23/24**	**24/25**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 100,000	$ 100,000					$ *200,000*
Operating Costs							$ -
TOTAL	$ *100,000*	$ *100,000*	$ -	$ -	$ -	$ -	$ *200,000*

Project Funding	**19/20**	**20/21**	**21/22**	**22/23**	**23/24**	**24/25**	***Total***
Traffic Impact Fee	$ 100,000	$ 100,000					$ *200,000*
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ *100,000*	$ *100,000*	$ -	$ -	$ -	$ -	$ *200,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	FY 2020/21 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:**	246
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 roadway 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 the necessity of costly reconstruction due to the lack of proper rehabilitation and maintenance. There are a number of neighborhoods which need Sierra-Crete remediation and street repair and resurfacing, which this project will address.		

PROJECT FINANCING DETAILS

Project Expenditures	**19/20**	**20/21**	**21/22**	**22/23**	**23/24**	**24/25**	***Total***
Planning & Design		$ 100,000					***$ 100,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 1,500,000					***$ 1,500,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ 1,600,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,600,000***

Project Funding	**19/20**	**20/21**	**21/22**	**22/23**	**23/24**	**24/25**	***Total***
Traffic Impact Fee							***$ -***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
General Capital Fund		$ 500,000					***$ 500,000***
Measure J		$ 200,000					***$ 200,000***
Gas Tax							***$ -***
Developer							***$ -***
2012 Bond Benefit							***$ -***
Downtown Revitalization Fund							***$ -***
Stormwater Fund							***$ -***
RMRA		$ 900,000					***$ 900,000***
TOTAL	***$ -***	***$ 1,600,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,600,000***

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	E. Cypress Rd. - Knightsen Ave. Intersection Signalization Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	247
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will install a new traffic signal at the intersection of East Cypress Road and Knightsen Avenue		
Project Justification:	The growth and development of the new subdivision projects along the East Cypress Road corridor has necessitated various infrastructure improvements to accommodate the increased traffic flows on this road. These improvements include the widening of East Cypress Road to City standards along the Emerson and Gilbert Ranch projects. The intersection of East Cypress Road/Knightsen Avenue has not been signalized; however, the traffic demands on this segment require the reconstruction and signalization of this intersection. This project will be designed and constructed by the City and funded by private developer contributions.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design		$ 500,000					*$ 500,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction							*$ -*
Operating Costs							*$ -*
TOTAL	*$ -*	*$ 500,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 500,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee		$ 500,000					*$ 500,000*
L&L District							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
General Capital Fund							*$ -*
Measure J							*$ -*
Gas Tax							*$ -*
Developer							*$ -*
2012 Bond Benefit							*$ -*
Downtown Revitalization Fund							*$ -*
Stormwater Fund							*$ -*
TOTAL	*$ -*	*$ 500,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 500,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	Holly Creek Park Restroom Construction Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Facility Improvement	**Project Number:**	248
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will install a restroom at Holly Creek Park.		
Project Justification:	The demand for City of Oakley recreational fields continues to grow particularly for organized sports such as 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 does not have any restroom facilities which necessitates placement of portable toilets at this park. This approach has created many operational and sanitary issues and is not a sustainable solution to address the need for a public restroom facility. This project will construct a permanent restroom facility at this park similar to the restroom facility that was recently constructed at the Koda Dog Park. The funding for this project will be primarily from a private development project contribution which will be supplemented by local funds.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 250,000					$ *250,000*
Operating Costs							$ -
TOTAL	$ -	$ *250,000*	$ -	$ -	$ -	$ -	$ *250,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee		$ 100,000					$ *100,000*
General Capital Fund							$ -
Measure J							$ -
Gas Tax							$ -
Developer Contribution		$ 150,000					$ *150,000*
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *250,000*	$ -	$ -	$ -	$ -	$ *250,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2020/21 to 2024/25

Project Title:	Laurel Road Resurfacing Project (Empire Avenue to O'Hara Avenue)	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	250
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will repair and resurface Laurel Road		
Project Justification:	This project will repair and resurface Laurel Road in the section between Empire Avenue to O'Hara Avenue. This roadway is not only a major arterial in the City but a truck route which is used heavily everyday by heavy construction trucks to deliver materials and supplies to various development sites in Oakley. Street repair and resurfacing is critical in keeping the quality of the City's street infrastructure in good condition and prevent the necessity of costly reconstruction due to the lack of proper rehabilitation and maintenance. This project will be designed in FY 2020/21 and constructed in FY 2021/22.		

PROJECT FINANCING DETAILS

Project Expenditures	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Planning & Design		$ 100,000					*$ 100,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ -*	*$ 100,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 100,000*

Project Funding	19/20	20/21	21/22	22/23	23/24	24/25	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
General Capital Fund							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
2012 Bond Benefit							$ -
Street Maintenance Reserve		$ 100,000					*$ 100,000*
Stormwater Fund							$ -
TOTAL	*$ -*	*$ 100,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 100,000*

Comments:

RESOLUTION NO. 02-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPTING A COMPLETE STREETS POLICY

FINDINGS

WHEREAS, the term "Complete Streets" describes a comprehensive, integrated transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users, including pedestrians, bicyclists, persons with disabilities, motorists, movers of commercial goods, users and operators of public transportation, seniors, children, youth, families, and other significant local users; and

WHEREAS, the City of Oakley acknowledges the benefits and value for the public health and welfare of reducing vehicle miles traveled and increasing transportation by walking, bicycling, and using public transportation; and

WHEREAS, the City of Oakley recognizes that the planning and coordinated development of Complete Streets infrastructure provides benefits for local governments in the areas of infrastructure cost savings; public health; and environmental sustainability; and

WHEREAS, the State of California has emphasized the importance of Complete Streets by enacting the California Complete Streets Act of 2008 (also known as AB 1358), which requires that when cities or counties revise general plans, they identify how they will provide for the mobility needs of all users of the roadways, as well as through Deputy Directive 64, in which the California Department of Transportation explained that it "views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system"; and

WHEREAS, the California Global Warming Solutions Act of 2006 (known as AB 32) sets a mandate for the reduction of greenhouse gas emissions in California, and the Sustainable Communities and Climate Protection Act of 2008 (known as SB 375) requires emissions reductions through coordinated regional planning that integrates transportation, housing, and land-use policy, and achieving the goals of these laws will require significant increases in travel by public transit, bicycling, and walking; and

WHEREAS, numerous California counties, cities, and agencies have adopted Complete Streets policies and legislation in order to further the health, safety, welfare, economic vitality, and environmental wellbeing of their communities; and

WHEREAS, the City of Oakley therefore, in light of the foregoing benefits and considerations, wishes to improve its commitment to Complete Streets and desires that its streets form a comprehensive and integrated transportation network promoting safe,

equitable, and convenient travel for all users while preserving flexibility, recognizing community context, and using the latest and best design guidelines and standards; and

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 City of Oakley City Council adopts the Complete Streets Policy attached hereto as Exhibit A, and made part of this Resolution, and that said exhibit is hereby approved and adopted.

B. That the next substantial revision of the City of Oakley General Plan Circulation Element shall incorporate Complete Streets policies and principles consistent with the California Complete Streets Act of 2008 (AB 1358) and with the Complete Streets Policy adopted by this resolution.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 8th of January, 2013 by the following vote:

AYES: Burgis, Hardcastle, Pope, Romick

NOES:

ABSENT: Rios

ABSTENTIONS:

APPROVED:

Kevin Romick, Mayor

ATTEST:

Libby Vreonis, City Clerk

1-14-13

Date

EXHIBIT A

CITY of OAKLEY
A PLACE for FAMILIES in the HEART of the DELTA

CITY OF OAKLEY COMPLETE STREETS POLICY

Adopted by Resolution No. 02-13 by the City of Oakley City Council on January 8, 2013.

A. Complete Streets Principles

1. Serve all Users: All transportation improvements will be planned, designed, constructed, operated and maintained to support safe and convenient access for all users, and increase mobility for walking, bicycling and transit use, wherever possible while promoting safe and accessible operations for all users.

2. Context Sensitivity: The planning and implementation of transportation projects will reflect conditions within and surrounding the project area, whether the area is a residential, commercial, industrial, open space, or agricultural zoning district. Project planning, design and construction of complete streets projects should include working with residents and merchants to ensure that a strong sense of place is maintained.

3. Complete Streets in all Departments: All departments within the City of Oakley must incorporate a complete streets approach into the review and implementation of their projects and activities. Potential Complete Streets opportunities could apply to projects such as, transportation projects, road rehabilitation, new development, utilities, etc.

4. All Projects/Phases: The policy will apply to all roadway projects including those involving new construction, reconstruction, retrofits, repaving, rehabilitation, or changes in the allocation of pavement space on an existing roadway, as well as those that involve new privately built roads and easements intended for public use.

B. Implementation

1. Plan Consultation: Any proposed improvements should be evaluated for consistency with all local bicycle, pedestrian and/or transportation plans and any other plans that affect the right of way should be consulted for consistency with any proposed improvements.

2. Street Network/Connectivity: The transportation system should provide a connected network of facilities accommodating all modes of travel. This includes

looking for opportunities for repurposing rights-of-ways to enhance connectivity for cyclists, pedestrians and transit users. A well connected network should include non-motorized connectivity to schools, parks, commercial areas, civic destinations and regional non-motorized networks on both publically owned roads/land and private developments (or redevelopment areas).

3. Bicycle and Pedestrian Advisory Consultation (BPAC): Input shall be solicited from local BPACs or similar advisory group in an early project development phase to verify bicycling and pedestrian needs for projects. (MTC Resolution 875 requires that cities of 10,000 or more create and maintain a BPAC or rely on the county BPAC to receive TDA-3 funds.)

4. Evaluation: City will establish a means to collect data and indicate how the jurisdiction is evaluating their implementation of complete streets policies. For example tracking the number of miles of bike lanes and sidewalks, numbers of street crossings, signage etc.

C. Exceptions

1. Process: Plans or projects that seek exemptions from implementing the City of Oakley Complete Streets policies outlined in prior sections must provide written findings of why accommodations for all modes were not included in the project. The memorandum should be signed off by the Public Works Director or equivalent high level staff.

CITY OF OAKLEY CITY COUNCIL

RESOLUTION NO. 92-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPTING THE CONTRA COSTA COUNTY MEASURE L URBAN LIMIT LINE (ULL) AS THE CITY'S ADOPTED ULL, FOR THE PURPOSES OF COMPLIANCE WITH MEASURE J TO ESTABLISH A VOTER-APPROVED ULL

FINDINGS

WHEREAS, the Measure J (2004) Transportation Expenditure Plan includes a Growth Management Program (GMP) which contains an urban limit line component mandating that local jurisdictions must adopt and continuously comply with a voter approved urban limit line no later than April 1, 2009 in order to receive their shares of Measure J Local Street Maintenance and Improvement Funds and to be eligible to receive Measure J Transportation for Livable Community funds; and

WHEREAS, Measure J also includes Principles of Agreement for Establishing the Urban Limit Line (ULL Principles) as Attachment A to the GMP, incorporated therein by reference; and

WHEREAS, the ULL Principles, as amended by the Authority on November 15, 2006, state that a local jurisdiction may adopt a "County ULL," which is defined as the ULL adopted by the Contra Costa County Board of Supervisors and passed by the voters at a countywide election (after November, 2004); and

WHEREAS, Measure L (2006), the Contra Costa County Board of Supervisor ULL, was passed by a majority of voters in Contra Costa at the November 7, 2006 election; and

WHEREAS, the Measure L ULL was also approved by a majority of the voters in the City at the November 7, 2006 election, as certified by the County Clerk; and

WHEREAS, the City wishes to adopt the Measure L ULL (referred to hereinafter as the County ULL) as its ULL specifically as it applies to the City boundaries for the purpose of compliance with the Measure J GMP; and

WHEREAS, on July 25, 2006, the Contra Costa County Board of Supervisors, as the lead agency for the project under the California Environmental Quality Act ("CEQA"), adopted a Negative Declaration (State Clearinghouse No. 2006012134) on the "November 7, 2006 General Election, Urban Limit Line Ballot Measure Sponsored by Contra Costa County Board of Supervisors;" and

WHEREAS, the Negative Declaration determined that the adoption of the Measure L ULL would not have any significant impacts on the environment;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY DOES RESOLVE AS FOLLOWS:

1. The City accepts, adopts, and approves, for the purposes of compliance with the Measure J GMP, the County ULL boundary for urban development as its applicable voter-approved ULL with regard to the boundaries of the City; and

2. Conditions for revising the physical boundary of the County ULL to allow the City to make adjustments of 30 or fewer acres, or to address issues of unconstitutional takings, or to conform to state and federal law, or other applicable regulations are set forth in Exhibit 1, which is attached hereto and made a part hereof; and

3. The City shall not make adjustments of greater than 30 acres to the physical boundary of the adopted County ULL unless those adjustments have been approved by the voters in accordance with the ULL Principles; and

4. The City has considered the environmental effects of the project as shown in the Negative Declaration prepared by the County and shall adopt a Notice of Determination in accordance with State CEQA Guidelines sections 15075 and 15096(i) within five working days after the approval of this resolution.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Oakley held on the 9th day of September 2008, by Councilmember Romick, who moved its adoption, which motion being duly seconded by Councilmember Anderson, was upon voice vote carried and the resolution adopted by the following vote:

AYES:	Anderson, Connelley, Nix, Rios, Romick
NOES:	None
ABSTENTIONS:	None
ABSENT:	None

APPROVED:

BRUCE CONNELLEY, MAYOR

ATTEST:

NANCY ORTENBLAD, CITY CLERK

Exhibit 1
City Council Resolution No. 92-08

Conditions for revising the physical boundary of the urban limit line to allow adjustments of 30 or fewer acres, or to address issues of unconstitutional takings, or to conform to state and federal law:

1. To prevent the use of multiple boundary adjustments of 30 acres or less to avoid the more-than-30 acres limitation.

2. To allow adjustment of 30 acres or less within a limited set of conditions, provided those adjustments were non-contiguous (and not proximate to each other).

3. The term "nonconsecutive" is intended to mean that adjustments should not be proximate to each other, and that in combination, these adjustments shall not result in amassing a contiguous parcel (or parcels) in excess of 30 acres.

4. The local jurisdiction should avoid the creation of pockets of land outside the urban limit line, specifically to avoid the possibility of wanting to fill in those pockets later on through separate adjustments.

5. To allow consideration of more than one local voter approved urban limit line boundary adjustment, each of 30 acres or less, provided they are relatively isolated and well separated from each other.

6. Contiguous annexations totaling more than 30 acres would require further voter approval.

7. To allow a minor change in the urban limit line to accurately reflect topographic characteristics or legal boundaries (e.g. when a portion of a legal parcel is within the urban limit line).

CONTRA COSTA
transportation
authority

ANNUAL REPORTING FORM

for LOCAL STREET MAINTENANCE AND IMPROVEMENTS (LSM) FUNDS (18% LSM FUNDS & 2.09% ADDITIONAL FUNDS)

FOR ELIGIBLE EXPENDITURES DURING FISCAL YEAR 2017-18

Jurisdiction: City of Oakley

If you have any questions regarding this form, please contact Matt Kelly at CCTA, 925-256-4730.
Please return the form to CCTA, along with the project detail spreadsheet, Attention: Wilma Van Hook, at the address below

	Total for FY 2017-18
Balance as of July 1, 2017	351,813
18% + 2.09% Funds Received during FY 2017-18 (actual, not accrued)	588,051
Eligible Expenditures *(Please describe all expenditures in excess of $10,000 on the LSM Audit Reporting spreadsheet)*	
Local Street and Roads	167,742
Growth Management Planning and Compliance	95,804
Transit Capital and Operations	
Trails	
Parking Facilities	
Transportation Demand Management/Transportation Systems Management	
Total Expenditures during FY 2017-18	263,546
Funds Remaining	676,318
Interest Earned	7,922
Balance as of June 30, 2018	684,240

Form prepared by: Janielyn Bayona

Phone: 925 985 7014

Email: bayona@ci.oakley.ca.us

Title: Senior Accountant

Date: December 18, 2018

Jurisdiction: CITY OF OAKLEY Reporting Period: Fiscal Year 2017-2018	CCTA Measure J Local Streets & Roads Maintenance Audit Reporting Form (for expenditures of $10,000 or more)			
Project Type	Project Name	Project Description (Location, Limits)	Measure J Funds Expended ($)	Reporting Metric (see instructions)
Local Streets and Roads	#165 Main Street Realignment Project	This street realignment and reconstruction improved traffic flow and safety for motorists and pedestrians in downtown.	$ 108,709	1,640 tons of asphalt installed
Local Streets and Roads	#203 FY 17-18 Street Repair & Resurfacing	This project repaired the base and surface failures and resurfaced streets as a part of a comprehensive program to maintain the roadways for the community. Street repair and resurfacing is critical for keeping the quality of the City's street infrastructure in good condition and prevent the necessity of costly reconstruction due to the lack of proper rehabilitation and maintenance. This project repaired and resurfaced several areas that needed Sierra Crete remediation in the Vintage Parkway neighborhood.	$ 32,647	installed 682,000 sf slurry seal
Local Streets and Roads	#216 Main St (Vintage-O'Hara) Traffic Operation Improvement	The City of Oakley applied for and secured an $87,000 grant from CCTA to install a new Traffic Operation System program which will monitor the traffic flows in the core downtown area in real-time basis. In conjunction with the new software program, the 3 traffic signals in downtown will be linked to the Engineering Office which will be the center for this Traffic Operation System installation.	$ 26,385	N/A - improvements were for traffic management system to monitor signal operations.

CONTRA COSTA transportation authority

ANNUAL REPORTING FORM

for LOCAL STREET MAINTENANCE AND IMPROVEMENTS (LSM) FUNDS (18% LSM FUNDS & 2.09% ADDITIONAL FUNDS)

FOR ELIGIBLE EXPENDITURES DURING FISCAL YEAR 2018-19

Jurisdiction: _____City of Oakley_____

If you have any questions regarding this form, please contact Matt Kelly at CCTA, 925-256-4730.

Please return the form to CCTA, along with the project detail spreadsheet, Attn: Jackie Reyes (address listed below)

	Total for FY 2018-19
Balance as of July 1, 2018	$684,240
18% + 2.09% Funds Received during FY 2018-19 (actual, not accrued)	$706,375
Eligible Expenditures *(Please describe all expenditures in excess of $10,000 on the LSM Audit Reporting spreadsheet)*	
Local Street and Roads	$183,433
Growth Management Planning and Compliance	$106,384
Transit Capital and Operations	
Trails	
Parking Facilities	
Transportation Demand Management/Transportation Systems Management	
Total Expenditures during FY 2018-19	$289,817
Funds Remaining	$1,100,798
Interest Earned	$19,683
Balance as of June 30, 2019	$1,120,481

Form prepared by: __Jeri Tejeda_____ Phone: _925-625-7014_____

Email: _tejeda@ci.oakley.ca.us_____

Title: ___Senior Accountant_____

Date: __11/19/20_____

Jurisdiction: City of Oakley Reporting Period: FY 2018-2019	CCTA Measure J Local Streets & Roads Maintenance Audit Reporting Form (for expenditures of $10,000 or more)			
Project Type	**Project Name**	**Project Description (Location, Limits)**	**Measure J Funds Expended ($)**	**Reporting Metric (see instructions)**
Local Streets and Roads	Laurel Road/Rose Avenue Intersection Improvement (191)	Laurel Road and Rose Avenue is a major intersection in the City of Oakley on an arterial road that is not signalized. Currently, this intersection operates as a four-way stop and has one lane of thru traffic in each direction. This project will widen the intersection to four (4) lanes and construct a new traffic signal, which will improve the traffic flows on Laurel Road at Rose Avenue.	$ 33,991	2800 tons of AC paving
Local Streets and Roads	Main St Vintage Parkway to O'Hara Av Traffic Operation Improvements (216)	This project will install upgrades to the three (3) existing traffic signals and install a Central Management System for monitoring and controlling traffic. This new system will adjust the signal operations on a real time basis, which experiences fluctuating multi-modal traffic patterns.	$ 60,615	Fiber Optic Lines, new video detection system, & Traffic Signal Central Mgmt System
Local Streets and Roads	Street Repair and Resurfacing (223)	This project will repair the base and surface failures and resurface streets as a part of a comprehensive program to maintain the roadways for the community. Street repair and resurfacing is critical for keeping the quality of the City's street infrastructure in good condition and prevent the necessity of costly reconstruction due to the lack of proper rehabilitation and maintenance.	$ 87,192	5,100 tons of AC paving & 409,000 square feet of slurry seal

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

FROM: Tim Przybyla, Finance Director

SUBJECT: Development Impact Fee Five Year Report

Background and Analysis

State law allows the City to charge fees to offset impacts associated with new development. Along with requirements related to the amount of the fees, nexus to impacts, and specifications for use of the fees, the Law requires that the City prepare annual and five year reports for each fee program. The annual report must include a fee schedule, beginning and ending fund balances, revenues, expenditures and project information. The five year report must include information showing the fees are being spent timely and include supporting information about each program's projects that support making a number of required findings. Once prepared and made available to the Public, it must also be presented to the City Council. The attached report is the City's Five Year Report for the period ending June 30, 2020 containing the prescribed information for each of the City's Impact Fee Programs.

The attached Five Year Report was prepared in accordance with Government Code sections 66000 et seq. and made available to the public on November 15, 2020. The law requires the report be presented to the City Council at the next regular meeting not less than 15 days after it is madeavailable to the public.

Fiscal Impact

None.

Staff Recommendation

Staff recommends that City Council approve the Resolution accepting the attached Report and making the required findings pursuant to Government Code Sections 66000 et seq.

Attachments
1. Resolution
2. Five Year Report

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING THE FIVE YEAR DEVELOPMENT IMPACT FEE REPORT FOR THE PERIOD ENDING JUNE 30, 2020 AND MAKING REQUIRED FINDINGS AS REQUIRED BY GOVERNMENT CODE SECTIONS 66000 ET SEQ.

WHEREAS, State Law allows Cities to establish development impact fees to mitigate the impacts of new development on growing communities; and

WHEREAS, the City of Oakley did, in 2003, adopt its existing development impact fee programs; and

WHEREAS, Sections 66000 et seq. of the California Government Code contains the provisions defining parameters of development impact fees, as well as reporting and maintenance requirements to ensure the ongoing appropriateness of the fees charged; and

WHEREAS, the attached Five Year Report contains information that meets both the annual and five year reporting requirements described in the Code; and

WHEREAS, State Law also requires that every five years the Council make the following specific findings for each fee program related to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

a) Identify the purpose to which the fee is to be put;
b) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
c) Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements identified in the program;
d) Designate the approximate dates on which the funding referred to in c) is expected to be deposited into the appropriate account or fund; and

WHEREAS, Staff recommends the City Council accept the attached report and incorporate it herein in order to make the required findings.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley accepts the attached Five Year Report, and makes the following required findings for each of the City's Development Impact Fee Programs, incorporating the information from the report into this resolution.

1. The report includes the stated purpose for each fee;

2. The report includes the amount of fees unexpended in each Fund at June 30, 2020 and sufficient detail regarding the expected use of the fees to demonstrate a reasonable relationship between the fee and the purpose for which it is charged;

3. The report includes the sources and amounts of funding anticipated to complete financing of incomplete improvements identified in each program;

4. The report includes the approximate dates on which the funding is expected to be deposited into the appropriate account or fund to finance the incomplete improvements noted.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Oakley held on the 8th day of December 2020 and adopted by the following vote:

AYES:

NOES:

ABSTENTION:

ABSENT:

APPROVED:_____
MAYOR

ATTEST:

_____
Libby Vreonis, CITY CLERK

Five Year Report
Development Impact Fees
For the City of Oakley
For Fiscal Year Ending June 30, 2020

Government Code Sections 66000 et seq. require local agencies to submit annual and five-year reports detailing the status of development impact fees. The annual report must be made available to the public no later than 180 days after the end of the fiscal year, and must be presented to the City Council at least fifteen days after it is made available to the public. The five year report must be made available to the public following the fifth year the fees are collected and each five years thereafter. This report is the City's Five Year Report for the period ended June 30, 2020.

This report includes all of the Annual Report required data, and data that supports the findings required by the Code for the five year period. Below, and on the following pages you will find for each fee program:

1. A brief description of the program.
2. Beginning and ending balances for the year.
3. Amount of fees collected and the interest earned during the year.
4. Total Expenditures for the year.
5. A summary of fund balances and five year test.
6. A detailed list of current year disbursements by project, including the percentages funded by fees, including operating transfers.
7. Information listing the programs' projects expected to be funded with fees that have been collected but unspent, whether committed or not yet committed, including data from the City's most current Capital Improvement Plan.
8. A current schedule of fees.

The fee programs included in this report are the following:

Section A - Traffic Impact Fee Program

Section B - Park Impact Fee Program

Section C - Public Facilities Impact Fee Program

Section D - Fire Facilities Impact Fee Program

Program Descriptions

A. Traffic Impact Fee Program

The Traffic Impact Fee Program was established by the City on incorporation in 1999, and included separate Area of Benefit and Median Island Fees. In 2003, all of these programs were rolled up into a broader Traffic Impact Fee Program. The Program's stated purpose is to finance roadway improvements to reduce the impacts caused by future development in the City. The City accounts for the program in its Traffic Impact Fee Fund.

B. Park Impact Fee Program

In 2003, the City amended its existing Park Impact Fee Program. The stated purpose for the program is to acquire property and develop city parks to reduce the impacts caused by future development in the City. The City accounts for the program in its Park Impact Fee Fund.

C. Public Facilities Impact Fee Program

The Public Facilities Impact Fee Program was established by the City in 2003 to finance the acquisition, or design, engineering, construction and other costs related to the purchase or construction of the Civic Center, Community Center, and Corporation Yard detailed in the resolution establishing the fee. These facilities were identified as necessary to reduce the impacts caused by future development in the City. The City accounts for the program in its Public Facilities Impact Fee Fund.

D. Fire Facilities Impact Fee Program

The Fire Facilities Impact Fee Program was established by the City in 2003 to finance the acquisition, design, engineering, construction, upgrade and or other costs related to the improved fire facilities in Oakley and Knightsen. Specific projects were identified in the enabling legislation, although subject to revision by the City Council.

Attached Supporting Documentation

The pages following include the supporting documentation required to meet the annual program reporting requirements and to support the Council's ability to make the findings they are required to make for each program as part of this five year report.

The City's Capital Improvement Plan (CIP) is updated annually and provides a longer- term view of the City's plan for public improvements. The Fee Program revenues are budgeted and allocated through the annual CIP and City Budget process. References to CIP project numbers in the attachments have been provided where they are part of the adopted CIP.

TRAFFIC IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 06/30/19	Fee Income 19/20	Interest & Misc Inc 19/20	Expenditures 19/20	Fund Balance 06/30/20	
$ 5,680,076	3,999,685	1,036,773	3,230,909	$ 7,485,625	***

*** Above includes $588,387 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due on or before December 2063 at variable interest rate.

Section B Summary of Fund Balance

Five Year Revenue Test
Using First In First Out Method

Unspent Funds Representing Ending Fund Balance:	Amount
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	1,261,403
Revenues Collected from FY 18/19	1,187,765
Revenues Collected from FY 19/20	5,036,458
Deferred Impact Fees Receivable	(588,387)
Total Ending Fund Balance	$ 6,897,239

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 19/20	Future Traffic Fee Appropriations 20/21 - 24/25	Future Add'l Appropriations & Other Funding Sources 20/21 - 24/25	Future Funding & Construction
Administrative & Operating Expenditures			100%	$ 136,969			
Laurel Rd/Rose Ave Intersection Improvement Project	191	100%	100%	1,128,791	-		
Laurel Rd Widening (Rose Ave to Mellowood Dr) Project	196	100%	100%	1,329,529	-		
Downtown Train Platform	205	5%	10%	9,720	290,300	5,500,000.00	
Laurel Rd Reconstruction (Mellowood-Main)	208	0%	85%	99,558	2,269,800	328,050.00	
Main St.-O'Hara Ave Intersection Improvement	218	5%	100%	315,330	521,300		
Empire Ave-Gateway Dr. Intersection Signal	230	100%	91%	303,369	-		
FY 19-20 Traffic Signal Modernization	236	100%	100%	18,757	-		
				$ 3,342,022	$ 3,081,400		

PARK IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 06/30/19	Fee Income 19/20	Interest & Misc Inc 19/20	Expenditures 19/20	Fund Balance 06/30/20	
$ 300,462	656,521	200,000	818,197	$ 338,785	***

*** Above includes $436230.33 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due on or before December 2063 at variable interest rate. The deficit Fund Balance is expected to be eliminated from future Fee Revenues.

Section B Summary of Fund Balance

Five Year Revenue Test
Using First In First Out Method

Unspent Funds Representing Ending Fund Balance:	Amount
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	-
Revenues Collected from FY 19/20	-
Deferred Impact Fees Receivable	
Total Ending Fund Balance	$ -

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 19/20	Future Park Fee Appropriations 20/21 - 24/25	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees & Expenses			100%	$ 25,865	TBD		
Athletic Field at Nunn-Wilson Park	206	100%	100%	740,246	-		
Outdoor Fitness Court	240	100%	100%	$ 52,086			
				$ 818,197	$ -		

PUBLIC FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/2019	Fee Income 19/20	Interest & Misc Inc 19/20	Expenditures 19/20	Fund Balance 44,012	
$ 332,510	1,054,994	14,338	710,479	$ 691,363	***

*** Above includes $139,628 in deferred impact fees receivable from the Successor Agency to the Oakley Redevelopment Agency for a prior housing project. The balance is due on or before December 2063 at variable interest rate.

Section B Summary of Fund Balance

Five Year Revenue Test
Using First In First Out Method

Unspent Funds Representing Ending Fund Balance:	Amount
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	-
Revenues Collected from FY 19/20	691,363
Deferred Impact Fees Receivable	(139,628)
Total Ending Fund Balance	$ 551,735

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 19/20	Future Public Fac. Fee Appropriations 20/21 - 24/25	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees			100%	$ 33,610	TBD		
Transfer to Fund 351 2006 COP Debt Service Fund			100%	676,869	$3,336,045		
				$ 710,479	$ 3,336,045		

FIRE PROTECTION FACILITIES IMPACT FEES

Section A Summary of Annual Activity

Fund Balance 6/30/2019	Fee Income 19/20	Interest & Misc Inc 19/20	Expenditures 19/20	Fund Balance 6/30/2020	
$ 1,039,056	268,638	58,701	1,366,396	$ -	*

* The conditions of approval for the Summerlake Subdivision had required the developer of the Summerlake Subdivision to construct a new Fire Station on East Cypress Road across from this subdivision. This task had been delayed for several years, and finally in 2017 a settlement was reached. A contractor and architect was hired by the City for the design and build of this new Fire Station. The project completed in FY 2020. The City entered into a Cooperative agreement with the District and impact fees will be remitted as they become available for the additional costs of Station 55 that were requested by the District.

Section B Summary of Fund Balance

Five Year Revenue Test
Using First In First Out Method

Unspent Funds Representing Ending Fund Balance:	Amount
Revenues Collected from FY 13/14 and Prior	-
Revenues Collected from FY 14/15	-
Revenues Collected from FY 15/16	-
Revenues Collected from FY 16/17	-
Revenues Collected from FY 17/18	-
Revenues Collected from FY 18/19	-
Total Ending Fund Balance	$ -

Section C Summary of Expenditures

Expenditure Detail:	CIP #	% Complete	% Funded by Fee	Expenditures 19/20	Future Fire Fac. Fee Appropriations 20/21 - 24/25	Future Additional Appropriations & Other Funding Sources	Future Funding & Construction
Administrative Fees			100%	$ 10,079	$ -		
Co-Op Agreement with District for Station 55				$236,946	$1,663,054		
New Fire Station at 3200 E. Cypress Rd	217	100%	100%	$1,119,371	-		
				$ 1,366,396	$ 1,663,054		

	Fee Type	Single Family (per unit)	Multi-Family (per unit)	2nd Unit See Note	Commercial (per 1000 sq. ft.)	Commercial Recreation (per 1000 sq. ft.)	Business Park- Low Density (per 1000 sq.	Business Park- High Density (per 1000 sq. ft.)	Light Industrial (per 1000 sq. ft)	Utility Energy (per 1000 sq. ft.)	Other (as noted)
MASTER TABLE (Updated 07/01/20)	**Current fees with no reductions (except 15% fee credit RTDIM)**										
Update 07/01/2020	Oakley Traffic	$12,906.16	$7,873.02	$3,700.32	$5,678.71	$7,614.37	$13,034.42	$13,034.42	$7,614.37	$7,614.37	$12,906.16 per peak hour trip
Update 01/01/2020	Regional Transportation Development Impact Mitigation	$19,676.82	$12,079.60	$5,677.41	$1,919.00	$1,919.00	$1,676.60	$1,676.60	$1,676.60	$1,676.60	$23,149.20 per peak hour trip
Update 07/01/2020	Park Acquisition	$950.19	$620.99	$291.87	$140.02	$112.23	$280.03	$280.03	$118.64	$118.64	
Update 07/01/2020	Park Improvement	$8,256.74	$5,395.47	$2,535.87	$1,216.33	$971.57	$2,430.53	$2,430.53	$1,033.56	$1,033.56	
Update 07/01/2020	Public Facilities	$3,569.21	$2,337.55	$1,098.65	$527.16	$421.38	$1,052.59	$1,052.59	$447.39	$447.39	
Calc per project	General Plan			Not charged							$300.00 per gross acre
Calc per project	South Oakley Infrastructure Master Plan (1)			Not charged							$352.00 per gross acre
Update 07/01/2020	East County Fire Protection District	$779.18	$486.85	$228.82	$166.45	$166.45	$166.45	$166.45	$166.45	$166.45	$470.21 per mobile home unit
		$46,138.30	$28,793.48	$13,532.94	$9,647.67	$11,205.00	$18,640.62	$18,640.62	$11,057.01	$11,057.01	

OAKLEY
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STAFF REPORT

Date: December 8, 2020

Approved and Forwarded to the City Council

To: Bryan H. Montgomery, City Manager

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

SUBJECT: Acceptance of work associated with Capital Improvement Project Number 214 – Vintage Parkway Repair and Resurfacing Project

Background and Analysis

The City's adopted FY 2019/20 Capital Improvement Program (CIP) Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for Oakley residents.

The City uses this annual street resurfacing project to perform rehabilitative and preventative maintenance to the public street network through a series of crack sealing, slurry sealing, pavement overlays, and removal and replacement of the asphalt surface and base on streets where it is needed. The successful completion of this project is a major step forward in keeping the public streets in the community in great condition and enhances the quality of life for the residents.

The CIP 214 project included street repair and resurfacing on Vintage Parkway between Main Street and Big Break Road.

The City received a One Bay Area Government (OBAG) grant for one of Oakley's street resurfacing projects. The grant was specific in nature and could only be used for roads in Oakley that are on the National Highway System. The only road that satisfied that criteria was Vintage Parkway. As part of the improvements to Vintage Parkway, approximately 30 ADA non-compliant ramps were replaced with new ADA ramps meeting current standards.

Prior to construction, staff communicated the project with the residents within the neighborhoods in an effort to inform and discuss the project, as well as to inform them that access to their homes would be accommodated at all times during construction. During these discussions contact information was also provided so that any issues that came up during construction could be addressed expeditiously by staff and the construction team. This approach was particularly valuable during the removal of the

deteriorated asphalt and paving process where the property owners were directly affected.

The final phase of this project was adjusting the manholes to grade, followed by the striping. Staff continued their coordination efforts with the contractor to make sure this phase of the work was performed successfully.

The collaborative effort by staff, the residents and the contractor resulted in a better project, and reduced some of the typical inconveniences that can result from a major construction project. The successful completion of this project adds a new asset to the City of Oakley public infrastructure system.

Fiscal Impact

The contract with McGuire and Hester was successfully completed on time in the amount of $1,134,337.22, which is under the authorized budget of $1,269,000.

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.

Recommendation

Staff recommends that the City Council Adopt the Resolution accepting CIP Project No. 214 – Vintage Parkway Repair and Resurfacing Project as constructed by McGuire and Hester 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. __-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING AS COMPLETE THE WORK PERFORMED BY MCGUIRE AND HESTER FOR THE CONSTRUCTION OF CAPITAL IMPROVEMENT PROJECT NUMBER 214 – VINTAGE PARKWAY REPAIR AND RESURFACING PROJECT

WHEREAS, City staff, prepared plans, special provisions, and cost estimates related to CIP Project No. 214 – Vintage Parkway Repair and Resurfacing Project; and

WHEREAS, on April 14, 2020, by adopting Resolution Number 43-20 the City Council awarded a construction contract to McGuire and Hester for the construction of CIP No. 214 – Vintage Parkway Repair and Resurfacing Project; and

WHEREAS, McGuire and Hester has satisfied the contractual requirements necessary for the acceptance of CIP No. 214 to be deemed complete.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that CIP Project No. 214 – Vintage Parkway Repair and Resurfacing Project 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 CIP No. 214 with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 8th of December, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
, 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
CIP 214 – Vintage Parkway Repair and Resurfacing Project

NOTICE IS HEREBY GIVEN THAT:

The CITY OF OAKLEY, a political subdivision of the State of California, did, on April 14, 2020, enter into an agreement with McGuire and Hester, for the construction of Capital Improvement Program Project Number 214 – Vintage Parkway Repair and Resurfacing Project.

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 No. 214 – Vintage Parkway Repair and Resurfacing Project between Main Street and Big Break Road in Oakley.

On December 8, 2020, said contract as a whole was completed, and the work was accepted by the City Council of the City of Oakley.

I hereby certify under penalty of perjury that the facts set forth in the foregoing Notice of Completion are true and correct.

Executed at Oakley, Contra Costa County, State of California, on December 8, 2020.

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

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 8h day of December, 2020 at Oakley, California.

_____
Libby Vreonis, City Clerk
City of Oakley, California

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

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

SUBJECT: Ratify Election: Adopt Ordinance No. 15-20 Authorizing the Levy of a Special Tax on Parcels of Land within Tax Area Zone 179 within the Oakley Special Police Tax Area for Police Protection Services for the Baldocchi project (APNs 032-010-002 and 032-010-012)

Background and Analysis

On April 3, 2006, the City Council adopted a resolution approving the Baldocchi project's Vesting Tentative Map and Design Review to subdivide 23.71 acres into single-family residential lots. The project will be comprised of 98 single-family lots at build-out and is located at the southeast corner of Cypress Rd and Sellers Avenue (currently APNs 032-010-002 and 032-010-012).

The Conditions of Approval for the Baldocchi 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 for the Baldocchi project has requested that the City assist with annexing APNs 032-010-002 and 032-010-012 into the Oakley Special Police Tax Area to satisfy their conditions of approval.

On October 13, 2020, the City Council introduced Ordinance No. 15-20 which would authorize a special tax for police services within Zone 179 subject to property owner voter approval. On November 13, 2020, the City Clerk conducted the property owner election. There was one (1) ballot issued to the property owner representing APNs 032-010-002 and 032-010-012. The City Clerk tabulated the property owner ballot and 100% of the property owners were in favor of annexing into the Oakley Special Police Tax Area as Zone 179.

Fiscal Impact

There will be no financial impact to the City's General Fund. The applicants have funded all costs associated with the annexation of Zone 179 to the Oakley Special Police Tax Area. The FY 2020-21 special tax rate for Single Family Residence parcels

is $1,129.10/parcel. Therefore, successful creation of the Zone is expected to provide up to $110,651.80 (in FY 2020-21 dollars) in revenue annually at build-out. The taxes can be collected on the property tax rolls commencing in FY 2021-22.

Recommended Action

Staff recommends that the City Council ratify the election and adopt Ordinance No. 15-20 authorizing the levy of a special tax on parcels of land within Tax Area Zone 179 within the Oakley Special Police Tax Area for Police Protection Services for the Baldocchi project (APNs 032-010-002 and 032-010-012).

Attachments

1) One (1) Signed Ballot
2) Ordinance No. 15-20
    a. Exhibit A – Boundary Map for Police Tax Area Zone 179
    b. Exhibit B – Tax Rate Schedule for Fiscal Year 2020-21

SPECIAL POLICE TAX AREA BALLOT
CREATING ZONE 179 FOR THE BALDOCCHI PROJECT LOCATED AT THE SOUTHEAST CORNER OF CYPRESS RD AND SELLERS AVE

Assessor's Parcel Numbers:	032-010-002 and 032-010-012
Record Owner:	East Cypress Partners LLC
Address:	6390 SELLERS AVE OAKLEY CA 94561 and 1021 E CYPRESS RD OAKLEY CA 94561

Shall Ordinance No. 15-20 of the City Council of the City of Oakley be approved so as to authorize a special tax on property located in Zone 179 of the Oakley Special Police Tax Area to maintain the present level of police protection service and provide additional funding for increased police protection service? The initial annual special tax rate for County use code 11 (Single Family Residence) is $1,129.10 per parcel and $564.55 per vacant parcel per the current FY 2020-21 rate schedule. I also acknowledge that the tax rate can be adjusted annually as described in Ordinance No. 15-20.

X Yes, Ordinance No. 15-20 shall be approved.

_____ No, Ordinance No. 15-20 shall not be approved.



Signature of Authorized Representative for East Cypress Partners LLC

MATTHEW D. BENKE

Printed Name

MEMBER

Title

CITY OF OAKLEY

ORDINANCE NO. 15-20

AN ORDINANCE OF THE CITY OF OAKLEY ESTABLISHING OAKLEY SPECIAL POLICE TAX AREA ZONE 179 WITHIN THE OAKLEY SPECIAL POLICE TAX AREA FOR A SPECIAL TAX FOR POLICE PROTECTION SERVICES FOR THE BALDOCCHI PROJECT LOCATED AT THE SOUTHEAST CORNER OF CYPRESS RD AND SELLERS AVE (APNS 032-010-002 AND 032-010-012)

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 Assessor Parcel Numbers 032-010-002 and 032-010-012 of real property on the secured property tax roll of Contra Costa County that is within Oakley Special Police Tax Area Zone 179 of the Oakley Special Police Tax Area 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 the 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 179.

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 179 (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 179, 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, 2020 through June 30, 2021) 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, 2021 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 of 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 November 13, 2020 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2021. 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 December 8, 2020 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

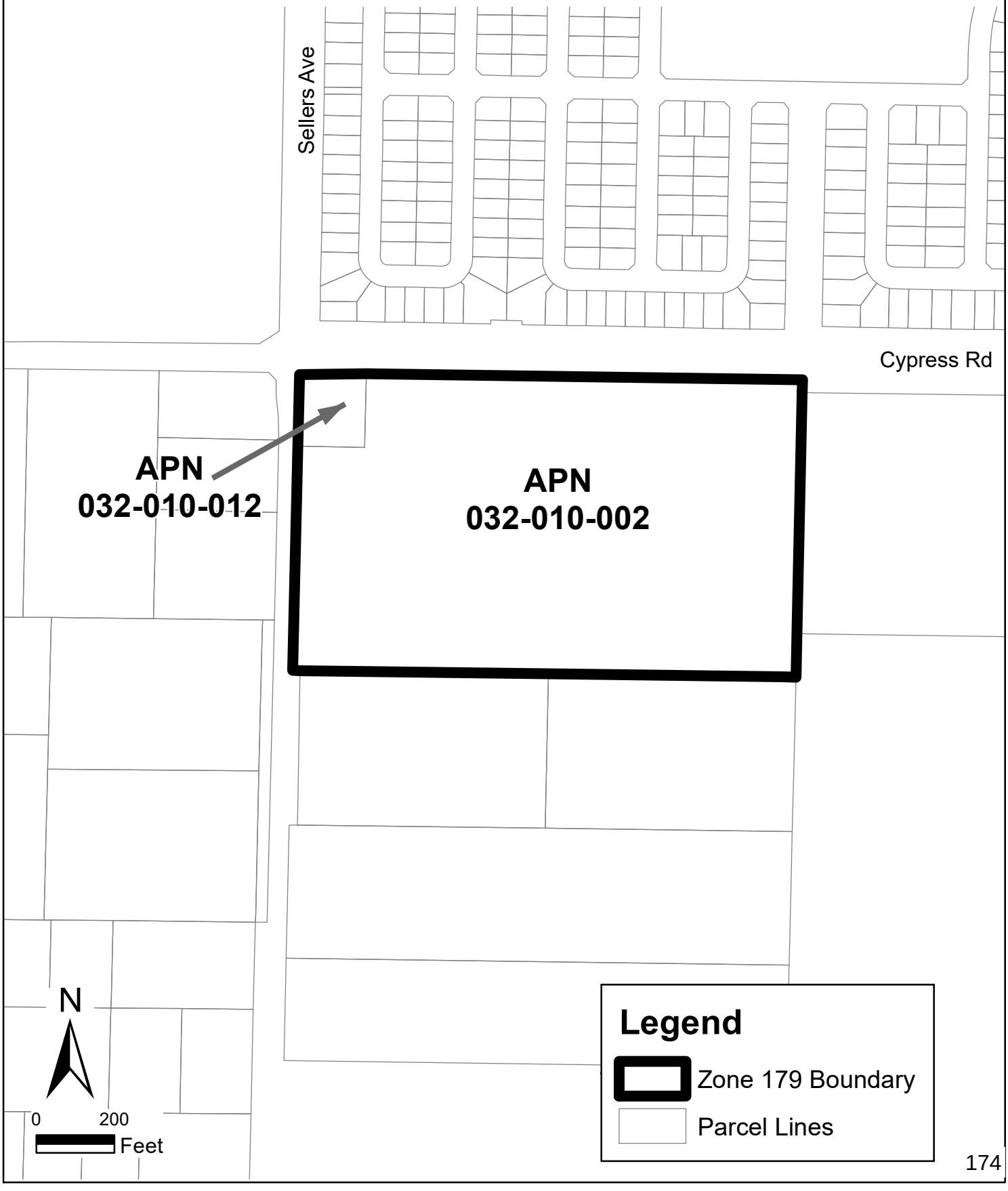
APPROVED:

_____
, Mayor

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date

EXHIBIT A - BOUNDARY MAP
CITY OF OAKLEY SPECIAL POLICE TAX AREA ZONE 179
CITY OF OAKLEY
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



CITY OF OAKLEY SCHEDULE FOR POLICE SERVICE TAX
FOR FISCAL YEAR 2020/2021

PROPERTY USE CODE CATEGORY	DESCRIPTION	FY19/20 TAX PER PARCEL	FY20/21 TAX PER PARCEL
11	Single Family Residence – 1res., 1 site	$1,116.70	$1,129.10
12	Single Family Residence – 1 res., 2 or more sites	$1,116.70	$1,129.10
13	Single Family Residence – 2 res., on 1 or more sites	$1,786.72	$1,806.56
14	Single Family Residence – other than single fam. Land	$1,116.70	$1,129.10
15	Misc. Improvements – 1 site	$1,116.70	$1,129.10
16	Misc. Improvements – 2 or more sites	$1,116.70	$1,129.10
17	Vacant – 1 site	$558.35	$564.55
18	Vacant – 2 or more sites	$558.35	$564.55
19	Single Family Residence – Det. W/common area	$1,116.70	$1,129.10
20	Vacant – Multiple	$558.35	$564.55
21	Duplex	$1,786.72	$1,806.56
22	Triplex	$2,680.08	$2,709.84
23	Fourplex	$3,573.44	$3,613.12
24	Combinations	$1,116.70	$1,129.10
25	Apartments (5 –12 Units)	$4,466.80	$4,516.40
26	Apartments (13 – 24 Units)	$11,613.68	$11,742.64
27	Apartments (25 – 59 Units)	$22,334.00	$22,582.00
28	Apartments (60+ units)	$53,601.60	$54,196.80
29	Attached PUDs: Cluster Homes, Condos, etc.	$1,116.70	$1,129.10
30	Vacant – Commercial	$558.35	$564.55
31	Commercial Stores – Not Supermarkets	$2,233.40	$2,258.20
32	Small Grocery Stores – (7-11, etc.)	$3,350.10	$3,387.30
33	Office Buildings	$2,233.40	$2,258.20
34	Medical, Dental	$2,233.40	$2,258.20
35	Service Stations, Car Wash	$2,233.40	$2,258.20
36	Garages	$2,233.40	$2,258.20
37	Community Facilities (Recreational, etc.)	$4,466.80	$4,516.40
38	Golf Courses	$2,233.40	$2,258.20
39	Bowling Alleys	$1,116.70	$1,129.10
40	Boat Harbors	$2,791.75	$2,822.75
41	Supermarkets – (not shopping centers)	$3,350.10	$3,387.30
42	Shopping Centers	$4,466.80	$4,516.40
43	Financial Buildings – (Ins., Title, Banks, S&L)	$1,116.70	$1,129.10
44	Motels, Hotels & Mobile Home Parks	$5,583.50	$5,645.50
45	Theaters	$2,512.58	$2,540.48
46	Drive-in Restaurants	$1,675.05	$1,693.65
47	Restaurants	$1,675.05	$1,693.65
48	Multiple & Commercial	$1,675.05	$1,693.65
49	New Car Agencies	$1,675.05	$1,693.65
50	Vacant Land (not part of Ind. Park or P. & D.)	$418.76	$423.41
51	Industrial Park	$3,350.10	$3,387.30
52	Research & Development	$1,675.05	$1,693.65
53	Light Industrial	$1,675.05	$1,693.65
54	Heavy Industrial	$1,675.05	$1,693.65
55	Mini Warehouses (public storage)	$3,350.10	$3,387.30
56	Misc. Improvements	$3,350.10	$3,387.30
61	Rural, Res., Improvement 1A-10A	$837.53	$846.83
62	Rural, w/or w/o structure 1A-10A	$837.53	$846.83
70	Convalescent Hospitals / Rest Homes	$1,675.05	$1,693.65
73	Hospitals	$1,675.05	$1,693.65
74	Cemeteries / Mortuaries	$1,675.05	$1,693.65
75	Fraternal & Service Organizations	$1,675.05	$1,693.65
76	Retirement Housing Complex	$5,583.50	$5,645.50
78	Parks & Playgrounds	$3,350.10	$3,387.30
85	Public & Private Parking	$1,675.05	$1,693.65
87	Common Area	$1,675.05	$1,693.65
88	Mobile Homes	$837.53	$846.83
89	Other (split parcels in different tax code areas)	$837.53	$846.83
99	Homeowner's Association Owned Common Areas	$670.02	$677.46

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 2019-20 in the San Francisco-Oakland-Bay Area Consumer Price Index for all Urban Consumers.	1.11%

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

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

SUBJECT: Approval of the Stormwater Green Infrastructure (GI) Plan for adoption, submit the plan to the Water Board and authorizing future administrative updates to the GI Plan by the City Manager

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Background and Analysis

The City of Oakley is permitted to discharge stormwater to the Delta, which ultimately drains into the San Francisco Bay through the City's National Pollutant Discharge Elimination System "NPDES" Permit. The City of Oakley is one (1) of eighty one (81) local agencies (or Permittees) that are subject to the Municipal Regional Stormwater Permit (MRP 2.0) for the San Francisco Bay Area, administered by the San Francisco Regional Water Quality Control Board "SFRWQCB" (Water Board).

The City is required to submit its completed Green Infrastructure (GI) Plan to the Water Board by December 31, 2020 as required by the amended NPDES Permit Order No. R2-2019-0004.

MRP 2.0 defines "Green Infrastructure" as:

> *"Infrastructure that uses vegetation, soils, and natural processing to manage water and create healthier urban environments. At the scale of a city/county, green infrastructure refers to the patchwork of natural areas that provides habitat, flood protection, cleaner air, and cleaner water. At the scale of a neighborhood or site, green infrastructure refers to stormwater management systems that mimic nature by soaking/storing water."*

The permit language requires incorporating Low Impact Development (LID) drainage design features into storm drain infrastructure on public and private lands, including streets, roads, storm drains, parking lots, building roofs, and other storm drain infrastructure elements. LID features may include, but are not limited to, bioretention, porous pavement, harvest and reuse, draining roofs or sidewalks across adjacent landscaping, or infiltration basins. Under MRP 2.0, Provision C.3.j, Permittees are required to develop and implement Green Infrastructure (GI) Plans to reduce the long term adverse water quality impacts of urbanization on receiving waters. GI can be

explained as incorporating green areas into hardscape and developed areas to capture, treat, and retain water – allowing it to either be captured for reuse or percolate back into the ground, recharging underground water sources – and/or minimize the transfer of pollutants into our watersheds and ultimately the Bay.

Staff and consultants have developed the proposed Stormwater Green Infrastructure (GI) Plan, which meets the mandates of the Municipal Regional Stormwater Permit (MRP 2.0) and identifies potential public and private lands projected to incorporate green infrastructure by the designated 2020, 2030, and 2040 milestones.

GI projects are projects that the City intends to implement aside from the already regulated private development projects or regulated capital improvement projects. "Regulated" projects are further defined in the NPDES permit under Provision C.3 based on the proposed impervious areas for a specific project. GI projects would be additional projects that the City would implement for areas that are non-regulated projects as defined in the permit.

City staff and engineers from Kennedy & Associates, worked cooperatively with support from the Contra Costa Clean Water Program (CCCWP) and their consultants, to prepare the draft GI plan. Staff has determined the areas of opportunity for GI projects are primarily along the Main Street and East Cypress corridor. These corridors received a high volumes of vehicular and truck traffic where LID facilities installed would have the greatest impact to clean stormwater before entering into our storm drain system. The potential areas selected were due to its potential for improved landscape areas and the location of drainage patterns in the area. The Laurel Road corridor is for the most part completed and newer Capital Improvement projects have incorporated LID as these projects are "regulated" as defined in the permit.

One of the most prevalent themes coming out of the GI Plan preparation, not only for the City of Oakley, but for all Permittees is the significant challenge to identify funding sources for the very costly implementation of GI throughout the City. While staff has identified potential sites for both public and private GI implementation, there is no specific funding mechanism with which to design, construct, and ultimately maintain bioretention along our streets and within our parks. The compliance directive from the Water Board is viewed widely as yet another unfunded mandate from the State. For that reason, the projects identified in the GI Plan are predominantly opportunity projects, where staff recognizes the potential for multi-benefits which would potentially qualify for various grant funds or assimilation into other requirements of the projects to limit the separate funding needed for only GI.

Lastly, although not currently proposed by staff, several jurisdictions are leading an effort to study the establishment of Alternative Compliance through collection of an in-lieu fee for developers, with the combined funds among Permittees to fund targeted projects in those cities with source properties for Polychlorinated Biphenyls (PCB's). The benefit would be compliance with MRP 2.0 for PCB removal, at a County level. The downside is that potentially GI doesn't get built in Oakley thereby

not providing “greening” and water quality benefits for our community at large, nor contributing to the overall percentage of GI implemented in Oakley as a separate compliance goal. Staff will continue to monitor these efforts and, if appropriate, participate to represent Oakley’s interests.

Fiscal Impact

The City Council on June 26, 2018 authorized a budget of $20,000 for FY 2018/19 and another $20,000 for FY 2019/20 to complete the Green Infrastructure Plan. The plan has been completed on time and under budget and no further funds are required for the approval of this plan.

Staff Recommendation

Staff recommends that the City Council approve and adopt the Stormwater Green Infrastructure (GI) Plan, submit the plan to the Water Board, and authorize future administrative updates to the GI Plan by the City Manager.

Attachments

1) Resolution
2) Final Green Infrastructure Plan

RESOLUTION NO. __-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING THE CITY OF OAKLEY'S STORMWATER GREEN INFRASTRUCTURE PLAN, SUBMIT THE PLAN TO THE WATER BOARD, AND AUTHORIZING FUTURE ADMINISTRATIVE UPDATES TO THE PLAN BY THE CITY MANAGER

WHEREAS, the Federal Water Pollution Control Act requires dischargers of stormwater to obtain a National Pollutant Discharge Elimination System ("NPDES") permit from the San Francisco Regional Water Quality Control Board ("SFRWQCB"); and

WHEREAS, Oakley, the Contra Costa County cities, the County of Contra Costa, and the Contra Costa County Flood Control and Water Conservation District have joined under the Contra Costa Clean Water Program to secure the required NPDES permit; and

WHEREAS, the SFRWQCB adopted NPDES Permit No. CAS612008 in order to develop a Municipal Regional Permit ("MRP") that applies to all nine Bay Area Counties; and

WHEREAS, on June 26, 2018, City Council approved the Green Infrastructure Framework that will act as the baseline for the development of the Green Infrastructure Plan; and

WHEREAS, on February 13, 2019 the NPDES Permit was revised under Provision C.16.5.a.ii.; revising the due date for the Cities of Antioch, Brentwood, and Oakley to complete the Green Infrastructure Plan by December 31, 2020; and

WHEREAS, City staff have collaborated with the Contra Costa Clean Water program and Kennedy and Associates to prepare the Green Infrastructure Plan for Oakley; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley hereby approve the City of Oakley's Green Infrastructure Plan, attached as Exhibit A, that will act as the baseline for future developments in our City, submit the plan to the SFRWQCB, and authorize the City Manager or designee to make any necessary or required modifications to the Plan.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 8th of December, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____

ATTEST: ,Mayor

_____ _____

Libby Vreonis, City Clerk Date

GREEN INFRASTRUCTURE PLAN



OAKLEY
CALIFORNIA

December 8, 2020

Version 1.0

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E. Conditional Acceptance of Guidance for Sizing Green Infrastructure Facilities in Street Projects
F. Guidance for Identifying Green Infrastructure Potential in Municipal Capital Improvement Program Projects

Acronyms

ABAG	Association of Bay Area Governments
BASMAA	Bay Area Stormwater Management Agencies Association
CCCFCWCD	Contra Costa County Flood Control and Water Conservation District
CCCWP	Contra Costa Clean Water Program
CCW SWRP	Contra Costa Watersheds Stormwater Resource Plan
CEQA	California Environmental Quality Act
CIP	Capital Improvement Program
EBRPD	East Bay Regional Park District
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
GI	Green Infrastructure
GIS	Geographic Information System
IRWMP	Integrated Regional Water Management Plan
LID	Low Impact Development
MRP	Municipal Regional Stormwater Permit
MTC	Metropolitan Transportation Commission
NPDES	National Pollutant Discharge Elimination System
PCBs	Polychlorinated Biphenyls
RWQCB	Regional Water Quality Control Board
TMDL	Total Maximum Daily Load

1 Introduction and Overview

1.1 Regulatory Mandate

The City of Oakley (City) is one of 81 local government entities subject to the requirements of the California Regional Water Quality Control Board for the San Francisco Bay Region's (RWQCB's) Municipal Regional Stormwater Permit (MRP). The MRP was last reissued in November 2015[1] and was amended in February 2019[2] to add the cities of Antioch, Brentwood, and Oakley in East Contra Costa County as Permittees.

"The MRP was last reissued in November 2015[1] and was amended in February 2019[1] to add the cities of Antioch, Brentwood, and Oakley in East Contra Costa County as Permittees."

The MRP mandates implementation of a comprehensive program of stormwater control measures and actions designed to limit contributions of urban runoff pollutants to San Francisco Bay.

Provision C.16.5.a. in the amended MRP requires that the City to prepare a Green Infrastructure Plan, to be submitted by December 31, 2020.

Green Infrastructure (GI) refers to the construction and retrofit of storm drainage to reduce runoff volumes, disperse runoff to vegetated areas, harvest and use runoff where feasible, promote infiltration and evapotranspiration, and use bioretention and other natural systems to detain and treat runoff before it reaches our creeks and Bay. Green infrastructure facilities include, but are not limited to, pervious pavement, infiltration basins, bioretention facilities or "raingardens", green roofs, and rainwater harvesting systems. Green infrastructure can be incorporated into construction on new and previously developed parcels, as well as new and rebuilt streets, roads, and other infrastructure within the public right-of-way.

Water quality in San Francisco Bay is impaired by mercury and by polychlorinated biphenyls (PCBs). Sources of these pollutants include urban stormwater. By reducing and treating stormwater flows, green infrastructure reduces the quantity of these pollutants entering the Bay and will hasten the Bay's recovery.

MRP Provisions C.11 and C.12 require Permittees in the San Francisco Bay Region—including the municipalities in most of Contra Costa County—to reduce estimated stormwater loading of PCBs and mercury to the Bay using green infrastructure. However, the Cities of Antioch, Brentwood, and Oakley are exempted from Provisions C.11 and C.12. Therefore, the City of Oakley's Plan is oriented toward maximizing the multiple benefits, including water-

[1] Order R2-2015-0049
[2] Order R2-2019-0004

quality benefits, that can be obtained through Green Infrastructure, and does not have a specific focus on reducing PCBs and mercury.

1.2 Objectives and Vision

This Plan will guide a shift from conventional "collect and convey" storm drain infrastructure to more resilient, sustainable stormwater management systems that reduce runoff volumes, disperse runoff to vegetated areas, harvest and use runoff where feasible, promote infiltration and evapotranspiration, and use natural processes to detain and treat runoff. Green infrastructure features and facilities include, but are not limited to, pervious pavement, infiltration basins, and bioretention facilities ("rain gardens"), green roofs, and rainwater harvesting systems.



As required by Provisions C.3.a. through C.3.i. in the MRP, these "Low Impact Development" practices are currently implemented on land development projects in the City. Specific methods and design criteria are spelled out in the Contra Costa Clean Water Program's (CCCWP's) *Stormwater C.3 Guidebook,* which the City has referenced in Chapter 11, Stormwater Management and Discharge Control, of the City's Municipal Code.

This Plan details how similar methods will be incorporated to retrofit existing storm drainage infrastructure using green infrastructure facilities constructed on public and private parcels and within the public right-of-way.

1.3 Plan Context and Elements

1.3.1 Planning Context

- *Municipal geography*

  Oakley's west border is Highway 160, which provides access to Oakland, San Francisco, San Jose, Sacramento, and the Central Valley. The City of Antioch adjoins Oakley on the west, the city of Brentwood adjoins Oakley on the south, and Bethel Island lies to the east. The Sacramento-San Joaquin Delta forms the northern boundary. The southwestern skyline is dominated by Mt. Diablo.

- *Demographics*

  As reported in the Demographic Profile on the City's website, the City of Oakley has a population of 38,075. The population density was 2,356.8 people per square mile. The Demographic Profile reports 12,465 households as of the 2010 Census.

  The population was spread out with 29% under the age of 18, 11% aged 19 to 25, 20% aged 26 to 40, 23% aged 41 to 55, 10% aged 56 to 65, 6% aged 66 to 80, and 1% who were over 80 years of age. The median age is 33 years.

  The average household income is reported as $89,268, with 51% of household incomes over $75,000.

- *Economic and Social Trends*

  According to the City's Economic Development Work Plan, "The City of Oakley has experienced steady growth since its incorporation in 1999 and many steps have been taken to help with the overall economic development of the community. Along with the dozens and dozens of capital projects and other programs to foster economic development over the last 16 years, there have been some specific policy documents developed: In 2002, the City adopted an Economic Development General Plan Element; In 2009, the City completed an Economic Development Assessment; and in 2010, the City adopted an Economic Development Work Plan.

  "In 2014, the City hired a full-time Economic Development Manager and created a 2014 – 2015 Economic Development Work Plan. As Oakley has continued to grow and develop, an updated 2016 – 2017 Work Plan is needed to meet the current needs of the community and businesses in Oakley."

- *Development and Redevelopment Trends*

  The housing development in the City of Oakley has been on a steady increase over the last six years. With housing prices being affordable relative the core Bay Area housing prices, there has been in increase with younger families looking to establish in our City.

- *Commitment and Actions for Sustainability*

  The City will further explore sustainability issues as we update the General Plan scheduled to be completed in the spring of 2021.

- *Staffing and Scope of Sustainability Programs*

  The City of Oakley General Plan addresses sustainability issues. Planning staff is engaged in addressing sustainability through the General Plan goals and policies.

- *CEQA*

  According to Chapter 1, Zoning, of the City's Municipal Code, the Community Development Director is responsible for conducting the City's environmental review process in accordance with the State Environmental Quality Act.

  The City has prepared a Development Application Process handout available on the City's website, which states that a Planner would be assigned as a development project's "Project Leader" and will review for any environmental issues associated with the project, as required by the California Environmental Quality Act (CEQA). The handout notes that all discretionary projects require an Environmental Review. The project leader will determine the applicable process for the project which may require the submittal of various technical studies depending on the type of project and the intensity of the project. Some projects may require a Traffic Impact Study, a Biological Assessment, a Noise Study or other studies as determined by local, state and federal laws. It may become evident during the review of a project that other studies will be required to fully evaluate a project and to conduct the CEQA review, as mentioned above.

1.3.2 Watersheds and Storm Drainage Infrastructure

- *Watersheds and Watershed Characteristics and Challenges*

East and West Antioch Creek Watersheds

According to the Contra Costa Watersheds Stormwater Resource Plan, "the East and West Antioch Creek watersheds are located in the northeastern region of the County. The larger creek system in this area drains from the hills south of Antioch to the Sacramento-San Joaquin Delta. Both watersheds fall primarily within the City of Antioch, though the southwestern region lies in unincorporated County and the eastern boundaries fall within the Cities of Brentwood and Oakley.

"East Antioch Creek flows from headwaters near Lone Tree Way in Antioch. A number of detention basins and levees have been constructed along the creek to prevent flooding into the Marsh Creek drainage area. Land uses in the East Antioch Creek watershed consist of 87% urban lands and 13% open space, parks and recreation areas, and water.

"Markley Canyon Creek and other unnamed tributaries feed into West Antioch Creek before it discharges into the Sacramento-San Joaquin Delta. The main stem of West Antioch Creek remains above ground for most of its length, though it flows through a constructed channel in its lower half. Large sections of its tributaries have been routed underground through more developed areas to provide flood protection and drainage. Land uses in the West Antioch Creek watershed consist of 5% agricultural lands; 47% urban lands; and 48% open space, parks and recreation areas, and water.

"Two reservoirs within the West Antioch Creek watershed, Antioch Municipal Reservoir and Contra Loma Reservoir, provide drinking water storage. Both reservoirs are fed by the Contra Costa Canal, which diverts water from the Sacramento-San Joaquin Delta at Rock Slough (Contra Costa Water District, 2017 and City of Antioch, 2017).

"The East and West Antioch Creek watersheds do not contain any water bodies that have been identified in the State's 303(d) list of Impaired Water Bodies (CVRWQCB, 2016)."

Marsh Creek Watershed

According to the Contra Costa Watersheds Stormwater Resource Plan, "Marsh Creek's headwaters are located in the eastern Mount Diablo foothills, from which the Creek and its tributaries flow across the northeastern portion of the County and drain into the Sacramento-San Joaquin Delta. The upper watershed contains protected open space areas, including Mount Diablo State Park, and EBRPD's Round Valley and Morgan Territory Regional Preserves. Marsh Creek is the second largest watershed in the County, at 60,066 acres. The Marsh Creek watershed is primarily located in unincorporated County, with portions located within the Cities of Antioch, Brentwood, and Oakley.

"Marsh Creek and a tributary, Briones Creek, feed the Marsh Creek Reservoir on the eastern edge of the watershed. Farmers and flood control authorities have altered Marsh Creek's historical path through the

alluvial plain north of Marsh Creek Reservoir to protect agricultural resources. Changes have included the building of levees, detention basins, and dams, as well as culverting, straightening, and the creation of concrete-lined channels. These changes have led to reduced riparian habitat and vegetation, as well as the intended alteration of flow.

"More recent projects have been countering historic changes by restoring natural watershed processes and improving water quality. Some examples of projects underway or completed include:

- The Three Creeks Parkway Restoration project commenced in 2016 to widen and improve an approximately 4,000-foot section of Marsh Creek in the City of Brentwood to provide additional flood conveyance capacity and restore riparian habitat along the creek. The project is a cooperative effort of American Rivers and the Flood Control District.
- In 2013 a flood protection and habitat restoration project commenced in the Upper Sand Creek Basin. The project expanded the basin capacity to enhance flood control, restored a stretch of the creek and planted native willows, created 10 acres of wetlands, and installed trash capture devices.

Land uses in the Marsh Creek watershed consist of 44% agricultural lands; 24% urban lands; and 32% open space, parks and recreation areas, and water.

Marsh Creek has a TMDL for diazinon while a number of associated water bodies are identified on the state's 303(d) list of impaired water bodies. Water quality impairments include:

- Marsh Creek Reservoir for mercury,
- Dunn Creek (Mount Diablo Mine to Marsh Creek) for mercury and metals,
- Marsh Creek (Dunn Creek to Marsh Creek Reservoir) for mercury and metals,
- Marsh Creek (Marsh Creek Reservoir to San Joaquin River) for indicator bacteria, mercury, and toxicity, and
- Sand Creek (tributary to Marsh Creek) for DDE, DDT, dieldrin, disulfoton, indicator bacteria, salinity, specific conductivity, and toxicity (CVRWQCB, 2016).
- Sand Creek was listed for chlorpyrifos and diazinon, but these are identified as addressed by a non-TMDL action.

East County Delta Drainages

According to the Contra Costa Watersheds Stormwater Resource Plan, "The East County Delta Drainages are located in the eastern-most portion of the County. Ninety-one percent of the land in the East County Delta Drainages region is unincorporated, with the remainder falling within the Cities of Antioch, Oakley, and Brentwood.

"Water that falls in California's Central Valley ultimately flows to the Pacific Ocean through the Sacramento-San Joaquin Delta. More than half of California's water needs are met with water pumped from the Delta in the East County Delta Drainages.

"The bays located along the County shoreline and the East County Delta Drainages are tidally influenced. Peripheral levees have been built to protect Delta islands that have subsided below sea level, and previous major levee breaks have created new water bodies in this region.

"Sediment deposits in this flood-prone region produced soil that attracted agriculture to the area. Flood control infrastructure and irrigation canals were subsequently constructed to protect the farmland and to provide water to it. Land uses in the East County Delta Drainages consist of 67% agricultural lands; 21% urban lands; and 12% open space, parks and recreation areas, and water.

Old River is 303(d) listed as impaired for chlorpyrifos, electrical conductivity, low dissolved oxygen, and total dissolved solids. Delta Waterways (southern portion) are impaired for chlorpyrifos, DDT, diazinon, electrical conductivity, pesticides, invasive species, mercury, and toxicity (CVRWQCB, 2016).

- *Major Drainages and Major Drainage Characteristics and Challenges*

The City includes the following drainages:

- Marsh Creek – the Marsh Creek watershed is primarily located in unincorporated County, with portions located within the Cities of Antioch, Brentwood, and Oakley.
- East County Delta Drainages – the overwhelming majority of the land in the East County Delta Drainages region (91%) is unincorporated, with the remainder falling within the Cities of Antioch, Oakley, and Brentwood
- East Antioch Creek – the eastern boundaries fall within the Cities of Brentwood and Oakley. Although East Antioch Creek does not flow into the City of Oakley, there is a small area of flooding created by this creek that does affect the western portion of the City. The creek runs through private properties within drainage easements.
- San Joaquin River – The northern portion of the City Oakley is subject to delta flooding via the San Joaquin River.

- *Storm Drain System*

The City of Oakley has a network of storm drainage infrastructure that collects and conveys stormwater. The northwesterly area of our City drains directly towards the Delta. The southern portion of our City primarily drains to Marsh Creek which is maintained by the Contra Costa Flood Control District. The remainder eastern portion of our City are protected by levees or remains in an unformed drainage area or within the floodplain. A majority of the eastern portion of our City with unformed drainage areas are currently agricultural lands.

- *Storm Drain Challenges (Pertinent to GI)*

The City of Oakley has a mixture of old and new communities. The newer developments are regulated to install LID facilities. For the implementation of green infrastructure in older areas with existing storm drain infrastructure, the biggest challenge is finding the necessary right of way to install such facilities. Areas that do offer additional right of way are something not ideal due to its location relative to the drainage pattern of the area. Furthermore, the funding for the installation and maintenance for such

green infrastructure projects are undefined due to its nature that it is not associated with a private development project that could help fund such facilities.

- *Flood Zones*

The **Floodplain Boundaries** section of the current (2017) Flood Insurance Study (FIS) provided by the Federal Emergency Management Agency, states, that in order "to provide a national standard without regional discrimination, the 1-percent annual chance flood has been adopted by FEMA as the base flood for floodplain management purposes. The 0.2-percent annual chance flood is employed to indicate additional areas of flood risk in the community. For the stream studied in detail, the 1- and 0.2- percent annual chance floodplains have been delineated using the flood elevations determined at each cross section. Between cross sections, the boundaries were interpolated using topographic maps at a scale and a contour interval as shown on Table 12, 'Topographic Map Information.'

"The 1- and 0.2-percent annual chance floodplain boundaries are shown on the FIRM (Published Separately). On this map, the 1-percent annual chance floodplain boundary corresponds to the boundary of the areas of special flood hazards (Zones A and AE), and the 0.2-percent annual chance floodplain boundary corresponds to the boundary of areas of moderate flood hazards. In cases where the 1- and 0.2-percent annual chance floodplain boundaries are close together, only the 1-percent annual chance floodplain boundary has been shown. Small areas within the floodplain boundaries may lie above the flood elevations but cannot be shown due to limitations of the map scale and/or lack of detailed topographic data.

"For the streams studied by approximate methods, only the 1-percent annual chance floodplain boundary is shown on the FIRM (Published Separately).

"Approximate 1-percent annual chance floodplain boundaries were taken originally from the Flood Hazard Boundary Map for the unincorporated areas of Contra Costa County (Reference 119)."

The **Floodways** section of the current (2017) FIS states that: "Encroachment on floodplains, such as structures and fill, reduces flood-carrying capacity, increases flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard. For purposes of the NFIP, a floodway is used as a tool to assist local communities in this aspect of floodplain management. Under this concept, the area of the 1-percent annual chance floodplain is divided into a floodway and a floodway fringe. The floodway is the channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment so that the 1-percent annual chance flood can be carried without substantial increases in flood heights. Minimum Federal standards limit such increases to 1.0 foot, provided that hazardous velocities are not produced. The floodways in this study are presented to local agencies as a minimum standard that can be adopted directly or that can be used as a basis for additional floodway studies."

Further, the **Floodways** section of the current FIS states that, "No floodways were computed for streams within the City of Oakley."

Oakley's **Principal Flood Problems** as described in the current (2017) FIS are that: "Flooding in Contra Costa County is predominantly confined within traditional riverine valleys. Locally, natural or manmade levees separate channels from flood plains and cause independent overland flow paths. Occasionally, railroad, highway, or canal embankments form barriers, resulting in ponding or diversion of the flow. The delta area has been reclaimed by about 1,100 miles of levees along natural and manmade waterways that segregate it into about 120 tracts locally known as islands. The entire region of approximately 700,000 acres is under the influence of the tides and a large part of the land surface is lower than the water on the opposite side of the levees. Many of the islands are 15 to 25 feet below sea level due to the subsidence of the peat land structure. Flooding of the delta islands has usually resulted from structural failure of the levees prior to overtopping (Reference 12). The northern portion of the City Oakley is subject to delta flooding via the San Joaquin River."

- *Flood Control Facilities*

The current (2107) FIS describes the existing flood protection measures in the City as follows:

"The CCCFCWCD, with the assistance of the NRCS, have completed a number of projects throughout the county. Among these are the Marsh-Kellogg Watershed Plan (Reference 5) in the eastern, or delta, region. This consists primarily of the Marsh Creek flood detention reservoir located at the edge of the foothills south of Brentwood and improvement of 36 miles of channel on Marsh, Sand, and Deer Creeks. These channels were designed to carry the 2-percent annual chance flood. The lower reaches of Marsh Creek Channel flow through the City of Oakley."

- *Flood Control Development Policies*

The City has adopted Chapter 12 of the Municipal Code entitled Floodplain Management. The purpose of this section is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the community to all publicly and privately-owned land within flood prone areas.

- *Storm Drain Opportunities (Pertinent to GI)*

Smaller Flood Control basins can be an area of opportunity to evaluate if green infrastructure can be implemented. One of the locations we have identified to be a potential project to implement, will serve an older part of our downtown area that can be challenging to redevelop with limited right of way. This basin is approximately 2.5 acres and currently has not been constructed. This could be an opportunity for our City to reevaluate the drainage pattern for this area and work with the Contra Costa Flood Control District to identify if this basin can be designed with flood control purposes while meeting the goals of green infrastructure.

- *Recent and Planned Drainage Improvements*

The SD Projects listed in the Adopted CIP Budget 18-19 (5-year improvement plan):

- Bethel Island Road Culvert Rehabilitation Project
- Piper Lane Drainage Channel Trash Capture Device Project

➢ *Funding for Maintenance and for Capital Improvements*

Every year the City adopts a Capital Improvement Program (CIP), a 5-year improvement plan designed to develop and identify projects and the associated funds required to adequately develop and maintain the city's infrastructure and future capital projects.

Maintenance for improvements will be primarily included as part of the Operating Budget for Public Works, using existing funding sources. The funding for construction of Capital Improvement projects would derive from various sources, including but limited to grants, partnerships, one-time monies, annual storm water capital budget outlays, and potential future tax or bond measures.

1.3.3 Related Regional and Countywide Plans and Planning Documents

This Plan has been coordinated with the following regional stormwater documents:



- The Contra Costa Watersheds Stormwater Resource Plan (CCW SWRP). The CCW SWRP was funded by State Water Resources Control Board under a Proposition 1 Grant, with matching contributions provided by Contra Costa municipalities individually and collectively through the Contra Costa Clean Water Program (CCCWP). The CCW SWRP identified and prioritized potential multi-benefit stormwater management projects, including green infrastructure projects in watersheds and jurisdictions throughout Contra Costa County. Projects identified within the CCW SWRP are eligible to apply for future state funding. Many of the projects included in this Plan were drawn from the CCW SWRP project opportunity lists.

- The Contra Costa Countywide Reasonable Assurance Analysis (RAA). The RAA for Green Infrastructure is being prepared by Contra Costa municipalities collectively through the CCCWP and is consistent with guidance prepared by BASMAA. The RAA for Green Infrastructure uses a water quality model coupled with continuous simulation hydrologic output to estimate baseline loadings of pollutants and the reductions that might be achieved through green infrastructure implementation in 2020, 2030, and 2040 under various scenarios, which include implementation of projects identified in this Plan. Results pertinent to green infrastructure planning and implementation are discussed in Section 2 of this Plan.

- The City of San Pablo and the City of Richmond have embarked on a Grant for Alternative Compliance/Water Quality Trading in Contra Costa County. As of this writing, the grant process is ongoing and the status of developing a successful alternative compliance system is unknown.

1.3.4 Related Local Planning Documents

Green infrastructure can be integrated into a wide diversity of public and private projects. Public projects can incorporate green infrastructure in streets, parks, schools, and other civic properties. In order to ensure that green infrastructure is considered and supported in the range of planning and design processes for these projects, the City has identified the following planning documents that will be updated to appropriately incorporate green infrastructure requirements. As the process to update the identified documents is lengthy and involved, the City plans to update the plans per their respective and previously determined update schedule. Until that time, it has been determined that GI can be properly implemented by means of this Green Infrastructure Plan, duly considered by the City Council and approved. Additionally, City staff has confirmed that each of the identified plans has adequate language allowing for incorporation of new or updated plans.

Table 1. Documents Reviewed for Alignment with this Green Infrastructure Plan

Document	Scheduled Update
General Plan	Update anticipated to be completed spring 2021
Storm Drainage Master Plan	To be updated FY 2021/2022
Standard Details & Specifications	Revisions ongoing. Next revision to be issued spring of 2021

It is noted that low impact development is already well engrained in the project review process as it has been required since the inclusion of C.3.d in the Permit.

1.3.5 Outreach and Education

The City's Green Infrastructure Plan development process engaged a wide variety of stakeholders, including both government staff and community members who will live, work, and play near future green infrastructure projects. The City also intends to engage relevant government staff and community members as projects move forward towards design and implementation.

The City's GI efforts have been ongoing since 2016. A brief timeline of the efforts is provided below:

- FY 2015-16 – City staff began utilizing BASMAA's May 6, 2016 document, "Guidance for Identifying Green Infrastructure Potential in Municipal Capital Improvement Projects" to review Early Implementation of Green Infrastructure Projects and No Missed Opportunities.
- FY 2015-16 – City staff listed and submitted on their Cleanwater Annual Report each public project going through their process for identifying potential projects with green infrastructure potential including the status.
- June 28, 2016 – City staff made a presentation on Green Infrastructure to the City Council.

- FY 2016-17 – During FY16-17, Oakley's local outreach focused on interdepartmental education and coordination with the numerous internal stakeholders – those involved with the plan, policy, and project concept development as well as those ultimately responsible to plan and implement the projects.
- FY 2016-17 – City staff continued utilizing BASMAA's May 6, 2016 document, "Guidance for Identifying Green Infrastructure Potential in Municipal Capital Improvement Projects" to review Early Implementation of Green Infrastructure Projects and No Missed Opportunities.
- FY 2016-17 –City staff listed and submitted on their Cleanwater Annual Report each public project going through their process for identifying potential projects with green infrastructure potential including the status.
- FY 2017-18 – During FY17-18, Oakley's local outreach focused on continued interdepartmental education and coordination with the numerous internal stakeholders – those involved with the plan, policy, and project concept development as well as those ultimately responsible to plan and implement the projects.
- FY 2017-18 – City staff continued utilizing BASMAA's May 6, 2016 document, "Guidance for Identifying Green Infrastructure Potential in Municipal Capital Improvement Projects" to review Early Implementation of Green Infrastructure Projects and No Missed Opportunities.
- FY 2017-18 – City staff listed and submitted on their Cleanwater Annual Report each public project going through their process for identifying potential projects with green infrastructure potential including the status.
- June 26, 2018 – City staff presented the Green Infrastructure Framework Document to the City Council at a regularly scheduled public meeting. The Document was duly considered and approved.
- September 26, 2018 – City Engineering and Planning staff participated in the Green Infrastructure Planning Workshop for Permittees. Oakley's on-call stormwater consultants also participated in the workshop.
- FY 2018-19 – During FY18-19, Oakley's local outreach has focused on continued interdepartmental education and coordination with the numerous internal stakeholders – those involved with the plan, policy, and project concept development as well as those ultimately responsible to plan and implement the projects.
- FY 2018-19 – The City initiated an effort to amend their General Plan. The City intends to combine the public outreach and education efforts for Green Infrastructure with the efforts for the General Plan Amendment. The City will emphasize Green Infrastructure as a Community Goal and encourage stakeholders to prioritize Green Infrastructure throughout the public process.
- FY 2018-19 – City staff continued utilizing BASMAA's May 6, 2016 document, "Guidance for Identifying Green Infrastructure Potential in Municipal Capital Improvement Projects" to review Early Implementation of Green Infrastructure Projects and No Missed Opportunities.
- FY 2018-19 – City staff listed and submitted on their Cleanwater Annual Report each public project going through their process for identifying potential projects with green infrastructure potential including the status.
- 2019 – The City participated in a countywide interagency process, convened by the CCCWP, to facilitate excellence and consistency in the design and construction of Green Infrastructure features and facilities. The City:
    - Reviewed with other Contra Costa municipalities, through the CCCWP, conceptual, preliminary, and final plans and specifications developed for Green Infrastructure projects.

  - Identified significant Green Infrastructure projects and issues encountered during design and construction of those projects and brought those projects and issues forward during in-person interagency workshops and meetings.
  - Participated in evaluation and recommendation of design details and specifications for Green Infrastructure, where doing so furthers the purposes of countywide consistency and cost-efficiency, and quality of the built facilities.
  - Participated, as a reviewer, in the drafting and updating of a Green Infrastructure Design Guide, the purpose of which will be to assist capital improvement projects staff in Contra Costa municipalities through the steps of project identification, evaluation, design, and construction.
- 2019-20 – City engineering staff, supported by staff from numerous City departments, drafted the City's Green Infrastructure Plan (this document).
- December 8, 2020 – The City Engineer will present this GI Plan to the public and the City Council for consideration and adoption at the regularly scheduled Council meeting.

1.3.6 Policies, Ordinances, and Legal Mechanisms

The City Attorney has determined that the Green Infrastructure Plan could be approved by City Council and implemented as a Plan.

It is noted that this Green Infrastructure Plan was considered through its development and approval by the City Council.

- Green Infrastructure was presented to the City Council on June 28, 2016.
- The Green Infrastructure Framework was presented for further consideration by the City Council on June 26, 2018 where it was approved.
- This Green Infrastructure Plan (this plan) was presented for further consideration by the City Council on December 8, 2020 where it was duly considered and approved.

This Plan can be found on Oakley's Green Infrastructure webpage.

2 Green Infrastructure Targets

This City of Oakley's planning process developed and assessed projections for the square footage of impervious surface to be retrofitted and treated with green infrastructure from private projects within the City's jurisdiction by 2020, 2030, and 2040. It also incorporates targets for the square footage of impervious surface to be retrofitted and treated with green infrastructure through potential public projects within the City's jurisdiction by 2020, 2030, and 2040.



For the purposes of creating the local GI Plan, Oakley prioritized their GI projects based on achieving other multiple benefits including controlling other stormwater pollutants, preserving and enhancing local stream hydrology, reducing localized flooding, increasing the resiliency of water supply, ancillary benefits that derive from adding landscaped areas within the urbanized environment, and mitigating the urban heat island effect.

2.1 Private Development Projections

To forecast private development, the City participated in a regional process coordinated through the CCCWP and shared with BASMAA member agencies. This process utilized the outputs of UrbanSim, a model developed by the Urban Analytics Lab at the University of California under contract to the Bay Area Metropolitan Transportation Commission (MTC). UrbanSim is a modeling system developed to support the need for analyzing the potential effects of land use policies and infrastructure investments on the development and character of cities and regions. The Bay Area's application of UrbanSim was developed specifically to support the development of Plan Bay Area, the Bay Area's Sustainable Communities planning effort.

MTC forecasts growth in households and jobs and uses the UrbanSim model to identify development and redevelopment sites to satisfy future demand. Model inputs include parcel-specific zoning and real estate data; model outputs show increases in households or jobs attributable to specific parcels. The methods and results of the Bay Area UrbanSim model have been approved by both MTC and Association of Bay Area Government (ABAG) Committees for use in transportation projections and the regional Plan Bay Area development process.

The CCCWP process used outputs from the Bay Area UrbanSim model to map parcels predicted to undergo development or redevelopment in each Contra Costa jurisdiction at each time increment specified in the MRP (2020, 2030, and 2040). The resulting maps were reviewed by local staff for consistency with the City's local knowledge and local planning and economic development initiatives. The maps were revised, and each revision documented.

It is assumed that multifamily residential and commercial/industrial developments will incorporate stormwater treatment facilities (typically bioretention) in accordance with MRP Provisions C.3.b., C.3.c., and C.3.d. Because of high land values, it is expected that more than 50% of the existing impervious area in each parcel will be replaced if

a parcel is developed, and therefore the entire parcel will be subject to Provision C.3 requirements (that is, will be retrofit with Green Infrastructure), consistent with the "50% rule" requirements of MRP Provision C.3.b.

Existing impervious surface for each affected parcel was estimated using the 2011 National Land Cover Database. Estimates were spot-checked and revised based on local knowledge and available satellite imagery.

Based on these assumptions and the revised maps, the amounts of existing impervious surface forecast to be retrofit with green infrastructure via private development are as shown in Table 2.

Table 2. Estimates of Impervious Surface to Be Retrofit via Private Development

Year	Total Square Footage	Comments
Through 2020	1,603,381	Includes completed private projects included in AGOL as well as private projects projected to be completed by end of 2020 in UrbanSim.
2021-2030	4,241,846	Includes private projects projected to be completed by end of 2030 in UrbanSim.
2031-2040	827,824	Includes private projects projected to be completed by end of 2040 in UrbanSim.

2.2 Targets for Public Projects

Forecasted impervious surface to be retrofit via public projects is in two categories:

1. Estimated tributary impervious surface for Green Infrastructure Projects identified in this Plan.

2. Additional tributary impervious surface associated with projects yet to be identified. These projects are associated with general geographic areas (neighborhoods or blocks) but specific facility locations have not yet been identified.

These forecasts are summarized in Table 3.

Table 3. Estimates of Impervious Surface to Be Retrofit via Public Projects			
Year	**Square footage tributary to GI Projects included in this Plan**	**Additional square footage associated with projects yet to be identified**	**Total**
Through 2020	23,365	0	23,365
2021-2030	0	0	0
2031-2040	0[3]	0	0

[3] The City of Oakley's GI plan identifies seven (7) potential GI projects. These projects are currently preliminary and associated treatment areas have not yet been calculated.

3 Public Project Identification, Prioritization, and Mapping

3.1 Tools for Public Project Identification and Prioritization

Publicly owned parcels and ROWs that could potentially be retrofit to include multi-benefit stormwater capture facilities were identified as part of the Contra Costa Watersheds Stormwater Resource Plan (SWRP) (CCCWP, 2018). These potential project locations were used as the basis for identifying future public retrofit locations within the City. A summary of the project identification and prioritization process conducted for the SWRP is described herein; additional details may be found in the SWRP (CCCWP, 2018).

3.1.1 SWRP Project Opportunity Identification

The SWRP identified public retrofit opportunities through a request for planned projects, sent to the Contra Costa County Permittees, along with a geographic information system (GIS)-based project opportunity analysis, conducted using data received from the Permittees through a data request. Information related to the identification of potential projects was received from 25 jurisdictions, government agencies, non-governmental organizations, and watershed groups that were contacted with potential project requests.

The desktop GIS analysis entailed screening for publicly-owned parcels and ROWs without physical feasibility constraints that would preclude implementation of a stormwater capture project. The project opportunity analysis consisted of the following steps:

1. Identify publicly-owned parcels through parcel ownership and/or tax-exempt status.
1. Screen identified publicly-owned parcels to identify those at least 0.1 acres in size; and with average slopes less than 10%.
2. Identify ROW using the county-wide roadway data layer. Roadways considered were state and county highways and connecting roads, as well as local, neighborhood, and rural roads.
3. Identify land uses associated with identified parcels and surrounding identified ROWs with a combination of ABAG land use categories and use codes provided by the Contra Costa County Assessor.
4. Screen all identified locations (i.e., parcels and ROWs) for physical feasibility. The following screening relating to physical constraints was applied to identified sites (to the extent that the necessary data had been provided or obtained):
    a. Regional facilities were not considered for parcels that were greater than 500 feet from a storm drain, due to limited feasibility in treating runoff from a larger drainage area;

b. Parcel-based facilities were not considered for sites that were more than 50% undeveloped land uses, due to the limited potential for pollutant of concern load reduction;

c. Parcels with significant drainage area outside of urbanized areas were removed, as these sites would not provide opportunity for significant pollutant of concern load reduction;

d. Sites more than 50% within environmentally sensitive areas (ESAs) (designated wetlands, biologically sensitive areas) were removed so as not to disturb these habitats;

e. Sites with more than 50% overlying landslide hazard zones were removed to avoid the potential for increasing landslide risk.

The remaining identified public parcels and ROWs were considered preliminarily feasible for installation of stormwater capture facilities and were analyzed using a metrics-based multi benefit analysis. The results of the metrics-based multi-benefit analysis provided some information helpful for consideration of GI priorities within the City. A summary of the project opportunity classification and scoring conducted for the SWRP is provided in the following section.

3.1.2 SWRP Project Opportunity Metrics-Based Multi-Benefit Analysis

To conduct the SWRP project opportunity metrics-based multi-benefit analysis required as part of the SWRP, additional data was analyzed and classifications were made regarding the project opportunities. First, all project opportunities (i.e., including those identified through the GIS opportunity analysis and the stakeholder potential projects process) were classified using the following information:

1. Stormwater capture project type;
2. Infiltration feasibility;
3. Facility type; and
4. Drainage area information.

Details regarding each of these classifications are provided in the following sections.

Stormwater Capture Project Type

All physically feasible project opportunities that did not include a previously defined non-GI stormwater capture facility (e.g., stream restoration projects provided by Stakeholders as part of the SWRP project request) were assumed to be feasible for GI implementation as part of the SWRP project opportunity classification. The projects identified through the GIS opportunity analysis and stakeholder stormwater capture projects process were categorized as parcel-based, regional, or ROW/green street projects, as summarized in Table 4.

Table 4: Green Infrastructure Project Types and Categorization Criteria		
GI Project Type	**Definition**	**Description**
ROW/green street projects	Treating the road and portions of adjacent parcels	• All street-based projects.
Regional Projects	Treating a large area draining to the parcel	• The parcel contains at least 0.5 acre of undeveloped or pervious area (as identified through the land use class); and • The drainage area is larger than the parcel itself and the location is sufficiently close to a storm drain (i.e., within 500 feet, where storm drain pipe data is available).
Parcel-based projects	Treating the drainage area only on the identified parcel	All other parcel locations.

Infiltration Feasibility

All SWRP project opportunity locations were categorized as feasible, infeasible, or partially feasible for infiltration, based on underlying hydrologic soil group, depth to groundwater (as data was available), nearby soil or groundwater contamination, and presence of underlying geotechnical hazards, as described in Table 5.

Table 5: SWRP Project Opportunity Infiltration Feasibility Categorization Criteria	
Infiltration Feasibility Category	**Description**
Hazardous/infeasible for infiltration	Projects that are located: • More than 50% overlying liquefaction hazards; or • Within 100 feet of a site with soil or groundwater contamination (e.g., based on proximity to active GeoTracker[4] or EnviroStor[5] sites).
Infiltration safe but only partially feasible	None of the above constraints exist, but the soil underlying the facility is relatively poorly draining (identified as hydrologic soil group [HSG] C or D).
Infiltration feasible	The site has none of the infiltration hazards present and the soil underlying the facility is relatively well draining (identified as HSG A or B).

[4] GeoTracker is a California State Water Resources Control Board website which tracks sites with the potential to impact water quality in California, including contaminated sites (https://geotracker.waterboards.ca.gov/).

[5] EnviroStor is the Department of Toxic Substances Control's data management system for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further (https://www.envirostor.dtsc.ca.gov/public/).

For the purpose of SWRP project opportunity multi-benefit scoring (i.e., the metrics-based analysis conducted), locations feasible for infiltration were assumed to retain the full water quality capture volume. At locations that are partially feasible for infiltration, it was assumed that infiltration would be promoted in the facility, but the full water quality capture volume would not be infiltrated due to poor drainage. These areas were assumed to infiltrate to the extent possible using a raised underdrain. Locations that are hazardous for infiltration were assumed to implement non- infiltrating GI projects (i.e., lined bioretention) and were assumed to retain no volume.

SWRP Project Opportunity Facility Type

Each SWRP project opportunity location was assigned a facility type. For potential projects identified by the Permittees and/or stakeholders, a facility type was assigned based on the facility description or classification provided by the agency or project proponent. For project opportunities identified through the GIS analysis, the facility type was assumed to be GI, with infiltration capability defined based on the infiltration feasibility screening. The resulting SWRP multi-benefit stormwater capture project types that were considered for the GI Plan included:

- Capture and Reuse
- Constructed Wetland
- Lined Bioretention
- Unlined Bioretention
- Unlined Swale
- Water Quality Basin

SWRP Project Opportunity Drainage Area

For each identified project opportunity, the drainage area was identified and characterized as follows:

1. All project opportunities with identified drainage areas were characterized as provided by project proponents.
2. For ROW project opportunities for which the drainage area had not been characterized, the roadway and an assumed tributary width (e.g., 50 feet per side) that extends into the adjacent parcels was considered the drainage area.
3. For parcel-based project opportunities for which the drainage area had not been characterized, the entire parcel was assumed to make up the drainage area.
4. For regional project opportunities for which the drainage area had not been characterized, the drainage area characterization (i.e., slope and land use) was approximated.

SWRP Project Opportunity Metrics-Based Multi-Benefit Analysis Scoring

Using the information compiled in the identified project opportunity database, each SWRP identified project received a score using a metrics-based multi benefit analysis. A description of each scored project component is provided below:

- Parcel area (for regional and parcel-based GI projects only) - This scoring component awarded more points for larger parcels.
- Slope – This scoring component awarded more points to flatter slopes and is related to ease of construction and implementation.
- Infiltration feasibility – More points were awarded to projects that overlie infiltrating soils.
- PCBs/mercury yield classification in project drainage area – This scoring component is related to the influent TMDL pollutant loads; higher potential load reduction achieved higher points.
- Removes pollutant loads from stormwater – Points were awarded to facilities designed as GI or treatment control facilities for this scoring component.
- Augments water supply – Increasing points were awarded based on potential water supply provided for this scoring component.
- Provides flood control benefits – Flood control facilities received points specific to providing flood control benefits for this scoring component.
- Re-establishes natural water drainage systems or develops, restores, or enhances habitat and open space – Hydromodification control, stream restoration, and habitat restoration projects received points specific to providing these environmental benefits, for this scoring component.
- Provides community enhancement and engagement – Projects that specifically provide public use areas or public education components with potential opportunities for community engagement and involvement were given points specific to providing community benefits, for this scoring component.

All classified and scored SWRP projects were compiled into a master database as part of the SWRP and organized by Permittee. The SWRP identified projects located within the City's jurisdictional boundary were provided to the City for review. The project classification information and SWRP score were provided to the City for informational purposes.

3.1.3 Local staff identification of additional projects

Through a review of the City's storm drain system, in addition to a GIS review of public parcels with potential for redevelopment, staff identified opportunity projects for consideration. In addition, existing and unfunded CIP projects were re-examined to assess the possible expansion to include GI.

3.1.4 Integration of GI Projects with the Storm Drain Master Plan

The City does not have a formal Storm Drain Master Plan. However, proposed improvements to the Storm Drain system are scoped and prioritized in the 5-Year Capital Improvement Program.

3.1.5 Integration with Capital Improvement Project planning process

Individual CIP projects are assessed for inclusion of GI, prioritized according to Council initiatives, and then recommended for funding, pending available resources and City Council approval. Approved projects are subsequently added to the CIP plan.

3.1.6 Integration with Complete Streets and other transportation planning processes

Complete streets projects are typically initiated through Transportation, according to the City's adopted Bicycle, Pedestrian, and Safe Routes to Transit Master Plan. As part of the scope of each study, an assessment of GI potential is included.

3.2 Maps and Project Lists

The list of projects currently determined by the City to be feasible for inclusion in this GI Plan are included on Table 6 below. Associated maps are included in Appendix A.

Table 6: City of Oakley Proposed GI Projects

Description	2020	2030	2040
Detention Basin DA29E			X
E Cypress Rd – Main St to Bethel Island Rd			X
Main St – Honey Ln to Simoni Ranch Rd			X
Main St – W Cypress Rd to Clearwood Dr			X
Main St – Fifth St to Bayside Way			X
Main St – Gardenia Ave to Vintage Pkwy			X
Main St – SR160 to Carol Ln			X

4 Early Implementation Projects

4.1 Review of Capital Improvement Projects

MRP Provision C.3.j.ii. requires that the City must prepare and maintain a list of public and private green infrastructure projects planned for implementation during the 2015- 2020 permit term, and public projects that have potential for green infrastructure measures. The City submitted an initial list with the FY 15-16 Annual Report to the RWQCB and reviews and updates the list with each subsequent Annual Report.

"The City submitted an initial list with the FY 15-16 Annual Report to the RWQCB and reviews and updates the list with each subsequent Annual Report."

The creation and maintenance of this list is supported by guidance developed by BASMAA: "Guidance for Identifying Green Infrastructure Potential in Municipal Capital Improvement Projects" (May 6, 2016). The BASMAA Guidance is attached to this document as Appendix F and can be found on the City's GI webpage.

The list is revisited continuously, and updated and reported annually, with new opportunities:

- All new construction and substantial upgrades to City facilities, including public buildings, offices, stations, parking lots, and corporation yards, incorporate LID features and facilities in accordance with the New Development and Redevelopment (Provision C.3) requirements of the Municipal Regional Stormwater Permit. When the project includes street frontage improvements, and where feasible, the project is also designed so that street runoff is directed to LID facilities within the site or in the adjacent public right of way.

- All transportation projects for which the City is a sponsor or participant, including roadway widening or reconstruction, streetscape improvements, "complete streets" projects, traffic calming, safe routes to schools, and other projects that involve roadway reconfiguration, are evaluated for the potential to incorporate LID features and facilities.

- All storm drain projects are evaluated for the potential to incorporate LID features and facilities to treat stormwater and manage flows before discharge to streams or the municipal separate storm sewer system. Where appropriate, LID facilities are incorporated into projects to daylight or restore urban streams.

- The City has an ongoing process, affirmed in each adopted budget, to proactively review aspects of its storm drainage system to identify additional opportunities to incorporate LID features and facilities, with an emphasis on exceptional or low-cost opportunities.

- The City receives and adds to the list where appropriate Green Infrastructure opportunities identified by the public.

Where implementation of LID facilities has been found to be infeasible, an opportunity may be removed from the prioritized list.

4.2 List of Projects Identified

CIP Projects with Green Infrastructure potential that were identified during 2015-2019 are listed in Table 7, along with their status.

Table 7. Capital Improvement Projects with Green Infrastructure Potential (identified 2015-2019)

Project Name	Description	Potential Tributary Impervious Area (SF)	Project Status	Included in Green Infrastructure Plan (Y/N)
CIP 165 – Main Street Downtown improvements; Norcross Lane to 2nd Street	Install median w/landscaping, sidewalks and curb ramps.	NA	Construction Completed FY17-18	N – Project design was nearly complete and total impervious surface was reduced from installation of medians with landscaping.
CIP 165B - Main Street Downtown improvements; 2nd Street to 5th Street	Install median w/landscaping, sidewalks and curb ramps.	NA	Construction Completed FY17-18	N – This project included GI but was completed as part of Early Implementation
CIP 176 – Oakley Community Park Project	Community Park with various facilities	TBD	Conceptual Plan	TBD
CIP 191 - Laurel and Rose intersection improvements	Signalization, curb ramps, sidewalk and pavement widening	NA	Construction Completed FY18-19	N – This project included GI but was completed as part of Early Implementation
CIP 194 - Oakley Recreation Project	Recreational building, athletic field, parking	NA	Construction Completed FY18-19	N – This project included GI but was completed as part of Early Implementation
CIP 196 - Laurel Road Widening	Pavement widening, sidewalks and landscape medians	NA	Construction Completed FY18-19	N – This project included GI but was completed as part of Early Implementation
CIP 205 – Downtown Train Platform Station & Parking Lot Phase 1 Project	Train Platform and Parking Lot	TBD	Conceptual Plan	TBD

Evaluation of Listed Opportunities for Green Infrastructure Retrofits

For new and substantial upgrades to City facilities, transportation projects, and storm drainage projects, whenever doing so can be made consistent with the project objectives, would be reasonably cost-effective, and would be technically feasible, the City will incorporate LID features and facilities into the preliminary design of the project. LID features will be incorporated in project final designs unless the incremental costs would prevent the project from being constructed.

The City has an ongoing process, affirmed in each adopted budget, to evaluate opportunities on the list and to seek funding, including submittal of grant applications, for implementation.

4.3 Workplan for Completion

The complete list of potential public projects is generated by overall needs of the City. The City has added a prioritization factor to projects with green infrastructure potential based on guidance developed by BASMAA: "Guidance for Identifying Green Infrastructure Potential in Municipal Capital Improvement Program Projects" (May 6, 2016), attached to this document as Appendix F and available on the City's GI website. While prioritizing projects, the City is still considering the overall needs of the City in finalizing its 5-year capital project lists.

5 Tracking and Mapping Public and Private Projects Over Time

5.1 Tools and Process

The CCCWP has developed a county-wide GIS platform for maintaining, analyzing, displaying, and reporting relevant municipal stormwater program data and information related to MRP Provisions C.10 (trash load reduction activities) and C.11/C.12 (mercury and PCBs source property identification and abatement screening activities required of most Contra Costa Permittees). This tool is also used to track and report on GI project implementation.

The CCCWP's stormwater GIS platform features web maps and applications created using ESRI's ArcGIS Online (AGOL) for Organizations environment, which accesses GIS data, custom web services and reports that are hosted within an Amazon cloud service running ESRI's ArcGIS Server technology.

The C.3 Project Tracking and Load Reduction Accounting Tool within the CCCWP AGOL system is used to track and report on GI project implementation. It is currently used to track and map existing private and public projects incorporating GI; in the future it may also be used to map planned projects and will allow for ongoing review of opportunities for incorporating GI into existing and planned CIPs. The AGOL system can be used to develop maps that can be displayed on public-facing websites or distributed to the public. These maps can be developed to contain information regarding the GI project data input into the AGOL system.

5.2 Results

The C.3 Project Tracking and Load Reduction Accounting Tool is intended to be used to allow for estimates of potential project load reduction for PCBs and mercury and presently supports the BASMAA Interim Accounting Methodology for certain load reduction activities. In the future, the tool is planned to be updated with the RAA methodology developed for the County. That functionality is planned to be active by the end of the current permit term.

The City actively engages with the AGOL tool and maintains up-to-date project data for the City of Oakley. The City currently conducts updates of the AGOL tool at an annual frequency.

6 Design Guidelines and Specifications

6.1 Guidelines for Streetscape and Project Design

When determining design elements to be included in streetscape improvements and complete streets projects, project managers and designers will consult the National Association of City Transportation Officials (NACTO) Urban Street Stormwater Guide, the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook, and other resources available on the CCCWP website:
https://www.cccleanwater.org/construction-business/green-infrastructure/resources

6.2 Specifications and Typical Design Details

Low Impact Development features and facilities will be designed and constructed in accordance with the applicable specifications and criteria in the Contra Costa Clean Water Program's Stormwater C.3 Guidebook. Additional details and specifications, as may be needed for design of street retrofit projects, may be adapted from the San Francisco Public Utilities Commission Stormwater Requirements and Design Guidelines Appendix B (Green Infrastructure Details), the Central Coast Low Impact Development Institute Bioretention Standard Details and Specifications, or other resources compiled by the CCCWP and available through their website.

6.3 Sizing Requirements

The City uses the sizing guidelines generated by the Bay Area Stormwater Management Agencies Association (BASMAA) report, Guidance for Sizing Green Infrastructure Facilities in Street Projects, attached as Appendix D.

MRP Provision C.3.d contains criteria for sizing stormwater treatment facilities. Facilities may be sized on the basis of flow, volume, or a combination of flow and volume. With adoption of the 2009 MRP, a third option for sizing stormwater treatment facilities was added to Provision C.3.d. This option states that "treatment systems that use a combination of flow and volume capacity shall be sized to treat at least 80 percent of the total runoff over the life of the project, using local rainfall data." This option can also be used to develop sizing factors for facilities with a standard cross-section (i.e., where the volume available to detain runoff is proportional to facility surface area). To calculate sizing factors, inflows, storage, infiltration to groundwater, underdrain discharge, and overflows are tracked for each time-step during a long-term simulation. The continuous simulation is repeated, with variations in the treatment surface area, to determine the minimum area required for the facility to capture and treat 80% of the inflow during the simulation.

7 Funding Options

7.1 Funding Strategies Developed Regionally

The City is committed to the implementation of green infrastructure in future development, but also in retrofitting the existing infrastructure to move away from existing "gray" infrastructure. To that end the City will be working collaboratively with its co-permittees in the pursuit of funding and project opportunities that are aimed at creating green infrastructure. The primary purpose in participating in the Contra Costa Watersheds Stormwater Resources Plan (SWRP) development was to be eligible for state grant funds by having all potential projects in the SWRP. The BASMAA Roadmap for Funding of Sustainable Streets will be an important tool in the quest for funding.

BASMAA's "Roadmap of Funding Solutions for Sustainable Streets," April 26, 2018, attached as Appendix C, states: (The) "Roadmap, was developed to identify and remedy obstacles to funding for Sustainable Street projects, which are defined as projects that include both Complete Street improvements and green stormwater infrastructure, and that are maintained in a state of good or fair condition. The specific actions included in the Roadmap are designed to improve the capacity – both statewide and in the San Francisco Bay Area -- to fund Sustainable Street projects that support compliance with regional permit requirements to reduce pollutant loading to San Francisco Bay, while also helping to achieve the region's greenhouse gas reduction targets.

"To date, Sustainable Streets have faced funding obstacles due to the restrictions of various funding programs – which may not recognize the potential for overall cost savings that local agencies may achieve through multi-benefit Sustainable Streets projects. Some transportation grants may fund only some aspects of a Sustainable Street project, while resource grants may fund other aspects – and assembling multiple funding sources brings new challenges and costs to a project.

"Over the next 20 to 30 years, cities throughout the Bay Area, and in other parts of California, are required to invest in widespread construction of infrastructure projects that remove pollutants from stormwater runoff, in order to achieve water quality goals for San Francisco Bay. The cost is anticipated to parallel the costs to meet similar requirements in other parts of the state. For example, City of Los Angeles alone, over the next 20 to 30 years, has estimated that $7 to $9 billion dollars will be needed to implement the city's Water Quality Compliance Master Plan for Urban Runoff (Farfsing and Watson 2014). Sustainable Streets are designed to cost effectively deliver multiple benefits, including: climate change mitigation, air quality improvement, water quality improvement, localized flood control, and community benefits.

(The) "Roadmap presents specific actions intended to ease the financial burden local governments are facing by maximizing available resources and/or identifying new funding streams. The specific actions to fund Sustainable Streets are scheduled for the following timeframes:

- Immediate actions, such as addressing Sustainable Streets in grant solicitations
- Short-term actions, such as reviewing policies for better ways to fund Sustainable Streets
- Long-term solutions, including legislative engagement and/or advocacy regarding Sustainable Street"

7.2 Local Funding Strategies

It is noted that per the Permit Requirements, the sources of funding which the City is currently pursuing or will pursue for GI Project development should include an evaluation of prioritized funding options, including, but not limited to, alternative compliance funds, grant monies, new taxes and other levies, and other municipal/Permittee resources.

A first step to evaluating potential local funding strategies would be to work with the CCCWP to investigate the legislative constraints for the use of Contra Costa Transportation Authority sales tax revenue. An initial review indicates that the language of Public Utilities Code Division 19, Chapter 1, Section 180001 (e) stating that the funding is "…to be used to supplement and not replace existing local revenues for transportation purpose" would seem to exclude a Clean Water Act purpose of using the funds used for green infrastructure in conjunction with the pavement maintenance mandate. A second step would be to get a ruling from MTC if the Highway User Gas Tax Account (HUTA), Street and Highways Code Section 2101, could be used for Green Infrastructure. Those are the top priorities.

To fund projects, they are recommended for consideration based on the needs of the various operating departments and divisions (Entities). Each Entity is to provide a prioritized list along with any funding or grant information that may applicable. This is important because all projects compete for scarce funds. General Fund money is typically not available to any Capital Projects as those funds are dedicated to the operation of the general government, including Police operations.

Given the various sources of funds, projects are typically ranked by: 1. health and safety need, 2. maintenance of current facilities, 3. expansion of existing programs and 4. new programs. This ranking is evaluated together with sources of funding, so a project that otherwise may not have a high a priority, has funding that cannot be used elsewhere is funded. This is true for transportation projects that variously have, Gas Tax, Measure C or J, traffic mitigation fee revenue or developer mitigation fees. The most flexible funding is saved to be committed last and restricted funds are programmed first. The flexible funds are used to fill in at the end in their applicable category.

In that context, projects have a scope of work developed and a preliminary plan, sometimes only schematic, is developed. For street projects the scope is based on the need and purpose of the project. If the project is a complete streets project, or a street beautification project, green infrastructure will be considered for incorporation considering a number of factors. First is the need being addressed, the second is whether there is eligible funding for the scope of work. The third is the available right-of-way for the project. Many projects in the developed commercial area are constrained to pavement rehabilitation.

8 Adaptive Management

8.1 Process for Plan Updates

The process to update the plan will be to review what has happened and what has changed as the City moves into the budgeting period. This will be the time to:

- Update the new development commitments that are subject to C.3
- Make any necessary changes to the UrbanSim model to reflect more current future projections
- Add any completed public projects
- Update the CIP list for newly developed desired projects
- Approval by the City Manager

8.2 Pursuing Future Funding Sources

Pursuing future funding resources will have challenges. As the BASMAA "Roadmap" reports:

"Because each funding program has historically focused on only one or a few of the multiple benefits provided by Sustainable Streets, local agencies have encountered challenges in funding Sustainable Streets projects including:

- **Ineligible components of Sustainable Streets projects**: Green infrastructure may be ineligible for funding by transportation grants; transportation facilities may be ineligible for funding by resource agency grants.
- **Ineligible activities**: Some grants may not cover all project phases, such as planning or short-term maintenance.
- **Inability to use other grants as matching funds**: Matching funds must cover eligible activities; therefore, grant funding for GI components of a Sustainable Street project may not "count" as a match for a transportation grant, and vice versa.
- **Funding cycles of grants are not coordinated**: Projects that must assemble funding from multiple grants may have difficulty finding two applicable grants that will be available at the same time.
- **Costs of tracking and applying for grants**: Local agencies often lack the resources to track grant opportunities, prepare applications, and "repackage" the same project to apply for multiple grants.
- **Costs of administering and reporting on grants**: Obtaining multiple grants for a single project adds substantial administrative requirements due to separate record-keeping and reporting.
- **Scoring approaches may penalize multiple-benefit projects**: Sustainable Streets projects may not score competitively for grants that seek the most cost-effective transportation solution, due to the inclusion of ineligible costs."

With guidance of the Roadmap, a Roadmap Committee will follow three pathways; Pathway 1 – Prioritize Sustainable Street in Funding Resources, Pathway 2 – Improve Conditions for Projects that Are Funded by Multiple Grants, and Pathway 3 – Pursue Additional Funding Options.

Pathway 1 is to "… maximize the ability of each funding source to fund both transportation and green stormwater infrastructure improvements -- reflecting the integration of transportation and resource benefits in Sustainable

Streets …. A number of the actions are specific to the State Water Resources Control Board's Storm Water Grant Program (SWGP) and the Metropolitan Transportation Commission's One Bay Area Grant Program (OBAG)." The Pathway also looks to "… recommend requirements for interagency collaboration and or participation by key agencies in actions that promote widespread implementation of sustainable streets, recognizing that requirements have been needed for interagency collaboration …"

Pathway 2 seeks to improve conditions for projects with multiple funding sources. The goal is to remove obstacles that agencies have encountered to obtain multiple grants for a single sustainable streets project.

Pathway 3 is intended to find ways to "… improve conditions for local agencies to fund Sustainable Streets projects with a range of funding options, including fees and loans, and the funding of pavement rehabilitation projects, through sources identified in Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017, which was signed into law on April 28, 2017."

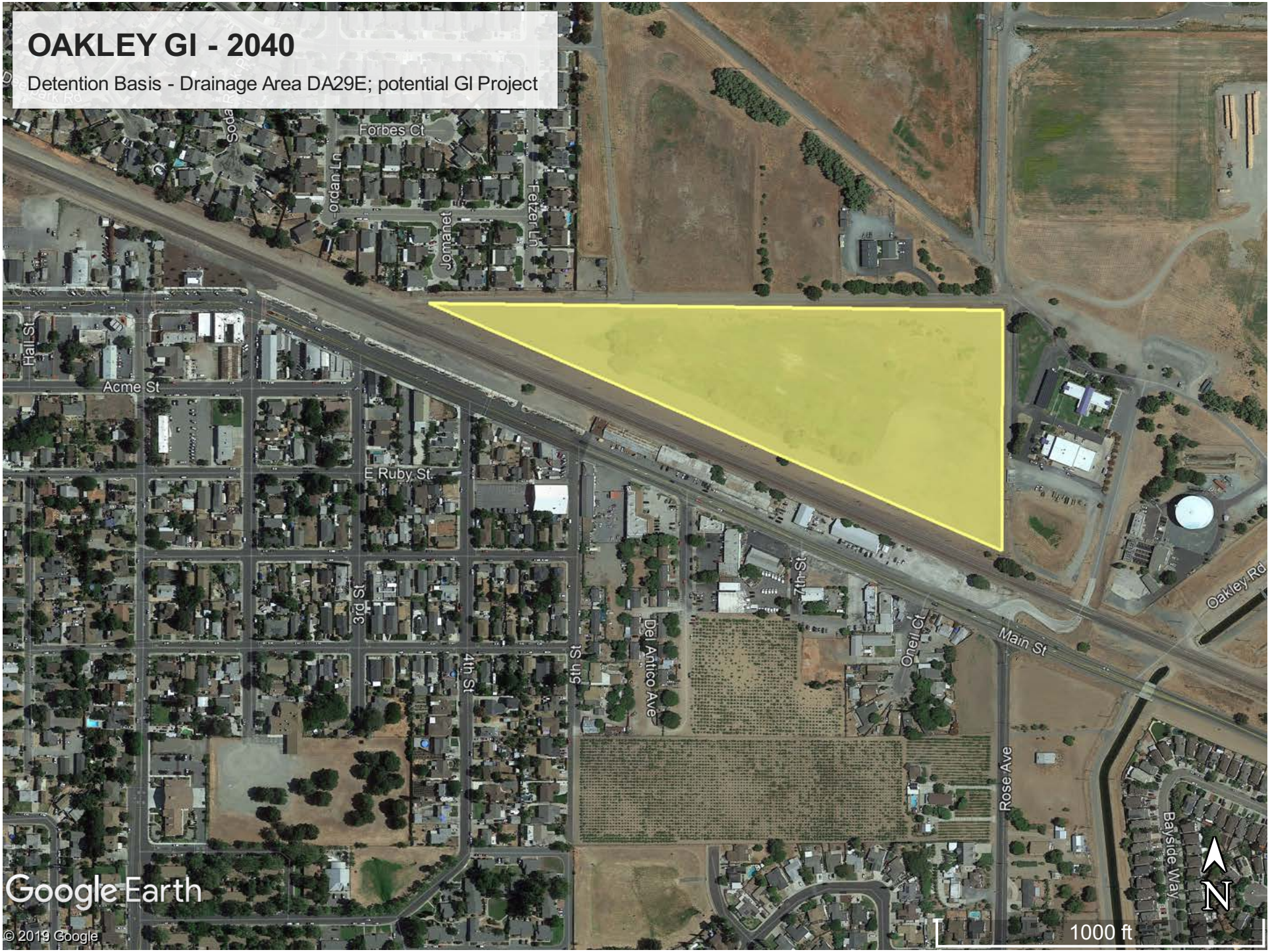
8.3 Alternative Compliance and Credit Trading Investigations

Alternative compliance will need to be carefully reviewed for both the opportunity to achieve compliance but also to be aware of funding use restraints when working collaboratively. Determining whether the Permittees would collectively pursue Alternative Compliance will be a lengthy process requiring a comprehensive dialogue in the public forum lead by the elected officials. Further, commitment to the implementation of any alternative compliance scenarios would necessarily require overall agreement and is beyond the scope of this plan.

Nonetheless, the Geosyntec Consultants May 1, 2019 memo to the CCCWP entitled "Reasonable Assurance Analysis Countywide Attainment Strategy" details preliminary findings, a countywide attainment scenario and strategy. The memo is attached as Appendix B.

APPENDIX A

PUBLIC PROJECT MAPS


OAKLEY GI - 2040
Detention Basis - Drainage Area DA29E; potential GI Project
Forbes Ct
Jomanet
Hall St
Acme St
E Ruby St
3rd St
4th St
5th St
7th St
Del Antico Ave
Oneil Ct
Main St
Oakley Rd
Rose Ave
Bayside Way
Google Earth
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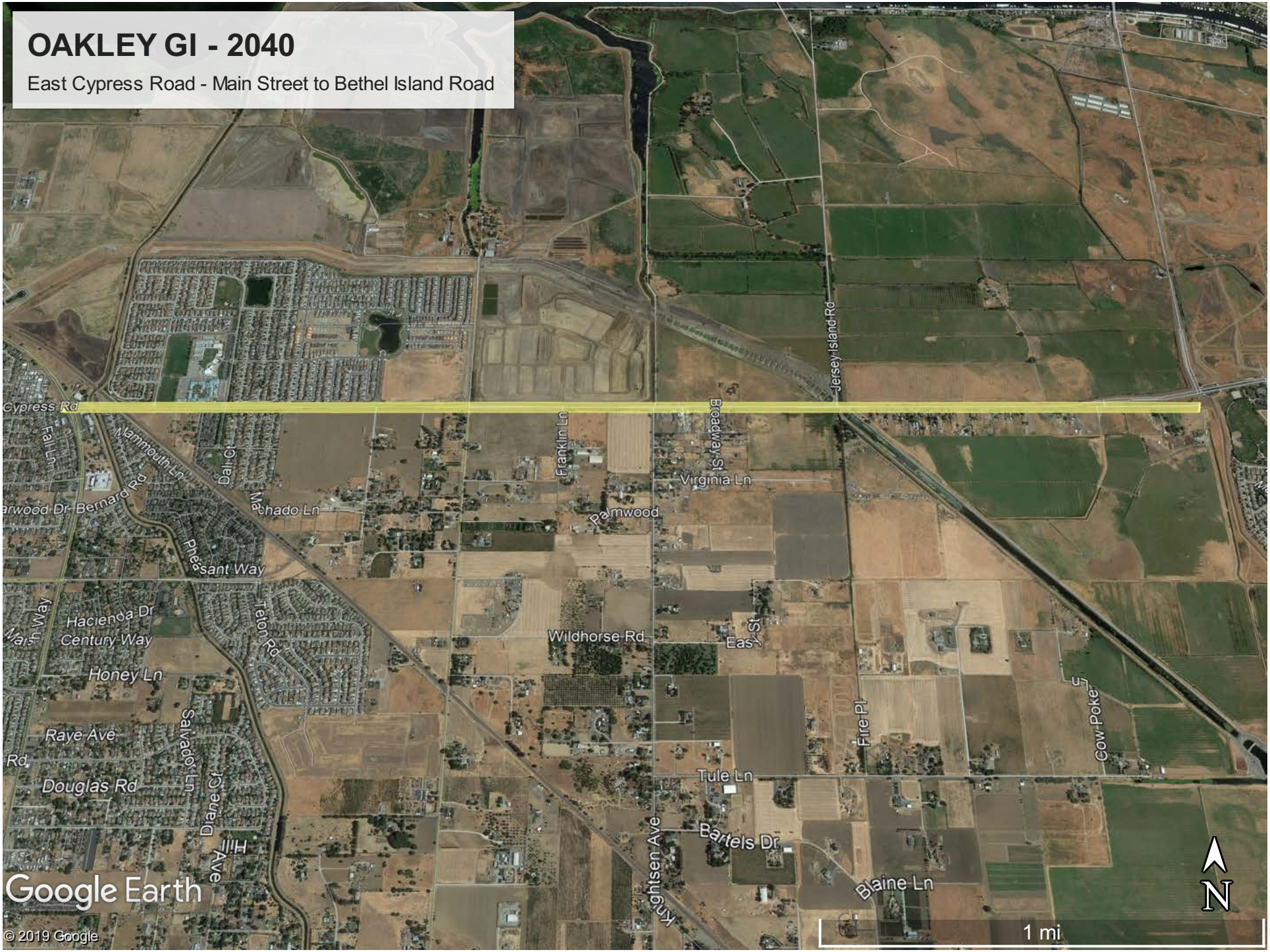
OAKLEY GI - 2040
East Cypress Road - Main Street to Bethel Island Road
Cypress Rd
Jersey Island Rd
Broadway St
Frankin Ln
Virginia Ln
Palmwood
Fall Ln
Mammouth Ln
Dal Ct
Bernard Rd
Machado Ln
Pheasant Way
Hacienda Dr
Century Way
Honey Ln
Teton Rd
Wildhorse Rd
East St
Fire Pl
Cow Poke
Raye Ave
Douglas Rd
Salvador Ln
Diane Ct
Hill Ave
Tule Ln
Bartels Dr
Knightsen Ave
Blaine Ln
Google Earth
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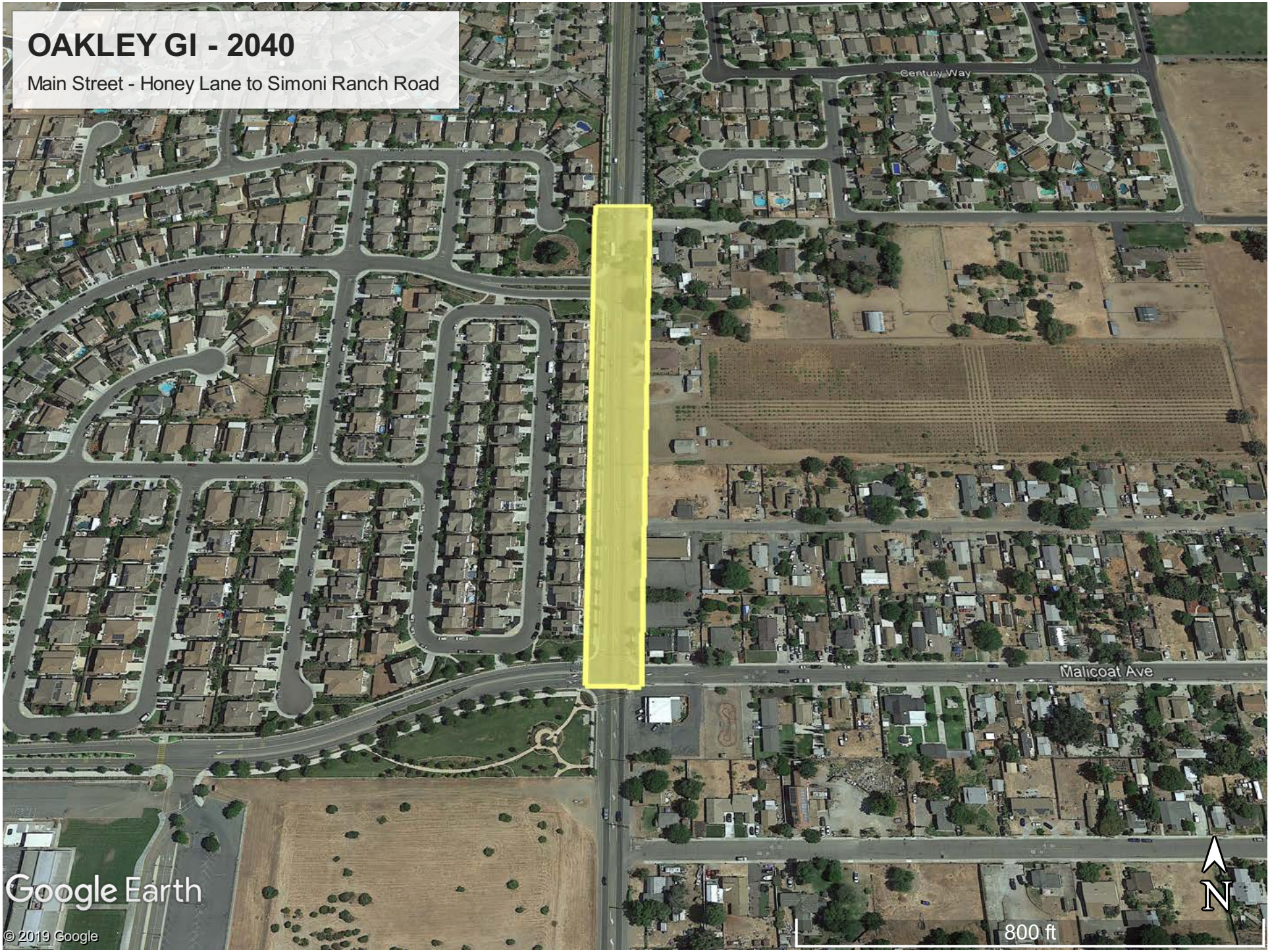
OAKLEY GI - 2040
Main Street - Honey Lane to Simoni Ranch Road
Century Way
Malicoat Ave
Google Earth
© 2019 Google
800 ft
N


OAKLEY GI - 2040
Main Street - W Cypress Rd to Clearwood Dr
W Cypress Rd
E Cypress Rd
Hazelnut Ln
Macadamia Ln
Filbert Ct
Cashew Ln
Fall Ln
Fall Cir
Big Bear Ct
Mammouth Ln
Arrowhead Way
Main St
Horizon Ct
Beechnut Ln
Almondtree Cir
Almondtree Ln
Mellowood Dr
Marsh Creek Regional Trail
Big Bear Rd
Bernard Rd
Clearwood Dr
Clearwood Way
Meadow Brook Ct
Meadows Ln
Heartwood Dr
Heartwood Ct
Google Earth
© 2019 Google
800 ft
N


OAKLEY GI - 2040
Main Street - Fifth Street to Bayside Way
Main St
Oakley Rd
Oneil Ct
5th St
Rose Ave
Bayside Way
Del Antico Ave
Walnut Dr
Almond Dr
Mori Ct
Brookview Dr
Bayview Dr
W Cypress Rd
Private Ln
Google Earth
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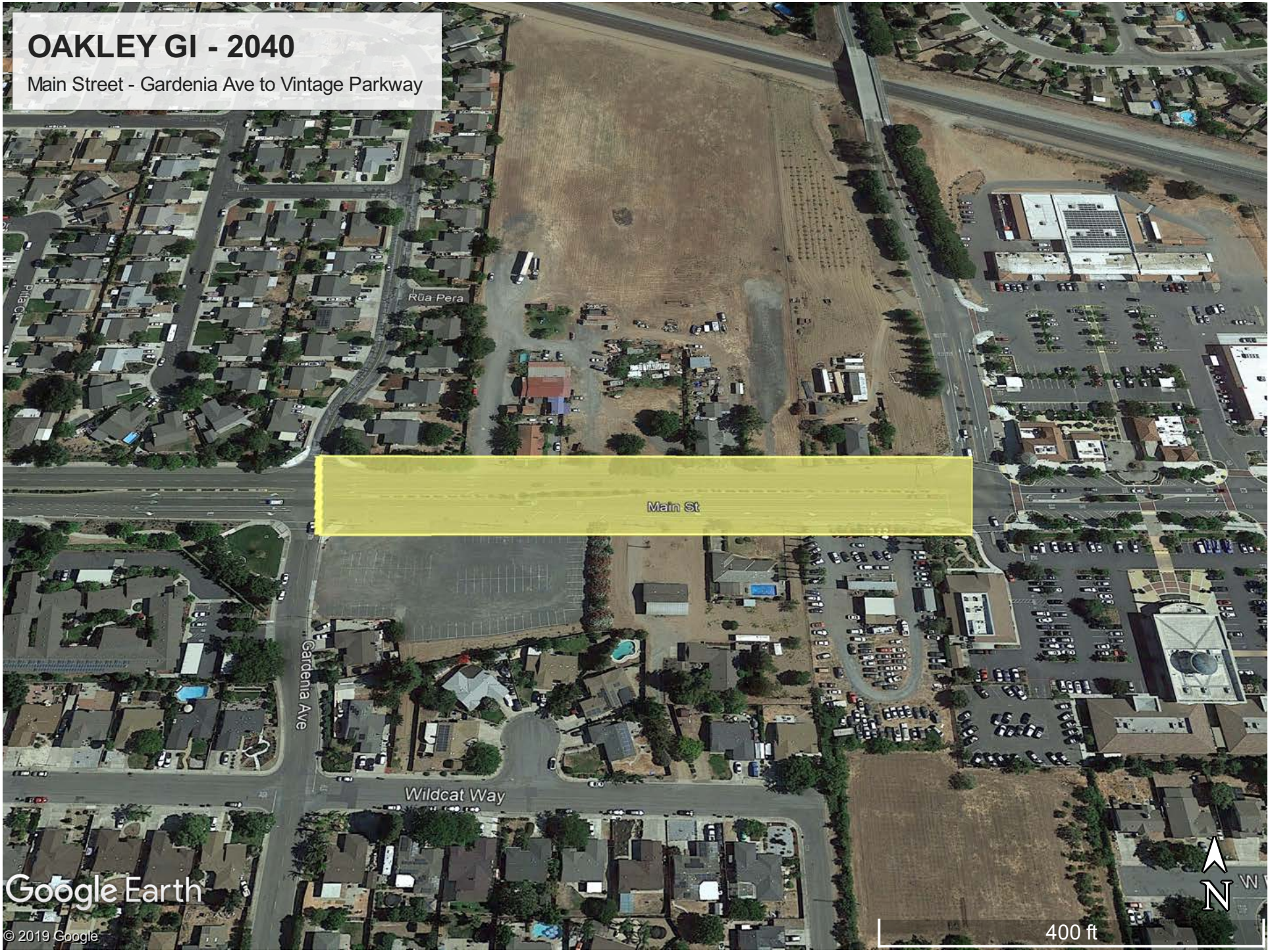
OAKLEY GI - 2040
Main Street - Gardenia Ave to Vintage Parkway
Rūa Pera
Main St
Gardenia Ave
Wildcat Way
Google Earth
© 2019 Google
N
400 ft


OAKLEY GI - 2040
Main Street - SR 160 Ramp to Carol Lane
160
Bridgehead Rd
Main St
Neroly Rd
Sandy Ln
Live Oak Ave
Google Earth
© 2019 Google
N
1000 ft

APPENDIX B

REASONABLE ASSURANCE ANALYSIS
COUNTYWIDE ATTAINMENT STRATEGY

Geosyntec consultants

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DRAFT Memorandum

Date:	May 1, 2019
To:	Courtney Riddle and Lucile Paquette, Contra Costa Clean Water Program
Copy:	Dan Cloak, Dan Cloak Environmental Consulting
From:	Lisa Austin, Principal; Kelly Havens, Senior Engineer; and Austin Orr, Professional Engineer
Subject:	Reasonable Assurance Analysis Countywide Attainment Strategy Geosyntec Project Number: WW2407

1. BACKGROUND

1.1 Regulatory Requirements

Provisions C.11/12.c.ii.(2) of the Municipal Regional Permit (MRP) require Permittees to prepare Reasonable Assurance Analyses (RAA) for mercury and PCBs, respectively, that achieve the following objectives:

a) Quantify the relationship between areal extent of green infrastructure (GI) implementation and load reductions, taking into consideration the scale of contamination of the treated area as well as the pollutant removal effectiveness of likely GI strategies;

b) Estimate the amount and characteristics of land area that will be treated through GI by 2020, 2030, and 2040;

c) Estimate the amount of load reductions that will result from GI implementation by 2020, 2030, and 2040; and

d) Quantitatively demonstrate that PCBs reductions of at least 0.5 kg/yr and mercury reductions of 1.7 kg/yr will be realized within Contra Costa County by 2040 through implementation of GI projects.

1.2 Preliminary RAA Findings

Geosyntec Consultants (Geosyntec) is conducting RAA modeling for the Contra Costa Clean Water Program (CCCWP) as required by the MRP for submittal with the 2020 Annual Report. In

Fiscal Year 2018/19, Geosyntec conducted RAA modeling to assist the Permittees with GI planning[1].

As part of the preliminary RAA modeling conducted to assist Permittees with GI Planning, a "Countywide Attainment Scenario" was modeled which examined PCBs loads reduced by each project opportunity incorporated in the Contra Costa Watersheds Storm Water Resource Plan (CCW SWRP). This scenario focused on PCBs, consistent with the MRP's emphasis on measures designed to reduce PCBs, while also evaluating opportunities for mercury reduction. CCCWP has drafted this Countywide Attainment Scenario memorandum to summarize these results and further the Permittees' group discussion of how PCBs load reduction goals could be achieved on a countywide basis.

The results of this analysis demonstrate that the public GI retrofit opportunities that have the highest potential to reduce PCBs loads are concentrated within a small subset of Contra Costa Permittee area due to the pattern of pre-1980 industrial development within the region. (Note that GI implementation feasibility was not field-evaluated as part of development of the CCW SWRP, thus the feasibility of implementation for these potential project locations has yet to receive a site-specific evaluation.) Conversely, many Contra Costa Permittees have no or very few opportunities to contribute significantly toward achievement of countywide PCBs loading reductions via implementation of GI in their communities. Further, if load reductions are not achieved on a regional or countywide scale, and load reductions are allocated at a local level (by population), these Permittees would not be able to achieve those load reduction allocations due to a lack of opportunity.

Thus, given these findings, the Contra Costa Permittees, collectively, believe that a countywide strategy would be the best way to achieve the PCBs load reduction goals in a more efficient and effective manner. For the purposes of creating their local GI Plans, Contra Costa Permittees have prioritized their GI projects based on achieving other multiple benefits. These other benefits include controlling other stormwater pollutants, preserving and enhancing local stream hydrology, reducing localized flooding, helping communities adapt to climate change by increasing the resiliency of water supply, ancillary benefits that derive from adding landscaped areas within the urbanized environment, and mitigating the urban heat island effect.

This Countywide Attainment Strategy memorandum is referenced in the Permittees' GI Plans for information only, and it does not represent, in any way, an intent to implement the strategy or any

[1] The results of this RAA modeling are preliminary. The CCCWP is in the process, in collaboration with BASMAA, of having the RAA modeling approach peer-reviewed. The RAA modeling results are subject to revision depending on the outcome of the peer review process.

of the projects listed herein. For projects for which potential implementation will be pursued, refer to each Permittee's individual GI Plan project list and prioritization.

This memorandum describes the approach used to model the Countywide Attainment scenario and presents the results of the analysis, in addition to potential next steps for Contra Costa County Permittees to implement projects collectively in an effort to meet the load reduction requirements included in the MRP.

2. COUNTYWIDE ATTAINMENT SCENARIO METHODOLOGY

2.1 Methodology Overview

To conduct the RAA Countywide Attainment Scenario modeling, calculations were performed, and inputs procured or developed, as follows:

1. Baseline modeling was conducted to estimate the baseline (i.e., 2003) load of PCBs and mercury for Contra Costa County.
2. Using the resulting baseline load, calculations were performed to establish the MRP-required load reduction through GI for 2040.
3. GIS inputs were obtained or finalized for existing redevelopment and public GI projects and future private (i.e., C.3.d) projects, as follows:
    a. New development and redevelopment projects from 2003 – 2018 were compiled from existing AGOL[2] project data, and
    b. UrbanSim[3] redevelopment projections for 2020, 2030, and 2040 were confirmed or revised by the Permittees.
4. The GI load reduction model was applied to the existing development (through 2018) and predicted future private redevelopment (2019 – 2040) to assess the PCBs loads reduced by these projects.

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[2] The CCCWP's stormwater GIS platform, created using ESRI's ArcGIS Online (AGOL) for Organizations environment. The *C.3 Project Tracking and Load Reduction Accounting Tool* is used for tracking GI projects implemented under C.3 within the CCCWP AGOL system.

[3] A model developed by the Urban Analytics Lab at the University of California under contract to the Bay Area MTC. The Bay Area's application of UrbanSim was developed specifically to support the development of Plan Bay Area, the Bay Area's Sustainable Communities planning effort. MTC forecasts growth in households and jobs and uses the UrbanSim model to identify development and redevelopment sites to satisfy future demand. This model was applied to Contra Costa County to project new and redevelopment for the RAA model timeframes.

5. A countywide PCBs public retrofit load reduction goal was then calculated by subtracting the load reduced by the existing and projected future private redevelopment load from the countywide goal established in Step 2.

6. The GI load reduction model was applied to the CCW SWRP project opportunities list to assess PCBs loads reduced by each project opportunity.

Additional detail is provided in the following sections.

2.2 Baseline Modeling

The countywide baseline model was developed as described in the *Quantitative Relationship Between GI Implementation and PCBs/Mercury Load Reductions* report (CCCWP, 2018).

A GIS analysis was conducted to apportion the modeled baseline load to areas above and below dams, within the San Francisco Bay Regional Water Quality Control Board (Region 2) versus Central Valley Regional Water Quality Control Board (Region 5), and other NPDES permittee area (i.e., parcels associated with individual NPDES permits, Industrial General Permit facilities, and Phase 2 permittee areas). The TMDLs were calculated for all urban areas draining to San Francisco Bay (thus only Region 2) and for areas below dams (as it is assumed that the dams capture sediments and prevent them from carrying pollutants to the Bay). Additionally, the parcel area associated with other NPDES permits was removed to estimate the baseline load attributable to the MS4 permit area only. Thus, the baseline countywide PCBs load below dams, within Region 2, was used to establish the PCBs load reduction goal for the MS4 permit area.

The results of the baseline modeling are presented in Table 1 below. The baseline countywide load used to establish the PCBs load reduction goal for the Permittee area is shown in bold.

Table 1: RAA Baseline PCBs Load Allocation Table (grams)

RWQCB Region	Above/Below Dam	Permit	Baseline Load PCBs (grams)
Region 2	**Below Dam**	**MRP**	**1,581.0**
		NPDES	776.7
		Phase 2	13.7
	Above Dam	MRP	41.4
		NPDES	0.1
		Phase 2	0
Region 5	Below Dam	MRP	133.0
		NPDES	14.8
		Phase 2	0.6
	Above Dam	MRP	1.0
		NPDES	0
		Phase 2	0
		Total	2,562.2

2.3 Load Reduction Goal Calculations

Calculations were conducted to develop the load reduction goals for 2020, 2030, and 2040, as described in the *Bay Area RAA Guidance Document* (BASMAA, 2017). The calculation methodology is summarized below.

TMDL Attainment Load Reduction (2030)

LR_{goal} = Baseline – WLA (kg/yr)

Where:

LR_{goal} = The load reduction goal (kg/yr)

Baseline = The baseline pollutant loading as calculated through the RAA

WLA = The population-based wasteload allocation

The TMDL population-based wasteload allocations for Contra Costa County is provided Table 2.

Table 2: TMDL Population-Based Wasteload Allocations for Contra Costa County

Stormwater Improvement Goal	Mercury (kg/yr)	PCBs (kg/yr)
Contra Costa County	11	0.3

Per the equation above, the revised load reduction goal for Contra Costa County is 1.281 kg/yr.

MRP Load Reduction through GI by 2040

The PCBs load reduction required to be achieved through GI by 2040 (i.e., 3 kg/yr MRP area-wide or 0.5 kg/yr for Contra Costa County) should be adjusted to reflect the RAA-calculated baseline load (i.e., 1.581 kg/yr). The MRP load reduction requirement for GI for all permittees (3 kg/yr) represents 20.8% of the overall required TMDL load reduction. Therefore, the adjusted countywide load reduction through GI can be calculated as:

$LR_{MRP, GI, 2040} = LR_{goal} * 20.8\%$

The adjusted countywide PCBs load reduction goal through GI by 2040 was calculated to be 0.266 kg/yr.

2.4 Finalize GIS Inputs for Existing and Future Redevelopment

New development and redevelopment projects completed between 2003 – 2018 were compiled from the existing AGOL project data entered by the Permittees into their respective AGOL C.3 Tracking Tool databases.

UrbanSim redevelopment projections for 2020, 2030, and 2040, as confirmed or revised by the Permittees, were used to model future C.3 projects. The UrbanSim projections for 2020 only included parcels that were predicted to have been redeveloped from 2019 – 2020.

2.5 Develop Countywide Attainment Scenario

The 2040 PCBs load reduction goal for the Countywide Attainment scenario is calculated as the countywide load reduction goal (0.266 kg/yr) minus the load reduced by the current, projected private, and planned CIP/public retrofit GI projects through 2040. Table 3 indicates the remaining load reduction target for 2040 is approximately 56 grams per year.

Table 3: Load Reduction Goal for Contra Costa Countywide Attainment Scenario

PCBs 2040 Load Reduction Goal (kg/yr)	PCBs Load Reduction Achieved by Public and Private GI 2003 -2020 (kg/yr)	Projected PCBs Load Reduction Achieved by Public and Private GI 2003 - 2030 (kg/yr)	Projected PCBs Load Reduction Achieved by Public and Private GI 2003 - 2040 (kg/yr)	Load Reduction Target for Public GI by 2040 PCBs (kg/yr)
0.266	0.118	0.133	0.211	0.056

The baseline model produces a PCBs and mercury "load production" GIS layer that estimates the load corresponding with each parcel and ROW segment within the county (note that individual parcel loadings are representative of the 'average tendency' of loading for similar parcels). This "load production" layer was combined in GIS with the public retrofit project opportunities (parcels, regional project drainage areas, and ROW segments) listed in the CCW SWRP to estimate the potential load reduced by each project opportunity, assuming standard bioretention treatment.

3. COUNTYWIDE ATTAINMENT SCENARIO RESULTS

The modeled load reduction associated with each project opportunity from the CCW SWRP that is not included as a planned GI project in a Permittee's GI Plan are listed in the table included in Attachment 1. This table only includes those projects achieving at least 0.01 grams of PCBs load reduction per year, based on the model output. For each project opportunity, the total area and impervious area treated[4], baseline PCBs yield, and PCBs loads reduced are presented.

[4] The SWRP did not include delineation of actual off-site tributary drainage areas for the regional project opportunities. Therefore, the pollutant load reduction for these projects was calculated for this Countywide Attainment scenario using the project opportunity parcel area only and the estimated load reduction is less than it would be for the full tributary area.

To achieve the load reduction goal through GI by 2040 of 56 grams per year would require treating, at a minimum, 350 acres of the highest-load-producing project area in 170 projects across the county (pending feasibility evaluations, and requiring implementation primarily focused in a few Permittee jurisdictions) and would require much more area and projects using less-load-reducing projects.

4. COUNTYWIDE ATTAINMENT STRATEGY

To allow for the most efficient implementation of GI to achieve the MRP-stipulated load reduction goal, some Contra Costa Permittees have been actively investigating ways that communities without opportunities to reduce PCBs via GI might potentially fund GI projects in communities that do have such opportunities. This has included consideration of funding streams derived from new developments (for example, in-lieu fees charged when only a portion of on-site C.3 compliance is achieved). However, the legal and administrative requirements are complex, would require considerable effort to resolve, and may not ultimately be resolvable.

The Permittees will continue to consider how to balance the goals of efficient PCBs load reduction via GI (which has been demonstrated to be highly location-specific, and not obtainable by all Permittees) versus the other benefits of GI. This consideration will include participation, with Water Board staff, in ongoing discussions of GI and PCBs load reduction requirements that may be included in MRP 3.0. The Permittees, collectively, will also consider the outcomes of these discussions when preparing the "reasonable assurance analysis to demonstrate quantitatively that PCBs reductions of 3 kg/year will be realized by 2040 through implementation of green infrastructure projects," which is due in September 2020 as specified in Provision C.12.iii.(3).

Because resources are limited, there will ultimately be trade-offs between the goals of PCBs load reduction via GI versus the other benefits of GI. In the majority of Contra Costa communities, which have few or no locations where PCB loads could be efficiently reduced via GI, the pursuit of a potential Countywide Attainment Strategy would require trade-offs, including minimizing the opportunities to build community engagement and local support for GI. A similar trade-off exists within the communities that do have locations where PCBs loads could be efficiently reduced via GI, as the highest-ranked load-reduction locations rarely coincide with locations where other benefits to the community would be maximized.

5. REFERENCES

Bay Area Stormwater Management Agencies Association (BASMAA), 2017. Bay Area Reasonable Assurance Analysis Guidance Document. Prepared by Geosyntec Consultants and Paradigm Environmental for BASMAA. June 30, 2017.

Contra Costa Clean Water Program (CCCWP), 2018. Quantitative Relationship Between Green Infrastructure Implementation and PCBs/Mercury Load Reductions. Prepared by Geosyntec Consultants for the CCCWP. August 22, 2018.

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Attachment 1
Countywide Attainment Scenario
Load Reduction Results Table

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Clayton	2	ROW_4341	ROW Opportunity	26.22	12.30	47%	0.001	0.072
Clayton	2	Parcel_283666	Parcel-Based Opportunity	6.77	2.04	30%	0.002	0.034
Clayton	2	ROW_3872	ROW Opportunity	2.82	1.25	44%	0.003	0.026
Clayton	2	ROW_11618	ROW Opportunity	1.61	0.77	48%	0.004	0.022
Clayton	2	ROW_5783	ROW Opportunity	1.29	0.56	43%	0.005	0.021
Clayton	2	ROW_12947	ROW Opportunity	1.05	0.43	41%	0.004	0.017
Clayton	2	ROW_11934	ROW Opportunity	10.54	5.01	48%	0.001	0.015
Clayton	2	ROW_13056	ROW Opportunity	8.81	3.84	44%	0.001	0.014
Clayton	2	ROW_13758	ROW Opportunity	5.93	1.49	25%	0.001	0.012
Clayton	2	ROW_19397	ROW Opportunity	5.73	2.58	45%	0.001	0.010
Concord	2	Parcel_376303	Parcel-Based Opportunity	494.22	25.30	5%	0.004	8.822
Concord	2	Parcel_376306	Parcel-Based Opportunity	208.83	10.65	5%	0.004	3.719
Concord	2	Parcel_177920	Parcel-Based Opportunity	18.60	14.13	76%	0.041	3.276
Concord	2	Parcel_324333	Parcel-Based Opportunity	163.95	8.57	5%	0.003	1.752
Concord	2	ROW_16900	ROW Opportunity	20.40	9.18	45%	0.016	1.300
Concord	2	ROW_21618	ROW Opportunity	37.07	24.40	66%	0.008	1.039
Concord	2	Parcel_184135	Parcel-Based Opportunity	5.35	3.96	74%	0.041	0.920
Concord	2	ROW_21616	ROW Opportunity	27.30	18.24	67%	0.008	0.799
Concord	2	ROW_1201	ROW Opportunity	20.53	13.24	64%	0.010	0.746
Concord	2	Parcel_192657	Parcel-Based Opportunity	5.89	3.00	51%	0.029	0.722
Concord	2	Parcel_244879	Parcel-Based Opportunity	66.94	3.41	5%	0.003	0.722
Concord	2	ROW_5707	ROW Opportunity	18.71	11.09	59%	0.009	0.650
Concord	2	ROW_17557	ROW Opportunity	5.80	3.71	64%	0.023	0.558
Concord	2	ROW_1712	ROW Opportunity	12.97	8.30	64%	0.010	0.500
Concord	2	ROW_7508	ROW Opportunity	5.32	3.73	70%	0.021	0.454
Concord	2	ROW_4583	ROW Opportunity	4.46	3.26	73%	0.024	0.437
Concord	2	ROW_20084	ROW Opportunity	2.97	2.10	71%	0.027	0.328
Concord	2	ROW_5817	ROW Opportunity	3.19	2.16	68%	0.023	0.295
Concord	2	Parcel_338478	Parcel-Based Opportunity	38.88	1.98	5%	0.002	0.292
Concord	2	ROW_19024	ROW Opportunity	2.48	1.34	54%	0.028	0.291
Concord	2	Parcel_191035	Regional Opportunity	2.32	1.16	50%	0.028	0.278
Concord	2	ROW_8864	ROW Opportunity	1.38	0.97	70%	0.037	0.214
Concord	2	ROW_5806	ROW Opportunity	7.28	4.91	67%	0.008	0.213
Concord	2	ROW_15327	ROW Opportunity	31.55	17.19	54%	0.002	0.211
Concord	2	ROW_4439	ROW Opportunity	1.97	1.40	71%	0.025	0.205
Concord	2	ROW_7624	ROW Opportunity	6.85	4.66	68%	0.008	0.204
Concord	2	ROW_9455	ROW Opportunity	4.02	2.74	68%	0.013	0.190
Concord	2	ROW_3954	ROW Opportunity	1.94	1.42	73%	0.024	0.185
Concord	2	ROW_21113	ROW Opportunity	48.19	24.40	51%	0.002	0.182
Concord	2	Parcel_186608	Regional Opportunity	1.06	0.73	69%	0.038	0.171
Concord	2	ROW_8938	ROW Opportunity	1.26	1.03	82%	0.032	0.169
Concord	2	Parcel_229694	Parcel-Based Opportunity	6.43	3.65	57%	0.007	0.166
Concord	2	Parcel_235175	Parcel-Based Opportunity	6.15	3.59	58%	0.007	0.160
Concord	2	ROW_2934	ROW Opportunity	5.33	3.63	68%	0.008	0.159
Concord	2	ROW_12379	ROW Opportunity	5.60	3.63	65%	0.008	0.157
Concord	2	ROW_7623	ROW Opportunity	1.90	1.39	73%	0.020	0.155
Concord	2	Parcel_205735	Parcel-Based Opportunity	4.42	3.53	80%	0.010	0.154
Concord	2	Parcel_198247	Parcel-Based Opportunity	5.13	3.94	77%	0.009	0.153
Concord	2	ROW_4349	ROW Opportunity	1.39	1.03	74%	0.025	0.141
Concord	2	ROW_11894	ROW Opportunity	16.04	9.24	58%	0.003	0.139
Concord	2	ROW_10734	ROW Opportunity	2.73	1.85	68%	0.013	0.136
Concord	2	ROW_19586	ROW Opportunity	32.40	16.40	51%	0.002	0.136
Concord	2	ROW_11140	ROW Opportunity	0.69	0.57	83%	0.045	0.132
Concord	2	ROW_4621	ROW Opportunity	21.49	10.65	50%	0.002	0.130
Concord	2	Parcel_240615	Parcel-Based Opportunity	14.13	8.79	62%	0.003	0.122
Concord	2	ROW_16782	ROW Opportunity	10.53	5.42	51%	0.004	0.122
Concord	2	Parcel_242414	Parcel-Based Opportunity	4.67	2.72	58%	0.007	0.121
Concord	2	ROW_10221	ROW Opportunity	14.29	7.61	53%	0.003	0.118
Concord	2	ROW_14417	ROW Opportunity	7.27	4.56	63%	0.005	0.113
Concord	2	ROW_20964	ROW Opportunity	9.96	4.91	49%	0.004	0.112
Concord	2	ROW_17558	ROW Opportunity	0.91	0.61	67%	0.029	0.109
Concord	2	Parcel_232269	Parcel-Based Opportunity	3.76	2.45	65%	0.008	0.108
Concord	2	ROW_14842	ROW Opportunity	15.90	7.68	48%	0.002	0.108
Concord	2	ROW_4342	ROW Opportunity	43.01	22.81	53%	0.001	0.106
Concord	2	ROW_545	ROW Opportunity	12.27	5.54	45%	0.003	0.106
Concord	2	ROW_1200	ROW Opportunity	9.75	5.67	58%	0.004	0.105
Concord	2	Parcel_203140	Parcel-Based Opportunity	3.46	2.29	66%	0.008	0.100
Concord	2	ROW_18045	ROW Opportunity	13.09	7.25	55%	0.003	0.099
Concord	2	ROW_14001	ROW Opportunity	12.47	6.86	55%	0.003	0.094
Concord	2	ROW_21494	ROW Opportunity	29.51	15.04	51%	0.001	0.094
Concord	2	ROW_8159	ROW Opportunity	9.23	5.02	54%	0.003	0.094
Concord	2	ROW_12852	ROW Opportunity	22.99	12.35	54%	0.002	0.092
Concord	2	ROW_12856	ROW Opportunity	2.03	1.22	60%	0.011	0.088
Concord	2	ROW_15146	ROW Opportunity	5.50	3.01	55%	0.005	0.084
Concord	2	ROW_4608	ROW Opportunity	4.23	2.67	63%	0.006	0.084
Concord	2	ROW_7622	ROW Opportunity	1.50	1.10	73%	0.015	0.084
Concord	2	ROW_1470	ROW Opportunity	1.70	1.14	67%	0.013	0.081
Concord	2	Parcel_247239	Regional Opportunity	2.44	1.71	70%	0.009	0.077
Concord	2	ROW_4619	ROW Opportunity	13.13	6.40	49%	0.002	0.076
Concord	2	ROW_8157	ROW Opportunity	13.11	7.08	54%	0.002	0.076
Concord	2	ROW_6819	ROW Opportunity	1.92	1.26	66%	0.011	0.075
Concord	2	Parcel_144216	Parcel-Based Opportunity	40.90	18.50	45%	0.001	0.074
Concord	2	ROW_4618	ROW Opportunity	18.48	9.41	51%	0.002	0.074
Concord	2	Parcel_231090	Parcel-Based Opportunity	3.71	1.58	43%	0.006	0.073
Concord	2	ROW_13705	ROW Opportunity	11.05	5.52	50%	0.002	0.071
Concord	2	ROW_1577	ROW Opportunity	2.98	1.51	51%	0.007	0.071
Concord	2	Parcel_192425	Parcel-Based Opportunity	0.48	0.28	58%	0.033	0.067
Concord	2	Parcel_291299	Parcel-Based Opportunity	40.01	16.11	40%	0.001	0.066
Concord	2	ROW_1474	ROW Opportunity	7.02	3.51	50%	0.003	0.066
Concord	2	ROW_20692	ROW Opportunity	4.78	2.17	45%	0.004	0.064
Concord	2	ROW_5673	ROW Opportunity	11.65	5.87	50%	0.002	0.063
Concord	2	ROW_4514	ROW Opportunity	4.22	2.32	55%	0.005	0.062
Concord	2	ROW_12217	ROW Opportunity	9.08	4.78	53%	0.002	0.058
Concord	2	ROW_21132	ROW Opportunity	2.04	1.36	67%	0.008	0.058

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Concord	2	Parcel_214703	Parcel-Based Opportunity	3.81	1.22	32%	0.004	0.057
Concord	2	ROW_11820	ROW Opportunity	2.06	1.02	50%	0.008	0.057
Concord	2	ROW_6785	ROW Opportunity	2.52	1.66	66%	0.007	0.056
Concord	2	Parcel_190759	Regional Opportunity	1.26	1.11	88%	0.012	0.055
Concord	2	Parcel_251412	Parcel-Based Opportunity	3.12	1.06	34%	0.005	0.054
Concord	2	Parcel_376302	Parcel-Based Opportunity	42.06	12.85	31%	0.001	0.054
Concord	2	ROW_4137	ROW Opportunity	7.10	3.61	51%	0.003	0.053
Concord	2	ROW_13078	ROW Opportunity	4.96	2.60	52%	0.003	0.052
Concord	2	ROW_9759	ROW Opportunity	1.82	1.20	66%	0.008	0.051
Concord	2	ROW_13704	ROW Opportunity	9.77	5.13	53%	0.002	0.050
Concord	2	ROW_5392	ROW Opportunity	0.92	0.65	71%	0.014	0.050
Concord	2	ROW_4966	ROW Opportunity	6.49	2.88	44%	0.003	0.049
Concord	2	Parcel_290823	Regional Opportunity	1.29	1.10	85%	0.010	0.048
Concord	2	planned_203	Planned Creek/Marsh Restoration	131.53	18.22	14%	0.000	0.048
Concord	2	ROW_20635	ROW Opportunity	5.04	2.60	52%	0.003	0.048
Concord	2	Parcel_214282	Parcel-Based Opportunity	30.73	11.51	37%	0.001	0.047
Concord	2	ROW_7731	ROW Opportunity	2.11	1.48	70%	0.007	0.047
Concord	2	ROW_8996	ROW Opportunity	2.02	1.16	57%	0.007	0.046
Concord	2	Parcel_233711	Regional Opportunity	1.41	1.00	71%	0.009	0.044
Concord	2	ROW_6856	ROW Opportunity	15.51	7.43	48%	0.001	0.044
Concord	2	ROW_12679	ROW Opportunity	7.36	3.68	50%	0.002	0.043
Concord	2	ROW_4968	ROW Opportunity	15.10	7.32	48%	0.001	0.043
Concord	2	ROW_13077	ROW Opportunity	6.74	3.68	55%	0.002	0.042
Concord	2	ROW_14213	ROW Opportunity	3.96	2.09	53%	0.004	0.042
Concord	2	ROW_2389	ROW Opportunity	7.58	3.81	50%	0.002	0.041
Concord	2	ROW_9299	ROW Opportunity	2.01	1.31	65%	0.006	0.040
Concord	2	ROW_1445	ROW Opportunity	15.65	7.47	48%	0.001	0.039
Concord	2	ROW_19589	ROW Opportunity	1.50	0.88	59%	0.007	0.039
Concord	2	ROW_20799	ROW Opportunity	9.69	4.87	50%	0.002	0.039
Concord	2	ROW_8514	ROW Opportunity	2.14	1.69	79%	0.006	0.039
Concord	2	ROW_14399	ROW Opportunity	1.15	0.88	77%	0.009	0.038
Concord	2	ROW_8633	ROW Opportunity	2.16	1.19	55%	0.005	0.038
Concord	2	Parcel_206674	Regional Opportunity	1.53	0.90	59%	0.007	0.037
Concord	2	ROW_1496	ROW Opportunity	9.68	4.76	49%	0.002	0.037
Concord	2	ROW_11474	ROW Opportunity	13.96	6.70	48%	0.001	0.036
Concord	2	ROW_2707	ROW Opportunity	3.07	1.72	56%	0.004	0.036
Concord	2	ROW_19429	ROW Opportunity	2.86	1.57	55%	0.004	0.035
Concord	2	ROW_7830	ROW Opportunity	5.91	2.96	50%	0.002	0.035
Concord	2	ROW_8405	ROW Opportunity	0.88	0.57	65%	0.011	0.035
Concord	2	ROW_14485	ROW Opportunity	3.31	1.63	49%	0.003	0.034
Concord	2	ROW_15145	ROW Opportunity	3.60	1.90	53%	0.003	0.034
Concord	2	Parcel_143398	Parcel-Based Opportunity	17.79	8.05	45%	0.001	0.032
Concord	2	ROW_10594	ROW Opportunity	12.05	5.90	49%	0.001	0.032
Concord	2	ROW_14712	ROW Opportunity	2.42	1.43	59%	0.004	0.032
Concord	2	ROW_19358	ROW Opportunity	10.05	5.04	50%	0.001	0.032
Concord	2	ROW_19557	ROW Opportunity	0.29	0.17	59%	0.026	0.032
Concord	2	ROW_3955	ROW Opportunity	3.56	1.78	50%	0.003	0.032
Concord	2	planned_422	Planned Unlined Bioretention	2.14	1.20	56%	0.004	0.030
Concord	2	ROW_12567	ROW Opportunity	14.87	7.28	49%	0.001	0.030
Concord	2	ROW_13167	ROW Opportunity	11.13	5.31	48%	0.001	0.030
Concord	2	ROW_18933	ROW Opportunity	1.85	1.04	56%	0.005	0.030
Concord	2	ROW_686	ROW Opportunity	3.34	1.70	51%	0.003	0.030
Concord	2	ROW_7347	ROW Opportunity	1.22	0.93	76%	0.007	0.030
Concord	2	Parcel_189589	Regional Opportunity	1.31	0.64	49%	0.006	0.029
Concord	2	ROW_12422	ROW Opportunity	2.70	1.38	51%	0.004	0.029
Concord	2	ROW_9241	ROW Opportunity	1.67	0.80	48%	0.005	0.029
Concord	2	Parcel_215855	Regional Opportunity	1.37	0.61	45%	0.006	0.028
Concord	2	ROW_13981	ROW Opportunity	3.75	1.83	49%	0.002	0.028
Concord	2	ROW_330	ROW Opportunity	7.40	3.68	50%	0.002	0.028
Concord	2	ROW_4033	ROW Opportunity	3.71	1.78	48%	0.003	0.028
Concord	2	Parcel_231516	Regional Opportunity	1.44	0.59	41%	0.005	0.027
Concord	2	ROW_14000	ROW Opportunity	1.10	0.63	57%	0.007	0.027
Concord	2	ROW_4609	ROW Opportunity	1.62	1.09	67%	0.005	0.027
Concord	2	ROW_6347	ROW Opportunity	1.82	0.92	51%	0.004	0.027
Concord	2	ROW_6349	ROW Opportunity	7.25	3.95	54%	0.002	0.027
Concord	2	ROW_9635	ROW Opportunity	3.66	1.68	46%	0.003	0.027
Concord	2	ROW_11942	ROW Opportunity	2.12	1.16	55%	0.004	0.026
Concord	2	ROW_14482	ROW Opportunity	2.43	1.00	41%	0.003	0.026
Concord	2	ROW_15994	ROW Opportunity	7.13	3.36	47%	0.001	0.026
Concord	2	ROW_1867	ROW Opportunity	3.65	1.92	53%	0.003	0.026
Concord	2	ROW_2690	ROW Opportunity	4.41	2.49	56%	0.002	0.026
Concord	2	ROW_4136	ROW Opportunity	3.43	1.60	47%	0.003	0.026
Concord	2	Parcel_208247	Regional Opportunity	0.79	0.57	72%	0.009	0.025
Concord	2	ROW_1535	ROW Opportunity	3.62	2.07	57%	0.002	0.025
Concord	2	ROW_15747	ROW Opportunity	1.16	0.75	65%	0.006	0.025
Concord	2	ROW_16947	ROW Opportunity	13.34	6.33	47%	0.001	0.025
Concord	2	ROW_663	ROW Opportunity	3.78	1.89	50%	0.002	0.025
Concord	2	Parcel_228202	Regional Opportunity	0.75	0.54	72%	0.009	0.024
Concord	2	ROW_18838	ROW Opportunity	1.39	0.79	57%	0.005	0.024
Concord	2	ROW_18934	ROW Opportunity	1.22	0.76	62%	0.006	0.024
Concord	2	ROW_20559	ROW Opportunity	10.08	4.59	46%	0.001	0.024
Concord	2	ROW_20591	ROW Opportunity	5.62	3.00	53%	0.002	0.024
Concord	2	ROW_21160	ROW Opportunity	12.09	5.95	49%	0.001	0.024
Concord	2	ROW_7875	ROW Opportunity	8.98	4.45	50%	0.001	0.024
Concord	2	ROW_9740	ROW Opportunity	9.01	4.21	47%	0.001	0.024
Concord	2	Parcel_214996	Parcel-Based Opportunity	8.68	5.91	68%	0.001	0.023
Concord	2	ROW_12594	ROW Opportunity	1.04	0.65	63%	0.007	0.023
Concord	2	ROW_12595	ROW Opportunity	1.05	0.64	61%	0.006	0.023
Concord	2	ROW_1269	ROW Opportunity	3.07	1.61	52%	0.003	0.023
Concord	2	ROW_15782	ROW Opportunity	1.11	0.70	63%	0.006	0.023
Concord	2	ROW_19980	ROW Opportunity	1.29	0.65	50%	0.005	0.023
Concord	2	ROW_20290	ROW Opportunity	2.46	1.49	61%	0.003	0.023
Concord	2	ROW_20752	ROW Opportunity	2.19	1.61	74%	0.004	0.023
Concord	2	ROW_7581	ROW Opportunity	1.16	0.71	61%	0.006	0.023

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Concord	2	ROW_8121	ROW Opportunity	8.21	3.76	46%	0.001	0.023
Concord	2	Parcel_140573	Parcel-Based Opportunity	9.15	5.56	61%	0.001	0.022
Concord	2	Parcel_196927	Regional Opportunity	0.93	0.65	70%	0.007	0.022
Concord	2	Parcel_231203	Parcel-Based Opportunity	14.55	5.28	36%	0.001	0.022
Concord	2	planned_421	Planned Unlined Bioretention	2.87	1.58	55%	0.003	0.022
Concord	2	ROW_1178	ROW Opportunity	4.47	2.20	49%	0.002	0.022
Concord	2	ROW_7635	ROW Opportunity	2.74	1.32	48%	0.003	0.022
Concord	2	Parcel_148570	Parcel-Based Opportunity	10.29	5.19	50%	0.001	0.021
Concord	2	ROW_1480	ROW Opportunity	1.83	1.02	56%	0.004	0.021
Concord	2	ROW_16608	ROW Opportunity	10.91	5.23	48%	0.001	0.021
Concord	2	ROW_231	ROW Opportunity	1.44	0.80	56%	0.004	0.021
Concord	2	ROW_6904	ROW Opportunity	8.33	3.99	48%	0.001	0.021
Concord	2	Parcel_282436	Parcel-Based Opportunity	11.78	4.88	41%	0.001	0.020
Concord	2	Parcel_298561	Parcel-Based Opportunity	38.95	5.79	15%	0.000	0.020
Concord	2	ROW_2388	ROW Opportunity	5.15	2.44	47%	0.002	0.020
Concord	2	ROW_272	ROW Opportunity	3.17	1.68	53%	0.002	0.020
Concord	2	ROW_5431	ROW Opportunity	11.51	5.65	49%	0.001	0.020
Concord	2	ROW_6270	ROW Opportunity	10.98	5.38	49%	0.001	0.020
Concord	2	ROW_6428	ROW Opportunity	3.11	1.75	56%	0.002	0.020
Concord	2	ROW_7665	ROW Opportunity	4.31	2.22	52%	0.002	0.020
Concord	2	Parcel_220285	Parcel-Based Opportunity	9.96	4.72	47%	0.001	0.019
Concord	2	ROW_12020	ROW Opportunity	4.76	2.29	48%	0.002	0.019
Concord	2	ROW_12340	ROW Opportunity	8.43	4.07	48%	0.001	0.019
Concord	2	ROW_16428	ROW Opportunity	8.29	3.98	48%	0.001	0.019
Concord	2	ROW_3778	ROW Opportunity	1.34	0.88	66%	0.005	0.019
Concord	2	ROW_472	ROW Opportunity	0.82	0.45	55%	0.007	0.019
Concord	2	Parcel_186686	Regional Opportunity	0.75	0.45	60%	0.007	0.018
Concord	2	Parcel_202503	Parcel-Based Opportunity	5.94	4.60	77%	0.001	0.018
Concord	2	Parcel_209956	Regional Opportunity	0.66	0.42	64%	0.008	0.018
Concord	2	ROW_16285	ROW Opportunity	4.76	2.23	47%	0.002	0.018
Concord	2	ROW_17122	ROW Opportunity	7.41	3.30	45%	0.001	0.018
Concord	2	ROW_4335	ROW Opportunity	9.00	4.52	50%	0.001	0.018
Concord	2	ROW_4353	ROW Opportunity	9.22	4.47	48%	0.001	0.018
Concord	2	ROW_4354	ROW Opportunity	4.55	2.23	49%	0.002	0.018
Concord	2	ROW_6786	ROW Opportunity	0.62	0.41	66%	0.008	0.018
Concord	2	Parcel_166238	Parcel-Based Opportunity	7.81	3.85	49%	0.001	0.017
Concord	2	Parcel_167541	Regional Opportunity	0.73	0.37	51%	0.006	0.017
Concord	2	Parcel_204041	Parcel-Based Opportunity	0.49	0.42	86%	0.010	0.017
Concord	2	Parcel_238207	Parcel-Based Opportunity	9.03	4.20	47%	0.001	0.017
Concord	2	Parcel_288737	Regional Opportunity	0.93	0.40	43%	0.005	0.017
Concord	2	ROW_13364	ROW Opportunity	9.62	4.24	44%	0.001	0.017
Concord	2	ROW_13763	ROW Opportunity	1.83	1.14	62%	0.003	0.017
Concord	2	ROW_14442	ROW Opportunity	1.54	0.81	53%	0.004	0.017
Concord	2	ROW_17045	ROW Opportunity	8.58	4.24	49%	0.001	0.017
Concord	2	ROW_18989	ROW Opportunity	1.44	0.71	49%	0.004	0.017
Concord	2	ROW_4337	ROW Opportunity	8.58	4.26	50%	0.001	0.017
Concord	2	ROW_5444	ROW Opportunity	7.67	3.18	41%	0.001	0.017
Concord	2	ROW_5808	ROW Opportunity	1.41	0.85	60%	0.004	0.017
Concord	2	ROW_7088	ROW Opportunity	5.53	2.70	49%	0.001	0.017
Concord	2	ROW_8374	ROW Opportunity	6.24	2.74	44%	0.001	0.017
Concord	2	Parcel_189945	Parcel-Based Opportunity	9.41	4.05	43%	0.001	0.016
Concord	2	Parcel_209201	Regional Opportunity	0.96	0.36	38%	0.005	0.016
Concord	2	Parcel_231117	Parcel-Based Opportunity	9.30	3.93	42%	0.001	0.016
Concord	2	ROW_11295	ROW Opportunity	1.02	0.63	62%	0.005	0.016
Concord	2	ROW_13815	ROW Opportunity	4.98	2.54	51%	0.001	0.016
Concord	2	ROW_14488	ROW Opportunity	2.78	1.40	50%	0.002	0.016
Concord	2	ROW_16235	ROW Opportunity	4.82	2.25	47%	0.001	0.016
Concord	2	ROW_18426	ROW Opportunity	5.82	3.22	55%	0.001	0.016
Concord	2	ROW_19300	ROW Opportunity	6.58	3.21	49%	0.001	0.016
Concord	2	ROW_3418	ROW Opportunity	8.49	3.91	46%	0.001	0.016
Concord	2	Parcel_149994	Parcel-Based Opportunity	10.00	3.69	37%	0.001	0.015
Concord	2	Parcel_193540	Parcel-Based Opportunity	7.39	3.59	49%	0.001	0.015
Concord	2	Parcel_200676	Parcel-Based Opportunity	5.03	3.86	77%	0.001	0.015
Concord	2	Parcel_210557	Regional Opportunity	0.59	0.34	58%	0.007	0.015
Concord	2	Parcel_211022	Parcel-Based Opportunity	7.84	3.86	49%	0.001	0.015
Concord	2	Parcel_228429	Parcel-Based Opportunity	8.15	3.64	45%	0.001	0.015
Concord	2	ROW_10926	ROW Opportunity	8.71	4.01	46%	0.001	0.015
Concord	2	ROW_12001	ROW Opportunity	6.33	4.11	65%	0.001	0.015
Concord	2	ROW_12464	ROW Opportunity	6.99	3.40	49%	0.001	0.015
Concord	2	ROW_14169	ROW Opportunity	7.12	3.63	51%	0.001	0.015
Concord	2	ROW_14214	ROW Opportunity	1.27	0.73	57%	0.004	0.015
Concord	2	ROW_14589	ROW Opportunity	8.26	3.76	46%	0.001	0.015
Concord	2	ROW_15996	ROW Opportunity	1.51	0.82	54%	0.003	0.015
Concord	2	ROW_16812	ROW Opportunity	3.85	1.82	47%	0.002	0.015
Concord	2	ROW_16832	ROW Opportunity	4.69	2.13	45%	0.001	0.015
Concord	2	ROW_19307	ROW Opportunity	5.38	3.83	71%	0.001	0.015
Concord	2	ROW_21441	ROW Opportunity	7.99	3.70	46%	0.001	0.015
Concord	2	ROW_4958	ROW Opportunity	5.71	2.74	48%	0.001	0.015
Concord	2	ROW_5672	ROW Opportunity	2.80	1.35	48%	0.002	0.015
Concord	2	ROW_7089	ROW Opportunity	5.57	2.70	48%	0.001	0.015
Concord	2	ROW_9096	ROW Opportunity	7.26	3.76	52%	0.001	0.015
Concord	2	Parcel_198111	Regional Opportunity	1.88	0.30	16%	0.003	0.014
Concord	2	Parcel_205796	Regional Opportunity	0.51	0.35	69%	0.008	0.014
Concord	2	Parcel_212241	Parcel-Based Opportunity	10.42	3.26	31%	0.001	0.014
Concord	2	Parcel_245777	Regional Opportunity	0.52	0.31	60%	0.008	0.014
Concord	2	Parcel_306186	Regional Opportunity	9.66	3.42	35%	0.001	0.014
Concord	2	planned_423	Planned Unlined Bioretention	0.45	0.32	71%	0.009	0.014
Concord	2	ROW_10430	ROW Opportunity	3.97	1.89	48%	0.001	0.014
Concord	2	ROW_11163	ROW Opportunity	0.60	0.49	82%	0.007	0.014
Concord	2	ROW_11347	ROW Opportunity	7.18	3.36	47%	0.001	0.014
Concord	2	ROW_13157	ROW Opportunity	10.52	4.40	42%	0.001	0.014
Concord	2	ROW_15822	ROW Opportunity	4.36	2.16	50%	0.001	0.014
Concord	2	ROW_17904	ROW Opportunity	2.21	1.14	52%	0.002	0.014
Concord	2	ROW_19257	ROW Opportunity	4.31	3.48	81%	0.001	0.014

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Concord	2	ROW_5809	ROW Opportunity	0.74	0.49	66%	0.006	0.014
Concord	2	ROW_9449	ROW Opportunity	5.91	2.94	50%	0.001	0.014
Concord	2	Parcel_172659	Parcel-Based Opportunity	8.26	3.21	39%	0.001	0.013
Concord	2	Parcel_176235	Parcel-Based Opportunity	0.43	0.29	67%	0.009	0.013
Concord	2	Parcel_198956	Regional Opportunity	1.88	0.31	16%	0.002	0.013
Concord	2	Parcel_200446	Regional Opportunity	1.05	0.58	55%	0.004	0.013
Concord	2	Parcel_202662	Parcel-Based Opportunity	4.54	3.47	76%	0.001	0.013
Concord	2	Parcel_203482	Parcel-Based Opportunity	0.44	0.28	64%	0.008	0.013
Concord	2	Parcel_207366	Parcel-Based Opportunity	0.44	0.35	80%	0.009	0.013
Concord	2	Parcel_245349	Parcel-Based Opportunity	0.50	0.29	58%	0.007	0.013
Concord	2	Parcel_283640	Parcel-Based Opportunity	8.85	3.17	36%	0.001	0.013
Concord	2	ROW_13215	ROW Opportunity	10.87	4.95	46%	0.000	0.013
Concord	2	ROW_15854	ROW Opportunity	6.90	3.41	49%	0.001	0.013
Concord	2	ROW_3470	ROW Opportunity	3.85	1.96	51%	0.001	0.013
Concord	2	ROW_425	ROW Opportunity	3.93	1.83	47%	0.001	0.013
Concord	2	ROW_6675	ROW Opportunity	3.24	1.53	47%	0.002	0.013
Concord	2	ROW_9266	ROW Opportunity	3.06	1.20	39%	0.002	0.013
Concord	2	Parcel_304455	Parcel-Based Opportunity	9.99	2.87	29%	0.001	0.012
Concord	2	ROW_10746	ROW Opportunity	5.86	2.84	48%	0.001	0.012
Concord	2	ROW_12239	ROW Opportunity	6.14	3.06	50%	0.001	0.012
Concord	2	ROW_12681	ROW Opportunity	6.89	3.12	45%	0.001	0.012
Concord	2	ROW_13166	ROW Opportunity	2.36	1.19	50%	0.002	0.012
Concord	2	ROW_14679	ROW Opportunity	6.33	3.08	49%	0.001	0.012
Concord	2	ROW_17761	ROW Opportunity	3.82	2.04	53%	0.001	0.012
Concord	2	ROW_18425	ROW Opportunity	2.25	1.39	62%	0.002	0.012
Concord	2	ROW_19367	ROW Opportunity	5.72	2.91	51%	0.001	0.012
Concord	2	ROW_19741	ROW Opportunity	15.61	6.71	43%	0.000	0.012
Concord	2	ROW_311	ROW Opportunity	4.66	2.30	49%	0.001	0.012
Concord	2	ROW_4967	ROW Opportunity	6.62	3.00	45%	0.001	0.012
Concord	2	ROW_7274	ROW Opportunity	5.67	2.85	50%	0.001	0.012
Concord	2	ROW_9397	ROW Opportunity	6.20	3.03	49%	0.001	0.012
Concord	2	Parcel_205395	Parcel-Based Opportunity	0.41	0.29	71%	0.008	0.011
Concord	2	ROW_1026	ROW Opportunity	6.02	2.70	45%	0.001	0.011
Concord	2	ROW_10444	ROW Opportunity	1.27	0.76	60%	0.003	0.011
Concord	2	ROW_13801	ROW Opportunity	3.61	1.92	53%	0.001	0.011
Concord	2	ROW_14604	ROW Opportunity	6.37	2.78	44%	0.001	0.011
Concord	2	ROW_15422	ROW Opportunity	3.73	1.82	49%	0.001	0.011
Concord	2	ROW_16761	ROW Opportunity	5.65	2.77	49%	0.001	0.011
Concord	2	ROW_19961	ROW Opportunity	5.36	2.71	51%	0.001	0.011
Concord	2	ROW_20887	ROW Opportunity	1.92	1.00	52%	0.002	0.011
Concord	2	ROW_2166	ROW Opportunity	4.72	3.21	68%	0.001	0.011
Concord	2	ROW_4343	ROW Opportunity	5.13	2.65	52%	0.001	0.011
Concord	2	ROW_6655	ROW Opportunity	5.76	2.88	50%	0.001	0.011
Concord	2	ROW_7547	ROW Opportunity	1.93	1.08	56%	0.002	0.011
Concord	2	ROW_840	ROW Opportunity	4.32	2.13	49%	0.001	0.011
Concord	2	ROW_9171	ROW Opportunity	5.93	2.70	46%	0.001	0.011
Concord	2	ROW_9371	ROW Opportunity	5.95	2.73	46%	0.001	0.011
Concord	2	Parcel_219241	Parcel-Based Opportunity	5.43	2.56	47%	0.001	0.010
Concord	2	ROW_10733	ROW Opportunity	0.86	0.41	48%	0.004	0.010
Concord	2	ROW_11477	ROW Opportunity	5.28	2.53	48%	0.001	0.010
Concord	2	ROW_13104	ROW Opportunity	2.83	1.42	50%	0.002	0.010
Concord	2	ROW_1509	ROW Opportunity	5.06	2.54	50%	0.001	0.010
Concord	2	ROW_17227	ROW Opportunity	3.24	2.61	81%	0.001	0.010
Concord	2	ROW_18867	ROW Opportunity	0.57	0.30	53%	0.005	0.010
Concord	2	ROW_18875	ROW Opportunity	5.49	2.53	46%	0.001	0.010
Concord	2	ROW_1942	ROW Opportunity	5.76	2.61	45%	0.001	0.010
Concord	2	ROW_4931	ROW Opportunity	5.95	2.64	44%	0.001	0.010
Concord	2	ROW_6969	ROW Opportunity	1.44	0.74	51%	0.003	0.010
Concord	2	ROW_7644	ROW Opportunity	3.34	2.69	81%	0.001	0.010
Concord	2	ROW_8954	ROW Opportunity	3.65	1.80	49%	0.001	0.010
Concord	2	ROW_9917	ROW Opportunity	5.57	2.54	46%	0.001	0.010
Danville	2	ROW_16936	ROW Opportunity	26.83	15.18	57%	0.009	0.752
Danville	2	ROW_3153	ROW Opportunity	22.64	11.45	51%	0.005	0.352
Danville	2	ROW_19015	ROW Opportunity	21.63	9.10	42%	0.004	0.264
Danville	2	ROW_10363	ROW Opportunity	15.72	7.19	46%	0.006	0.255
Danville	2	ROW_8645	ROW Opportunity	6.22	3.02	49%	0.012	0.252
Danville	2	ROW_5779	ROW Opportunity	29.66	12.29	41%	0.003	0.236
Danville	2	ROW_15495	ROW Opportunity	5.40	2.73	51%	0.013	0.235
Danville	2	ROW_6494	ROW Opportunity	13.53	5.65	42%	0.003	0.123
Danville	2	ROW_7569	ROW Opportunity	4.67	1.77	38%	0.008	0.114
Danville	2	ROW_20439	ROW Opportunity	5.29	2.56	48%	0.007	0.105
Danville	2	ROW_6553	ROW Opportunity	22.66	7.42	33%	0.002	0.101
Danville	2	ROW_10751	ROW Opportunity	6.96	2.81	40%	0.005	0.088
Danville	2	Parcel_3595	Regional Opportunity	1.32	0.94	71%	0.018	0.081
Danville	2	ROW_16231	ROW Opportunity	1.61	0.79	49%	0.013	0.071
Danville	2	ROW_11030	ROW Opportunity	4.72	1.69	36%	0.005	0.063
Danville	2	ROW_2419	ROW Opportunity	1.41	0.74	52%	0.014	0.063
Danville	2	Parcel_84842	Regional Opportunity	2.50	1.28	51%	0.007	0.061
Danville	2	ROW_15065	ROW Opportunity	3.30	1.46	44%	0.006	0.061
Danville	2	ROW_8646	ROW Opportunity	1.33	0.71	53%	0.013	0.058
Danville	2	planned_56	Planned Creek/Marsh Restoration	28.05	7.45	27%	0.001	0.054
Danville	2	ROW_13678	ROW Opportunity	1.73	0.69	40%	0.009	0.051
Danville	2	ROW_6273	ROW Opportunity	1.21	0.60	50%	0.012	0.049
Danville	2	ROW_4229	ROW Opportunity	1.02	0.47	46%	0.013	0.043
Danville	2	ROW_7541	ROW Opportunity	4.06	1.59	39%	0.004	0.043
Danville	2	ROW_8647	ROW Opportunity	1.24	0.61	49%	0.011	0.042
Danville	2	ROW_11350	ROW Opportunity	4.15	1.41	34%	0.003	0.035
Danville	2	ROW_5386	ROW Opportunity	10.48	3.17	30%	0.001	0.032
Danville	2	ROW_17662	ROW Opportunity	4.65	1.54	33%	0.003	0.030
Danville	2	ROW_8243	ROW Opportunity	17.78	6.46	36%	0.001	0.028
Danville	2	ROW_1278	ROW Opportunity	2.38	1.11	47%	0.004	0.027
Danville	2	ROW_20482	ROW Opportunity	4.27	1.25	29%	0.002	0.026
Danville	2	ROW_6485	ROW Opportunity	27.58	10.93	40%	0.000	0.026
Danville	2	ROW_7899	ROW Opportunity	5.60	1.66	30%	0.002	0.026

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Danville	2	ROW_14380	ROW Opportunity	10.15	3.63	36%	0.001	0.025
Danville	2	ROW_2772	ROW Opportunity	8.71	2.89	33%	0.001	0.025
Danville	2	ROW_5569	ROW Opportunity	8.89	2.11	24%	0.001	0.025
Danville	2	ROW_6880	ROW Opportunity	4.97	1.50	30%	0.002	0.025
Danville	2	ROW_17254	ROW Opportunity	0.58	0.26	45%	0.012	0.024
Danville	2	ROW_3171	ROW Opportunity	9.06	3.83	42%	0.001	0.024
Danville	2	ROW_10398	ROW Opportunity	8.60	2.53	29%	0.001	0.023
Danville	2	ROW_18078	ROW Opportunity	4.08	1.19	29%	0.002	0.023
Danville	2	ROW_4663	ROW Opportunity	14.21	5.41	38%	0.001	0.023
Danville	2	ROW_6934	ROW Opportunity	7.87	2.54	32%	0.001	0.023
Danville	2	ROW_12934	ROW Opportunity	9.74	3.39	35%	0.001	0.021
Danville	2	ROW_16006	ROW Opportunity	3.00	1.95	65%	0.003	0.020
Danville	2	ROW_21104	ROW Opportunity	3.41	0.72	21%	0.002	0.020
Danville	2	ROW_13883	ROW Opportunity	5.95	1.96	33%	0.001	0.018
Danville	2	ROW_3169	ROW Opportunity	27.83	11.62	42%	0.000	0.018
Danville	2	Parcel_7023	Parcel-Based Opportunity	4.47	2.08	47%	0.002	0.017
Danville	2	ROW_19889	ROW Opportunity	2.38	0.83	35%	0.003	0.017
Danville	2	ROW_4459	ROW Opportunity	4.95	1.71	35%	0.001	0.017
Danville	2	ROW_6502	ROW Opportunity	3.58	1.36	38%	0.002	0.017
Danville	2	ROW_20045	ROW Opportunity	6.37	1.75	27%	0.001	0.016
Danville	2	ROW_7490	ROW Opportunity	5.22	2.31	44%	0.001	0.016
Danville	2	ROW_8595	ROW Opportunity	10.06	3.71	37%	0.001	0.016
Danville	2	Parcel_2847	Parcel-Based Opportunity	0.35	0.16	46%	0.012	0.015
Danville	2	ROW_10387	ROW Opportunity	4.17	1.86	45%	0.002	0.015
Danville	2	ROW_13940	ROW Opportunity	6.12	2.31	38%	0.001	0.015
Danville	2	Parcel_2825	Parcel-Based Opportunity	0.35	0.14	40%	0.011	0.014
Danville	2	ROW_3111	ROW Opportunity	6.77	1.67	25%	0.001	0.014
Danville	2	ROW_7016	ROW Opportunity	3.24	0.99	31%	0.002	0.014
Danville	2	ROW_10801	ROW Opportunity	10.37	3.70	36%	0.001	0.013
Danville	2	ROW_8639	ROW Opportunity	5.23	1.56	30%	0.001	0.013
Danville	2	ROW_12473	ROW Opportunity	2.77	0.92	33%	0.002	0.012
Danville	2	ROW_13144	ROW Opportunity	6.32	2.32	37%	0.001	0.012
Danville	2	ROW_14418	ROW Opportunity	7.93	2.81	35%	0.001	0.012
Danville	2	ROW_3170	ROW Opportunity	17.87	7.49	42%	0.000	0.012
Danville	2	ROW_8231	ROW Opportunity	3.49	1.32	38%	0.002	0.012
Danville	2	ROW_9408	ROW Opportunity	3.29	1.31	40%	0.002	0.012
Danville	2	Parcel_2786	Parcel-Based Opportunity	0.34	0.13	38%	0.009	0.011
Danville	2	Parcel_7198	Regional Opportunity	2.07	1.46	71%	0.003	0.011
Danville	2	ROW_11870	ROW Opportunity	3.31	0.88	27%	0.002	0.011
Danville	2	ROW_12945	ROW Opportunity	3.98	1.15	29%	0.001	0.011
Danville	2	ROW_3876	ROW Opportunity	2.83	1.65	58%	0.002	0.011
Danville	2	ROW_7424	ROW Opportunity	1.50	1.04	69%	0.003	0.011
Danville	2	Parcel_8521	Regional Opportunity	0.89	0.19	21%	0.003	0.010
Danville	2	ROW_2262	ROW Opportunity	4.76	1.72	36%	0.001	0.010
Danville	2	ROW_3224	ROW Opportunity	6.67	2.37	36%	0.001	0.010
El Cerrito	2	ROW_57	ROW Opportunity	20.16	12.24	61%	0.008	0.521
El Cerrito	2	ROW_55	ROW Opportunity	8.61	5.54	64%	0.008	0.227
El Cerrito	2	ROW_15171	ROW Opportunity	5.98	3.48	58%	0.010	0.215
El Cerrito	2	planned_99	Planned Unlined Bioretention	3.97	2.99	75%	0.011	0.152
El Cerrito	2	ROW_17243	ROW Opportunity	5.47	3.28	60%	0.007	0.129
El Cerrito	2	planned_131	Planned Unlined Bioretention	10.94	5.84	53%	0.004	0.113
El Cerrito	2	Parcel_120972	Parcel-Based Opportunity	4.68	2.01	43%	0.006	0.100
El Cerrito	2	ROW_9948	ROW Opportunity	3.37	2.16	64%	0.008	0.083
El Cerrito	2	Parcel_121635	Parcel-Based Opportunity	2.11	1.58	75%	0.010	0.071
El Cerrito	2	ROW_3506	ROW Opportunity	4.25	2.52	59%	0.006	0.070
El Cerrito	2	planned_98	Planned Unlined Bioretention	14.94	10.23	68%	0.002	0.068
El Cerrito	2	ROW_10275	ROW Opportunity	2.52	1.58	63%	0.008	0.065
El Cerrito	2	Parcel_120393	Parcel-Based Opportunity	2.79	1.19	43%	0.006	0.060
El Cerrito	2	planned_122	Planned Unlined Bioretention	2.79	1.19	43%	0.006	0.060
El Cerrito	2	ROW_9949	ROW Opportunity	8.99	5.41	60%	0.003	0.056
El Cerrito	2	ROW_20173	ROW Opportunity	1.18	0.68	58%	0.012	0.053
El Cerrito	2	ROW_3882	ROW Opportunity	7.74	4.70	61%	0.003	0.053
El Cerrito	2	ROW_6997	ROW Opportunity	2.01	1.26	63%	0.008	0.053
El Cerrito	2	ROW_5240	ROW Opportunity	14.23	7.45	52%	0.002	0.051
El Cerrito	2	ROW_12667	ROW Opportunity	7.60	4.07	54%	0.003	0.048
El Cerrito	2	ROW_15194	ROW Opportunity	2.45	1.67	68%	0.006	0.044
El Cerrito	2	Parcel_108912	Parcel-Based Opportunity	19.52	10.10	52%	0.001	0.042
El Cerrito	2	ROW_13601	ROW Opportunity	9.94	5.69	57%	0.002	0.038
El Cerrito	2	ROW_18539	ROW Opportunity	3.28	1.97	60%	0.004	0.038
El Cerrito	2	ROW_4566	ROW Opportunity	9.09	4.81	53%	0.002	0.037
El Cerrito	2	Parcel_128153	Parcel-Based Opportunity	2.55	1.76	69%	0.005	0.036
El Cerrito	2	planned_389	Planned Creek/Marsh Restoration	1.00	0.66	66%	0.011	0.035
El Cerrito	2	ROW_9950	ROW Opportunity	2.05	1.31	64%	0.006	0.035
El Cerrito	2	Parcel_133358	Regional Opportunity	1.27	0.75	59%	0.008	0.034
El Cerrito	2	ROW_13602	ROW Opportunity	7.52	4.21	56%	0.002	0.033
El Cerrito	2	ROW_11539	ROW Opportunity	0.79	0.54	68%	0.011	0.029
El Cerrito	2	ROW_13367	ROW Opportunity	8.37	4.33	52%	0.002	0.029
El Cerrito	2	ROW_3041	ROW Opportunity	1.55	0.94	61%	0.006	0.029
El Cerrito	2	ROW_6936	ROW Opportunity	9.70	5.56	57%	0.001	0.029
El Cerrito	2	ROW_1264	ROW Opportunity	6.94	3.84	55%	0.002	0.028
El Cerrito	2	ROW_2251	ROW Opportunity	4.66	2.74	59%	0.003	0.028
El Cerrito	2	Parcel_118487	Parcel-Based Opportunity	1.00	0.55	55%	0.008	0.027
El Cerrito	2	planned_89	Planned Unlined Bioretention	80.88	5.47	7%	0.000	0.026
El Cerrito	2	ROW_20541	ROW Opportunity	1.08	0.66	61%	0.008	0.026
El Cerrito	2	ROW_16009	ROW Opportunity	1.55	0.96	62%	0.005	0.025
El Cerrito	2	ROW_15096	ROW Opportunity	6.18	3.20	52%	0.002	0.024
El Cerrito	2	ROW_6938	ROW Opportunity	6.31	3.67	58%	0.002	0.024
El Cerrito	2	Parcel_129420	Parcel-Based Opportunity	9.98	5.33	53%	0.001	0.023
El Cerrito	2	Parcel_137929	Parcel-Based Opportunity	5.49	2.41	44%	0.002	0.023
El Cerrito	2	ROW_10958	ROW Opportunity	7.39	4.41	60%	0.001	0.023
El Cerrito	2	ROW_15895	ROW Opportunity	9.74	5.57	57%	0.001	0.023
El Cerrito	2	ROW_20026	ROW Opportunity	0.68	0.54	79%	0.010	0.023
El Cerrito	2	ROW_15894	ROW Opportunity	9.10	5.36	59%	0.001	0.022
El Cerrito	2	ROW_11691	ROW Opportunity	5.62	3.28	58%	0.002	0.021

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El Cerrito	2	ROW_20328	ROW Opportunity	4.46	2.50	56%	0.002	0.021
El Cerrito	2	ROW_3523	ROW Opportunity	5.21	2.90	56%	0.002	0.021
El Cerrito	2	ROW_539	ROW Opportunity	6.98	3.97	57%	0.001	0.021
El Cerrito	2	ROW_10929	ROW Opportunity	5.36	3.22	60%	0.002	0.018
El Cerrito	2	ROW_11011	ROW Opportunity	4.83	2.80	58%	0.002	0.018
El Cerrito	2	ROW_14649	ROW Opportunity	0.60	0.40	67%	0.009	0.018
El Cerrito	2	ROW_6691	ROW Opportunity	7.35	4.29	58%	0.001	0.018
El Cerrito	2	ROW_10097	ROW Opportunity	6.15	3.70	60%	0.001	0.017
El Cerrito	2	ROW_15535	ROW Opportunity	4.95	2.77	56%	0.002	0.017
El Cerrito	2	ROW_20028	ROW Opportunity	0.50	0.39	78%	0.010	0.017
El Cerrito	2	ROW_20526	ROW Opportunity	4.64	2.70	58%	0.002	0.017
El Cerrito	2	ROW_6694	ROW Opportunity	6.59	3.78	57%	0.001	0.017
El Cerrito	2	planned_130	Planned Unlined Bioretention	0.45	0.37	82%	0.011	0.016
El Cerrito	2	ROW_6234	ROW Opportunity	1.67	0.95	57%	0.003	0.016
El Cerrito	2	ROW_6998	ROW Opportunity	2.36	1.37	58%	0.003	0.016
El Cerrito	2	Parcel_134601	Parcel-Based Opportunity	5.18	3.92	76%	0.001	0.015
El Cerrito	2	ROW_16809	ROW Opportunity	4.87	2.71	56%	0.002	0.015
El Cerrito	2	ROW_21519	ROW Opportunity	3.43	2.17	63%	0.002	0.015
El Cerrito	2	ROW_3495	ROW Opportunity	0.56	0.36	64%	0.008	0.015
El Cerrito	2	ROW_6367	ROW Opportunity	0.63	0.42	67%	0.007	0.015
El Cerrito	2	ROW_6911	ROW Opportunity	3.73	2.13	57%	0.002	0.015
El Cerrito	2	ROW_15196	ROW Opportunity	0.57	0.35	61%	0.007	0.014
El Cerrito	2	ROW_16545	ROW Opportunity	1.24	0.82	66%	0.004	0.014
El Cerrito	2	ROW_5254	ROW Opportunity	1.74	1.09	63%	0.003	0.014
El Cerrito	2	ROW_7864	ROW Opportunity	5.06	2.85	56%	0.001	0.014
El Cerrito	2	ROW_10953	ROW Opportunity	4.85	2.82	58%	0.001	0.013
El Cerrito	2	ROW_10955	ROW Opportunity	4.39	2.60	59%	0.001	0.013
El Cerrito	2	ROW_13600	ROW Opportunity	0.67	0.42	63%	0.006	0.013
El Cerrito	2	ROW_4340	ROW Opportunity	5.48	3.03	55%	0.001	0.013
El Cerrito	2	ROW_4650	ROW Opportunity	0.62	0.37	60%	0.007	0.013
El Cerrito	2	Parcel_376467	Parcel-Based Opportunity	5.15	2.93	57%	0.001	0.012
El Cerrito	2	ROW_10802	ROW Opportunity	4.97	2.88	58%	0.001	0.012
El Cerrito	2	ROW_13910	ROW Opportunity	0.48	0.28	58%	0.008	0.012
El Cerrito	2	ROW_1672	ROW Opportunity	5.53	3.07	56%	0.001	0.012
El Cerrito	2	ROW_5917	ROW Opportunity	4.58	2.67	58%	0.001	0.012
El Cerrito	2	ROW_6511	ROW Opportunity	3.16	1.88	59%	0.002	0.012
El Cerrito	2	ROW_9947	ROW Opportunity	0.92	0.61	66%	0.004	0.012
El Cerrito	2	Parcel_140018	Parcel-Based Opportunity	0.39	0.05	13%	0.008	0.011
El Cerrito	2	ROW_10930	ROW Opportunity	3.54	2.10	59%	0.001	0.011
El Cerrito	2	ROW_6968	ROW Opportunity	0.48	0.36	75%	0.007	0.011
El Cerrito	2	ROW_9065	ROW Opportunity	2.03	1.20	59%	0.002	0.011
El Cerrito	2	Parcel_120884	Regional Opportunity	0.59	0.21	36%	0.005	0.010
El Cerrito	2	ROW_15090	ROW Opportunity	4.58	2.54	55%	0.001	0.010
Hercules	2	Parcel_253834	Parcel-Based Opportunity	6.24	3.65	58%	0.034	0.860
Hercules	2	Parcel_258137	Parcel-Based Opportunity	11.26	2.85	25%	0.015	0.661
Hercules	2	ROW_1743	ROW Opportunity	11.16	4.37	39%	0.013	0.535
Hercules	2	ROW_15756	ROW Opportunity	4.43	2.04	46%	0.028	0.522
Hercules	2	ROW_13267	ROW Opportunity	3.21	1.44	45%	0.027	0.369
Hercules	2	ROW_20166	ROW Opportunity	8.49	3.53	42%	0.011	0.360
Hercules	2	ROW_16990	ROW Opportunity	5.25	1.32	25%	0.016	0.333
Hercules	2	Parcel_257979	Parcel-Based Opportunity	5.62	1.27	23%	0.013	0.303
Hercules	2	ROW_16634	ROW Opportunity	3.21	1.39	43%	0.022	0.290
Hercules	2	ROW_16909	ROW Opportunity	15.96	6.87	43%	0.005	0.260
Hercules	2	ROW_16911	ROW Opportunity	3.92	1.61	41%	0.016	0.247
Hercules	2	ROW_16090	ROW Opportunity	2.62	1.05	40%	0.022	0.243
Hercules	2	Parcel_257367	Parcel-Based Opportunity	3.87	0.86	22%	0.014	0.224
Hercules	2	ROW_14290	ROW Opportunity	6.27	2.06	33%	0.009	0.223
Hercules	2	ROW_6342	ROW Opportunity	2.63	0.75	29%	0.019	0.206
Hercules	2	ROW_19139	ROW Opportunity	3.17	0.80	25%	0.015	0.195
Hercules	2	ROW_18985	ROW Opportunity	21.38	7.42	35%	0.003	0.173
Hercules	2	Parcel_258157	Regional Opportunity	2.96	0.60	20%	0.014	0.168
Hercules	2	ROW_10622	ROW Opportunity	1.33	0.63	47%	0.028	0.160
Hercules	2	ROW_10623	ROW Opportunity	2.15	1.01	47%	0.017	0.153
Hercules	2	ROW_15482	ROW Opportunity	1.75	0.48	27%	0.020	0.141
Hercules	2	ROW_20676	ROW Opportunity	1.62	0.73	45%	0.021	0.140
Hercules	2	ROW_20171	ROW Opportunity	1.96	0.83	42%	0.016	0.125
Hercules	2	ROW_15483	ROW Opportunity	5.37	1.35	25%	0.006	0.115
Hercules	2	Parcel_257429	Regional Opportunity	1.90	0.43	23%	0.015	0.111
Hercules	2	ROW_1748	ROW Opportunity	1.51	0.38	25%	0.018	0.108
Hercules	2	Parcel_256321	Parcel-Based Opportunity	2.36	0.25	11%	0.010	0.097
Hercules	2	ROW_19622	ROW Opportunity	2.25	0.81	36%	0.011	0.095
Hercules	2	ROW_1435	ROW Opportunity	1.57	0.35	22%	0.014	0.086
Hercules	2	ROW_13170	ROW Opportunity	0.60	0.27	45%	0.026	0.067
Hercules	2	Parcel_257692	Regional Opportunity	1.04	0.24	23%	0.015	0.064
Hercules	2	ROW_1791	ROW Opportunity	1.59	0.35	22%	0.009	0.058
Hercules	2	ROW_7393	ROW Opportunity	1.06	0.36	34%	0.014	0.057
Hercules	2	ROW_7699	ROW Opportunity	0.56	0.19	34%	0.023	0.054
Hercules	2	ROW_17257	ROW Opportunity	0.40	0.21	53%	0.030	0.052
Hercules	2	ROW_10624	ROW Opportunity	0.39	0.17	44%	0.027	0.044
Hercules	2	ROW_7341	ROW Opportunity	0.35	0.15	43%	0.026	0.039
Hercules	2	ROW_11067	ROW Opportunity	7.45	2.66	36%	0.002	0.035
Hercules	2	ROW_1079	ROW Opportunity	0.90	0.39	43%	0.010	0.033
Hercules	2	ROW_6380	ROW Opportunity	0.41	0.24	59%	0.018	0.029
Hercules	2	ROW_365	ROW Opportunity	0.21	0.11	52%	0.029	0.026
Hercules	2	Parcel_257844	Parcel-Based Opportunity	0.43	0.10	23%	0.015	0.025
Hercules	2	ROW_11619	ROW Opportunity	0.42	0.12	29%	0.015	0.024
Hercules	2	Parcel_257823	Parcel-Based Opportunity	0.37	0.08	22%	0.015	0.022
Hercules	2	Parcel_257685	Parcel-Based Opportunity	0.34	0.08	24%	0.015	0.020
Hercules	2	Parcel_260776	Parcel-Based Opportunity	11.52	2.65	23%	0.001	0.019
Hercules	2	ROW_19683	ROW Opportunity	0.49	0.17	35%	0.010	0.019
Hercules	2	Parcel_254443	Parcel-Based Opportunity	8.83	1.56	18%	0.001	0.016
Hercules	2	ROW_2481	ROW Opportunity	0.15	0.07	47%	0.022	0.014
Hercules	2	Parcel_255602	Parcel-Based Opportunity	13.98	5.74	41%	0.000	0.013
Hercules	2	ROW_21077	ROW Opportunity	1.10	0.21	19%	0.003	0.012

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Hercules	2	ROW_17543	ROW Opportunity	0.12	0.04	33%	0.022	0.011
Hercules	2	Parcel_253250	Parcel-Based Opportunity	0.32	0.10	31%	0.008	0.010
Lafayette	2	ROW_8037	ROW Opportunity	4.09	2.48	61%	0.014	0.183
Lafayette	2	ROW_2243	ROW Opportunity	1.43	1.06	74%	0.032	0.167
Lafayette	2	ROW_12876	ROW Opportunity	6.73	3.27	49%	0.008	0.153
Lafayette	2	ROW_151	ROW Opportunity	3.55	2.15	61%	0.014	0.153
Lafayette	2	ROW_397	ROW Opportunity	10.95	2.47	23%	0.004	0.132
Lafayette	2	ROW_10450	ROW Opportunity	2.88	1.58	55%	0.013	0.126
Lafayette	2	ROW_8546	ROW Opportunity	30.28	4.86	16%	0.002	0.126
Lafayette	2	ROW_8982	ROW Opportunity	8.86	3.34	38%	0.004	0.097
Lafayette	2	ROW_2803	ROW Opportunity	2.21	1.37	62%	0.012	0.079
Lafayette	2	Parcel_375734	Parcel-Based Opportunity	29.49	9.07	31%	0.001	0.077
Lafayette	2	ROW_235	ROW Opportunity	2.40	1.49	62%	0.011	0.075
Lafayette	2	Parcel_22842	Parcel-Based Opportunity	26.65	4.08	15%	0.001	0.061
Lafayette	2	Parcel_38918	Parcel-Based Opportunity	17.79	6.51	37%	0.001	0.056
Lafayette	2	ROW_5749	ROW Opportunity	2.62	1.31	50%	0.007	0.051
Lafayette	2	ROW_16160	ROW Opportunity	13.26	2.44	18%	0.002	0.050
Lafayette	2	ROW_18657	ROW Opportunity	1.15	0.72	63%	0.013	0.045
Lafayette	2	ROW_6188	ROW Opportunity	2.68	1.13	42%	0.006	0.042
Lafayette	2	ROW_8493	ROW Opportunity	5.88	1.11	19%	0.003	0.041
Lafayette	2	Parcel_45274	Regional Opportunity	0.74	0.44	59%	0.016	0.040
Lafayette	2	ROW_12869	ROW Opportunity	11.00	2.85	26%	0.002	0.039
Lafayette	2	ROW_12445	ROW Opportunity	4.44	0.97	22%	0.003	0.037
Lafayette	2	ROW_17249	ROW Opportunity	4.54	1.96	43%	0.003	0.037
Lafayette	2	ROW_18068	ROW Opportunity	1.26	0.64	51%	0.010	0.037
Lafayette	2	ROW_15000	ROW Opportunity	1.59	0.80	50%	0.007	0.036
Lafayette	2	ROW_7204	ROW Opportunity	0.97	0.35	36%	0.011	0.034
Lafayette	2	ROW_17831	ROW Opportunity	14.18	3.00	21%	0.001	0.033
Lafayette	2	ROW_21105	ROW Opportunity	1.83	0.76	42%	0.006	0.030
Lafayette	2	Parcel_376452	Parcel-Based Opportunity	9.70	3.28	34%	0.001	0.029
Lafayette	2	Parcel_40931	Parcel-Based Opportunity	6.84	3.62	53%	0.002	0.029
Lafayette	2	Parcel_43618	Parcel-Based Opportunity	7.13	3.51	49%	0.002	0.029
Lafayette	2	ROW_18408	ROW Opportunity	7.32	1.94	27%	0.002	0.029
Lafayette	2	ROW_3774	ROW Opportunity	0.85	0.48	56%	0.011	0.029
Lafayette	2	ROW_7943	ROW Opportunity	9.50	1.66	17%	0.001	0.029
Lafayette	2	ROW_8461	ROW Opportunity	0.61	0.39	64%	0.015	0.029
Lafayette	2	ROW_13640	ROW Opportunity	2.39	0.70	29%	0.004	0.028
Lafayette	2	planned_546	Planned Creek/Marsh Restoration	2.12	0.60	28%	0.005	0.027
Lafayette	2	ROW_19821	ROW Opportunity	13.08	2.06	16%	0.001	0.027
Lafayette	2	ROW_8508	ROW Opportunity	1.56	0.60	38%	0.006	0.027
Lafayette	2	ROW_20225	ROW Opportunity	1.46	0.47	32%	0.006	0.026
Lafayette	2	ROW_11383	ROW Opportunity	8.22	1.99	24%	0.001	0.022
Lafayette	2	ROW_680	ROW Opportunity	1.59	0.67	42%	0.005	0.022
Lafayette	2	ROW_9300	ROW Opportunity	1.68	0.70	42%	0.005	0.022
Lafayette	2	ROW_12963	ROW Opportunity	5.60	1.60	29%	0.002	0.021
Lafayette	2	ROW_2256	ROW Opportunity	0.32	0.25	78%	0.020	0.021
Lafayette	2	Parcel_41948	Regional Opportunity	0.54	0.21	39%	0.011	0.020
Lafayette	2	ROW_155	ROW Opportunity	2.84	1.02	36%	0.003	0.020
Lafayette	2	ROW_2070	ROW Opportunity	2.66	1.20	45%	0.003	0.020
Lafayette	2	ROW_21071	ROW Opportunity	0.48	0.22	46%	0.012	0.018
Lafayette	2	ROW_14991	ROW Opportunity	0.74	0.22	30%	0.007	0.017
Lafayette	2	ROW_20798	ROW Opportunity	1.38	0.59	43%	0.005	0.017
Lafayette	2	ROW_18029	ROW Opportunity	5.83	1.14	20%	0.001	0.015
Lafayette	2	ROW_20971	ROW Opportunity	0.57	0.22	39%	0.008	0.015
Lafayette	2	Parcel_40526	Parcel-Based Opportunity	0.40	0.12	30%	0.010	0.014
Lafayette	2	ROW_7898	ROW Opportunity	7.71	1.06	14%	0.001	0.014
Lafayette	2	ROW_18768	ROW Opportunity	4.41	1.13	26%	0.001	0.013
Lafayette	2	ROW_2955	ROW Opportunity	3.77	0.91	24%	0.002	0.013
Lafayette	2	Parcel_43103	Parcel-Based Opportunity	8.38	2.44	29%	0.001	0.012
Lafayette	2	ROW_14844	ROW Opportunity	3.47	0.54	16%	0.002	0.012
Lafayette	2	ROW_20581	ROW Opportunity	2.06	0.66	32%	0.002	0.012
Lafayette	2	ROW_3114	ROW Opportunity	4.89	1.20	25%	0.001	0.012
Lafayette	2	Parcel_104404	Parcel-Based Opportunity	7.73	0.73	9%	0.001	0.011
Lafayette	2	ROW_11327	ROW Opportunity	5.07	1.07	21%	0.001	0.011
Lafayette	2	ROW_13216	ROW Opportunity	5.56	0.90	16%	0.001	0.011
Lafayette	2	ROW_16250	ROW Opportunity	2.49	0.97	39%	0.002	0.011
Lafayette	2	ROW_16635	ROW Opportunity	5.34	0.92	17%	0.001	0.011
Lafayette	2	ROW_18973	ROW Opportunity	3.41	0.90	26%	0.001	0.011
Lafayette	2	ROW_9365	ROW Opportunity	3.71	1.19	32%	0.001	0.011
Lafayette	2	ROW_2177	ROW Opportunity	4.87	0.90	18%	0.001	0.010
Lafayette	2	ROW_4253	ROW Opportunity	0.63	0.32	51%	0.005	0.010
Lafayette	2	ROW_5759	ROW Opportunity	4.91	0.98	20%	0.001	0.010
Martinez	2	planned_7	Planned Creek/Marsh Restoration	94.31	39.77	42%	0.018	6.741
Martinez	2	ROW_11847	ROW Opportunity	18.15	11.75	65%	0.030	2.289
Martinez	2	ROW_9312	ROW Opportunity	15.70	8.30	53%	0.019	1.200
Martinez	2	Parcel_256879	Parcel-Based Opportunity	4.53	3.61	80%	0.045	0.840
Martinez	2	Parcel_258271	Regional Opportunity	11.25	3.16	28%	0.016	0.738
Martinez	2	ROW_2615	ROW Opportunity	4.67	2.85	61%	0.029	0.568
Martinez	2	ROW_17609	ROW Opportunity	3.03	1.75	58%	0.034	0.432
Martinez	2	ROW_1199	ROW Opportunity	10.11	5.56	55%	0.009	0.350
Martinez	2	ROW_12654	ROW Opportunity	2.07	1.21	58%	0.034	0.301
Martinez	2	Parcel_224745	Parcel-Based Opportunity	12.27	5.56	45%	0.006	0.275
Martinez	2	Parcel_256618	Regional Opportunity	1.53	1.15	75%	0.042	0.271
Martinez	2	ROW_9751	ROW Opportunity	3.95	1.31	33%	0.016	0.264
Martinez	2	ROW_1704	ROW Opportunity	2.43	1.03	42%	0.025	0.262
Martinez	2	ROW_613	ROW Opportunity	44.88	20.72	46%	0.002	0.257
Martinez	2	Parcel_257598	Parcel-Based Opportunity	4.12	0.90	22%	0.014	0.241
Martinez	2	ROW_11018	ROW Opportunity	1.72	0.97	56%	0.033	0.238
Martinez	2	ROW_2610	ROW Opportunity	2.98	0.86	29%	0.017	0.219
Martinez	2	ROW_6722	ROW Opportunity	3.14	1.29	41%	0.017	0.214
Martinez	2	ROW_7179	ROW Opportunity	6.44	3.23	50%	0.008	0.194
Martinez	2	ROW_14509	ROW Opportunity	5.63	2.94	52%	0.009	0.175
Martinez	2	ROW_12653	ROW Opportunity	1.13	0.68	60%	0.035	0.165
Martinez	2	ROW_1198	ROW Opportunity	20.20	10.22	51%	0.003	0.158

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Martinez	2	Parcel_257469	Parcel-Based Opportunity	1.47	0.63	43%	0.025	0.155
Martinez	2	ROW_2021	ROW Opportunity	3.08	1.19	39%	0.012	0.154
Martinez	2	Parcel_257037	Parcel-Based Opportunity	1.31	0.60	46%	0.027	0.148
Martinez	2	ROW_11846	ROW Opportunity	1.07	0.66	62%	0.032	0.140
Martinez	2	ROW_6258	ROW Opportunity	1.28	0.54	42%	0.025	0.138
Martinez	2	ROW_13093	ROW Opportunity	19.22	8.75	46%	0.003	0.135
Martinez	2	ROW_15102	ROW Opportunity	1.17	0.49	42%	0.026	0.126
Martinez	2	ROW_12899	ROW Opportunity	23.68	11.07	47%	0.002	0.123
Martinez	2	ROW_6843	ROW Opportunity	7.57	3.72	49%	0.005	0.119
Martinez	2	ROW_12656	ROW Opportunity	1.13	0.45	40%	0.024	0.114
Martinez	2	Parcel_259273	Parcel-Based Opportunity	53.06	7.74	15%	0.001	0.110
Martinez	2	planned_375	Planned Unlined Bioretention	0.69	0.47	68%	0.036	0.104
Martinez	2	Parcel_256439	Parcel-Based Opportunity	6.52	4.34	67%	0.005	0.101
Martinez	2	ROW_11617	ROW Opportunity	6.23	3.68	59%	0.005	0.098
Martinez	2	ROW_3734	ROW Opportunity	10.53	5.59	53%	0.003	0.090
Martinez	2	ROW_4932	ROW Opportunity	2.88	1.64	57%	0.008	0.089
Martinez	2	ROW_15103	ROW Opportunity	0.78	0.33	42%	0.026	0.085
Martinez	2	Parcel_257604	Parcel-Based Opportunity	5.42	1.42	26%	0.004	0.080
Martinez	2	ROW_7416	ROW Opportunity	0.97	0.55	57%	0.020	0.078
Martinez	2	ROW_2023	ROW Opportunity	6.59	0.76	12%	0.003	0.076
Martinez	2	ROW_12901	ROW Opportunity	3.64	1.75	48%	0.005	0.070
Martinez	2	ROW_20611	ROW Opportunity	5.63	3.27	58%	0.004	0.069
Martinez	2	ROW_2910	ROW Opportunity	0.47	0.34	72%	0.035	0.069
Martinez	2	Parcel_229067	Regional Opportunity	2.22	1.53	69%	0.008	0.068
Martinez	2	ROW_14854	ROW Opportunity	1.55	1.06	68%	0.012	0.067
Martinez	2	ROW_10676	ROW Opportunity	2.73	1.61	59%	0.007	0.065
Martinez	2	ROW_7853	ROW Opportunity	7.02	3.11	44%	0.003	0.064
Martinez	2	ROW_15451	ROW Opportunity	4.14	2.09	50%	0.005	0.062
Martinez	2	ROW_19814	ROW Opportunity	0.70	0.24	34%	0.021	0.062
Martinez	2	ROW_629	ROW Opportunity	5.08	1.83	36%	0.004	0.060
Martinez	2	ROW_12109	ROW Opportunity	0.35	0.24	69%	0.039	0.058
Martinez	2	Parcel_259114	Parcel-Based Opportunity	9.40	2.23	24%	0.002	0.056
Martinez	2	ROW_11811	ROW Opportunity	3.12	1.63	52%	0.005	0.054
Martinez	2	Parcel_256442	Regional Opportunity	1.80	1.30	72%	0.008	0.053
Martinez	2	Parcel_251682	Parcel-Based Opportunity	32.13	8.78	27%	0.001	0.045
Martinez	2	Parcel_256990	Regional Opportunity	1.38	0.32	23%	0.008	0.043
Martinez	2	ROW_6892	ROW Opportunity	1.90	1.20	63%	0.006	0.040
Martinez	2	Parcel_232523	Regional Opportunity	1.40	0.76	54%	0.007	0.039
Martinez	2	ROW_15020	ROW Opportunity	9.04	2.92	32%	0.002	0.039
Martinez	2	ROW_8221	ROW Opportunity	6.16	3.05	50%	0.002	0.039
Martinez	2	ROW_3856	ROW Opportunity	20.44	8.96	44%	0.001	0.034
Martinez	2	ROW_610	ROW Opportunity	15.31	6.60	43%	0.001	0.034
Martinez	2	planned_372	Planned Unlined Bioretention	1.66	0.92	55%	0.006	0.033
Martinez	2	Parcel_256108	Regional Opportunity	0.92	0.73	79%	0.010	0.032
Martinez	2	Parcel_258236	Parcel-Based Opportunity	0.33	0.22	67%	0.024	0.032
Martinez	2	Parcel_222314	Regional Opportunity	1.35	0.61	45%	0.006	0.030
Martinez	2	ROW_6905	ROW Opportunity	1.95	0.94	48%	0.005	0.030
Martinez	2	Parcel_255702	Regional Opportunity	0.92	0.66	72%	0.009	0.029
Martinez	2	Parcel_256354	Regional Opportunity	0.89	0.65	73%	0.009	0.029
Martinez	2	ROW_8871	ROW Opportunity	2.44	1.23	50%	0.004	0.028
Martinez	2	Parcel_256320	Regional Opportunity	0.91	0.61	67%	0.008	0.027
Martinez	2	Parcel_256422	Regional Opportunity	0.76	0.50	66%	0.010	0.027
Martinez	2	ROW_6891	ROW Opportunity	7.35	3.61	49%	0.002	0.027
Martinez	2	Parcel_253376	Regional Opportunity	1.62	0.94	58%	0.005	0.026
Martinez	2	Parcel_254721	Regional Opportunity	1.16	0.53	46%	0.006	0.024
Martinez	2	Parcel_224949	Regional Opportunity	0.86	0.49	57%	0.008	0.023
Martinez	2	Parcel_237827	Regional Opportunity	0.71	0.52	73%	0.009	0.023
Martinez	2	Parcel_253818	Parcel-Based Opportunity	13.01	5.66	44%	0.001	0.023
Martinez	2	Parcel_256502	Parcel-Based Opportunity	0.42	0.31	74%	0.014	0.023
Martinez	2	ROW_7604	ROW Opportunity	2.87	1.45	51%	0.003	0.023
Martinez	2	ROW_14857	ROW Opportunity	17.86	8.48	47%	0.000	0.022
Martinez	2	ROW_20289	ROW Opportunity	7.12	3.17	45%	0.001	0.022
Martinez	2	ROW_7211	ROW Opportunity	6.08	2.85	47%	0.002	0.022
Martinez	2	Parcel_258083	Parcel-Based Opportunity	35.65	4.18	12%	0.000	0.021
Martinez	2	Parcel_243866	Parcel-Based Opportunity	14.00	5.43	39%	0.001	0.020
Martinez	2	ROW_2025	ROW Opportunity	9.51	4.84	51%	0.001	0.020
Martinez	2	Parcel_223914	Regional Opportunity	0.85	0.39	46%	0.006	0.019
Martinez	2	Parcel_258983	Regional Opportunity	122.27	7.70	6%	0.000	0.019
Martinez	2	ROW_14205	ROW Opportunity	6.33	3.34	53%	0.001	0.019
Martinez	2	ROW_20345	ROW Opportunity	5.01	2.30	46%	0.002	0.019
Martinez	2	ROW_9574	ROW Opportunity	1.17	0.62	53%	0.005	0.019
Martinez	2	Parcel_255585	Regional Opportunity	0.57	0.42	74%	0.009	0.018
Martinez	2	ROW_16176	ROW Opportunity	9.36	4.21	45%	0.001	0.018
Martinez	2	ROW_631	ROW Opportunity	3.69	1.73	47%	0.002	0.018
Martinez	2	Parcel_225041	Regional Opportunity	0.74	0.35	47%	0.007	0.017
Martinez	2	ROW_6965	ROW Opportunity	3.36	1.76	52%	0.002	0.017
Martinez	2	ROW_9879	ROW Opportunity	0.73	0.41	56%	0.007	0.017
Martinez	2	Parcel_253606	Parcel-Based Opportunity	0.49	0.36	73%	0.009	0.016
Martinez	2	Parcel_255151	Regional Opportunity	0.55	0.35	64%	0.008	0.016
Martinez	2	planned_376	Planned Unlined Bioretention	0.53	0.37	70%	0.009	0.016
Martinez	2	Parcel_225722	Parcel-Based Opportunity	0.34	0.06	18%	0.011	0.015
Martinez	2	ROW_12471	ROW Opportunity	5.06	2.37	47%	0.001	0.015
Martinez	2	ROW_12911	ROW Opportunity	4.33	2.19	51%	0.002	0.015
Martinez	2	ROW_12492	ROW Opportunity	5.90	2.58	44%	0.001	0.014
Martinez	2	ROW_14285	ROW Opportunity	3.17	1.67	53%	0.002	0.014
Martinez	2	ROW_14410	ROW Opportunity	0.55	0.30	55%	0.007	0.014
Martinez	2	ROW_1464	ROW Opportunity	1.92	0.74	39%	0.003	0.014
Martinez	2	ROW_20556	ROW Opportunity	1.78	0.79	44%	0.003	0.014
Martinez	2	ROW_7828	ROW Opportunity	1.92	0.94	49%	0.003	0.014
Martinez	2	ROW_9180	ROW Opportunity	1.23	0.59	48%	0.004	0.014
Martinez	2	Parcel_255587	Parcel-Based Opportunity	0.37	0.29	78%	0.010	0.013
Martinez	2	ROW_12005	ROW Opportunity	1.77	0.96	54%	0.003	0.013
Martinez	2	ROW_4933	ROW Opportunity	2.81	1.45	52%	0.002	0.013
Martinez	2	Parcel_214775	Parcel-Based Opportunity	9.97	2.81	28%	0.001	0.012

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Martinez	2	Parcel_238844	Parcel-Based Opportunity	14.31	3.94	28%	0.000	0.012
Martinez	2	ROW_14540	ROW Opportunity	0.51	0.25	49%	0.007	0.012
Martinez	2	ROW_15897	ROW Opportunity	3.30	1.73	52%	0.002	0.012
Martinez	2	ROW_20804	ROW Opportunity	4.55	2.34	51%	0.001	0.012
Martinez	2	ROW_4230	ROW Opportunity	1.56	0.52	33%	0.003	0.012
Martinez	2	ROW_6703	ROW Opportunity	0.74	0.43	58%	0.005	0.012
Martinez	2	Parcel_240285	Parcel-Based Opportunity	11.54	3.74	32%	0.000	0.011
Martinez	2	Parcel_252998	Parcel-Based Opportunity	8.29	4.83	58%	0.000	0.011
Martinez	2	Parcel_255494	Parcel-Based Opportunity	0.28	0.25	89%	0.011	0.011
Martinez	2	Parcel_256903	Parcel-Based Opportunity	0.23	0.11	48%	0.013	0.011
Martinez	2	planned_373	Planned Unlined Bioretention	1.59	0.50	31%	0.002	0.011
Martinez	2	ROW_12317	ROW Opportunity	0.64	0.34	53%	0.005	0.011
Martinez	2	ROW_16580	ROW Opportunity	1.80	0.75	42%	0.002	0.011
Martinez	2	ROW_20704	ROW Opportunity	5.72	2.55	45%	0.001	0.011
Martinez	2	Parcel_255781	Parcel-Based Opportunity	0.46	0.23	50%	0.006	0.010
Martinez	2	ROW_19347	ROW Opportunity	0.79	0.42	53%	0.004	0.010
Moraga	2	ROW_17250	ROW Opportunity	11.07	3.64	33%	0.016	0.647
Moraga	2	planned_1316	Planned Unlined Bioretention	2.98	1.05	35%	0.026	0.293
Moraga	2	Parcel_10950	Regional Opportunity	1.14	0.34	30%	0.041	0.185
Moraga	2	Parcel_10961	Regional Opportunity	1.15	0.30	26%	0.037	0.170
Moraga	2	ROW_12878	ROW Opportunity	4.53	1.88	42%	0.008	0.111
Moraga	2	Parcel_26092	Parcel-Based Opportunity	38.99	10.31	26%	0.001	0.106
Moraga	2	ROW_12881	ROW Opportunity	11.85	3.71	31%	0.003	0.072
Moraga	2	Parcel_12163	Parcel-Based Opportunity	43.07	7.49	17%	0.001	0.069
Moraga	2	Parcel_13537	Parcel-Based Opportunity	50.27	8.81	18%	0.000	0.067
Moraga	2	Parcel_7723	Parcel-Based Opportunity	24.01	5.65	24%	0.001	0.056
Moraga	2	ROW_3145	ROW Opportunity	19.33	5.50	28%	0.001	0.049
Moraga	2	ROW_10626	ROW Opportunity	13.66	3.97	29%	0.001	0.041
Moraga	2	ROW_4748	ROW Opportunity	14.73	3.93	27%	0.001	0.041
Moraga	2	ROW_3392	ROW Opportunity	10.09	4.09	41%	0.002	0.032
Moraga	2	Parcel_6384	Parcel-Based Opportunity	9.48	3.19	34%	0.002	0.030
Moraga	2	ROW_19295	ROW Opportunity	9.79	2.99	31%	0.001	0.030
Moraga	2	ROW_15965	ROW Opportunity	9.83	3.12	32%	0.001	0.028
Moraga	2	ROW_16744	ROW Opportunity	10.16	2.83	28%	0.001	0.027
Moraga	2	ROW_16992	ROW Opportunity	8.35	2.44	29%	0.001	0.023
Moraga	2	planned_150	Planned Creek/Marsh Restoration	9.22	0.93	10%	0.001	0.015
Moraga	2	Parcel_12154	Parcel-Based Opportunity	7.49	1.19	16%	0.001	0.013
Moraga	2	ROW_3874	ROW Opportunity	4.29	1.72	40%	0.001	0.013
Moraga	2	Parcel_12566	Parcel-Based Opportunity	19.96	2.68	13%	0.000	0.012
Moraga	2	Parcel_13376	Parcel-Based Opportunity	9.49	0.66	7%	0.001	0.012
Moraga	2	Parcel_13461	Parcel-Based Opportunity	4.70	1.31	28%	0.001	0.012
Moraga	2	ROW_20532	ROW Opportunity	3.80	1.22	32%	0.002	0.012
Moraga	2	ROW_5547	ROW Opportunity	4.78	1.26	26%	0.001	0.012
Moraga	2	ROW_5710	ROW Opportunity	4.70	1.16	25%	0.001	0.012
Moraga	2	Parcel_9225	Parcel-Based Opportunity	6.43	1.25	19%	0.001	0.011
Moraga	2	ROW_20599	ROW Opportunity	3.96	1.17	30%	0.001	0.011
Moraga	2	ROW_3147	ROW Opportunity	3.36	1.24	37%	0.002	0.011
Moraga	2	Parcel_3748	Parcel-Based Opportunity	8.12	0.56	7%	0.001	0.010
Moraga	2	ROW_12598	ROW Opportunity	3.52	1.17	33%	0.001	0.010
Orinda	2	ROW_21614	ROW Opportunity	31.32	10.62	34%	0.002	0.104
Orinda	2	Parcel_44823	Parcel-Based Opportunity	16.20	4.76	29%	0.001	0.046
Orinda	2	Parcel_46205	Parcel-Based Opportunity	22.26	2.96	13%	0.001	0.041
Orinda	2	ROW_9556	ROW Opportunity	15.77	2.91	18%	0.001	0.034
Orinda	2	Parcel_13835	Parcel-Based Opportunity	11.63	3.16	27%	0.001	0.030
Orinda	2	Parcel_49552	Parcel-Based Opportunity	28.42	2.67	9%	0.000	0.029
Orinda	2	Parcel_29088	Parcel-Based Opportunity	6.41	1.86	29%	0.001	0.018
Orinda	2	ROW_1107	ROW Opportunity	7.07	1.26	18%	0.001	0.018
Orinda	2	ROW_11198	ROW Opportunity	11.30	1.45	13%	0.001	0.018
Orinda	2	ROW_19957	ROW Opportunity	9.06	1.12	12%	0.001	0.017
Orinda	2	ROW_9077	ROW Opportunity	7.88	1.15	15%	0.001	0.017
Orinda	2	ROW_4721	ROW Opportunity	6.01	1.19	20%	0.001	0.015
Orinda	2	Parcel_47119	Parcel-Based Opportunity	10.58	0.76	7%	0.001	0.014
Orinda	2	Parcel_36062	Parcel-Based Opportunity	3.19	1.35	42%	0.002	0.013
Orinda	2	ROW_7202	ROW Opportunity	5.07	0.93	18%	0.001	0.011
Pinole	2	Parcel_254723	Parcel-Based Opportunity	4.41	2.14	49%	0.030	0.532
Pinole	2	ROW_16912	ROW Opportunity	10.96	5.87	54%	0.008	0.283
Pinole	2	ROW_19218	ROW Opportunity	7.85	3.87	49%	0.006	0.158
Pinole	2	ROW_14911	ROW Opportunity	4.68	2.63	56%	0.009	0.147
Pinole	2	ROW_14916	ROW Opportunity	9.85	4.50	46%	0.005	0.141
Pinole	2	ROW_20585	ROW Opportunity	1.13	0.71	63%	0.027	0.122
Pinole	2	ROW_1018	ROW Opportunity	2.13	1.30	61%	0.008	0.059
Pinole	2	ROW_15540	ROW Opportunity	8.95	3.99	45%	0.003	0.059
Pinole	2	Parcel_230897	Regional Opportunity	2.72	1.22	45%	0.006	0.056
Pinole	2	ROW_15484	ROW Opportunity	0.95	0.39	41%	0.014	0.052
Pinole	2	ROW_18207	ROW Opportunity	0.78	0.47	60%	0.017	0.050
Pinole	2	ROW_14605	ROW Opportunity	2.38	1.39	58%	0.006	0.047
Pinole	2	Parcel_230869	Regional Opportunity	1.51	0.94	62%	0.009	0.044
Pinole	2	Parcel_232274	Parcel-Based Opportunity	22.08	9.87	45%	0.001	0.040
Pinole	2	ROW_6874	ROW Opportunity	9.82	4.43	45%	0.002	0.038
Pinole	2	ROW_7727	ROW Opportunity	0.61	0.33	54%	0.014	0.033
Pinole	2	Parcel_221780	Regional Opportunity	3.09	1.00	32%	0.003	0.032
Pinole	2	ROW_7150	ROW Opportunity	2.17	1.19	55%	0.005	0.030
Pinole	2	Parcel_245647	Regional Opportunity	0.88	0.67	76%	0.010	0.029
Pinole	2	Parcel_247794	Parcel-Based Opportunity	0.30	0.08	27%	0.019	0.023
Pinole	2	Parcel_245383	Regional Opportunity	0.65	0.49	75%	0.010	0.022
Pinole	2	ROW_12194	ROW Opportunity	3.86	1.94	50%	0.002	0.022
Pinole	2	ROW_3363	ROW Opportunity	5.11	2.55	50%	0.002	0.022
Pinole	2	ROW_5887	ROW Opportunity	13.54	5.22	39%	0.001	0.022
Pinole	2	ROW_5599	ROW Opportunity	1.98	1.15	58%	0.004	0.021
Pinole	2	Parcel_243023	Parcel-Based Opportunity	9.49	5.01	53%	0.001	0.020
Pinole	2	ROW_15034	ROW Opportunity	1.70	0.94	55%	0.004	0.020
Pinole	2	ROW_13497	ROW Opportunity	6.04	3.06	51%	0.001	0.019
Pinole	2	ROW_17159	ROW Opportunity	7.51	3.24	43%	0.001	0.019
Pinole	2	Parcel_219618	Parcel-Based Opportunity	13.15	4.37	33%	0.001	0.018

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Pinole	2	Parcel_247475	Parcel-Based Opportunity	0.12	0.08	67%	0.038	0.018
Pinole	2	ROW_5886	ROW Opportunity	4.30	2.40	56%	0.002	0.018
Pinole	2	ROW_1742	ROW Opportunity	4.13	1.95	47%	0.002	0.017
Pinole	2	ROW_11596	ROW Opportunity	0.67	0.39	58%	0.007	0.016
Pinole	2	ROW_15440	ROW Opportunity	1.90	0.96	51%	0.003	0.016
Pinole	2	ROW_4012	ROW Opportunity	1.39	0.72	52%	0.004	0.016
Pinole	2	ROW_306	ROW Opportunity	1.68	0.94	56%	0.003	0.015
Pinole	2	ROW_1017	ROW Opportunity	0.97	0.42	43%	0.005	0.014
Pinole	2	ROW_13999	ROW Opportunity	0.44	0.22	50%	0.009	0.014
Pinole	2	ROW_293	ROW Opportunity	2.06	1.13	55%	0.003	0.014
Pinole	2	ROW_15441	ROW Opportunity	0.57	0.38	67%	0.007	0.013
Pinole	2	ROW_15478	ROW Opportunity	1.37	0.77	56%	0.003	0.013
Pinole	2	ROW_16159	ROW Opportunity	1.46	0.86	59%	0.003	0.013
Pinole	2	Parcel_244914	Parcel-Based Opportunity	0.42	0.28	67%	0.009	0.012
Pinole	2	Parcel_249339	Regional Opportunity	0.52	0.26	50%	0.007	0.012
Pinole	2	ROW_14913	ROW Opportunity	3.64	1.88	52%	0.002	0.012
Pinole	2	ROW_16077	ROW Opportunity	1.72	0.80	47%	0.003	0.012
Pinole	2	ROW_7141	ROW Opportunity	1.41	0.78	55%	0.003	0.012
Pinole	2	ROW_1021	ROW Opportunity	1.11	0.49	44%	0.003	0.011
Pinole	2	ROW_14440	ROW Opportunity	1.13	0.42	37%	0.003	0.011
Pinole	2	ROW_4571	ROW Opportunity	5.72	2.53	44%	0.001	0.011
Pinole	2	Parcel_246543	Parcel-Based Opportunity	0.40	0.23	58%	0.008	0.010
Pinole	2	Parcel_249605	Parcel-Based Opportunity	4.61	0.72	16%	0.001	0.010
Pinole	2	ROW_646	ROW Opportunity	4.57	2.48	54%	0.001	0.010
Pittsburg	2	Parcel_352273	Parcel-Based Opportunity	22.24	7.16	32%	0.020	1.973
Pittsburg	2	ROW_6199	ROW Opportunity	17.07	9.41	55%	0.023	1.681
Pittsburg	2	ROW_13238	ROW Opportunity	17.62	9.84	56%	0.016	1.119
Pittsburg	2	ROW_11361	ROW Opportunity	11.26	7.09	63%	0.019	0.890
Pittsburg	2	ROW_7663	ROW Opportunity	8.79	5.55	63%	0.024	0.887
Pittsburg	2	ROW_4315	ROW Opportunity	3.78	2.84	75%	0.040	0.661
Pittsburg	2	ROW_14954	ROW Opportunity	7.36	4.19	57%	0.020	0.642
Pittsburg	2	ROW_2265	ROW Opportunity	3.43	2.47	72%	0.038	0.568
Pittsburg	2	ROW_14958	ROW Opportunity	4.91	3.47	71%	0.026	0.548
Pittsburg	2	Parcel_366531	Parcel-Based Opportunity	6.87	2.53	37%	0.015	0.449
Pittsburg	2	ROW_14798	ROW Opportunity	3.48	2.15	62%	0.028	0.412
Pittsburg	2	ROW_1954	ROW Opportunity	2.50	1.71	68%	0.037	0.401
Pittsburg	2	ROW_11359	ROW Opportunity	13.31	7.75	58%	0.007	0.342
Pittsburg	2	ROW_3090	ROW Opportunity	5.95	3.72	63%	0.014	0.342
Pittsburg	2	Parcel_356238	Parcel-Based Opportunity	10.36	3.44	33%	0.008	0.326
Pittsburg	2	ROW_7525	ROW Opportunity	2.93	1.85	63%	0.026	0.326
Pittsburg	2	Parcel_350839	Parcel-Based Opportunity	14.33	6.63	46%	0.006	0.316
Pittsburg	2	ROW_6215	ROW Opportunity	2.16	1.40	65%	0.033	0.310
Pittsburg	2	ROW_6741	ROW Opportunity	2.05	1.30	63%	0.034	0.304
Pittsburg	2	ROW_9457	ROW Opportunity	1.88	1.26	67%	0.036	0.296
Pittsburg	2	ROW_17711	ROW Opportunity	1.60	1.28	80%	0.042	0.292
Pittsburg	2	ROW_7526	ROW Opportunity	5.46	3.95	72%	0.013	0.279
Pittsburg	2	ROW_8562	ROW Opportunity	2.35	1.45	62%	0.027	0.275
Pittsburg	2	ROW_20368	ROW Opportunity	6.68	4.19	63%	0.010	0.251
Pittsburg	2	Parcel_367743	Regional Opportunity	2.24	1.01	45%	0.025	0.247
Pittsburg	2	ROW_8561	ROW Opportunity	7.93	4.62	58%	0.008	0.236
Pittsburg	2	ROW_1955	ROW Opportunity	1.47	0.99	67%	0.036	0.231
Pittsburg	2	ROW_6257	ROW Opportunity	21.27	11.80	55%	0.003	0.231
Pittsburg	2	ROW_21116	ROW Opportunity	8.88	4.83	54%	0.007	0.228
Pittsburg	2	ROW_6280	ROW Opportunity	5.74	3.46	60%	0.010	0.227
Pittsburg	2	ROW_11974	ROW Opportunity	1.43	0.96	67%	0.036	0.226
Pittsburg	2	ROW_8563	ROW Opportunity	12.59	7.66	61%	0.005	0.220
Pittsburg	2	ROW_9582	ROW Opportunity	2.15	1.25	58%	0.023	0.212
Pittsburg	2	Parcel_349390	Parcel-Based Opportunity	6.79	4.68	69%	0.008	0.207
Pittsburg	2	ROW_6226	ROW Opportunity	4.40	2.71	62%	0.011	0.194
Pittsburg	2	ROW_7859	ROW Opportunity	7.77	4.29	55%	0.007	0.191
Pittsburg	2	ROW_6505	ROW Opportunity	3.76	2.13	57%	0.011	0.170
Pittsburg	2	ROW_15499	ROW Opportunity	1.44	1.06	74%	0.027	0.169
Pittsburg	2	ROW_18481	ROW Opportunity	1.15	0.71	62%	0.033	0.166
Pittsburg	2	ROW_3328	ROW Opportunity	1.31	0.78	60%	0.029	0.165
Pittsburg	2	ROW_3327	ROW Opportunity	1.14	0.65	57%	0.031	0.154
Pittsburg	2	Parcel_363475	Parcel-Based Opportunity	7.77	3.26	42%	0.005	0.150
Pittsburg	2	ROW_8520	ROW Opportunity	3.06	1.75	57%	0.011	0.135
Pittsburg	2	ROW_11360	ROW Opportunity	7.80	4.64	59%	0.005	0.133
Pittsburg	2	ROW_6737	ROW Opportunity	0.93	0.57	61%	0.033	0.133
Pittsburg	2	ROW_20440	ROW Opportunity	1.02	0.53	52%	0.028	0.126
Pittsburg	2	ROW_2855	ROW Opportunity	24.34	12.97	53%	0.002	0.117
Pittsburg	2	ROW_6736	ROW Opportunity	0.84	0.50	60%	0.032	0.117
Pittsburg	2	ROW_6237	ROW Opportunity	2.47	1.38	56%	0.011	0.110
Pittsburg	2	Parcel_362143	Regional Opportunity	0.99	0.41	41%	0.026	0.109
Pittsburg	2	ROW_4561	ROW Opportunity	4.16	2.43	58%	0.007	0.108
Pittsburg	2	ROW_18479	ROW Opportunity	0.76	0.45	59%	0.032	0.106
Pittsburg	2	Parcel_373150	Parcel-Based Opportunity	5.22	2.26	43%	0.005	0.103
Pittsburg	2	ROW_15210	ROW Opportunity	11.75	7.22	61%	0.003	0.093
Pittsburg	2	Parcel_367785	Regional Opportunity	1.98	1.79	90%	0.011	0.078
Pittsburg	2	ROW_21076	ROW Opportunity	0.54	0.34	63%	0.033	0.078
Pittsburg	2	ROW_3879	ROW Opportunity	7.88	4.73	60%	0.003	0.075
Pittsburg	2	ROW_8564	ROW Opportunity	9.90	5.38	54%	0.003	0.074
Pittsburg	2	Parcel_361465	Parcel-Based Opportunity	9.00	2.11	23%	0.002	0.072
Pittsburg	2	ROW_5091	ROW Opportunity	19.64	10.50	53%	0.001	0.072
Pittsburg	2	ROW_20894	ROW Opportunity	1.00	0.63	63%	0.017	0.071
Pittsburg	2	ROW_11324	ROW Opportunity	1.53	1.00	65%	0.012	0.070
Pittsburg	2	ROW_17896	ROW Opportunity	0.57	0.34	60%	0.028	0.070
Pittsburg	2	ROW_9581	ROW Opportunity	1.45	0.88	61%	0.012	0.070
Pittsburg	2	Parcel_362407	Regional Opportunity	2.93	1.49	51%	0.006	0.068
Pittsburg	2	ROW_1336	ROW Opportunity	3.78	2.22	59%	0.005	0.068
Pittsburg	2	Parcel_371128	Parcel-Based Opportunity	14.11	3.86	27%	0.002	0.067
Pittsburg	2	Parcel_362118	Regional Opportunity	2.29	1.41	62%	0.008	0.063
Pittsburg	2	ROW_7571	ROW Opportunity	10.34	5.77	56%	0.002	0.063
Pittsburg	2	ROW_15487	ROW Opportunity	2.36	1.45	61%	0.007	0.062

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Pittsburg	2	ROW_6193	ROW Opportunity	3.97	2.52	63%	0.005	0.060
Pittsburg	2	Parcel_362980	Parcel-Based Opportunity	29.43	14.40	49%	0.001	0.058
Pittsburg	2	ROW_1284	ROW Opportunity	0.36	0.25	69%	0.036	0.057
Pittsburg	2	ROW_5206	ROW Opportunity	3.75	2.42	65%	0.005	0.057
Pittsburg	2	ROW_15053	ROW Opportunity	2.48	1.28	52%	0.006	0.055
Pittsburg	2	Parcel_374906	Parcel-Based Opportunity	6.68	4.37	65%	0.003	0.054
Pittsburg	2	ROW_18482	ROW Opportunity	0.42	0.22	52%	0.029	0.054
Pittsburg	2	Parcel_356104	Regional Opportunity	2.28	1.53	67%	0.007	0.053
Pittsburg	2	Parcel_370086	Regional Opportunity	1.37	1.18	86%	0.010	0.052
Pittsburg	2	ROW_6195	ROW Opportunity	6.47	3.95	61%	0.003	0.052
Pittsburg	2	Parcel_362426	Regional Opportunity	1.89	1.15	61%	0.007	0.051
Pittsburg	2	ROW_434	ROW Opportunity	0.36	0.23	64%	0.033	0.051
Pittsburg	2	ROW_11734	ROW Opportunity	3.49	2.06	59%	0.004	0.050
Pittsburg	2	Parcel_358872	Regional Opportunity	1.52	1.10	72%	0.009	0.048
Pittsburg	2	ROW_17448	ROW Opportunity	2.84	1.45	51%	0.005	0.047
Pittsburg	2	ROW_3086	ROW Opportunity	0.45	0.29	64%	0.023	0.045
Pittsburg	2	Parcel_363463	Regional Opportunity	2.26	0.96	42%	0.005	0.044
Pittsburg	2	ROW_16768	ROW Opportunity	0.36	0.19	53%	0.028	0.044
Pittsburg	2	Parcel_363309	Parcel-Based Opportunity	6.78	2.01	30%	0.002	0.043
Pittsburg	2	ROW_810	ROW Opportunity	0.26	0.18	69%	0.037	0.043
Pittsburg	2	Parcel_371346	Parcel-Based Opportunity	0.24	0.18	75%	0.039	0.041
Pittsburg	2	ROW_5831	ROW Opportunity	3.02	1.89	63%	0.004	0.041
Pittsburg	2	ROW_6214	ROW Opportunity	3.42	2.08	61%	0.004	0.041
Pittsburg	2	ROW_5428	ROW Opportunity	4.76	2.60	55%	0.003	0.037
Pittsburg	2	ROW_6228	ROW Opportunity	4.44	2.89	65%	0.003	0.037
Pittsburg	2	ROW_11833	ROW Opportunity	3.89	2.24	58%	0.003	0.036
Pittsburg	2	ROW_762	ROW Opportunity	6.64	3.55	53%	0.002	0.036
Pittsburg	2	Parcel_372570	Regional Opportunity	1.35	0.77	57%	0.007	0.035
Pittsburg	2	ROW_18594	ROW Opportunity	8.91	5.04	57%	0.002	0.035
Pittsburg	2	Parcel_374691	Parcel-Based Opportunity	11.06	5.22	47%	0.001	0.034
Pittsburg	2	ROW_18048	ROW Opportunity	4.41	2.71	61%	0.003	0.034
Pittsburg	2	Parcel_368250	Parcel-Based Opportunity	0.32	0.18	56%	0.024	0.033
Pittsburg	2	ROW_1733	ROW Opportunity	1.96	0.93	47%	0.005	0.033
Pittsburg	2	Parcel_348794	Parcel-Based Opportunity	20.29	7.64	38%	0.001	0.032
Pittsburg	2	ROW_2115	ROW Opportunity	1.76	0.97	55%	0.005	0.032
Pittsburg	2	ROW_17251	ROW Opportunity	8.95	5.16	58%	0.001	0.031
Pittsburg	2	ROW_394	ROW Opportunity	1.85	1.05	57%	0.005	0.031
Pittsburg	2	ROW_15726	ROW Opportunity	3.11	1.83	59%	0.003	0.030
Pittsburg	2	ROW_21525	ROW Opportunity	5.44	2.94	54%	0.002	0.030
Pittsburg	2	ROW_20465	ROW Opportunity	38.58	20.17	52%	0.000	0.029
Pittsburg	2	Parcel_361545	Parcel-Based Opportunity	18.57	6.68	36%	0.001	0.028
Pittsburg	2	ROW_14014	ROW Opportunity	1.80	0.94	52%	0.005	0.028
Pittsburg	2	ROW_15496	ROW Opportunity	2.11	1.33	63%	0.004	0.028
Pittsburg	2	ROW_3866	ROW Opportunity	1.39	0.66	47%	0.006	0.028
Pittsburg	2	ROW_6218	ROW Opportunity	1.32	0.86	65%	0.006	0.028
Pittsburg	2	Parcel_351544	Parcel-Based Opportunity	13.19	6.68	51%	0.001	0.027
Pittsburg	2	Parcel_358992	Parcel-Based Opportunity	3.66	2.32	63%	0.003	0.027
Pittsburg	2	Parcel_374956	Parcel-Based Opportunity	7.22	2.76	38%	0.002	0.027
Pittsburg	2	ROW_2172	ROW Opportunity	3.63	2.26	62%	0.003	0.027
Pittsburg	2	ROW_1734	ROW Opportunity	4.43	2.52	57%	0.002	0.026
Pittsburg	2	ROW_20003	ROW Opportunity	12.36	6.63	54%	0.001	0.026
Pittsburg	2	Parcel_342146	Parcel-Based Opportunity	12.50	6.01	48%	0.001	0.025
Pittsburg	2	ROW_6217	ROW Opportunity	1.01	0.70	69%	0.007	0.025
Pittsburg	2	Parcel_348459	Parcel-Based Opportunity	12.96	5.96	46%	0.001	0.024
Pittsburg	2	Parcel_372876	Regional Opportunity	1.32	0.53	40%	0.005	0.024
Pittsburg	2	Parcel_373402	Regional Opportunity	1.03	0.53	51%	0.006	0.024
Pittsburg	2	ROW_11064	ROW Opportunity	3.96	2.19	55%	0.002	0.024
Pittsburg	2	ROW_14856	ROW Opportunity	3.11	1.80	58%	0.002	0.024
Pittsburg	2	ROW_16225	ROW Opportunity	4.64	2.66	57%	0.002	0.024
Pittsburg	2	ROW_20398	ROW Opportunity	0.77	0.43	56%	0.008	0.024
Pittsburg	2	Parcel_352244	Parcel-Based Opportunity	10.05	5.65	56%	0.001	0.023
Pittsburg	2	Parcel_362344	Parcel-Based Opportunity	14.44	5.98	41%	0.001	0.023
Pittsburg	2	ROW_11358	ROW Opportunity	1.06	0.49	46%	0.006	0.023
Pittsburg	2	ROW_11872	ROW Opportunity	2.97	1.69	57%	0.003	0.023
Pittsburg	2	ROW_12501	ROW Opportunity	4.54	2.65	58%	0.002	0.023
Pittsburg	2	ROW_20394	ROW Opportunity	1.63	0.97	60%	0.004	0.023
Pittsburg	2	ROW_20627	ROW Opportunity	4.36	2.57	59%	0.002	0.023
Pittsburg	2	ROW_2826	ROW Opportunity	4.45	2.57	58%	0.002	0.023
Pittsburg	2	ROW_4032	ROW Opportunity	2.50	1.16	46%	0.003	0.023
Pittsburg	2	ROW_6219	ROW Opportunity	1.46	0.92	63%	0.005	0.023
Pittsburg	2	Parcel_366285	Parcel-Based Opportunity	26.81	4.81	18%	0.000	0.022
Pittsburg	2	ROW_894	ROW Opportunity	4.26	2.49	58%	0.002	0.022
Pittsburg	2	Parcel_336890	Parcel-Based Opportunity	9.19	5.25	57%	0.001	0.021
Pittsburg	2	Parcel_357792	Regional Opportunity	1.23	1.04	85%	0.006	0.021
Pittsburg	2	ROW_11969	ROW Opportunity	0.49	0.26	53%	0.011	0.021
Pittsburg	2	ROW_14500	ROW Opportunity	0.21	0.12	57%	0.024	0.021
Pittsburg	2	ROW_6695	ROW Opportunity	1.68	0.92	55%	0.004	0.021
Pittsburg	2	Parcel_355971	Parcel-Based Opportunity	0.38	0.12	32%	0.012	0.020
Pittsburg	2	Parcel_364979	Parcel-Based Opportunity	10.21	5.56	54%	0.001	0.020
Pittsburg	2	Parcel_367368	Parcel-Based Opportunity	11.66	4.87	42%	0.001	0.020
Pittsburg	2	Parcel_372224	Regional Opportunity	0.54	0.37	69%	0.010	0.020
Pittsburg	2	ROW_12237	ROW Opportunity	8.69	4.66	54%	0.001	0.020
Pittsburg	2	ROW_1520	ROW Opportunity	2.90	1.59	55%	0.002	0.019
Pittsburg	2	ROW_3686	ROW Opportunity	2.00	0.51	26%	0.003	0.019
Pittsburg	2	ROW_6221	ROW Opportunity	1.24	0.79	64%	0.005	0.019
Pittsburg	2	ROW_8940	ROW Opportunity	6.24	4.08	65%	0.001	0.019
Pittsburg	2	ROW_14011	ROW Opportunity	0.79	0.44	56%	0.006	0.018
Pittsburg	2	ROW_20795	ROW Opportunity	3.72	2.00	54%	0.002	0.018
Pittsburg	2	ROW_5463	ROW Opportunity	0.90	0.54	60%	0.006	0.018
Pittsburg	2	ROW_6045	ROW Opportunity	0.75	0.42	56%	0.007	0.018
Pittsburg	2	ROW_6805	ROW Opportunity	0.65	0.36	55%	0.008	0.018
Pittsburg	2	Parcel_348698	Regional Opportunity	0.48	0.40	83%	0.010	0.017
Pittsburg	2	Parcel_372393	Regional Opportunity	0.60	0.37	62%	0.008	0.017
Pittsburg	2	Parcel_374571	Regional Opportunity	0.54	0.38	70%	0.009	0.017

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Pittsburg	2	ROW_11603	ROW Opportunity	1.42	0.34	24%	0.003	0.017
Pittsburg	2	ROW_14658	ROW Opportunity	5.25	3.04	58%	0.001	0.017
Pittsburg	2	ROW_20383	ROW Opportunity	5.64	3.31	59%	0.001	0.017
Pittsburg	2	ROW_21083	ROW Opportunity	7.55	4.13	55%	0.001	0.017
Pittsburg	2	ROW_4764	ROW Opportunity	1.16	0.71	61%	0.005	0.017
Pittsburg	2	ROW_5824	ROW Opportunity	2.16	1.07	50%	0.003	0.017
Pittsburg	2	Parcel_359451	Parcel-Based Opportunity	11.40	4.60	40%	0.001	0.016
Pittsburg	2	Parcel_364198	Parcel-Based Opportunity	10.22	3.89	38%	0.001	0.016
Pittsburg	2	ROW_11370	ROW Opportunity	0.33	0.21	64%	0.013	0.016
Pittsburg	2	ROW_17388	ROW Opportunity	1.59	0.88	55%	0.003	0.016
Pittsburg	2	ROW_5853	ROW Opportunity	1.28	0.74	58%	0.004	0.016
Pittsburg	2	ROW_6194	ROW Opportunity	2.19	1.29	59%	0.002	0.016
Pittsburg	2	ROW_6238	ROW Opportunity	0.61	0.36	59%	0.007	0.016
Pittsburg	2	Parcel_349343	Regional Opportunity	1.12	0.32	29%	0.004	0.015
Pittsburg	2	ROW_13380	ROW Opportunity	0.48	0.23	48%	0.008	0.015
Pittsburg	2	ROW_17358	ROW Opportunity	6.93	3.73	54%	0.001	0.015
Pittsburg	2	ROW_3583	ROW Opportunity	6.04	3.35	55%	0.001	0.015
Pittsburg	2	ROW_6223	ROW Opportunity	2.68	1.66	62%	0.002	0.015
Pittsburg	2	ROW_9712	ROW Opportunity	6.85	3.87	56%	0.001	0.015
Pittsburg	2	ROW_9726	ROW Opportunity	6.75	3.66	54%	0.001	0.015
Pittsburg	2	Parcel_368854	Parcel-Based Opportunity	0.36	0.31	86%	0.011	0.014
Pittsburg	2	ROW_11832	ROW Opportunity	1.52	0.86	57%	0.003	0.014
Pittsburg	2	ROW_11900	ROW Opportunity	3.22	1.71	53%	0.002	0.014
Pittsburg	2	ROW_17755	ROW Opportunity	3.00	1.60	53%	0.002	0.014
Pittsburg	2	Parcel_351110	Parcel-Based Opportunity	107.94	43.80	41%	0.000	0.013
Pittsburg	2	Parcel_358978	Parcel-Based Opportunity	0.25	0.18	72%	0.013	0.013
Pittsburg	2	Parcel_361603	Parcel-Based Opportunity	0.48	0.31	65%	0.008	0.013
Pittsburg	2	Parcel_371237	Parcel-Based Opportunity	0.43	0.30	70%	0.009	0.013
Pittsburg	2	planned_431	Planned Unlined Bioretention	0.48	0.31	65%	0.008	0.013
Pittsburg	2	ROW_11357	ROW Opportunity	3.17	1.95	62%	0.002	0.013
Pittsburg	2	ROW_12433	ROW Opportunity	6.02	3.27	54%	0.001	0.013
Pittsburg	2	ROW_1329	ROW Opportunity	8.23	4.37	53%	0.001	0.013
Pittsburg	2	Parcel_372099	Parcel-Based Opportunity	0.41	0.26	63%	0.008	0.012
Pittsburg	2	ROW_10175	ROW Opportunity	6.76	3.47	51%	0.001	0.012
Pittsburg	2	ROW_12638	ROW Opportunity	0.12	0.07	58%	0.025	0.012
Pittsburg	2	ROW_15237	ROW Opportunity	2.52	1.28	51%	0.002	0.012
Pittsburg	2	ROW_20371	ROW Opportunity	5.02	3.02	60%	0.001	0.012
Pittsburg	2	ROW_20402	ROW Opportunity	3.81	2.21	58%	0.001	0.012
Pittsburg	2	ROW_20411	ROW Opportunity	4.81	2.95	61%	0.001	0.012
Pittsburg	2	ROW_20801	ROW Opportunity	3.20	1.94	61%	0.002	0.012
Pittsburg	2	ROW_5843	ROW Opportunity	5.08	3.01	59%	0.001	0.012
Pittsburg	2	ROW_6299	ROW Opportunity	5.53	2.99	54%	0.001	0.012
Pittsburg	2	ROW_6474	ROW Opportunity	3.61	1.94	54%	0.001	0.012
Pittsburg	2	Parcel_353346	Parcel-Based Opportunity	7.56	2.47	33%	0.001	0.011
Pittsburg	2	ROW_1196	ROW Opportunity	1.56	0.85	54%	0.002	0.011
Pittsburg	2	ROW_14319	ROW Opportunity	5.30	2.79	53%	0.001	0.011
Pittsburg	2	ROW_15497	ROW Opportunity	0.90	0.77	86%	0.004	0.011
Pittsburg	2	ROW_16028	ROW Opportunity	5.20	2.77	53%	0.001	0.011
Pittsburg	2	ROW_20374	ROW Opportunity	3.94	2.27	58%	0.001	0.011
Pittsburg	2	ROW_2952	ROW Opportunity	5.23	2.80	54%	0.001	0.011
Pittsburg	2	ROW_9735	ROW Opportunity	4.76	2.79	59%	0.001	0.011
Pleasant Hill	2	ROW_19233	ROW Opportunity	2.08	1.67	80%	0.043	0.382
Pleasant Hill	2	ROW_4670	ROW Opportunity	17.32	8.32	48%	0.005	0.280
Pleasant Hill	2	ROW_19166	ROW Opportunity	30.21	13.52	45%	0.003	0.239
Pleasant Hill	2	Parcel_198405	Parcel-Based Opportunity	96.46	48.68	50%	0.001	0.203
Pleasant Hill	2	Parcel_181521	Parcel-Based Opportunity	9.56	4.74	50%	0.006	0.193
Pleasant Hill	2	ROW_2970	ROW Opportunity	9.37	5.99	64%	0.006	0.181
Pleasant Hill	2	ROW_9267	ROW Opportunity	3.51	1.89	54%	0.012	0.170
Pleasant Hill	2	ROW_20243	ROW Opportunity	2.99	1.93	65%	0.013	0.148
Pleasant Hill	2	ROW_8317	ROW Opportunity	12.17	5.45	45%	0.003	0.111
Pleasant Hill	2	ROW_15010	ROW Opportunity	21.53	8.73	41%	0.002	0.110
Pleasant Hill	2	ROW_12076	ROW Opportunity	2.39	1.40	59%	0.012	0.106
Pleasant Hill	2	ROW_4673	ROW Opportunity	4.72	2.27	48%	0.006	0.103
Pleasant Hill	2	Parcel_150985	Regional Opportunity	0.77	0.41	53%	0.030	0.098
Pleasant Hill	2	ROW_4671	ROW Opportunity	5.14	2.67	52%	0.006	0.098
Pleasant Hill	2	Parcel_161733	Parcel-Based Opportunity	3.53	2.11	60%	0.008	0.094
Pleasant Hill	2	Parcel_142700	Parcel-Based Opportunity	3.60	2.10	58%	0.007	0.093
Pleasant Hill	2	ROW_17670	ROW Opportunity	6.18	3.50	57%	0.004	0.084
Pleasant Hill	2	ROW_5047	ROW Opportunity	3.17	1.88	59%	0.007	0.084
Pleasant Hill	2	Parcel_186000	Parcel-Based Opportunity	4.15	1.73	42%	0.005	0.079
Pleasant Hill	2	ROW_13734	ROW Opportunity	8.72	3.90	45%	0.003	0.079
Pleasant Hill	2	Parcel_185324	Parcel-Based Opportunity	4.04	1.69	42%	0.005	0.077
Pleasant Hill	2	ROW_12853	ROW Opportunity	4.72	2.76	58%	0.005	0.072
Pleasant Hill	2	ROW_2494	ROW Opportunity	14.34	6.19	43%	0.002	0.072
Pleasant Hill	2	ROW_6872	ROW Opportunity	1.64	0.99	60%	0.012	0.072
Pleasant Hill	2	ROW_6671	ROW Opportunity	3.95	1.92	49%	0.005	0.067
Pleasant Hill	2	ROW_13220	ROW Opportunity	3.76	2.25	60%	0.005	0.062
Pleasant Hill	2	Parcel_189822	Parcel-Based Opportunity	26.23	15.34	58%	0.001	0.061
Pleasant Hill	2	ROW_4672	ROW Opportunity	2.09	1.06	51%	0.008	0.060
Pleasant Hill	2	Parcel_173214	Regional Opportunity	2.92	1.24	42%	0.006	0.059
Pleasant Hill	2	ROW_4280	ROW Opportunity	2.43	1.23	51%	0.007	0.058
Pleasant Hill	2	ROW_4377	ROW Opportunity	9.02	4.33	48%	0.002	0.056
Pleasant Hill	2	ROW_5054	ROW Opportunity	2.66	1.53	58%	0.006	0.055
Pleasant Hill	2	planned_143	Planned Water Quality Basin	38.26	17.06	45%	0.001	0.054
Pleasant Hill	2	Parcel_146724	Parcel-Based Opportunity	30.26	12.96	43%	0.001	0.053
Pleasant Hill	2	Parcel_155831	Regional Opportunity	1.32	1.23	93%	0.011	0.053
Pleasant Hill	2	ROW_4886	ROW Opportunity	2.01	1.26	63%	0.007	0.048
Pleasant Hill	2	ROW_19602	ROW Opportunity	1.97	1.24	63%	0.007	0.047
Pleasant Hill	2	ROW_8079	ROW Opportunity	14.00	3.93	28%	0.001	0.045
Pleasant Hill	2	ROW_8193	ROW Opportunity	9.91	3.96	40%	0.002	0.045
Pleasant Hill	2	ROW_13735	ROW Opportunity	2.08	1.04	50%	0.006	0.040
Pleasant Hill	2	Parcel_142400	Regional Opportunity	1.85	0.83	45%	0.006	0.039
Pleasant Hill	2	ROW_13554	ROW Opportunity	6.29	2.86	45%	0.002	0.039
Pleasant Hill	2	Parcel_185980	Regional Opportunity	1.25	0.79	63%	0.008	0.035

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Pleasant Hill	2	ROW_14564	ROW Opportunity	7.82	3.13	40%	0.002	0.035
Pleasant Hill	2	Parcel_131105	Regional Opportunity	1.45	0.72	50%	0.007	0.034
Pleasant Hill	2	ROW_17048	ROW Opportunity	1.65	0.76	46%	0.006	0.034
Pleasant Hill	2	ROW_7753	ROW Opportunity	3.18	1.28	40%	0.003	0.034
Pleasant Hill	2	ROW_9560	ROW Opportunity	0.50	0.19	38%	0.017	0.034
Pleasant Hill	2	Parcel_185990	Regional Opportunity	1.68	0.71	42%	0.005	0.032
Pleasant Hill	2	ROW_11390	ROW Opportunity	7.82	3.29	42%	0.002	0.031
Pleasant Hill	2	ROW_9880	ROW Opportunity	3.49	1.47	42%	0.003	0.029
Pleasant Hill	2	Parcel_156974	Parcel-Based Opportunity	9.89	3.33	34%	0.001	0.028
Pleasant Hill	2	ROW_13741	ROW Opportunity	1.00	0.63	63%	0.008	0.028
Pleasant Hill	2	ROW_13736	ROW Opportunity	4.01	1.82	45%	0.002	0.027
Pleasant Hill	2	ROW_19478	ROW Opportunity	1.79	0.76	42%	0.004	0.027
Pleasant Hill	2	ROW_6668	ROW Opportunity	4.38	1.90	43%	0.002	0.027
Pleasant Hill	2	Parcel_149937	Regional Opportunity	2.29	1.03	45%	0.004	0.026
Pleasant Hill	2	Parcel_131108	Regional Opportunity	0.82	0.54	66%	0.008	0.024
Pleasant Hill	2	Parcel_187984	Parcel-Based Opportunity	23.59	5.41	23%	0.000	0.024
Pleasant Hill	2	ROW_20206	ROW Opportunity	11.06	5.11	46%	0.001	0.023
Pleasant Hill	2	ROW_2045	ROW Opportunity	2.31	1.12	48%	0.003	0.022
Pleasant Hill	2	ROW_4500	ROW Opportunity	3.13	1.84	59%	0.003	0.022
Pleasant Hill	2	ROW_6670	ROW Opportunity	1.70	0.79	46%	0.004	0.022
Pleasant Hill	2	ROW_11085	ROW Opportunity	3.49	1.68	48%	0.002	0.021
Pleasant Hill	2	ROW_12762	ROW Opportunity	3.17	1.40	44%	0.002	0.021
Pleasant Hill	2	ROW_287	ROW Opportunity	1.37	0.44	32%	0.004	0.021
Pleasant Hill	2	ROW_4178	ROW Opportunity	7.51	3.18	42%	0.001	0.021
Pleasant Hill	2	Parcel_168841	Regional Opportunity	0.97	0.44	45%	0.006	0.020
Pleasant Hill	2	ROW_15029	ROW Opportunity	3.85	1.58	41%	0.002	0.019
Pleasant Hill	2	ROW_17703	ROW Opportunity	4.38	1.92	44%	0.002	0.019
Pleasant Hill	2	ROW_5754	ROW Opportunity	1.34	0.80	60%	0.004	0.019
Pleasant Hill	2	Parcel_167223	Parcel-Based Opportunity	10.92	4.29	39%	0.001	0.018
Pleasant Hill	2	ROW_12009	ROW Opportunity	2.27	1.14	50%	0.003	0.018
Pleasant Hill	2	ROW_17057	ROW Opportunity	2.52	1.13	45%	0.002	0.018
Pleasant Hill	2	ROW_4611	ROW Opportunity	0.64	0.40	63%	0.008	0.018
Pleasant Hill	2	ROW_6669	ROW Opportunity	1.68	0.82	49%	0.003	0.018
Pleasant Hill	2	Parcel_155751	Regional Opportunity	1.57	0.26	17%	0.003	0.017
Pleasant Hill	2	ROW_15355	ROW Opportunity	0.64	0.38	59%	0.008	0.017
Pleasant Hill	2	ROW_15358	ROW Opportunity	3.11	1.40	45%	0.002	0.017
Pleasant Hill	2	ROW_3210	ROW Opportunity	7.85	3.33	42%	0.001	0.017
Pleasant Hill	2	Parcel_155321	Regional Opportunity	0.56	0.36	64%	0.008	0.016
Pleasant Hill	2	ROW_11244	ROW Opportunity	6.29	2.71	43%	0.001	0.016
Pleasant Hill	2	ROW_12046	ROW Opportunity	9.42	3.82	41%	0.001	0.016
Pleasant Hill	2	ROW_1343	ROW Opportunity	1.64	0.72	44%	0.003	0.016
Pleasant Hill	2	ROW_533	ROW Opportunity	2.07	0.90	43%	0.003	0.016
Pleasant Hill	2	Parcel_178916	Parcel-Based Opportunity	3.76	2.58	69%	0.002	0.015
Pleasant Hill	2	ROW_5767	ROW Opportunity	2.66	1.19	45%	0.002	0.015
Pleasant Hill	2	ROW_5966	ROW Opportunity	3.55	1.52	43%	0.002	0.015
Pleasant Hill	2	planned_144	Planned Unlined Swale	13.98	6.95	50%	0.000	0.014
Pleasant Hill	2	planned_145	Planned Unlined Swale	13.97	6.95	50%	0.000	0.014
Pleasant Hill	2	planned_146	Planned Unlined Bioretention	13.97	6.95	50%	0.000	0.014
Pleasant Hill	2	ROW_13223	ROW Opportunity	1.24	0.62	50%	0.004	0.014
Pleasant Hill	2	ROW_1583	ROW Opportunity	0.88	0.41	47%	0.005	0.014
Pleasant Hill	2	ROW_1578	ROW Opportunity	0.11	0.06	55%	0.028	0.013
Pleasant Hill	2	ROW_21619	ROW Opportunity	0.42	0.30	71%	0.009	0.013
Pleasant Hill	2	ROW_9265	ROW Opportunity	3.88	1.63	42%	0.001	0.013
Pleasant Hill	2	ROW_9827	ROW Opportunity	0.83	0.55	66%	0.005	0.013
Pleasant Hill	2	Parcel_160193	Parcel-Based Opportunity	7.87	2.98	38%	0.001	0.012
Pleasant Hill	2	ROW_16415	ROW Opportunity	6.78	2.96	44%	0.001	0.012
Pleasant Hill	2	ROW_19765	ROW Opportunity	5.47	2.26	41%	0.001	0.012
Pleasant Hill	2	ROW_20458	ROW Opportunity	1.53	0.73	48%	0.003	0.012
Pleasant Hill	2	ROW_20779	ROW Opportunity	1.73	0.65	38%	0.002	0.012
Pleasant Hill	2	ROW_6601	ROW Opportunity	2.26	1.12	50%	0.002	0.012
Pleasant Hill	2	Parcel_140820	Parcel-Based Opportunity	6.41	2.61	41%	0.001	0.011
Pleasant Hill	2	Parcel_156885	Regional Opportunity	1.48	0.76	51%	0.003	0.011
Pleasant Hill	2	ROW_20849	ROW Opportunity	6.60	2.63	40%	0.001	0.011
Pleasant Hill	2	ROW_4526	ROW Opportunity	1.86	0.90	48%	0.002	0.011
Pleasant Hill	2	ROW_5980	ROW Opportunity	2.92	1.23	42%	0.002	0.011
Pleasant Hill	2	ROW_6634	ROW Opportunity	6.62	2.81	42%	0.001	0.011
Pleasant Hill	2	Parcel_176573	Parcel-Based Opportunity	4.87	2.62	54%	0.001	0.010
Pleasant Hill	2	Parcel_182562	Parcel-Based Opportunity	5.49	2.50	46%	0.001	0.010
Pleasant Hill	2	ROW_1108	ROW Opportunity	6.39	2.49	39%	0.001	0.010
Richmond	2	ROW_20822	ROW Opportunity	39.83	15.26	38%	0.035	5.536
Richmond	2	Parcel_129049	Parcel-Based Opportunity	22.09	16.69	76%	0.043	3.838
Richmond	2	Parcel_127810	Parcel-Based Opportunity	42.57	8.26	19%	0.018	3.044
Richmond	2	ROW_3504	ROW Opportunity	23.46	15.79	67%	0.030	2.744
Richmond	2	ROW_7696	ROW Opportunity	16.17	10.80	67%	0.034	2.163
Richmond	2	Parcel_123788	Parcel-Based Opportunity	11.85	7.18	61%	0.042	1.971
Richmond	2	Parcel_120807	Parcel-Based Opportunity	9.67	6.99	72%	0.049	1.882
Richmond	2	Parcel_124519	Parcel-Based Opportunity	19.03	5.78	30%	0.024	1.772
Richmond	2	GIP_00181 / ROW_8576	ROW Opportunity (aspirational)	15.12	9.82	65%	0.028	1.643
Richmond	2	GIP_00144 / planned_485	Parcel-Based Opportunity (aspirational)	17.80	11.62	65%	0.022	1.526
Richmond	2	ROW_11830	ROW Opportunity	12.26	7.59	62%	0.029	1.377
Richmond	2	GIP_00128 / planned_175	Parcel-Based Opportunity (aspirational)	12.22	6.77	55%	0.026	1.249
Richmond	2	planned_499	Planned Creek/Marsh Restoration	14.17	5.11	36%	0.022	1.243
Richmond	2	Parcel_128990	Parcel-Based Opportunity	6.86	5.17	75%	0.043	1.191
Richmond	2	Parcel_125155	Parcel-Based Opportunity	6.08	4.04	66%	0.047	1.140
Richmond	2	Parcel_163241	Parcel-Based Opportunity	7.34	4.87	66%	0.038	1.127
Richmond	2	ROW_13188	ROW Opportunity	10.46	6.45	62%	0.024	0.978
Richmond	2	GIP_00136 / planned_469	Parcel-Based Opportunity (aspirational)	7.99	4.10	51%	0.030	0.968
Richmond	2	ROW_7811	ROW Opportunity	7.27	4.20	58%	0.031	0.908
Richmond	2	ROW_21445	ROW Opportunity	6.74	4.73	70%	0.034	0.902
Richmond	2	ROW_20428	ROW Opportunity	8.97	5.45	61%	0.026	0.900
Richmond	2	ROW_16598	ROW Opportunity	5.68	3.88	68%	0.038	0.858
Richmond	2	ROW_13906	ROW Opportunity	10.89	7.33	67%	0.021	0.852
Richmond	2	ROW_20478	ROW Opportunity	5.90	3.53	60%	0.035	0.838
Richmond	2	ROW_15751	ROW Opportunity	5.55	3.33	60%	0.037	0.817

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Richmond	2	ROW_2597	ROW Opportunity	6.82	3.55	52%	0.030	0.815
Richmond	2	ROW_12288	ROW Opportunity	4.84	3.24	67%	0.039	0.758
Richmond	2	Parcel_170010	Parcel-Based Opportunity	4.52	3.14	69%	0.041	0.737
Richmond	2	ROW_10536	ROW Opportunity	4.37	2.57	59%	0.042	0.737
Richmond	2	Parcel_113348	Parcel-Based Opportunity	6.69	1.91	29%	0.028	0.694
Richmond	2	ROW_11839	ROW Opportunity	4.37	2.51	57%	0.039	0.691
Richmond	2	ROW_3732	ROW Opportunity	5.46	4.24	78%	0.032	0.685
Richmond	2	ROW_16560	ROW Opportunity	3.78	2.59	69%	0.044	0.672
Richmond	2	ROW_6855	ROW Opportunity	3.69	2.65	72%	0.041	0.607
Richmond	2	ROW_8567	ROW Opportunity	3.74	2.04	55%	0.040	0.602
Richmond	2	ROW_14144	ROW Opportunity	3.21	2.59	81%	0.046	0.586
Richmond	2	ROW_11498	ROW Opportunity	21.21	14.65	69%	0.008	0.577
Richmond	2	ROW_3742	ROW Opportunity	3.63	2.47	68%	0.039	0.577
Richmond	2	GIP_00180 / ROW_5241	ROW Opportunity (aspirational)	21.59	14.60	68%	0.008	0.574
Richmond	2	ROW_18209	ROW Opportunity	3.51	2.46	70%	0.040	0.567
Richmond	2	ROW_15876	ROW Opportunity	5.16	2.25	44%	0.027	0.566
Richmond	2	ROW_17007	ROW Opportunity	3.15	1.90	60%	0.043	0.546
Richmond	2	ROW_8889	ROW Opportunity	7.45	5.28	71%	0.020	0.542
Richmond	2	Parcel_118976	Parcel-Based Opportunity	7.69	1.60	21%	0.017	0.537
Richmond	2	ROW_20886	ROW Opportunity	2.41	1.89	78%	0.053	0.515
Richmond	2	ROW_16532	ROW Opportunity	3.19	2.11	66%	0.039	0.499
Richmond	2	ROW_15749	ROW Opportunity	4.74	2.94	62%	0.027	0.497
Richmond	2	ROW_7809	ROW Opportunity	11.56	3.25	28%	0.011	0.496
Richmond	2	Parcel_114973	Regional Opportunity	2.84	1.61	57%	0.042	0.471
Richmond	2	ROW_18134	ROW Opportunity	3.07	1.56	51%	0.038	0.469
Richmond	2	ROW_8456	ROW Opportunity	2.87	1.60	56%	0.040	0.459
Richmond	2	ROW_17719	ROW Opportunity	2.63	1.56	59%	0.042	0.446
Richmond	2	ROW_15166	ROW Opportunity	2.88	1.95	68%	0.038	0.445
Richmond	2	ROW_6827	ROW Opportunity	2.89	2.10	73%	0.037	0.429
Richmond	2	ROW_12287	ROW Opportunity	2.82	1.98	70%	0.038	0.424
Richmond	2	ROW_1670	ROW Opportunity	19.48	13.28	68%	0.007	0.422
Richmond	2	ROW_14670	ROW Opportunity	3.12	1.33	43%	0.033	0.410
Richmond	2	Parcel_159148	Regional Opportunity	2.48	1.76	71%	0.041	0.407
Richmond	2	ROW_1342	ROW Opportunity	12.99	5.89	45%	0.009	0.401
Richmond	2	ROW_6275	ROW Opportunity	3.46	1.24	36%	0.029	0.401
Richmond	2	ROW_16455	ROW Opportunity	2.53	1.71	68%	0.038	0.384
Richmond	2	GIP_00122 / Parcel_152787	Regional Opportunity (aspirational)	2.53	1.64	65%	0.037	0.380
Richmond	2	Parcel_171579	Parcel-Based Opportunity	3.65	2.87	79%	0.027	0.380
Richmond	2	ROW_4530	ROW Opportunity	3.12	1.81	58%	0.030	0.380
Richmond	2	ROW_4590	ROW Opportunity	2.11	1.33	63%	0.045	0.376
Richmond	2	ROW_20441	ROW Opportunity	5.49	3.04	55%	0.018	0.374
Richmond	2	GIP_00147 / planned_491	Parcel-Based Opportunity (aspirational)	3.12	1.99	64%	0.030	0.369
Richmond	2	ROW_16485	ROW Opportunity	2.63	1.92	73%	0.035	0.369
Richmond	2	ROW_11379	ROW Opportunity	2.04	1.65	81%	0.045	0.368
Richmond	2	ROW_15485	ROW Opportunity	2.06	1.37	67%	0.044	0.363
Richmond	2	ROW_355	ROW Opportunity	2.64	1.88	71%	0.034	0.354
Richmond	2	ROW_3738	ROW Opportunity	2.58	1.82	71%	0.034	0.346
Richmond	2	Parcel_114963	Parcel-Based Opportunity	4.22	1.02	24%	0.021	0.345
Richmond	2	ROW_1767	ROW Opportunity	1.96	1.18	60%	0.044	0.343
Richmond	2	Parcel_153008	Parcel-Based Opportunity	10.59	7.84	74%	0.010	0.340
Richmond	2	Parcel_126231	Regional Opportunity	1.65	1.47	89%	0.050	0.334
Richmond	2	ROW_14678	ROW Opportunity	6.63	4.45	67%	0.014	0.333
Richmond	2	ROW_15193	ROW Opportunity	6.84	4.72	69%	0.014	0.333
Richmond	2	ROW_15752	ROW Opportunity	2.85	1.93	68%	0.029	0.328
Richmond	2	ROW_16472	ROW Opportunity	2.17	1.54	71%	0.037	0.324
Richmond	2	ROW_15877	ROW Opportunity	4.92	2.81	57%	0.017	0.323
Richmond	2	ROW_9595	ROW Opportunity	2.77	2.08	75%	0.029	0.312
Richmond	2	ROW_3292	ROW Opportunity	2.05	1.67	81%	0.038	0.306
Richmond	2	ROW_3744	ROW Opportunity	3.85	2.44	63%	0.020	0.299
Richmond	2	planned_487	Planned Unlined Bioretention	22.60	15.02	66%	0.005	0.296
Richmond	2	ROW_17305	ROW Opportunity	1.92	0.98	51%	0.038	0.295
Richmond	2	planned_496	Planned Creek/Marsh Restoration	3.90	2.25	58%	0.020	0.294
Richmond	2	GIP_00140 / planned_479	Parcel-Based Opportunity (aspirational)	12.83	8.77	68%	0.007	0.291
Richmond	2	ROW_333	ROW Opportunity	9.12	6.07	67%	0.009	0.290
Richmond	2	ROW_3883	ROW Opportunity	8.72	5.79	66%	0.010	0.282
Richmond	2	ROW_6859	ROW Opportunity	2.12	0.59	28%	0.033	0.279
Richmond	2	ROW_9722	ROW Opportunity	1.69	1.17	69%	0.041	0.276
Richmond	2	ROW_16528	ROW Opportunity	2.22	1.27	57%	0.031	0.273
Richmond	2	Parcel_115416	Regional Opportunity	1.53	0.93	61%	0.044	0.270
Richmond	2	ROW_17316	ROW Opportunity	1.73	0.90	52%	0.039	0.268
Richmond	2	ROW_12193	ROW Opportunity	5.91	4.11	70%	0.013	0.264
Richmond	2	ROW_7332	ROW Opportunity	1.62	1.25	77%	0.041	0.263
Richmond	2	ROW_11831	ROW Opportunity	1.49	1.14	77%	0.044	0.262
Richmond	2	Parcel_167791	Parcel-Based Opportunity	3.42	2.71	79%	0.020	0.261
Richmond	2	ROW_6828	ROW Opportunity	1.71	1.18	69%	0.038	0.261
Richmond	2	ROW_12952	ROW Opportunity	3.16	1.44	46%	0.021	0.259
Richmond	2	ROW_12328	ROW Opportunity	2.62	0.81	31%	0.024	0.258
Richmond	2	ROW_14807	ROW Opportunity	2.63	1.88	71%	0.026	0.255
Richmond	2	ROW_156	ROW Opportunity	4.72	3.23	68%	0.015	0.255
Richmond	2	ROW_13420	ROW Opportunity	5.29	3.71	70%	0.013	0.252
Richmond	2	ROW_6274	ROW Opportunity	4.20	2.48	59%	0.016	0.252
Richmond	2	ROW_16487	ROW Opportunity	1.47	1.09	74%	0.042	0.249
Richmond	2	ROW_9163	ROW Opportunity	3.60	2.25	63%	0.018	0.245
Richmond	2	planned_495	Planned Water Quality Basin	1.91	1.10	58%	0.032	0.242
Richmond	2	ROW_15892	ROW Opportunity	14.20	7.48	53%	0.005	0.239
Richmond	2	ROW_1795	ROW Opportunity	1.37	1.03	75%	0.043	0.239
Richmond	2	ROW_18184	ROW Opportunity	1.61	0.80	50%	0.037	0.238
Richmond	2	Parcel_116238	Parcel-Based Opportunity	1.29	0.82	64%	0.045	0.234
Richmond	2	ROW_11883	ROW Opportunity	1.42	0.98	69%	0.041	0.231
Richmond	2	planned_497	Planned Creek/Marsh Restoration	1.59	0.97	61%	0.036	0.230
Richmond	2	ROW_1792	ROW Opportunity	1.33	0.97	73%	0.042	0.227
Richmond	2	ROW_6971	ROW Opportunity	1.62	1.15	71%	0.035	0.224
Richmond	2	ROW_18110	ROW Opportunity	2.22	1.56	70%	0.026	0.223
Richmond	2	ROW_16442	ROW Opportunity	3.16	0.67	21%	0.017	0.220

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Richmond	2	ROW_18395	ROW Opportunity	2.05	0.89	43%	0.026	0.213
Richmond	2	ROW_15167	ROW Opportunity	1.76	1.21	69%	0.030	0.211
Richmond	2	ROW_16436	ROW Opportunity	1.97	1.36	69%	0.027	0.211
Richmond	2	ROW_16535	ROW Opportunity	2.13	1.38	65%	0.025	0.211
Richmond	2	ROW_16488	ROW Opportunity	1.32	0.96	73%	0.039	0.209
Richmond	2	Parcel_110613	Regional Opportunity	1.25	0.72	58%	0.042	0.208
Richmond	2	ROW_17259	ROW Opportunity	1.63	0.69	42%	0.032	0.207
Richmond	2	ROW_15285	ROW Opportunity	1.06	0.71	67%	0.048	0.205
Richmond	2	ROW_1765	ROW Opportunity	1.21	0.71	59%	0.042	0.204
Richmond	2	ROW_863	ROW Opportunity	1.39	0.86	62%	0.036	0.204
Richmond	2	planned_531	Planned Water Quality Basin	75.78	38.92	51%	0.001	0.202
Richmond	2	ROW_16441	ROW Opportunity	2.29	1.59	69%	0.023	0.202
Richmond	2	ROW_5443	ROW Opportunity	1.01	0.88	87%	0.049	0.200
Richmond	2	Parcel_111210	Regional Opportunity	1.27	0.90	71%	0.040	0.197
Richmond	2	ROW_4125	ROW Opportunity	2.29	1.49	65%	0.022	0.197
Richmond	2	ROW_13349	ROW Opportunity	1.13	0.84	74%	0.043	0.196
Richmond	2	ROW_1468	ROW Opportunity	2.21	1.56	71%	0.023	0.196
Richmond	2	ROW_6857	ROW Opportunity	1.59	0.64	40%	0.031	0.196
Richmond	2	ROW_14518	ROW Opportunity	1.76	1.15	65%	0.028	0.195
Richmond	2	ROW_1731	ROW Opportunity	1.11	0.83	75%	0.044	0.193
Richmond	2	ROW_3731	ROW Opportunity	1.22	0.82	67%	0.040	0.191
Richmond	2	Parcel_162407	Regional Opportunity	1.21	0.82	68%	0.039	0.190
Richmond	2	ROW_289	ROW Opportunity	1.43	0.78	55%	0.033	0.188
Richmond	2	ROW_1770	ROW Opportunity	8.43	5.33	63%	0.007	0.187
Richmond	2	ROW_15757	ROW Opportunity	1.18	0.64	54%	0.039	0.186
Richmond	2	GIP_00165 / planned_534	Parcel-Based Opportunity (aspirational)	2.20	1.33	60%	0.022	0.183
Richmond	2	ROW_318	ROW Opportunity	2.13	1.41	66%	0.022	0.183
Richmond	2	Parcel_134412	Parcel-Based Opportunity	4.34	3.50	81%	0.012	0.181
Richmond	2	ROW_11890	ROW Opportunity	0.99	0.79	80%	0.046	0.181
Richmond	2	Parcel_198059	Parcel-Based Opportunity	6.65	3.60	54%	0.008	0.180
Richmond	2	ROW_17324	ROW Opportunity	1.23	0.80	65%	0.036	0.178
Richmond	2	Parcel_166327	Regional Opportunity	2.29	1.75	76%	0.020	0.174
Richmond	2	ROW_2766	ROW Opportunity	1.36	0.86	63%	0.032	0.174
Richmond	2	ROW_15468	ROW Opportunity	1.02	0.75	74%	0.042	0.171
Richmond	2	ROW_16520	ROW Opportunity	1.38	0.79	57%	0.031	0.171
Richmond	2	ROW_16913	ROW Opportunity	16.07	8.93	56%	0.004	0.171
Richmond	2	Parcel_169252	Regional Opportunity	1.01	0.72	71%	0.042	0.169
Richmond	2	ROW_161	ROW Opportunity	1.86	1.31	70%	0.024	0.169
Richmond	2	ROW_17298	ROW Opportunity	0.91	0.59	65%	0.046	0.168
Richmond	2	ROW_1749	ROW Opportunity	0.97	0.72	74%	0.043	0.168
Richmond	2	ROW_16840	ROW Opportunity	6.87	4.81	70%	0.008	0.166
Richmond	2	ROW_14810	ROW Opportunity	0.89	0.58	65%	0.046	0.165
Richmond	2	ROW_70	ROW Opportunity	3.96	2.77	70%	0.012	0.165
Richmond	2	ROW_20040	ROW Opportunity	2.45	1.53	62%	0.018	0.164
Richmond	2	ROW_21242	ROW Opportunity	1.27	0.83	65%	0.032	0.160
Richmond	2	Parcel_169551	Parcel-Based Opportunity	3.47	2.76	80%	0.013	0.157
Richmond	2	Parcel_238663	Parcel-Based Opportunity	50.69	7.21	14%	0.001	0.156
Richmond	2	ROW_3740	ROW Opportunity	1.92	1.15	60%	0.021	0.156
Richmond	2	Parcel_120883	Regional Opportunity	0.95	0.54	57%	0.040	0.154
Richmond	2	ROW_16482	ROW Opportunity	1.10	0.73	66%	0.035	0.154
Richmond	2	ROW_9124	ROW Opportunity	8.76	4.50	51%	0.006	0.154
Richmond	2	ROW_16456	ROW Opportunity	1.03	0.65	63%	0.037	0.151
Richmond	2	ROW_7328	ROW Opportunity	7.44	4.86	65%	0.006	0.149
Richmond	2	Parcel_112907	Regional Opportunity	2.04	0.43	21%	0.018	0.147
Richmond	2	ROW_176	ROW Opportunity	0.99	0.68	69%	0.037	0.147
Richmond	2	ROW_16976	ROW Opportunity	0.83	0.62	75%	0.043	0.146
Richmond	2	Parcel_193343	Parcel-Based Opportunity	0.62	0.27	44%	0.058	0.145
Richmond	2	planned_527	Planned Unlined Bioretention	4.44	3.26	73%	0.010	0.143
Richmond	2	ROW_20689	ROW Opportunity	0.90	0.49	54%	0.040	0.143
Richmond	2	ROW_16452	ROW Opportunity	0.92	0.62	67%	0.038	0.142
Richmond	2	ROW_1766	ROW Opportunity	0.85	0.49	58%	0.041	0.141
Richmond	2	ROW_3022	ROW Opportunity	1.28	0.85	66%	0.028	0.141
Richmond	2	ROW_173	ROW Opportunity	2.06	1.39	67%	0.018	0.140
Richmond	2	ROW_233	ROW Opportunity	4.88	3.24	66%	0.009	0.139
Richmond	2	ROW_344	ROW Opportunity	3.21	2.36	74%	0.012	0.139
Richmond	2	ROW_6305	ROW Opportunity	0.95	0.58	61%	0.036	0.138
Richmond	2	Parcel_144553	Parcel-Based Opportunity	4.24	3.16	75%	0.010	0.137
Richmond	2	ROW_2543	ROW Opportunity	0.87	0.46	53%	0.039	0.137
Richmond	2	planned_484	Planned Unlined Bioretention	3.36	2.28	68%	0.011	0.136
Richmond	2	ROW_20415	ROW Opportunity	1.09	0.78	72%	0.031	0.135
Richmond	2	ROW_11849	ROW Opportunity	4.83	3.30	68%	0.008	0.134
Richmond	2	GIP_00166 / planned_535	Parcel-Based Opportunity (aspirational)	4.59	3.21	70%	0.009	0.133
Richmond	2	Parcel_225180	Parcel-Based Opportunity	4.05	3.00	74%	0.010	0.133
Richmond	2	ROW_10967	ROW Opportunity	0.87	0.44	51%	0.038	0.133
Richmond	2	ROW_17276	ROW Opportunity	0.72	0.47	65%	0.046	0.133
Richmond	2	ROW_3965	ROW Opportunity	0.72	0.47	65%	0.046	0.133
Richmond	2	Parcel_172178	Parcel-Based Opportunity	3.68	2.88	78%	0.010	0.129
Richmond	2	ROW_16559	ROW Opportunity	0.85	0.56	66%	0.038	0.129
Richmond	2	ROW_7673	ROW Opportunity	1.89	0.92	49%	0.018	0.128
Richmond	2	ROW_9823	ROW Opportunity	0.70	0.54	77%	0.045	0.126
Richmond	2	ROW_16531	ROW Opportunity	3.40	2.29	67%	0.011	0.125
Richmond	2	ROW_17258	ROW Opportunity	0.77	0.43	56%	0.040	0.125
Richmond	2	ROW_20486	ROW Opportunity	4.18	2.56	61%	0.009	0.124
Richmond	2	Parcel_155701	Regional Opportunity	0.77	0.53	69%	0.039	0.123
Richmond	2	ROW_17037	ROW Opportunity	4.87	3.10	64%	0.008	0.123
Richmond	2	ROW_3505	ROW Opportunity	0.88	0.62	70%	0.035	0.123
Richmond	2	ROW_12830	ROW Opportunity	1.15	0.73	63%	0.027	0.121
Richmond	2	ROW_74	ROW Opportunity	2.79	1.80	65%	0.012	0.120
Richmond	2	ROW_16434	ROW Opportunity	1.25	0.88	70%	0.025	0.119
Richmond	2	ROW_6803	ROW Opportunity	1.00	0.69	69%	0.030	0.119
Richmond	2	ROW_226	ROW Opportunity	3.03	2.02	67%	0.011	0.117
Richmond	2	ROW_15830	ROW Opportunity	8.70	6.19	71%	0.005	0.115
Richmond	2	ROW_15989	ROW Opportunity	4.07	2.72	67%	0.008	0.112
Richmond	2	ROW_17301	ROW Opportunity	0.65	0.48	74%	0.043	0.112

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Richmond	2	ROW_168	ROW Opportunity	5.27	3.69	70%	0.007	0.110
Richmond	2	ROW_291	ROW Opportunity	0.71	0.46	65%	0.038	0.110
Richmond	2	ROW_11622	ROW Opportunity	7.40	4.72	64%	0.005	0.109
Richmond	2	Parcel_125476	Regional Opportunity	0.74	0.37	50%	0.036	0.108
Richmond	2	ROW_11840	ROW Opportunity	0.65	0.37	57%	0.041	0.107
Richmond	2	ROW_15750	ROW Opportunity	1.48	0.80	54%	0.019	0.107
Richmond	2	ROW_4528	ROW Opportunity	1.18	0.55	47%	0.023	0.107
Richmond	2	ROW_4784	ROW Opportunity	0.68	0.50	74%	0.039	0.107
Richmond	2	ROW_16464	ROW Opportunity	3.55	2.42	68%	0.009	0.106
Richmond	2	Parcel_196459	Parcel-Based Opportunity	0.43	0.19	44%	0.058	0.101
Richmond	2	ROW_10962	ROW Opportunity	0.54	0.35	65%	0.045	0.100
Richmond	2	ROW_17311	ROW Opportunity	0.62	0.43	69%	0.040	0.100
Richmond	2	ROW_6267	ROW Opportunity	0.66	0.42	64%	0.037	0.100
Richmond	2	ROW_15881	ROW Opportunity	11.64	6.16	53%	0.003	0.097
Richmond	2	ROW_11062	ROW Opportunity	2.50	1.26	50%	0.011	0.096
Richmond	2	ROW_1732	ROW Opportunity	0.52	0.33	63%	0.046	0.096
Richmond	2	Parcel_129221	Regional Opportunity	0.56	0.33	59%	0.042	0.095
Richmond	2	Parcel_163884	Regional Opportunity	0.60	0.41	68%	0.039	0.095
Richmond	2	Parcel_212172	Parcel-Based Opportunity	3.35	2.09	62%	0.009	0.095
Richmond	2	planned_463	Planned Unlined Bioretention	3.35	2.09	62%	0.008	0.095
Richmond	2	ROW_15232	ROW Opportunity	0.63	0.46	73%	0.038	0.095
Richmond	2	ROW_8095	ROW Opportunity	5.10	2.61	51%	0.006	0.095
Richmond	2	ROW_3104	ROW Opportunity	0.60	0.46	77%	0.039	0.094
Richmond	2	ROW_5507	ROW Opportunity	0.52	0.32	62%	0.045	0.094
Richmond	2	GIP_00121 / Parcel_144341	Regional Opportunity (aspirational)	2.87	2.15	75%	0.010	0.093
Richmond	2	ROW_9164	ROW Opportunity	0.62	0.40	65%	0.037	0.093
Richmond	2	ROW_17006	ROW Opportunity	1.13	0.60	53%	0.022	0.092
Richmond	2	ROW_73	ROW Opportunity	0.59	0.40	68%	0.039	0.092
Richmond	2	planned_199	Planned Creek/Marsh Restoration	3.43	1.93	56%	0.008	0.091
Richmond	2	ROW_11378	ROW Opportunity	3.08	1.99	65%	0.009	0.091
Richmond	2	ROW_16846	ROW Opportunity	0.61	0.44	72%	0.037	0.091
Richmond	2	ROW_187	ROW Opportunity	1.62	1.06	65%	0.015	0.091
Richmond	2	ROW_17720	ROW Opportunity	0.53	0.32	60%	0.043	0.090
Richmond	2	ROW_5467	ROW Opportunity	0.76	0.29	38%	0.030	0.090
Richmond	2	ROW_254	ROW Opportunity	7.15	4.85	68%	0.004	0.088
Richmond	2	ROW_3103	ROW Opportunity	0.47	0.38	81%	0.047	0.088
Richmond	2	Parcel_119238	Parcel-Based Opportunity	3.39	1.91	56%	0.008	0.087
Richmond	2	ROW_16465	ROW Opportunity	0.60	0.44	73%	0.036	0.087
Richmond	2	Parcel_110802	Regional Opportunity	0.82	0.25	30%	0.026	0.085
Richmond	2	Parcel_170769	Regional Opportunity	2.46	1.96	80%	0.010	0.085
Richmond	2	ROW_2596	ROW Opportunity	1.62	1.11	69%	0.015	0.085
Richmond	2	ROW_5180	ROW Opportunity	0.47	0.29	62%	0.045	0.085
Richmond	2	ROW_16552	ROW Opportunity	3.51	2.33	66%	0.007	0.084
Richmond	2	Parcel_155487	Regional Opportunity	3.02	1.80	60%	0.008	0.083
Richmond	2	ROW_16445	ROW Opportunity	1.04	0.70	67%	0.021	0.083
Richmond	2	ROW_6721	ROW Opportunity	0.50	0.36	72%	0.041	0.083
Richmond	2	Parcel_116278	Regional Opportunity	0.91	0.24	26%	0.022	0.082
Richmond	2	Parcel_117353	Regional Opportunity	2.33	0.81	35%	0.010	0.082
Richmond	2	ROW_21198	ROW Opportunity	0.41	0.29	71%	0.050	0.082
Richmond	2	ROW_15197	ROW Opportunity	0.50	0.35	70%	0.040	0.081
Richmond	2	Parcel_119884	Regional Opportunity	0.64	0.27	42%	0.032	0.080
Richmond	2	ROW_116	ROW Opportunity	2.56	1.74	68%	0.009	0.080
Richmond	2	ROW_200	ROW Opportunity	5.74	3.95	69%	0.005	0.080
Richmond	2	ROW_9162	ROW Opportunity	4.57	3.10	68%	0.006	0.080
Richmond	2	Parcel_124307	Regional Opportunity	0.46	0.28	61%	0.043	0.079
Richmond	2	Parcel_165219	Regional Opportunity	1.77	1.40	79%	0.013	0.078
Richmond	2	ROW_21073	ROW Opportunity	3.56	2.16	61%	0.007	0.078
Richmond	2	ROW_2162	ROW Opportunity	9.38	6.41	68%	0.003	0.078
Richmond	2	ROW_9937	ROW Opportunity	2.83	1.11	39%	0.008	0.078
Richmond	2	GIP_00153 / planned_512	Parcel-Based Opportunity (aspirational)	4.34	2.92	67%	0.006	0.077
Richmond	2	ROW_16538	ROW Opportunity	1.07	0.58	54%	0.019	0.077
Richmond	2	ROW_20633	ROW Opportunity	4.94	2.89	59%	0.005	0.077
Richmond	2	ROW_16467	ROW Opportunity	2.66	1.79	67%	0.009	0.076
Richmond	2	ROW_16496	ROW Opportunity	4.37	2.90	66%	0.006	0.076
Richmond	2	Parcel_375479	Parcel-Based Opportunity	68.51	8.98	13%	0.000	0.075
Richmond	2	ROW_13581	ROW Opportunity	0.59	0.26	44%	0.032	0.075
Richmond	2	ROW_10098	ROW Opportunity	6.38	4.15	65%	0.004	0.074
Richmond	2	ROW_1830	ROW Opportunity	1.38	0.93	67%	0.015	0.074
Richmond	2	ROW_82	ROW Opportunity	0.80	0.60	75%	0.024	0.074
Richmond	2	ROW_92	ROW Opportunity	4.38	3.00	68%	0.006	0.073
Richmond	2	ROW_12125	ROW Opportunity	5.50	3.66	67%	0.005	0.072
Richmond	2	Parcel_115970	Regional Opportunity	0.55	0.12	22%	0.032	0.070
Richmond	2	Parcel_144098	Regional Opportunity	1.08	0.98	91%	0.018	0.070
Richmond	2	ROW_2164	ROW Opportunity	1.27	0.90	71%	0.015	0.070
Richmond	2	ROW_16394	ROW Opportunity	0.51	0.23	45%	0.034	0.069
Richmond	2	ROW_16563	ROW Opportunity	4.10	2.78	68%	0.006	0.069
Richmond	2	ROW_16866	ROW Opportunity	3.52	2.37	67%	0.006	0.069
Richmond	2	ROW_7810	ROW Opportunity	0.59	0.27	46%	0.029	0.069
Richmond	2	Parcel_115590	Regional Opportunity	0.98	0.21	21%	0.017	0.068
Richmond	2	Parcel_116661	Regional Opportunity	0.52	0.13	25%	0.033	0.068
Richmond	2	ROW_16544	ROW Opportunity	4.83	3.31	69%	0.005	0.068
Richmond	2	ROW_16480	ROW Opportunity	1.96	1.32	67%	0.010	0.067
Richmond	2	ROW_195	ROW Opportunity	5.26	3.67	70%	0.005	0.067
Richmond	2	ROW_11623	ROW Opportunity	5.63	3.78	67%	0.004	0.066
Richmond	2	ROW_5903	ROW Opportunity	0.39	0.28	72%	0.042	0.066
Richmond	2	ROW_9784	ROW Opportunity	0.50	0.22	44%	0.033	0.066
Richmond	2	Parcel_129781	Parcel-Based Opportunity	0.46	0.22	48%	0.036	0.065
Richmond	2	Parcel_174262	Parcel-Based Opportunity	2.11	1.19	56%	0.009	0.065
Richmond	2	ROW_17728	ROW Opportunity	0.42	0.22	52%	0.039	0.065
Richmond	2	ROW_2163	ROW Opportunity	3.02	2.13	71%	0.007	0.065
Richmond	2	ROW_16504	ROW Opportunity	0.99	0.61	62%	0.017	0.064
Richmond	2	ROW_17527	ROW Opportunity	9.09	4.79	53%	0.003	0.064
Richmond	2	ROW_20751	ROW Opportunity	0.72	0.52	72%	0.023	0.064
Richmond	2	ROW_8571	ROW Opportunity	3.24	2.28	70%	0.006	0.064

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Richmond	2	GIP_00171 / ROW_16561	ROW Opportunity (aspirational)	4.64	3.09	67%	0.005	0.063
Richmond	2	Parcel_117968	Regional Opportunity	0.56	0.24	43%	0.028	0.063
Richmond	2	ROW_147	ROW Opportunity	0.82	0.56	68%	0.020	0.062
Richmond	2	ROW_21231	ROW Opportunity	0.41	0.21	51%	0.037	0.062
Richmond	2	GIP_00125 / planned_138	Parcel-Based Opportunity (aspirational)	39.35	14.16	36%	0.001	0.061
Richmond	2	Parcel_154186	Parcel-Based Opportunity	0.39	0.26	67%	0.039	0.061
Richmond	2	ROW_105	ROW Opportunity	2.41	1.61	67%	0.008	0.061
Richmond	2	ROW_1763	ROW Opportunity	0.34	0.21	62%	0.044	0.061
Richmond	2	ROW_3733	ROW Opportunity	0.47	0.25	53%	0.032	0.061
Richmond	2	ROW_6864	ROW Opportunity	0.36	0.26	72%	0.042	0.061
Richmond	2	ROW_15878	ROW Opportunity	3.44	1.96	57%	0.006	0.060
Richmond	2	ROW_19023	ROW Opportunity	1.43	0.96	67%	0.012	0.060
Richmond	2	ROW_9166	ROW Opportunity	0.45	0.28	62%	0.033	0.060
Richmond	2	Parcel_118569	Parcel-Based Opportunity	0.46	0.19	41%	0.031	0.059
Richmond	2	ROW_15195	ROW Opportunity	6.51	4.28	66%	0.003	0.059
Richmond	2	ROW_18037	ROW Opportunity	4.29	2.74	64%	0.005	0.059
Richmond	2	ROW_2697	ROW Opportunity	2.39	1.65	69%	0.008	0.059
Richmond	2	ROW_1794	ROW Opportunity	0.32	0.25	78%	0.046	0.058
Richmond	2	ROW_19952	ROW Opportunity	0.87	0.59	68%	0.018	0.058
Richmond	2	ROW_20453	ROW Opportunity	0.55	0.39	71%	0.027	0.058
Richmond	2	Parcel_116468	Parcel-Based Opportunity	0.74	0.29	39%	0.019	0.057
Richmond	2	Parcel_133667	Parcel-Based Opportunity	25.54	14.75	58%	0.001	0.057
Richmond	2	ROW_16116	ROW Opportunity	0.32	0.20	63%	0.044	0.057
Richmond	2	ROW_16539	ROW Opportunity	1.03	0.59	57%	0.015	0.057
Richmond	2	ROW_886	ROW Opportunity	9.50	6.34	67%	0.003	0.057
Richmond	2	ROW_16475	ROW Opportunity	2.52	1.67	66%	0.007	0.056
Richmond	2	ROW_4147	ROW Opportunity	0.75	0.48	64%	0.020	0.056
Richmond	2	ROW_9755	ROW Opportunity	0.36	0.24	67%	0.038	0.056
Richmond	2	ROW_17721	ROW Opportunity	0.32	0.19	59%	0.044	0.055
Richmond	2	ROW_3294	ROW Opportunity	0.50	0.34	68%	0.028	0.055
Richmond	2	ROW_16486	ROW Opportunity	0.67	0.40	60%	0.021	0.054
Richmond	2	ROW_18476	ROW Opportunity	1.55	1.08	70%	0.010	0.054
Richmond	2	Parcel_150073	Regional Opportunity	1.80	1.20	67%	0.009	0.053
Richmond	2	ROW_13891	ROW Opportunity	0.41	0.18	44%	0.032	0.053
Richmond	2	Parcel_176154	Parcel-Based Opportunity	27.12	13.35	49%	0.001	0.052
Richmond	2	ROW_18074	ROW Opportunity	3.67	2.41	66%	0.005	0.052
Richmond	2	Parcel_236849	Parcel-Based Opportunity	260.54	3.37	1%	0.000	0.051
Richmond	2	ROW_18477	ROW Opportunity	2.41	1.65	68%	0.007	0.051
Richmond	2	ROW_9129	ROW Opportunity	3.29	1.38	42%	0.005	0.051
Richmond	2	Parcel_118639	Parcel-Based Opportunity	0.45	0.10	22%	0.028	0.050
Richmond	2	Parcel_150614	Regional Opportunity	2.05	1.74	85%	0.008	0.049
Richmond	2	ROW_13905	ROW Opportunity	3.58	2.15	60%	0.005	0.049
Richmond	2	ROW_21154	ROW Opportunity	2.44	1.79	73%	0.007	0.049
Richmond	2	ROW_11838	ROW Opportunity	0.29	0.17	59%	0.041	0.048
Richmond	2	ROW_3859	ROW Opportunity	7.00	4.53	65%	0.003	0.048
Richmond	2	Parcel_255238	Parcel-Based Opportunity	611.35	20.49	3%	0.000	0.047
Richmond	2	ROW_20475	ROW Opportunity	1.12	0.76	68%	0.012	0.047
Richmond	2	ROW_9125	ROW Opportunity	2.59	0.93	36%	0.005	0.047
Richmond	2	ROW_98	ROW Opportunity	2.55	1.75	69%	0.006	0.047
Richmond	2	ROW_15754	ROW Opportunity	0.35	0.22	63%	0.033	0.046
Richmond	2	ROW_16440	ROW Opportunity	0.58	0.41	71%	0.021	0.046
Richmond	2	ROW_16512	ROW Opportunity	1.89	1.24	66%	0.008	0.046
Richmond	2	ROW_3979	ROW Opportunity	11.15	7.70	69%	0.002	0.046
Richmond	2	ROW_3728	ROW Opportunity	0.28	0.19	68%	0.040	0.045
Richmond	2	ROW_7216	ROW Opportunity	2.32	1.56	67%	0.006	0.045
Richmond	2	Parcel_132474	Regional Opportunity	1.13	0.87	77%	0.011	0.044
Richmond	2	Parcel_149687	Regional Opportunity	1.43	1.00	70%	0.009	0.044
Richmond	2	planned_326	Planned Creek/Marsh Restoration	2.22	0.57	26%	0.006	0.044
Richmond	2	ROW_14433	ROW Opportunity	1.36	0.88	65%	0.010	0.044
Richmond	2	ROW_247	ROW Opportunity	13.62	8.74	64%	0.002	0.044
Richmond	2	ROW_5190	ROW Opportunity	0.35	0.14	40%	0.031	0.044
Richmond	2	ROW_785	ROW Opportunity	6.19	3.83	62%	0.003	0.044
Richmond	2	ROW_9939	ROW Opportunity	0.37	0.14	38%	0.029	0.044
Richmond	2	GIP_00112 / Parcel_133196	Regional Opportunity (aspirational)	1.20	1.00	83%	0.011	0.043
Richmond	2	planned_296	Planned Creek/Marsh Restoration	83.80	11.53	14%	0.000	0.043
Richmond	2	ROW_17312	ROW Opportunity	0.27	0.14	52%	0.040	0.043
Richmond	2	ROW_8642	ROW Opportunity	3.74	2.42	65%	0.004	0.043
Richmond	2	GIP_00120 / Parcel_143826	Regional Opportunity (aspirational)	1.04	0.89	86%	0.012	0.042
Richmond	2	GIP_00179 / ROW_3507	ROW Opportunity (aspirational)	9.06	5.66	62%	0.002	0.042
Richmond	2	Parcel_188482	Parcel-Based Opportunity	7.05	3.25	46%	0.002	0.042
Richmond	2	ROW_13417	ROW Opportunity	5.44	3.72	68%	0.003	0.042
Richmond	2	ROW_16211	ROW Opportunity	8.14	5.41	66%	0.002	0.042
Richmond	2	ROW_175	ROW Opportunity	3.50	2.49	71%	0.004	0.042
Richmond	2	Parcel_113228	Parcel-Based Opportunity	0.23	0.14	61%	0.044	0.041
Richmond	2	Parcel_149904	Regional Opportunity	1.45	0.91	63%	0.008	0.041
Richmond	2	Parcel_211565	Regional Opportunity	1.57	0.88	56%	0.008	0.041
Richmond	2	ROW_16555	ROW Opportunity	3.26	2.17	67%	0.004	0.041
Richmond	2	GIP_00123 / Parcel_152927	Regional Opportunity (aspirational)	3.09	1.99	64%	0.005	0.040
Richmond	2	Parcel_139167	Regional Opportunity	0.87	0.70	80%	0.013	0.040
Richmond	2	ROW_100	ROW Opportunity	3.68	2.57	70%	0.004	0.040
Richmond	2	ROW_10892	ROW Opportunity	0.90	0.53	59%	0.012	0.040
Richmond	2	ROW_14676	ROW Opportunity	1.05	0.73	70%	0.011	0.040
Richmond	2	ROW_2159	ROW Opportunity	3.17	2.21	70%	0.004	0.040
Richmond	2	ROW_245	ROW Opportunity	12.24	7.96	65%	0.002	0.040
Richmond	2	ROW_273	ROW Opportunity	9.08	6.04	67%	0.002	0.040
Richmond	2	ROW_66	ROW Opportunity	1.53	1.13	74%	0.008	0.040
Richmond	2	Parcel_116652	Parcel-Based Opportunity	0.23	0.13	57%	0.042	0.039
Richmond	2	ROW_16507	ROW Opportunity	1.11	0.73	66%	0.010	0.039
Richmond	2	ROW_248	ROW Opportunity	6.87	4.50	66%	0.002	0.039
Richmond	2	ROW_11363	ROW Opportunity	9.37	6.08	65%	0.002	0.038
Richmond	2	ROW_126	ROW Opportunity	1.73	1.12	65%	0.007	0.038
Richmond	2	ROW_15753	ROW Opportunity	0.77	0.46	60%	0.014	0.038
Richmond	2	ROW_16503	ROW Opportunity	2.40	1.57	65%	0.005	0.038
Richmond	2	ROW_16557	ROW Opportunity	3.91	2.61	67%	0.004	0.038

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Richmond	2	ROW_212	ROW Opportunity	7.21	4.69	65%	0.002	0.038
Richmond	2	ROW_257	ROW Opportunity	9.16	6.03	66%	0.002	0.038
Richmond	2	ROW_69	ROW Opportunity	1.85	1.26	68%	0.007	0.038
Richmond	2	GIP_00145 / planned_486	Parcel-Based Opportunity (aspirational)	5.73	3.84	67%	0.003	0.037
Richmond	2	Parcel_375480	Parcel-Based Opportunity	39.00	23.68	61%	0.000	0.037
Richmond	2	ROW_16208	ROW Opportunity	2.13	1.44	68%	0.006	0.037
Richmond	2	ROW_16518	ROW Opportunity	2.48	1.62	65%	0.005	0.037
Richmond	2	ROW_211	ROW Opportunity	4.70	3.08	66%	0.003	0.037
Richmond	2	Parcel_126574	Regional Opportunity	0.58	0.15	26%	0.016	0.036
Richmond	2	ROW_11885	ROW Opportunity	0.22	0.15	68%	0.041	0.036
Richmond	2	ROW_19949	ROW Opportunity	0.81	0.55	68%	0.013	0.036
Richmond	2	Parcel_133977	Regional Opportunity	1.28	0.66	52%	0.008	0.035
Richmond	2	Parcel_137626	Regional Opportunity	1.25	0.75	60%	0.008	0.035
Richmond	2	Parcel_146294	Parcel-Based Opportunity	14.14	9.02	64%	0.001	0.035
Richmond	2	Parcel_195923	Parcel-Based Opportunity	0.15	0.06	40%	0.059	0.035
Richmond	2	ROW_16433	ROW Opportunity	1.10	0.75	68%	0.009	0.035
Richmond	2	ROW_16437	ROW Opportunity	3.09	2.10	68%	0.004	0.035
Richmond	2	ROW_16443	ROW Opportunity	3.11	2.01	65%	0.004	0.035
Richmond	2	ROW_246	ROW Opportunity	0.43	0.31	72%	0.022	0.035
Richmond	2	ROW_3755	ROW Opportunity	0.29	0.11	38%	0.030	0.035
Richmond	2	Parcel_234570	Parcel-Based Opportunity	21.31	2.72	13%	0.001	0.034
Richmond	2	ROW_11014	ROW Opportunity	5.98	3.95	66%	0.002	0.034
Richmond	2	ROW_15831	ROW Opportunity	9.53	6.34	67%	0.002	0.034
Richmond	2	ROW_17021	ROW Opportunity	0.48	0.20	42%	0.019	0.034
Richmond	2	ROW_283	ROW Opportunity	6.12	4.23	69%	0.002	0.034
Richmond	2	ROW_56	ROW Opportunity	1.53	1.09	71%	0.007	0.034
Richmond	2	Parcel_111332	Parcel-Based Opportunity	0.26	0.11	42%	0.032	0.033
Richmond	2	Parcel_120275	Regional Opportunity	1.53	0.52	34%	0.006	0.033
Richmond	2	Parcel_154534	Parcel-Based Opportunity	0.21	0.14	67%	0.039	0.033
Richmond	2	ROW_191	ROW Opportunity	1.46	1.08	74%	0.007	0.033
Richmond	2	ROW_21542	ROW Opportunity	8.21	5.22	64%	0.002	0.033
Richmond	2	ROW_239	ROW Opportunity	10.01	6.58	66%	0.002	0.033
Richmond	2	ROW_6159	ROW Opportunity	6.69	4.35	65%	0.002	0.033
Richmond	2	ROW_85	ROW Opportunity	0.84	0.56	67%	0.011	0.033
Richmond	2	GIP_00148 / planned_492	Parcel-Based Opportunity (aspirational)	2.50	1.76	70%	0.005	0.032
Richmond	2	ROW_243	ROW Opportunity	9.52	6.21	65%	0.002	0.032
Richmond	2	ROW_282	ROW Opportunity	5.99	4.14	69%	0.002	0.032
Richmond	2	GIP_00146 / planned_488	Parcel-Based Opportunity (aspirational)	2.69	1.81	67%	0.004	0.031
Richmond	2	Parcel_119762	Regional Opportunity	1.08	0.35	32%	0.008	0.031
Richmond	2	Parcel_125511	Parcel-Based Opportunity	0.17	0.11	65%	0.047	0.031
Richmond	2	Parcel_142243	Regional Opportunity	0.79	0.65	82%	0.012	0.031
Richmond	2	Parcel_207080	Parcel-Based Opportunity	11.36	4.54	40%	0.001	0.031
Richmond	2	ROW_19630	ROW Opportunity	2.57	0.92	36%	0.004	0.031
Richmond	2	ROW_259	ROW Opportunity	7.70	5.06	66%	0.002	0.031
Richmond	2	ROW_298	ROW Opportunity	5.20	3.55	68%	0.003	0.031
Richmond	2	ROW_323	ROW Opportunity	5.79	3.97	69%	0.002	0.031
Richmond	2	ROW_16432	ROW Opportunity	0.17	0.13	76%	0.042	0.030
Richmond	2	ROW_16444	ROW Opportunity	1.83	1.25	68%	0.005	0.030
Richmond	2	ROW_16533	ROW Opportunity	0.59	0.36	61%	0.014	0.030
Richmond	2	ROW_5978	ROW Opportunity	1.46	0.86	59%	0.007	0.030
Richmond	2	ROW_80	ROW Opportunity	0.96	0.68	71%	0.009	0.030
Richmond	2	Parcel_198527	Parcel-Based Opportunity	7.70	0.55	7%	0.002	0.029
Richmond	2	ROW_11807	ROW Opportunity	9.05	5.81	64%	0.001	0.029
Richmond	2	ROW_12123	ROW Opportunity	8.06	5.15	64%	0.002	0.029
Richmond	2	ROW_12145	ROW Opportunity	8.39	5.45	65%	0.002	0.029
Richmond	2	ROW_21089	ROW Opportunity	2.88	1.39	48%	0.003	0.029
Richmond	2	GIP_00159 / planned_519	Parcel-Based Opportunity (aspirational)	7.69	5.20	68%	0.002	0.028
Richmond	2	Parcel_120253	Parcel-Based Opportunity	0.33	0.14	42%	0.021	0.028
Richmond	2	Parcel_150301	Regional Opportunity	0.90	0.66	73%	0.009	0.028
Richmond	2	ROW_10074	ROW Opportunity	9.03	5.68	63%	0.001	0.028
Richmond	2	ROW_10718	ROW Opportunity	7.91	4.98	63%	0.002	0.028
Richmond	2	ROW_16439	ROW Opportunity	1.16	0.76	66%	0.008	0.028
Richmond	2	ROW_16546	ROW Opportunity	2.59	1.81	70%	0.004	0.028
Richmond	2	ROW_7714	ROW Opportunity	6.37	4.16	65%	0.002	0.028
Richmond	2	GIP_00157 / planned_517	Parcel-Based Opportunity (aspirational)	6.85	4.64	68%	0.002	0.027
Richmond	2	ROW_13419	ROW Opportunity	1.62	1.06	65%	0.006	0.027
Richmond	2	ROW_16451	ROW Opportunity	5.28	3.42	65%	0.002	0.027
Richmond	2	ROW_16525	ROW Opportunity	1.21	0.69	57%	0.007	0.027
Richmond	2	ROW_20279	ROW Opportunity	6.17	4.13	67%	0.002	0.027
Richmond	2	ROW_241	ROW Opportunity	7.41	4.90	66%	0.002	0.027
Richmond	2	ROW_280	ROW Opportunity	6.70	4.42	66%	0.002	0.027
Richmond	2	ROW_7716	ROW Opportunity	5.73	3.73	65%	0.002	0.027
Richmond	2	Parcel_150205	Regional Opportunity	0.89	0.61	69%	0.009	0.026
Richmond	2	Parcel_375468	Parcel-Based Opportunity	0.97	0.09	9%	0.009	0.026
Richmond	2	ROW_11626	ROW Opportunity	0.14	0.09	64%	0.044	0.026
Richmond	2	ROW_16463	ROW Opportunity	6.46	4.31	67%	0.002	0.026
Richmond	2	ROW_238	ROW Opportunity	0.20	0.14	70%	0.033	0.026
Richmond	2	ROW_7717	ROW Opportunity	2.09	1.39	67%	0.004	0.026
Richmond	2	ROW_8365	ROW Opportunity	9.43	5.05	54%	0.001	0.026
Richmond	2	ROW_8849	ROW Opportunity	6.28	4.11	65%	0.002	0.026
Richmond	2	ROW_9165	ROW Opportunity	0.31	0.19	61%	0.021	0.026
Richmond	2	ROW_9347	ROW Opportunity	8.44	5.50	65%	0.001	0.026
Richmond	2	Parcel_227484	Parcel-Based Opportunity	150.23	0.93	1%	0.000	0.025
Richmond	2	ROW_12098	ROW Opportunity	3.92	2.44	62%	0.003	0.025
Richmond	2	ROW_13064	ROW Opportunity	12.19	6.07	50%	0.001	0.025
Richmond	2	ROW_169	ROW Opportunity	0.64	0.50	78%	0.011	0.025
Richmond	2	ROW_190	ROW Opportunity	1.00	0.73	73%	0.008	0.025
Richmond	2	ROW_207	ROW Opportunity	0.87	0.60	69%	0.009	0.025
Richmond	2	ROW_252	ROW Opportunity	5.36	3.50	65%	0.002	0.025
Richmond	2	ROW_16476	ROW Opportunity	0.55	0.32	58%	0.012	0.024
Richmond	2	ROW_16495	ROW Opportunity	2.25	1.50	67%	0.004	0.024
Richmond	2	ROW_188	ROW Opportunity	1.08	0.78	72%	0.007	0.024
Richmond	2	ROW_9992	ROW Opportunity	2.54	1.65	65%	0.003	0.024
Richmond	2	GIP_00111 / Parcel_132965	Regional Opportunity (aspirational)	0.59	0.46	78%	0.011	0.023

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Richmond	2	GIP_00114 / Parcel_133558	Regional Opportunity (aspirational)	0.63	0.52	83%	0.011	0.023
Richmond	2	GIP_00131 / planned_186	Parcel-Based Opportunity (aspirational)	18.01	5.20	29%	0.001	0.023
Richmond	2	GIP_00135 / planned_468	Parcel-Based Opportunity (aspirational)	18.01	5.20	29%	0.001	0.023
Richmond	2	GIP_00161 / planned_521	Parcel-Based Opportunity (aspirational)	5.57	3.75	67%	0.002	0.023
Richmond	2	planned_174	Planned Unlined Swale	0.69	0.47	68%	0.010	0.023
Richmond	2	ROW_11010	ROW Opportunity	5.64	3.65	65%	0.002	0.023
Richmond	2	ROW_11852	ROW Opportunity	0.88	0.58	66%	0.008	0.023
Richmond	2	ROW_128	ROW Opportunity	3.64	2.51	69%	0.003	0.023
Richmond	2	ROW_14749	ROW Opportunity	1.79	0.86	48%	0.004	0.023
Richmond	2	ROW_16490	ROW Opportunity	2.47	1.59	64%	0.003	0.023
Richmond	2	ROW_216	ROW Opportunity	5.26	3.39	64%	0.002	0.023
Richmond	2	ROW_284	ROW Opportunity	4.68	3.14	67%	0.002	0.023
Richmond	2	ROW_345	ROW Opportunity	7.17	4.37	61%	0.001	0.023
Richmond	2	ROW_4274	ROW Opportunity	0.75	0.51	68%	0.009	0.023
Richmond	2	ROW_59	ROW Opportunity	1.06	0.68	64%	0.007	0.023
Richmond	2	ROW_7798	ROW Opportunity	3.24	2.02	62%	0.003	0.023
Richmond	2	ROW_862	ROW Opportunity	0.62	0.49	79%	0.011	0.023
Richmond	2	GIP_00113 / Parcel_133528	Regional Opportunity (aspirational)	0.61	0.50	82%	0.011	0.022
Richmond	2	GIP_00164 / planned_529	Parcel-Based Opportunity (aspirational)	8.35	3.96	47%	0.001	0.022
Richmond	2	Parcel_177214	Parcel-Based Opportunity	11.57	5.65	49%	0.001	0.022
Richmond	2	Parcel_197712	Parcel-Based Opportunity	0.34	0.05	15%	0.017	0.022
Richmond	2	Parcel_231444	Parcel-Based Opportunity	9.82	5.16	53%	0.001	0.022
Richmond	2	planned_514	Planned Unlined Swale	0.26	0.17	65%	0.022	0.022
Richmond	2	ROW_14348	ROW Opportunity	4.73	2.85	60%	0.002	0.022
Richmond	2	ROW_16540	ROW Opportunity	3.11	1.96	63%	0.003	0.022
Richmond	2	ROW_16547	ROW Opportunity	3.20	2.06	64%	0.003	0.022
Richmond	2	ROW_4556	ROW Opportunity	4.85	2.97	61%	0.002	0.022
Richmond	2	ROW_6276	ROW Opportunity	0.11	0.08	73%	0.051	0.022
Richmond	2	ROW_6850	ROW Opportunity	5.70	3.79	66%	0.002	0.022
Richmond	2	ROW_7554	ROW Opportunity	4.93	2.93	59%	0.002	0.022
Richmond	2	ROW_8344	ROW Opportunity	2.79	1.43	51%	0.003	0.022
Richmond	2	ROW_9354	ROW Opportunity	4.61	2.81	61%	0.002	0.022
Richmond	2	Parcel_136865	Regional Opportunity	0.56	0.40	71%	0.011	0.021
Richmond	2	Parcel_142495	Regional Opportunity	1.67	1.01	60%	0.004	0.021
Richmond	2	Parcel_150789	Regional Opportunity	0.68	0.49	72%	0.009	0.021
Richmond	2	ROW_16459	ROW Opportunity	3.83	2.58	67%	0.002	0.021
Richmond	2	ROW_20540	ROW Opportunity	1.86	1.20	65%	0.004	0.021
Richmond	2	ROW_4128	ROW Opportunity	0.53	0.40	75%	0.011	0.021
Richmond	2	ROW_4276	ROW Opportunity	1.18	0.85	72%	0.006	0.021
Richmond	2	ROW_4470	ROW Opportunity	5.90	3.81	65%	0.002	0.021
Richmond	2	ROW_68	ROW Opportunity	3.20	2.16	68%	0.003	0.021
Richmond	2	Parcel_164500	Regional Opportunity	1.15	0.45	39%	0.005	0.020
Richmond	2	planned_187	Planned Unlined Bioretention	0.48	0.29	60%	0.012	0.020
Richmond	2	ROW_12816	ROW Opportunity	5.38	3.23	60%	0.002	0.020
Richmond	2	ROW_13418	ROW Opportunity	2.49	1.71	69%	0.003	0.020
Richmond	2	ROW_16450	ROW Opportunity	5.38	3.61	67%	0.002	0.020
Richmond	2	ROW_16677	ROW Opportunity	4.69	2.78	59%	0.002	0.020
Richmond	2	ROW_18208	ROW Opportunity	1.75	1.14	65%	0.004	0.020
Richmond	2	ROW_1991	ROW Opportunity	7.58	4.72	62%	0.001	0.020
Richmond	2	ROW_20007	ROW Opportunity	6.72	4.21	63%	0.001	0.020
Richmond	2	ROW_501	ROW Opportunity	5.00	3.06	61%	0.002	0.020
Richmond	2	ROW_6847	ROW Opportunity	5.45	3.61	66%	0.002	0.020
Richmond	2	ROW_7333	ROW Opportunity	3.29	2.13	65%	0.003	0.020
Richmond	2	ROW_7747	ROW Opportunity	4.04	2.68	66%	0.002	0.020
Richmond	2	ROW_9126	ROW Opportunity	1.07	0.38	36%	0.005	0.020
Richmond	2	GIP_00126 / planned_141	Parcel-Based Opportunity (aspirational)	18.40	3.20	17%	0.000	0.019
Richmond	2	Parcel_196851	Parcel-Based Opportunity	4.96	0.08	2%	0.002	0.019
Richmond	2	ROW_12536	ROW Opportunity	2.88	1.31	45%	0.003	0.019
Richmond	2	ROW_16534	ROW Opportunity	1.86	1.27	68%	0.004	0.019
Richmond	2	ROW_17129	ROW Opportunity	10.19	4.51	44%	0.001	0.019
Richmond	2	ROW_3972	ROW Opportunity	0.65	0.40	62%	0.009	0.019
Richmond	2	ROW_6954	ROW Opportunity	0.73	0.55	75%	0.008	0.019
Richmond	2	GIP_00118 / Parcel_140096	Parcel-Based Opportunity (aspirational)	6.62	4.81	73%	0.001	0.018
Richmond	2	GIP_00152 / planned_511	Parcel-Based Opportunity (aspirational)	2.00	1.36	68%	0.003	0.018
Richmond	2	GIP_00162 / planned_522	Parcel-Based Opportunity (aspirational)	5.90	4.00	68%	0.001	0.018
Richmond	2	Parcel_126885	Regional Opportunity	1.12	0.39	35%	0.005	0.018
Richmond	2	Parcel_151124	Parcel-Based Opportunity	0.47	0.35	74%	0.011	0.018
Richmond	2	Parcel_151604	Regional Opportunity	0.50	0.42	84%	0.011	0.018
Richmond	2	Parcel_152942	Regional Opportunity	0.52	0.42	81%	0.010	0.018
Richmond	2	ROW_160	ROW Opportunity	4.58	3.15	69%	0.002	0.018
Richmond	2	ROW_16470	ROW Opportunity	2.55	1.66	65%	0.003	0.018
Richmond	2	ROW_20777	ROW Opportunity	1.92	1.28	67%	0.003	0.018
Richmond	2	ROW_213	ROW Opportunity	5.91	3.79	64%	0.001	0.018
Richmond	2	ROW_2915	ROW Opportunity	4.41	2.90	66%	0.002	0.018
Richmond	2	ROW_2928	ROW Opportunity	3.99	2.40	60%	0.002	0.018
Richmond	2	ROW_3295	ROW Opportunity	0.13	0.06	46%	0.035	0.018
Richmond	2	ROW_4531	ROW Opportunity	0.29	0.15	52%	0.016	0.018
Richmond	2	ROW_6066	ROW Opportunity	0.37	0.11	30%	0.013	0.018
Richmond	2	ROW_67	ROW Opportunity	1.78	1.28	72%	0.004	0.018
Richmond	2	Parcel_209985	Parcel-Based Opportunity	7.78	4.24	54%	0.001	0.017
Richmond	2	planned_489	Planned Unlined Bioretention	1.91	1.34	70%	0.003	0.017
Richmond	2	ROW_16453	ROW Opportunity	4.49	2.90	65%	0.002	0.017
Richmond	2	ROW_16524	ROW Opportunity	0.17	0.12	71%	0.027	0.017
Richmond	2	ROW_16920	ROW Opportunity	0.89	0.46	52%	0.006	0.017
Richmond	2	ROW_17076	ROW Opportunity	4.77	2.85	60%	0.002	0.017
Richmond	2	ROW_290	ROW Opportunity	1.30	0.94	72%	0.005	0.017
Richmond	2	ROW_4396	ROW Opportunity	2.92	1.91	65%	0.002	0.017
Richmond	2	GIP_00141 / planned_480	Parcel-Based Opportunity (aspirational)	3.92	2.68	68%	0.002	0.016
Richmond	2	Parcel_150106	Parcel-Based Opportunity	0.47	0.36	77%	0.010	0.016
Richmond	2	Parcel_50787	Parcel-Based Opportunity	0.13	0.09	69%	0.032	0.016
Richmond	2	planned_94	Planned Creek/Marsh Restoration	4.16	2.12	51%	0.002	0.016
Richmond	2	ROW_115	ROW Opportunity	3.74	2.52	67%	0.002	0.016
Richmond	2	ROW_1385	ROW Opportunity	0.62	0.34	55%	0.008	0.016
Richmond	2	ROW_250	ROW Opportunity	2.22	1.47	66%	0.003	0.016

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Richmond	2	ROW_314	ROW Opportunity	4.06	2.72	67%	0.002	0.016
Richmond	2	ROW_3741	ROW Opportunity	0.59	0.40	68%	0.008	0.016
Richmond	2	ROW_4398	ROW Opportunity	3.21	2.08	65%	0.002	0.016
Richmond	2	ROW_4866	ROW Opportunity	5.85	3.86	66%	0.001	0.016
Richmond	2	GIP_00124 / planned_137	Parcel-Based Opportunity (aspirational)	9.66	3.71	38%	0.001	0.015
Richmond	2	Parcel_160376	Parcel-Based Opportunity	4.81	4.00	83%	0.001	0.015
Richmond	2	ROW_12101	ROW Opportunity	1.93	1.31	68%	0.003	0.015
Richmond	2	ROW_16447	ROW Opportunity	3.16	2.13	67%	0.002	0.015
Richmond	2	ROW_16479	ROW Opportunity	0.89	0.59	66%	0.006	0.015
Richmond	2	ROW_17605	ROW Opportunity	7.60	3.45	45%	0.001	0.015
Richmond	2	ROW_18926	ROW Opportunity	4.43	2.72	61%	0.002	0.015
Richmond	2	ROW_20542	ROW Opportunity	0.72	0.51	71%	0.007	0.015
Richmond	2	ROW_20895	ROW Opportunity	0.46	0.22	48%	0.009	0.015
Richmond	2	ROW_21152	ROW Opportunity	4.90	3.36	69%	0.002	0.015
Richmond	2	ROW_258	ROW Opportunity	0.55	0.39	71%	0.008	0.015
Richmond	2	ROW_6047	ROW Opportunity	4.81	3.21	67%	0.001	0.015
Richmond	2	ROW_78	ROW Opportunity	0.84	0.63	75%	0.006	0.015
Richmond	2	ROW_81	ROW Opportunity	1.73	1.19	69%	0.003	0.015
Richmond	2	ROW_93	ROW Opportunity	5.91	3.85	65%	0.001	0.015
Richmond	2	Parcel_136418	Regional Opportunity	0.51	0.31	61%	0.008	0.014
Richmond	2	Parcel_139156	Regional Opportunity	2.90	1.37	47%	0.002	0.014
Richmond	2	Parcel_139599	Parcel-Based Opportunity	5.30	3.53	67%	0.001	0.014
Richmond	2	Parcel_143456	Parcel-Based Opportunity	0.42	0.32	76%	0.010	0.014
Richmond	2	Parcel_143637	Regional Opportunity	0.71	0.32	45%	0.006	0.014
Richmond	2	Parcel_191941	Parcel-Based Opportunity	7.01	0.25	4%	0.000	0.014
Richmond	2	Parcel_375481	Parcel-Based Opportunity	4.63	2.18	47%	0.002	0.014
Richmond	2	Parcel_47763	Parcel-Based Opportunity	4.66	2.90	62%	0.001	0.014
Richmond	2	ROW_11012	ROW Opportunity	2.36	1.46	62%	0.002	0.014
Richmond	2	ROW_129	ROW Opportunity	0.42	0.29	69%	0.010	0.014
Richmond	2	ROW_14437	ROW Opportunity	13.77	3.20	23%	0.000	0.014
Richmond	2	ROW_16491	ROW Opportunity	1.26	0.81	64%	0.004	0.014
Richmond	2	ROW_16494	ROW Opportunity	2.27	1.51	67%	0.003	0.014
Richmond	2	ROW_16611	ROW Opportunity	1.02	0.78	76%	0.005	0.014
Richmond	2	ROW_19951	ROW Opportunity	4.44	2.66	60%	0.002	0.014
Richmond	2	ROW_20316	ROW Opportunity	2.88	1.90	66%	0.002	0.014
Richmond	2	ROW_286	ROW Opportunity	2.29	1.57	69%	0.003	0.014
Richmond	2	ROW_89	ROW Opportunity	1.38	0.90	65%	0.004	0.014
Richmond	2	ROW_9417	ROW Opportunity	2.08	1.34	64%	0.003	0.014
Richmond	2	GIP_00127 / planned_171	Parcel-Based Opportunity (aspirational)	16.16	2.93	18%	0.000	0.013
Richmond	2	GIP_00138 / planned_475	Parcel-Based Opportunity (aspirational)	16.16	2.93	18%	0.000	0.013
Richmond	2	GIP_00149 / planned_508	Parcel-Based Opportunity (aspirational)	3.47	2.33	67%	0.002	0.013
Richmond	2	GIP_00175 / ROW_17569	ROW Opportunity (aspirational)	2.96	1.75	59%	0.002	0.013
Richmond	2	Parcel_112290	Regional Opportunity	1.12	0.16	14%	0.005	0.013
Richmond	2	Parcel_155750	Parcel-Based Opportunity	0.43	0.30	70%	0.009	0.013
Richmond	2	ROW_12140	ROW Opportunity	0.81	0.58	72%	0.006	0.013
Richmond	2	ROW_163	ROW Opportunity	5.21	3.41	65%	0.001	0.013
Richmond	2	ROW_194	ROW Opportunity	4.22	2.78	66%	0.001	0.013
Richmond	2	ROW_2595	ROW Opportunity	1.07	0.42	39%	0.004	0.013
Richmond	2	ROW_6848	ROW Opportunity	2.21	1.46	66%	0.002	0.013
Richmond	2	ROW_7330	ROW Opportunity	5.35	3.48	65%	0.001	0.013
Richmond	2	ROW_8151	ROW Opportunity	4.36	2.94	67%	0.001	0.013
Richmond	2	GIP_00160 / planned_520	Parcel-Based Opportunity (aspirational)	2.35	1.60	68%	0.002	0.012
Richmond	2	Parcel_147723	Parcel-Based Opportunity	0.34	0.27	79%	0.010	0.012
Richmond	2	Parcel_150072	Parcel-Based Opportunity	0.36	0.27	75%	0.010	0.012
Richmond	2	Parcel_211418	Parcel-Based Opportunity	9.02	2.38	26%	0.001	0.012
Richmond	2	Parcel_225370	Parcel-Based Opportunity	25.07	3.05	12%	0.000	0.012
Richmond	2	Parcel_375470	Parcel-Based Opportunity	57.79	1.88	3%	0.000	0.012
Richmond	2	ROW_132	ROW Opportunity	1.65	1.13	68%	0.003	0.012
Richmond	2	ROW_13338	ROW Opportunity	1.01	0.70	69%	0.004	0.012
Richmond	2	ROW_14167	ROW Opportunity	4.84	3.18	66%	0.001	0.012
Richmond	2	ROW_14369	ROW Opportunity	0.27	0.09	33%	0.012	0.012
Richmond	2	ROW_16466	ROW Opportunity	3.17	2.13	67%	0.002	0.012
Richmond	2	ROW_16474	ROW Opportunity	2.85	1.84	65%	0.002	0.012
Richmond	2	ROW_16502	ROW Opportunity	2.06	1.33	65%	0.002	0.012
Richmond	2	ROW_204	ROW Opportunity	4.79	3.07	64%	0.001	0.012
Richmond	2	ROW_253	ROW Opportunity	4.86	3.10	64%	0.001	0.012
Richmond	2	ROW_281	ROW Opportunity	0.38	0.28	74%	0.010	0.012
Richmond	2	ROW_4277	ROW Opportunity	0.43	0.27	63%	0.008	0.012
Richmond	2	ROW_5573	ROW Opportunity	1.06	0.63	59%	0.004	0.012
Richmond	2	ROW_6101	ROW Opportunity	4.34	2.67	62%	0.001	0.012
Richmond	2	ROW_6558	ROW Opportunity	1.87	1.00	53%	0.002	0.012
Richmond	2	ROW_7748	ROW Opportunity	4.34	2.86	66%	0.001	0.012
Richmond	2	ROW_913	ROW Opportunity	0.22	0.10	45%	0.015	0.012
Richmond	2	ROW_9680	ROW Opportunity	2.49	1.58	63%	0.002	0.012
Richmond	2	GIP_00133 / planned_193	Parcel-Based Opportunity (aspirational)	0.97	0.27	28%	0.004	0.011
Richmond	2	GIP_00150 / planned_509	Parcel-Based Opportunity (aspirational)	3.02	2.04	68%	0.002	0.011
Richmond	2	GIP_00151 / planned_510	Parcel-Based Opportunity (aspirational)	2.11	1.43	68%	0.002	0.011
Richmond	2	Parcel_112193	Parcel-Based Opportunity	0.18	0.07	39%	0.016	0.011
Richmond	2	Parcel_116931	Parcel-Based Opportunity	11.22	0.40	4%	0.000	0.011
Richmond	2	Parcel_121594	Parcel-Based Opportunity	3.20	1.53	48%	0.002	0.011
Richmond	2	Parcel_128233	Parcel-Based Opportunity	3.85	2.80	73%	0.001	0.011
Richmond	2	Parcel_145759	Parcel-Based Opportunity	0.34	0.25	74%	0.010	0.011
Richmond	2	Parcel_149557	Parcel-Based Opportunity	0.35	0.25	71%	0.009	0.011
Richmond	2	Parcel_150416	Parcel-Based Opportunity	0.32	0.27	84%	0.011	0.011
Richmond	2	Parcel_152538	Parcel-Based Opportunity	0.37	0.26	70%	0.009	0.011
Richmond	2	Parcel_167393	Parcel-Based Opportunity	4.98	2.79	56%	0.001	0.011
Richmond	2	Parcel_243861	Parcel-Based Opportunity	33.58	2.75	8%	0.000	0.011
Richmond	2	ROW_111	ROW Opportunity	3.22	2.10	65%	0.002	0.011
Richmond	2	ROW_11660	ROW Opportunity	0.34	0.18	53%	0.010	0.011
Richmond	2	ROW_13123	ROW Opportunity	1.20	0.83	69%	0.003	0.011
Richmond	2	ROW_14811	ROW Opportunity	0.29	0.19	66%	0.011	0.011
Richmond	2	ROW_16446	ROW Opportunity	1.36	0.89	65%	0.003	0.011
Richmond	2	ROW_16468	ROW Opportunity	3.10	2.04	66%	0.002	0.011
Richmond	2	ROW_16483	ROW Opportunity	2.83	1.77	63%	0.002	0.011

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Richmond	2	ROW_19203	ROW Opportunity	3.74	2.18	58%	0.001	0.011
Richmond	2	ROW_19688	ROW Opportunity	4.52	2.76	61%	0.001	0.011
Richmond	2	ROW_20469	ROW Opportunity	2.29	1.56	68%	0.002	0.011
Richmond	2	ROW_249	ROW Opportunity	4.36	2.85	65%	0.001	0.011
Richmond	2	ROW_322	ROW Opportunity	4.52	3.02	67%	0.001	0.011
Richmond	2	ROW_3981	ROW Opportunity	2.93	1.87	64%	0.002	0.011
Richmond	2	ROW_4397	ROW Opportunity	3.99	2.39	60%	0.001	0.011
Richmond	2	ROW_9967	ROW Opportunity	5.27	2.53	48%	0.001	0.011
Richmond	2	GIP_00115 / Parcel_135904	Parcel-Based Opportunity (aspirational)	8.78	2.30	26%	0.001	0.010
Richmond	2	planned_490	Planned Unlined Bioretention	3.29	2.20	67%	0.001	0.010
Richmond	2	ROW_106	ROW Opportunity	2.85	1.90	67%	0.002	0.010
Richmond	2	ROW_12330	ROW Opportunity	0.08	0.04	50%	0.032	0.010
Richmond	2	ROW_14072	ROW Opportunity	1.98	1.16	59%	0.002	0.010
Richmond	2	ROW_16841	ROW Opportunity	3.01	1.97	65%	0.002	0.010
Richmond	2	ROW_17073	ROW Opportunity	3.30	2.03	62%	0.002	0.010
Richmond	2	ROW_17322	ROW Opportunity	0.62	0.22	35%	0.005	0.010
Richmond	2	ROW_3014	ROW Opportunity	0.11	0.07	64%	0.025	0.010
Richmond	2	GIP_00110 / Parcel_109368	Parcel-Based Opportunity (aspirational)	3.40	2.17	64%	0.001	0.009
Richmond	2	GIP_00169 / ROW_15040	ROW Opportunity (aspirational)	1.55	0.99	64%	0.003	0.009
Richmond	2	GIP_00172 / ROW_16800	ROW Opportunity (aspirational)	3.21	1.91	60%	0.001	0.008
Richmond	2	GIP_00130 / planned_185	Parcel-Based Opportunity (aspirational)	6.84	1.74	25%	0.001	0.007
Richmond	2	GIP_00134 / planned_467	Parcel-Based Opportunity (aspirational)	6.84	1.74	25%	0.001	0.007
Richmond	2	GIP_00143 / planned_482	Parcel-Based Opportunity (aspirational)	2.83	1.88	66%	0.001	0.007
Richmond	2	GIP_00168 / ROW_12341	ROW Opportunity (aspirational)	2.99	1.76	59%	0.001	0.007
Richmond	2	GIP_00156 / planned_516	Parcel-Based Opportunity (aspirational)	2.16	1.44	67%	0.001	0.006
Richmond	2	GIP_00176 / ROW_2981	ROW Opportunity (aspirational)	2.42	1.41	58%	0.001	0.006
Richmond	2	GIP_00117 / Parcel_137234	Regional Opportunity (aspirational)	2.25	0.99	44%	0.001	0.004
Richmond	2	GIP_00119 / Parcel_140108	Regional Opportunity (aspirational)	1.53	1.06	69%	0.001	0.004
Richmond	2	GIP_00154 / planned_513	Parcel-Based Opportunity (aspirational)	1.69	1.13	67%	0.001	0.004
Richmond	2	GIP_00132 / planned_192	Parcel-Based Opportunity (aspirational)	2.19	0.73	33%	0.001	0.003
Richmond	2	GIP_00137 / planned_474	Parcel-Based Opportunity (aspirational)	2.19	0.73	33%	0.001	0.003
Richmond	2	GIP_00155 / planned_515	Parcel-Based Opportunity (aspirational)	1.39	0.94	68%	0.001	0.003
Richmond	2	GIP_00158 / planned_518	Parcel-Based Opportunity (aspirational)	1.02	0.69	68%	0.001	0.003
Richmond	2	GIP_00163 / planned_525	Parcel-Based Opportunity (aspirational)	1.23	0.77	63%	0.001	0.003
Richmond	2	GIP_00116 / Parcel_136910	Regional Opportunity (aspirational)	0.65	0.27	42%	0.001	0.001
Richmond	2	GIP_00129 / planned_184	Parcel-Based Opportunity (aspirational)	0.01	0.01	100%	0.002	0.000
San Pablo	2	GIP_10057 / ROW_7812	ROW Opportunity (aspirational)	7.18	4.82	67%	0.038	1.114
San Pablo	2	ROW_16921	ROW Opportunity	12.99	7.46	57%	0.008	0.353
San Pablo	2	planned_36	Planned Flood Control Basin	38.92	17.91	46%	0.002	0.256
San Pablo	2	planned_162	Planned Unlined Bioretention	53.22	35.34	66%	0.002	0.246
San Pablo	2	ROW_16388	ROW Opportunity	7.27	5.13	71%	0.010	0.245
San Pablo	2	planned_302	Planned Creek/Marsh Restoration	3.18	1.46	46%	0.019	0.235
San Pablo	2	ROW_20797	ROW Opportunity	1.05	0.93	89%	0.051	0.214
San Pablo	2	ROW_7812	ROW Opportunity	1.06	0.70	66%	0.038	0.162
San Pablo	2	ROW_16905	ROW Opportunity	5.86	3.97	68%	0.007	0.138
San Pablo	2	ROW_16907	ROW Opportunity	7.77	5.24	67%	0.005	0.126
San Pablo	2	ROW_16903	ROW Opportunity	4.25	2.88	68%	0.008	0.119
San Pablo	2	ROW_6559	ROW Opportunity	12.76	7.53	59%	0.003	0.114
San Pablo	2	planned_304	Planned Creek/Marsh Restoration	28.94	14.49	50%	0.002	0.105
San Pablo	2	GIP_10065 / SD_MasterPlan	ROW Opportunity (aspirational)	29.73	19.48	66%	0.001	0.094
San Pablo	2	ROW_4126	ROW Opportunity	0.60	0.43	72%	0.038	0.092
San Pablo	2	ROW_19846	ROW Opportunity	6.35	3.77	59%	0.004	0.076
San Pablo	2	ROW_2698	ROW Opportunity	8.13	5.52	68%	0.003	0.074
San Pablo	2	ROW_2767	ROW Opportunity	1.26	0.75	60%	0.015	0.070
San Pablo	2	GIP_10055 / ROW_11891	ROW Opportunity (aspirational)	7.98	5.43	68%	0.003	0.068
San Pablo	2	ROW_189	ROW Opportunity	3.45	2.35	68%	0.006	0.068
San Pablo	2	ROW_2769	ROW Opportunity	5.25	2.83	54%	0.004	0.063
San Pablo	2	ROW_7219	ROW Opportunity	1.16	0.79	68%	0.014	0.061
San Pablo	2	ROW_9756	ROW Opportunity	3.58	2.30	64%	0.006	0.060
San Pablo	2	ROW_6033	ROW Opportunity	7.68	5.03	65%	0.003	0.055
San Pablo	2	ROW_77	ROW Opportunity	0.39	0.30	77%	0.034	0.052
San Pablo	2	ROW_4227	ROW Opportunity	4.63	2.97	64%	0.004	0.047
San Pablo	2	ROW_192	ROW Opportunity	3.68	2.55	69%	0.004	0.045
San Pablo	2	ROW_18421	ROW Opportunity	9.68	6.08	63%	0.002	0.039
San Pablo	2	ROW_786	ROW Opportunity	5.66	3.27	58%	0.003	0.039
San Pablo	2	ROW_16914	ROW Opportunity	2.49	1.66	67%	0.005	0.037
San Pablo	2	ROW_16014	ROW Opportunity	5.29	3.53	67%	0.003	0.036
San Pablo	2	ROW_18397	ROW Opportunity	2.76	1.78	64%	0.004	0.035
San Pablo	2	ROW_4228	ROW Opportunity	2.60	1.68	65%	0.005	0.035
San Pablo	2	GIP_10056 / ROW_18927	ROW Opportunity (aspirational)	6.33	4.23	67%	0.002	0.033
San Pablo	2	ROW_18924	ROW Opportunity	0.25	0.19	76%	0.033	0.032
San Pablo	2	ROW_16015	ROW Opportunity	1.34	0.88	66%	0.007	0.031
San Pablo	2	ROW_15641	ROW Opportunity	4.30	2.76	64%	0.003	0.030
San Pablo	2	ROW_4668	ROW Opportunity	2.52	1.68	67%	0.004	0.030
San Pablo	2	ROW_12843	ROW Opportunity	2.13	1.52	71%	0.005	0.029
San Pablo	2	ROW_167	ROW Opportunity	6.95	4.63	67%	0.002	0.028
San Pablo	2	ROW_6930	ROW Opportunity	0.90	0.64	71%	0.009	0.028
San Pablo	2	ROW_15350	ROW Opportunity	1.12	0.66	59%	0.007	0.027
San Pablo	2	ROW_19954	ROW Opportunity	3.17	2.07	65%	0.003	0.027
San Pablo	2	ROW_20000	ROW Opportunity	1.97	1.36	69%	0.005	0.027
San Pablo	2	ROW_165	ROW Opportunity	5.88	3.79	64%	0.002	0.026
San Pablo	2	ROW_17042	ROW Opportunity	5.45	3.63	67%	0.002	0.025
San Pablo	2	ROW_11891	ROW Opportunity	1.83	1.26	69%	0.005	0.024
San Pablo	2	ROW_12558	ROW Opportunity	8.04	4.68	58%	0.001	0.023
San Pablo	2	ROW_16390	ROW Opportunity	1.74	1.08	62%	0.005	0.023
San Pablo	2	ROW_4473	ROW Opportunity	1.50	0.88	59%	0.005	0.022
San Pablo	2	Parcel_177888	Regional Opportunity	0.72	0.48	67%	0.009	0.021
San Pablo	2	ROW_12611	ROW Opportunity	2.08	1.46	70%	0.004	0.021
San Pablo	2	ROW_4651	ROW Opportunity	1.36	0.86	63%	0.005	0.021
San Pablo	2	ROW_21121	ROW Opportunity	4.48	2.81	63%	0.002	0.020
San Pablo	2	ROW_52	ROW Opportunity	3.36	1.97	59%	0.002	0.020
San Pablo	2	Parcel_174149	Regional Opportunity	1.30	0.40	31%	0.004	0.019
San Pablo	2	planned_155	Planned Creek/Marsh Restoration	0.31	0.18	58%	0.016	0.019
San Pablo	2	ROW_10495	ROW Opportunity	2.74	1.83	67%	0.003	0.019

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San Pablo	2	ROW_4471	ROW Opportunity	1.20	0.64	53%	0.005	0.019
San Pablo	2	planned_325	Planned Unlined Bioretention	5.36	1.64	31%	0.001	0.018
San Pablo	2	ROW_11364	ROW Opportunity	0.57	0.40	70%	0.009	0.018
San Pablo	2	ROW_11808	ROW Opportunity	0.75	0.49	65%	0.008	0.018
San Pablo	2	ROW_125	ROW Opportunity	4.82	3.00	62%	0.002	0.018
San Pablo	2	ROW_12612	ROW Opportunity	2.24	1.38	62%	0.003	0.018
San Pablo	2	ROW_171	ROW Opportunity	3.11	1.99	64%	0.002	0.018
San Pablo	2	ROW_18927	ROW Opportunity	0.12	0.08	67%	0.039	0.018
San Pablo	2	ROW_65	ROW Opportunity	6.84	4.46	65%	0.001	0.018
San Pablo	2	ROW_13089	ROW Opportunity	1.15	0.81	70%	0.005	0.016
San Pablo	2	ROW_16916	ROW Opportunity	0.68	0.48	71%	0.007	0.016
San Pablo	2	ROW_2963	ROW Opportunity	3.78	2.51	66%	0.002	0.016
San Pablo	2	Parcel_190737	Parcel-Based Opportunity	11.43	3.64	32%	0.001	0.015
San Pablo	2	ROW_108	ROW Opportunity	3.27	2.07	63%	0.002	0.015
San Pablo	2	ROW_14830	ROW Opportunity	3.59	2.40	67%	0.002	0.015
San Pablo	2	ROW_170	ROW Opportunity	4.03	2.63	65%	0.002	0.015
San Pablo	2	ROW_19776	ROW Opportunity	2.43	1.55	64%	0.002	0.014
San Pablo	2	planned_172	Planned Unlined Swale	2.97	1.38	46%	0.002	0.013
San Pablo	2	planned_303	Planned Creek/Marsh Restoration	2.48	1.06	43%	0.002	0.013
San Pablo	2	planned_342	Planned Creek/Marsh Restoration	3.00	1.41	47%	0.002	0.013
San Pablo	2	planned_343	Planned Habitat Restoration	3.01	1.41	47%	0.002	0.013
San Pablo	2	planned_413	Planned Unlined Bioretention	2.97	1.38	46%	0.002	0.013
San Pablo	2	ROW_16389	ROW Opportunity	1.15	0.78	68%	0.004	0.013
San Pablo	2	ROW_3087	ROW Opportunity	3.36	2.28	68%	0.002	0.013
San Pablo	2	ROW_2765	ROW Opportunity	0.45	0.32	71%	0.008	0.012
San Pablo	2	ROW_7319	ROW Opportunity	0.65	0.48	74%	0.006	0.012
San Pablo	2	planned_159	Planned Flood Control	0.94	0.44	47%	0.004	0.011
San Pablo	2	planned_160	Planned Flood Control	0.94	0.44	47%	0.004	0.011
San Pablo	2	ROW_114	ROW Opportunity	2.62	1.66	63%	0.002	0.011
San Pablo	2	ROW_14301	ROW Opportunity	3.39	2.13	63%	0.002	0.011
San Pablo	2	ROW_15832	ROW Opportunity	0.35	0.24	69%	0.009	0.011
San Pablo	2	ROW_20998	ROW Opportunity	2.84	1.84	65%	0.002	0.011
San Pablo	2	ROW_11348	ROW Opportunity	1.55	1.05	68%	0.003	0.010
San Pablo	2	ROW_18545	ROW Opportunity	1.13	0.78	69%	0.003	0.010
San Pablo	2	ROW_604	ROW Opportunity	2.68	1.72	64%	0.002	0.010
San Ramon	2	ROW_16937	ROW Opportunity	14.91	8.01	54%	0.008	0.404
San Ramon	2	ROW_5150	ROW Opportunity	17.26	9.38	54%	0.006	0.361
San Ramon	2	Parcel_1429	Parcel-Based Opportunity	7.08	3.05	43%	0.012	0.288
San Ramon	2	ROW_16938	ROW Opportunity	44.75	26.81	60%	0.002	0.202
San Ramon	2	Parcel_1424	Parcel-Based Opportunity	3.25	2.00	62%	0.016	0.177
San Ramon	2	ROW_13922	ROW Opportunity	5.32	2.95	55%	0.010	0.166
San Ramon	2	ROW_5023	ROW Opportunity	5.42	2.58	48%	0.009	0.161
San Ramon	2	Parcel_74168	Parcel-Based Opportunity	4.28	3.30	77%	0.010	0.154
San Ramon	2	ROW_19140	ROW Opportunity	13.00	6.76	52%	0.003	0.112
San Ramon	2	ROW_560	ROW Opportunity	48.47	23.77	49%	0.001	0.102
San Ramon	2	ROW_14434	ROW Opportunity	2.77	1.52	55%	0.011	0.095
San Ramon	2	ROW_16426	ROW Opportunity	1.39	0.84	60%	0.016	0.077
San Ramon	2	ROW_13536	ROW Opportunity	15.98	8.39	53%	0.002	0.068
San Ramon	2	Parcel_59728	Parcel-Based Opportunity	40.01	15.74	39%	0.001	0.066
San Ramon	2	ROW_9268	ROW Opportunity	1.38	0.82	59%	0.013	0.060
San Ramon	2	ROW_19361	ROW Opportunity	0.95	0.61	64%	0.015	0.052
San Ramon	2	ROW_5451	ROW Opportunity	24.69	12.16	49%	0.001	0.049
San Ramon	2	Parcel_74549	Regional Opportunity	0.89	0.57	64%	0.015	0.048
San Ramon	2	ROW_7238	ROW Opportunity	5.09	2.65	52%	0.003	0.047
San Ramon	2	ROW_2693	ROW Opportunity	27.57	13.61	49%	0.001	0.046
San Ramon	2	ROW_14869	ROW Opportunity	14.80	6.94	47%	0.001	0.043
San Ramon	2	ROW_19759	ROW Opportunity	3.77	1.87	50%	0.004	0.043
San Ramon	2	Parcel_1440	Regional Opportunity	2.20	0.24	11%	0.005	0.039
San Ramon	2	ROW_14030	ROW Opportunity	3.62	2.17	60%	0.004	0.039
San Ramon	2	ROW_20234	ROW Opportunity	3.27	1.89	58%	0.004	0.037
San Ramon	2	ROW_2149	ROW Opportunity	14.02	7.03	50%	0.001	0.036
San Ramon	2	Parcel_54308	Regional Opportunity	1.18	0.65	55%	0.008	0.032
San Ramon	2	Parcel_73130	Regional Opportunity	1.30	0.32	25%	0.007	0.030
San Ramon	2	ROW_2328	ROW Opportunity	0.92	0.30	33%	0.009	0.030
San Ramon	2	ROW_5995	ROW Opportunity	8.73	3.50	40%	0.002	0.030
San Ramon	2	Parcel_1133	Parcel-Based Opportunity	9.50	2.66	28%	0.001	0.025
San Ramon	2	Parcel_56107	Parcel-Based Opportunity	16.67	5.24	31%	0.001	0.024
San Ramon	2	Parcel_56619	Parcel-Based Opportunity	11.96	4.45	37%	0.001	0.021
San Ramon	2	ROW_7425	ROW Opportunity	5.04	2.86	57%	0.002	0.020
San Ramon	2	Parcel_54147	Parcel-Based Opportunity	11.94	4.08	34%	0.001	0.019
San Ramon	2	ROW_11940	ROW Opportunity	5.68	2.26	40%	0.002	0.019
San Ramon	2	ROW_12822	ROW Opportunity	14.95	7.56	51%	0.000	0.019
San Ramon	2	ROW_3355	ROW Opportunity	4.30	1.88	44%	0.002	0.019
San Ramon	2	Parcel_56925	Parcel-Based Opportunity	10.03	3.99	40%	0.001	0.018
San Ramon	2	ROW_5148	ROW Opportunity	0.88	0.42	48%	0.007	0.018
San Ramon	2	ROW_17356	ROW Opportunity	7.97	3.72	47%	0.001	0.016
San Ramon	2	ROW_558	ROW Opportunity	2.14	1.25	58%	0.003	0.016
San Ramon	2	ROW_10130	ROW Opportunity	0.82	0.51	62%	0.005	0.014
San Ramon	2	ROW_10239	ROW Opportunity	6.36	3.22	51%	0.001	0.014
San Ramon	2	ROW_14016	ROW Opportunity	5.41	2.19	40%	0.001	0.014
San Ramon	2	ROW_17472	ROW Opportunity	3.74	1.78	48%	0.002	0.014
San Ramon	2	ROW_19366	ROW Opportunity	7.37	3.52	48%	0.001	0.014
San Ramon	2	ROW_6768	ROW Opportunity	2.05	1.31	64%	0.003	0.013
San Ramon	2	ROW_7432	ROW Opportunity	4.06	1.64	40%	0.001	0.013
San Ramon	2	ROW_18224	ROW Opportunity	5.30	2.56	48%	0.001	0.012
San Ramon	2	ROW_3115	ROW Opportunity	3.26	1.35	41%	0.002	0.012
San Ramon	2	ROW_14638	ROW Opportunity	5.32	2.59	49%	0.001	0.011
San Ramon	2	ROW_20860	ROW Opportunity	3.04	1.64	54%	0.002	0.011
San Ramon	2	ROW_6884	ROW Opportunity	4.99	2.61	52%	0.001	0.011
San Ramon	2	ROW_3070	ROW Opportunity	4.82	2.40	50%	0.001	0.010
San Ramon	2	ROW_3632	ROW Opportunity	4.57	2.38	52%	0.001	0.010
Unincorporated	2	planned_32	Planned Unlined Bioretention	460.01	217.16	47%	0.005	8.311
Unincorporated	2	Parcel_234358	Regional Opportunity	437.95	212.62	49%	0.005	8.269
Unincorporated	2	planned_426	Planned Creek/Marsh Restoration	11.44	3.32	29%	0.012	0.573

Jurisdiction	Permit	Project ID	Project Type	Area (Acres)	Impervious Area (Acres)	Percent Impervious	PCBs Yield (g/acre)	PCBs Mass reduced (g)
Unincorporated	2	Parcel_253891	Parcel-Based Opportunity	31.99	2.26	7%	0.005	0.466
Unincorporated	2	ROW_18993	ROW Opportunity	4.03	1.35	33%	0.019	0.330
Unincorporated	2	Parcel_257160	Regional Opportunity	27.71	15.65	56%	0.004	0.312
Unincorporated	2	planned_928	Planned Unlined Bioretention	12.72	5.77	45%	0.006	0.285
Unincorporated	2	ROW_326	ROW Opportunity	5.29	3.11	59%	0.012	0.232
Unincorporated	2	planned_845	Planned Unlined Bioretention	9.56	4.74	50%	0.006	0.193
Unincorporated	2	planned_1251	Planned Unlined Bioretention	6.65	3.60	54%	0.008	0.180
Unincorporated	2	ROW_4127	ROW Opportunity	4.13	2.65	64%	0.012	0.180
Unincorporated	2	planned_134	Planned Unlined Bioretention	7.12	4.36	61%	0.007	0.172
Unincorporated	2	planned_1128	Planned Unlined Bioretention	18.84	6.19	33%	0.003	0.171
Unincorporated	2	planned_813	Planned Unlined Bioretention	6.43	3.65	57%	0.007	0.166
Unincorporated	2	ROW_336	ROW Opportunity	1.33	0.82	62%	0.031	0.166
Unincorporated	2	ROW_18095	ROW Opportunity	1.02	0.74	73%	0.040	0.164
Unincorporated	2	planned_834	Planned Unlined Bioretention	6.15	3.59	58%	0.007	0.160
Unincorporated	2	planned_1158	Planned Unlined Bioretention	4.47	2.62	59%	0.008	0.127
Unincorporated	2	Parcel_231873	Regional Opportunity	4.42	2.78	63%	0.008	0.126
Unincorporated	2	planned_922	Planned Unlined Bioretention	4.80	2.79	58%	0.007	0.124
Unincorporated	2	ROW_7003	ROW Opportunity	3.09	0.99	32%	0.009	0.116
Unincorporated	2	planned_910	Planned Unlined Bioretention	0.77	0.41	53%	0.030	0.098
Unincorporated	2	ROW_3884	ROW Opportunity	4.07	2.27	56%	0.007	0.098
Unincorporated	2	planned_921	Planned Unlined Bioretention	3.60	2.10	58%	0.007	0.093
Unincorporated	2	planned_944	Planned Unlined Bioretention	7.39	1.26	17%	0.003	0.091
Unincorporated	2	ROW_15893	ROW Opportunity	2.97	1.65	56%	0.008	0.078
Unincorporated	2	ROW_18461	ROW Opportunity	1.29	0.56	43%	0.015	0.077
Unincorporated	2	ROW_7816	ROW Opportunity	1.63	0.34	21%	0.011	0.074
Unincorporated	2	planned_948	Planned Unlined Bioretention	2.32	1.60	69%	0.009	0.072
Unincorporated	2	planned_951	Planned Unlined Bioretention	2.22	1.53	69%	0.008	0.068
Unincorporated	2	planned_715	Planned Unlined Bioretention	4.86	2.45	50%	0.004	0.067
Unincorporated	2	Parcel_373409	Regional Opportunity	46.53	17.47	38%	0.001	0.061
Unincorporated	2	ROW_9938	ROW Opportunity	0.86	0.53	62%	0.019	0.061
Unincorporated	2	Parcel_212559	Regional Opportunity	2.98	1.31	44%	0.005	0.057
Unincorporated	2	planned_1159	Planned Unlined Bioretention	2.41	1.29	54%	0.007	0.057
Unincorporated	2	planned_824	Planned Unlined Bioretention	2.98	1.31	44%	0.005	0.057
Unincorporated	2	Parcel_234658	Regional Opportunity	1.95	1.27	65%	0.008	0.056
Unincorporated	2	planned_1120	Planned Unlined Bioretention	2.72	1.22	45%	0.006	0.056
Unincorporated	2	planned_932	Planned Unlined Bioretention	1.95	1.27	65%	0.008	0.056
Unincorporated	2	ROW_14235	ROW Opportunity	1.05	0.63	60%	0.013	0.055
Unincorporated	2	planned_1145	Planned Unlined Bioretention	1.80	1.30	72%	0.008	0.053
Unincorporated	2	Parcel_238562	Regional Opportunity	12.03	6.43	53%	0.002	0.052
Unincorporated	2	planned_950	Planned Unlined Bioretention	1.69	1.17	69%	0.008	0.052
Unincorporated	2	Parcel_233114	Regional Opportunity	1.76	1.09	62%	0.008	0.050
Unincorporated	2	Parcel_227066	Regional Opportunity	1.84	0.99	54%	0.007	0.047
Unincorporated	2	Parcel_183600	Regional Opportunity	2.16	1.04	48%	0.006	0.046
Unincorporated	2	planned_1234	Planned Unlined Bioretention	2.16	1.04	48%	0.006	0.046
Unincorporated	2	planned_965	Planned Unlined Bioretention	6.89	2.96	43%	0.002	0.042
Unincorporated	2	ROW_8370	ROW Opportunity	3.43	2.12	62%	0.004	0.042
Unincorporated	2	Parcel_227359	Regional Opportunity	1.61	0.86	53%	0.007	0.041
Unincorporated	2	planned_949	Planned Unlined Bioretention	1.37	0.93	68%	0.008	0.041
Unincorporated	2	planned_1160	Planned Unlined Bioretention	1.68	0.89	53%	0.007	0.040
Unincorporated	2	ROW_17780	ROW Opportunity	2.96	1.24	42%	0.004	0.040
Unincorporated	2	planned_18	Planned Lined Bioretention	1.52	0.87	57%	0.007	0.038
Unincorporated	2	ROW_10003	ROW Opportunity	1.69	0.37	22%	0.006	0.036
Unincorporated	2	planned_1295	Planned Unlined Bioretention	1.25	0.75	60%	0.008	0.035
Unincorporated	2	planned_13	Planned Lined Bioretention	2.14	0.72	34%	0.005	0.035
Unincorporated	2	planned_1161	Planned Unlined Bioretention	1.41	0.66	47%	0.006	0.032
Unincorporated	2	Parcel_218901	Regional Opportunity	1.82	1.15	63%	0.005	0.030
Unincorporated	2	planned_829	Planned Unlined Bioretention	1.82	1.15	63%	0.005	0.030
Unincorporated	2	planned_927	Planned Unlined Bioretention	1.35	0.61	45%	0.006	0.030
Unincorporated	2	Parcel_251699	Regional Opportunity	1.25	0.63	50%	0.007	0.029
Unincorporated	2	Parcel_40021	Regional Opportunity	17.61	7.00	40%	0.001	0.029
Unincorporated	2	planned_1138	Planned Unlined Bioretention	0.92	0.66	72%	0.009	0.029
Unincorporated	2	planned_1144	Planned Unlined Bioretention	0.89	0.65	73%	0.009	0.029
Unincorporated	2	planned_890	Planned Unlined Bioretention	1.14	0.66	58%	0.007	0.029
Unincorporated	2	planned_714	Planned Unlined Bioretention	18.57	6.68	36%	0.001	0.028
Unincorporated	2	planned_818	Planned Unlined Bioretention	1.37	0.61	45%	0.006	0.028
Unincorporated	2	ROW_302	ROW Opportunity	4.48	2.58	58%	0.002	0.027
Unincorporated	2	planned_1132	Planned Unlined Bioretention	1.16	0.53	46%	0.006	0.024
Unincorporated	2	planned_955	Planned Unlined Bioretention	0.82	0.54	66%	0.008	0.024
Unincorporated	2	Parcel_11752	Regional Opportunity	10.67	2.59	24%	0.001	0.023
Unincorporated	2	Parcel_225283	Regional Opportunity	10.44	5.50	53%	0.001	0.023
Unincorporated	2	planned_1249	Planned Unlined Bioretention	8.27	3.84	46%	0.001	0.023
Unincorporated	2	planned_947	Planned Unlined Bioretention	0.86	0.49	57%	0.008	0.023
Unincorporated	2	planned_1297	Planned Unlined Bioretention	0.62	0.12	19%	0.010	0.021
Unincorporated	2	planned_1188	Planned Unlined Bioretention	2.05	0.21	10%	0.003	0.020
Unincorporated	2	planned_843	Planned Unlined Bioretention	0.97	0.44	45%	0.006	0.020
Unincorporated	2	planned_1056	Planned Unlined Bioretention	2.73	1.12	41%	0.003	0.019
Unincorporated	2	planned_19	Planned Lined Bioretention	0.94	0.40	43%	0.006	0.019
Unincorporated	2	planned_926	Planned Unlined Bioretention	0.85	0.39	46%	0.006	0.019
Unincorporated	2	Parcel_190589	Regional Opportunity	7.24	4.65	64%	0.001	0.018
Unincorporated	2	Parcel_190676	Regional Opportunity	2.81	1.39	49%	0.002	0.018
Unincorporated	2	planned_1148	Planned Unlined Bioretention	0.57	0.42	74%	0.009	0.018
Unincorporated	2	planned_1248	Planned Unlined Bioretention	2.81	1.39	49%	0.002	0.018
Unincorporated	2	Parcel_134621	Regional Opportunity	5.52	4.38	79%	0.001	0.017
Unincorporated	2	Parcel_18653	Regional Opportunity	10.01	4.18	42%	0.001	0.017
Unincorporated	2	Parcel_211551	Regional Opportunity	0.70	0.38	54%	0.007	0.017
Unincorporated	2	Parcel_248771	Regional Opportunity	8.72	4.17	48%	0.001	0.017
Unincorporated	2	Parcel_260347	Regional Opportunity	13.69	3.71	27%	0.001	0.017
Unincorporated	2	planned_825	Planned Unlined Bioretention	0.70	0.38	54%	0.007	0.017
Unincorporated	2	planned_854	Planned Unlined Bioretention	0.73	0.37	51%	0.006	0.017
Unincorporated	2	Parcel_185725	Regional Opportunity	0.67	0.37	55%	0.007	0.016
Unincorporated	2	Parcel_204352	Regional Opportunity	0.50	0.37	74%	0.010	0.016
Unincorporated	2	Parcel_214683	Regional Opportunity	0.82	0.32	39%	0.005	0.016
Unincorporated	2	Parcel_234760	Regional Opportunity	10.17	3.71	36%	0.001	0.016
Unincorporated	2	Parcel_261278	Regional Opportunity	7.47	4.01	54%	0.001	0.016

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Unincorporated	2	Parcel_363962	Regional Opportunity	8.03	3.75	47%	0.001	0.016
Unincorporated	2	planned_1099	Planned Unlined Bioretention	7.47	4.01	54%	0.001	0.016
Unincorporated	2	planned_1232	Planned Unlined Bioretention	0.67	0.37	55%	0.007	0.016
Unincorporated	2	planned_817	Planned Unlined Bioretention	9.30	3.93	42%	0.001	0.016
Unincorporated	2	planned_827	Planned Unlined Bioretention	0.82	0.32	39%	0.005	0.016
Unincorporated	2	Parcel_221126	Regional Opportunity	7.83	3.50	45%	0.001	0.015
Unincorporated	2	Parcel_259820	Regional Opportunity	8.72	3.46	40%	0.001	0.015
Unincorporated	2	Parcel_373937	Regional Opportunity	9.10	4.03	44%	0.001	0.015
Unincorporated	2	planned_1047	Planned Unlined Bioretention	4.54	1.79	39%	0.002	0.015
Unincorporated	2	planned_820	Planned Unlined Bioretention	0.59	0.34	58%	0.007	0.015
Unincorporated	2	Parcel_236835	Regional Opportunity	11.70	2.62	22%	0.001	0.014
Unincorporated	2	Parcel_25124	Regional Opportunity	10.84	2.77	26%	0.001	0.014
Unincorporated	2	Parcel_260232	Regional Opportunity	0.64	0.31	48%	0.006	0.014
Unincorporated	2	Parcel_262723	Regional Opportunity	10.53	3.23	31%	0.001	0.014
Unincorporated	2	planned_838	Planned Unlined Bioretention	0.51	0.35	69%	0.008	0.014
Unincorporated	2	Parcel_180679	Regional Opportunity	0.58	0.29	50%	0.007	0.013
Unincorporated	2	Parcel_368650	Regional Opportunity	7.51	3.18	42%	0.001	0.013
Unincorporated	2	planned_1065	Planned Unlined Bioretention	7.95	2.46	31%	0.001	0.013
Unincorporated	2	planned_837	Planned Unlined Bioretention	0.44	0.28	64%	0.008	0.013
Unincorporated	2	planned_905	Planned Unlined Bioretention	0.92	0.52	57%	0.004	0.013
Unincorporated	2	ROW_19675	ROW Opportunity	4.36	2.48	57%	0.001	0.013
Unincorporated	2	Parcel_186716	Regional Opportunity	0.53	0.28	53%	0.007	0.012
Unincorporated	2	Parcel_373408	Regional Opportunity	12.02	4.26	35%	0.000	0.012
Unincorporated	2	planned_1231	Planned Unlined Bioretention	0.53	0.28	53%	0.007	0.012
Unincorporated	2	Parcel_20770	Regional Opportunity	7.74	2.72	35%	0.001	0.011
Unincorporated	2	Parcel_234439	Parcel-Based Opportunity	0.38	0.25	66%	0.009	0.011
Unincorporated	2	planned_1026	Planned Unlined Bioretention	7.74	2.72	35%	0.001	0.011
Unincorporated	2	planned_1134	Planned Unlined Bioretention	0.23	0.11	48%	0.013	0.011
Unincorporated	2	planned_1281	Planned Unlined Bioretention	0.34	0.25	74%	0.010	0.011
Unincorporated	2	planned_839	Planned Unlined Bioretention	0.41	0.29	71%	0.008	0.011
Unincorporated	2	planned_909	Planned Unlined Bioretention	1.48	0.76	51%	0.003	0.011
Unincorporated	2	planned_953	Planned Unlined Bioretention	0.38	0.06	16%	0.008	0.011
Unincorporated	2	ROW_10414	ROW Opportunity	5.41	0.94	17%	0.001	0.011
Unincorporated	2	Parcel_244216	Regional Opportunity	2.77	1.14	41%	0.002	0.010
Unincorporated	2	planned_1029	Planned Unlined Bioretention	0.89	0.19	21%	0.003	0.010
Unincorporated	2	planned_1055	Planned Unlined Bioretention	2.12	1.35	64%	0.002	0.010
Unincorporated	2	planned_1176	Planned Unlined Bioretention	0.40	0.23	58%	0.008	0.010
Walnut Creek	2	GIP_10032 / planned_213	Parcel-Based Opportunity (planned)	8.96	6.84	76%	0.010	0.302
Walnut Creek	2	GIP_10042 / ROW_12633	ROW Opportunity (planned)	5.92	2.96	50%	0.009	0.209
Walnut Creek	2	GIP_10049 / Parcel_120162	Parcel-Based Opportunity (planned)	4.71	3.32	70%	0.009	0.160
Walnut Creek	2	GIP_10044 / ROW_17453	ROW Opportunity (planned)	8.19	4.13	50%	0.006	0.156
Walnut Creek	2	GIP_10047 / ROW_1225	ROW Opportunity (planned)	4.45	3.00	67%	0.010	0.149
Walnut Creek	2	GIP_10024	Regional Opportunity (planned)	15.64	4.86	31%	0.003	0.123
Walnut Creek	2	ROW_13263	ROW Opportunity	1.31	0.40	31%	0.019	0.104
Walnut Creek	2	GIP_10052	Regional Opportunity (planned)	180.53	56.43	31%	0.000	0.073
Walnut Creek	2	GIP_10048 / Parcel_113464	Regional Opportunity (planned)	1.99	1.41	71%	0.010	0.072
Walnut Creek	2	GIP_10051	Regional Opportunity (planned)	68.22	18.26	27%	0.000	0.051
Walnut Creek	2	GIP_10040 / Parcel_49020	Regional Opportunity (planned)	1.77	1.13	64%	0.008	0.049
Walnut Creek	2	GIP_10038 / Parcel_128594	Regional Opportunity (planned)	2.40	0.93	39%	0.005	0.043
Walnut Creek	2	GIP_10041 / Parcel_129611	Regional Opportunity (planned)	2.32	0.89	38%	0.005	0.041
Walnut Creek	2	GIP_10037 / Parcel_136845	Regional Opportunity (planned)	1.46	0.72	49%	0.007	0.036
Walnut Creek	2	GIP_10053	Regional Opportunity (planned)	21.50	7.65	36%	0.001	0.034
Walnut Creek	2	GIP_10025	Regional Opportunity (planned)	10.70	3.02	28%	0.001	0.015
Walnut Creek	2	GIP_10045 / Parcel_45368	Parcel-Based Opportunity (planned)	0.42	0.33	79%	0.010	0.014
Walnut Creek	2	GIP_10050	Regional Opportunity (planned)	6.92	2.68	39%	0.001	0.011
Walnut Creek	2	GIP_10046 / Parcel_111176	Parcel-Based Opportunity (planned)	0.28	0.19	68%	0.010	0.010
Walnut Creek	2	GIP_10028	Regional Opportunity (planned)	6.82	1.76	26%	0.001	0.008
Walnut Creek	2	GIP_10022 / ROW_13709	ROW Opportunity (planned)	6.59	2.78	42%	0.000	0.007
Walnut Creek	2	GIP_10029	Regional Opportunity (planned)	6.59	1.71	26%	0.000	0.007
Walnut Creek	2	GIP_10021 / ROW_13708	ROW Opportunity (planned)	6.65	2.50	38%	0.000	0.006
Walnut Creek	2	GIP_10023	Regional Opportunity (planned)	25.68	4.00	16%	0.000	0.004
Walnut Creek	2	GIP_10026	Regional Opportunity (planned)	159.56	6.60	4%	0.000	0.003
Walnut Creek	2	GIP_10027	Regional Opportunity (planned)	3.45	0.46	13%	0.000	0.002
Walnut Creek	2	GIP_10039 / Parcel_125621	Regional Opportunity (planned)	1.73	0.48	28%	0.001	0.002
Walnut Creek	2	GIP_10043 / Parcel_135339	Regional Opportunity (planned)	1.32	0.02	2%	0.000	0.000

APPENDIX C

ROADMAP OF FUNDING SOLUTIONS FOR SUSTAINABLE STREETS

ROADMAP OF FUNDING SOLUTIONS
FOR SUSTAINABLE STREETS



Prepared by the
Bay Area Stormwater Management Agencies Association
for the Urban Greening Bay Area Initiative
Final April 26, 2018

URBAN GREENING BAY AREA

Credits

This Roadmap of Funding Solutions for Sustainable Streets was prepared as part of the Regional Roundtable on Sustainable Streets led by the Bay Area Stormwater Management Agencies Association (BASMAA) with grant funding from the US Environmental Protection Agency's San Francisco Bay Water Quality Improvement Fund, as part of the Urban Greening Bay Area initiative managed by the San Francisco Estuary Partnership.

BASMAA wishes to acknowledge the following individuals, agencies and firms that developed the Roadmap:

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This Roadmap incorporates input provided by attendees of the September 19, 2017, Regional Roundtable, as identified in Appendix G, List of Participating Agencies and Organizations.

Photo and Image Credits

Several images included in the Roadmap were provided the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) or by the following consultants to SMCWPPP, Nevue Ngan Associates and Bottomley Urban Design.

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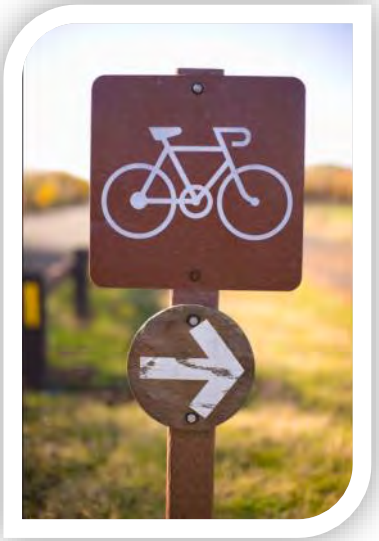

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Executive Summary

This report, the Roadmap, was developed to identify and remedy obstacles to funding for Sustainable Street projects, which are defined as **projects that include both Complete Street improvements and green stormwater infrastructure, and that are maintained in a state of good or fair condition.**

The specific actions included in this Roadmap are designed to improve the capacity – both statewide and in the San Francisco Bay Area -- to fund Sustainable Street projects that support compliance with regional permit requirements to reduce pollutant loading to San Francisco Bay, while also helping to achieve the region's greenhouse gas reduction targets.



Sustainable Street in the City of San Mateo; stormwater runoff flows into a "bioretention area" or rain garden that reduces the crossing length for pedestrians near a local school (Source: SMCWPPP).

Challenges for Sustainable Streets

To date, Sustainable Streets have faced funding obstacles due to the restrictions of various funding programs – which may not recognize the potential for overall cost savings that local agencies may achieve through multi-benefit Sustainable Streets projects. Some transportation grants may fund only some aspects of a Sustainable Street project, while resource grants may fund other aspects – and assembling multiple funding sources brings new challenges and costs to a project.

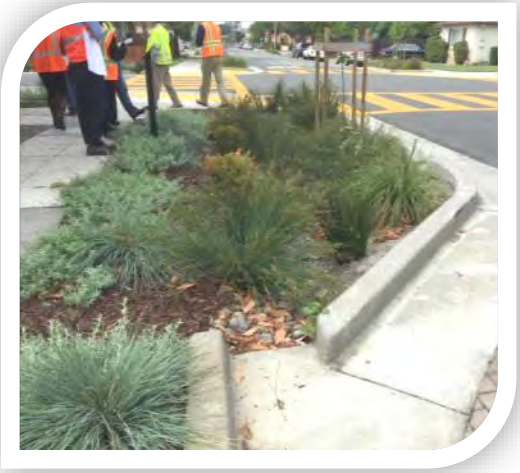
Financial Needs and Benefits

Over the next 20 to 30 years, cities throughout the Bay Area, and in other parts of California, are required to invest in widespread construction of infrastructure projects that remove pollutants from stormwater runoff, in order to achieve water quality goals for San Francisco Bay. The cost is anticipated to parallel the costs to meet similar requirements in other parts of the state. For example, City of Los Angeles alone, over the next 20 to 30 years, has estimated that $7 to $9 billion dollars will be needed to implement the city's Water Quality Compliance Master Plan for Urban Runoff (Farfsing and Watson 2014). Sustainable Streets are designed to cost effectively deliver multiple benefits, including: climate change mitigation, air quality improvement, water quality improvement, localized flood control, and community benefits.

Specific Actions to Address Challenges

This Roadmap presents specific actions intended to ease the financial burden local governments are facing by maximizing available resources and/or identifying new funding streams. The specific actions to fund Sustainable Streets are scheduled for the following timeframes:

- **Immediate actions**, such as addressing Sustainable Streets in grant solicitations
- **Short-term actions**, such as reviewing policies for better ways to fund Sustainable Streets
- **Long-term solutions**, including legislative engagement and/or advocacy regarding Sustainable Street



This Sustainable Street project in Union City incorporates a bioretention area and pervious paving with curb extensions (Source: Horizon).

How You Can Help

Public agencies that fund transportation, water, and climate change mitigation and adaptation investments are collaborating to implement specific actions related to their funding programs. Implementation agencies and non-governmental organizations (NGOs) are leading additional specific actions to fund Sustainable Streets, including legislative engagement and/or advocacy. A Roadmap Committee will continue to provide support throughout the implementation of the Roadmap, to spread the word about successes achieved when there is investment in these recommended actions.

A sample of specific actions to fund Sustainable Streets is provided below:

Specific Action No.	Description	Lead Entity	Support Entity(ies)
1-2	Update One Bay Area Grant Guidance - Develop guidance clarifying eligibility of green stormwater infrastructure (GSI) elements in federally funded (One Bay Area Grant - OBAG) transportation projects, for inclusion in guidance materials that MTC will provide county's for OBAG's third round of funding.	Metropolitan Transportation Commission (MTC)	Caltrans
1-4	Identify Opportunities to More Fully Fund Sustainable Streets - Each identified agency will review policy documents for its applicable grant program(s) to identify opportunities to more fully fund Sustainable Streets projects, using a checklist provided in Appendix D.	Funding agencies identified on page 7	None
1-7	Develop State Legislative Program - Develop and implement an initiative to inform and/or influence future state propositions, related legislation and incorporation into state law – that provides a clear path for full eligibility of Sustainable Streets, and coordinates application requirements among grant programs that fund Sustainable Streets.	San Francisco Estuary Partnership	BASMAA, State Water Board, Regional Water Board Trust for Public Land, Save the Bay

1. Purpose and Need

Funding Sustainable Streets

The purpose of this Roadmap is to identify specific actions to fund Sustainable Street projects, which are defined as **projects that include both Complete Streets improvements and green stormwater infrastructure, such as rain gardens and pervious paving, and that are maintained in a state of good or fair condition,** based on the Good-to-Poor rating system adopted by the California Transportation Commission (Caltrans 2016). The funding of Sustainable Streets projects has proven challenging, due to the tendency for various funding programs to focus only on one or a few of the multiple benefits provided by Sustainable Streets.



This Sustainable Street in City of San Mateo incorporates a bicycle land and a "bioretention area" or rain garden that removes pollutants from stormwater runoff (Source: SMCWPPP).

Investments in Sustainable Streets will help meet needs for stormwater permit compliance, greenhouse gas (GHG) reduction, and road maintenance. Sustainable Streets support stormwater compliance, by addressing the water quality impacts of cars and trucks, the fact that stormwater runoff from adjacent properties is often routed to roadways, and the integration of storm drain systems into streets and roads. Sustainable Streets sequester carbon and encourage alternative modes of travel, supporting the San Francisco Bay Area's GHG reduction targets. Sustainable Streets can help maintain roadways in good or fair condition, which is important for maintaining the safety of the traveling public, and has been challenging, as gas tax revenues have declined, due to improved vehicle efficiency and efforts to reduce single occupancy vehicle travel. It may be possible to achieve economies of scale by including active transportation, pavement rehabilitation, and water grant funding to fully fund a Sustainable Streets project.

This Roadmap is an output of a Regional Roundtable process that convened meetings of representatives from federal, state, regional, and local agencies to identify and seek to resolve obstacles to funding Sustainable Streets projects. The specific actions for funding Sustainable Streets listed in Section 2 are based primarily on information presented at meetings of the Regional Roundtable. Agencies and organizations participating in the Regional Roundtable were provided an opportunity to review and comment on the Roadmap. There is a close correspondence between the agencies and organizations participating in the Roadmap and the Regional Roundtable. More information on the Regional Roundtable is available at http://www.sfestuary.org/urban-greening-bay-area/#planning.

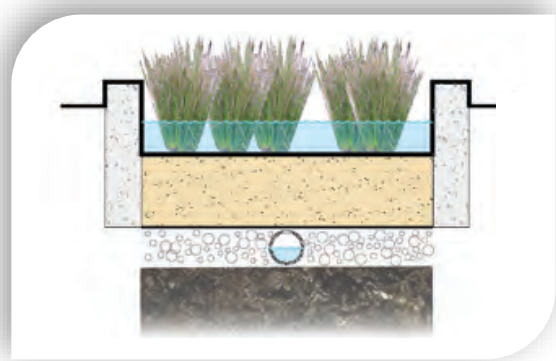
Financial Needs and Benefits

Municipalities throughout the Bay Area are required to change the way they manage stormwater runoff, due to green infrastructure planning requirements in the Municipal Regional Stormwater Permit (San Francisco Bay Regional Water Quality Control Board 2015), as well as green infrastructure components of the San Francisco Public Utilities Commission's 20-year Sewer System Improvement Program (SFPUC 2017). These planning processes call for a transition from traditional "gray" infrastructure to an increase in green stormwater infrastructure, in order to improve water quality in San Francisco Bay over the coming decades.



Green stormwater infrastructure is designed to mimic natural processes. This photo shows how landscaped bioretention areas help to detain and slow the flow of stormwater runoff to the storm drain system (Source: Nevue Ngan).

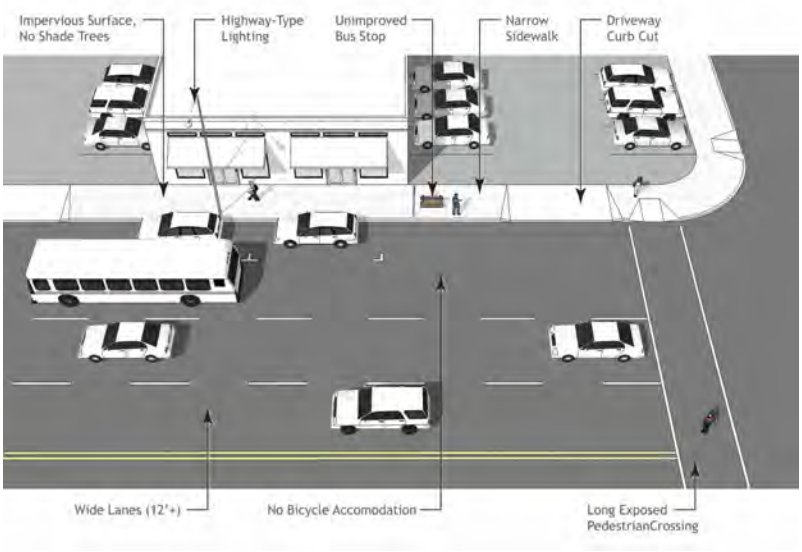
The cost is anticipated to parallel costs to meet similar requirements in Southern California. The City of Los Angeles alone, over the next 20 to 30 years, estimated $7 to $9 billion will be needed to implement the city's Water Quality Compliance Master Plan for Urban Runoff (Farfsing and Watson 2014).



Cut-away view of a bioretention area. Natural processes remove pollutants from stormwater runoff as it filters through biotreatment soil. Some of the treated water will infiltrate into native soils; some will enter the underdrain and go to the storm drain

Union City prepared a preliminary capital cost estimate in the range of $72 million to $126 million, in 2017 dollars, to implement GSI in accordance with the estimated local share of mercury and PCB pollutant load reduction targets (Ruark 2017). With a population of 72,155 and geographical area of 19.3 square miles, representing just 1.5 percent of the Bay Area's urbanized land, Union City's GSI program represents a small percentage of the anticipated capital investments that will be needed from the 76 local agencies subject to the Municipal Regional Stormwater Permit to comply with the GSI planning requirements. Efforts to further quantify the need for investment in GI are currently underway as part of developing jurisdiction-specific GI Plans.

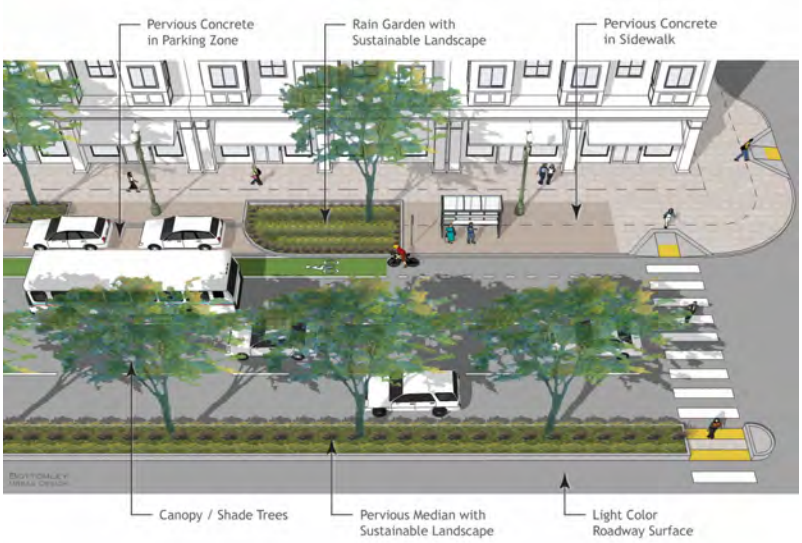
In the coming decades, state and regional transportation agencies are seeking to mitigate climate change and improve mobility in the Bay Area through large-scale funding of transportation projects that emphasize bicycle, pedestrian, and public transit facilities. The Transportation Investment Strategy of the Draft Plan Bay Area 2040 anticipates over $5 billion in funding for complete streets and active transportation projects over the next 24 years (MTC 2017d). The following sequence of three images shows how Complete Streets plus GSI equal Sustainable Streets.



Conventional Street



Complete Street



Complete Street
+
Green Infrastructure
=
Sustainable Street

Source: Bottomley Urban Design

Sustainable Streets are designed to cost effectively deliver multiple benefits, including:

- **Climate change mitigation** – Sustainable street designs encourage bicycling, walking, and the use of public transportation to help reduce carbon emissions from motor vehicles. Trees and landscaping are planted to sequester carbon.
- **Air quality improvement** – By encouraging bicycling, walking, and the use of public transportation, Sustainable Streets can help reduce particulate matter and other pollutants from motor vehicles that can adversely affect human health.
- **Water quality improvement** – Pollutants in stormwater runoff are removed by capturing and treating stormwater in specially designed landscape areas.
- **Localized flood control** – Directing stormwater runoff to landscaping can help address local flooding problems.
- **Water supply reliability** – In areas that rely on groundwater supplies, directing stormwater runoff to landscaping can help support water supply reliability by recharging groundwater.
- **Community benefits** – Planting trees and landscaping enhances public spaces, which can increase property values and improve community cohesiveness, improving quality of life and better accommodating an increasing number of Bay Area residents.
- **Public health** – Construction of bicycle and pedestrian facilities encourages active living.
- **Climate change adaptation** – Green infrastructure designs can help improve the resilience of transportation infrastructure to withstand high intensity storms and rising sea levels.

Challenges to Funding Sustainable Streets

Because each funding programs has historically focused on only one or a few of the multiple benefits provided by Sustainable Streets, local agencies have encountered challenges in funding Sustainable Streets projects including:

- **Ineligible components of Sustainable Streets projects:** Green infrastructure may be ineligible for funding by transportation grants; transportation facilities may be ineligible for funding by resource agency grants.
- **Ineligible activities:** Some grants may not cover all project phases, such as planning or short-term maintenance.
- **Inability to use other grants as matching funds:** Matching funds must cover eligible activities; therefore, grant funding for GSI components of a Sustainable Street project may not “count” as a match for a transportation grant, and vice versa.
- **Funding cycles of grants are not coordinated:** Projects that must assemble funding from multiple grants may have difficulty finding two applicable grants that will be available at the same time.

- **Costs of tracking and applying for grants:** Local agencies often lack the resources to track grant opportunities, prepare applications, and "repackage" the same project to apply for multiple grants.
- **Costs of administering and reporting on grants:** Obtaining multiple grants for a single project adds substantial administrative requirements due to separate record-keeping and reporting.
- **Scoring approaches may penalize multiple-benefit projects:** Sustainable Streets projects may not score competitively for grants that seek the most cost-effective transportation solution, due to the inclusion of ineligible costs.

Case Studies: Opportunities to Improve Funding of Sustainable Streets

At the Regional Roundtable meeting on May 23, 2017, two case studies were presented, identifying opportunities to improve funding of Sustainable Streets under the Metropolitan Transportation Committee's One Bay Area Grant (OBAG) program and the State Water Resources Control Board's Storm Water Grant Program (SWGP). These case studies led to the development of several Specific Actions included in the Roadmap. Appendix E presents the results of the review of policy documents for these grant programs, using a checklist format.

This Roadmap has been developed to address these challenges, in order to achieve funding of Sustainable Streets projects.

2. Specific Actions

This section of the Roadmap identifies Specific Actions for implementation by federal, state, regional, and local agencies – including agencies in the water resources and transportation sectors – to improve conditions for funding Sustainable Street projects. All agencies face certain limitations in their roles. For example, transportation agencies are subject to various requirements to specifically focus on addressing transportation needs, while water resource agencies must address their own legislative mandates. The Specific Actions described below seek to maximize collaboration across sectors, as possible given the limitations of the respective agencies' roles.

Categories and Timeframes for Specific Actions

The Roadmap includes three pathways, based on three categories of specific actions to fund Sustainable Streets, as follows:

- Pathway 1, Prioritize Sustainable Streets in Funding Sources
- Pathway 2, Improve Conditions for Projects that Are Funded by Multiple Grants
- Pathway 3, Additional Funding Options

Each specific action will be conducted by a lead entity, and, in some cases, supporting entities. The specific actions included in each pathway are organized by timeframe (immediate, short-term, and long-term). Some of the Specific Actions have statewide implications, and some have potential to involve Integrated Regional Water Management groups. Therefore, the Roadmap Committee may coordinate some Specific Actions with applicable provisions of the California Water Action Plan, and the Committee may recommend reaching out to local agencies from other regions and/or IRWM groups to collaborate on some Specific Actions. The Roadmap Committee may also identify needs for workgroups to implement various Specific Actions. Immediate tasks are anticipated to be initiated in 2018, and are likely to conclude in 2019. Short-term tasks are anticipated to be initiated in 2019, and are likely to conclude in 2020. Long-term tasks may begin as early as 2019 and are likely to continue for a period of years. Within each timeframe, actions are alphabetized by lead entity name.

Pathway 1: Prioritize Sustainable Streets in Funding Sources

Pathway 1 seeks to prioritize Sustainable Street project activities in funding sources managed by both transportation and resource agencies. The goal of this pathway is to maximize the ability of each funding source to fund both transportation and green stormwater infrastructure improvements -- reflecting the integration of transportation and resource benefits in Sustainable Streets.

Table 1 lists specific actions and participation by agencies and organizations to prioritize Sustainable Streets in funding sources. A number of the actions are specific to the State Water Resources Control Board's Storm Water Grant Program (SWGP) and the Metropolitan Transportation Commission's One Bay Area Grant Program (OBAG), based on case studies that were prepared for these programs as part of the Regional Roundtable on Sustainable Streets. Other funding agencies will conduct similar reviews of applicable grant programs, under Specific Action 1-4.

Specific Action 1-7, Develop State Legislative Program, does not specify particular legislative initiatives, which will be identified as part of this Specific Action. The State Legislative Program may recommend requirements for interagency collaboration and/or participation by key agencies in actions that promote widespread implementation of Sustainable Streets, recognizing that requirements have been needed for interagency collaboration such as the Integrated Regional Water Management program. The State Legislative Program may also review other Specific Actions, and recommendations that emerge from Specific Actions, to identify items that would be best implemented through legislation.

Table 1
Specific Actions to Prioritize Sustainable Streets in Funding Sources

Specific Action No.	Entities Lead Support		Description of Action
Immediate Actions			
1-1	Caltrans Local Assist.	FHWA MTC	**Clarify GSI Eligibility in Federal Transportation Grants -** Provide clarification of the eligibility of GSI elements in federally funded transportation projects.
1-2	MTC	Caltrans Div. of Local Assist.	**Update OBAG Guidance -** Develop guidance clarifying eligibility of GSI elements in federally funded (One Bay Area Grant - OBAG) transportation projects, for inclusion in guidance materials that MTC will provide to counties for OBAG's third round of funding.
1-3	California Transportation Commission	Caltrans, MTC	**Clarify GSI Eligibility in the Local Streets and Roads Program –** As guidelines are developed for this program, in accordance with SB 1 of 2017, clarify the eligibility of GSI elements in pavement rehabilitation and other applicable projects.
Short-Term Actions			
1-4	Applicable funding agencies[1]	--	**Identify Opportunities to More Fully Fund Sustainable Streets -** Each identified agency will review policy documents for its applicable grant program(s) to identify opportunities to more fully fund Sustainable Streets projects, using a checklist provided in Appendix D.
1-5	Regional Water Board staff	BASMAA, countywide stormwater programs	**Regional Water Board Staff to Review the Completed Checklists Prepared in Specific Action 1-4.** Water Board staff will identify opportunities to more fully fund Sustainable Streets. The purpose of this review would be to help funding agencies identify opportunities to further support GI implementation. This review of the completed checklists will provide an opportunity to suggest changes to eligibility requirements, potentially including modifications that would make it easier for small agencies to obtain funding for GI.

[1] **Agencies implementing Action 1-4** / **Applicable grant programs**

ACTC, CCTA, SMCTA, VTA	Transportation half-cent sales tax measure programs
ACTC, C/CAG, CCTA, VTA	Congestion Management Agency programs
BAAQMD	Transportation Fund for Clean Air
Caltrans	Active Transportation Program, Cooperative Implementation Agreements
CNRA	Urban Greening grants
DWR, SCC	Proposition 1 grants
FEMA	Emergency Management Performance Grant
SFBRA, SCC	Measure AA Program
SGC	Affordable Housing and Sustainable Communities Program

Table 1 Specific Actions to Prioritize Sustainable Streets in Funding Sources			
Specific Action No.	**Entities Lead Support**		**Description of Action**
Actions to Achieve Long-Term Solutions			
1-6	BASMAA	SFEP, TPL, SFBRWQCB	**Identify Opportunities to Influence Federal Policy** - Identify opportunities to support efforts by others to influence eligibility of GSI in federal surface transportation programs, maintaining communication with MTC on legislative engagement and/or advocacy.
1-7	SFEP[2]	State Water Board, RWQCB BASMAA, TPL, STB	**Develop State Legislative Program** - Develop and implement a strategy to inform and/or influence future state propositions, related legislation, and incorporation into state law – that provides a clear path for full eligibility of Sustainable Streets, and coordinates application requirements among grant programs that fund Sustainable Streets. This is anticipated to include reports to legislators about the types of designs and co-benefits (including green jobs) that resonate with communities. Topics to consider incorporating into the State Legislative Program include: • Recommendations regarding bond measures, language about match and eligibility, and other issues that were discussed in case studies presented at Roundtable meeting -- which may include tracking the funding for a future iteration of the Storm Water Grant Program (after Prop 1 is complete) and participating in the stakeholder outreach workshops. • Requirements for interagency collaboration and/or for participation by key agencies in actions that promote widespread implementation of Sustainable Streets. • Review other Specific Actions and recommendations that emerge from Specific Actions, in order to identify items that would be best implemented through legislation. To help demonstrate the need for legislative fixes, potentially identify the ideal state to modernize roadways, and then compare that effort to the effort needed to maintain the facilities that we have now.
1-8	Caltrans stormwater staff	State Water Board staff, Regional Water Board staff	**Address Caltrans Stormwater Treatment Credit -** Prepare proposal for providing credit to Caltrans for GI that is funded as part of Caltrans' transportation grants to local agencies.

Pathway 2: Improve Conditions for Using Multiple Grants

Pathway 2 seeks to improve conditions for projects that are funded with multiple grants. The goal of Pathway 2 is to remove obstacles that local agencies have encountered when attempting to obtain and manage multiple grants for a single Sustainable Streets project. The specific actions for this pathway are listed in Table 2.

[2] The legislative work done by public agencies would consist of educating lawmakers on issues and opportunities.

Table 2 Specific Actions to Improve Conditions for Using Multiple Grants			
Specific Action No.	**Entities Lead Support**		**Description of Action**
Immediate Actions			
2-1	SWRCB	Other funding agencies	**Coordinate to Publicize Solicitations -** Coordinate with other agencies to join SWRCB in participating in funding fairs and the California Financing Coordinating Committee website.
2-2	Applicable funding agencies[3]	--	**Inform other agencies of solicitations -** Identify and add staff from applicable agencies to the list of parties to notify regarding schedules of future solicitations for applicable grant programs.
Short-Term Actions			
2-3	BASMAA	Funding agencies, SFBRWQCB	**Offer Training on Obtaining Grants** - Develop and offer training to assist local agencies in the San Francisco Bay Area in identifying funding sources and preparing grant applications for Sustainable Streets projects, seeking to help local agencies build capacity to be able to apply for grants and follow through with the requirements for project planning, public involvement, tracking of results, and funding of maintenance. This will include consideration how to address the needs of disadvantaged communities. Examples of grants to address include Caltrans' Cooperative Implementation Program and Financial Contribution Only Program. Potentially include in the training: • Nuts and bolts of obtaining funding, • How to gauge the competitiveness of a project and be strategic in efforts to seek funding, • How to find the flexibility in a funding program and tailor the applications accordingly, • Case studies of how cities have succeeded in winning grants and keeping the grant funds that they won – especially when there were multiple sources of funding. (Note: this action also applies to Pathway 1, Prioritize Sustainable Streets in Funding Sources.)

[3] **Agencies implementing Action 2-2** / **Applicable grant programs**

ACTC, CCTA, SMCTA, VTA	Transportation half-cent sales tax measure programs
ACTC, C/CAG, CCTA, VTA	Congestion Management Agency programs
BAAQMD	Transportation Fund for Clean Air
Caltrans	Active Transportation Program, Cooperative Implementation Agreements
CNRA	Urban Greening grants
DWR, SCC	Proposition 1 grants
FEMA	Emergency Management Performance Grant
MTC	One Bay Area Grants
SFBRA, SCC	Measure AA Program
SGC	Affordable Housing and Sustainable Communities Program
SWRCB	Storm Water Grant Program

Table 2 Specific Actions to Improve Conditions for Using Multiple Grants			
Specific Action No.	**Entities Lead**	**Support**	**Description of Action**
2-4	BASMAA	Funding agencies, CASQA	**Prepare Guidance for Packaging Projects -** Prepare statewide guidance on how to "package" Sustainable Streets projects for specific grants, which may be incorporated in future grant guidelines and will consider the needs of disadvantaged communities. Examples of grants to address include in the guidance encompass Caltrans' Cooperative Implementation Program and Financial Contribution Only Program. Potentially include in the training: • Information on coordination, match requirements of different grants, how to demonstrate multiple benefits of GSI components in transportation projects, • Successful strategies to seek funding, • Guidance on how GI can be considered functional landscaping per Caltrans definitions, and • Recommendations from funding agencies on how to find the flexibility in the programs they are applying for and tailor applications to meet the requirements identified in the grant solicitation. (Note: this action also applies to Pathway 1, Prioritize Sustainable Streets in Funding Sources.)
2-5	SFEP	BASMAA	**Track Upcoming Solicitations -** Develop and maintain a database to track upcoming solicitations for grants and applicable loans, such as the State Revolving Fund, that fund Sustainable Streets.
2-6	SFEP	Funding agencies, BASMAA	**Identify Opportunities to Coordinate Reporting -** Compare reporting requirements among grant programs and identify opportunities to coordinate reporting schedule, format, etc. – for example, SWRCB allows grant recipients to establish some milestone dates.
Actions to Achieve Long-Term Solutions			
2-7	Applicable funding agencies[4]	--	**Consider Linkages to Other Programs** - Funding agencies will consider aspects of other related grant programs (timing, criteria, etc.) in the development of future grant programs, and will coordinate with other grant programs where feasible.

[4] **Agencies implementing Action 2-7**

	Applicable grant programs
ACTC, CCTA, SMCTA, VTA	Transportation half-cent sales tax measure programs
ACTC, C/CAG, CCTA, VTA	Congestion Management Agency programs
BAAQMD	Transportation Fund for Clean Air
Caltrans	Active Transportation Program, Cooperative Implementation Agreements
CNRA	Urban Greening grants
DWR, SCC	Proposition 1 grants
FEMA	Emergency Management Performance Grant
MTC	One Bay Area Grants
SFBRA, SCC	Measure AA Program
SGC	Affordable Housing and Sustainable Communities Program
SWRCB	Storm Water Grant Program

Pathway 3: Additional Funding Options

Pathway 3, Additional Funding Options, seeks to improve conditions for local agencies to fund Sustainable Streets projects with a range of funding options, including fees and loans, and the funding of pavement rehabilitation projects, through sources identified in Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017, which was signed into law on April 28, 2017. SB 1 includes the continuous appropriation of $1.5 billion annually for maintenance and rehabilitation of local streets and roads through various sources of revenue, such as increases in the State gasoline and diesel fuel taxes, and a new a transportation improvement fee to be collected with vehicle registration fees (League of California Cities 2017). The goal of Pathway 3 is to secure local funding mechanisms such as parcel taxes or fees for planning, implementation, and operations & maintenance of Sustainable Streets. It may be more cost-effective in the long run to fund ongoing costs through parcel taxes or fees than to expend staff time pursuing grants and loans to cover these costs. Although it is difficult to achieve the super-majority required by Proposition 218 to enact a stormwater fee, there are examples of successful ballot measures, including the 2017 approval of a fee in Palo Alto to fund routine water system maintenance and operation that provides for storm water system improvements (City of Palo Alto 2017), and the 2009 approval of a fee in Burlingame to fund a $39 million Capital Improvement Program to improve the City's storm drain system (City of Burlingame 2015). Funds from parcel taxes or fees would help leverage grant opportunities as a reliable local match.

Table 3
Specific Actions for Additional Funding Options

Specific Action No.	Entities Lead Support		Description of Action
Immediate Actions			
3-1	ACCWP, CCCWP, SMCWPPP, SCVURPPP	BASMAA	**Provide Guidance on a Range of Funding Options –** Countywide stormwater programs will provide guidance for local agencies to evaluate a range of funding options for Sustainable Streets projects and other projects that incorporate green stormwater infrastructure. This is anticipated to include an evaluation of Business Improvement Districts, approaches to fund maintenance including fees, and working with BASMAA to explore potential opportunities to develop a regional alternative compliance program.
3-2	SFEP	BASMAA	**Improve the Existing Web Presence for the Roadmap.** Expand the existing Green Stormwater Infrastructure Resources of SFEP's website to help publicize the Roadmap, or potentially develop a new website for the Roadmap. This will include the management of an online spreadsheet of Specific Actions to monitor progress of Roadmap implementation.
3-3	SFEP	BASMAA	**Seek Funding for Roadmap Implementation.** Identify potential funding sources and submit applications for a grant to cover expenses for state legislative program development website development and maintenance, annual meetings of the Roadmap Committee, training on obtaining grants, development of guidance for obtaining multiple grants, and tracking implementation of Specific Actions.

Table 3 Specific Actions for Additional Funding Options			
Specific Action No.	**Entities Lead Support**		**Description of Action**
3-4	CASQA	BASMAA, Countywide stormwater programs, Local governments, SFEP, STB, TPL, SPUR	**Support SB 231 Implementation.** Participate in strategic efforts to use SB 231 (which clarified that the Prop 218 "sewer" exemption includes storm sewers) to raise local stormwater fees in ways that do not engender unwanted lawsuits while establishing that the full scope of the exemption includes planning, constructing, and maintaining sustainable streets the establishment of reliable revenue sources may allow local stormwater programs to seek loans under SWRCB's State Revolving Fund.
Short-Term Actions			
3-5	SFEP	BASMAA	**Convene the Roadmap Committee –** Monitor implementation of the Roadmap of Funding Solutions by convening the Roadmap Committee described in Section 3, Roles and Responsibilities. This will include at least two meetings per year. Potential agenda items include: • Progress updates, • Reminders to partner agencies of action items, • Periodic reviews and adjustments of Specific Actions, Updates regarding quantification of the need for GI, based on GI Plans prepared throughout the region.
3-6	MTC	BASMAA, SFEP, Countywide stormwater programs	**Coordinate with Local Agency Staff to Share Information -** Facilitate discussions among staff from public works, stormwater, active transportation, and transit to develop integrated approaches to Sustainable Streets – at MTC's working groups and/or a set of outreach/coordination meetings led by BASMAA and/or other partners. This dialogue is anticipated to improve communication between funding agencies and local agencies regarding the funding process. Topics for sharing and dialogue may include how local agencies can build capacity to address long-term maintenance needs for GI, the types of tools that can help local agencies communicate internally and work together across departments and identifying types of information sharing that can reduce effort for both funding agencies and local agencies.
3-7	BASMAA	SFEP	**Prepare and Distribute a Fact Sheet of the Roadmap -** The fact sheet would help agencies communicate internally regarding actions to fund Sustainable Streets, and could potentially be used for other outreach, in coordination with Specific Action 3-9, Develop and Conduct Outreach Strategy.
3-8	Funding agencies[5]	--	**Incorporate Applicable Specific Actions in Agency Policies, Procedures, Strategic Plans and/or Other Documentation.** Funding agencies will each incorporate into its strategic plan the Specific Actions for which agency has been identified as Lead agency. Examples of policy documents include Green Building Policy, Sustainable Landscaping Guidelines, and BMPs.

[5]

Agencies implementing Action 3-8	**Applicable grant programs**
ACTC, CCTA, SMCTA, VTA	Transportation half-cent sales tax measure programs
ACTC, C/CAG, CCTA, VTA	Congestion Management Agency programs
BAAQMD	Transportation Fund for Clean Air
Caltrans	Active Transportation Program, Cooperative Implementation Agreements
CNRA	Urban Greening grants

Table 3 Specific Actions for Additional Funding Options			
Specific Action No.	**Entities Lead Support**		**Description of Action**
Actions to Achieve Long-Term Solutions			
3-9	SFEP	BASMAA, BCDC, NRDC, Save the Bay, SPUR, TPL, Countywide stormwater programs	**Develop Outreach Strategy** - The strategy will identify the steps necessary to develop and implement an outreach program, seeking to build broader public engagement around Sustainable Streets. The strategy is anticipated to focus on the resiliency benefits of Sustainable and Streets and frame the issues as making streets better, laying the groundwork for a call to action around the Roadmap. The strategy will identify actions and assign roles for implementation. Depending on interests and capacities of support organizations, actions may encompass community outreach, elected official outreach, and business engagement, A Sustainable Streets fact sheet may be developed, focused on communicating to local elected officials the need for action to better fund Sustainable Streets. Part of the messaging is anticipated to present GI as an integral part of road projects. The Los Angeles River campaign is anticipated to serve as a model for the outreach strategy.

DWR, SCC	Proposition 1 grants
FEMA	Emergency Management Performance Grant
MTC	One Bay Area Grants
SFBRA, SCC	Measure AA Program
SGC	Affordable Housing and Sustainable Communities Program
SWRCB	Storm Water Grant Program

3. Roles and Responsibilities

The Roadmap will be implemented by Participating Agencies, Organizations, and Champions, with implementation monitored by a Roadmap Committee. These roles are described below, followed by a description of procedures to track and monitor implementation of the Roadmap.



This bioretention facility in Oakland receives stormwater runoff from both the roadway and an adjacent plaza (Source: Horizon)

Participating Agencies and Organizations

The Participating Agencies and Organizations are listed in Table 4, at the end of this section of the Roadmap. The agencies and organizations are categorized by type (federal agency, state agency, etc.) and listed alphabetically within these categories. Table 4 is cross-referenced to the lists of specific actions in Section 2, to identify the actions that each agency or organization is leading. Some actions are led by multiple parties, because individual agencies will conduct that action internally. For example, numerous funding agencies have committed to leading Action 1-4, Identify Opportunities to More Fully Fund Sustainable Streets, in which they will each review their own funding programs to identify opportunities to remove obstacles to the integrated funding of Sustainable Streets projects.

Champions

Champions are organizations that have the interest and capability to influence legislation and policy decisions, and generally advocate for the funding of Sustainable Streets. The current list of Champions is provided below.

- **Bay Area Stormwater Management Agencies Association (BASMAA)** – BASMAA is a consortium of nine San Francisco Bay Area municipal stormwater programs. BASMAA was started by local governments in response to municipal stormwater permits in an effort to promote regional consistency and facilitate efficient use of public resources. BASMAA is designed to encourage information sharing and cooperation, and to develop products and programs that are more cost-effective when done regionally than could be accomplished locally. In addition, BASMAA provides a forum for representing and advocating the common interests of member programs at the regional and state level.
- **San Francisco Bay Regional Water Quality Control Board (Regional Water Board) –** The Regional Water Board issued the current Municipal Regional Stormwater Permit on November 19, 2015, including in Provision C.3.j of the permit a requirement for the Permittees to prepare and implement Green Infrastructure Plans. Green Infrastructure Plans are required to include

targets for the amount of impervious surface to be retrofitted with green infrastructure by 2020, 2030, and 2040.

- **San Francisco Estuary Partnership (SFEP)** – SFEP is a collaboration of local, state, and federal agencies, NGOs, academia and business leaders working to protect and restore protect and restore the San Francisco Bay-Delta Estuary. SFEP builds partnerships and leverages federal funding with millions of dollars in state and local funds for regional-scale restoration, water quality improvement, and resilience-building projects (SFEP 2017).
- **Save The Bay –** Save The Bay is the largest regional organization working to protect, restore and celebrate San Francisco Bay since 1961. Save The Bay mobilizes thousands of Bay Area residents to protect and restore the Bay for future generations, both as advocates in their community and volunteers on the shoreline, working with scientists and policymakers to protect the Bay as the region's most important natural resource--essential to our environment, economy, and quality of life (Save The Bay 2017).

Roadmap Committee

A Roadmap Committee will be formed to monitor and track progress of actions taken by agencies to make available funding for sustainable streets projects, to track the projects that succeed in obtaining funding, and periodically review and adjust Specific Actions as needed. This Committee may also identify needs for workgroups to implement various Specific Actions. The Roadmap Committee will consist of representatives of the Participating Agencies, potentially including local agency representatives, and is anticipated to elect officers for limited terms. The Committee is anticipated to meet at least twice a year, unless Committee members determine that more frequent meetings are needed. One annual meeting is anticipated to include progress reports and keynote speeches highlighting achievements by Participating Agencies and/or new advancements in Sustainable Streets.

Tracking and Follow-up

The Roadmap Committee's primary tool for tracking and monitoring progress in implementing the actions listed in Section 2 is anticipated to be an online spreadsheet of specific actions, which would be editable by the representatives of Participating Agencies. Participating Agencies would periodically be reminded to populate the online spreadsheet with information on progress since the last update, which could be formatted as a progress report for annual meetings of the Roadmap Committee.

The Roadmap Committee will continue to follow up with partner agencies and organizations to identify additional Champions. For example, the Roadmap Committee is following up with the agencies listed below, as well as other agencies and organizations, regarding the potential to serve as Champions.

- **Department of Transportation (Caltrans) –** Through its Division of Local Assistance, Caltrans oversees more than one billion dollars annually available to over 600 cities, counties and regional agencies for the purpose of improving their transportation infrastructure or providing transportation services (Caltrans 2018). Some of the Division of Local Assistance grant programs, such as the Active Transportation Program, prioritize the funding of projects that include Sustainable Streets elements, such as bicycle and pedestrian improvements. Caltrans is subject to the California Department of Transportation Municipal Stormwater Permit, issued by the

State Water Board on September 19, 2012, as amended. As part of complying with this permit, the Caltrans Stormwater Program provides funding to local agencies for green infrastructure improvements through Cooperative Implementation Agreements.

- **Metropolitan Transportation Commission (MTC) -** MTC is the transportation planning, financing and coordinating agency for the nine-county San Francisco Bay Area. Congress distributes federal transportation dollars to MTC (and other metropolitan planning organizations) to invest in regional priority transportation projects and programs. MTC also helps local agencies in the Bay Area obtain state funding for transportation projects. In 2012, MTC established the One Bay Area Grant (OBAG) program, which taps federal funds to maintain MTC's commitments to regional transportation priorities while also advancing the Bay Area's land-use and housing goals. OBAG includes both a regional program administered by MTC and a county program that allows counties to use OBAG funds to invest in a range of street and road project types, including elements of Sustainable Streets projects.
- **State Water Resources Control Board (State Water Board)** – Through its Division of Financial Assistance, the State Water Board implements financial assistance programs, including the Storm Water Grant Program, loan and grant funding for construction of municipal sewage and water recycling facilities, remediation for underground storage tank releases, watershed protection projects, and nonpoint source pollution control projects (SWRCB 2018) . The State Water Board has experience collaborating with other funding agencies, including the Department of Water Resources.

Sustainable Streets and Collaborative Action

This Roadmap sets forth a vision of collaborative action to implement specific actions to realize multi-benefit projects. This may challenge some existing organizational structures that were developed to support single-benefit projects. Agencies are making this commitment in order to realize a vision of multi-benefit projects that help make communities healthier and more vibrant than single-benefit projects of the past.



Meeting of the Regional Roundtable on Sustainable Streets, March 2017

Table 4 Agency or Organization Assignments			
Categories of Participants	**Participating Agencies and Organizations**	**Specific Actions**	
		Led by Agency or Organization	**Supported by Agency or Organization**
Federal Agencies	• Federal Emergency Management Agency	1-4, Identify Opportunities to More Fully Fund Sustainable Streets 2-2, Inform Other Agencies of Solicitations 2-7, Consider Linkages to Other Programs 3-8, Incorporate Applicable Specific Actions in Agency Policies, Procedures, Strategic Plans, and/or Other Documentation	2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects 2-6, Identify Opportunities to Coordinate Reporting
	• Federal Highway Administration • Federal Transit Administration	--	1-1, Clarify GSI Eligibility in Federal Transportation Grants
State Agencies	• Caltrans Division of Local Assistance	1-1, Clarify GSI Eligibility in Federal Transportation Grants	1-2, Update OBAG Guidance 1-3, Clarify GSI Eligibility in the Local Streets and Roads Program
	• Caltrans Stormwater Program	1-4, Identify Opportunities to More Fully Fund Sustainable Streets 1-8, Address Caltrans Stormwater Treatment Credit 2-2, Inform Other Agencies of Solicitations 2-7, Consider Linkages to Other Programs	2-1, Coordinate to Publicize Solicitations 2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects 2-6, Identify Opportunities to Coordinate Reporting
	• Caltrans Active Transportation Program • California Natural Resources Agency • Department of Water Resources • State Coastal Conservancy • Strategic Growth Council	1-4, Identify Opportunities to More Fully Fund Sustainable Streets 2-2, Inform Other Agencies of Solicitations 2-7, Consider Linkages to Other Programs 3-8, Incorporate Applicable Specific Actions in Agency Policies, Procedures, Strategic Plans, and/or Other Documentation	2-1, Coordinate to Publicize Solicitations 2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects 2-6, Identify Opportunities to Coordinate Reporting
	• State Water Resources Control Board	2-1, Coordinate to Publicize Solicitations 2-2, Inform Other Agencies of Solicitations 2-7, Consider Linkages to Other Programs 3-8, Incorporate Applicable Specific Actions in Agency Policies, Procedures, Strategic Plans, and/or Other Documentation	1-7, Develop State Legislative Program 1-8, Address Caltrans Stormwater Treatment Credit 2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects

Table 4 Agency or Organization Assignments			
Categories of Participants	**Participating Agencies and Organizations**	**Specific Actions**	
		Led by Agency or Organization	**Supported by Agency or Organization**
State Agencies (cont.)			2-6, Identify Opportunities to Coordinate Reporting
Regional Agencies	• Bay Area Air Quality Management District • San Francisco Bay Restoration Authority	1-4, Identify Opportunities to More Fully Fund Sustainable Streets 2-2, Inform Other Agencies of Solicitations 2-7, Consider linkages to other programs 3-8, Incorporate Applicable Specific Actions in Agency Policies, Procedures, Strategic Plans, and/or Other Documentation	2-1, Coordinate to Publicize Solicitations 2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects 2-6, Identify Opportunities to Coordinate Reporting
	• Bay Conservation and Development Commission	--	3-9, Develop Outreach Strategy
	• Metropolitan Transportation Commission	1-2, Update OBAG Guidance 2-2, Inform Other Agencies of Solicitations 2-7, Consider Linkages to Other Programs 3-6, Coordinate with Local Agency Staff to Share Information 3-8, Incorporate Applicable Specific Actions in Agency Policies, Procedures, Strategic Plans, and/or Other Documentation	1-1, Clarify GSI Eligibility in Federal Transportation Grants 1-3, Clarify GSI Eligibility in the Local Streets and Roads Program 2-1, Coordinate to Publicize Solicitations 2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects 2-6, Identify Opportunities to Coordinate Reporting
	• San Francisco Bay Regional Water Quality Control Board	1-5, Regional Water Board Staff to Review the Completed Checklists Prepared in Specific Action 1-4	1-6, Identify Opportunities to Influence Federal Policy 1-7, Develop State Legislative Program 1-8, Address Caltrans Stormwater Treatment Credit 2-3, Offer Training on Obtaining Grants
	• San Francisco Estuary Partnership	1-7, Develop State Legislative Program 2-5, Track Upcoming Solicitations 2-6, Identify Opportunities to Coordinate Reporting 3-2, Improve the Existing Web Presence for the Roadmap	1-6, Identify Opportunities to Influence Federal Policy 3-4, Support SB 231 Implementation 3-6, Coordinate with Local Agency Staff to Share Information

Table 4 Agency or Organization Assignments			
Categories of Participants	**Participating Agencies and Organizations**	**Specific Actions**	
		Led by Agency or Organization	**Supported by Agency or Organization**
Regional Agencies (cont.)		3-3, Seek Funding for Roadmap Implementation 3-5, Convene the Roadmap Committee 3-7, Prepare and Distribute a Fact Sheet of the Roadmap 3-9, Develop Outreach Strategy	
County Transportation Agencies	• Alameda County Transportation Commission • Contra Costa Transportation Authority • San Mateo County/City Association of Governments • San Mateo County Transportation Authority • Santa Clara Valley Transportation Authority	1-4, Identify Opportunities to More Fully Fund Sustainable Streets 2-2, Inform Other Agencies of Solicitations 2-7, Consider Linkages to Other Programs 3-8, Incorporate Applicable Specific Actions in Agency Policies, Procedures, Strategic Plans, and/or Other Documentation	2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects 2-6, Identify Opportunities to Coordinate Reporting
	• Napa County Transportation and Planning Agency • San Francisco County Transportation Authority • Solano Transportation Authority • Sonoma County Transportation Authority • Transportation Authority of Marin	--	2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects 2-6, Identify Opportunities to Coordinate Reporting
Local Storm-water Programs	• Alameda Countywide Clean Water Program • Contra Costa Clean Water Program • San Mateo Countywide Water Pollution Prevention Program • Santa Clara Valley Urban Runoff Pollution Prevention Program	3-1, Provide Guidance on a Range of Funding Options	3-4, Support SB 231 Implementation 3-6, Coordinate with Local Agency Staff to Share Information 3-9, Develop and Conduct Outreach Strategy

Table 4 Agency or Organization Assignments			
Categories of Participants	**Participating Agencies and Organizations**	**Specific Actions**	
		Led by Agency or Organization	**Supported by Agency or Organization**
Local Storm-water Programs (cont.)	• Cities of American Canyon, Benicia, Calistoga, Napa, Petaluma, Sonoma, St. Helena, Yountville • Counties of Napa, Solano, Sonoma, and Vallejo • Fairfield-Suisun Urban Runoff Management Program • Marin County Stormwater Pollution Prevention Program • San Francisco Public Utilities Commission • Sonoma County Water Agency • Town of Ross • Vallejo Sanitation and Flood Control District	--	3-6, Coordinate with local Agency Staff to Share Information 3-4, Support SB 231 Implementation
Non-Governmental Organizations	• Bay Area Stormwater Management Agencies Association	1-4, Identify Opportunities to More Fully Fund Sustainable Streets 2-3, Offer Training on Obtaining Grants 2-4, Prepare Guidance for Packaging Projects 3-9, Develop Outreach Strategy	1-7, Develop State Legislative Program 2-5, Track Upcoming Solicitations 2-6, Identify Opportunities to Coordinate Reporting 3-2, Improve the Existing Web Presence for the Roadmap 3-3, Seek Funding for Roadmap Implementation 3-4, Support SB 231 Implementation 3-5, Convene the Roadmap Committee 3-6, Coordinate with Local Agency Staff to share Information 3-7, Prepare and Distribute a Fact Sheet of the Roadmap 3-9, Develop Outreach Strategy
	• Save The Bay • Trust for Public Land	--	1-6, Identify Opportunities to Influence Federal Policy 1-7, Develop State Legislative Program

Table 4 Agency or Organization Assignments			
Categories of Participants	**Participating Agencies and Organizations**	**Specific Actions**	
		Led by Agency or Organization	**Supported by Agency or Organization**
Non-Governmental Organizations (cont.)			3-4, Support SB 231 Implementation 3-9, Develop Outreach Strategy
	• California Stormwater Quality Association	3-4, Support SB 231 Implementation	2-4, Prepare Guidance for Packaging Strategy
	• NRDC	--	3-9, Develop Outreach Strategy
	• SPUR	--	3-4, Support SB 231 Implementation 3-9, Develop Outreach Strategy

Appendix A

Acronyms and Definitions

This appendix provides a list of acronyms and glossary of technical terms used in the Roadmap.

List of Acronyms

ACCWP	Alameda Countywide Clean Water Program
ACTC	Alameda County Transportation Commission
BAAQMD	Bay Area Air Quality Management District
BASMAA	Bay Area Stormwater Management Agencies Association
Caltrans	California Department of Transportation
CASQA	California Stormwater Quality Association
C/CAG	San Mateo County/City Association of Governments
CCCWP	Contra Costa Clean Water Program
CCTA	Contra Costa Transportation Authority
CMA	Congestion Management Agency
CNRA	California Natural Resources Agency
DWR	Department of Water Resources
FEMA	Federal Emergency Management Agency
GI	Green infrastructure
GSI	Green stormwater infrastructure
MRP	Municipal Regional Stormwater Permit
MTC	Metropolitan Transportation Commission
OBAG	One Bay Area Grant Program
RWQCB	Regional Water Quality Control Board
SCC	State Coastal Conservancy
SCVURPPP	Santa Clara Valley Urban Runoff Pollution Prevention Program
SFBRA	San Francisco Bay Restoration Authority
SFEP	San Francisco Estuary Partnership
SGC	Strategic Growth Council
SMCTA	San Mateo County Transportation Authority
SMCWPPP	San Mateo Countywide Water Pollution Prevention Program
STB	Save the Bay
VTA	Santa Clara Valley Transportation Authority
TMDL	Total Maximum Daily Load
TPL	Trust for Public Land
USEPA	United States Environmental Protection Agency

Glossary of Terms

Active Transportation: Any self-propelled, human-powered mode of transportation, such as walking or bicycling (CDC 2011).

Carbon sequestration: Terrestrial, or biologic, carbon sequestration is the process by which trees and plants absorb carbon dioxide, release the oxygen, and store the carbon. Geologic sequestration is one step in the process of carbon capture and sequestration, and involves injecting carbon dioxide deep underground where it stays permanently (USEPA 2016).

Complete Street: A transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility (Caltrans 2017a).

Congestion Management Agency: A congestion management agencies (CMA) is a countywide body funded by the state gas tax that works to keep traffic levels manageable. CMAs help coordinate land use, air quality and transportation planning among the local jurisdictions; prepare a congestion management program to spend gas tax funds; monitor levels of congestion on major roads; and analyze the impacts that a proposed development will have on future traffic congestion (Institute for Local Government 2015).

Green infrastructure: Green infrastructure is an approach to water management that protects, restores, or mimics the natural water cycle, providing habitat, flood protection, cleaner air, and cleaner water (American Rivers 2017).

Green stormwater infrastructure: Green stormwater infrastructure is type of green infrastructure that specifically addresses stormwater management. It includes a range of soil-water-plant systems that intercept stormwater, infiltrate a portion of it into the ground, evaporate a portion of it into the air, and in some cases release a portion of it slowly back into the storm drain system (Philadelphia Water Department 2017)

Stormwater treatment system: Any engineered system designed to remove pollutants from stormwater runoff by settling, filtration, biological degradation, plant uptake, media absorption/adsorption or other physical, biological, or chemical process (San Francisco Bay Regional Water Quality Control Board 2015)

Sustainable Street: Roadway segment that includes both complete streets features and green stormwater infrastructure, and that is maintained in a state of good or fair condition.

Total Maximum Daily Load: After the identification of a water quality-limited waterbody is completed, a Total Maximum Daily Load is established at a level necessary to achieve the applicable state water quality standards (USEPA 2017c). A TMDL establishes the maximum amount of a pollutant allowed in a waterbody and serves as the starting point or planning tool for restoring water quality (USEPA 2017d).

Urban greening: An integrated, citywide approach to the planting, care and management of all vegetation in a city to secure multiple environmental and social benefits for urban dwellers; projects may involve planting of trees, shrubs, grass, or agricultural plots (Sorensen et al. 1997).

Appendix B

Potential Sources of Funding for Sustainable Streets

This appendix provides two tables that, taken together, identify a range of funding sources that may potentially be used to fund Sustainable Streets projects. Table B-1 includes transportation funding sources and presents available information regarding the eligibility of green stormwater infrastructure. Table B-2 includes resource-related funding sources and presents available information regarding the eligibility of transportation features.

Table B-1
Transportation Funding Sources that May Potentially Fund Sustainable Streets

Row No.	Name of Funding Source	Administering Agency	Funded by	Conditions under which Green Stormwater Infrastructure is Eligible	Link to information
1	One Bay Area Grant Program	Metropolitan Transportation Commission (MTC)	• Surface Transportation Block Grant Program (STP – federal funding) • Congestion Mitigation and Air Quality Improvement (CMAQ – federal funding) • (Source: MTC 2017)	• Permeable pavement is eligible. • Landscaping as part of streetscape improvement or safety improvement is eligible. • GSI is eligible if required for mitigation. • Dependent on various goals and guidelines of OBAG sub-programs • Must comply with all Federal & State & Regional & County level (for county programs) regulations. • Follows Caltrans Federal Aid Delivery process. • (Sources: MTC 2015a, Atkinson 2017)	http://mtc.ca.gov/our-work/invest-protect/focused-growth/one-bay-area-grants (Source: MTC 2017a)
2	Active Transportation Program	California Transportation Commission (CTC)	Myriad of fund sources that will have to be obtained from CTC	• Scoring criteria is a balance dictated by the various fund sources. • Landscaping as part of the ATP project that meets the program goals are eligible expenses. • Projects must comply with all Federal and State regulations and must follow the Caltrans Federal Aid and CTC delivery process.	www.dot.ca.gov/hq/LocalPrograms/atp/ (Source: Caltrans 2017b)
3	TDA Article 3	MTC establishes guidelines; counties administer funding per MTC guidelines (Source: MTC 2017b)	State funded through Transportation Development Act (TDA), Public Utilities Code (PUC) Section 99200	• Intersection safety improvements including bulbouts/curb extensions (Source: MTC 2016). • Curb and gutter improvements were not specifically mentioned in the guidelines, but would be integral to curb extension construction.	http://mtc.ca.gov/our-work/fund-invest/investment-strategies-commitments/transit-21st-century/funding-sales-tax-and-0 (Source: MTC 2017b)
4	Transportation for Livable Communities	Counties administer Transportation for Livable Communities funding (Sources: ACTC 2012, CCTA 2017, C/CAG 2016, VTA 2017)	Funding sources may vary by county. (Sources: ACTC 2012, CCTA 2017, C/CAG 2016, VTA 2017)	• Eligibility may vary by county.	Alameda: www.alamedactc.org/app_pages/view/8057 (ACTC 2012a) Contra Costa: www.ccta.net/_resources/detail/18/1 (CCTA 2017a) San Mateo: http://ccag.ca.gov/wp-content/uploads/2016/06/OBAG-TLC-Scoring-Criteria.pdf (C/CAG 2016) Santa Clara: www.vta.org/projects-and-programs/call-for-projects (VTA 2017a)
5	Safe Routes to School	MTC establishes guidelines; counties administer funding per MTC guidelines.	CMAQ funding (Source: MTC 2015b)	• MTC guidelines identify new curbs and gutters as eligible improvements for pedestrian improvement projects (Source: MTC 2012).	http://mtc.ca.gov/tags-public/safe-routes-school (MTC 2017c)
6	TIGER grants	FHWA	FHWA	• National competition aimed at highway/ Bridge bike/ped/passenger and freight rail/port / intermodal projects. • Very intensive benefit-cost analysis required. • Infrastructure as required mitigation is probably eligible.	https://www.transportation.gov/tiger (USDOT 2017)

Table B-1
Transportation Funding Sources that May Potentially Fund Sustainable Streets

Row No.	Name of Funding Source	Administering Agency	Funded by	Conditions under which Green Stormwater Infrastructure is Eligible	Link to information
7	Transportation Fund for Clean Air	BAAQMD	State Funding	• The Application Guidance for the Bicycle Facilities Grant Program does not specifically mention storm drainage, landscaping, or other project activities directly related to green stormwater infrastructure (BAAQMD 2017b); however, an informational interview with BAAQMD staff (BASMAA 2016) indicated that green stormwater infrastructure improvements, or other landscaping improvements, may be eligible due to carbon sequestration benefits.	http://www.baaqmd.gov/grant-funding/public-agencies (BAAQMD 2017a)
8	Affordable Housing and Sustainable Communities	Strategic Growth Council guidelines.	State Cap and Trade Funding	• Urban greening costs are eligible, and projects must include at least one urban greening element. The definition of urban greening includes natural infrastructure and stormwater features. Natural infrastructure is defined as the preservation and/or restoration of ecological systems, or utilization of engineered systems that use ecological processes, to increase resiliency to climate change and/or manage other environmental problems. • Projects may receive up to 3 points for incorporating natural infrastructure, if the surrounding community is experiencing any specific climate vulnerabilities and the project aims to address specific concerns. (Source SGC 2017)	http://www.sgc.ca.gov/Grant-Programs/AHSC-Program.html (SGC 2015)
9	Half-cent sales tax measure funding (different measures for different counties)	ACTC – Alameda County CCTA – Contra Costa County VTA – Santa Clara County SMCTA – San Mateo County	Countywide sales taxes	Eligibility policies vary by county.	Alameda County: Measure B: www.alamedactc.org/app_pages/view/4617 (ACTC 2012b) Measure BB: www.alamedactc.org/news_items/view/14837 (ACTC 2015) Contra Costa County Measure J: www.ccta.net/sources/detail/2/1 (CCTA 2017b) San Mateo County Measure A: www.smcta.com/about/About_Measure_A.html (SMCTA 2012) Santa Clara County: Measure A Transit Improvements: www.vta.org/projects-and-programs/programs/2000-measure-a-transit-improvement-program (VTA 2015) Measure B: www.vta.org/measure-b-2016 (VTA 2017b)

Table B-2
Resource-Based Grant and Loan Programs that May Potentially Fund Sustainable Streets

Row No.	Name of Funding Source	Administering Agency	Funded by	Conditions under which Transportation is Eligible	Link to information
1	Prop 1 Stormwater Grant Program	State Water Resources Control Board	State Proposition 1	• Costs for permeable pavement are eligible • Costs for bike lanes/pedestrian pathways/alternate transit lane could be eligible if GHG reduction is shown as a quantifiable benefit (Source: BASMAA 2017b)	www.waterboards.ca.gov/water_issues/programs/grants_loans/swgp/prop1/ (Source: SWRCB 2017)
2	Prop 1 Integrated Regional Water Management Grants	Department of Water Resources	State Proposition 1	• The guidelines for the 2016 round of funding do not specifically address the eligibility of the transportation features of Sustainable Streets projects; however, projects receive points for demonstrating a reduction of GHG (DWR 2016)	http://www.water.ca.gov/irwm/grants/prop1index.cfm (DWR 2017)
3	State Coastal Conservancy	Prop 1 Grants	State Proposition 1	• The program funds multi-benefit projects in four focus areas: Fisheries, Wetlands restoration, Agricultural water use/ ecosystem, and Urban Greening. Urban greening looks as multi-benefits, including public access to ecological resources, carbon sequestration, enhancement of urban park, with a focus on ecological function (BASMAA 2017a). • The grant guidelines do not specifically address the eligibility of the transportation features of Sustainable Streets projects; however, one of the project selection criteria is for project design and construction methods to include measures to avoid or minimize GHG emissions to the extent feasible and consistent with the project objectives (SCC 2016).	http://scc.ca.gov/grants/proposition-1-grants/ (SCC 2017)
4	Measure AA	San Francisco Bay Restoration Authority	Regional Measure AA	• The program generally looks at larger scale GSI, but could fund water quality treatment systems along urbanized shorelines of the Bay. Projects in association with restoration and/or along shore or Bay edge may be eligible (BASMAA 2017a). • The Measure AA grant guidelines do not mention roads or streets. Eligible project types include trails and levees (SFBRA 2017b).	http://sfbayrestore.org/sf-bay-restoration-authority-grants.php (SFBRA 2017a)
5	Urban Greening Grants	California Natural Resources Agency	State Cap and Trade funding	• Eligible activities include green street and alleyway projects that integrate green stormwater infrastructure elements into the street or alley design, including permeable surfaces, bioswales, and trees (CNRA 2017b).	http://resources.ca.gov/grants/urban-greening/ (CNRA 2017a)
6	Emergency Management Performance Grant	Federal Emergency Management Agency	Appropriation Authority for Program: Department of Homeland Security Appropriations Act, 2017 (Pub. L. No. 115-31)	• This is a planning grant that provides Federal funds to states to assist state, local, territorial, and tribal governments in preparing for all	https://www.fema.gov/preparedness-non-disaster-grants (FEMA 2017)

Table B-2
Resource-Based Grant and Loan Programs that May Potentially Fund Sustainable Streets

Row No.	Name of Funding Source	Administering Agency	Funded by	Conditions under which Transportation is Eligible	Link to information
				hazards. Examples of funded activities include conducting risk assessments and updating emergency plans (USDHS and FEMA 2017).	
7	Cooperative Implementation Agreements for Total Maximum Daily Load (TMDL) Compliance	Caltrans Stormwater Program	Caltrans Stormwater Program funding	• As of March 2018, the program had funded three local agency projects through cooperative implementation agreements in the San Francisco Bay Area; none were Sustainable Street projects. Sustainable Streets projects in the SF Bay Area could potentially be eligible; however, this program can only fund water quality improvements. Key criteria include: the number of TMDL pollutants that will be addressed (including trash) and the amount of Caltrans right of way that is treated. Projects that infiltrate or capture and use stormwater are preferred.	For information, contact Tom Rutsch, tom.rutsch@dot.ca.gov
8	San Francisco Bay Water Quality Improvement Grants	USEPA	The funds for the awards under the 2017 RFP were appropriated to USEPA under the "Further Continuing and Security Assistance Appropriations Act, 2017" (Public Law 114-254) and will be issued under Section 320 of the Clean Water Act (National Estuary Program), 33 U.S.C. §1330 (USEPA 2017b).	• Eligible projects include projects that manage stormwater with low impact development and green stormwater infrastructure; projects should be based on a restoration plan, TMDL, stormwater/green stormwater infrastructure plan, or watershed plan (USEPA 2017b).	www.epa.gov/sfbay-delta/sf-bay-water-quality-improvement-fund (USEPA 2017)
9	Clean Water State Revolving Fund (CWSRF)	SWCRB	The CWSRF provides below-market rate financing, funded by the California Infrastructure and Economic Development Bank State Revolving Funds revenue bonds (Fitch Ratings 2014).	• Eligible projects include planning, design, and/or construction of publicly-owned storm water treatment and control facilities.	www.waterboards.ca.gov/water_issues/programs/grants_loans/ (SWCRB 2018)

Appendix C

Solutions Considered and Withdrawn

A number of potential solutions were developed as part of the Regional Roundtable of Funding Solutions for Sustainable Streets but were withdrawn from further consideration based on input provided by agencies participating in the roundtable process. These potential solutions are listed in Table C-1, together with an explanation of the basis for withdrawing the solutions from further consideration.

Table C-1
Potential Solutions Considered and Withdrawn from Further Consideration

Potential Solution	Basis for Withdrawing the Potential Solution
Single Distribution – Create a single distribution of funding for projects that include both green stormwater infrastructure and transportation improvements that reduce greenhouse gases.	This potential solution would have introduced difficulties inherent in mixing funds from different sources, since each funding source has been developed to address layers of objectives, as well as the agency mission and the funding source needs. Funding agencies participating in the Regional Roundtable for Funding Sustainable Streets did not support this potential solution.
Coordinate the Timing of Funding Cycles – Coordinate the timing of funding cycles among agencies, in order to publish solicitations for different grants that fund Sustainable Streets within a given timeframe. This would make it more possible for one project to receive funding from multiple grants.	The timing of the funding cycle for each funding source is subject to many diverse factors, such as funding appropriations, which are unlikely to be changed in order to accommodate a subset of eligible types of projects.

Appendix D

Checklist for Identifying Opportunities to Improve Funding of Sustainable Streets

This checklist is provided for use by individual funding agencies to review policy documents regarding their programs. For questions that receive a "YES" answer, enter in the "Potential Revisions for Consideration" columns potential changes to policies and procedures that would improve the funding of Sustainable Street projects. Potential revisions that could be done the program level go in the "Program Revisions" column, and potential revisions that require legislation go in the "Legislative Revisions" column. If you cannot currently determine whether legislation would be required, please indicate in the "Legislative Revisions" column that legislation may be required, pending more information.

YES	NO	N/A	Question	Potential Revisions for Consideration Program Revisions	Legislative Revisions
Questions Regarding Pathway 1: Prioritize Sustainable Streets in Funding Sources					
☐	☐	☐	1. If the funding source is a transportation grant, does it restrict the use of funds for green stormwater infrastructure? If yes, please describe the restrictions in the "Items to Consider Revising" columns. If applicable, include a discussion of how Transportation Asset Management (TAM) is used at the funding program level, and how TAM addresses or does not address green stormwater infrastructure.		
☐	☐	☐	2. If the funding source is a resource grant, does it restrict the use of funds for transportation improvements that reduce greenhouse gases? If yes, please describe the restrictions in the "Items to Consider Revising" columns.		
☐	☐	☐	3. Is the maximum grant amount too low to fully fund the construction of both the transportation and green stormwater infrastructure features of a Sustainable Streets project? If yes, please indicate in the "Items to Consider Revising" columns whether an increase in the maximum grant amount could be considered.		
Questions Regarding Pathway 2: Improve Conditions for Using Multiple Grants					
☐	☐	☐	4. To simplify the application process for projects that must obtain multiple grants,		

YES	NO	N/A	Question	Potential Revisions for Consideration Program Revisions	 Legislative Revisions
			would the agency consider coordinating with other funding agencies to develop a basic application form, which each agency could modify as needed for each funding program?		
☐	☐	☐	5. Would the agency consider incorporating into the guidelines for its funding program(s) statewide guidance on how to "package" Sustainable Streets projects for specific grants?		
☐	☐	☐	6. Would the agency consider jointly establishing a match with other agencies – for example, would resource agencies consider establishing a standard local match similar to transportation grants?		
☐	☐	☐	7. If grant recipients may combine this grant with other grants, is your agency willing to coordinate with the other funding agencies to allow joint reporting?		
☐	☐	☐	8. If the funding source does not fund all aspects of Sustainable Streets, does the scoring system put projects at a disadvantage if they include ineligible costs?		
☐	☐	☐	9. If grant recipients may combine this grant with other grants, is your agency willing to coordinate among agencies to time solicitations?		
☐	☐	☐	10. If your agency does not currently include in solicitations the extensions that may be available, would you be willing to include this information in order to assist applicants in evaluating the potential alignment of grant periods of different grants that may be combined for a project?		
☐	☐	☐	11. Are any of the following activities ineligible under the grant program: planning, design, construction, and/or short-term maintenance, and monitoring?		

YES	NO	N/A	Question	Potential Revisions for Consideration Program Revisions	 Legislative Revisions
☐	☐	☐	12. How does the funding program ensure that the various regions of the state get their fair share of funding?		
☐	☐	☐	13. How does the funding program address the need for green stormwater infrastructure to be provided in old industrial areas, which will help meet load reduction targets for PCBs? Please describe any ways in which locating Sustainable Streets in the old industrial areas are encouraged or discouraged.		
☐	☐	☐	14. For urban greening grant programs, would the agency be willing to coordinate with other urban greening programs in order to standardize urban greening solicitations to the extent possible?		

Appendix E

Case Studies

Two case studies were conducted to identify opportunities to improve funding of Sustainable Streets. The case studies are intended to serve as examples for how funding agencies may use the checklist provided in Appendix D to review their funding programs and develop specific actions to improve funding of Sustainable Streets projects. The two case studies focused, respectively on the One Bay Area Grant (OBAG) county program managed by the Metropolitan Transportation Commission (MTC) and the Storm Water Grant Program (SWGP) managed by the State Water Resources Control Board (SWRCB). The results of each case study is presented in the format of the checklist provided in Appendix D, followed by an explanation of how specific actions were identified based on the results.

One Bay Area Grant (OBAG) Case Study

The following checklist presents the results of a review of MTC Resolution 4202, Adoption of the project selection policies and project programming for the second round of the One Bay Area Grant program (OBAG 2), using the checklist in Appendix D. This review focused on the OBAG County Program, which provides funding for grants administered by the nine Bay Area counties. Resolution 4202 establishes regional policies that must be followed by each county's OBAG program. Following the checklist is a discussion of how the results were used to develop specific actions included in the Roadmap.

OBAG County Program Case Study Identifying Opportunities to Improve Funding of Sustainable Streets					
				Potential Revisions for Consideration	
YES	**NO**	**N/A**	**Question**	**Program Revisions**	**Legislative Revisions**
Questions Regarding Pathway 1: Prioritize Sustainable Streets in Funding Sources					
☒	☐	☐	1. If the funding source is a transportation grant, does it restrict the use of funds for green stormwater infrastructure? If yes, please describe the restrictions in the "Potential Revisions for Consideration" columns.	• Eligibility is governed by federal law. Some GSI components of Sustainable Streets projects, such as pervious paving, are clearly eligible. It would be helpful to have guidance to assist grant applicants in demonstrating the benefits of GSI in transportation projects.	• The Water Environment Foundation has been involved in the public review of federal surface transportation legislation and may seek to influence eligibility of GSI in future federal surface transportation acts. If other regional partners seek to influence GSI eligibility in federal legislation,

OBAG County Program Case Study Identifying Opportunities to Improve Funding of Sustainable Streets					
				Potential Revisions for Consideration	
YES	NO	N/A	Question	Program Revisions	Legislative Revisions
				• Coordination with Caltrans is recommended to clarify eligibility of GSI components in federally funded transportation projects.	they should inform MTC. MTC conducts legislative advocacy on the federal level.
☐	☐	☒	2. If the funding source is a resource grant, does it restrict the use of funds for transportation improvements that reduce greenhouse gases? If yes, please describe the restrictions in the "Potential Revisions for Consideration" columns.	• The funding source is not a resource grant.	
☐	☒	☐	3. Is the maximum grant amount too low to fully fund the construction of both the transportation and green stormwater infrastructure features of a Sustainable Streets project? If yes, please indicate in the "Potential Revisions for Consideration" columns whether an increase in the maximum grant amount could be considered.	• MTC does not specify a maximum amount for OBAG County Program grants.	
Questions Regarding Pathway 2: Improve Conditions for Using Multiple Grants					
☐	☒	☐	4. To simplify the application process for projects that must obtain multiple grants, would the agency consider coordinating with other funding agencies to develop a basic application form, which each agency could modify as needed for each funding program?	• OBAG2, proposition, and other funding program requirements are too unique to fit into a "single application" solution. However, MTC is looking at ways to coordinate regional programs to develop an MTC application that may be used for multiple programs.	N/A

OBAG County Program Case Study Identifying Opportunities to Improve Funding of Sustainable Streets					
				Potential Revisions for Consideration	
YES	NO	N/A	Question	Program Revisions	Legislative Revisions
☒	☐	☐	5. Would the agency consider incorporating into the guidelines for its funding program(s) statewide guidance on how to "package" Sustainable Streets projects for specific grants?	• This type of guidance could be helpful for grant applicants to demonstrate multiple benefits of GSI in transportation projects.	N/A
☐	☐	☒	6. Would the agency consider jointly establishing a match with other agencies – for example, would resource agencies consider establishing a standard local match similar to transportation grants?	• The OBAG match requirement is determined by federal law.	• No changes to the federally-legislated 11.47% non-federal local match requirement are anticipated.
☐	☐	☒	7. If grant recipients may combine this grant with other grants, is your agency willing to coordinate with the other funding agencies to allow joint reporting?	• MTC does not have reporting requirements for OBAG.	
☐	☐	☒	8. If the funding source does not fund all aspects of Sustainable Streets, does the scoring system put projects at a disadvantage if they include ineligible costs?	• The OBAG program already includes an emphasis on multi-modal, multi-benefit projects. Additionally, OBAG criteria do not include a requirement to look at cost/benefit.	
☐	☒	☐	9. If grant recipients may combine this grant with other grants, is your agency willing to coordinate among agencies to time solicitations?	• MTC is looking at ways to coordinate regional programs, and could inform other funding agencies of its RFPs.	• Federal legislation dictates when funds are spent; there are no opportunities to time the requirements with other programs.
☐	☐	☒	10. If your agency does not currently include in solicitations the extensions that may be available, would you be willing to include this information in order to assist applicants in evaluating the potential alignment of grant periods of different grants that may be combined for a project?	• The obligation and delivery deadlines are already described in the OBAG policy resolution; extensions are not available.	

OBAG County Program Case Study Identifying Opportunities to Improve Funding of Sustainable Streets					
				Potential Revisions for Consideration	
YES	NO	N/A	Question	Program Revisions	Legislative Revisions
☐	☐	☒	11. Are any of the following activities ineligible under the grant program: planning, design, construction, and/or short-term maintenance, and monitoring?	• OBAG grants can be used for planning, design, construction, and short-term establishment. Eligibility for maintenance is determined by federal law.	
☐	☐	☒	12. For urban greening grant programs, would the agency be willing to coordinate with other urban greening programs in order to standardize urban greening solicitations to the extent possible?	• The funding source is not an urban greening grant program.	

As a result of completing the above checklist for the OBAG program, four Specific Actions were identified. The relationship between these specific actions and the information in the checklist is shown in Table E-1.

Table E-1 Relationship between Specific Actions and the OBAG Program Review			
	Agencies/Organizations		
Specific Action	Lead	Support	Applicable Items from the OBAG Review Checklist
1-1, Clarify GSI Eligibility in Federal Transportation Grants - Provide clarification of the eligibility of GSI elements in federally-funded transportation projects	Caltrans	FHWA, MTC	The clarification of eligibility proposed in Specific Action 1-1 would address issues discussed in the following checklist item: • Item 1 (Eligibility of GSI components of Sustainable Streets)
1-2, Update OBAG Guidance - Develop guidance clarifying eligibility of GSI elements in federally funded (One Bay Area Grant - OBAG) transportation projects, for inclusion in guidance materials that MTC will provide to counties for OBAG's third round of funding (OBAG 3)	MTC	Caltrans	Guidance proposed in Specific Action 1-2 would address issues discussed in the following checklist item: • Item 1 (Eligibility of GSI components of Sustainable Streets)
1-6, Identify Opportunities to Influence Federal Policy - Identify opportunities to support efforts by Champions to influence eligibility of GSI in federal surface transportation programs, maintaining communication with MTC on legislative engagement and/or advocacy	BASMAA	SFEP, Trust for Public Land, Save the Bay	The federal legislative engagement and/or advocacy proposed in Specific Action 1-6 would address issues discussed in the following checklist item: • Item 1 (Eligibility of GSI components of Sustainable Streets)
2-2, Inform other agencies of solicitations - Identify and add staff from applicable agencies to the list of parties to notify regarding schedules of future solicitations for applicable grant programs	Funding agencies, including MTC	None	The coordination proposed in Specific Action 2-2 would address issues discussed in the following checklist item: • Item 9 (Coordinate timing of solicitations)

Storm Water Grant Program (SWGP) Case Study

The following checklist presents the results of a review of the State Water Resources Control Board's (SWRCB) Proposition 1 Storm Water Grant Program Guidelines (SWRCB 2015), which was conducted using the checklist in Appendix D. Following the checklist is a discussion of how the results were used to develop specific actions included in the Roadmap.

SWGP Case Study Identifying Opportunities to Improve Funding of Sustainable Streets					
				Potential Revisions for Consideration	
YES	NO	N/A	Question	Program Revisions	Legislative Revisions
Questions Regarding Pathway 1: Prioritize Sustainable Streets in Funding Sources					
☐	☐	☒	1. If the funding source is a transportation grant, does it restrict the use of funds for green stormwater infrastructure? If yes, please describe the restrictions in the "Potential Revisions for Consideration" columns.	• The funding source is not a transportation grant.	
☒	☐	☐	2. If the funding source is a resource grant, does it restrict the use of funds for transportation improvements that reduce greenhouse gases? If yes, please describe the restrictions in the "Potential Revisions for Consideration" columns.	• Costs for impervious surfaces are generally ineligible; however, costs for bike lanes, pedestrianpathways, and/or alternate transit lanes could be eligible if greenhouse gas (GHG) reduction is shown as a quantifiable benefit. Guidance may be provided to assist applicants in documenting multiple benefits of GSI.	• Fure grant programs could consider how the program may support the funding of Sustainable Streets as eligibility criteria are developed.
☐	☒	☐	3. Is the maximum grant amount too low to fully fund the construction of both the transportation and green stormwater infrastructure features of a Sustainable Streets project? If yes, please indicate in the "Potential Revisions for Consideration" columns whether an increase in the maximum grant amount could be considered.	• Although the maximum implementation grant amount is $10 million, projects that seek funding under the Storm Water Grant Program often combine funding from multiple sources.	N/A

SWGP Case Study Identifying Opportunities to Improve Funding of Sustainable Streets					
YES	NO	N/A	Question	Potential Revisions for Consideration Program Revisions	Legislative Revisions
Questions Regarding Pathway 2: Improve Conditions for Using Multiple Grants					
☐	☐	☒	4. To simplify the application process for projects that must obtain multiple grants, would the agency consider coordinating with other funding agencies to develop a basic application form, which each agency could modify as needed for each funding program?	• The SWGP and other funding program requirements are too unique to fit into a "single application" solution.	• It may be possible to influence the development of future propositions/enacting legislation to coordinate some elements of application requirements with other grant programs that fund Sustainable Streets
☒	☐	☐	5. Would the agency consider incorporating into the guidelines for its funding program(s) statewide guidance on how to "package" Sustainable Streets projects for specific grants?	• This type of guidance could be helpful for grant applicants to demonstrate multiple benefits of Sustainable Streets projects, including GHG reduction.	N/A
☐	☐	☒	6. Would the agency consider jointly establishing a match with other agencies – for example, would resource agencies consider establishing a standard local match similar to transportation grants?	• The SWGP match requirement was dictated by the chapter of State law into which the program was incorporated. • Guidance could be developed to help applicants demonstrate the eligibility of transportation elements, such as the use of permeable paving, so that funding of those elements could be	• As future funding programs based on future propositions are developed, there may be opportunities to influence related legislation and the incorporation into a chapter of state law.

SWGP Case Study Identifying Opportunities to Improve Funding of Sustainable Streets					
YES	NO	N/A	Question	Potential Revisions for Consideration Program Revisions	Legislative Revisions
				identified as matching funds.	
☐	☐	☒	7. If grant recipients may combine this grant with other grants, is your agency willing to coordinate with the other funding agencies to allow joint reporting?	• SWRCB currently allows grant recipients to establish some milestone dates. If reporting requirements of applicable funding programs are compared, there may be opportunities to coordinate the reporting schedule, format, etc.	N/A
☐	☐	☒	8. If the funding source does not fund all aspects of Sustainable Streets, does the scoring system put projects at a disadvantage if they include ineligible costs?	• The SWGP's scoring criteria do not penalize projects that include ineligible costs.	
☐	☐	☒	9. If grant recipients may combine this grant with other grants, is your agency willing to coordinate among agencies to time solicitations?	• Timing of solicitations is subject to state budget allocation. Bond law dictates when funds must be spent. • While the SWGP has no flexibility in the timing of solicitations, there are opportunities to coordinate information. SWRCB participates in funding fairs and the California Financing Coordinating Committee website. A database of grants/ upcoming solicitations could be	N/A

SWGP Case Study Identifying Opportunities to Improve Funding of Sustainable Streets					
YES	NO	N/A	Question	Potential Revisions for Consideration Program Revisions	Legislative Revisions
				developed. Funding agencies could inform one another on RFP timing.	
☐	☐	☒	10. If your agency does not currently include in solicitations the extensions that may be available, would you be willing to include this information in order to assist applicants in evaluating the potential alignment of grant periods of different grants that may be combined for a project?	• Time extension requests are never guaranteed and may be denied by the Governor.	
☐	☐	☒	11. Are any of the following activities ineligible under the grant program: planning, design, construction, and/or short-term maintenance, and monitoring?	• Grants can only cover costs incurred within the grant period.	
☐	☐	☒	12. For urban greening grant programs, would the agency be willing to coordinate with other urban greening programs in order to standardize urban greening solicitations to the extent possible?	• The funding source is not an urban greening grant program.	

As a result of completing the above checklist for the SWGP, four Specific Actions were identified. The relationship between these specific actions and the information in the checklist is explained in Table E-2.

Table E-2 Relationship between Specific Actions and the SWGP Review			
	Agencies/Organizations		
Specific Action	Lead	Support	Applicable Items from the SWGP Review Checklist
1-7, Develop State Legislative Program - Develop and implement an initiative to influence future state propositions, related legislation, and incorporation into a chapter of state law – to provide a clear path for full eligibility of Sustainable Streets, and coordinate application requirements among grant programs that fund Sustainable Streets	SFEP	SWRCB, RWQCB, BASMAA, Champions	The State Legislative Program proposed in Specific Action 1-7 would address issues discussed in the following checklist items: • Item 2 (Eligibility of transportation components of Sustainable Streets) • Item 4 (Potential coordination of some application requirements with other grant programs) • Item 6 (Match requirements)
2-1, Coordinate to publicize solicitations - Coordinate with other agencies to join SWRCB in participating in funding fairs and the California Financing Coordinating Committee website	SWRCB	Other funding agencies	The coordination proposed in Specific Action 2-1 would address issues discussed in the following checklist item: • Item 9 (Coordinate timing of solicitations)
2-2, Inform other agencies of solicitations - Identify and add staff from applicable agencies to the list of parties to notify regarding schedules of future solicitations for applicable grant programs	Funding agencies, including SWRCB	None	The coordination proposed in Specific Action 2-2 would address issues discussed in the following checklist item: • Item 9 (Coordinate timing of solicitations)
2-7, Consider linkages to other programs - Funding agencies will consider aspects of other related grant programs (timing, criteria, etc.) in the development of future grant programs, and will coordinate with other grant programs where feasible	Funding agencies, including SWRCB	None	The considerations proposed in Specific Action 2-7 would address issues discussed in the following checklist item: • Item 4 (Potential coordination of some application requirements with other grant programs)

Appendix F
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Appendix G

List of Participating Agencies and Organizations

Participating agencies and organizations are listed below, and includes the names of the representatives that attended Regional Roundtable meetings. Attendees[6] of this meeting provided comments on the Draft Roadmap that have been incorporated in the Final Roadmap.

Table G-1
Participating Agencies and Organizations

Agency/Organization	Roundtable Attendance 9/19/2017
Alameda Countywide Clean Water Program	Jim Scanlin
BAAQMD	--
BASMAA	Geoff Brosseau
	Matt Fabry
Bay Area Metro | ABAG and MTC	Anne Richman
	Matt Maloney
	Mallory Atkinson
	Christy Leffal
Bay Area Regional Collaborative	--
Bay Conservation and Development Commission	Miriam Torres
California Natural Resources Agency	--
California Transportation Commission	Garth Hopkins
Caltrans	Jagjiwan Grewal
	Ephrem Meharena
	Tom Rutsch
California Stormwater Quality Association	Geoff Brosseau
City of Campbell	Fred Ho
City of Oakland	Ryan Russo
	Alison Schwartz

[6] Curt Kruger, of Contech, and Eric Zickler, of Lotus Water, also attended the September 19, 2017, Regional Roundtable meeting and commented on the Draft Roadmap.

Table G-1 Participating Agencies and Organizations	
Agency/Organization	**Roundtable Attendance 9/19/2017**
	Terri Fashing
	Bruce Wells
City of San Jose	--
City of San Pablo	Amanda Booth
City of Union City	Thomas Ruark
Contra Costa Clean Water Program	Rachel Kraai
Contra Costa County	Mary Halle
Contra Costa Transportation Authority	--
Department of Water Resources	Paul Wells
Federal Emergency Management Agency	--
Federal Highway Administration	--
Natural Resources Defense Council	Alisa Valderrama
Regional Water Quality Control Board	Thomas Mumley
	Keith Lichten
San Francisco Estuary Partnership	Josh Bradt
San Mateo City/County Association of Governments	Jean Higaki
San Mateo Countywide Water Pollution Prevention Program	Matt Fabry
San Mateo Transportation Authority	--
Santa Clara Urban Runoff Pollution Prevention Program	Jill Bicknell
Santa Clara Valley Transportation Authority	Eugene Maeda
Save the Bay	Allison Chan
SPUR	Laura Tam
State Coastal Conservancy/ San Francisco Bay Restoration Agency	Sam Schuchat
	Matt Gerhart
State Water Resources Control Board	Jeffrey Albrecht
	Meghan Tosney
Strategic Growth Council	--

Table G-1 Participating Agencies and Organizations	
Agency/Organization	**Roundtable Attendance 9/19/2017**
Trust for Public Land	Katherine Jones
U.S. Environmental Protection Agency	David Smith
	Luisa Valiela
	Erica Yelensky

APPENDIX D

GUIDANCE FOR SIZING GREEN INFRASTRUCTURE FACILITIES IN STREET PROJECTS

Guidance for Sizing Green Infrastructure Facilities in Street Projects

with companion analysis:

Green Infrastructure Facility Sizing for Non-Regulated Street Projects



Prepared by
Dan Cloak Environmental Consulting
EOA, Inc.

June 2019

Introduction and Regulatory Background

Provision C.3.j. in the reissued Municipal Regional Stormwater Permit[1] (MRP) requires each Permittee to "complete and implement a Green Infrastructure (GI) Plan for the inclusion of low impact development drainage design into storm drain infrastructure on public and private lands, including streets, roads, storm drains, parking lots, building roofs, and other storm drain infrastructure elements."

Provision C.3.j.i.(g) further mandates that these plans include:

> *Requirements that projects be designed to meet the treatment and hydromodification sizing requirements in Provisions C.3.c. and C.3.d. For street projects not subject to Provision C.3.b.ii. (i.e., non-Regulated Projects) Permittees may collectively propose a single approach with their Green Infrastructure Plans for how to proceed should project constraints preclude fully meeting the C.3.d. sizing requirements. The single approach can include different options to address specific issues or scenarios. That is, the approach shall identify the specific constraints that would preclude meeting the sizing requirements and the design approach(es) to take in that situation. The approach should also consider whether a broad effort to incorporate hydromodification controls into green infrastructure, even where not otherwise required, could significantly improve creek health and whether such implementation may be appropriate, plus all other information as appropriate (e.g., how to account for load reduction for the PCBs or mercury TMDLs).*

This document represents the "single approach" collectively proposed by the Permittees for how to proceed when constraints on GI projects affect facility sizing in street projects. For other types of projects, information on hydraulic sizing is provided in the technical guidance manuals for Provision C.3 developed by each countywide stormwater program.

Hydraulic Sizing Requirements

MRP Provision C.3.d contains criteria for sizing stormwater treatment facilities. Facilities may be sized on the basis of flow, volume, or a combination of flow and volume. With adoption of the 2009 MRP, a third option for sizing stormwater treatment facilities was added to Provision C.3.d. This option states that "treatment systems that use a combination of flow and volume capacity shall be sized to treat at least 80 percent of the total runoff over the life of the project, using local rainfall data."

This option can also be used to develop sizing factors for facilities with a standard cross-section (i.e., where the volume available to detain runoff is proportional to facility surface area). To calculate sizing factors, inflows, storage, infiltration to groundwater, underdrain discharge, and overflows are tracked for each time-step during a long-term simulation. The continuous simulation is repeated, with variations in the treatment surface area, to determine the minimum area required for the facility to capture and treat 80% of the inflow during the simulation.

[1] Order R2-2015-0049

Such an analysis was conducted for BASMAA by Dubin Environmental Consulting and is described in the attached Technical Report. The analysis shows that bioretention facilities with the current-standard cross-section can capture and treat the Provision C.3.d amount of runoff when sized to 1.5% - 3% of tributary equivalent impervious area, depending on location.

Hydromodification Management

A principal objective of LID is to mimic natural hydrology in the post-development condition. This is accomplished by retaining and infiltrating runoff flows during small to medium events. Flows from larger events are detained and slowed.

MRP Provision C.3.g. includes requirements and criteria for implementing hydromodification management (HM). These HM requirements apply to Regulated Projects that create or replace an acre or more of impervious area, increase the amount of impervious area over the pre-project condition, and flow to creeks that are at risk of erosion. As such, the HM requirements do not apply to street projects that retrofit drainage systems that receive runoff from existing roofs and paving.

However, Provision C.3.j.i.(g) states that the Permittees' approach to sizing GI facilities "…should also consider whether a broad effort to incorporate hydromodification controls into green infrastructure, even where not otherwise required, could significantly improve creek health and whether such implementation may be appropriate…"

Various criteria for HM design have been used in California and throughout the U.S. These criteria have been based on one or more of the following principles:

- Maintaining watershed processes
- Maintaining a site-specific water balance
- Maintaining the value of the curve number used in the NRCS method of computing peak runoff
- Controlling increases in peak flows from a specified storm size
- Controlling increases in the duration of flows at each intensity within a specified range (flow duration control)
- Controlling the likelihood of downstream erosion in streams (erosion potential, or Ep)

Generally, for any HM criterion used, facilities with more storage and a larger infiltrative area will be more effective in meeting the criterion than facilities with less storage and a smaller infiltrative area.

In the statewide municipal stormwater NPDES permit for small MS4s, Provision E.12.f. includes the following HM standard applicable to Bay Area small MS4s: "Post-project runoff shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm…"

Dubin (2014) conducted modeling to evaluate whether this standard would be met in the San Francisco Phase II counties (Marin, Sonoma, Napa, and Solano) by a bioretention facility meeting the minimum requirements in that permit's Provision

E.12.f. Dubin's analysis found that a facility sized to 4% of tributary equivalent impervious area, and having a 6-inch deep reservoir with 2 inches of freeboard, 18 inches of treatment soil, and a 12-inch-deep "dead storage" gravel layer below the underdrain, would meet this standard, even in the wettest portions of the Bay Area.

Additional Considerations for Bioretention Sizing

In summary, bioretention facilities for street projects sized to 1.5% - 3% of tributary equivalent impervious area (depending on their location in the Bay Area) can meet the criteria in Provision C.3.d., according to the modeling study documented in the attached Technical Memo.

There are many reasons to design and build facilities larger than the Provision C.3.d. minimum. Building larger facilities helps ensure the facilities perform to the minimum hydraulic capacity intended, despite minor flaws in design, construction, and maintenance, providing an engineering safety factor for the project. Further, larger-sized facilities may more effectively address objectives to maximize the removal of pollutants (particularly pollutants in dissolved form), to operate as full trash capture devices, and to manage hydromodification effects.

However, municipalities often face considerable challenges in retrofitting existing streetscapes with GI facilities. Constraints and design challenges typically encountered in the public right-of-way include:

- The presence of existing underground utilities (known and unknown during the design phase);
- The presence of existing above-ground fixtures such as street lights, fire hydrants, utility boxes, etc.;
- The presence of existing mature trees and root systems;
- The elevation of or lack of existing storm drains in the area to which to connect underdrains or overflow structures;
- Challenges of defining and controlling any catchment areas on adjacent private parcels that drain to the roadway surface;
- Low soil permeability and strength, and the need to protect the adjacent roadway structure;
- Competition with other assets & uses for limited right-of-way area; and
- Presence of archeologic/cultural deposits.

Use of the sizing factors in the attached Technical Memo will provide municipalities flexibility in design of bioretention facilities for street projects where constraints are present.

Recommendations for Sizing Approaches for Green Infrastructure Retrofit Facilities in Street Projects

1. Bioretention facilities in street projects should be sized as large as feasible and meet the C.3.d criteria where possible. Constraints in the public right-of-way may affect the size of these facilities and warrant the use of smaller sizing factors.

Bioretention facilities in street projects may use the sizing curves in the attached memorandum to meet the C.3.d criteria. Local municipal staff involved with other assets in the public right of way should be consulted to provide further guidance to design teams as early in the process as possible.

2. Bioretention facilities in street projects smaller than what would be required to meet the Provision C.3.d criteria may be appropriate in some circumstances. As an example, it might be appropriate to construct a bioretention facility where a small proportion of runoff is diverted from a larger runoff stream. Where feasible, such facilities can be designed as "off-line" facilities, where the bypassed runoff is not treated or is treated in a different facility further downstream. In these cases, the proportion of total runoff captured and treated should be estimated using the results of the attached memorandum. In cases where "in-line" bioretention systems cannot meet the C.3.d criteria, the facilities should incorporate erosion control as needed to protect the facility from high flows. See Figures 1 and 2 below for illustration of the in-line and off-line concepts.
3. Pollutant reduction achieved by GI facilities in street projects will be estimated in accordance with the Interim Accounting Methodology[i] or the applicable Reasonable Assurance Analysis[ii].



Figure 1: Off-line system in El Cerrito where low flow is diverted to the sidewalk planter and high flows continue down the gutter.



Figure 2: In-line system in Berkeley/Albany where low and high flows enter the system and overflows exit through a drain within the system.

[i] The Interim Accounting Methodology for TMDL Loads Reduced Report (BASMAA 2017) describes the methodology that is being used to demonstrate progress towards achieving the PCB and mercury load reductions required during the term of MRP 2.0. The methodology is based on the conversion of land use from a higher to a lower PCB or mercury loading rate during the redevelopment of a parcel. See: www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/POC/Final%20Interim%20Accounting%20Methodology%20Report%20v.1.1%20(Revised%20March%202017).pdf

[ii] A Reasonable Assurance Analysis (RAA) is a methodology used to demonstrate that implementation of pollutant control measures (such as GI facilities) over a specified time period will meet required pollutant load reductions associated with a TMDL. The Bay Area Reasonable Assurance Analysis Guidance Document (BASMAA 2017) establishes a regional framework and provides guidance for conducting PCBs and mercury RAAs in the San Francisco Bay Area. See: http://basmaa.org/Announcements/bay-area-reasonable-assurance-analysis-guidance-document

BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION

GREEN INFRASTRUCTURE FACILITY SIZING FOR NON-REGULATED STREET PROJECTS

Prepared by:
Dubin Environmental
December 13, 2017

BASMAA
Bay Area Stormwater Management Agencies Association

DUBIN Environmental

1. Introduction

The San Francisco Bay Regional Water Quality Control Board's reissued Phase I Municipal Regional Stormwater Permit (Order No. R2-2015-0049, issued 11/19/2015 and referred to as "MRP 2.0") includes a requirement that Permittees complete and implement green infrastructure plans to promote the increased use of green infrastructure in urban areas. These plans will guide the integration of green stormwater facilities into streets, parking lots, parks, building rooftops and similar places where there is an opportunity to retrofit traditional gray infrastructure systems and increase the removal of pollutants and improve water quality.

Provision C.3.j states:

> *Over the long term, the (Green Infrastructure) Plan is intended to describe how the Permittees will shift their impervious surfaces and storm drain infrastructure from gray, or traditional storm drain infrastructure where runoff flows directly into the storm drain and then the receiving water, to green—that is, to a more-resilient, sustainable system that slows runoff by dispersing it to vegetated areas, harvests and uses runoff, promotes infiltration and evapotranspiration, and uses bioretention and other green infrastructure practices to clean stormwater runoff.*

Provision C.3.j.i.(2)(g) requires that projects be designed to meet the treatment and hydromodification sizing requirements in Provisions C.3.c. and C.3.d. However, the provision further states that for street projects that are not Regulated Projects:

> *…Permittees may collectively propose a single approach with their Green Infrastructure Plans for how to proceed should project constraints preclude fully meeting the C.3.d sizing requirements. The single approach can include different options to address specific issues or scenarios. That is, the approach shall identify the specific constraints that would preclude meeting the sizing requirements and the design approach(es) to take in that situation.*

To address this provision and further define the C.3.d sizing requirements for green infrastructure projects, the Bay Area Stormwater Management Agencies Association (BASMAA) contracted with Dubin Environmental to conduct continuous simulation hydrologic modeling to evaluate relationships of facility size (e.g., area, depth, flow rate) to facility performance. The BASMAA Development Committee, and BASMAA member agencies, intend to use these relationships to develop and justify an approach, to be created by the Development Committee, for implementing green street projects when there are constraints on facility size.

This report describes the modeling analysis that was performed to better understand the relationship between bioretention configuration and annual runoff treatment across the different BASMAA stormwater agencies and their climate zones. Long-term continuous modeling was used to compute stormwater runoff, simulate bioretention hydraulics, and estimate the annual percentage of stormwater that is treated. The analysis was performed for 10 different rain gauges that together represent the full range of climate conditions across the BASMAA member agency area. The analysis also considered different bioretention configurations and treatment goals. BASMAA member agencies can use these results to help establish policies and design guidelines to include in their green infrastructure plans.

2. Project Approach

The performance of bioretention facilities was modeled using HSPF (Hydrologic Simulation Program Fortran), which is a physically based, hydrologic model that is maintained and distributed by the US EPA.

HSPF has been used since the 1970s to conduct hydrologic analyses and size stormwater and flood control facilities. For this project, an HSPF model was developed to simulate runoff from a fully paved, 1-acre reference site and route this flow through a bioretention facility. This section describes the rain gauge selection and the HSPF modeling approach. Section 3 describes the modeling results.

2.1 Rainfall and Evapotranspiration Data

There are more than two dozen rain gauges with long-term, hourly data located within the BASMAA area. A list of candidate gauges was prepared from the National Center for Environmental Information (NCEI; formerly the National Climate Data Center or NCDC) network and then evaluated for inclusion. The evaluation focused on gauge data that could downloaded directly from EPA's National Stormwater Calculator, because these datasets have been reviewed and missing records filled with data from available nearby stations (similar to the data included with the EPA BASINS software). The list of candidate gauges was narrowed to 19 locations with 35+ years of data that are geographically distributed through the BASMAA area. The rain gauges were organized into tables that show a) mean annual precipitation (MAP) and b) 6-month, 1-year, and 2-year accumulations for 1-year and 24-hour durations. The different storm depth statistics were used to identify any outliers among the rain gauge data that could indicate problems that would hinder the effort to create regressions among the model results. The rain gauge locations were also plotted in ArcGIS.

The recommended sites were presented to the BASMAA project work group who provided helpful input about their preferences and experiences with different rain gauges. Based on this input, six stations were selected for inclusion in the modeling analysis. After developing the HSPF input and output routines, the number of gauges was increased to 10 by including higher rainfall locations to allow development of regression relationships that span the rainfall characteristics at any likely project location. Table 1 lists the candidate rain gauges included in the modeling analysis. For all gauges, a common 37 year period was used to eliminate the influence of drought and wet periods that occurred when some gauges were operational but not others. Figure 1 shows the mean annual rainfall and Figure 2 shows their locations. The 1-year and 24-hour storm durations are included in Appendix A.

TABLE 1. SELECTED RAIN GAUGES FOR GREEN INFRASTRUCTURE MODELING

2	Name	County/Agency	Years of Record	Mean Annual Rain (in)
049001	Tracy Pumping Plant	Contra Costa	37	12.7
047821	San Jose	Santa Clara	37	15.2
045378	Martinez Water Plant	Contra Costa	37	19.6
047769	SF Airport	San Francisco	37	20.4
047772	SF Downtown	San Francisco	37	21.9
046336	Oakland Museum	Alameda	37	22.8
042934	Fairfield	Fairfield-Suisun	37	24.1
043714	Half Moon Bay	San Mateo	37	28.6
047807	San Gregorio	San Mateo	37	30.0
044500	Kentfield	Marin	37	48.1

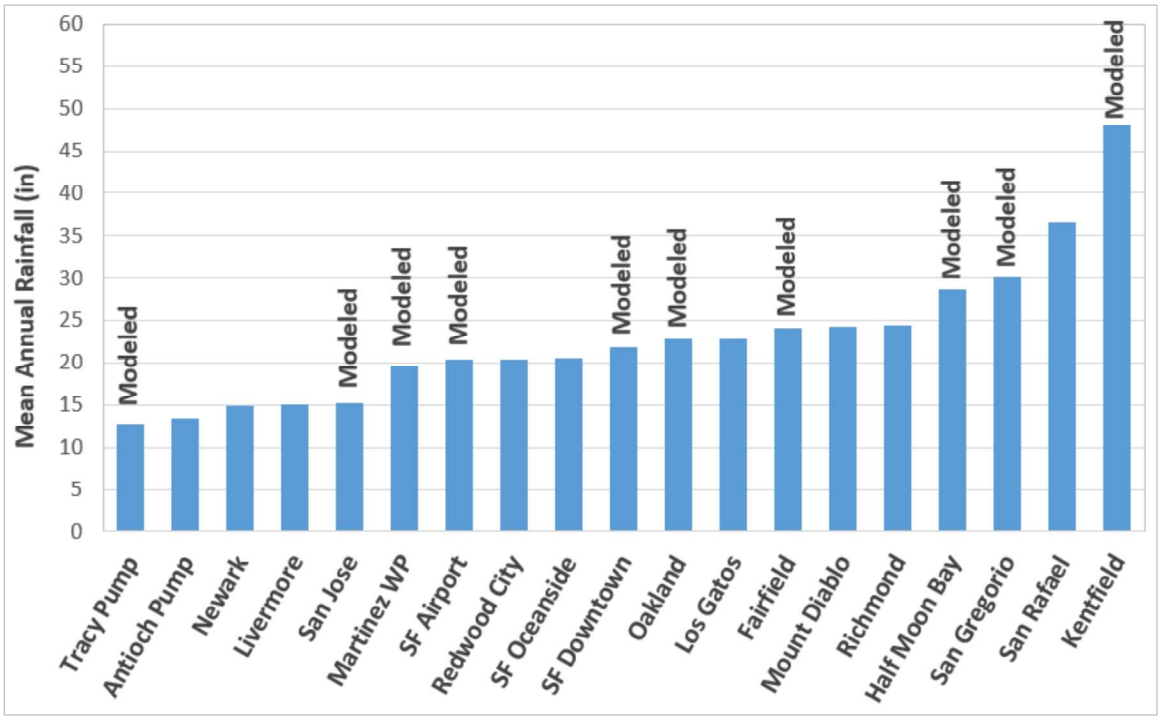
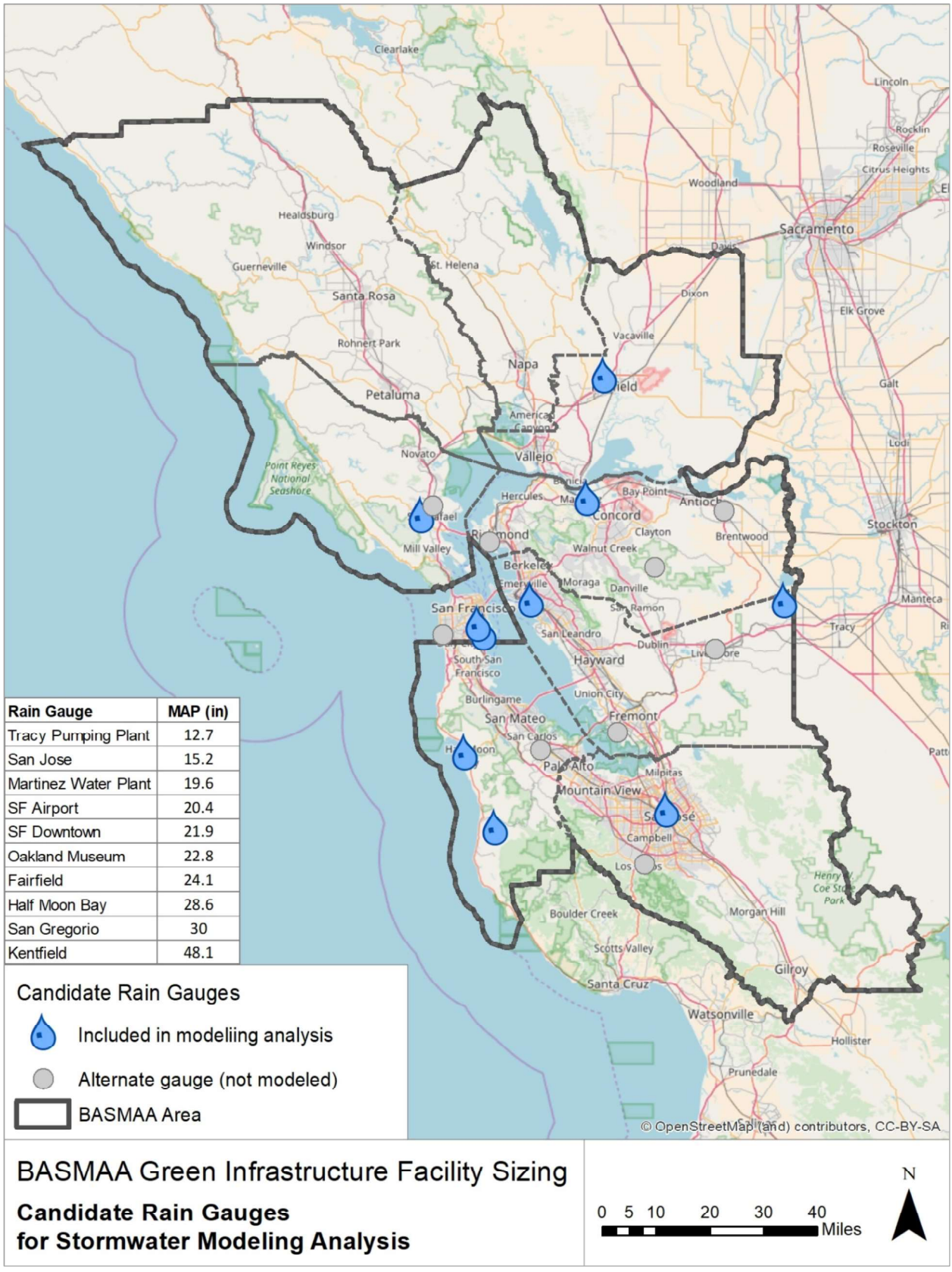


Figure 1. Candidate and selected rainfall sites with mean annual rainfall



Rain Gauge	MAP (in)
Tracy Pumping Plant	12.7
San Jose	15.2
Martinez Water Plant	19.6
SF Airport	20.4
SF Downtown	21.9
Oakland Museum	22.8
Fairfield	24.1
Half Moon Bay	28.6
San Gregorio	30
Kentfield	48.1

Figure 2. Location of rain gauges used in the modeling analysis

2.2 HSPF Model Setup

An HSPF model was developed to simulate runoff from a fully paved, 1-acre reference area and route this flow through a bioretention facility. The model outputs were then evaluated to determine the fraction of incoming stormwater receiving water quality treatment (defined as the fraction filtered through the bioretention media, evaporated or transpired). The HSPF model was developed with Excel/VBA-based code that enabled us to easily modify the rain gauge, bioretention area, and surface reservoir depth to determine how these watershed and configuration parameters affect the fraction of stormwater being treated.

The model parameters and approach to simulating bioretention hydraulics are discussed in detail below:

- Stormwater runoff flows across the reference 1-acre paved area and enters the bioretention facility. This water is initially detained in a shallow surface reservoir and then infiltrates to the bioretention media.
- Stormwater infiltrates through the bioretention media into an underlying gravel layer. The saturated soil permeability was set to 5 inches per hour (based on the media specification). For unsaturated soils, the relationship between soil moisture and permeability was based on monitoring data collected at three installations in Pittsburg (Contra Costa, 2013). The data showed very little infiltration occurs until the soil reaches about two-thirds saturation, and then infiltration increases roughly linearly until reaching 5 inches per hour at 90 percent saturation. Evapotranspiration also occurs in this layer.
- Stormwater within the gravel layer can move freely and infiltrate to surrounding soils, based on their capacity. If runoff enters the gravel layer more rapidly than it infiltrates, the saturation level in the gravel layer will rise until it reaches the elevation of a perforated pipe underdrain. When this occurs, water will flow through the underdrain to a downstream discharge point (typically the municipal storm drainage system).
- The surface reservoir is also equipped with an overflow structure that will become active if runoff enters the surface reservoir more rapidly than it infiltrates through the bioretention media and the surface reservoir fills to its maximum depth. Water discharged via the overflow relief structure does not receive treatment.

The bioretention configuration was based on the water quality treatment design criteria listed in the MRP 2.0 and accepted design practice in the Bay Area. Table 2 lists the dimensions of the bioretention layers as modeled in HPSF.

TABLE 2. BIORETENTION CHARACTERISTICS IN HSPF MODEL

Component	Characteristics
Surface reservoir	• Area = bioretention area (varies from 0.5% to 5% of upstream impervious area) • Depth = 6 or 12 inches with overflow relief set 2 inches from top of reservoir
Bioretention soil media	• Area = bioretention area • Depth = 18 inches • Saturated permeability = 5 inches per hour • Unsaturated permeability = variable, based on Contra Costa's 2013 monitoring data
Storage (gravel) layer	• Area = bioretention area • Depth = 12 inches • Permeability of surrounding soils = 0.024 inches per hour
Underdrain	• Located at top of gravel layer • Assumed 4-in diameter pipe

2.3 Model QA/QC Process

The HSPF input files and initial model results were carefully examined during the QA/QC process. Model errors and warnings were systematically eliminated and then the results were compared with the results generated from three independent calculation methods:

1. An Excel-based bioretention hydraulics calculator
2. A Matlab-based bioretention algorithm that was used for bioretention modeling in the Central Coast region
3. An EPA SWMM model using the LID module to represent bioretention hydraulics

The comparison was performed for the San Jose and Fairfield gauges with a bioretention sizing factor of 0.02 (i.e., bioretention surface area equal to 2 percent of the upstream impervious area). The estimated annual runoff treatment percentages agreed to within 3 percent, which confirmed the HSPF model was performing as intended.

3. Modeling Scenarios and Results

The HSPF modeling analysis was used to develop bioretention sizing criteria and support policy decisions. Working collaboratively with the BASMAA Development Committee, the modeling analysis addressed the following issues, which are presented in this section:

1. Bioretention area necessary to treat 80 percent of annual stormwater runoff
2. Relationships for estimating annual stormwater treatment percentage across a range of bioretention sizes and mean annual precipitation depths
3. Relationships for estimating annual stormwater treatment percentage for bioretention facilities without an underdrain
4. Bioretention treatment percentage for facilities with no infiltration to surrounding soils
5. Bioretention treatment percentage for facilities with lower bioretention media permeability

The results are summarized graphically here. The full set of results and underlying data were provided separately to the BAASMA Development Committee on 7/28/2017 and are available from BASMAA upon request.

3.1 Bioretention Sizing for Treatment of 80 Percent of Annual Runoff

The performance of bioretention facilities was modeled for 10 different rain gauges and bioretention footprint areas, ranging from 0.5 to 5.0 percent of the upstream tributary area, using the approach described in Section 2. Bioretention configurations with 6-inch and 12-inch deep surface reservoirs were modeled. For each of the model runs, the runoff treatment percentage was computed, and the results were plotted. Figure 3 shows an example for the San Jose gauge. Appendix B shows results for the other rain gauges.

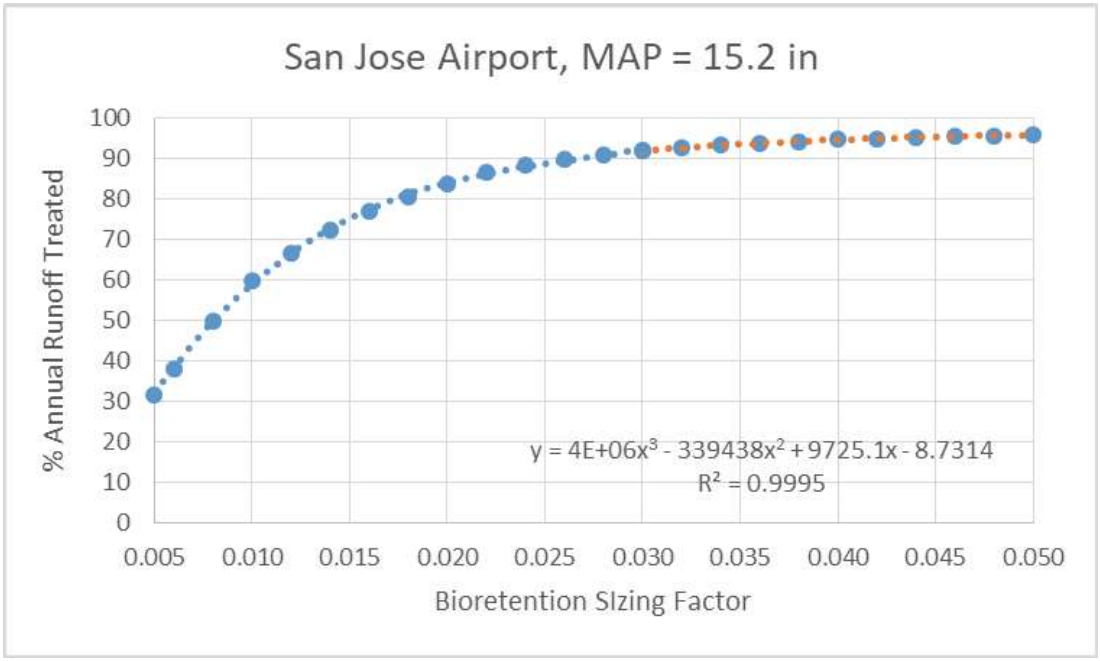


Figure 3. Percent of annual runoff treated for range of bioretention facility sizes using San Jose rain gauge

Using a polynomial regression equation, the model results for each rain gauge/surface reservoir depth scenario were interpolated to estimate the bioretention sizing factor needed to provide 80 percent annual runoff treatment, which is the treatment criterion for regulated water quality projects in the MRP 2.0. The results across the 10 rain gauges showed a clear linear relationship between mean annual rainfall and the bioretention footprint needed for 80 percent annual runoff treatment. Figure 4 and Figure 5 show the results for the 6-inch and 12-inch surface reservoir configurations, respectively.

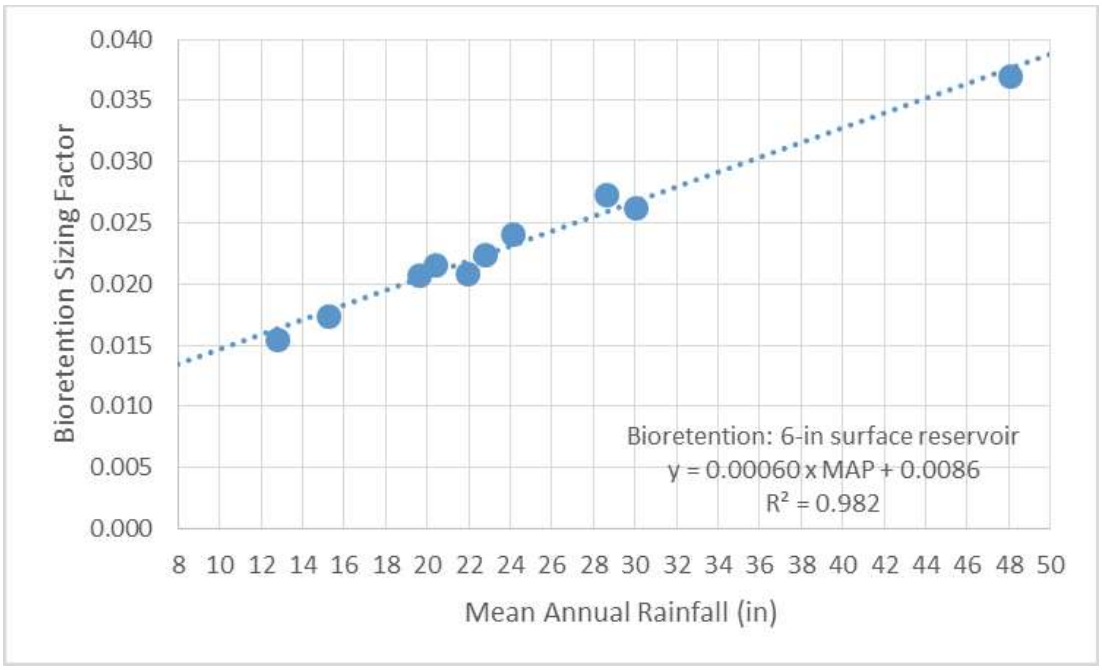


Figure 4. Bioretention size needed to provide treatment of 80 percent of annual runoff; 6-in surface reservoir

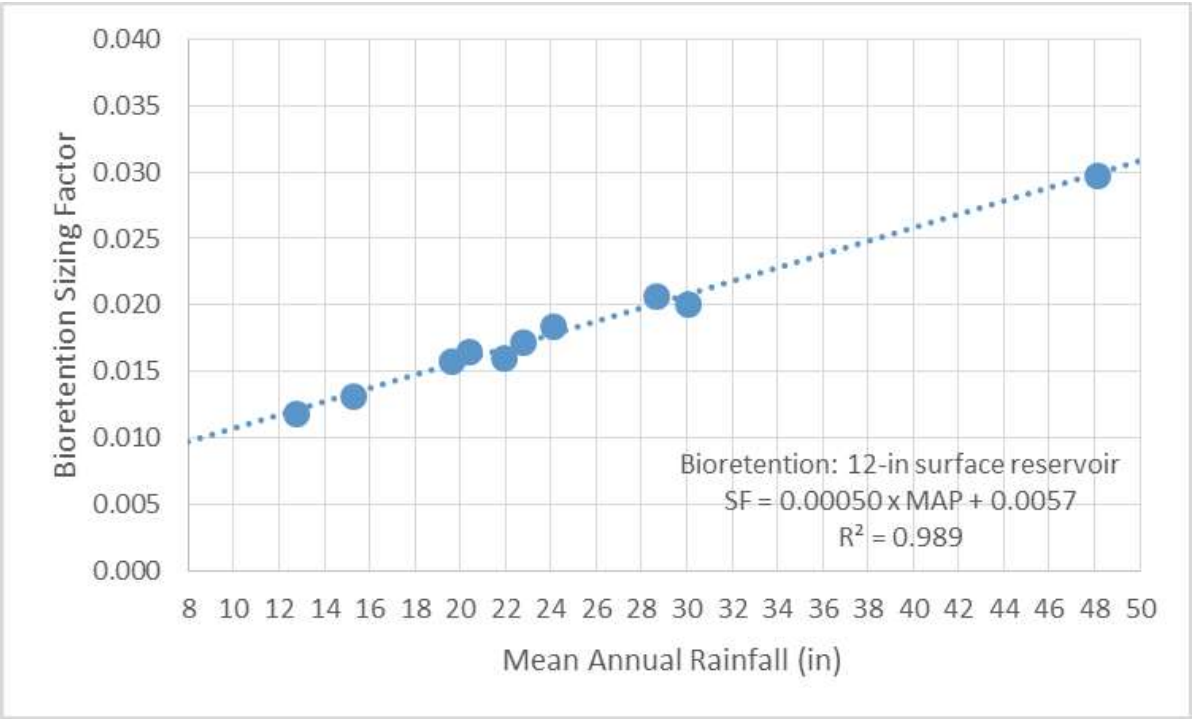


Figure 5. Bioretention size needed to provide treatment of 80 percent of annual runoff; 12-in surface reservoir

The results shown above could be used by BASMAA agencies to set minimum bioretention sizing criteria for projects that must provide treatment of 80 percent of annual runoff. The following equations could be included in BASMAA guidance for green infrastructure manuals.

For bioretention with 6-in surface reservoir configuration:

$$SizingFactor = 0.00060 \times MAP(in) + 0.0086$$

For bioretention with 12-in surface reservoir configuration:

$$SizingFactor = 0.00050 \times MAP(in) + 0.0057$$

3.2 Relationship Among Bioretention Sizing, Annual Precipitation, and Percent of Annual Runoff Treated

The modeling results generated in the previous section were then further evaluated to develop more general relationships among a) bioretention sizing factor, b) mean annual rainfall, and c) annual runoff treatment percentages. The following steps were used for the 6-inch and 12-inch reservoir depth configurations:

1. A polynomial regression was fit to the annual runoff treatment results for each of the 10 rain gauges (see example in Figure 3 above) and surface reservoir depths of 6 and 12 inches.
2. For each rain gauge/surface reservoir depth combination, the regression equation was used to estimate the sizing factors needed to provide 50, 60, 70, 80, 90, and 95 percent annual runoff treatment. This step generated 10 pairs of mean annual rainfall/bioretention sizing factor data for each rain gauge/surface reservoir depth combination (120 pairs in total). Excel's solver function was used for these calculations.

3. For each runoff treatment percentage level (50 percent, 60 percent, etc.), the mean annual rainfall (x-axis) and computed sizing factor (y-axis) were plotted and a linear regression was fit to the data in a manner similar to Figure 4 and Figure 5 above.
4. The linear regressions created for each runoff treatment level (50 percent, 60 percent, etc.) and surface reservoir depth were then plotted together to create a nomograph. Figure 6 and Figure 7 show nomographs for the 6-inch and 12-inch reservoir depths, respectively.

These nomographs are simple but powerful tools that municipal planners can use to estimate the annual treatment percentage for any bioretention facility within the BASMAA member agency area that uses the standard bioretention configuration (i.e., 6-in or 12-in reservoir, 18-in soil media, 12-in gravel layer, underdrain at top of gravel layer). The nomographs should be read as follows:

Step 1: Find the mean annual rainfall for the project location along the horizontal axis

Step 2: Move vertically up the chart to the bioretention sizing factor for the project/installation (note: this step assumes the tributary impervious area and bioretention area have already been planned)

Step 3: Visually interpolate between the closest two "treatment lines" to estimate the percent of annual runoff treated for this location/project.

These nomographs and instructions could be included in BASMAA guidance for green infrastructure manuals and used to a) evaluate the water quality benefits of proposed projects or b) evaluate the treatment provided by existing facilities with the layer depths described above.

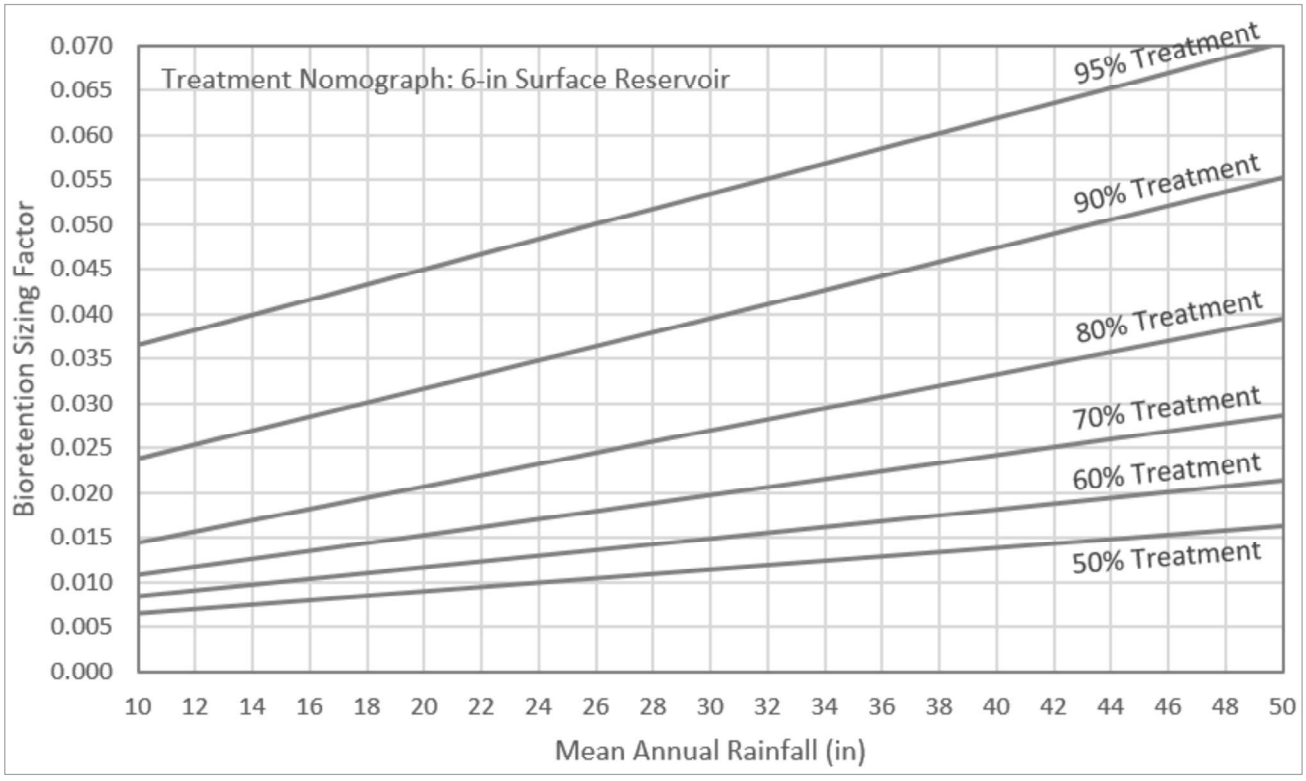


Figure 6. Percent of annual runoff treatment nomograph for bioretention facility with 6-in surface reservoir

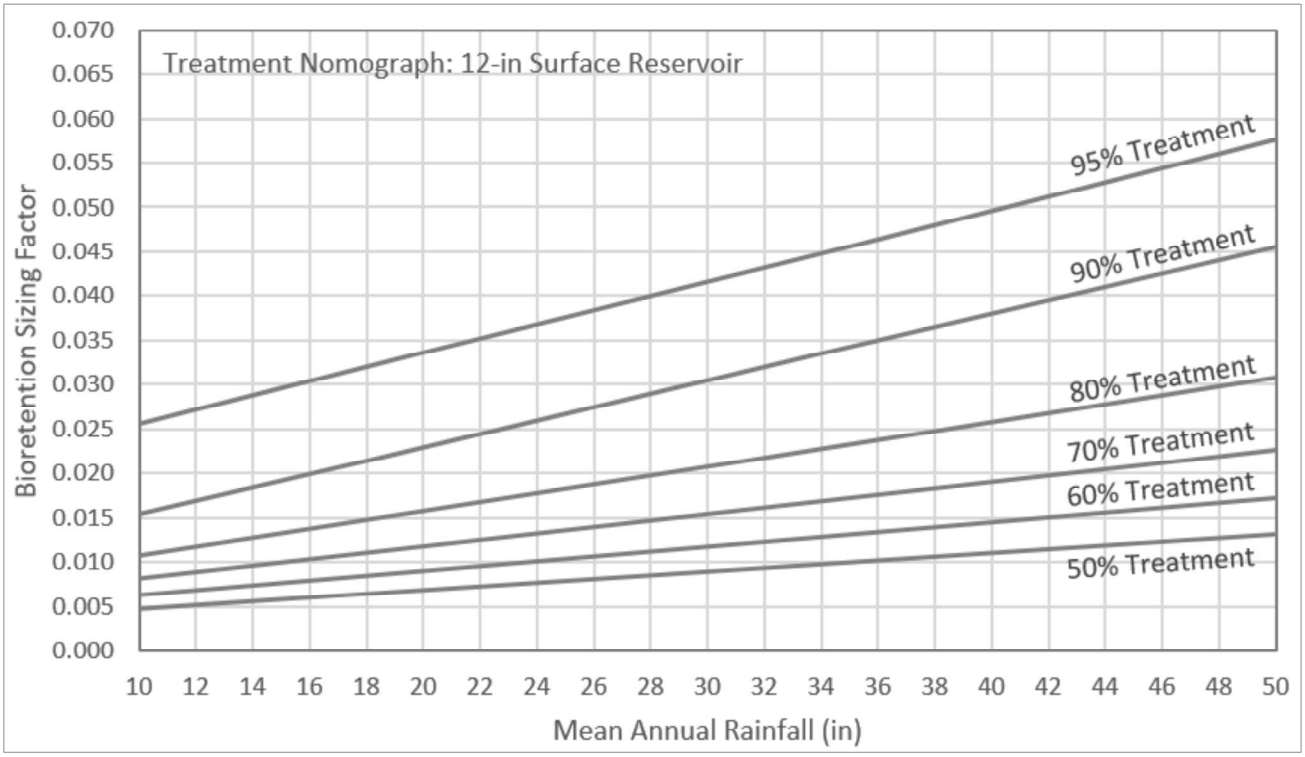


Figure 7. Percent of annual runoff treatment nomograph for bioretention facility with 12-in surface reservoir

3.3 Percent of Annual Runoff Treated by Bioretention Facilities with No Underdrain

Bioretention facilities are occasionally designed with no underdrain, including bioretention facilities in the following conditions:

- High permeability of surrounding (native) soils
- Isolated projects with no downstream drainage system for the underdrain connection
- Small projects that would not justify the additional design and construction costs associated with underdrains and cleanouts
- Projects that were designed and built prior to the development of the current standards

The HSPF model setup was modified to eliminate the underdrain outflows and allow the permeability of the surrounding soils to vary. The annual runoff treatment percentage was computed for a) three rain gauges representing drier, average and wetter than average conditions, b) six rates of permeability of surrounding soils, and c) two bioretention surface reservoir depths (Table 3).

TABLE 3. BIORETENTION WITH NO UNDERDRAIN SCENARIOS

Component	Characteristics
Rain gauges	• San Jose (MAP = 15.2 in) • San Francisco Airport (MAP = 20.4 in) • Fairfield (MAP = 24.1 in)
Permeability of surrounding (native) soils	• 0.2, 0.5, 1.0, 2.0, 3.0, 4.0 inches per hour • Underdrain results also plotted

TABLE 3. BIORETENTION WITH NO UNDERDRAIN SCENARIOS

Component	Characteristics
Surface reservoir depths	• Depth = 6 inches • Depth = 12 inches
Bioretention sizing factors	• Area = 0.5% to 5.0% of upstream impervious acre

Figure 8, Figure 9 and Figure 10 show the modeled annual runoff treatment results for the three rain gauges and a surface reservoir depth of 6 inches. Results for the 12-inch surface reservoir are shown in Appendix C. For rates of permeability of 4 inches per hour, there is little drop off in performance. The annual runoff treatment percentage declines gradually between rates of permeability of 2 to 4 inches per hour and then declines more rapidly for rates of permeability of 1 inch per hour or less. The reduction in performance is more pronounced in wetter areas (as seen in the Fairfield results). These results could be incorporated into the BASMAA guidance for green infrastructure manuals to assess the general performance of existing facilities that were installed with no underdrain.

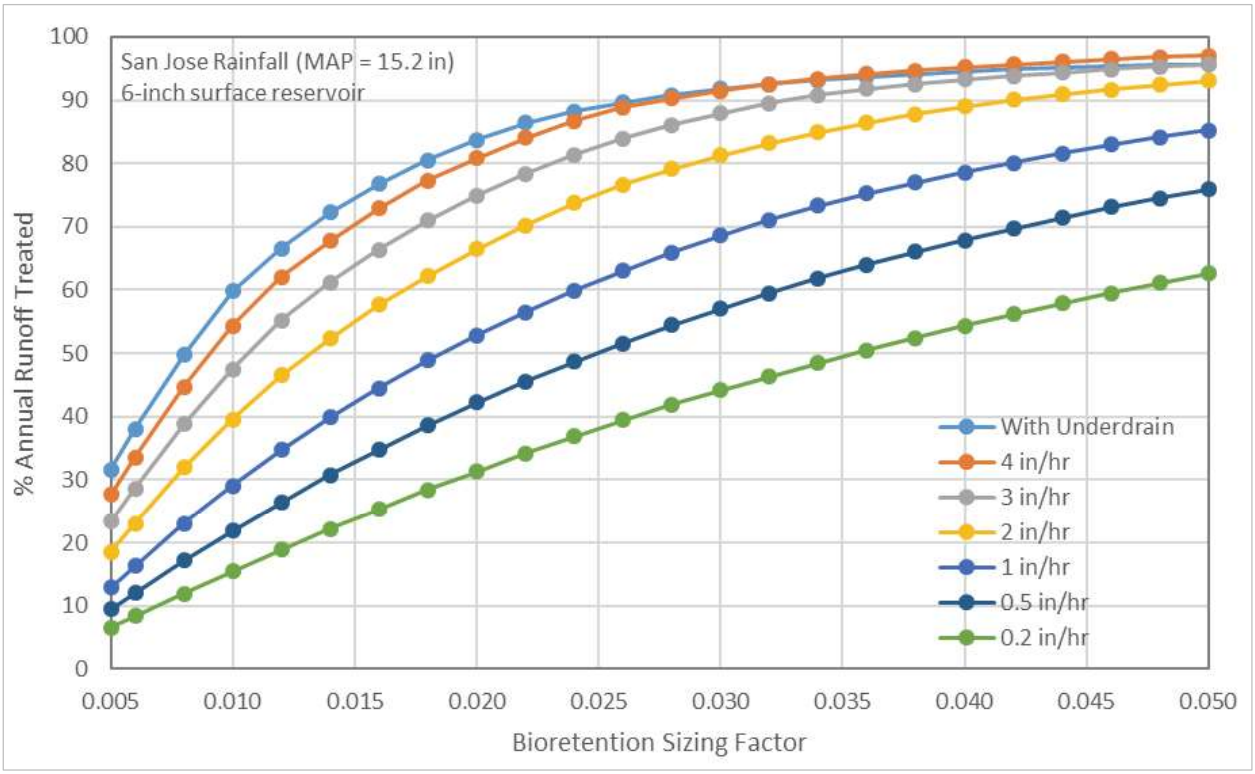


Figure 8. Treatment results for bioretention with no underdrain, San Jose gauge (MAP = 15.2 in), for varying rates of permeability of surrounding soils

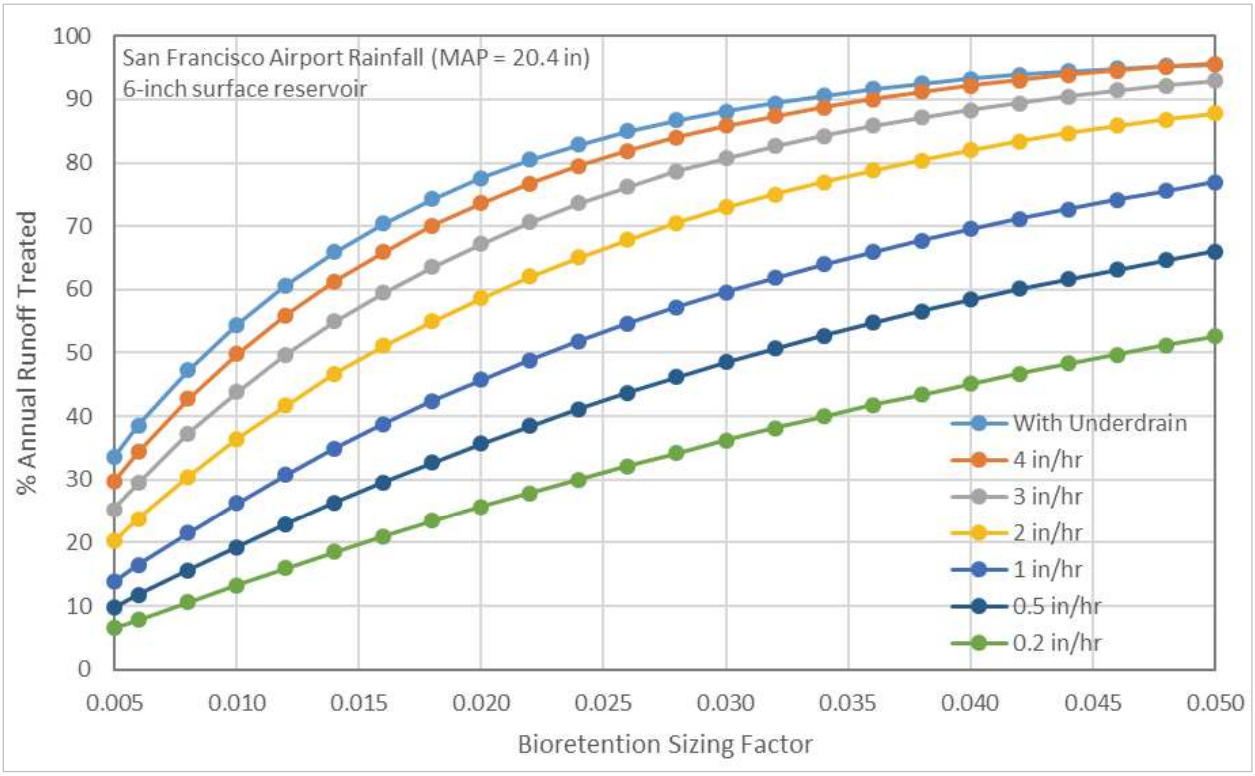


Figure 9. Treatment results for bioretention with no underdrain, San Francisco Airport gauge (MAP = 20.4 in), for varying rates of permeability of surrounding soils

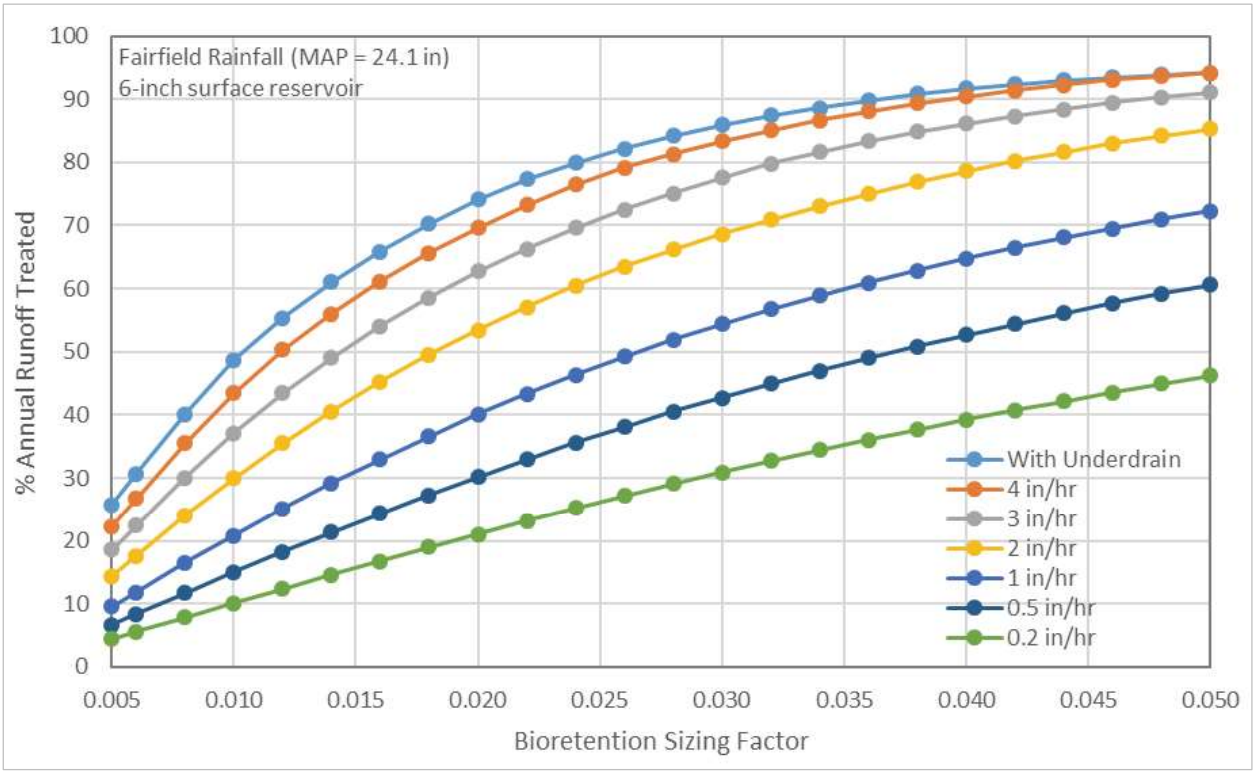


Figure 10. Treatment results for bioretention with no underdrain, Fairfield gauge (MAP = 24.1 in), for varying rates of permeability of surrounding soils

3.4 Percent of Annual Runoff Treated for Bioretention Facilities with No Infiltration to Surrounding Soils

The previous simulations described in Sections 3.1 and 3.2 were conducted for bioretention facilities located in NRCS hydrologic soil group D soils, which are low permeability soils, such as clays. These model simulations used a conservative permeability of 0.024 inches per hour from the bioretention gravel layer to surrounding soils. It was assumed the permeability of surrounding soils would have a negligible effect on the results because the hydraulic capacity of the underdrain is much higher than the permeability of D soils and that when the bioretention media becomes saturated, stormwater would exit mostly via the underdrain. If this assumption is correct, a lined bioretention facility or flow-through planter with no infiltration into surrounding soils should have similar performance.

This assumption was tested directly by running a limited number of simulations with the permeability of the surrounding soils set to a value of zero (i.e., an impervious layer directly below the bioretention facility). The annual treatment percentages were then compared to the previous modeling results (with D soil permeability set to 0.024 inches per hour). These simulations were performed for the Fairfield rain gauge and a bioretention facility with a 6-inch surface reservoir for sizing factors ranging from 0.005 to 0.050.

Figure 11 shows the two sets of model results. For the impermeable bottom scenario, the annual treatment percentage was on average 0.8 percent less the scenarios with a D soil permeability of 0.024 inches per hour (minimum difference = 0.4 percent; maximum difference = 1.5 percent). Therefore, the sizing curves and nomographs in Figure 4 through Figure 7 can be used for lined facilities with no infiltration.

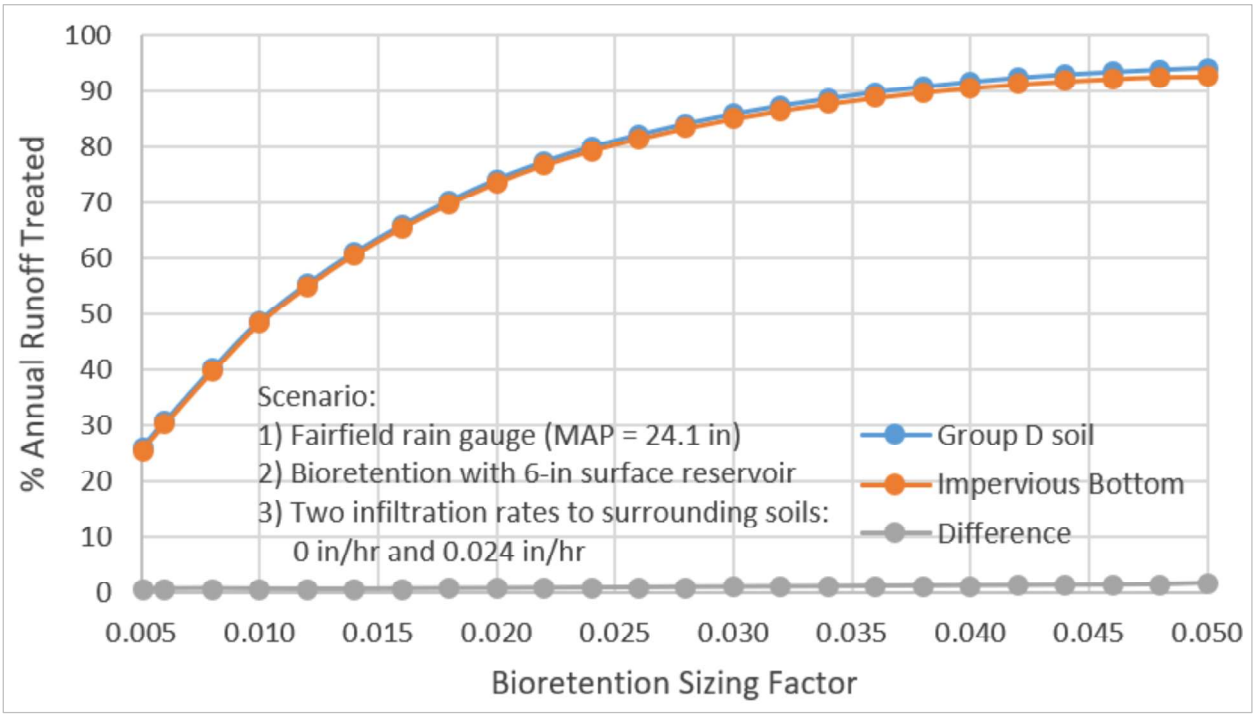


Figure 11. Comparison of model results for Group D soils and impermeable bottom scenarios

3.5 Percent of Annual Runoff Treated for Bioretention Facilities with Lower Media Permeability

The final modeling analysis examined the effect of modifying the bioretention media properties to reduce its saturated permeability from 5 inches per hour to 2 or 3 inches per hour. A lower permeability media would expand the list of available plantings and provide additional flexibility for landscape designers. However, the lower permeability would also reduce the bioretention's capacity for treating runoff during intense storms.

Due to budgetary constraints, this modeling analysis was limited to two scenarios: San Jose rain gauge, 6-inch surface reservoir depth, sizing factors ranging from 0.005 to 0.05, and saturated bioretention media permeability of 2 and 3 inches per hour. Figure 12 shows the percentage of annual runoff treated across the range of bioretention sizing factors and permeability rates. All of the scenarios include an underdrain, so the media permeability is the facility characteristic that controls the treatment percentage (i.e., the rate limiting step). The reduction in treatment percentage could be significant, particularly for smaller facilities. For example, the percent of annual runoff treated for a bioretention facility with a sizing factor of 0.02 would be reduced from 84 percent to 74 or 65 percent (for media permeability rates of 3 and 2 inches per hour, respectively).

Another way to consider the effect of lower media permeability is to estimate *how much larger a facility would need to be* to treat 80 percent of annual runoff. For the San Jose gauge, a sizing factor of 0.017 is needed with the standard bioretention media specification. If the media permeability were reduced to 3 or 2 inches per hour, the sizing factor needed to treat 80 percent of annual runoff would be 0.024 or 0.030, respectively, which represents a 37 to 75 percent increase in the facility footprint.

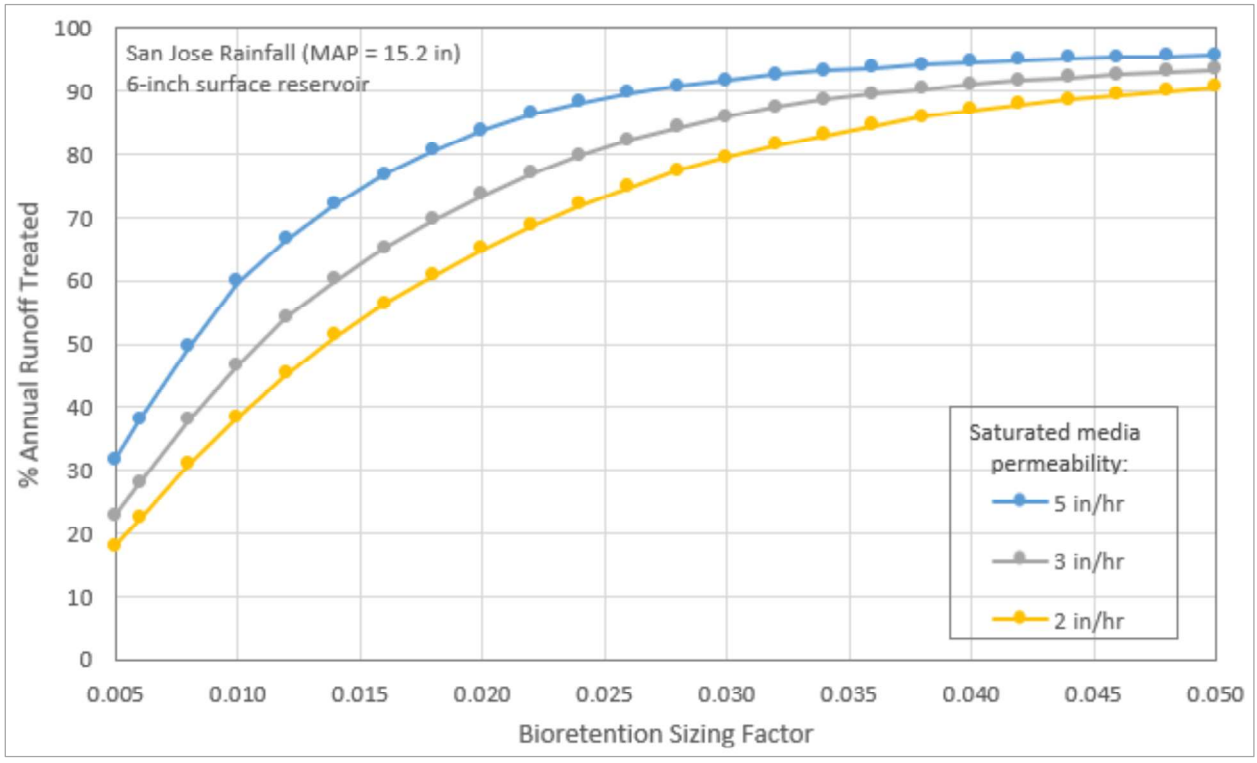


Figure 12. Treatment results for bioretention with variable media permeability, San Jose gauge (MAP = 15.2 in)

As a final note, the media permeability modeling was limited to two scenarios (one rain gauge, one facility configuration, two permeability rates). However, these results could be extended by noting that they are

generally similar to the "no underdrain" results shown in Section 3.3 (e.g., comparing the results for a media permeability of 2 inches per hour to a 2-inch per hour permeability of surrounding soil). When comparing the two sets of results, the percent of annual runoff treated for the lower media permeability is a little lower (0.5 to 2.5 percent) than the corresponding "no underdrain" scenario and the shape of the curve in Figure 12 is similar to the Figure 8 in Section 3.3.

4. Summary and Conclusions

Bioretention facilities are a useful and flexible approach for improving stormwater quality in urban areas. This project developed a set of useful tools that will help municipal staff plan green infrastructure projects in constrained public rights-of-way and assess the effectiveness of existing facilities.

1. Bioretention Sizing Criteria for 80 Percent Annual Runoff Treatment

   The modeling analysis in Section 3.1 showed that bioretention facility performance is closely related to mean annual rainfall. For most locations, the bioretention area necessary to treat 80 percent of annual stormwater ranges from 1.5 to 2.5 percent of the connected upstream impervious area. The precise bioretention area necessary for any project within the BASMAA area (under the guidelines to be developed by BASMAA) can be calculated using the regression equations in Section 3.1.

2. General Sizing Relationships that Apply Throughout the BASMAA Area

   The modeling analysis in Section 3.2 developed nomographs that estimate the annual stormwater treatment percentage across a range of bioretention facility sizes and mean annual rainfall depths. These nomographs can be used to estimate the annual treatment percentages for retrofit projects with space constraints and will enable municipal staff to compare bioretention with other treatment technologies. These nomographs can also be used to assess the effectiveness of existing facilities.

3. Performance of Bioretention Facilities with No Underdrain and Varying Rates of Permeability of Surrounding Soils

   The modeling analysis in Section 3.3 demonstrated the relationship between stormwater treatment percentage and level of permeability of surrounding soils for bioretention facilities without an underdrain. Graphics were developed for rain gauges in wetter and drier areas. The results of this analysis can help assess existing installations and also inform designers about the benefits and tradeoffs of constructing bioretention with no underdrain.

4. Performance of Bioretention Facilities with No Infiltration

   The modeling analysis in Sections 3.1 and 3.2 included the conservative assumption that bioretention facilities were installed in NRCS Group D soils with a very low permeability. The modeling analysis in Section 3.4 compared these results to bioretention facilities with no infiltration to surrounding soils (e.g., facilities with a liner or concrete bottom). The results were very similar, which confirms that the sizing guidance developed in Sections 3.1 and 3.2 can apply to flow-through planters or similar facilities that do not infiltrate to surrounding soils.

5. Sizing Criteria for Facilities with Lower Permeability Soil Media

   The modeling analysis in Section 3.5 demonstrated the relationship between percent of annual runoff treated and bioretention soil media permeability. Reducing media permeability would allow for a wider range of bioretention plantings but would also result in a reduction in the percent of annual runoff treated for the same size drainage area. The reduction would be particularly notable for bioretention facilities with smaller sizing factors. The results of the bioretention media permeability analysis were similar to the no underdrain scenarios in Section 3.3 The Section 3.3 results could be used to estimate how reducing media permeability would influence treatment percentages across a wider range of scenarios.

In general, the bioretention surface area sizing criteria for treating 80% of the annual runoff derived from the modeling analyses described herein are significantly lower than the sizing factors that municipalities in the Bay Area have been requiring regulated projects to meet for compliance with permit requirements for some time. As stated in the Introduction (Section 1), the BASMAA Development Committee and BASMAA member agencies intend to use these sizing relationships to develop and justify a "single approach" for implementing non-regulated green street projects when there are constraints on facility size. A work group of the Development Committee was formed to develop policies and guidelines for implementing the new sizing criteria and addressing other related issues. These include defining the conditions, constraints, and types of projects for which the reduced sizing factors can be used; the method for applying the sizing factors; guidelines for when dimensions of other components such as media depths can be adjusted; how the design of other types of green infrastructure measures may be modified; the effectiveness of smaller or modified green infrastructure facilities in terms of pollutant load reduction; and other considerations.

5. References

Contra Costa Clean Water Program (CCCWP). 2006. Hydrograph Modification Management Plan. April 16, 2006.

Contra Costa Clean Water Program (CCCWP). 2013. IMP Monitoring Report, IMP Model Calibration and Validation Report. September 20, 2013.

Appendix A: Storm Depths for 1-Hour and 24-Hour Durations

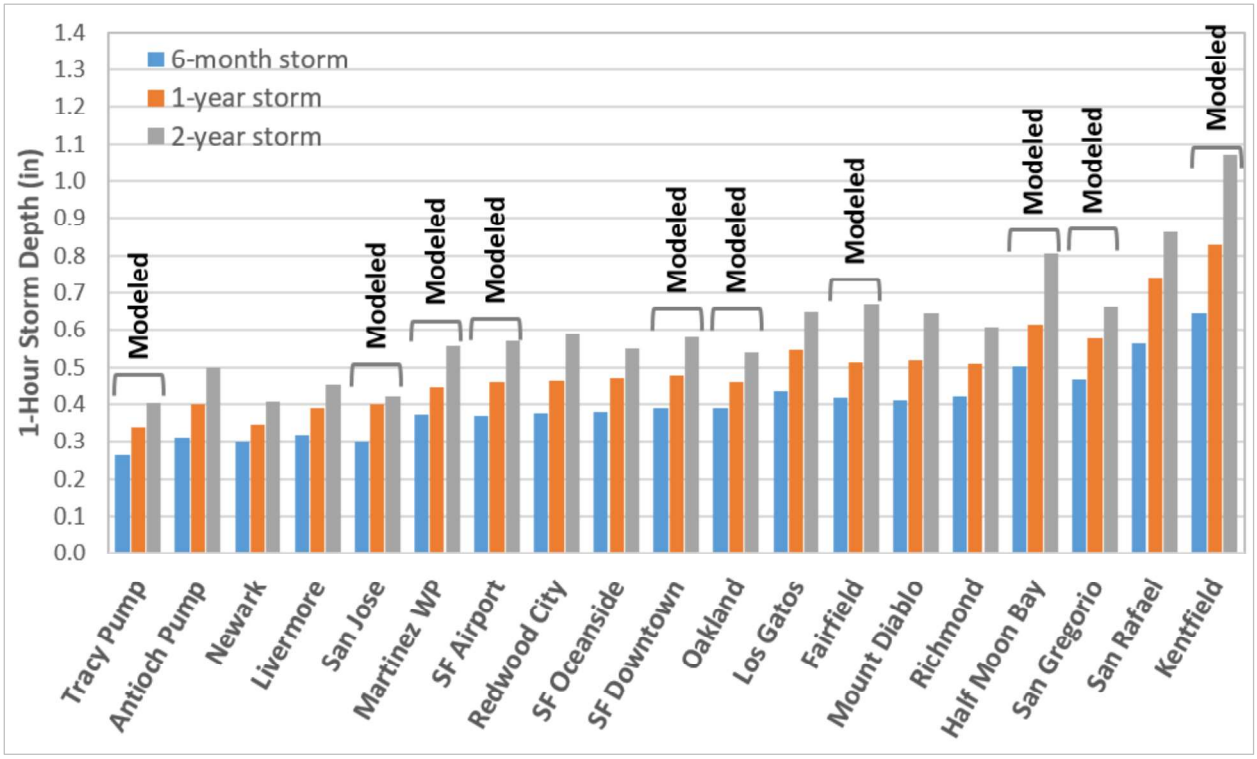


Figure 13. Storm depths for 1-hour duration

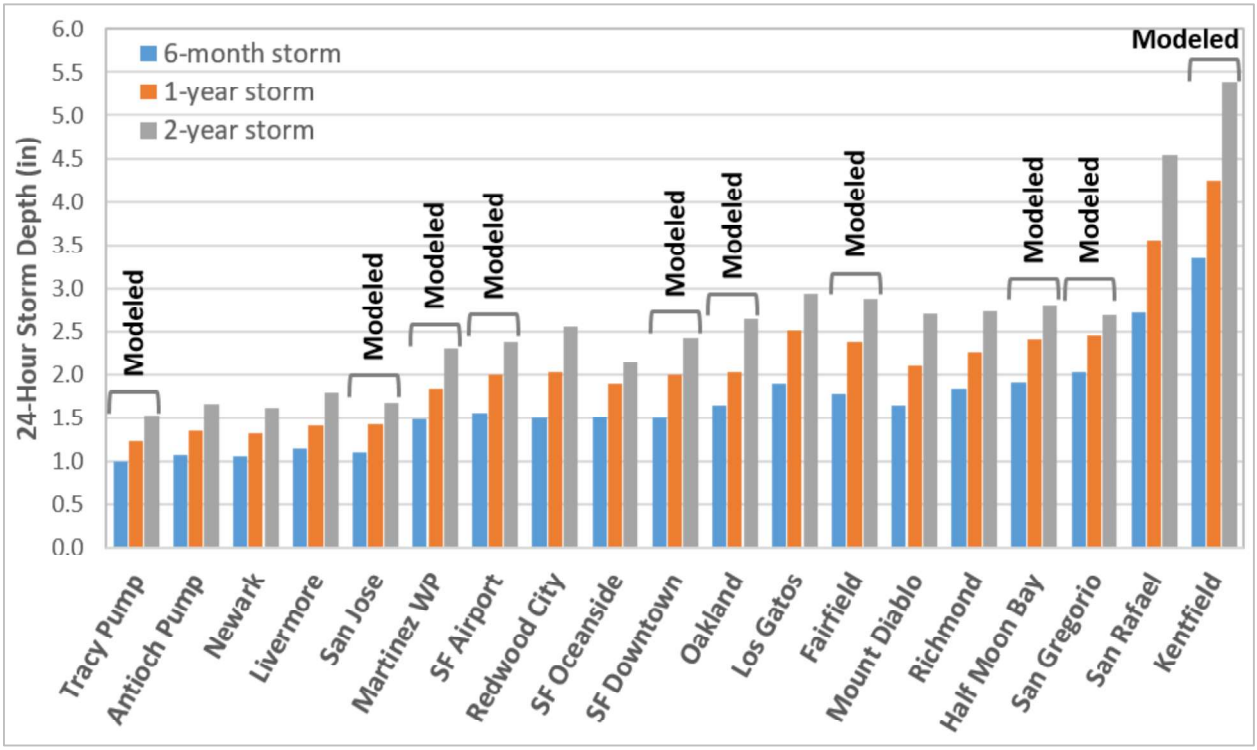


Figure 14. Storm depths for 24-hour duration

Appendix B: Treatment Percentage Results Graphics for All Rain Gauges

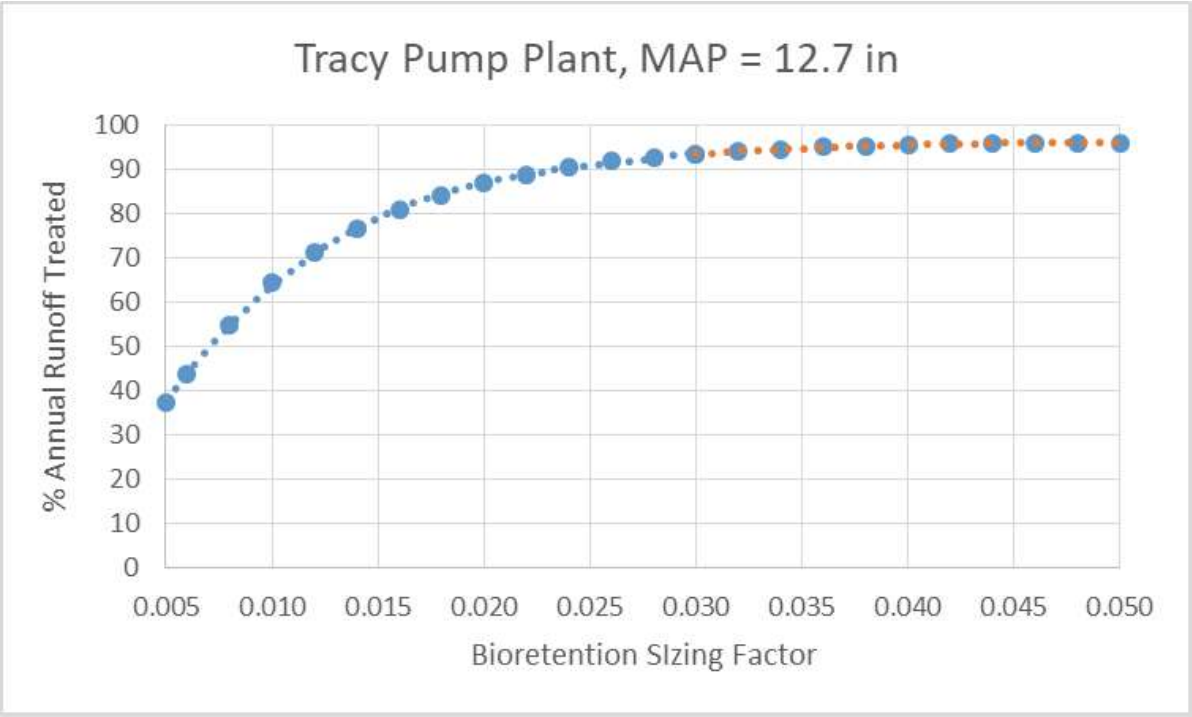


Figure 15. Annual treatment percentage for the Tracy Pump Plant rain gauge

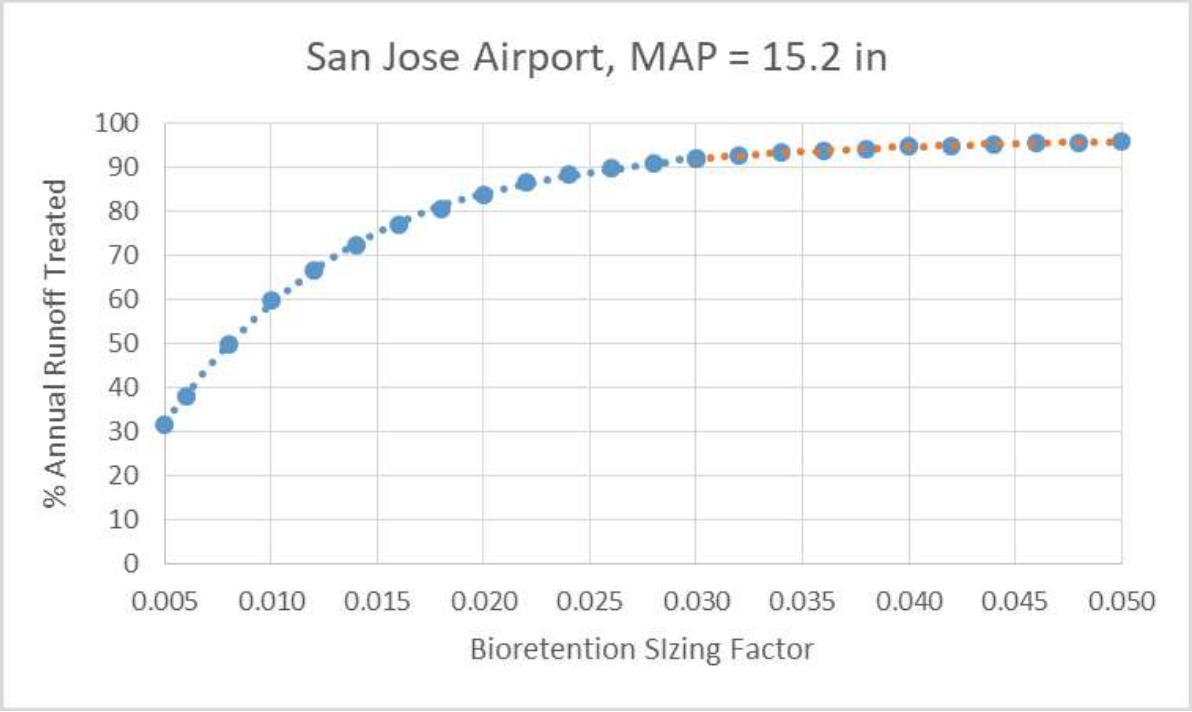


Figure 16. Annual treatment percentage for the San Jose rain gauge

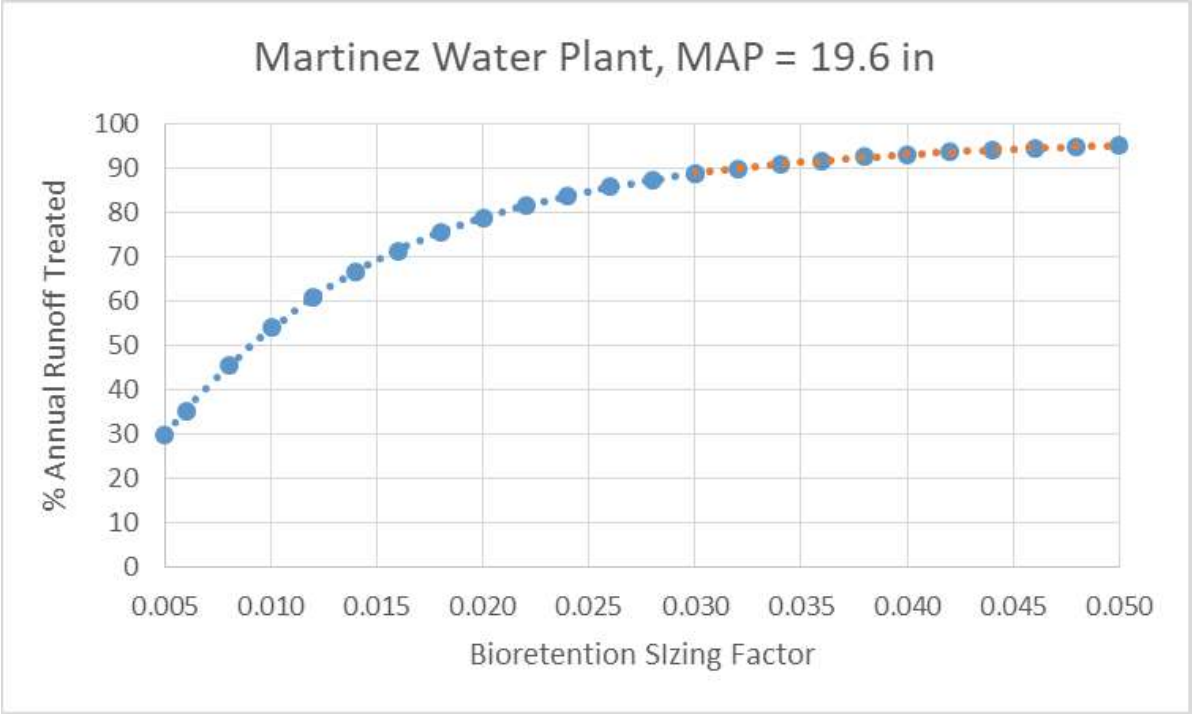


Figure 17. Annual treatment percentage for the Martinez Water Plant rain gauge

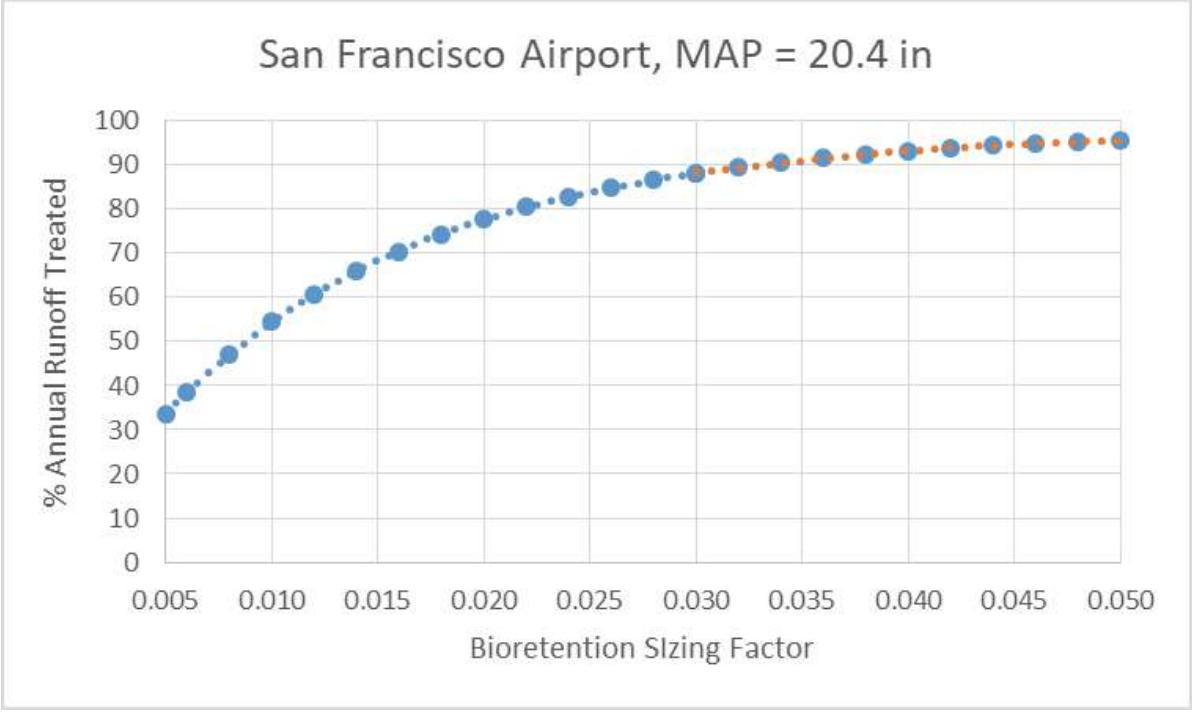


Figure 18. Annual treatment percentage for the San Francisco Airport rain gauge

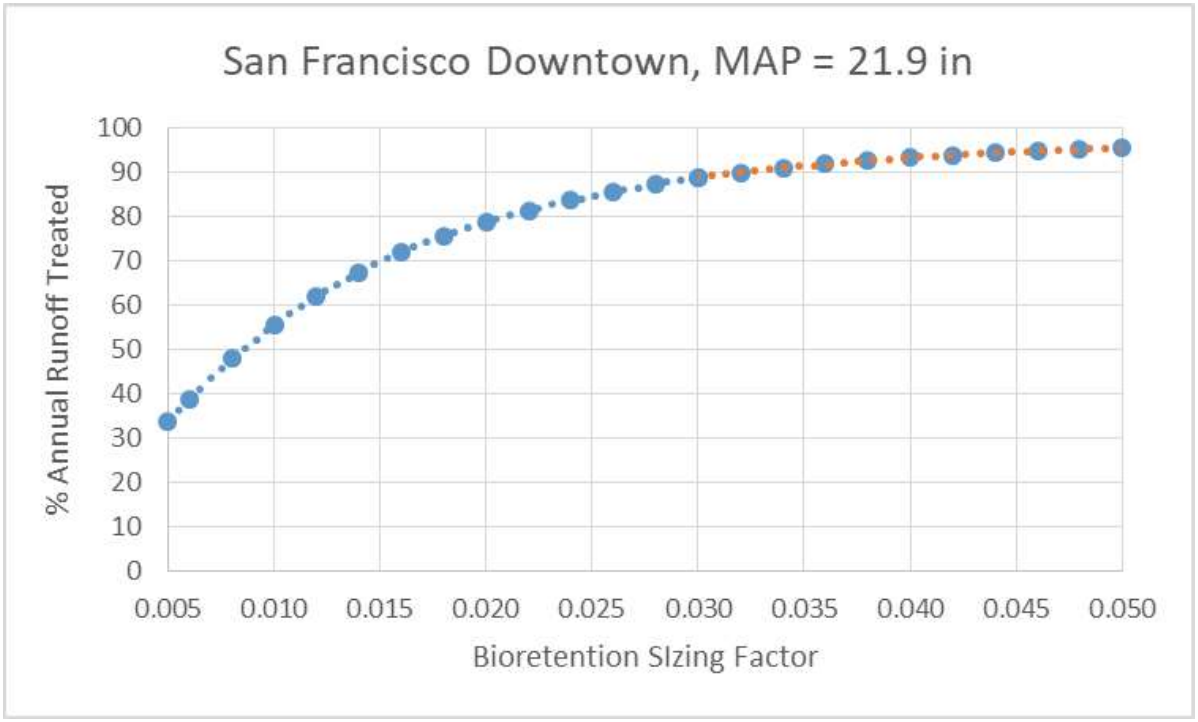


Figure 19. Annual treatment percentage for the San Francisco Downtown rain gauge

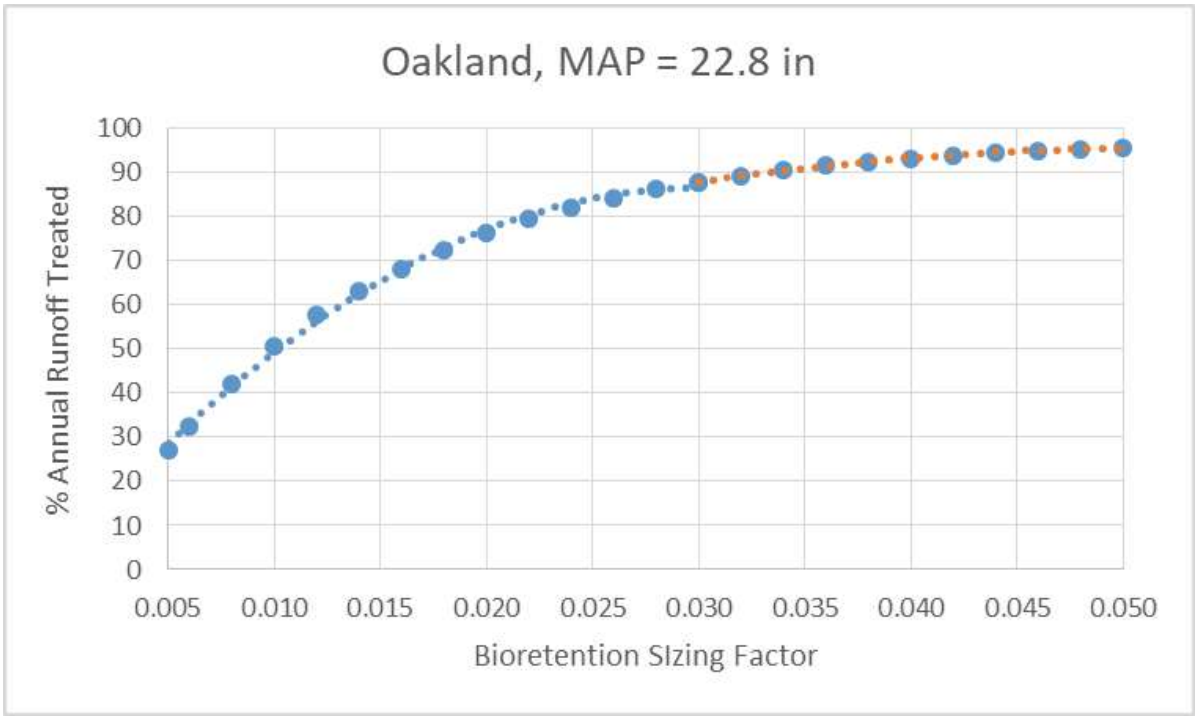


Figure 20. Annual treatment percentage for the Oakland rain gauge

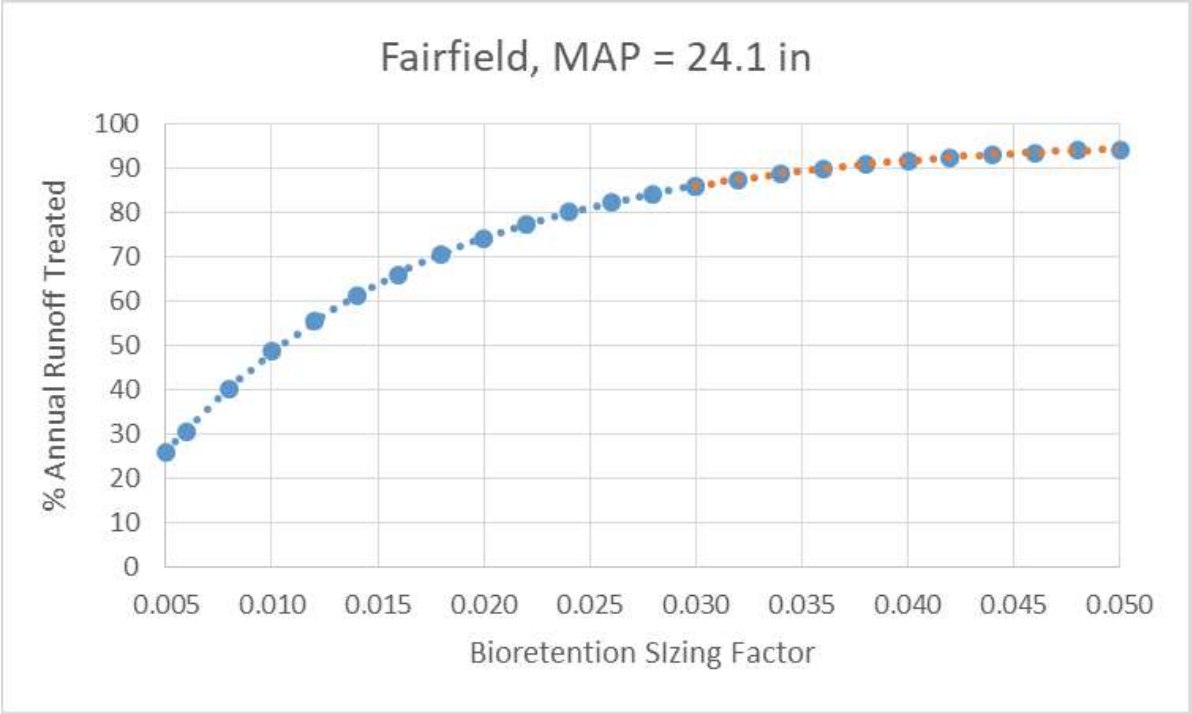


Figure 21. Annual treatment percentage for the Fairfield rain gauge

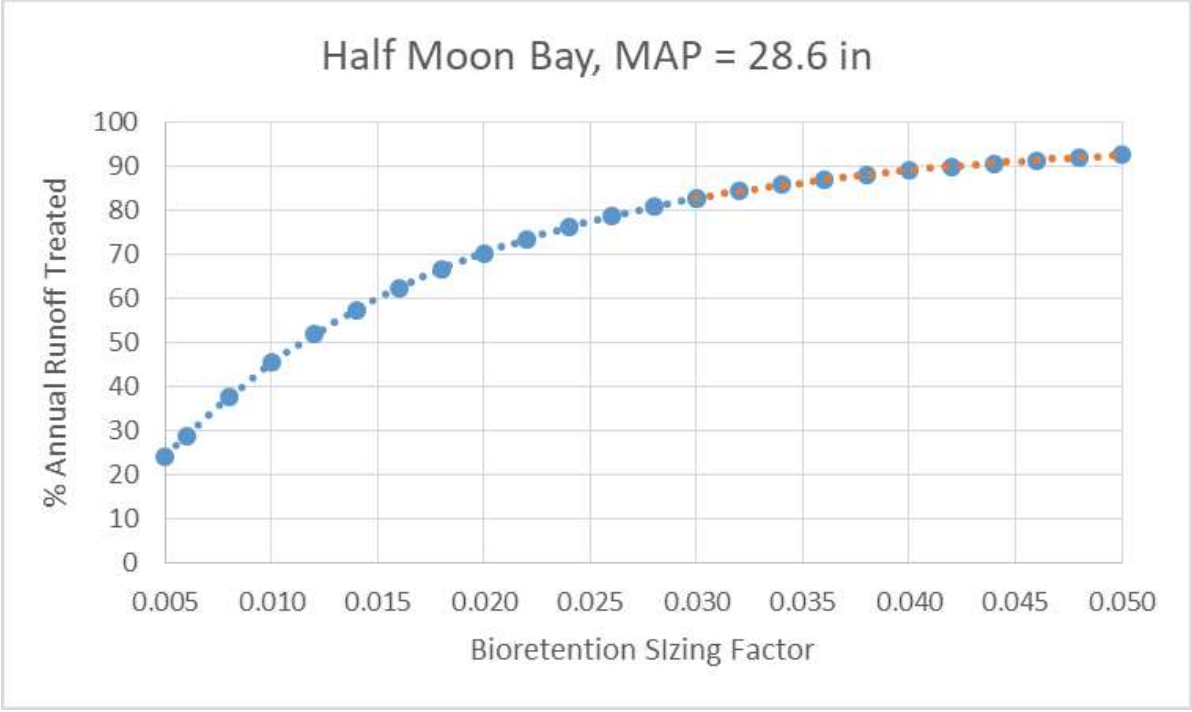


Figure 22. Annual treatment percentage for the Half Moon Bay rain gauge

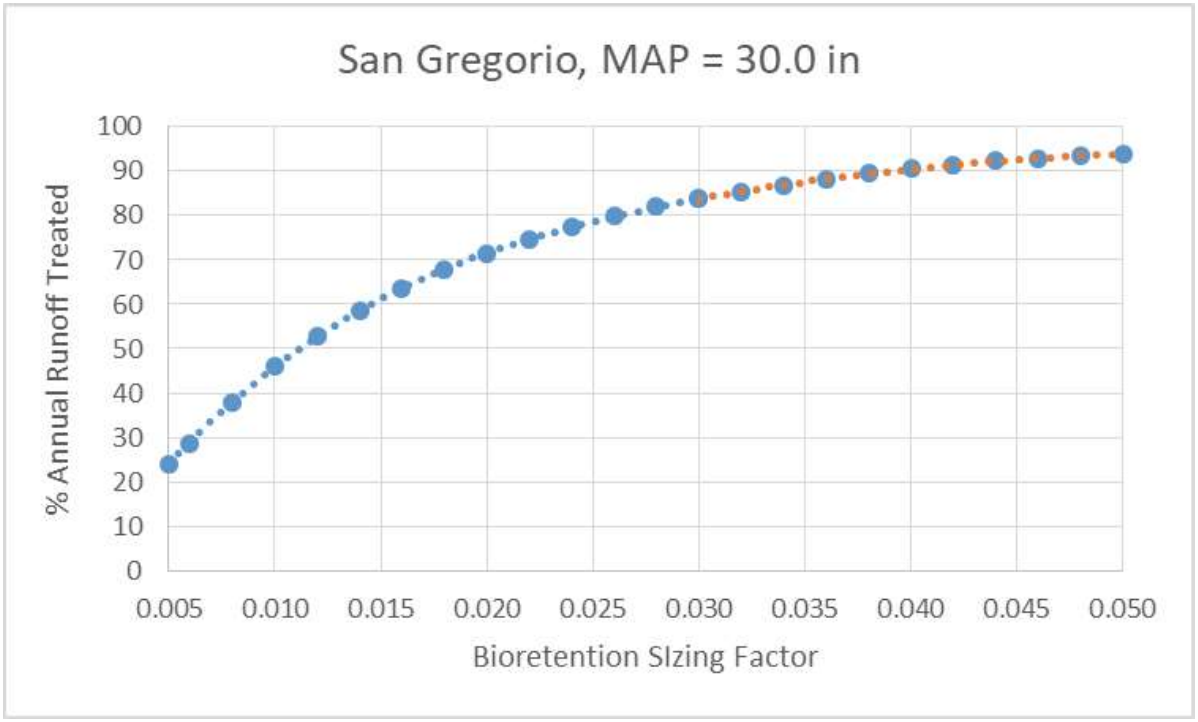


Figure 23. Annual treatment percentage for the San Gregorio rain gauge

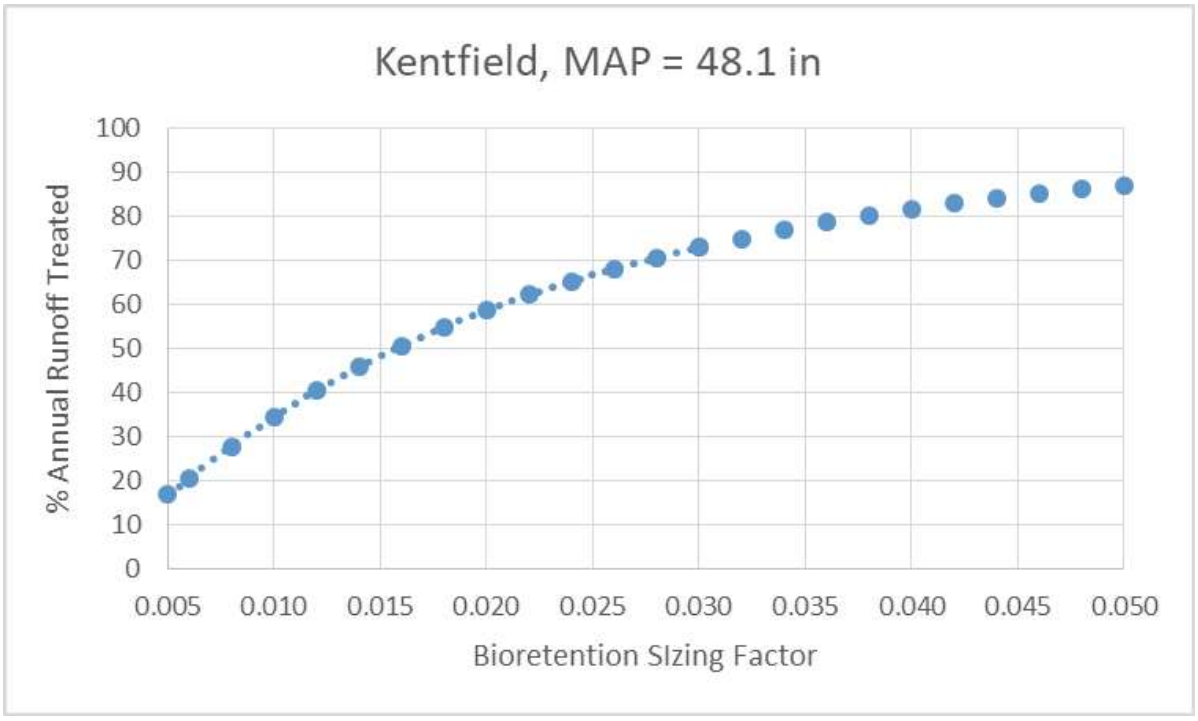


Figure 24. Annual treatment percentage for the Kentfield rain gauge

Appendix C: Bioretention with No Underdrain, 12-inch Surface Reservoir Results

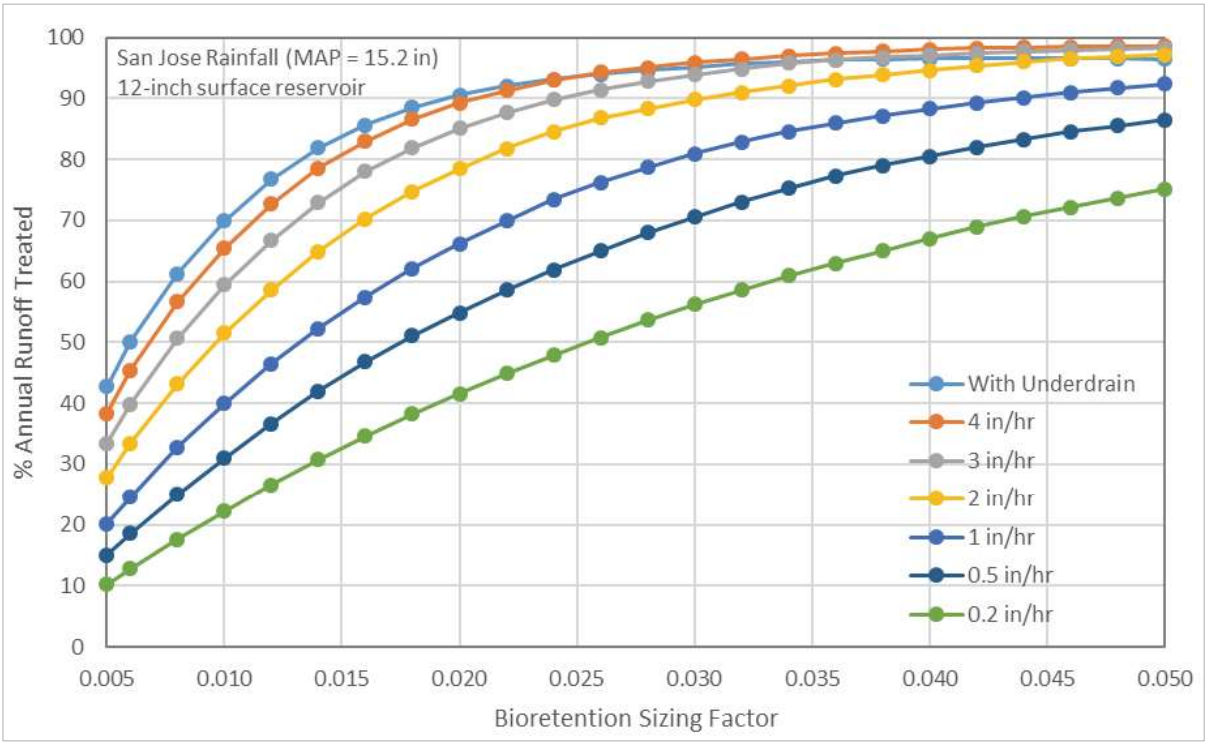


Figure 25. Treatment results for bioretention with no underdrain, San Jose gauge (MAP = 15.2 in)

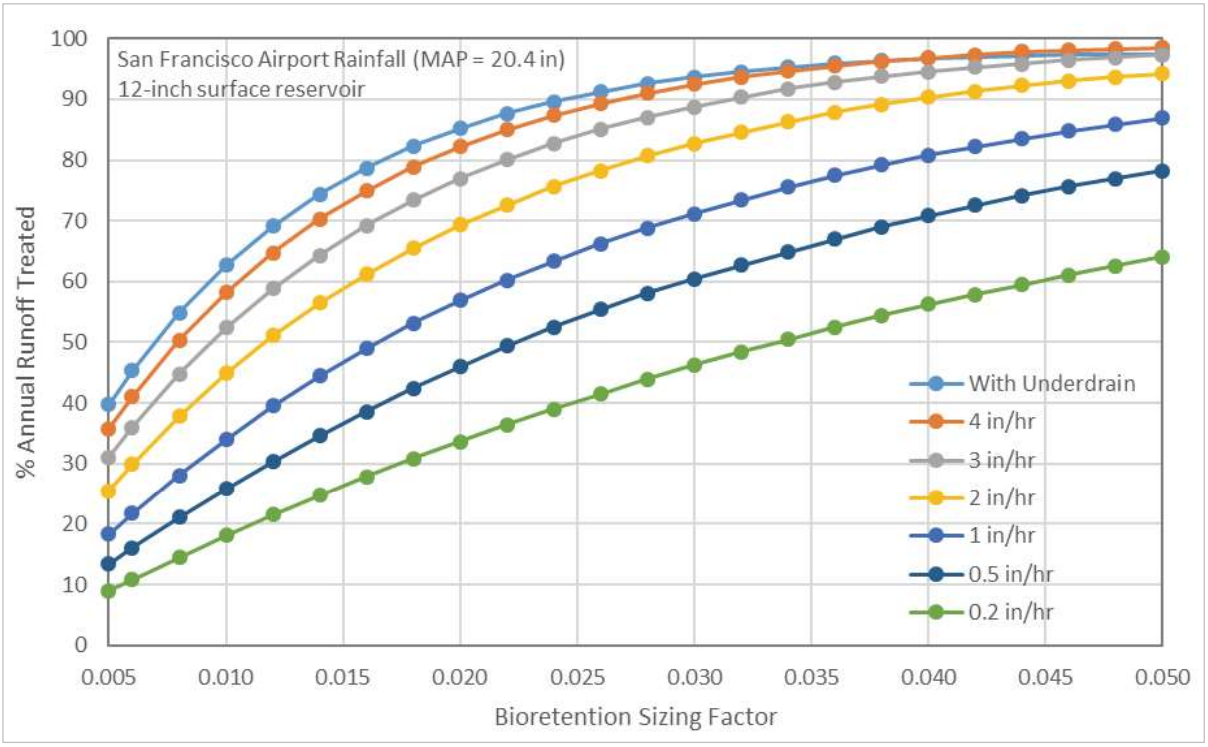


Figure 26. Treatment results for bioretention with no underdrain, San Jose gauge (MAP = 15.2 in)

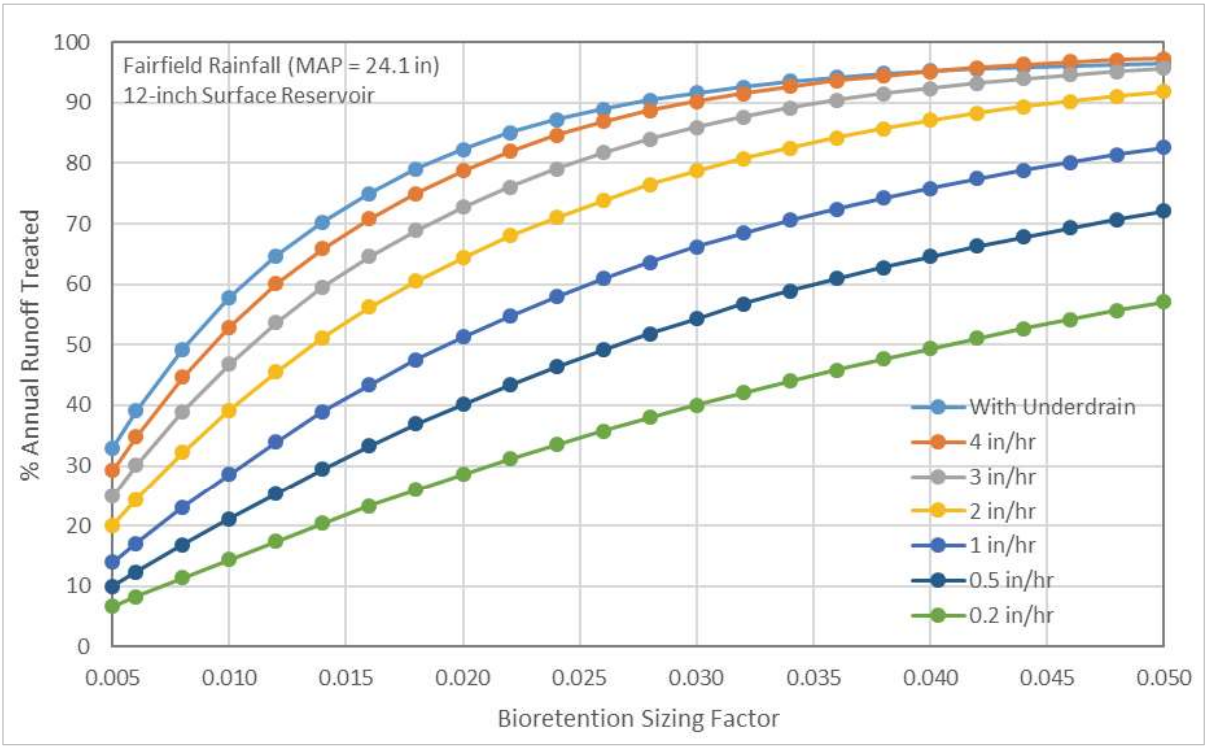


Figure 27. Treatment results for bioretention with no underdrain, San Jose gauge (MAP = 15.2 in)

APPENDIX E

CONDITIONAL ACCEPTANCE OF GUIDANCE FOR SIZING GREEN INFRASTRUCTURE FACILITIES IN STREET PROJECTS

June 21, 2019
CIWQS Place ID 756972

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Subject: Conditional Acceptance of Guidance for Sizing Green Infrastructure Facilities in Street Projects

Dear MRP Stormwater Program Managers:

This letter provides the Water Board's conditional acceptance of BASMAA's "Guidance for Sizing Green Infrastructure Facilities in Street Projects" (Guidance) and the "Green Infrastructure Facility Sizing for Non-Regulated Street Projects Technical Report" (Report). The Water Board supports Permittee efforts to retrofit existing streets with low impact development/green stormwater infrastructure (LID) bioretention treatment controls and recognizes both the challenges inherent in retrofitting existing urban infrastructure and the substantial water quality and related benefits that can result from successful retrofits.

Municipal Regional Stormwater NPDES Permit (MRP) Permittee studies, including stormwater resource plans and work on reasonable assurance analyses for pollutants of concern, have identified the public right-of-way, and particularly streets, as a key location for retrofits to control urban runoff pollution from the Bay Area's already-built urban environment. The Water Board recognizes the importance of green street retrofits and supports Permittee efforts to implement them. At the same time, there is a potentially significant trade-off between reduced treatment control sizing relative to the tributary area and the likelihood a control will function effectively over its life. All else

being equal, controls that are relatively larger are more likely to provide water quality and related co-benefits with less attention over time.

MRP Provision C.3.j.i.(g) allows the Permittees to propose an approach for alternate sizing of LID treatment controls to achieve treatment control and hydromodification requirements in certain green streets projects where conventional design storm hydraulic sizing may be difficult:

> For street projects not subject to Provision C.3.b.ii (i.e., non-Regulated Projects), Permittees may collectively propose a single approach with their Green Infrastructure Plans for how to proceed should project constraints preclude fully meeting the C.3.d sizing requirements.

The Report, in support of the Guidance, sets forth a sizing approach for bioretention controls for treatment using the combined flow and volume modelling approach. The Report notes, appropriately, that Permittees will design treatment controls to be "as large as feasible." Where larger sizing is impracticable, this approach enables bioretention controls to be as small a percentage of the tributary area as possible, and as little as 1.5 – 3 percent, while treating at least 80 percent of the average annual runoff based on local precipitation gauge records. This conditional acceptance provides direction on how Permittees should design controls to be as large as practicable, within existing MRP requirements.

The Guidance includes general suggestions regarding an approach for treating less than 80 percent of the total runoff, which may be appropriate for voluntary green street retrofit projects, and could be considered for green infrastructure plan street retrofit projects, in combination with Permittee reasonable assurance analyses and a future, more-detailed proposal of how to implement such reduced sizing. We look forward to working with the Permittees on that.

One aspect of the approach is that it has minimized safety factors, which, as noted in the Guidance, is likely to result in the construction of controls that have a greater need for operation and maintenance work over their lifetime, a higher rate of failure, and may be more likely to have reduced effectiveness and a reduced effective life in the absence of that attention. This calls into question whether the approach meets the C.3.d sizing requirements for Regulated Projects, and whether it should be applied beyond non-Regulated Green Streets retrofit projects. In the absence of additional evaluation of this issue, the reduced sizing approach should not be applied to Regulated Projects.

In addition, BASMAA considered developing, but did not include in this effort, specific guidance regarding how Permittees could determine practicability for using the reduced sizing approach, and regional guidance for green street best management practice installation, such as recommended locations and designs based on typical tributary areas. Such work could be a useful future project. The Guidance does include examples of constraints that could lead to reduced sizing.

The Report and Guidance do not propose an alternative sizing approach for hydromodification. While noting the MRP's triggers for hydromodification controls, the Guidance states categorically that hydromodification controls "…do not apply to street projects that retrofit drainage systems that receive runoff from existing roofs and paving." It is likely that many projects would not trigger the MRP's hydromodification control requirements. However, where the retrofits are part of a project that meets or exceeds the triggers for the MRP's hydromodification requirements, then the requirements would apply. Permittees should continue to review that as part of project implementation.

To better address the question of practicability and to help develop information that can contribute to future guidance regarding green street retrofits, this conditional acceptance directs Permittees to use existing MRP Provision C.3.d regulated project sizing for green street bioretention treatment control initial sizing. The design approaches for that sizing are set forth in the Permittees' existing technical guidance documents. With cause (e.g., significantly constrained area for a BMP, substantially increased costs for that sizing relative to the C.3.j.i.(g) approach, significant amounts of run-on from adjacent areas, or other substantial constraints identified by Permittees), and with reporting in their Annual Reports, Permittees may use the proposed C.3.j.i.(g) sizing for "non-Regulated Project" green streets projects, including non-Regulated Project green streets projects in Permittees' Green Infrastructure Plans and purely voluntary green streets projects.

The intent of the reporting is for the Permittees and the Water Board to, over time, identify more categorically green street retrofit approaches and needs, allowing Permittees to more-easily implement an effective and robust green street retrofit program. We look forward to working with the Permittees to identify appropriate and useful sizing analysis practicability information that can be developed, reported, and/or retained by the Permittees, as appropriate.

This conditional approval categorizes green streets projects into three categories. Regulated Projects under MRP Provision C.3.b, including green street retrofit projects funded all or in part from alternate compliance; green street retrofit projects that are not otherwise Regulated Projects under C.3.b, which may include green street retrofit projects in Green Infrastructure Plans; and purely voluntary green street retrofit projects.

- **Regulated projects**: Should be designed to the sizing standard in C.3.d, using the approaches set forth in existing Permittee technical guidance manuals.[1]

- **Green street retrofit projects in Permittee green infrastructure plans, which are not Regulated Projects under C.3.b**: Should be designed to the sizing standard in C.3.d, using the approaches set forth in existing Permittee technical guidance manuals. If Permittee analysis determines there is substantial cause to

[1] The Water Board may consider changes to this approach for Regulated Projects in a future MRP reissuance, following additional discussion regarding safety factors, control performance, and more-specific guidance regarding implementation.

reduce the sizing to the proposed C.3.j.i.(g) approach, then reduce the sizing, with reporting in the Permittee's annual report as to why larger sizing was impracticable.

- **Voluntary green street retrofit projects outside of green infrastructure plans**: Permittees should determine whether controls can be designed to the C.3.d sizing standard, using the approaches set forth in existing Permittee technical guidance manuals. To the extent that is not possible, they should use the C.3.j.i.(g) approach.

The Guidance notes that even with site-specific constraints, it may still be desirable to design bioretention treatment controls to treat amounts of runoff below the 80 percent of average annual runoff standard. We agree. It notes, further, that "[p]ollutant reduction achieved by GI facilities in street projects will be estimated in accordance with the Interim accounting Methodology or the applicable Reasonable Assurance Analysis." We look forward to working with the Permittees to establish an agreed-upon approach for estimating pollutant load reductions associated with smaller-sized facilities. In addition, we are interested to work with the Permittees regarding guidance on bounds for control sizing, such as particular control designs to use or bounds below which the operation and maintenance burden may be unreasonably high relative to the benefits achieved.

We look forward to working with you to identify appropriate reporting regarding use of the Guidance and Report that can be completed prior to the MRP's reissuance, and which could inform the reissuance. Reporting is likely to include a narrative discussion of how Permittees implemented the alternative design guidance for projects using it, and consideration of how to track partial treatment with respect to crediting for Provisions C.11 and C.12.

If you have any questions or would like to discuss this matter further, please contact Dale Bowyer at (510) 622-2323 or dale.bowyer@waterboards.ca.gov.

Sincerely,



Digitally signed by Keith H. Lichten
Date: 2019.06.21 17:23:39 -07'00'

Keith H. Lichten, Chief
Watershed Management Division

APPENDIX F

GUIDANCE FOR IDENTIFYING GREEN INFRASTRUCTURE POTENTIAL IN MUNICIPAL CAPITAL IMPROVEMENT PROGRAM PROJECTS

BASMAA Development Committee

Guidance for Identifying Green Infrastructure Potential in Municipal Capital Improvement Program Projects

May 6, 2016

Background

In the recently reissued Municipal Regional Stormwater Permit ("MRP 2.0"), Provision C.3.j. requires Permittees to develop and implement Green Infrastructure Plans to reduce the adverse water quality impacts of urbanization on receiving waters over the long term. Provisions C.11 and C.12 require the Permittees to reduce discharges of Mercury and PCBs, and portion of these load reductions must be achieved by implementing Green Infrastructure. Specifically, Permittees collectively must implement Green Infrastructure to reduce mercury loading by 48 grams/year and PCB loading by 120 grams/year by 2020, and plan for substantially larger reductions in the following decades. Green Infrastructure on both public and private land will help to meet these load reduction requirements, improve water quality, and provide multiple other benefits as well. Implementation on private land is achieved by implementing stormwater requirements for new development and redevelopment (Provision C.3.a. through Provision C.3.i.). These requirements were carried forward, largely unchanged, from MRP 1.0.

MRP 2.0 defines Green Infrastructure as:

> Infrastructure that uses vegetation, soils, and natural processes to manage water and create healthier urban environments. At the scale of a city or county, green infrastructure refers to the patchwork of natural areas that provides habitat, flood protection, cleaner air, and cleaner water. At the scale of a neighborhood or site, green infrastructure refers to stormwater management systems that mimic nature by soaking up and storing water.

In practical terms, most green infrastructure will take the form of diverting runoff from existing streets, roofs, and parking lots to one of two stormwater management strategies:

1. Dispersal to vegetated areas, where sufficient landscaped area is available and slopes are not too steep.
2. LID (bioretention and infiltration) facilities, built according to criteria similar to those currently required for regulated private development and redevelopment projects under Provision C.3.

In some cases, the use of tree-box-type biofilters may be appropriate[1]. In other cases, where conditions are appropriate, existing impervious pavements may be removed and replaced with pervious pavements.

In MRP 2.0, Provision C.3.j. includes requirements for Green Infrastructure planning and implementation. Provision C.3.j. has two main elements to be implemented by municipalities:

1. Preparation of a Green Infrastructure Plan for the inclusion of LID drainage design into storm drain infrastructure on public and private land, including streets, roads, storm drains, etc.
2. Early implementation of green infrastructure projects ("no missed opportunities"),

This guidance addresses the second of these requirements. The intent of the "no missed opportunities" requirement is to ensure that no major infrastructure project is built without assessing the opportunity for incorporation of green infrastructure features.

Provision C.3.j.ii. requires that each Permittee prepare and maintain a list of green infrastructure projects, public and private, that are already planned for implementation during the permit term (not including C.3-regulated projects), and infrastructure projects planned for

[1] Standard proprietary tree-box-type biofilters are considered to be non-LID treatment and will only be allowed under certain circumstances. Guidance on use and sizing of these facilities will be provided in a separate document.

implementation during the permit term that have potential for green infrastructure measures. The list must be submitted with each Annual Report, including:

> "… a summary of how each public infrastructure project with green infrastructure potential will include green infrastructure measures to the maximum extent practical during the permit term. For any public infrastructure project where implementation of green infrastructure measures is not practicable, submit a brief description for the project and the reasons green infrastructure measures were impracticable to implement".

This requirement has no specified start date; "during the permit term" means beginning January 1, 2016 and before December 31, 2020. The first Annual Report submittal date will be September 30, 2016.

Note that this guidance primarily addresses the review of proposed or planned public projects for green infrastructure opportunities. The Permittee may also be aware of proposed or planned private projects, not subject to LID treatment requirements, that may have the opportunity to incorporate green infrastructure. These should be addressed in the same way as planned public projects, as described below.

Procedure for Review of Planned Public Projects and Annual Reporting

The municipality's Capital Improvement Program (CIP) project list provides a good starting point for review of proposed public infrastructure projects. Review of other lists of public infrastructure projects, such as those proposed within separately funded special districts (e.g., lighting and landscape districts, maintenance districts, and community facilities districts), may also be appropriate. This section describes a two-part procedure for conducting the review.

Part 1 – Initial Screening

The first step in reviewing a CIP or other public project list is to screen out certain types of projects from further consideration. For example, some projects (e.g., interior remodels, traffic signal replacement) can be readily identified as having no green infrastructure potential. Other projects may appear on the list with only a title, and it may be too early to identify whether green infrastructure could be included. Still others have already progressed past the point where the design can reasonably be changed (this will vary from project to project, depending on available budget and schedule).

Some "projects" listed in a CIP may provide budget for multiple maintenance or minor construction projects throughout the jurisdiction or a portion of the jurisdiction, such as a tree planting program, curb and sidewalk repair/upgrade, or ADA curb/ramp compliance. It is recommended that these types of projects not be included in the review process described herein. The priority for incorporating green infrastructure into these types of projects needs to be assessed as part of the Permittees' development of Green Infrastructure Plans, and standard details and specifications need to be developed and adopted. During this permit term, Permittees will evaluate select projects, project types, and/or groups of projects as case studies and develop an approach as part of Green Infrastructure planning.

The projects removed through the initial screening process do not need to be reported to the Water Board in the Permittee's Annual Report. However, the process should be documented and records kept as to the reason the project was removed from further consideration. Note that projects that were determined to be too early to assess will need to be reassessed during the next fiscal year's review.

The following categories of projects may be screened out of the review process in a given fiscal year:

1. **Projects with No Potential -** The project is identified in initial screening as having no green infrastructure potential based on the type of project. For example, the project does not include any exterior work. Attachment 1 provides a suggested list of such projects that Permittees may use as a model for their own internal process.

2. **Projects Too Early to Assess –** There is not yet enough information to assess the project for green infrastructure potential, or the project is not scheduled to begin design within the permit term (January 2016 – December 2020). If the project is scheduled to begin within the permit term, an assessment will be conducted if and when the project moves forward to conceptual design.
3. **Projects Too Late to Change –** The project is under construction or has moved to a stage of design in which changes cannot be made. The stage of design at which it is too late to incorporate green infrastructure measures varies with each project, so a "percent-complete" threshold has not been defined. Some projects may have funding tied to a particular conceptual design and changes cannot be made even early in the design process, while others may have adequate budget and time within the construction schedule to make changes late in the design process. Agencies will need to make judgments on a case-by-case basis.
4. **Projects Consisting of Maintenance or Minor Construction Work Orders –** The "project" includes budgets for multiple maintenance or minor construction work orders throughout the jurisdiction or a portion of the jurisdiction. These types of projects will not be individually reviewed for green infrastructure opportunity but will be considered as part of a municipality's Green Infrastructure Plan.

Part 2 – Assessment of Green Infrastructure Potential

After the initial screening, the remaining projects either already include green infrastructure or will need to go through an assessment process to determine whether or not there is potential to incorporate green infrastructure. A recommended process for conducting the assessment is provided later in this guidance. As a result of the assessment, the project will fall into one of the following categories with associated annual reporting requirements. Attachment 2 provides the relevant pages of the FY 15-16 Annual Report template for reference.

- **Project is a C.3-regulated project and will include LID treatment.**

  Reporting: Follow current C.3 guidance and report the project in Table C.3.b.iv.(2) of the Annual Report for the fiscal year in which the project is approved.

- **Project already includes green infrastructure and is funded**.

  Reporting: List the project in "Table B-Planned Green Infrastructure Projects" in the Annual Report, indicate the planning or implementation status, and describe the green infrastructure measures to be included.

- **Project may have green infrastructure potential** pending further assessment of feasibility, incremental cost, and availability of funding.

  Reporting: If the feasibility assessment is not complete and/or funding has not been identified, list the project in "Table A-Public Projects Reviewed for Green Infrastructure" in the Annual Report. In the "GI Included?" column, state either "TBD" (to be determined) if the assessment is not complete, or "Yes" if it has been determined that green infrastructure is feasible. In the rightmost column, describe the green infrastructure measures considered and/or proposed, and note the funding and other contingencies for inclusion of green infrastructure in the project. Once funding for the project has been identified, the project should be moved to "Table B-Planned Green Infrastructure Projects" in future Annual Reports.

- **Project does not have green infrastructure potential.** A project-specific assessment has been completed, and Green Infrastructure is impracticable.

  Reporting: In the Annual Report, list the project in "Table A-Public Projects Reviewed for Green Infrastructure". In the "GI Included?" column, state "No." Briefly state the reasons for the determination in the rightmost column. Prepare more detailed documentation of the reasons for the determination and keep it in the project files.

Process for Assessing Green Infrastructure Potential of a Public Infrastructure Project

Initial Assessment of Green Infrastructure Potential

Consider opportunities that may be associated with:

- Alterations to roof drainage from existing buildings
- New or replaced pavement or drainage structures (including gutters, inlets, or pipes)
- Concrete work
- Landscaping, including tree planting
- Streetscape improvements and intersection improvements (other than signals)

Step 1: Information Collection/Reconnaissance

For projects that include alterations to building drainage, identify the locations of roof leaders and downspouts, and where they discharge or where they are connected to storm drains.

For street and landscape projects:

- Evaluate potential opportunities to substitute pervious pavements for impervious pavements.
- Identify and locate drainage structures, including storm drain inlets or catch basins.
- Identify and locate drainage pathways, including curb and gutter.

Identify landscaped areas and paved areas that are adjacent to, or down gradient from, roofs or pavement. These are potential facility locations. *If there are any such locations, continue to the next step.* Note that the project area boundaries may be, but are not required to be, expanded to include potential green infrastructure facilities.

Step 2: Preliminary Sizing and Drainage Analysis

Beginning with the potential LID facility locations that seem most feasible, identify possible pathways to direct drainage from roofs and/or pavement to potential LID facility locations—by sheet flow, valley gutters, trench drains, or (where gradients are steeper) via pipes, based on existing grades and drainage patterns. Where existing grades constrain natural drainage to potential facilities, the use of pumps may be considered (as a less preferable option).

Delineate (roughly) the drainage area tributary to each potential LID facility location. Typically, this requires site reconnaissance, which may or may not include the use of a level to measure relative elevations.

Use the following preliminary sizing factor (facility area/tributary area) for the potential facility location and determine which of the following could be constructed within the existing right-of-way or adjacent vacant land. Note that these sizing factors are guidelines (not strict rules, but targets):

- Sizing factor ≥ 0.5 for dispersal to landscape or pervious pavement[2] (i.e., a maximum 2:1 ratio of impervious area to pervious area)
- Sizing factor ≥ 0.04 for bioretention
- Sizing factor ≥ 0.004 (or less) for tree-box-type biofilters

For bioretention facilities requiring underdrains and tree-box-type biofilters, note if there are potential connections from the underdrain to the storm drain system (typically 2.0 feet below soil surface for bioretention facilities, and 3.5 feet below surface for tree-box-type biofilters).

[2] Note that pervious pavement systems are typically designed to infiltrate only the rain falling on the pervious pavement itself, with the allowance for small quantities of runoff from adjacent impervious areas. If significant runoff from adjacent areas is anticipated, preliminary sizing considerations should include evaluation of the depth of drain rock layer needed based on permeability of site soils.

If, in this step, you have confirmed there may be feasible potential facility locations, *continue to the next step*.

Step 3: Barriers and Conflicts

Note that barriers and conflicts do not necessarily mean implementation is infeasible; however, they need to be identified and taken into account in future decision-making, as they may affect cost or public acceptance of the project.

Note issues such as:

- Confirmed or potential conflicts with subsurface utilities
- Known or unknown issues with property ownership, or need for acquisition or easements
- Availability of water supply for irrigation, or lack thereof
- Extent to which green infrastructure is an "add on" vs. integrated with the rest of the project

Step 4: Project Budget and Schedule

Consider sources of funding that may be available for green infrastructure. It is recognized that lack of budget may be a serious constraint for the addition of green infrastructure in public projects. For example, acquisition of additional right-of-way or easements for roadway projects is not always possible. Short and long term maintenance costs also need to be considered, and jurisdictions may not have a funding source for landscape maintenance, especially along roadways. The objective of this process is to identify opportunities for green infrastructure, so that if and when funding becomes available, implementation may be possible.

Note any constraints on the project schedule, such as a regulatory mandate to complete the project by a specific date, grant requirements, etc., that could complicate aligning a separate funding stream for the green infrastructure element. Consider whether cost savings could be achieved by integrating the project with other planned projects, such as pedestrian or bicycle safety improvement projects, street beautification, etc., if the schedule allows.

Step 5: Assessment—Does the Project Have Green Infrastructure Potential?

Consider the ancillary benefits of green infrastructure, including opportunities for improving the quality of public spaces, providing parks and play areas, providing habitat, urban forestry, mitigating heat island effects, aesthetics, and other valuable enhancements to quality of life.

Based on the information above, would it make sense to include green infrastructure into this project—*if funding were available for the potential incremental costs of including green infrastructure in the project?* Identify any additional conditions that would have to be met for green infrastructure elements to be constructed consequent with the project.

Attachment 1

Examples of Projects with No Potential for Green Infrastructure

- ☐ Projects with no exterior work (e.g., interior remodels)
- ☐ Projects involving exterior building upgrades or equipment (e.g., HVAC, solar panels, window replacement, roof repairs and maintenance)
- ☐ Projects related to development and/or continued funding of municipal programs or related organizations
- ☐ Projects related to technical studies, mapping, aerial photography, surveying, database development/upgrades, monitoring, training, or update of standard specs and details
- ☐ Construction of new streetlights, traffic signals or communication facilities
- ☐ Minor bridge and culvert repairs/replacement
- ☐ Non-stormwater utility projects (e.g., sewer or water main repairs/replacement, utility undergrounding, treatment plant upgrades)
- ☐ Equipment purchase or maintenance (including vehicles, street or park furniture, equipment for sports fields and golf courses, etc.)
- ☐ Irrigation system installation, upgrades or repairs

Attachment 2

Excerpts from the C.3 Section of the FY 15-16 Annual Report Template:
Tables for Reporting C.3-Regulated Projects and Green Infrastructure Projects

C.3.b.iv.(2) ►Regulated Projects Reporting Table (part 1) – Projects Approved During the Fiscal Year Reporting Period

Project Name Project No.	Project Location[9], Street Address	Name of Developer	Project Phase No.[10]	Project Type & Description[11]	Project Watershed[12]	Total Site Area (Acres)	Total Area of Land Disturbed (Acres)	Total New Impervious Surface Area (ft^2)[13]	Total Replaced Impervious Surface Area (ft^2)[14]	Total Pre-Project Impervious Surface Area[15](ft^2)	Total Post-Project Impervious Surface Area[16](ft^2)
Private Projects											
Public Projects											

Comments:

Guidance: If necessary, provide any additional details or clarifications needed about listed projects in this box. Do not leave any cells blank.

[9]Include cross streets
[10]If a project is being constructed in phases, indicate the phase number and use a separate row entry for each phase. If not, enter "NA".
[11]Project Type is the type of development (i.e., new and/or redevelopment). Example descriptions of development are: 5-story office building, residential with 160 single-family homes with five 4-story buildings to contain 200 condominiums, 100 unit 2-story shopping mall, mixed use retail and residential development (apartments), industrial warehouse.
[12]State the watershed(s) in which the Regulated Project is located. Downstream watershed(s) may be included, but this is optional.
[13]All impervious surfaces added to any area of the site that was previously existing pervious surface.
[14]All impervious surfaces added to any area of the site that was previously existing impervious surface.
[15]For redevelopment projects, state the pre-project impervious surface area.
[16]For redevelopment projects, state the post-project impervious surface area.

C.3.b.iv.(2) ►Regulated Projects Reporting Table (part 2) – Projects Approved During the Fiscal Year Reporting Period (public projects)

Project Name Project No.	Approval Date[29]	Date Construction Scheduled to Begin	Source Control Measures[30]	Site Design Measures[31]	Treatment Systems Approved[32]	Operation & Maintenance Responsibility Mechanism[33]	Hydraulic Sizing Criteria[34]	Alternative Compliance Measures[35/36]	Alternative Certification[37]	HM Controls[38/39]
Public Projects										

Comments:

Guidance: If necessary, provide any additional details or clarifications needed about listed projects in this box. Note that MRP Provision C.3.c. contains specific requirements for LID site design and source control measures, as well as treatment measures, for all Regulated Projects. Entries in these columns should not be "None" or "NA". Do not leave any cells blank.

[29]For public projects, enter the plans and specifications approval date.
[30]List source control measures approved for the project. Examples include: properly designed trash storage areas; storm drain stenciling or signage; efficient landscape irrigation systems; etc.
[31]List site design measures approved for the project. Examples include: minimize impervious surfaces; conserve natural areas, including existing trees or other vegetation, and soils; construct sidewalks, walkways, and/or patios with permeable surfaces, etc.
[32]List all approved stormwater treatment system(s) to be installed onsite or at a joint stormwater treatment facility (e.g., flow through planter, bioretention facility, infiltration basin, etc.).
[33]List the legal mechanism(s) (e.g., maintenance plan for O&M by public entity, etc…) that have been or will be used to assign responsibility for the maintenance of the post-construction stormwater treatment systems.
[34]See Provision C.3.d.i. "Numeric Sizing Criteria for Stormwater Treatment Systems" for list of hydraulic sizing design criteria. Enter the corresponding provision number of the appropriate criterion (i.e., 1.a., 1.b., 2.a., 2.b., 2.c., or 3).
[35]For Alternative Compliance at an offsite location in accordance with Provision C.3.e.i.(1), on a separate page, give a discussion of the alternative compliance site including the information specified in Provision C.3.b.v.(1)(m)(i) for the offsite project.
[36]For Alternative Compliance by paying in-lieu fees in accordance with Provision C.3.e.i.(2), on a separate page, provide the information specified in Provision C.3.b.v.(1)(m)(ii) for the Regional Project.
[37]Note whether a third party was used to certify the project design complies with Provision C.3.d.
[38]If HM control is not required, state why not.
[39]If HM control is required, state control method used (e.g., method to design and size device(s) or method(s) used to meet the HM Standard, and description of device(s) or method(s) used, such as detention basin(s), biodetention unit(s), regional detention basin, or in-stream control).

C.3.j.ii.(2) ► Table A - Public Projects Reviewed for Green Infrastructure

Project Name and Location[43]	Project Description	Status[44]	GI Included?[45]	Description of GI Measures Considered and/or Proposed or Why GI is Impracticable to Implement[46]
EXAMPLE: Storm drain retrofit, Stockton and Taylor	Installation of new storm drain to accommodate the 10-yr storm event	Beginning planning and design phase	TBD	Bioretention cells (i.e., linear bulb-outs) will be considered when street modification designs are incorporated

C.3.j.ii.(2) ► Table B - Planned Green Infrastructure Projects

Project Name and Location[47]	Project Description	Planning or Implementation Status	Green Infrastructure Measures Included
EXAMPLE: Martha Gardens Green Alleys Project	Retrofit of degraded pavement in urban alleyways lacking good drainage	Construction completed October 17, 2015	The project drains replaced concrete pavement and existing adjacent structures to a center strip of pervious pavement and underlying infiltration trench.

[43] List each public project that is going through your agency's process for identifying projects with green infrastructure potential.
[44] Indicate status of project, such as: beginning design, under design (or X% design), projected completion date, completed final design date, etc.
[45] Enter "Yes" if project will include GI measures, "No" if GI measures are impracticable to implement, or "TBD" if this has not yet been determined.
[46] Provide a summary of how each public infrastructure project with green infrastructure potential will include green infrastructure measures to the maximum extent practicable during the permit term. If review of the project indicates that implementation of green infrastructure measures is not practicable, provide the reasons why green infrastructure measures are impracticable to implement.
[47] List each planned (and expected to be funded) public and private green infrastructure project that is not also a Regulated Project as defined in Provision C.3.b.ii. Note that funding for green infrastructure components may be anticipated but is not guaranteed to be available or sufficient.

OAKLEY
CALIFORNIA

STAFF REPORT

Date: December 8, 2020

Approved and Forwarded to the City Council

To: Bryan H. Montgomery, City Manager

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

SUBJECT: Acceptance of work associated with Capital Improvement Project Number 218 – Main Street/O'Hara Avenue Intersection Improvement Project

Background and Analysis

The City's adopted FY 2019/20 Capital Improvement Program (CIP) Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for Oakley residents.

A component of the above referenced CIP included a project to design and construct the intersection improvements at Main Street/O'Hara Avenue in downtown Oakley. The development of downtown Oakley has been a priority for the City Council with the goal to have a downtown that is thriving and vibrant, and will serve as a solid foundation for the economic vitality of the Oakley community.

This project installed new curb, gutter, stamped and colored sidewalk, landscaping, new site furnishings, and modification of the signal at the intersection. The signal is coordinated with the Vintage Parkway and Norcross Lane signals to provide better traffic flow through the downtown area. The new improvements completed the last section of the Main Street improvements in downtown Oakley between Norcross Lane and 5th Street previously constructed in 2017.

Fiscal Impact

The contract with Ghilotti Bros Inc., was successfully completed on time in the amount of $547,757.79, which is under the authorized budget of $650,000.

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.

Recommendation

Staff recommends that the City Council Adopt the Resolution accepting CIP Project No. 218 – Main Street/O'Hara Avenue Intersection Improvement Project as constructed by Ghilotti Bros. Inc., to be complete, and to direct the City Clerk to file a Notice of Completion for the project with the County Recorder.

Attachments

1) Resolution
2) Notice of Completion

RESOLUTION NO. __-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING AS COMPLETE THE WORK PERFORMED BY GHILOTTI BROS. INC., FOR THE CONSTRUCTION OF CAPITAL IMPROVEMENT PROJECT NUMBER 218 – MAIN STREET/O'HARA AVENUE INTERSECTION IMPROVEMENT PROJECT

WHEREAS, BKF Engineers, Inc. prepared plans, special provisions, and cost estimates related to CIP Project No. 218 – Main Street/O'Hara Avenue Intersection Improvement Project; and

WHEREAS, on March 10, 2020, by adopting Resolution Number 20-20 the City Council awarded a construction contract to Ghilotti Bros. Inc., for the construction of CIP No. 218 – Main Street/O'Hara Avenue Intersection Improvement Project; and

WHEREAS, Ghilotti Bros. Inc., has satisfied the contractual requirements necessary for the acceptance of CIP No. 218 to be deemed complete.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that CIP Project No. 218 – Main Street/O'Hara Avenue Intersection Improvement Project 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 CIP No. 218 with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 8th of December, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

_____
, 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
CIP 218 – Main Street/O'Hara Avenue Intersection Improvement Project

NOTICE IS HEREBY GIVEN THAT:

The CITY OF OAKLEY, a political subdivision of the State of California, did, on March 10, 2020, enter into an agreement with Ghilotti Bros. Inc., for the construction of Capital Improvement Program Project Number 218 – Main Street/O'Hara Intersection Improvement Project.

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 No. 218 – Main Street/O'Hara Avenue Intersection Improvement Project located at the intersection of Main Street and O'Hara Avenue in Oakley.

On December 8, 2020, said contract as a whole was completed, and the work was accepted by the City Council of the City of Oakley.

I hereby certify under penalty of perjury that the facts set forth in the foregoing Notice of Completion are true and correct.

Executed at Oakley, Contra Costa County, State of California, on December 8, 2020.

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

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 8h day of December, 2020 at Oakley, California.

_____
Libby Vreonis, City Clerk
City of Oakley, California

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

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

SUBJECT: Annexation No. 26 (Baldocchi) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services)

Background and Analysis

On April 3, 2006, the City Council adopted a resolution approving the Baldocchi project's Vesting Tentative Map and Design Review to subdivide 23.71 acres into single-family residential lots. The project will be comprised of 98 single-family lots at build-out and is located at the southeast corner of Cypress Rd and Sellers Avenue (currently APNs 032-010-002 and 032-010-012).

The Conditions of Approval for the Baldocchi project require the property owner to mitigate their project's financial impact on the City's park, street lighting, landscape and stormwater service budgets. On January 12, 2016, the Oakley City Council formed City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, 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 park, street lighting, landscape and stormwater service budgets. The property owner for the Baldocchi project has requested that the City assist them with annexing the project (currently APNs 032-010-002 and 032-010-012) into CFD No. 2015-2 to satisfy their conditions of approval.

Prior to tonight's City Council meeting, the property owner 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 park, street lighting, landscape and stormwater service budgets.

Previously, the City Council approved the annexation of Tax Zone No. 14 into CFD No. 2015-2, which is comprised of the Gilbert Property project located directly north of the

Baldocchi project. Annexing the Baldocchi project into existing Tax Zone No. 14 will generate the revenue needed to mitigate the project's financial impact to the City's park, street lighting, landscape and stormwater service budgets. Therefore, City staff is recommending the Baldocchi project be annexed into existing Tax Zone No. 14 in lieu of creating a new Tax Zone.

Fiscal Impact

There will be no financial impact to the City's General Fund. The applicants have funded all costs associated with the annexation of their project to CFD No. 2015-2. The FY 2020-21 maximum special tax rates per Single-Family parcel are as follows:

FY 2020-21 Maximum Special Tax Rates per Single-Family Parcel	
Special Tax Component	**Maximum Annual Special Tax Rates**
Regional Park Maintenance Tax	$145.44
Community Parks Maintenance Tax	$321.19
Street Lighting Maintenance Tax	$63.41
Neighborhood Parks & Landscape Maintenance Tax	$736.16
Stormwater/Water Quality Maintenance Tax	$410.20
Total	**$1,676.40**

Annexation No. 26 (Baldocchi) is expected to consist of 98 single-family residential lots at build-out. Therefore, successful annexation into CFD No. 2015-2 could provide up to $164,287.20 (FY 2020-21 dollars) in revenue annually at build-out. The taxes can be collected on the property tax rolls commencing in FY 2021-22.

Staff Recommendation

The conditions of approval for the Baldocchi project located at the southeast corner of Cypress Rd and Sellers Ave requires the property owner to mitigate their project's financial impact on the City's park, street lighting, landscape and stormwater service budgets. Staff recommends that the City Council:

1. Adopt a Resolution Approving the Annexation (Annexation No. 26) of Property Located in the Future Annexation Area of the City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, 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, Street Light, 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. 14;

2. Resolution Approving the Annexation (Annexation No. 26) of Property Located in the Future Annexation Area of the City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services);
3. Boundary Map – Annexation Map No. 26 to City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services); and
4. Amendment No. 26 to Notice of Special Tax Lien - City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, 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, Street Light, Landscape and Stormwater Services)

Annexation No. 26 – Tax Zone No. 14

December 8, 2020

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, Street Light, 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. 14" 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 Nos.: 032-010-002 and 032-010-012

Acres: 23.98 acres

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

Annexation No. 26 - Tax Zone No. 14

Property Owner

By: _____

Name: _____

Title: _____

Notice Address: _____

_____

_____

EXHIBIT A

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Street Light, 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.

Street Lighting

Maintenance, including servicing, repair, replacement and removal of street lights (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, Street Light, Landscape and Stormwater Services)

Cost Estimate
(FY 2020-21 Dollars)

Special Tax Component	FY 2020-21 Special Tax Requirement
Regional Park Maintenance Tax	$14,253
Community Parks Maintenance Tax	$31,477
Street Lighting Maintenance Tax	$6,214
Neighborhood Parks & Landscape Maintenance Tax	$72,144
Stormwater/Water Quality Maintenance Tax	$40,200
Total	**$164,287**

EXHIBIT C

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

SUPPLEMENT TO THE RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX – TAX ZONE NO. 14

Special Taxes in the City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, 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, Street Light, Landscape and Stormwater Services) pursuant to Annexation No. 26 will be annexed to Tax Zone No. 14 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, Street Light, 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, Street Lighting 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 2020-21 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 2020-21 Maximum Tax	
Regional Park Maintenance Tax	Single-Family Parcel	$145.44	per Parcel
Regional Park Maintenance Tax	Condominium Parcel	$109.08	per Parcel
Regional Park Maintenance Tax	Multi-Family Parcel	$72.72	per Unit
Regional Park Maintenance Tax	Non-Residential Parcel	$436.33	per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$321.19	per Parcel
Community Parks Maintenance Tax	Condominium Parcel	$240.89	per Parcel
Community Parks Maintenance Tax	Multi-Family Parcel	$160.60	per Unit
Community Parks Maintenance Tax	Non-Residential Parcel	$963.57	per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	$63.41	per Parcel
Street Lighting Maintenance Tax	Condominium Parcel	$47.56	per Parcel
Street Lighting Maintenance Tax	Multi-Family Parcel	$31.71	per Unit
Street Lighting Maintenance Tax	Non-Residential Parcel	$190.24	per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Single-Family Parcel	$736.16	per Parcel
Neighborhood Parks & Landscaping Maintenance Tax	Condominium Parcel	$552.12	per Parcel
Neighborhood Parks & Landscaping Maintenance Tax	Multi-Family Parcel	$368.08	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	$6,419.20	per Acre
Stormwater/Water Quality Maintenance Tax	Single-Family Parcel	$410.20	per Parcel
Stormwater/Water Quality Maintenance Tax	Condominium Parcel	$307.65	per Parcel
Stormwater/Water Quality Maintenance Tax	Multi-Family Parcel	$205.10	per Unit
Stormwater/Water Quality Maintenance Tax	Non-Residential Parcel	$3,576.88	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 2020-21 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 2020-21 Maximum Tax**	
Regional Park Maintenance Tax	Single-Family Parcel	$436.33	per Acre
Regional Park Maintenance Tax	Condominium Parcel	$327.25	per Acre
Regional Park Maintenance Tax	Multi-Family Parcel	$218.17	per Acre
Regional Park Maintenance Tax	Non-Residential Parcel	$218.17	per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$963.57	per Acre
Community Parks Maintenance Tax	Condominium Parcel	$722.68	per Acre
Community Parks Maintenance Tax	Multi-Family Parcel	$481.79	per Acre
Community Parks Maintenance Tax	Non-Residential Parcel	$481.79	per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	$190.24	per Acre
Street Lighting Maintenance Tax	Condominium Parcel	$142.68	per Acre
Street Lighting Maintenance Tax	Multi-Family Parcel	$95.13	per Acre
Street Lighting Maintenance Tax	Non-Residential Parcel	$95.13	per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Single-Family Parcel	$6,419.20	per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Condominium Parcel	$6,419.20	per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Multi-Family Parcel	$6,419.20	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	$6,419.20	per Acre
Stormwater/Water Quality Maintenance Tax	Single-Family Parcel	$3,576.88	per Acre
Stormwater/Water Quality Maintenance Tax	Condominium Parcel	$3,576.88	per Acre
Stormwater/Water Quality Maintenance Tax	Multi-Family Parcel	$3,576.88	per Acre
Stormwater/Water Quality Maintenance Tax	Non-Residential Parcel	$3,576.88	per Acre

3. Escalation of Maximum Special Tax

On July 1, 2021, 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. 26) OF PROPERTY LOCATED IN THE FUTURE ANNEXATION AREA OF

CITY OF OAKLEY
Community Facilities District No. 2015-2
(Parks, Street Light, 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, Street Light, Landscape and Stormwater Services)" (the "CFD") and (ii) the "City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, 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 Numbers 032-010-002 and 032-010-012 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 Numbers 032-010-002 and 032-010-012 are annexed into Tax Zone No. 14 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 Numbers 032-010-002 and 032-010-012 is added to the CFD.

4. Boundaries Described. The revised boundaries of the CFD including Assessor's Parcel Numbers 032-010-002 and 032-010-012 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 the December 8, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

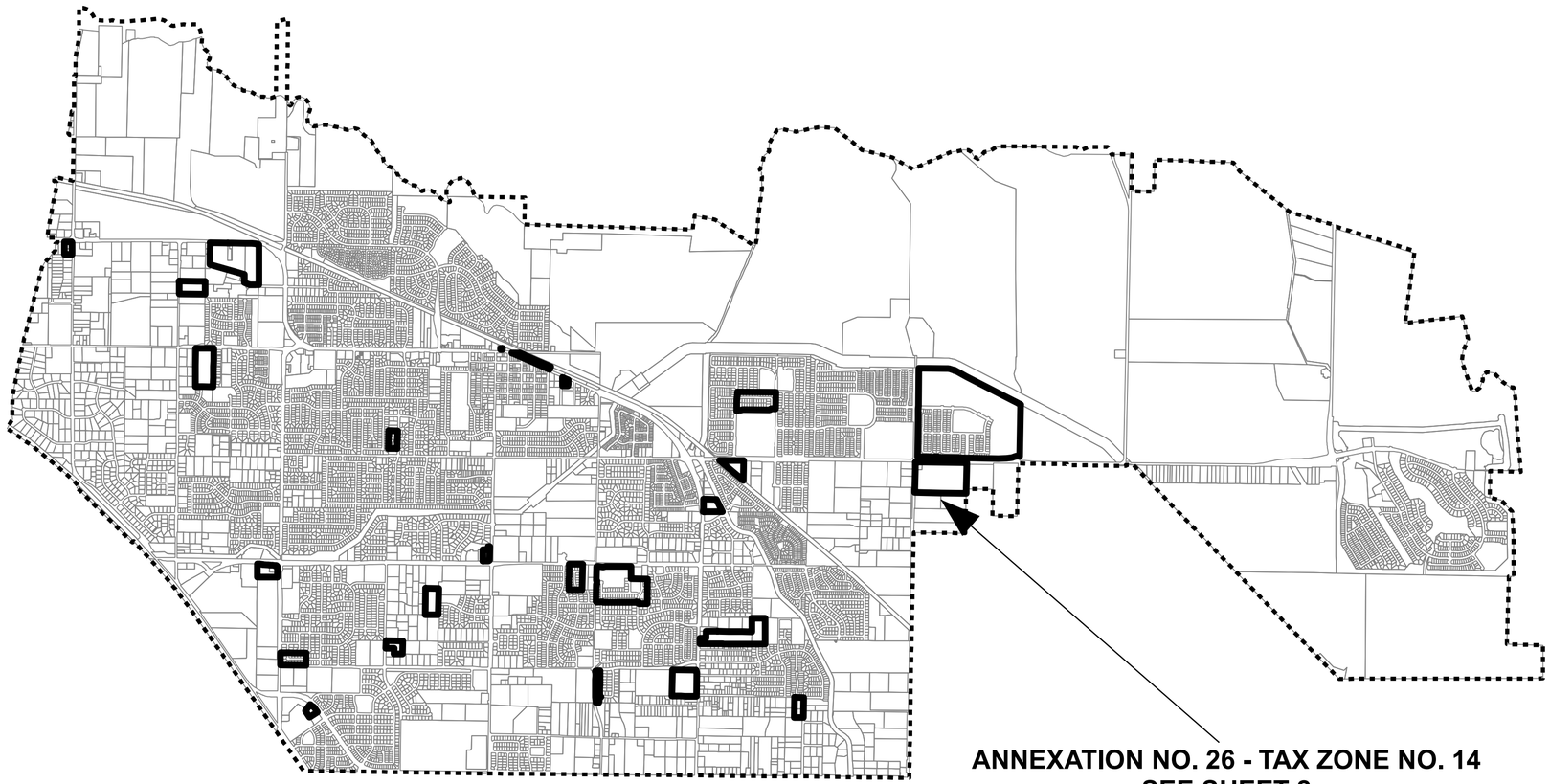
_____
, Mayor

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date

ANNEXATION MAP No. 26 TO
CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT No. 2015-2
(PARKS, STREET LIGHTS, 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 _____, 2020.

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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING ANNEXATION No. 26 TO CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT No. 2015-2 (PARKS, STREET LIGHTS, 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 _____, 2020, BY ITS RESOLUTION No. _____.

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

FILED THIS _____ DAY OF _____, 2020, 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

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

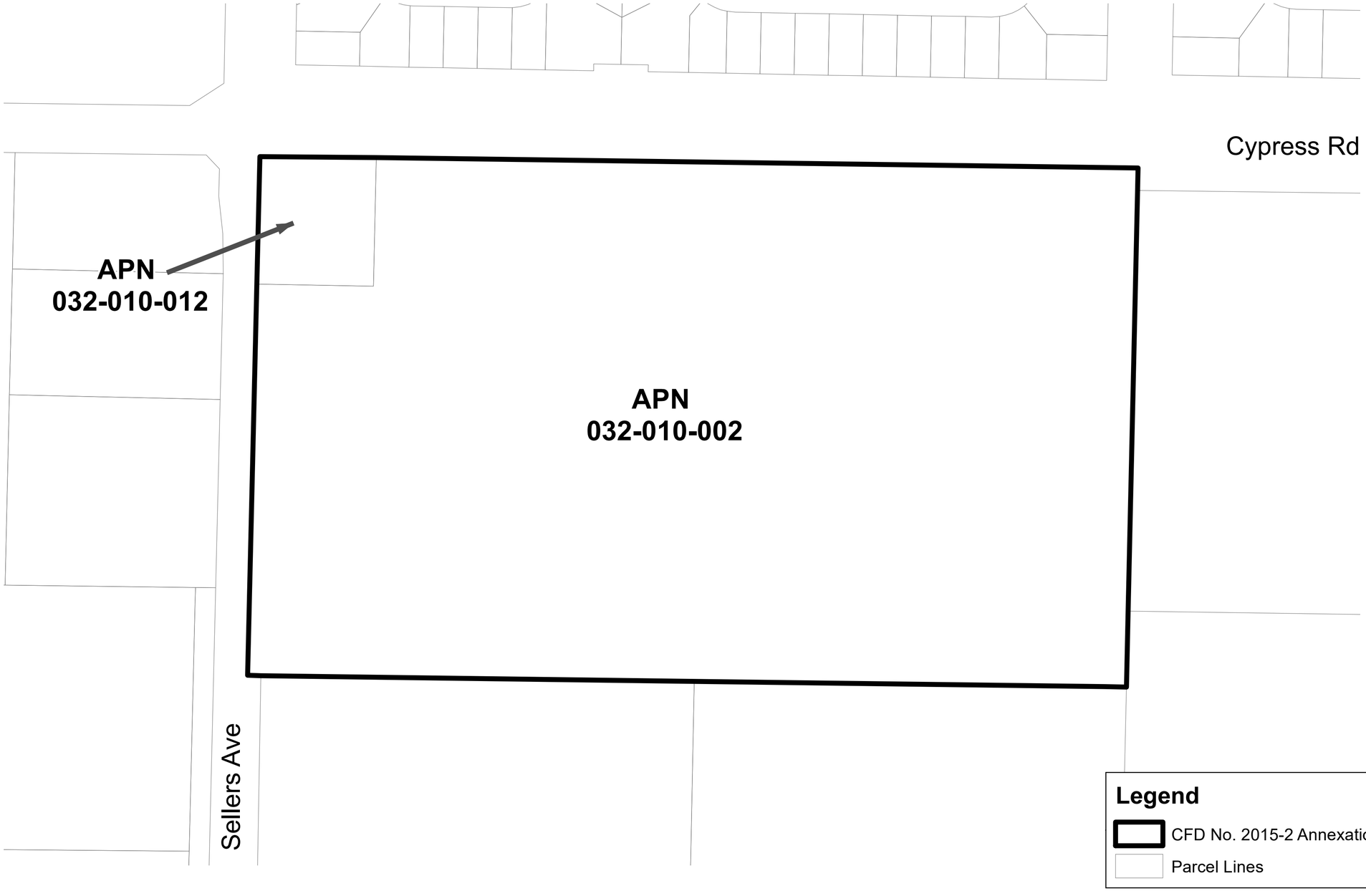
NOTE: THIS ANNEXATION MAP ANNEXES TERRITORY TO CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT No. 2015-2 (PARKS, STREET LIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER), CITY OF OAKLEY, CONTRA COSTA COUNTY, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, 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 THE ASSESSOR PARCEL MAPS OF CONTRA COSTA COUNTY FOR ASSESSOR PARCEL NUMBERS 032-010-002 AND 032-010-012.

ANNEXATION MAP No. 26 TO
CITY OF OAKLEY COMMUNITY FACILITIES DISTRICT No. 2015-2
(PARKS, STREET LIGHTS, LANDSCAPE MAINTENANCE AND STORMWATER)

CITY OF OAKLEY
CONTRA COSTA COUNTY, STATE OF CALIFORNIA

Annexation No. 26 - Tax Zone No. 14



RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

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

AMENDMENT NO. 26 TO NOTICE OF SPECIAL TAX LIEN

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

Annexation No. 26 - Tax Zone No. 14

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. 26 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, Street Light, 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. 26 to Community Facilities District No. 2015-2 (Parks, Street Light, Landscape and Stormwater Services), County of Contra Costa, State of California," heretofore recorded at _____ on _____, 2020, 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. 26 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 _____, 2020

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

EXHIBIT	Assessor's Parcel No(s).	Name(s) of Property Owners	**A**
CITY OF	032-010-002 032-010-012	EAST CYPRESS PARTNERS LLC	

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

Annexation No. 26 – Tax Zone No. 14

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN ANNEXATION NO. 26 – TAX ZONE NO. 14

EXHIBIT B

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

SUPPLEMENT TO THE RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX – TAX ZONE NO. 14

Special Taxes in the City of Oakley Community Facilities District No. 2015-2 (Parks, Street Light, 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, Street Light, Landscape and Stormwater Services) pursuant to Annexation No. 26 will be annexed to Tax Zone No. 14 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, Street Light, 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, Street Lighting 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 2020-21 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 2020-21 Maximum Tax	
Regional Park Maintenance Tax	Single-Family Parcel	$145.44	per Parcel
Regional Park Maintenance Tax	Condominium Parcel	$109.08	per Parcel
Regional Park Maintenance Tax	Multi-Family Parcel	$72.72	per Unit
Regional Park Maintenance Tax	Non-Residential Parcel	$436.33	per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$321.19	per Parcel
Community Parks Maintenance Tax	Condominium Parcel	$240.89	per Parcel
Community Parks Maintenance Tax	Multi-Family Parcel	$160.60	per Unit
Community Parks Maintenance Tax	Non-Residential Parcel	$963.57	per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	$63.41	per Parcel
Street Lighting Maintenance Tax	Condominium Parcel	$47.56	per Parcel
Street Lighting Maintenance Tax	Multi-Family Parcel	$31.71	per Unit
Street Lighting Maintenance Tax	Non-Residential Parcel	$190.24	per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Single-Family Parcel	$736.16	per Parcel
Neighborhood Parks & Landscaping Maintenance Tax	Condominium Parcel	$552.12	per Parcel
Neighborhood Parks & Landscaping Maintenance Tax	Multi-Family Parcel	$368.08	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	$6,419.20	per Acre
Stormwater/Water Quality Maintenance Tax	Single-Family Parcel	$410.20	per Parcel
Stormwater/Water Quality Maintenance Tax	Condominium Parcel	$307.65	per Parcel
Stormwater/Water Quality Maintenance Tax	Multi-Family Parcel	$205.10	per Unit
Stormwater/Water Quality Maintenance Tax	Non-Residential Parcel	$3,576.88	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 2020-21 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 2020-21 Maximum Tax**	
Regional Park Maintenance Tax	Single-Family Parcel	$436.33	per Acre
Regional Park Maintenance Tax	Condominium Parcel	$327.25	per Acre
Regional Park Maintenance Tax	Multi-Family Parcel	$218.17	per Acre
Regional Park Maintenance Tax	Non-Residential Parcel	$218.17	per Acre
Community Parks Maintenance Tax	Single-Family Parcel	$963.57	per Acre
Community Parks Maintenance Tax	Condominium Parcel	$722.68	per Acre
Community Parks Maintenance Tax	Multi-Family Parcel	$481.79	per Acre
Community Parks Maintenance Tax	Non-Residential Parcel	$481.79	per Acre
Street Lighting Maintenance Tax	Single-Family Parcel	$190.24	per Acre
Street Lighting Maintenance Tax	Condominium Parcel	$142.68	per Acre
Street Lighting Maintenance Tax	Multi-Family Parcel	$95.13	per Acre
Street Lighting Maintenance Tax	Non-Residential Parcel	$95.13	per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Single-Family Parcel	$6,419.20	per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Condominium Parcel	$6,419.20	per Acre
Neighborhood Parks & Landscaping Maintenance Tax	Multi-Family Parcel	$6,419.20	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	$6,419.20	per Acre
Stormwater/Water Quality Maintenance Tax	Single-Family Parcel	$3,576.88	per Acre
Stormwater/Water Quality Maintenance Tax	Condominium Parcel	$3,576.88	per Acre
Stormwater/Water Quality Maintenance Tax	Multi-Family Parcel	$3,576.88	per Acre
Stormwater/Water Quality Maintenance Tax	Non-Residential Parcel	$3,576.88	per Acre

3. Escalation of Maximum Special Tax

On July 1, 2021, 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.

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

FROM: Tim Przybyla, Finance Director

SUBJECT: **Consideration of a Resolution Approving a Master Equity Lease Agreement between the City of Oakley and Enterprise Fleet Management, Inc. and Authorizing the City Manager to Execute the Master Equity Lease Agreement and any Amendments between the City of Oakley and Enterprise Fleet Management, Inc.**

Background and Analysis

Beginning with its Fiscal Year 2020/2021 Budget, the City of Oakley started setting aside funds to replace vehicles at the end of their expected useful lives. The amount set aside in 2020/2021 for such replacements was just over $140,000, with a majority of the vehicles estimated to have useful lives of 15 years. As a simple example, several of the vehicles were estimated to have a replacement cost of $30,000, and the amount set aside each year to replace such vehicles is $2,000 a year, per vehicle. The plan was for the departments that use the vehicles to be charged every year for the future replacement of such vehicles. Then, when it comes time to replace vehicles, the funds would be there and available to purchase the vehicles through the Fleet Service's Internal Service Fund.

The City has recently researched a program through which new vehicles can be leased at a cost that is actually less than the $2,000 per vehicle, each year. This program would allow the City to utilize brand new vehicles for a period of one to four years, reduce maintenance and fuel costs and provide a safer fleet for our employees to use. The main reason this is possible is due to the special government pricing/incentives that are available to the City. And, a 12-month lease is the optimal term of the lease. For ½ ton GMC Pickups with crew cabs, Enterprise Fleet Management estimates that we can lease a pickup for 12 months, with total lease payments of $6,347 and build equity of $9,199 that comes back to the City at the end of the lease. In other words, the City can use a brand new pickup for one year and get back $2,852 more than it has paid into the lease for one vehicle. By using this creative fleet financing plan for eight (8) Fleet vehicles in Fiscal Year 2021/2022, with one of those vehicles being a ¾ ton pickup rather than a ½ ton pickup, we should be able to save the City more than $40,000. The savings on a ¾ ton pickup is estimated to be about $2,487, which is only $365 less that the savings on the ½ ton pickups. And, the ¾ ton pickup better meets the needs of the Parks Division.

Not all City vehicles can benefit from this program. Police patrol vehicles don't pencil out nearly as well, because of the additional costs of emergency response equipment that has to be installed on them. However, the $40,000 savings from the lease plan could go a long way toward the purchase of new patrol vehicles. If this vehicle lease plan proves to be as successful as anticipated, an additional seven (7) or eight (8) Fleet vehicles can be put into the program to nearly double the savings, allowing us to further improve our entire Fleet.

The City of Oakley maintains a fleet of 52 vehicles that are assigned to different departments, based on use. These vehicles range from traffic motorcycles to heavy-duty truck with a dump bed, utilized throughout the City. Of the 52 vehicles, 32 are light duty vehicles that could make sense to lease, at some point in the future. Many of the vehicles have reached the point that the annual cost of maintaining them is more than we could get for them at auction. Due to the low number of miles traveled annually, the City's fleet typically operates past the standard life span of ten years, resulting in high repair, maintenance, and fuel cost. To reduce cost and increase fleet efficiency and effectiveness, staff researched leasing options and found that the implementation of a leasing program can reduce operating costs (maintenance, fuel, and repairs) and lead to vehicle efficiency that is more environmentally responsible than the existing vehicle technology. The lease option will also provide the City with the ability to trade-in leased vehicles for cleaner and greener options as they become available in the future.

A leasing option will also result in less vehicle downtime since the vehicles are more reliable and have warranties for the duration of the leasing period. A leasing program will also provide an opportunity for the City to capitalize on the resale value of new vehicles obtained through the program and also allow flexibility in having the most efficient technology in the fleet.

A review of other fleet replacement and maintenance programs of other cities and through the Municipal Equipment Maintenance Association indicated that over the course of the last years, several cities and special districts have opted to adopt a vehicle lease program and use contract services for maintenance of their fleet. Their programs have resulted in substantial cost savings while allowing them to benefit from the use of vehicles, generally less than three to four years old, which in turn has contributed to a reduction of maintenance cost. Staff's study found the Enterprise Fleet Management has partnered with the cities of Clearlake, Milpitas, Pasadena, Pleasanton, Santa Ana, Santa Cruz, and St. Helena to name a few, to implement a program with tangible results. To evaluate the feasibility of implementing a similar program for the City of Oakley, staff has met with representatives of Enterprise Fleet Management, Inc. to put together a viable, efficient, and sustainable plan of action to replace some of the City's fleet vehicles with leased vehicles.

The City of Oakley is a member of Sourcewell (Formerly the National Joint Power Alliance (NJPA)), a national cooperative purchasing program whose membership includes government and other entities in various states, including California. This cooperative purchasing program enables member entities to purchase on an "as needed" basis from competitively awarded contracts with high-performance

vendors. Enterprise Fleet Management, Inc. is one of the vendors and has secured a contract with Sourcewell through a competitive process for the fleet leasing and management services under Sourcewell's Contract.

Enterprise Fleet Management, Inc. provided a flexible vehicle leasing program, starting with vehicle leases in Fiscal Year 2021/2022. Staff has identified the following 8 vehicles to be considered for replacement with leased GMC Pickups.

DEPT	UNIT	YEAR	MAKE	MODEL	VEHICLE CLASS	FUEL TYPE	1/1/20 MILEAGE
CODE ENF	29	2005	FORD	CROWN VICTORIA	LIGHT	GAS	124,673
CODE ENF	43	2007	FORD	RANGER PICKUP	LIGHT	GAS	53,394
PARKS	42	2007	FORD	RANGER PICKUP	LIGHT	GAS	53,355
PARKS	77	1999	FORD	1/2 TON PICKUP	LIGHT	GAS	61,169
PD-ADMIN	54	2009	FORD	ESCAPE SUV	LIGHT	GAS	129,338
PD- PRKG	63	2011	FORD	1/2 TON PICKUP	LIGHT	GAS	96,298
REC	31	2006	FORD	CROWN VICTORIA	LIGHT	GAS	72,371
REC	53	2007	FORD	CROWN VICTORIA	LIGHT	GAS	100,897

If approved by the City Council, orders will be placed prior to the General Motors manufacturer cutoff date of 12/31/20 and payments will not start until the vehicles are delivered on or after 7/1/21. In future fiscal years, staff will evaluate the replacement needs for the City on an annual basis and bring recommendations for the budget as typically occurs and amend the vehicle lease and maintenance agreements each year, as deemed beneficial.

Fiscal Impact

There is no fiscal impact of adopting the proposed resolution. The vehicles proposed for the Enterprise lease will not be delivered prior to July 1, 2021 and will be included in the Fiscal Year 2021/2022 Budget. There will be an estimated ongoing expense of $52,070 annually for the lease of the eight vehicles, which costs will be allocated to the various departments that use these eight vehicles. When the equity from the leases come back in the next fiscal year, those proceeds will be credited against the annual lease costs, which is projected to exceed the $52,070 that was paid toward the leases in the prior fiscal year, reducing our overall fleet costs by more than $40,000. For any departments that may choose to hold onto their leased vehicle for more than one year for convenience, the savings could be reduced somewhat. However, there will still be budget savings at the end of the lease, from which the City will benefit.

Staff Recommendation

It is recommended that the City Council adopt the attached Resolution, Approving a Master Equity Lease Agreement between the City of Oakley and Enterprise Fleet Management, Inc. and Authorizing the City Manager to execute the Master Equity Lease and any Amendments between the City of Oakley and Enterprise Fleet Management, Inc.

Attachments

1. Resolution
2. Master Equity Lease Agreement

RESOLUTION NO._____

RESOLUTION APPROVING A MASTER EQUITY LEASE AGREEMENT BETWEEN THE CITY OF OAKLEY AND ENTERPRISE FLEET MANAGEMENT, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE MASTER EQUITY LEASE AGREEMENT AND ANY AMENDMENTS BETWEEN THE CITY OF OAKLEY AND ENTERPRISE FLEET MANAGEMENT, INC.

WHEREAS, the City of Oakley maintains a fleet of 52 vehicles, many of which vehicles are reaching the point where the cost of repairing and maintaining them may be greater than their value; and

WHEREAS, the City of Oakley does set aside money for the replacement of existing fleet vehicles; and

WHEREAS, the Enterprise Fleet Management, Inc. has proposed a program through which the City can lease certain GMC pickups for less than the annual cost of setting aside money for vehicle replacements; and

WHEREAS, staff has reviewed our best leasing and purchasing options which include a review of vendor leasing and comparison to costs and found the lowest life cycle costs, greater benefit, and most fleet flexibility came from a lease option; and

WHEREAS, the City is a member of the Sourcewell Cooperative Purchasing Program (formerly National Joint Powers Alliance) which supports cooperative purchasing, allowing the City the opportunity to access competitively awarded and nationally leveraged cooperative purchasing contracts; and

WHEREAS, the Sourcewell Cooperative Purchasing Program provides an advantage by creating an opportunity to access competitively awarded nationally leveraged cooperative purchasing contracts in accordance with the City of Oakley's Purchasing Ordinance; and

WHEREAS, Enterprise Fleet Management, Inc. is the lease option for Sourcewell Cooperative Purchases and will provide an economical price and depth of service; and

WHEREAS, the leasing of eight (8) vehicles from Enterprise Fleet Management, Inc., beginning in Fiscal Year 2021/2022, is estimated to save the City of Oakley more than $40,000; and

WHEREAS, the City of Oakley would like to take advantage of the above-mentioned savings by placing the order for eight (8) vehicles prior to the manufacturer deadline of December 31st; and

WHEREAS, the leasing of eight (8) vehicles from Enterprise Fleet Management, Inc., beginning in Fiscal Year 2021/2022 does not impact the current fiscal year budget.

NOW, THEREFORE BE IT RESOLVED that that the City Council of the City of Oakley hereby approves the Master Equity Lease Agreement between the City of Oakley and Enterprise Fleet Management, Inc. and Authorizing the City Manager to execute the Master Equity Lease Agreement and any amendments between the City of Oakley and Enterprise Fleet Management, Inc.

The foregoing resolution was adopted at a regular meeting of the City Council of the City of Oakley held on the 8th day of December, 2020 by the following vote:

AYES:

NOES:

ABSTENTION:

ABSENT:

APPROVED:

_____
Kevin Romick, MAYOR

ATTEST:

_____
Libby Vreonis, CITY CLERK Date

MASTER EQUITY LEASE AGREEMENT

This Master Equity Lease Agreement is entered into this _____ day of _____, by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor"), and the lessee whose name and address is set forth on the signature page below ("Lessee").

1. LEASE OF VEHICLES: Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the vehicles (individually, a "Vehicle" and collectively, the "Vehicles") described in the schedules from time to time delivered by Lessor to Lessee as set forth below ("Schedule(s)") for the rentals and on the terms set forth in this Agreement and in the applicable Schedule. References to this "Agreement" shall include this Master Equity Lease Agreement and the various Schedules and addenda to this Master Equity Lease Agreement. Lessor will, on or about the date of delivery of each Vehicle to Lessee, send Lessee a Schedule covering the Vehicle, which will include, among other things, a description of the Vehicle, the lease term and the monthly rental and other payments due with respect to the Vehicle. The terms contained in each such Schedule will be binding on Lessee unless Lessee objects in writing to such Schedule within ten (10) days after the date of delivery of the Vehicle covered by such Schedule. Lessor is the sole legal owner of each Vehicle. This Agreement is a lease only and Lessee will have no right, title or interest in or to the Vehicles except for the use of the Vehicles as described in this Agreement. This Agreement shall be treated as a true lease for federal and applicable state income tax purposes with Lessor having all benefits of ownership of the Vehicles. It is understood and agreed that Enterprise Fleet Management, Inc. or an affiliate thereof (together with any subservicer, agent, successor or assign as servicer on behalf of Lessor, "Servicer") may administer this Agreement on behalf of Lessor and may perform the service functions herein provided to be performed by Lessor.

2. TERM: The term of this Agreement ("Term") for each Vehicle begins on the date such Vehicle is delivered to Lessee (the "Delivery Date") and, unless terminated earlier in accordance with the terms of this Agreement, continues for the "Lease Term" as described in the applicable Schedule.

3. RENT AND OTHER CHARGES:

(a) Lessee agrees to pay Lessor monthly rental and other payments according to the Schedules and this Agreement. The monthly payments will be in the amount listed as the "Total Monthly Rental Including Additional Services" on the applicable Schedule (with any portion of such amount identified as a charge for maintenance services under Section 4 of the applicable Schedule being payable to Lessor as agent for Enterprise Fleet Management, Inc.) and will be due and payable in advance on the first day of each month. If a Vehicle is delivered to Lessee on any day other than the first day of a month, monthly rental payments will begin on the first day of the next month. In addition to the monthly rental payments, Lessee agrees to pay Lessor a pro-rated rental charge for the number of days that the Delivery Date precedes the first monthly rental payment date. A portion of each monthly rental payment, being the amount designated as "Depreciation Reserve" on the applicable Schedule, will be considered as a reserve for depreciation and will be credited against the Delivered Price of the Vehicle for purposes of computing the Book Value of the Vehicle under Section 3(c). Lessee agrees to pay Lessor the "Total Initial Charges" set forth in each Schedule on the due date of the first monthly rental payment under such Schedule. Lessee agrees to pay Lessor the "Service Charge Due at Lease Termination" set forth in each Schedule at the end of the applicable Term (whether by reason of expiration, early termination or otherwise).

(b) In the event the Term for any Vehicle ends prior to the last day of the scheduled Term, whether as a result of a default by Lessee, a Casualty Occurrence or any other reason, the rentals and management fees paid by Lessee will be recalculated in accordance with the rule of 78's and the adjusted amount will be payable by Lessee to Lessor on the termination date.

(c) Lessee agrees to pay Lessor within thirty (30) days after the end of the Term for each Vehicle, additional rent equal to the excess, if any, of the Book Value of such Vehicle over the greater of (i) the wholesale value of such Vehicle as determined by Lessor in good faith or (ii) except as provided below, twenty percent (20%) of the Delivered Price of such Vehicle as set forth in the applicable Schedule. If the Book Value of such Vehicle is less than the greater of (i) the wholesale value of such Vehicle as determined by Lessor in good faith or (ii) except as provided below, twenty percent (20%) of the Delivered Price of such Vehicle as set forth in the applicable Schedule, Lessor agrees to pay such deficiency to Lessee as a terminal rental adjustment within thirty (30) days after the end of the applicable Term. Notwithstanding the foregoing, if (i) the Term for a Vehicle is greater than forty-eight (48) months (including any extension of the Term for such Vehicle), (ii) the mileage on a Vehicle at the end of the Term is greater than 15,000 miles per year on average (prorated on a daily basis) (i.e., if the mileage on a Vehicle with a Term of thirty-six (36) months is greater than 45,000 miles) or (iii) in the sole judgment of Lessor, a Vehicle has been subject to damage or any abnormal or excessive wear and tear, the calculations described in the two immediately preceding sentences shall be made without giving effect to clause (ii) in each such sentence. The "Book Value" of a Vehicle means the sum of (i) the "Delivered Price" of the Vehicle as set forth in the applicable Schedule minus (ii) the total Depreciation Reserve paid by Lessee to Lessor with respect to such Vehicle plus (iii) all accrued and unpaid rent and/or other amounts owed by Lessee with respect to such Vehicle.

(d) Any security deposit of Lessee will be returned to Lessee at the end of the applicable Term, except that the deposit will first be applied to any losses and/or damages suffered by Lessor as a result of Lessee's breach of or default under this Agreement and/or to any other amounts then owed by Lessee to Lessor.

(e) Any rental payment or other amount owed by Lessee to Lessor which is not paid within twenty (20) days after its due date will accrue interest, payable on demand of Lessor, from the date due until paid in full at a rate per annum equal to the lesser of (i) Eighteen Percent (18%) per annum or (ii) the highest rate permitted by applicable law (the "Default Rate").

(f) If Lessee fails to pay any amount due under this Agreement or to comply with any of the covenants contained in this Agreement, Lessor, Servicer or any other agent of Lessor may, at its option, pay such amounts or perform such covenants and all sums paid or incurred by Lessor in connection therewith will be repayable by Lessee to Lessor upon demand together with interest thereon at the Default Rate.

(g) Lessee's obligations to make all payments of rent and other amounts under this Agreement are absolute and unconditional and such payments shall be made in immediately available funds without setoff, counterclaim or deduction of any kind. Lessee acknowledges and agrees that neither any Casualty Occurrence to any Vehicle nor any defect, unfitness or lack of governmental approval in, of, or with respect to, any Vehicle regardless of the cause or consequence nor any breach by Enterprise Fleet Management, Inc. of any maintenance agreement between Enterprise Fleet Management, Inc. and Lessee covering any Vehicle regardless of the cause or consequence will relieve Lessee from the performance of any of its obligations under this Agreement, including, without limitation, the payment of rent and other amounts under this Agreement.

4. USE AND SURRENDER OF VEHICLES: Lessee agrees to allow only duly authorized, licensed and insured drivers to use and operate the Vehicles. Lessee agrees to comply with, and cause its drivers to comply with, all laws, statutes, rules, regulations and ordinances and the provisions of all insurance policies affecting or covering the Vehicles or their use or operation. Lessee agrees to keep the Vehicles free of all liens, charges and encumbrances. Lessee agrees that in no event will any Vehicle be used or operated for transporting hazardous substances or persons for hire, for any illegal purpose or to pull trailers that exceed the manufacturer's trailer towing recommendations. Lessee agrees that no Vehicle is intended to be or will be utilized as a "school bus" as defined in the Code of Federal Regulations or any applicable state or municipal statute or regulation. Lessee agrees not to remove any Vehicle from the continental United States without first obtaining Lessor's written consent. At the expiration or earlier termination of this Agreement with respect to each Vehicle, or upon demand by Lessor made pursuant to Section 14, Lessee at its risk and expense agrees to return such Vehicle to Lessor at such place and by such reasonable means as may be designated by Lessor. If for any reason Lessee fails to return any Vehicle to Lessor as and when required in accordance with this Section, Lessee agrees to pay Lessor additional rent for such Vehicle at twice the normal pro-rated daily rent. Acceptance of such additional rent by Lessor will in no way limit Lessor's remedies with respect to Lessee's failure to return any Vehicle as required hereunder.

5. COSTS, EXPENSES, FEES AND CHARGES: Lessee agrees to pay all costs, expenses, fees, charges, fines, tickets, penalties and taxes (other than federal and state income taxes on the income of Lessor) incurred in connection with the titling, registration, delivery, purchase, sale, rental, use or operation of the Vehicles during the Term. If Lessor, Servicer or any other agent of Lessor incurs any such costs or expenses, Lessee agrees to promptly reimburse Lessor for the same.

6. LICENSE AND CHARGES: Each Vehicle will be titled and licensed in the name designated by Lessor at Lessee's expense. Certain other charges relating to the acquisition of each Vehicle and paid or satisfied by Lessor have been capitalized in determining the monthly rental, treated as an initial charge or otherwise charged to Lessee. Such charges have been determined without reduction for trade-in, exchange allowance or other credit attributable to any Lessor-owned vehicle.

7. REGISTRATION PLATES, ETC.: Lessee agrees, at its expense, to obtain in the name designated by Lessor all registration plates and other plates, permits, inspections and/or licenses required in connection with the Vehicles, except for the initial registration plates which Lessor will obtain at Lessee's expense. The parties agree to cooperate and to furnish any and all information or documentation, which may be reasonably necessary for compliance with the provisions of this Section or any federal, state or local law, rule, regulation or ordinance. Lessee agrees that it will not permit any Vehicle to be located in a state other than the state in which such Vehicle is then titled for any continuous period of time that would require such Vehicle to become subject to the titling and/or registration laws of such other state.

8. MAINTENANCE OF AND IMPROVEMENTS TO VEHICLES:

(a) Lessee agrees, at its expense, to (i) maintain the Vehicles in good condition, repair, maintenance and running order and in accordance with all manufacturer's instructions and warranty requirements and all legal requirements and (ii) furnish all labor, materials, parts and other essentials required for the proper operation and maintenance of the Vehicles. Any alterations, additions, replacement parts or improvements to a Vehicle will become and remain the property of Lessor and will be returned with such Vehicle upon such Vehicle's return pursuant to Section 4. Notwithstanding the foregoing, so long as no Event of Default has occurred and is continuing, Lessee shall have the right to remove any additional equipment installed by Lessee on a Vehicle prior to returning such Vehicle to Lessor under Section 4. The value of such alterations, additions, replacement parts and improvements will in no instance be regarded as rent. Without the prior written consent of Lessor, Lessee will not make any alterations, additions, replacement parts or improvements to any Vehicle which detract from its economic value or functional utility. Lessor will not be required to make any repairs or replacements of any nature or description with respect to any Vehicle, to maintain or repair any Vehicle or to make any expenditure whatsoever in connection with any Vehicle or this Agreement.

(b) Lessor and Lessee acknowledge and agree that if Section 4 of a Schedule includes a charge for maintenance, (i) the Vehicle(s) covered by such Schedule are subject to a separate maintenance agreement between Enterprise Fleet Management, Inc. and Lessee and (ii) Lessor shall have no liability or responsibility for any failure of Enterprise Fleet Management, Inc. to perform any of its obligations thereunder or to pay or reimburse Lessee for its payment of any costs and expenses incurred in connection with the maintenance or repair of any such Vehicle(s).

9. SELECTION OF VEHICLES AND DISCLAIMER OF WARRANTIES:

(a) LESSEE ACCEPTANCE OF DELIVERY AND USE OF EACH VEHICLE WILL CONCLUSIVELY ESTABLISH THAT SUCH VEHICLE IS OF A SIZE, DESIGN, CAPACITY, TYPE AND MANUFACTURE SELECTED BY LESSEE AND THAT SUCH VEHICLE IS IN GOOD CONDITION AND REPAIR AND IS SATISFACTORY IN ALL RESPECTS AND IS SUITABLE FOR LESSEE'S PURPOSE. LESSEE ACKNOWLEDGES THAT LESSOR IS NOT A MANUFACTURER OF ANY VEHICLE OR AN AGENT OF A MANUFACTURER OF ANY VEHICLE.

(b) LESSOR MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO ANY VEHICLE, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY AS TO CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, IT BEING AGREED THAT ALL SUCH RISKS ARE TO BE BORNE BY LESSEE. THE VEHICLES ARE LEASED "AS IS," "WITH ALL FAULTS." All warranties made by any supplier, vendor and/or manufacturer of a Vehicle are hereby assigned by Lessor to Lessee for the applicable Term and Lessee's only remedy, if any, is against the supplier, vendor or manufacturer of the Vehicle.

(c) None of Lessor, Servicer or any other agent of Lessor will be liable to Lessee for any liability, claim, loss, damage (direct, incidental or consequential) or expense of any kind or nature, caused directly or indirectly, by any Vehicle or any inadequacy of any Vehicle for any purpose or any defect (latent or patent) in any Vehicle or the use or maintenance of any Vehicle or any repair, servicing or adjustment of or to any Vehicle, or any delay in providing or failure to provide any Vehicle, or any interruption or loss of service or use of any Vehicle, or any loss of business or any damage whatsoever and however caused. In addition, none of Lessor, Servicer or any other agent of Lessor will have any liability to Lessee under this Agreement or under any order authorization form executed by Lessee if Lessor is unable to locate or purchase a Vehicle ordered by Lessee or for any delay in delivery of any Vehicle ordered by Lessee.

10. RISK OF LOSS: Lessee assumes and agrees to bear the entire risk of loss of, theft of, damage to or destruction of any Vehicle from any cause whatsoever ("Casualty Occurrence"). In the event of a Casualty Occurrence to a Vehicle, Lessee shall give Lessor prompt notice of the Casualty Occurrence and thereafter will place the applicable Vehicle in good repair, condition and working order; provided, however, that if the applicable Vehicle is determined by Lessor to be lost, stolen, destroyed or damaged beyond repair (a "Totaled Vehicle"), Lessee agrees to pay Lessor no later than the date thirty (30) days after the date of the Casualty Occurrence the amounts owed under Sections 3(b) and 3(c) with respect to such Totaled Vehicle. Upon such payment, this Agreement will terminate with respect to such Totaled Vehicle.

11. INSURANCE:

(a) Lessee agrees to purchase and maintain in force during the Term, insurance policies in at least the amounts listed below covering each Vehicle, to be written by an insurance company or companies satisfactory to Lessor, insuring Lessee, Lessor and any other person or entity designated by Lessor against any damage, claim, suit, action or liability:

(i) Commercial Automobile Liability Insurance (including Uninsured/Underinsured Motorist Coverage and No-Fault Protection where required by law) for the limits listed below (Note - $2,000,000 Combined Single Limit Bodily Injury and Property Damage with No Deductible is required for each Vehicle capable of transporting more than 8 passengers):

State of Vehicle Registration	Coverage
Connecticut, Massachusetts, Maine, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont	$1,000,000 Combined Single Limit Bodily Injury and Property Damage - No Deductible
Florida	$500,000 Combined Single Limit Bodily Injury and Property Damage or $100,000 Bodily Injury Per Person, $300,000 Per Occurrence and $50,000 Property Damage (100/300/50) - No Deductible
All Other States	$300,000 Combined Single Limit Bodily Injury and Property Damage or $100,000 Bodily Injury Per Person, $300,000 Per Occurrence and $50,000 Property Damage (100/300/50) - No Deductible

(ii) Physical Damage Insurance (Collision & Comprehensive): Actual cash value of the applicable Vehicle. Maximum deductible of $500 per occurrence - Collision and $250 per occurrence - Comprehensive).

If the requirements of any governmental or regulatory agency exceed the minimums stated in this Agreement, Lessee must obtain and maintain the higher insurance requirements. Lessee agrees that each required policy of insurance will by appropriate endorsement or otherwise name Lessor and any other person or entity designated by Lessor as additional insureds and loss payees, as their respective interests may appear. Further, each such insurance policy must provide the following: (i) that the same may not be cancelled, changed or modified until after the insurer has given to Lessor, Servicer and any other person or entity designated by Lessor at least thirty (30) days prior written notice of such proposed cancellation, change or modification, (ii) that no act or default of Lessee or any other person or entity shall affect the right of Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns to recover under such policy or policies of insurance in the event of any loss of or damage to any Vehicle and (iii) that the coverage is "primary coverage" for the protection of Lessee, Lessor, Servicer, any other agent of Lessor and their respective successors and assigns notwithstanding any other coverage carried by Lessee, Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns protecting against similar risks. Original certificates evidencing such coverage and naming Lessor, Servicer, any other agent of Lessor and any other person or entity designated by Lessor as additional insureds and loss payees shall be furnished to Lessor prior to the Delivery Date, and annually thereafter and/or as reasonably requested by Lessor from time to time. In the event of default, Lessee hereby appoints Lessor, Servicer and any other agent of Lessor as Lessee's attorney-in-fact to receive payment of, to endorse all checks and other documents and to take any other actions necessary to pursue insurance claims and recover payments if Lessee fails to do so. Any expense of Lessor, Servicer or any other agent of Lessor in adjusting or collecting insurance shall be borne by Lessee.

Lessee, its drivers, servants and agents agree to cooperate fully with Lessor, Servicer, any other agent of Lessor and any insurance carriers in the investigation, defense and prosecution of all claims or suits arising from the use or operation of any Vehicle. If any claim is made or action commenced for death, personal injury or property damage resulting from the ownership, maintenance, use or operation of any Vehicle, Lessee will promptly notify Lessor of such action or claim and forward to Lessor a copy of every demand, notice, summons or other process received in connection with such claim or action.

(b) Notwithstanding the provisions of Section 11(a) above: (i) if Section 4 of a Schedule includes a charge for physical damage waiver, Lessor agrees that (A) Lessee will not be required to obtain or maintain the minimum physical damage insurance (collision and comprehensive) required under Section 11(a) for the Vehicle(s) covered by such Schedule and (B) Lessor will assume the risk of physical damage (collision and comprehensive) to the Vehicle(s) covered by such Schedule; provided, however, that such physical damage waiver shall not apply to, and Lessee shall be and remain liable and responsible for, damage to a covered Vehicle caused by wear and tear or mechanical breakdown or failure, damage to or loss of any parts, accessories or components added to a covered

Vehicle by Lessee without the prior written consent of Lessor and/or damage to or loss of any property and/or personal effects contained in a covered Vehicle. In the event of a Casualty Occurrence to a covered Vehicle, Lessor may, at its option, replace, rather than repair, the damaged Vehicle with an equivalent vehicle, which replacement vehicle will then constitute the "Vehicle" for purposes of this Agreement; and (ii) if Section 4 of a Schedule includes a charge for commercial automobile liability enrollment, Lessor agrees that it will, at its expense, obtain for and on behalf of Lessee, by adding Lessee as an additional insured under a commercial automobile liability insurance policy issued by an insurance company selected by Lessor, commercial automobile liability insurance satisfying the minimum commercial automobile liability insurance required under Section 11(a) for the Vehicle(s) covered by such Schedule. Lessor may at any time during the applicable Term terminate said obligation to provide physical damage waiver and/or commercial automobile liability enrollment and cancel such physical damage waiver and/or commercial automobile liability enrollment upon giving Lessee at least ten (10) days prior written notice. Upon such cancellation, insurance in the minimum amounts as set forth in 11(a) shall be obtained and maintained by Lessee at Lessee's expense. An adjustment will be made in monthly rental charges payable by Lessee to reflect any such change and Lessee agrees to furnish Lessor with satisfactory proof of insurance coverage within ten (10) days after mailing of the notice. In addition, Lessor may change the rates charged by Lessor under this Section 11(b) for physical damage waiver and/or commercial automobile liability enrollment upon giving Lessee at least thirty (30) days prior written notice.

12. INDEMNITY: To the extent permitted by state law, Lessee agrees to defend and indemnify Lessor, Servicer, any other agent of Lessor and their respective successors and assigns from and against any and all losses, damages, liabilities, suits, claims, demands, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) which Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns may incur by reason of Lessee's breach or violation of, or failure to observe or perform, any term, provision or covenant of this Agreement, or as a result of any loss, damage, theft or destruction of any Vehicle or related to or arising out of or in connection with the use, operation or condition of any Vehicle. The provisions of this Section 12 shall survive any expiration or termination of this Agreement. Nothing herein shall be deemed to affect the rights, privileges, and immunities of Lessee and the foregoing indemnity provision is not intended to be a waiver of any sovereign immunity afforded to Lessee pursuant to the law.

13. INSPECTION OF VEHICLES; ODOMETER DISCLOSURE; FINANCIAL STATEMENTS: Lessee agrees to accomplish, at its expense, all inspections of the Vehicles required by any governmental authority during the Term. Lessor, Servicer, any other agent of Lessor and any of their respective successors or assigns will have the right to inspect any Vehicle at any reasonable time(s) during the Term and for this purpose to enter into or upon any building or place where any Vehicle is located. Lessee agrees to comply with all odometer disclosure laws, rules and regulations and to provide such written and signed disclosure information on such forms and in such manner as directed by Lessor. Providing false information or failure to complete the odometer disclosure form as required by law may result in fines and/or imprisonment. Lessee hereby agrees to promptly deliver to Lessor such financial statements and other financial information regarding Lessee as Lessor may from time to time reasonably request.

14. DEFAULT; REMEDIES: The following shall constitute events of default ("Events of Default") by Lessee under this Agreement: (a) if Lessee fails to pay when due any rent or other amount due under this Agreement and any such failure shall remain unremedied for ten (10) days; (b) if Lessee fails to perform, keep or observe any term, provision or covenant contained in Section 11 of this Agreement; (c) if Lessee fails to perform, keep or observe any other term, provision or covenant contained in this Agreement and any such failure shall remain unremedied for thirty (30) days after written notice thereof is given by Lessor, Servicer or any other agent of Lessor to Lessee; (d) any seizure or confiscation of any Vehicle or any other act (other than a Casualty Occurrence) otherwise rendering any Vehicle unsuitable for use (as determined by Lessor); (e) if any present or future guaranty in favor of Lessor of all or any portion of the obligations of Lessee under this Agreement shall at any time for any reason cease to be in full force and effect or shall be declared to be null and void by a court of competent jurisdiction, or if the validity or enforceability of any such guaranty shall be contested or denied by any guarantor, or if any guarantor shall deny that it, he or she has any further liability or obligation under any such guaranty or if any guarantor shall fail to comply with or observe any of the terms, provisions or conditions contained in any such guaranty; (f) the occurrence of a material adverse change in the financial condition or business of Lessee or any guarantor; or (g) if Lessee or any guarantor is in default under or fails to comply with any other present or future agreement with or in favor of Lessor, The Crawford Group, Inc. or any direct or indirect subsidiary of The Crawford Group, Inc.. For purposes of this Section 14, the term "guarantor" shall mean any present or future guarantor of all or any portion of the obligations of Lessee under this Agreement.

Upon the occurrence of any Event of Default, Lessor, without notice to Lessee, will have the right to exercise concurrently or separately (and without any election of remedies being deemed made), the following remedies: (a) Lessor may demand and receive immediate possession of any or all of the Vehicles from Lessee, without releasing Lessee from its obligations under this Agreement; if Lessee fails to surrender possession of the Vehicles to Lessor on default (or termination or expiration of the Term), Lessor, Servicer, any other agent of Lessor and any of Lessor's independent contractors shall have the right to enter upon any premises where the Vehicles may be located and to remove and repossess the Vehicles; (b) Lessor may enforce performance by Lessee of its obligations under this Agreement; (c) Lessor may recover damages and expenses sustained by Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns by reason of Lessee's default including, to the extent permitted by applicable law, all costs and expenses, including court costs and reasonable attorneys' fees and expenses, incurred by Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns in attempting or effecting enforcement of Lessor's rights under this Agreement (whether or not litigation is commenced) and/or in connection with bankruptcy or insolvency proceedings; (d) upon written notice to Lessee, Lessor may terminate Lessee's rights under this Agreement; (e) with respect to each Vehicle, Lessor may recover from Lessee all amounts owed by Lessee under Sections 3(b) and 3(c) of this Agreement (and, if Lessor does not recover possession of a Vehicle, (i) the estimated wholesale value of such Vehicle for purposes of Section 3(c) shall be deemed to be $0.00 and (ii) the calculations described in the first two sentences of Section 3(c) shall be made without giving effect to clause (ii) in each such sentence); and/or (f) Lessor may exercise any other right or remedy which may be available to Lessor under the Uniform Commercial Code, any other applicable law or in equity. A termination of this Agreement shall occur only upon written notice by Lessor to Lessee. Any termination shall not affect Lessee's obligation to pay all amounts due for periods prior to the effective date of such termination or Lessee's obligation to pay any indemnities under this Agreement. All remedies of Lessor under this Agreement or at law or in equity are cumulative.

15. ASSIGNMENTS: Lessor may from time to time assign, pledge or transfer this Agreement and/or any or all of its rights and obligations under this Agreement to any person or entity. Lessee agrees, upon notice of any such assignment, pledge or transfer of any amounts due or to become due to Lessor under this Agreement to pay all such amounts to such assignee, pledgee or transferee. Any such assignee, pledgee or transferee of any rights or obligations of Lessor under this Agreement will have all of the rights and obligations that have been assigned to it. Lessee's rights and interest in and to the Vehicles are and will continue

at all times to be subject and subordinate in all respects to any assignment, pledge or transfer now or hereafter executed by Lessor with or in favor of any such assignee, pledgee or transferee, provided that Lessee shall have the right of quiet enjoyment of the Vehicles so long as no Event of Default under this Agreement has occurred and is continuing. Lessee acknowledges and agrees that the rights of any assignee, pledgee or transferee in and to any amounts payable by the Lessee under any provisions of this Agreement shall be absolute and unconditional and shall not be subject to any abatement whatsoever, or to any defense, setoff, counterclaim or recoupment whatsoever, whether by reason of any damage to or loss or destruction of any Vehicle or by reason of any defect in or failure of title of the Lessor or interruption from whatsoever cause in the use, operation or possession of any Vehicle, or by reason of any indebtedness or liability howsoever and whenever arising of the Lessor or any of its affiliates to the Lessee or to any other person or entity, or for any other reason.

Without the prior written consent of Lessor, Lessee may not assign, sublease, transfer or pledge this Agreement, any Vehicle, or any interest in this Agreement or in and to any Vehicle, or permit its rights under this Agreement or any Vehicle to be subject to any lien, charge or encumbrance. Lessee's interest in this Agreement is not assignable and cannot be assigned or transferred by operation of law. Lessee will not transfer or relinquish possession of any Vehicle (except for the sole purpose of repair or service of such Vehicle) without the prior written consent of Lessor.

16. MISCELLANEOUS: This Agreement contains the entire understanding of the parties. This Agreement may only be amended or modified by an instrument in writing executed by both parties. Lessor shall not by any act, delay, omission or otherwise be deemed to have waived any of its rights or remedies under this Agreement and no waiver whatsoever shall be valid unless in writing and signed by Lessor and then only to the extent therein set forth. A waiver by Lessor of any right or remedy under this Agreement on any one occasion shall not be construed as a bar to any right or remedy, which Lessor would otherwise have on any future occasion. If any term or provision of this Agreement or any application of any such term or provision is invalid or unenforceable, the remainder of this Agreement and any other application of such term or provision will not be affected thereby. Giving of all notices under this Agreement will be sufficient if mailed by certified mail to a party at its address set forth below or at such other address as such party may provide in writing from time to time. Any such notice mailed to such address will be effective one (1) day after deposit in the United States mail, duly addressed, with certified mail, postage prepaid. Lessee will promptly notify Lessor of any change in Lessee's address. This Agreement may be executed in multiple counterparts (including facsimile and pdf counterparts), but the counterpart marked "ORIGINAL" by Lessor will be the original lease for purposes of applicable law. All of the representations, warranties, covenants, agreements and obligations of each Lessee under this Agreement (if more than one) are joint and several.

17. SUCCESSORS AND ASSIGNS; GOVERNING LAW: Subject to the provisions of Section 15, this Agreement will be binding upon Lessee and its heirs, executors, personal representatives, successors and assigns, and will inure to the benefit of Lessor, Servicer, any other agent of Lessor and their respective successors and assigns. This Agreement will be governed by and construed in accordance with the substantive laws of the State of Missouri (determined without reference to conflict of law principles).

18. NON-PETITION: Each party hereto hereby covenants and agrees that, prior to the date which is one year and one day after payment in full of all indebtedness of Lessor, it shall not institute against, or join any other person in instituting against, Lessor any bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other similar proceeding under the laws of the United States or any state of the United States. The provisions of this Section 18 shall survive termination of this Master Equity Lease Agreement.

19. NON-APPROPRIATION: Lessee's funding of this Agreement shall be on a Fiscal Year basis and is subject to annual appropriations. Lessor acknowledges that Lessee is a municipal corporation, is precluded by the County or State Constitution and other laws from entering into obligations that financially bind future governing bodies, and that, therefore, nothing in this Agreement shall constitute an obligation of future legislative bodies of the County or State to appropriate funds for purposes of this Agreement. Accordingly, the parties agree that the lease terms within this Agreement or any Schedules relating hereto are contingent upon appropriation of funds. The parties further agree that should the County or State fail to appropriate such funds, the Lessor shall be paid all rentals due and owing hereunder up until the actual day of termination. In addition, Lessor reserves the right to be paid for any reasonable damages. These reasonable damages will be limited to the losses incurred by the Lessor for having to sell the vehicles on the open used car market prior to the end of the scheduled term (as determined in Section 3 and Section 14 of this Agreement).

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Master Equity Lease Agreement as of the day and year first above written.

LESSEE: _____

Signature: _____

By: _____

Title: _____

Address: _____

_____

_____

Date Signed: _____, _____

LESSOR: Enterprise FM Trust
By: Enterprise Fleet Management, Inc. its attorney in fact

Signature: _____

By: _____

Title: _____

Address: _____

_____

_____

Date Signed: _____, _____

Initials: EFM_____ Customer_____

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Agenda Date: _____

Agenda Item: _____

OAKLEY
CALIFORNIA

STAFF REPORT

Approved and Forwarded to City Council:

Bryan H. Montgomery, City Manager

Date: December 8, 2020

To: Bryan H. Montgomery, City Manager

From: Dean Capelletti, Chief of Police

SUBJECT: **Purchase Body Worn Camera, Tasers, and use of Digital Evidence System from Axon Enterprise, Inc.**

Summary and Background

Over the last decade, advancement in technology has significantly changed the landscape of law enforcement. The expectation of video footage and less lethal options of force has forced law enforcement to evolve. Community members demand transparency from their law enforcement agencies and believe that the availability of video footage fulfills that need. Additionally, the public expects law enforcement to address a combative subject by utilizing the least amount of force with the least amount of physical injury. Body Worn Cameras (BWC) and Conducted Energy Weapons (CEW/TASER) have met these demands and become an industry standard in modern policing.

The implementation of Body Worn Cameras has shown that communities perceive a higher level of service and legitimacy with their department. There is a perceived openness between officers and the community when Body Worn Cameras are used during contacts. With the availability of video footage, community members feel there is accountability and increased professionalism.

Additionally, Body Worn Cameras increase the quality of investigations by providing objective and reliable evidence. This type of evidence is increasingly being used by district attorneys for quicker convictions and jurors expect some type of digital evidence.

Body Worn Cameras also have a significant impact in resolving officer involved incidents and complaints by providing a clearer picture of events. The video footage eliminates speculation and third party accounts of events. A more accurate and unbiased account of each person's actions can be used to educate the community and the courts on what actually occurred. This can reduce lawsuits and unwarranted complaints against the department. Several long term studies from police departments around the country have obtained positive results from Body Worn Camera usage.

Conducted Energy Weapons (CEW/TASER) provide an officer with a less lethal option when dealing with an unarmed combative subject. Prior to the advent of the CEW/TASER, officers were using either blunt force weapons and or their hands/feet to subdue a combative subject. This often led to injuries to both the officer(s) and the combative subject. Under the right situations, CEW/TASER has all but eliminated injuries caused by dealing with unarmed combative subjects.

The Oakley Police Department currently has both BWC and CEW/TASER, however, they are both reaching their end of life (EOL). Our BWC's are "VieVu" brand, which was a trusted and reliable brand, nonetheless, Vie Vu has been purchased by another vendor and their BWC's are no longer supported and need replacement.. Our CEW/TASER has become an obsolete model that will soon be at its normal five-year EOL mark in 2021 and will then no longer be supported.

Staff reached out to AXON Enterprise, Inc. to obtain a quote for 34 BWC and 34 CEW/TASER, this would provide every sworn officer with their own BWC and CEW/TASER which is essential to maintaining the chain of custody for evidentiary purposes. Additionally, AXON has become the industry standard and a sole source provider for both BWC and CEW/TASER technology. Finally, AXON has a secure, web-based Digital Evidence Management System that allows for an electronic evidence exchange process between the department and the Contra Costa County District Attorney's office. The system also allows for the Department to send and redact evidence seamlessly and without additional cost. AXON is currently the only vendor providing a digital evidence system to the Contra Costa County District Attorney's Office.

Lastly, AXON provides a five-year program for the BWC that allows for unlimited storage, body camera replacement every two years and replacement of broken/defective equipment. This allows the Department to stay contemporary with the body camera technology and eliminates the need to find additional funding for new cameras in two to five years. For the CEW/TASER, AXON is providing yearly training cartridges, training suit, and training certification vouchers at no additional cost. This package also includes a virtual reality training module that will allow our officers to experience several different scenarios regarding persons with disabilities and or mental health issues. This will keep us contemporary and help ensure that our officers are prepared to handle any calls they may receive.

Fiscal Impact

Funding for the equipment will be provided through the Police Department budget in the General Fund in the amount of $27,500 and an appropriation of General Fund Balance of $43,188 (the requested purchase cost is $70,688 dollars for the first year of a five year contract. Years two through five would cost $91,752.00 dollars annually, which would be appropriated in the Police Department budget each year).

Recommendation

1. Waive the competitive bid requirements per Oakley Municipal Code Section 3.6.010 (a) (2).

2. Staff recommends that Council authorize the City Manager to execute an agreement with AXON Enterprise, Inc. for the purchase of body worn cameras and conducted energy weapons, and for the use of AXON's Digital Evidence System.

Attachments

1. AXON Sole Source Letter
2. AXON Quote No. Q-277178-44159.865TR
3. Resolution

17800 N 85TH STREET
SCOTTSDALE, ARIZONA 85255

AXON.COM

11/23/2020

To: ***Oakley PD - CA***

Re: Sole Source Letter for Axon Enterprise, Inc.'s TASER Conducted Energy Weapons, Axon brand products, and Axon Evidence (Evidence.com) Data Management Solutions

A sole source justification exists because the following goods and services required to satisfy the agency's needs are only manufactured and available for purchase from Axon Enterprise. Axon is also the sole distributor and retailer of all TASER brand products for the agency identified in this letter.

TASER CEW Descriptions

TASER 7 CEW

- Multiple-shot CEW
- High-efficiency flashlight
- Close Quarter and Standoff cartridges
- Green LASER and dual red LASERs that adjust for cartridge angle
- Arc switch enables drive-stun with or without a Smart Cartridge installed
- Central Information Display (CID): Displays mission critical data such as remaining battery energy, burst time, and cartridge status.
- Weapon logs
- TASER 7 Dock connected to Axon Evidence (Evidence.com) services
- Onboard self-diagnostic and system status monitoring and reporting
- Real-time clock updated when the battery pack is plugged into the TASER 7 Dock
- Ambidextrous safety switch
- Can be configured by the agency to alert Axon camera systems
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (unless configured by the agency to stop at five seconds). The CEW cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with TASER 7 Cartridges only

TASER 7 CQ CEW

- Multiple-shot CEW for agencies that deploy CEWs mostly at close quarters (CQ)
- High-efficiency flashlight
- Close Quarter cartridges
- Arc switch enables drive-stun with or without a Smart Cartridge installed
- Central Information Display (CID): Displays mission critical data such as remaining battery energy, burst time, and cartridge status.
- Weapon logs
- TASER 7 Dock connected to Axon Evidence (Evidence.com) services

17800 N 85TH STREET
SCOTTSDALE, ARIZONA 85255

AXON.COM

- Onboard self-diagnostic and system status monitoring and reporting
- Real-time clock updated when the battery pack is plugged into the TASER 7 Dock
- Ambidextrous safety switch
- Can be configured by the agency to alert Axon camera systems
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (unless configured by the agency to stop at five seconds). The CEW cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with 12-degree TASER 7 Cartridges only

X2 CEW

- Multiple-shot CEW
- High efficiency flashlight
- Static dual LASERs (used for target acquisition)
- ARC switch enables drive-stun with or without a Smart Cartridge installed
- Central Information Display (CID): Displays mission-critical data such as remaining battery energy, burst time, operating mode, and user menu to change settings and view data on a yellow-on-black display
- The Trilogy log system records information from a variety of sensors into three data logs: Event log, Pulse log, and Engineering log. Data can be downloaded using a universal serial bus (USB) data interface module connected to a personal computer (PC). Data may be transferred to Evidence.com services.
- Real-time clock with back-up battery
- Onboard self-diagnostic and system status monitoring and reporting
- Ambidextrous safety switch
- Capable of audio/video recording with optional TASER CAM HD recorder
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (except when used with an APPM or TASER CAM HD AS). The CEW cycle can be stopped by placing the safety switch in the down (SAFE) position
- Compatible with TASER Smart Cartridges only

X26P CEW

- High efficiency flashlight
- Red LASER (used for target acquisition)
- Central Information Display (CID): Displays data such as calculated remaining energy, burst time, and notifications
- The Trilogy log system records information from a variety of sensors into three data logs: Event log, Pulse log, and Engineering log. Data can be downloaded using a universal serial bus (USB) data interface module connected to a personal computer (PC). Data may be transferred to Evidence.com services.
- Real-time clock with back-up battery
- Onboard self-diagnostic and system status monitoring and reporting
- Ambidextrous safety switch
- Capable of audio/video recording with optional TASER CAM HD recorder
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (except when used with

an APPM or TASER CAM HD AS). The CEW cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with TASER standard series cartridges

Axon Signal Performance Power Magazine (SPPM)
- Battery pack for the X2 and X26P conducted energy weapons
- Shifting the safety switch from the down (SAFE) to the up (ARMED) positions sends a signal from the SPPM. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode. Axon Signal technology only works with Axon cameras.

TASER Brand CEW Model Numbers

1. Conducted Energy Weapons (CEWs):
   - TASER 7 Models: 20008, 20009, 20010, and 20011
   - TASER 7 CQ Models 20213, 20214
   -
   - TASER X2 Models: 22002 and 22003
   - TASER X26P Models: 11002 and 11003

2. Optional Extended Warranties for CEWs:
   - TASER 7 – 4-year extended warranty, item number 20040
   - X2 – 4-year extended warranty, item number 22014
   - X26P – 2-year extended warranty, item number 11008
   - X26P – 4-year extended warranty, item number 11004

3. TASER 7 Cartridges (compatible with the TASER 7; required for this CEW to function in the probe deployment mode)
   - Standoff cartridge, 3.5 degrees, Model 20012
   - Close Quarter cartridge, 12 degrees, Model 20013

4. TASER standard cartridges (compatible with the X26P; required for this CEW to function in the probe deployment mode):
   - 15-foot Model: 34200
   - 21-foot Model: 44200
   - 21-foot non-conductive Model: 44205
   - 25-foot Model: 44203
   - 35-foot Model: 44206

5. TASER Smart cartridges (compatible with the X2; required for this CEW to function in the probe deployment mode):
   - 15-foot Model: 22150
   - 25-foot Model: 22151
   - 25-foot inert simulation Model: 22155
   - 25-foot non-conductive Model: 22157
   - 35-foot Model: 22152

6. TASER CAM HD recorder Model: 26810 (full HD video and audio) and TASER CAM HD with AS (automatic shut-down feature) Model: 26820. The TASER CAM HD is compatible

with both the X26P and X2 CEWs.
- TASER CAM HD replacement battery Model: 26764
- TASER CAM HD Download Kit Model: 26762
- TASER CAM HD optional 4-year extended warranty, item number 26763

7. Power Modules (Battery Packs) for TASER 7 CEWs:
   - Tactical battery pack Model 22018
   - Compact battery pack Model 22019

8. Battery Packs for X26P and X2 CEWs:
   - Performance Power Magazine (PPM) Model: 22010
   - Tactical Performance Power Magazine (TPPM) Model: 22012
   - Automatic Shut-Down Performance Power Magazine (APPM) Model: 22011
   - eXtended Performance Power Magazine (XPPM) Model: 11010
   - eXtended Automatic Shut-Down Performance Power Magazine (XAPPM) Model: 11015
   - Axon Signal Performance Power Magazine (SPPM) Model: 70116

9. TASER 7 Dock:
   - TASER 7 Dock Core and Multi-bay Module: 74200

10. TASER Dataport Download Kits:
    - Dataport Download Kit for the X2 and X26P Model: 22013

11. TASER Blast Door Repair Kit Model 44019 and TASER Blast Door Replenishment Kit Model 44023

12. CEW Holsters:
    - Right-hand TASER 7 holster by Safariland Model: 20063
    - Left-hand TASER 7 holster by Safariland Model: 20068
    - Right-hand X2 holster by BLACKHAWK Model: 22501
    - Left-hand X2 holster by BLACKHAWK Model: 22504
    - Right-hand X26P holster by BLACKHAWK Model: 11501
    - Left-hand X26P holster by BLACKHAWK Model: 11504

13. TASER Simulation Suit II Model 44550

14. TASER 7 conductive target Model: 80087

15. Blue X26P Demonstrator/LASER Pointer Model: 11023

Axon Digital Evidence Solution Description

Axon Body 3 Video Camera (DVR)
- Improved video quality with reduced motion blur and better low-light performance
- Multi-mic audio—four built-in microphones
- Wireless upload option
- Gunshot detection and alerts
- Streaming audio and video capability

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- “Find my camera” feature
- Verbal transcription with Axon Records (coming soon)
- End-to-end encryption
- Twelve-hour battery
- Up to 120-second buffering period to record footage before pressing record button

Axon Flex 2 Video Camera

- Video playback on mobile devices in the field via Bluetooth pairing
- Retina Low Light capability sensitive to less than 0.1 lux
- Audio tones to alert user of usage
- Low SD, high SD, low HD, and high HD resolution (customizable by the agency)
- Up to 120-second buffering period to record footage before pressing record button
- Multiple mounting options using magnetic attachment: head, collar, shoulder, helmet, ball cap, car dash, and Oakley sunglass mounts available
- 120-degree diagonal field of view camera lens, 102-degree horizontal field of view, and 55-degree vertical field of view

Axon Flex 2 Controller

- 12+ hours of battery operation per shift (even in recording mode)
- LED lights to show current battery level and operating mode
- Haptic notification available
- Tactical beveled button design for use in pocket
- Compatible with Axon Signal technology

Axon Air System

- Purpose-built solution for law enforcement UAV programs
- Supported applications on iOS and Android
- Automated tracking of pilot, aircraft, and flight logs
- Unlimited Storage of UAV data in Axon Evidence (Evidence.com)
- In application ingestion of data in Axon Evidence (Evidence.com)
- Axon Aware integration for live streaming and situational awareness

Axon Body 2 Video Camera

- Video playback on mobile devices in the field via Bluetooth pairing
- Retina Low Light capability sensitive to less than 1 lux
- Audio tones and haptic (vibration) notification to alert user of usage
- Audio mute during event option
- Wi-Fi capability
- High, medium, and low quality recording available (customizable by the agency)
- Up to 2-minute buffering period to record footage before pressing record button
- Multiple mounting options using holster attachment: shirt, vest, belt, and dash mounts available
- 12+ hours of battery operation per shift (even in recording mode)
- LED lights to show current battery level and operating mode
- 143-degree lens
- Includes Axon Signal technology

Axon Fleet 2 Camera

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- Fully integrated with Axon Evidence services and Axon devices
- Automatic time synchronization with other Axon Fleet and Axon on-officer cameras allows for multi-camera playback on Axon Evidence.
- Immediate upload to Axon Evidence of critical event videos via 4G/LTE
- Wireless alerts from the TASER CEW Signal Performance Power Magazine (SPPM).
- Automatic transition from BUFFERING to EVENT mode in an emergency vehicle equipped with the Axon Signal Unit
- Decentralized system architecture without a central digital video recorder (DVR).
- Cameras that function independently and communicate wirelessly with the computer in the vehicle (MDT, MDC, MDU) for reviewing, tagging and uploading video.
- Wireless record alert based on Bluetooth communication from Axon Signal Vehicle when a configured input is enabled (e.g. emergency light, siren, weapon rack, etc.).
- Receives alerts from Axon Signal Sidearm.
- Plug-And-Play design allowing for cameras to be easily replaced and upgraded.
- Ability for an unlimited number of agency vehicles recording in the same vicinity with an Axon Fleet system to be automatically associated with one another when reviewing video in the video management platform. This feature is also supported across body cameras.

Axon Signal Unit (ASU)

- Communications device that can be installed in emergency vehicles.
- With emergency vehicle light bar activation, or other activation triggers, the Axon Signal Unit sends a signal. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode.

Axon Signal Performance Power Magazine (SPPM)

- Battery pack for the TASER X2 and X26P conducted electrical weapons
- Shifting the safety switch from the down (SAFE) to the up (ARMED) positions sends a signal from the SPPM. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode. Axon Signal technology only works with Axon cameras.

Axon Signal Sidearm Sensor

- Can be installed on common duty holsters
- Drawing a service handgun from the holster sends a signal from the Axon Signal Sidearm sensor. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode.

Axon Interview Solution

- High-definition cameras and microphones for interview rooms
- Covert or overt camera installations
- Touch-screen user interface
- Motion-based activation
- Up to 7-minute pre- and post-event buffering period
- Full hardware and software integration
- Upload to Axon Evidence services
- Interview room files can be managed under the same case umbrella as files from Axon on-officer cameras and Axon Fleet cameras; i.e., Axon video of an arrest and interview room video are managed as part of the same case in Axon Evidence

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- Dual integration of on-officer camera and interview room camera with Axon Evidence digital evidence solution

Axon Signal Technology

- Sends a broadcast of status that compatible devices recognize when certain status changes are detected
- Only compatible with TASER and Axon products

Axon Dock

- Automated docking station uploads to Axon Evidence services through Internet connection
- No computer necessary for secure upload to Axon Evidence
- Charges and uploads simultaneously
- The Axon Dock is tested and certified by TUV Rheinland to be in compliance with UL 60950-1: 2007 R10.14 and CAN/ CSA-C22.2 N0.60950-l-07+Al:2011+A2:2014 Information Technology Equipment safety standards.

Axon Evidence Data Management System

- Software as a Service (SaaS) delivery model that allows agencies to manage and share digital evidence without local storage infrastructure or software needed
- SaaS model reduces security and administration by local IT staff: no local installation required
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement
- Securely share digital evidence with other agencies or prosecutors without creating copies or requiring the data to leave your agency's domain of control
- Controlled access to evidence based on pre-defined roles and permissions and pre-defined individuals
- Password authentication includes customizable security parameters: customizable password complexity, IP-based access restrictions, and multi-factor authentication support
- Automated category-based evidence retention policies assists with efficient database management
- Ability to recover deleted evidence within seven days of deletion
- Stores and supports all major digital file types: .mpeg, .doc, .pdf, .jpeg, etc.
- Requires NO proprietary file formats
- Ability to upload files directly from the computer to Axon Evidence via an Internet browser
- Data Security: Robust Transport Layer Security (TLS) implementation for data in transit and 256-bit AES encryption for data in storage
- Security Testing: Independent security firms perform in-depth security and penetration testing
- Reliability: Fault- and disaster-tolerant infrastructure in at least 4 redundant data centers in both the East and West regions of the United States
- Chain-of-Custody: Audit logs automatically track all system and user activity. These logs cannot be edited or deleted, even by account administrators and IT staff
- Protection: With no on-site application, critical evidence stored in Axon Evidence is protected from local malware that may penetrate agency infrastructure
- Stability: Axon Enterprise is a publicly traded company with stable finances and

funding, reducing concerns of loss of application support or commercial viability
- Application and data protected by a CJIS and ISO 27001 compliant information security program
- Dedicated information security department that protects Axon Evidence and data with security monitoring, centralized event log analysis and correlation, advanced threat and intrusion protection, and incident response capabilities
- Redact videos easily within the system, create tags, markers and clips, search 7 fields in addition to 5 category-based fields, create cases for multiple evidence files

Axon Evidence for Prosecutors
- All the benefits of the standard Axon Evidence services
- Ability to share information during the discovery process
- Standard licenses available for free to prosecutors working with agencies already using Axon Evidence services
- Unlimited storage for data collected by Axon cameras and Axon Capture

Axon Capture Application
- Free app for iOS and Android mobile devices
- Allows users to capture videos, audio recordings, and photos and upload these files to their Axon Evidence account from the field
- Allows adding metadata to these files, such as: Category, Title, Case ID, and GPS data

Axon Commander Services
- On-premises data management platform
- Chain of custody reports with extensive audit trail
- Automated workflows, access control, storage, and retention
- Compatible with multiple file formats

Axon View Application
- Free app for iOS and Android mobile devices
- Allows user to view the camera feed from a paired Axon Body, Axon Body 2, Axon Flex, or Axon Flex 2 camera in real-time
- Allows for playback of videos stored on a paired Axon Body, Axon Body 2, Axon Flex, or Axon Flex 2 system
- Allows adding meta-data to videos, such as: Category, Title, Case ID, and GPS data

Axon Records
- Continuously improving automated report writing by leveraging AI and ML on officer recorded video, photo, and audio from BWC, In-Car, Mobile App (Axon Capture), or other digital media
- Collaborative report writing through instantly synced workspaces allowing officers to delegate information gathering on scene
- Instant access to records allowing detectives to begin their investigation and records clerks to update information exchanges on things like missing people or stolen property as soon as possible
- Complete leveraging of Axon Evidence sharing to allow fast, efficient, digital, and secure sharing of records and cases to DAs and Prosecutors
- Robust API and SDK allows data to be easily ingested and pushed out to other

systems—preventing data silos
- Deep integration with Axon Evidence putting video at the heart of the record and automating the process of tagging and categorizing digital evidence stored in Axon Evidence
- Automatic association of digital evidence to the record and incident through Axon Evidence integration
- In context search of master indexes (people, vehicles, locations, charges)—promoting efficient report writing through prefilling of existing data which promotes clean and deduped data in the system
- Quick views for users to track calls for service and reports in draft, ready for review, kicked back for further information, or submitted to Records for archiving.
- Federal and State IBRS fields are captured and validated—ensuring the officer knows what fields to fill and what information needs to be captured
- Intuitive validation ensures officers know what information to submit without being burdened by understanding the mapping of NIBRS to state or local crime codes
- Ability to create custom forms and add custom fields to incident reports—allowing your agency to gather the information you find valuable
- Software as a Service (SaaS) delivery model that allows agencies to write, manage, and share digital incident reports without local storage infrastructure or software needed
- SaaS model reduces security and administration by local IT staff: no local installation required
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement
- Securely share records and cases with other agencies or prosecutors without creating copies or requiring the data to leave your agency's domain of control
- Controlled access based on pre-defined users, groups, and permissions
- Password authentication includes customizable security parameters: customizable password complexity, IP-based access restrictions, and multi-factor authentication support
- Security Testing: Independent security firms perform in-depth security and penetration testing
- Reliability: Fault- and disaster-tolerant infrastructure in at least 4 redundant data centers in both the East and West regions of the United States
- Chain-of-Custody: Audit logs automatically track all system and user activity. These logs cannot be edited or deleted, even by account administrators and IT staff

Axon Standards
- Internal affairs and professional standards reporting
- Customizable information display, including custom forms
- Customizable workflows and user groups
- Automated alerts
- Compatible with digital documents, photos, and videos
- Connection with Transcription (beta)
- Shared Index with evidence.com and Records
- Data Warehouse allowing custom summary reports and integration into 3rd party analytic tools.
- Workflow analytics to provide SLA on throughputs

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- Integration with the TASER 7 CEW for automatically pulling firing logs (alpha)
- Available as an option for Axon Records
- Automatically bundled with Officer Safety Plan 7+

Axon Professional Services

- Dedicated implementation team
- Project management and deployment best practices aid
- Training and train-the-trainer sessions
- Integration services with other systems

Axon Support Engineer:

- Dedicated Axon Regional/Resident Support Engineer Services
- Quarterly onsite visits
- Solution and Process Guidance custom to your agency
- White-Glove RMA and TAP (if applicable) Service for devices
- Monthly Product Usage Analysis
- Resident Support Engineer also includes onsite product maintenance, troubleshooting, and beta testing assistance

Axon Customer Support

- Online and email-based support available 24/7
- Human phone-based support available Monday–Friday 7:00 AM–5:00 PM MST; support is located in Scottsdale, AZ, USA
- Library of webinars available 24/7
- Remote-location troubleshooting

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Axon Brand Model Numbers

1. Axon Body 3 Camera Model: 73202
2. Axon Flex 2 Cameras:
   - Axon Flex 2 Camera (online) Model: 11528
   - Axon Flex 2 Camera (offline) Model: 11529
3. Axon Flex 2 Controller Model: 11532
4. Axon Flex 2 USB Sync Cable Model: 11534
5. Axon Flex 2 Coiled Cable, Straight to Right Angle, 48″ (1.2 m)
6. Axon Flex 2 Camera Mounts:
   - Oakley Flak Jacket Kit Model: 11544
   - Collar Mount Model: 11545
   - Oakley Clip Model: 11554

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- Epaulette Mount Model: 11546
- Ballcap Mount Model: 11547
- Ballistic Vest Mount Model: 11555

7. Universal Helmet Mount Model: 11548

8. Axon Air System with Axon Evidence (Evidence.com) 5-Year License Model: 12332

9. Axon Body 2 Camera Model: 74001

10. Axon Flex 2 Controller and Axon Body 2 Camera Mounts:
    - Z-Bracket, Men's, Axon RapidLock Model: 74018
    - Z-Bracket, Women's Axon RapidLock Model: 74019
    - Magnet, Flexible, Axon RapidLock Model: 74020
    - Magnet, Outerwear, Axon RapidLock Model: 74021
    - Small Pocket, 4″ (10.1 cm), Axon RapidLock Model: 74022
    - Large Pocket, 6″ (15.2 cm), Axon RapidLock Model: 74023
    - MOLLE Mount, Single, Axon RapidLock Model: 11507
    - MOLLE Mount, Double, Axon RapidLock Model: 11508
    - Belt Clip Mount, Axon RapidLock Model: 11509

11. Axon Fleet Camera
    - Axon Fleet 2 Front Camera: 71079
    - Axon Fleet 2 Front Camera Mount: 71080
    - Axon Fleet 2 Rear Camera: 71081
    - Axon Fleet 2 Rear Camera Controller: 71082
    - Axon Fleet 2 Rear Camera Controller Mount: 71083
    - Axon Fleet Battery System: 74024
    - Axon Fleet Bluetooth Dongle: 74027

12. Axon Signal Unit Model: 70112

13. Axon Dock Models:
    - Axon Dock – Individual Bay and Core for Axon Flex 2
    - Axon Dock – 6-Bay and Core for Axon Flex 2
    - Individual Bay for Axon Flex 2 Model: 11538
    - Core (compatible with all Individual Bays and 6-Bays) Model: 70027
    - Wall Mount Bracket Assembly for Axon Dock: 70033
    - Axon Dock – Individual Bay and Core for Axon Body 2 and Axon Fleet Model 74009
    - Axon Dock – 6-Bay and Core for Axon Body 2 and Axon Fleet Model 74008
    - Individual Bay for Axon Body 2 and Axon Fleet Model: 74011
    - Axon Signal Performance Power Magazine (SPPM) Model: 70116

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Axon Brand Model Numbers

1. Axon Body 3 Camera Model: 73202
2. Axon Flex 2 Cameras:
   - Axon Flex 2 Camera (online) Model: 11528
   - Axon Flex 2 Camera (offline) Model: 11529
3. Axon Flex 2 Controller Model: 11532
4. Axon Flex 2 USB Sync Cable Model: 11534
5. Axon Flex 2 Coiled Cable, Straight to Right Angle, 48″ (1.2 m)
6. Axon Flex 2 Camera Mounts:
   - Oakley Flak Jacket Kit Model: 11544
   - Collar Mount Model: 11545
   - Oakley Clip Model: 11554
   - Epaulette Mount Model: 11546
   - Ballcap Mount Model: 11547
   - Ballistic Vest Mount Model: 11555
   - Universal Helmet Mount Model: 11548
7. Axon Body 2 Camera Model: 74001
8. Axon Flex 2 Controller and Axon Body 2 Camera Mounts:
   - Z-Bracket, Men's, Axon RapidLock Model: 74018
   - Z-Bracket, Women's Axon RapidLock Model: 74019
   - Magnet, Flexible, Axon RapidLock Model: 74020
   - Magnet, Outerwear, Axon RapidLock Model: 74021
   - Small Pocket, 4″ (10.1 cm), Axon RapidLock Model: 74022
   - Large Pocket, 6″ (15.2 cm), Axon RapidLock Model: 74023
   - MOLLE Mount, Single, Axon RapidLock Model: 11507
   - MOLLE Mount, Double, Axon RapidLock Model: 11508
   - Belt Clip Mount, Axon RapidLock Model: 11509
9. Axon Air System with Axon Evidence (Evidence.com) 5-Year License Model: 12332
10. Axon Fleet 2 Camera
    - Axon Fleet 2 Front Camera: 71079
    - Axon Fleet 2 Front Camera Mount: 71080
    - Axon Fleet 2 Rear Camera: 71081
    - Axon Fleet 2 Rear Camera Controller: 71082
    - Axon Fleet 2 Rear Camera Controller Mount: 71083
    - Axon Fleet Battery System: 74024

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- Axon Fleet Bluetooth Dongle: 74027

11. Axon Signal Unit Model: 70112

12. Axon Dock Models:
    - Axon Dock – Individual Bay and Core for Axon Flex 2
    - Axon Dock – 6-Bay and Core for Axon Flex 2
    - Individual Bay for Axon Flex 2 Model: 11538
    - Core (compatible with all Individual Bays and 6-Bays) Model: 70027
    - Wall Mount Bracket Assembly for Axon Dock: 70033
    - Axon Dock – Individual Bay and Core for Axon Body 2 and Axon Fleet Model 74009
    - Axon Dock – 6-Bay and Core for Axon Body 2 and Axon Fleet Model 74008
    - Individual Bay for Axon Body 2 and Axon Fleet Model: 74011

Axon Product Packages

1. **Officer Safety Plan:** includes an X2 or X26P CEW, Axon camera and Dock upgrade, and Axon Evidence (Evidence.com) license and storage. See your Sales Representative for further details and Model numbers.

2. **Officer Safety Plan 7**Includes a TASER 7 conducted electrical weapon (CEW), Axon Body 3 camera, Axon Dock, Axon Camera and Dock upgrade, Axon Evidence (Evidence.com) licenses and storage, and Axon Aware, and Axon Records Core.

3. **Officer Safety Plan 7 Plus**: Includes a TASER 7 conducted energy weapon (CEW), Axon Body 3 camera, Axon Evidence (Evidence.com) licenses and storage, Axon Records Core, Axon Aware +, Axon Auto-Tagging Services, Axon Performance, Axon Citizen for Communities, Axon Redaction Assistant, and Axon Signal Sidearm.

4. **TASER 7 Certification:** Pays for TASER 7 program in installments over 5 years including access to Evidence.com for CEW program management, annual training cartridges, unlimited duty cartridges and online training content.

5. **TASER Certification Add-On:** Allows the agency to pay an annual fee to receive an annual allotment of training cartridges, unlimited duty cartridges and online training content.

6. **TASER Assurance Plan (TAP):** Hardware extended warranty coverage, Spare Products, and Upgrade Models available for the X2 and X26P CEWs, and the TASER CAM HD recorder. (The TAP is available only through Axon Enterprise, Inc.)

7. **TASER 60:** Pay for X2 and X26P CEWs and Spare Products in installments over 5 years.

8. **Unlimited Cartridge Plan:** Allows agency to pay an annual fee to receive annual training cartridges, unlimited duty cartridges and unlimited batteries for the X2 and X26P.

9. **TASER 60 Unlimited:** Pay for X2 and X26P CEWs and Spare Products in installments over 5 years and receive unlimited cartridges and batteries.

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SOLE AUTHORIZED DISTRIBUTOR FOR AXON BRAND CAMERAS AND TASER BRAND CEW PRODUCTS	SOLE AUTHORIZED REPAIR FACILITY FOR AXON BRAND CAMERAS AND TASER BRAND CEW PRODUCTS
Axon Enterprise, Inc. **17800 N. 85th Street, Scottsdale, AZ 85255** **Phone: 800-978-2737** **Fax: 480-991-0791**	**Axon Enterprise, Inc.** **17800 N. 85th Street, Scottsdale, AZ 85255** **Phone: 800-978-2737** **Fax: 480-991-0791**

Please contact your local Axon sales representative or call us at 1-800-978-2737 with any questions.

Sincerely,

Josh Isner
Chief Revenue Officer
Axon Enterprise, Inc.

Android is a trademark of Google, Inc, BLACKHAWK! is a trademark of the Blackhawk Products Group, Bluetooth is a trademark of the Bluetooth SIG, Flak Jacket is a trademark of Oakley, Inc, iPod touch is a trademark of Apple Inc., IOS is a trademark of Cisco, LTE is a trademark of the European Telecommunications Standards Institute, Safariland is a trademark of Safariland, LLC, Shoei is a trademark of Shoei Co., Ltd., VELCRO is a trademark of Velcro Industries, B.V., and Wi-Fi is a trademark of the Wi-Fi Alliance.

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Oakley Police Dept. - CA

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ISSUED
11/24/2020

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Year 1

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plans & Packages						
20248	TASER 7 EVIDENCE.COM ACCESS LICENSE	60	1	0.00	0.00	0.00
73687	EVIDENCE.COM VIEWER LICENSE	60	1	0.00	0.00	0.00
73746	PROFESSIONAL EVIDENCE.COM LICENSE	60	34	0.00	0.00	0.00
73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	60	34	0.00	0.00	0.00
73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	60	340	0.00	0.00	0.00
73449	RESPOND DEVICE LICENSE	60	34	0.00	0.00	0.00
20248	TASER 7 EVIDENCE.COM ACCESS LICENSE	60	34	0.00	0.00	0.00
20246	TASER 7 DUTY CARTRIDGE REPLACEMENT ACCESS LICENSE	60	34	0.00	0.00	0.00
73735	REDACTION ASSISTANT 31-50 SWORN AGENCY-WIDE LICENSE	60	1	0.00	0.00	0.00
73695	CITIZEN FOR COMMUNITIES 31-50 SW AGENCY-WIDE LICENSE	60	1	0.00	0.00	0.00
Hardware						
20160	TASER 7 HOLSTER - SAFARILAND, RH+CART CARRIER		34	0.00	0.00	0.00
75015	SIGNAL SIDEARM KIT		34	0.00	0.00	0.00
22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		102	0.00	0.00	0.00

Year 1 (Continued)

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware (Continued)						
22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		102	0.00	0.00	0.00
73202	AXON BODY 3 - NA10		34	699.00	0.00	0.00
22179	TASER 7 INERT CARTRIDGE, STANDOFF (3.5-DEGREE) NS		34	0.00	0.00	0.00
22181	TASER 7 INERT CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		34	0.00	0.00	0.00
70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK		5	43.90	43.90	219.50
74210	AXON BODY 3 - 8 BAY DOCK		5	1,495.00	1,495.00	7,475.00
20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R		34	0.00	0.00	0.00
20040	TASER 7 HANDLE WARRANTY, 4-YEAR		34	0.00	0.00	0.00
71044	BATTERY, SIGNAL SIDEARM, CR2430 SINGLE PACK		68	0.00	0.00	0.00
22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		68	0.00	0.00	0.00
22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		68	0.00	0.00	0.00
22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS		68	0.00	0.00	0.00
22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS		68	0.00	0.00	0.00
80090	TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN., TASER 7		1	0.00	0.00	0.00
20018	TASER 7 BATTERY PACK, TACTICAL		40	0.00	0.00	0.00
20041	TASER 7 BATTERY PACK WARRANTY, 4-YEAR		40	0.00	0.00	0.00
20042	TASER 7 DOCK & CORE WARRANTY, 4-YEAR		1	0.00	0.00	0.00
70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK		1	0.00	0.00	0.00
74200	TASER 7 6-BAY DOCK AND CORE		1	0.00	0.00	0.00
74020	MAGNET MOUNT, FLEXIBLE, AXON RAPIDLOCK		37	0.00	0.00	0.00
11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2		34	0.00	0.00	0.00
20050	HOOK-AND-LOOP TRAINING (HALT) SUIT		1	750.00	0.00	0.00
Other						
73810	OFFICER SAFETY PLAN 7	60	34	0.00	0.00	0.00

Year 1 (Continued)

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Other (Continued)						
20270	HTC FOCUS+ VIRTUAL REALITY HEADSET		1	999.00	999.00	999.00
Not Eligible TASER 7 INSTRUCTOR COURSE VOUCHER	Not Eligible TASER 7 INSTRUCTOR COURSE VOUCHER		1	0.00	0.00	0.00
73811	2020 - OFFICER SAFETY PLAN 7 PAYMENT	12	34	1,908.00	1,080.00	36,720.00
Not Eligible TASER 7 MASTER INSTRUCTOR SCHOOL VOUC	Not Eligible TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER		1	0.00	0.00	0.00
Not Eligible Halt Suit	Not Eligible Halt Suit		1	0.00	0.00	0.00
Not Eligible for VR Headset	Not Eligible for VR Headset		1	0.00	0.00	0.00
20247	TASER 7 ONLINE TRAINING CONTENT ACCESS LICENSE	60	34	0.00	0.00	0.00
20249	VR EMPATHY DEVELOPMENT STARTER CONTENT ACCESS	60	34	0.00	0.00	0.00
73827	AB3 CAMERA TAP WARRANTY	60	34	0.00	0.00	0.00
73828	AB3 8 BAY DOCK TAP WARRANTY	60	5	0.00	0.00	0.00
80087	TASER 7 TARGET, CONDUCTIVE, PROFESSIONAL (RUGGEDIZED)		1	0.00	0.00	0.00
71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK		5	0.00	0.00	0.00
20120	TASER 7 INSTRUCTOR COURSE VOUCHER		2	495.00	0.00	0.00
73484	REDACTION ASSISTANT 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73567	CITIZEN FOR COMMUNITIES 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73447	RESPOND DEVICE TO RESPOND DEVICE PLUS UPGRADE LICENSE	60	34	0.00	0.00	0.00

Year 1 (Continued)

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Other (Continued)						
73448	RESPOND DEVICE TO RESPOND DEVICE PLUS LICENSE PAYMENT	12	34	192.00	192.00	6,528.00
Services						
85144	AXON STARTER		1	2,750.00	0.00	0.00
85147	CEW STARTER		1	2,750.00	0.00	0.00
					Subtotal	66,941.50
					Estimated Shipping	0.00
					Estimated Tax	3,746.63
					Total	70,688.13

Trade-In Credit

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Other						
20104	TASER 7 TRADE-IN UPFRONT PURCHASE		34	0.00	0.00	0.00
					Subtotal	0.00
					Estimated Tax	0.00
					Total	0.00

Spares

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
73202	AXON BODY 3 - NA10		1	0.00	0.00	0.00
20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R		1	0.00	0.00	0.00
20040	TASER 7 HANDLE WARRANTY, 4-YEAR		1	0.00	0.00	0.00
74020	MAGNET MOUNT, FLEXIBLE, AXON RAPIDLOCK		1	0.00	0.00	0.00
11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2		1	0.00	0.00	0.00
Other						
73827	AB3 CAMERA TAP WARRANTY	12	1	0.00	0.00	0.00
					Subtotal	0.00
					Estimated Tax	0.00
					Total	0.00

Year 2

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		68	0.00	0.00	0.00
22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		68	0.00	0.00	0.00
Other						
73811	2020 - OFFICER SAFETY PLAN 7 PAYMENT	12	34	1,908.00	1,908.00	64,872.00
73484	REDACTION ASSISTANT 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73567	CITIZEN FOR COMMUNITIES 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73448	RESPOND DEVICE TO RESPOND DEVICE PLUS LICENSE PAYMENT	12	34	192.00	192.00	6,528.00
					Subtotal	86,400.00
					Estimated Tax	5,351.94
					Total	91,751.94

Year 3

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		68	0.00	0.00	0.00
22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		68	0.00	0.00	0.00
22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS		68	0.00	0.00	0.00
22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS		68	0.00	0.00	0.00
Other						
73309	AXON CAMERA REFRESH ONE		34	0.00	0.00	0.00
73811	2020 - OFFICER SAFETY PLAN 7 PAYMENT	12	34	1,908.00	1,908.00	64,872.00
73689	MULTI-BAY BWC DOCK 1ST REFRESH		5	0.00	0.00	0.00
73484	REDACTION ASSISTANT 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00

Year 3 (Continued)

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Other (Continued)						
73567	CITIZEN FOR COMMUNITIES 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73448	RESPOND DEVICE TO RESPOND DEVICE PLUS LICENSE PAYMENT	12	34	192.00	192.00	6,528.00
					Subtotal	86,400.00
					Estimated Tax	5,351.94
					Total	91,751.94

Year 4

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		68	0.00	0.00	0.00
22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		68	0.00	0.00	0.00
Other						
73811	2020 - OFFICER SAFETY PLAN 7 PAYMENT	12	34	1,908.00	1,908.00	64,872.00
73484	REDACTION ASSISTANT 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73567	CITIZEN FOR COMMUNITIES 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73448	RESPOND DEVICE TO RESPOND DEVICE PLUS LICENSE PAYMENT	12	34	192.00	192.00	6,528.00
					Subtotal	86,400.00
					Estimated Tax	5,351.94
					Total	91,751.94

Year 5

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		68	0.00	0.00	0.00
22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		68	0.00	0.00	0.00
Other						
73310	AXON CAMERA REFRESH TWO		34	0.00	0.00	0.00
73811	2020 - OFFICER SAFETY PLAN 7 PAYMENT	12	34	1,908.00	1,908.00	64,872.00

Year 5 (Continued)

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Other (Continued)						
73688	MULTI-BAY BWC DOCK 2ND REFRESH		5	0.00	0.00	0.00
73484	REDACTION ASSISTANT 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73567	CITIZEN FOR COMMUNITIES 31-50 SWORN PAYMENT	12	1	7,500.00	7,500.00	7,500.00
73448	RESPOND DEVICE TO RESPOND DEVICE PLUS LICENSE PAYMENT	12	34	192.00	192.00	6,528.00
					Subtotal	86,400.00
					Estimated Tax	5,351.94
					Total	91,751.94
					Grand Total	**437,695.89**

Discounts (USD)

Quote Expiration: 12/28/2020

List Amount	471,699.50
Discounts	59,158.00
Total	**412,541.50**

Total excludes applicable taxes

Summary of Payments

Payment	Amount (USD)
Year 1	70,688.13
Trade-In Credit	0.00
Spares	0.00
Year 2	91,751.94
Year 3	91,751.94
Year 4	91,751.94
Year 5	91,751.94
Grand Total	**437,695.89**

Tax is subject to change at order processing with valid exemption.

Axon's Sales Terms and Conditions

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature: _____ **Date:** _____

Name (Print): _____ **Title:** _____

PO# (Or write N/A): _____

Please sign and email to Travis Cole at tcole@taser.com or fax to 480-463-2200

Thank you for being a valued Axon customer. For your convenience on your next order, please check out our online store buy.axon.com

The trademarks referenced above are the property of their respective owners.

Axon Internal Use Only		
		SFDC Contract #: Order Type: RMA #: Address Used: SO #:
Review 1	Review 2	
Comments:		

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH AXON ENTERPRISE, INC. FOR THE PURCHASE OF BODY-WORN CAMERAS, TASERS, AND USE OF THE DIGITAL EVIDENCE SYSTEM FOR THE OAKLEY POLICE DEPARTMENT.

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 a certain Agreement with Axon Enterprise, Inc. for the purchase of 34 Body Worn Cameras and 34 TASERS, including digital evidence storage; with payments spread out over five years; and, an exact copy of said Agreement is attached hereto.

BE IT FURTHER RESOLVED that the City Council appropriates funds from the General Fund's Fund Balance and authorizes the use of these appropriated funds required to complete the terms of the Agreement.

The foregoing resolution was introduced at a regular meeting of the Oakley City held on the 8th day of December, 2020 by Councilmember _____, who moved its adoption, which motion being duly seconded by Councilmember _____, was upon voice vote carried and the resolution adopted by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Sue Higgins, Mayor

ATTEST:

_____
Libby Vreonis, City Clerk

_____
Date

OAKLEY
CALIFORNIA

STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

FROM: Tim Przybyla, Finance Director

SUBJECT: Adopt Resolution Accepting the Comprehensive Annual Financial Report (CAFR), Memorandum on Internal Control, Required Communications and Report on Agreed Upon Procedures for Fiscal Year 2018-2019

Background and Analysis

The Fiscal Year 2019-2020 CAFR, including the City's audited financial statements is attached. The Successor Agency to the Oakley Redevelopment Agency is also included in the CAFR. In accordance with State Law, the Auditors also performed agreed upon procedures to review our Appropriations Limit calculations and compliance. Maze and Associates performed the engagements and have issued an unqualified (clean) opinion on the financial statements, as presented.

The Auditor's Memorandum on Internal Control and the Auditor's Required Communications letter include the required communications from Statement of Auditing Standards (SAS) No. 112 Communicating Internal Control Related Matters Identified in an Audit. SAS No. 112 requires that the Auditor report any "material weakness" or "significant deficiency" found during the audit. The attached Memorandum on Internal Control does contain one significant deficiency this year with Management's response. It also includes an "other matters" recommendation to the City for strengthening internal controls with Management's response to each of those.

The Auditor's "Agreed Upon Procedures Report on Compliance with the Proposition 111 2019-2020 Appropriations Limit Increment" is also attached. The agreed upon procedures is less in scope than the audit, but in carrying out the procedures, the Auditors walked through the calculation and confirmed the City followed appropriate procedures in complying with appropriations limit calculation requirements.

Fiscal Impact

There is no fiscal impact of adopting this resolution.

Staff Recommendation

Staff recommends the City Council adopt the attached resolution accepting the reports.

Attachments

1. Resolution
2. FY 2019-2020 CAFR
3. FY 2019-2020 Memorandum on Internal Control
4. FY 2019-2020 Required Communications
5. FY 2019-2020 Gann Limit Report

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR), MEMORANDUM ON INTERNAL CONTROL, REQUIRED COMMUNICATIONS, AND REPORT ON AGREED UPON PROCEDURES FOR FISCAL YEAR 2019-20

WHEREAS, each year the City hires an independent audit firm to complete an audit of the City's books and records; and

WHEREAS, the City's citizens, bondholders, bond insurers, rating agencies and others rely on the audited financial statements, and other related information published by the City to monitor the City's financial health; and

WHEREAS, the City publishes a Comprehensive Annual Financial Report (CAFR), which includes its audited Basic Financial Statements as defined in Governmental Accounting Standards, as well as Supplementary Information; and

WHEREAS, the Auditor has as part of its most recently completed audit prepared a "Memorandum on Internal Control" outlining any significant deficiencies, material weaknesses, and/ or any additional suggestions the Auditor feels might be of benefit to the City; and

WHEREAS, the Auditor has prepared a letter of "Required Communications" which includes certain information related to the audit that professional standards require to be communicated to the City Council and management under generally accepted auditing standards, Government Auditing Standards and the Uniform Guidance; and

WHEREAS, the Auditor was also engaged to perform certain agreed upon procedures to verify the City's Appropriations Limit calculations and has issued a report related thereto; and

WHEREAS, the CAFR, Memorandum on Internal Control, Required Communications and Report on Agreed Upon Procedures performed for Fiscal Year 2017-18 are attached hereto as Exhibits A, B, C and D.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley accepts the attached CAFR, Memorandum of Internal Control, Required Communications and Report on Agreed Upon Procedures performed for Fiscal Year 2019-20.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Oakley held on the 8th day of December 2020 and adopted by the following vote:

AYES:
NOES:
ABSTENTION:

ABSENT:

APPROVED:_____
Kevin Romick, MAYOR

ATTEST:

_____
Libby Vreonis, CITY CLERK

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2020





OAKLEY

CALIFORNIA

CITY OF OAKLEY, CALIFORNIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2020

PREPARED BY THE

FINANCE DEPARTMENT

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INTRODUCTORY SECTION

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CITY OF OAKLEY, CALIFORNIA

Comprehensive Annual Financial Report
For the Year Ended June 30, 2020

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CITY COUNCIL
Kevin Romick, *Mayor*
Sue Higgins, *Vice-Mayor*
Randy Pope
Claire Alaura
Michael Krieg

OAKLEY
CALIFORNIA

CITY HALL
3231 Main Street
Oakley, CA 94561
925.625.7000 tel
925.625.9859 fax
www.ci.oakley.ca.us

November 24, 2020

To the Residents of the City of Oakley,
and the Honorable Members of the Oakley City Council,

We are pleased to submit to you the City of Oakley's Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2020. This report is published in accordance with State law that requires financial statements be presented in conformity with accounting principles generally accepted in the United States of America, and audited in accordance with auditing standards generally accepted in the United States by a firm of licensed certified public accountants. It is also prepared to meet reporting standards set forth by the Governmental Finance Officers Association.

This letter of transmittal is designed to complement the Management's Discussion and Analysis (MD&A) and should be read in conjunction with it. The MD&A can be found immediately following the report of the independent auditors.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, the management of the City has established a comprehensive internal control framework designed to both protect the City's assets from loss, theft, or misuse and compile sufficient reliable information for the presentation of the City's financial statements in conformity with GAAP. Given the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal control has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement.

To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and the changes in financial position of the governmental activities and the various funds of the City; and includes all disclosures necessary to enable the reader to gain an understanding of the City's financial affairs.

CITY PROFILE

The City of Oakley is a community of approximately 44,000 residents located in the eastern portion of Contra Costa County in the San Francisco Bay Area. The City entity is a California municipality incorporated on July 1, 1999, and operates under a Council-City Manager form of government. The City Council is comprised of five members elected by the voters, serving in staggered four year terms. The Council hires a City Manager to run the City's day-to-day operations.

The City provides the following services: Legislative; Administrative; Building and Safety; Code Enforcement, Planning; Engineering; Streets, Parks and Landscape Maintenance; Recreation; and Police Protection. Other community services that are provided by local special districts with their own governing boards include: Sewer, Water, Transit, Irrigation, Mosquito Abatement, Flood Control, Schools, and Fire Protection. The City contracts for sanitation services with a local firm under a long-term franchise agreement.

FINANCIAL INFORMATION

Discussion and analysis of the City's finances can be found in the MD&A section of the attached report. The information below includes a summary of what is recorded in the General Fund and certain Other Financial Information of ongoing interest but not included in the MD&A.

The Financial Statements presented in this CAFR include the City and its component unit, the Oakley Public Financing Authority. It is blended in the report since it is governed by the City Council sitting in a separate capacity and provides services exclusively to the City. The Oakley Redevelopment Agency was dissolved on January 31, 2012, and its assets and liabilities were transferred to the City, as Housing Successor, and to a Successor Agency. The Successor Agency is reported as a Private Purpose Trust Fund, since it is legally a separate entity and its decisions and governance are subject to the approval of parties other than the City Council.

Each year, the City Council holds a strategic planning discussion and adopts a budget to direct the allocation of City resources in accordance with its strategic planning priorities. The process typically begins in January with internal budget reviews, followed by a strategic planning session in March, a budget workshop in May to discuss a Proposed Budget, and adoption of a final Recommended Budget in June. Due to the onset of COVID-19 and orders to shelter in place, the traditional strategic planning meetings were not held' however, a survey was sent out to

residents of Oakley regarding their priorities for the City's Fiscal Year 2020-2021 Budget, and input received was incorporated into the Budget.

The City operates on a fiscal year that begins each July 1 and ends on June 30. The adopted Budget includes the annual update of the City's Comprehensive Statement of Financial Policies, which serves as a framework for its financial practices, an update to its 10-Year Plan, and budgets for each of the funds under the City's control. Budgetary control is established at the Fund level.

The City's General Fund is its primary operating fund, and is used to account for Legislative, Administrative Services, Community Development, Recreation, Police and Public Works operations, and is where the City accounts for all its general purpose revenues. The General Fund is distinguished from the City's other governmental funds that are used to account for special purpose revenues, capital projects, debt service activities, and monies held for the benefit of others.

Debt Management

The City generally does not incur debt, except in instances where there will be long-term benefits or where no other method of acquiring an asset is possible. Equipment purchases are funded through the City's Equipment Replacement Fund, or with current revenues.

Reserves

The City has sufficient reserves to meet its current and immediate future obligations. The Statement of Financial Policies contains reserve policies and the City's Adopted Budget includes a 10-Year Plan which highlights the impact of near term decisions on fund balances and reserves during the 10-year period. Furthermore, in order to maintain the 10 Year Plan's relevance, twice each year (at budget adoption and again at mid-year), the City reviews and updates the assumptions used in the Plan.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

In preparing the budget for FY 2020/21, management staff considered the following significant factors likely to affect the financial condition of the City:

- Housing prices have continued to strengthen and building activity continues to grow, with 168 new homes built in FY 2019/20. Property tax revenue growth was budgeted conservatively at 1%, due to the many uncertainties created by the COVID-19 Pandemic. However, with record-low interest

rates, we are now anticipating greater growth in property tax revenue in Fiscal Year 2020/21, reflecting the increasing market strength, offset by conservative estimates of what the County Assessor might or might not reflect in his assessed values. In addition, the City projects developers will complete more than 200 new homes in Fiscal Year 2020/21.

- The City is also anticipating a rise in commercial and industrial development with the Contra Costa Logistic Center opening two buildings, totaling more than 600,000 square feet of building area in Fiscal Year 2020/21. At build-out, the Center will provide approximately two million square feet of new, Class A light industrial, warehousing, distribution, e-commerce fulfillment, and light manufacturing space that will serve as a regional catalyst for jobs and business in the City and beyond.

- The City has accumulated reserves above its adopted policy level of 20% of anticipated General Fund expenditures. With an adequate reserve, the Council has begun the appropriation of the excess to fund one-time additional infrastructure and economic development investments.

- In December 2016 the California Public Employees Retirement System ("CalPERS") lowered the discount rate assumption, the long-term rate of return from 7.50% to 7% over the subsequent three years. In FY 2017/18 the City set up a pension trust that will be used to reduce the unfunded accrued liability and/or provide rate stabilization in future years. In FY 2019/20 City Council appropriated $200,000 towards the 115 Pension Trust and zero was appropriated in the FY 2020/21 Budget. However, the City paid down just over $1 million of its unfunded accrued liability (UAL) during FY 2019/20 and has set aside reserves of $700,000 for consideration of further section 115 Trust or UAL pay downs during FY 2020/21.

While the budget news was generally good, the City Council continues to support a budget process that uses recurring revenues for recurring expenditures and allocates one-time funds for one-time purposes only, reflecting the Council's commitment to conservative budgeting, controlling costs, and using the City's revenues wisely.

LONG TERM FINANCIAL PLANNING

The City adopts a balanced budget for each fiscal year by June 30. The City has financial policies that include the use of one-time revenues will be used for non-recurring or one-time expenditures including capital and reserves. The City has adopted a fund balance policy that requires the unassigned fund balance in the General Fund to be at least 20% of operating expenditures. As part of the budgeting process a 10-year financial projection is approved each year. This creates the framework to evaluate the City's success in ensuring service sustainability. Each year a 5-year Capital Improvement Plan is created to maintain the core infrastructure of the City will building new infrastructure for the community.

THE LOCAL AND REGIONAL ECONOMIES

Oakley's local economy continued to grow in FY 2019/20, in spite of the COVID-19 Pandemic. While commercial activity in the region has improved, commercial vacancies in nearby cities remain a viable and competing alternative to new ground-up construction in Oakley. New development and City initiatives bring infrastructure improvements and attractive new neighborhoods, and these investments also support the City's efforts to attract new businesses and expand existing local employment opportunities. The City continues the revitalization of the Downtown area. New commercial development is planned in the Downtown, and grant funding has been received by the San Joaquin Joint Powers Authority to install an Amtrak train platform in the Downtown area.

Like most small cities in metropolitan areas, Oakley's economy is influenced strongly by the regional economy. Oakley's economy rises as the region expands, and falls as the region contracts.

The greater San Francisco Bay Area economy has continued to improve this last year and employment for the City's residents has increased. Oakley has a labor force of 22,520 with an unemployment rate that, due to the Pandemic, increased in 2020 up to 14.7%, from 3.7% in 2019 and 4.2% in 2018.

INDEPENDENT AUDITORS

State statutes require an annual audit by independent certified public accountants. The accounting firm of Maze & Associates has been engaged by the City to conduct this year's audit. The auditor's report on the basic financial statements is included in the financial section of the report.

AWARDS FOR EXCELLENCE IN FINANCIAL REPORTING

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report for the fiscal year ended June 30, 2019. To receive the award, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

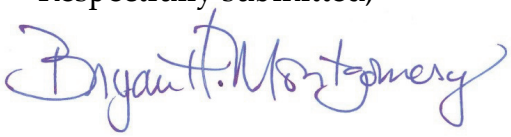
AVAILABILITY TO THE PUBLIC

Once accepted by the Council, the report will be made available to the Public at the City Offices, on the City's website, at State and Federal repositories, and by providing copies to the City's bond disclosure dissemination agent.

CONCLUSION

We are proud to deliver to you the City's Comprehensive Annual Financial Report for the year ended June 30, 2020. The preparation of this report on a timely basis could not be accomplished without the dedicated services of Finance Department staff and the assistance of many others in the City organization. We would like to express our appreciation to everyone who contributed to its preparation and thank you for your continued support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

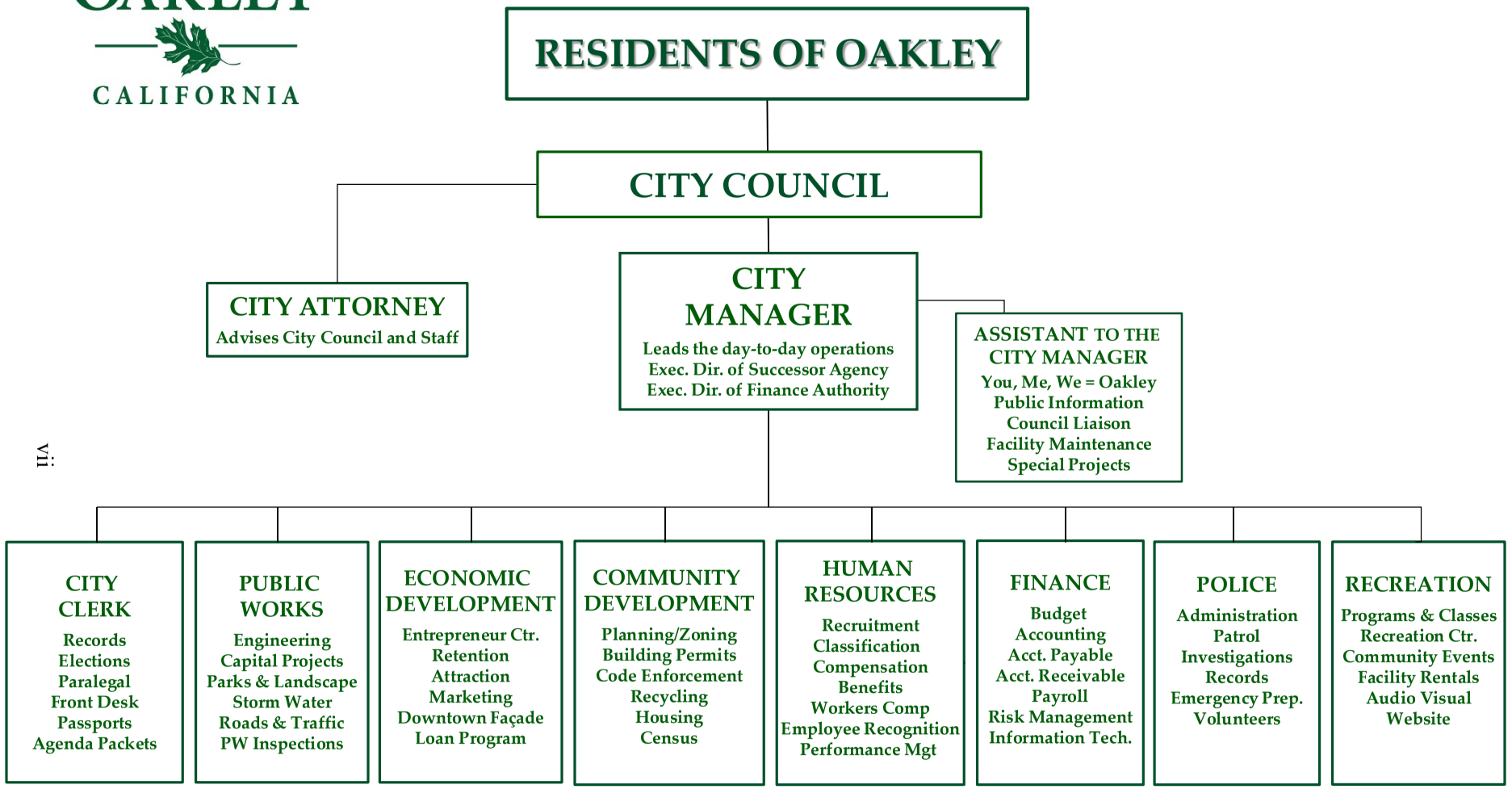




Bryan H. Montgomery
City Manager

Tim Przybyla
Finance Director

OAKLEY
CALIFORNIA



VII.

CITY OF OAKLEY

ELECTED OFFICIALS AND ADMINISTRATIVE PERSONNEL

JUNE 30, 2020

ELECTED OFFICIALS

Mayor	Kevin Romick
Vice-Mayor	Sue Higgins
Council Member	Claire Alaura
Council Member	Michael Krieg
Council Member	Randy Pope

ADMINISTRATIVE PERSONNEL

City Manager	Bryan H. Montgomery
City Attorney	Derek Cole
Finance Director	Tim Przybyla
Chief of Police	Eric Christensen
City Clerk	Libby Vreonis
City Engineer	Kevin Rohani

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Oakley
California

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2019

Christopher P. Morrill

Executive Director/CEO

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FINANCIAL SECTION

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MAZE & ASSOCIATES

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and City Council
City of Oakley, California

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Oakley, California, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund of the City as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparisons listed in the Table of Contents as part of the basic financial statements for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Accountancy Corporation
3478 Buskirk Avenue, Suite 215
Pleasant Hill, CA 94523

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E maze@mazeassociates.com
W **mazeassociates.com**

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis and other Required Supplementary Information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements as a whole. The Introductory Section, Supplemental Information, and Statistical Section listed in the Table of Contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Supplemental Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplemental Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Introductory and Statistical Sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 24, 2020 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Maze & Associates

Pleasant Hill, California
November 24, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

This discussion and analysis of the City of Oakley's financial performance for the fiscal year ended June 30, 2020, provides an overview of year ending results based on the government-wide statements, an analysis on the City's overall financial position and results of operations to assist users in evaluating the City's financial position, and discussions of both significant changes that occurred in funds and significant budget variances. In addition, it describes the activities during the year for capital assets and long-term debt. It concludes with a description of currently known facts, decisions, and conditions that are expected to have a significant effect on the financial position or results of operations. Please read this MD&A in conjunction with the City's financial statements.

FINANCIAL HIGHLIGHTS

- Government-wide net position increased by $11,105,082, or 4.60 percent this year.
- Government-wide program expenses exceeded program revenues by $4,830,922.
- General Fund revenues were $2,067,314 more than budgeted; expenditures were $1,316,579 less than budgeted.
- The General Fund balance at the end of the year was $18,050,372 of which $7,342,426 was available/unassigned.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and Statement of Activities (on pages 14 and 15) provide information about the activities of the City as a whole and present a long-term view of the City's finances. Fund financial statements start on page 18. For governmental activities, the fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds and other funds. The remaining fiduciary fund statement provides financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the government.

REPORTING THE CITY AS A WHOLE

The Statement of Net Position and the Statement of Activities:

Our analysis of the City as a whole begins on page 5. One of the most important questions asked about the City's finances is "Is the City as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities to answer this question. These statements include all assets, deferred outflows/inflows of resources and liabilities of the City using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's *net position* and *changes in net position.* Net position is the difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources, which is one way to measure the City's financial health, or *financial position*. Over time, *increases or decreases* in the City's net position is an indication of whether its *financial health* is improving or deteriorating. To put the City's financial health in perspective, you will likely need to consider certain non-financial factors, such as changes in the economy, that impact consumer spending or property values. In the statement of Net Position and the Statement of Activities, we include City Activities from two categories:

Governmental activities – Most of the City's basic services are reported in this category, and include: general government (city manager, city clerk, finance, etc.), community development (planning and building, public works and parks, police protection, and recreation. Property taxes, sales tax, transient occupancy tax, user fees, interest income, franchise fees, state and federal grants, contributions from other agencies, and other revenues finance these activities.

Component unit activities – The City includes one additional legal entity in its report – the Oakley Public Financing Authority. Although legally separate, the City is financially accountable for this "component unit".

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds (called "major" funds) and other funds (called "non-major" funds) – not the City as a whole. Some funds are required by State law and/or by bond covenants; however, management has established other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for the use of certain taxes, grants, and other resources. The City's funds are classified as Governmental Funds, Proprietary Funds or Fiduciary Funds.

Governmental Funds

Most of the City's basic services are reported in governmental funds, which focus on how money flows in and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The differences of results in the Governmental Fund financial statements to those in the Government-Wide financial statements are explained in a reconciliation following each Governmental Fund financial statement.

Proprietary Funds - Internal Service Activities

The City has established Equipment Replacement and Capital Facilities Maintenance and Replacement Internal Services Funds. Internal Service Funds are operated in a manner similar to a private business enterprise. In the case of the Equipment Replacement Fund, it charges the other City funds to accumulate amounts sufficient to replace the equipment at the end of its useful life. The Capital Facilities Maintenance and Replacement Fund charges the other City Funds to accumulate amounts sufficient pay for major repairs and building systems replacements when they may occur. These Funds are reported using the *accrual basis of accounting*.

Trust and Agency Funds - Reporting the City's Fiduciary Responsibilities

The City is the trustee, or *fiduciary,* for certain funds held on behalf of bondholders and other governmental agencies. The City's fiduciary activities are reported in separate Statements of Fiduciary Net Position and Changes in Fiduciary Net Position. We exclude these activities from the City's other financial statements because the City doesn't own these assets and cannot use them to finance its operations. The City is the Successor Agency to the Oakley Redevelopment Agency, and the Successor Agency's assets and liabilities are accounted for in a private purpose trust fund reported with the City's other fiduciary funds.

THE CITY AS A WHOLE

For Fiscal Year 2019/20 the City's combined net position increased $11,105,082 from $241,462,015 to $252,567,097. The analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the City's governmental activities.

Table 1
Net Position
As of June 30, 2019 and 2018

Governmental Activities	**2020**	**2019**
Assets		
Current and restricted assets	$ 69,937,796	$ 61,895,295
Capital assets	199,319,875	196,864,631
Total Assets	269,257,671	258,759,926
Deferred Outflows of Resources Related to pensions (Note 11)	3,482,156	2,259,151
Liabilities		
Long-term debt outstanding	8,865,000	9,160,000
Other liabilities	11,218,090	10,310,864
Total Liabilities	20,083,090	19,470,864
Deferred Inflows of Resources Related to pensions (Note 11)	89,640	86,198
Net Position		
Net Investment in Capital Assets	188,554,875	185,805,254
Restricted	39,992,104	35,779,720
Unrestricted	24,020,118	19,877,041
Total Net Position	$ 252,567,097	$ 241,462,015

The City's Net Position is made-up of three components: Net Investment in Capital Assets; Restricted Net Position; and Unrestricted Net Position. Net Investment in Capital Assets, representing capital assets, and principally infrastructure assets, accounts for the majority of the City's governmental activities net position.

The increase of $2,749,621 in Net Investment in Capital Assets resulted primarily from the completion of the Laurel Road Widening Project, Laurel and Rose Signalization Project and Nunn-Wilson Park.

The increase of $4,212,384 in Restricted Net Position is primarily due to funds restricted for capital projects, as a result of current year project expenditures and carryover to the next year for project completion.

The increase of $4,143,077 in Unrestricted Net Position is primarily attributed to the General Fund revenues in excess of expenditures. While property tax, sales tax and building permits were more than anticipated, large capital projects, such as street repairs were carried over to FY 2020/21 bringing expenditures in under budget.

Table 2
Changes in Net Position
As of June 30, 2020 and 2019

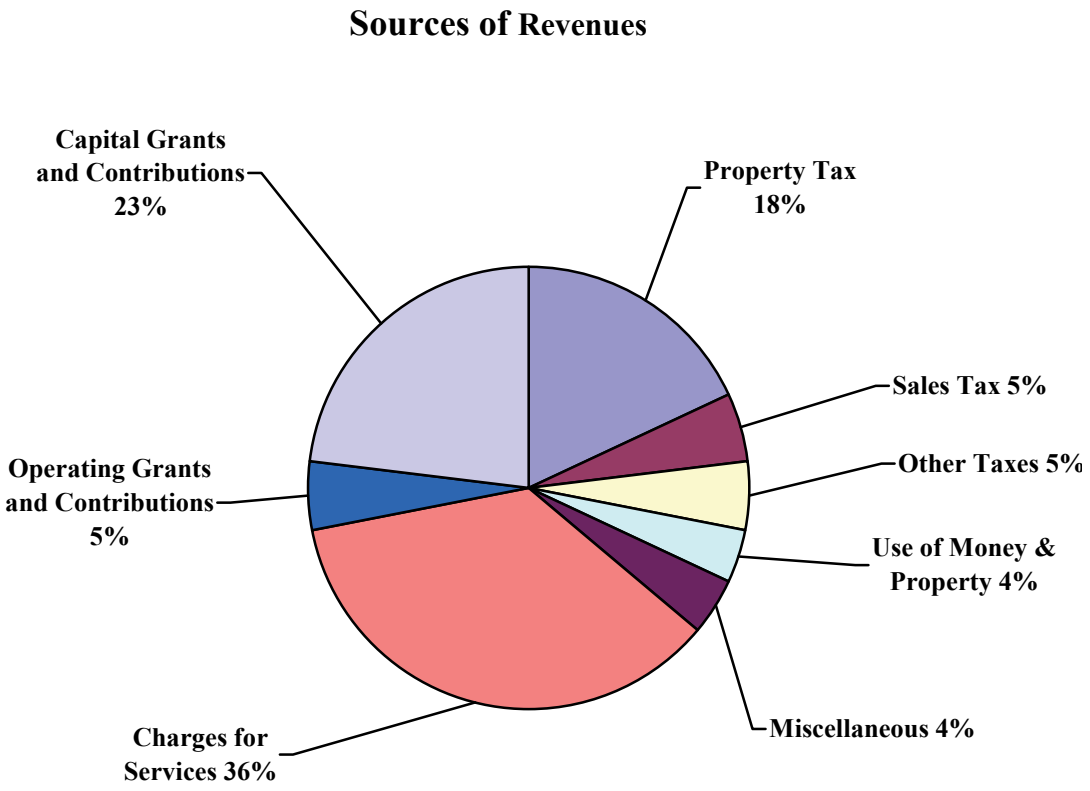
Governmental Activities	**2020**	**2019**
REVENUES		
Program revenues:		
Charges for Services	$15,762,029	$13,439,746
Operating Grants & Contributions	2,246,262	2,090,548
Capital Grants & Contributions	10,090,275	8,430,423
General revenues:		
Property tax	7,965,003	7,435,086
Sales tax	2,183,053	2,040,960
Other taxes	2,275,039	2,203,087
Use of money and property	1,572,811	1,645,140
Miscellaneous	1,940,098	1,462,076
Total Revenues	44,034,570	38,747,066
EXPENSES		
Legislative	661,388	754,545
Administrative Services	3,197,031	1,970,609
Law Enforcement	10,257,399	9,567,083
Community Development and Housing	4,575,972	4,022,546
Public Works	13,197,601	12,969,355
Recreation	661,635	770,516
Interest on long-term debt	378,462	390,343
Total Expenses	32,929,488	30,444,997
Change in Net Position	11,105,082	8,302,069
Net Position – Beginning	241,462,015	233,159,946
Net Position – Ending	$252,567,097	$241,462,015

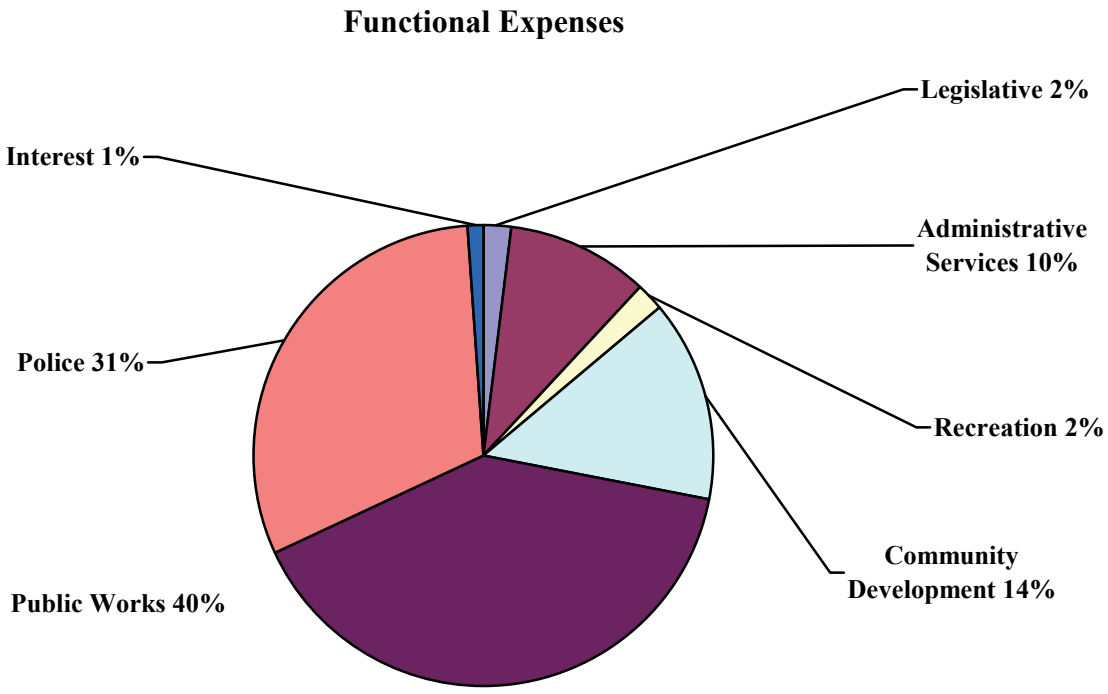
Governmental Activities

Total revenue was $44,034,570. Charges for services which accounts for 36% of revenue increased $2,322,283 due to increased developer fees, building permits, special assessments for lighting and landscape districts and public safety assessments. Property taxes increased $529,917 due to increased property values and the increase in new homes. Miscellaneous revenue increased $478,022 due to a developer contribution for street repairs. Capital grants and contributions saw an increase of $1,659,852 significantly due to developer contributions of parks and infrastructure. Most other categories experienced slight increases.

Total expenses were $32,929,488. Public works, with $13,197,601 of expenses, represented the largest component of total governmental expenses. The $288,246 increase in public works expenses resulted from increases in capital projects for street repair and maintenance. Law enforcement expenses increased $690,316 primarily due to salary and benefit increases, worker's compensation, technology upgrades including body cameras, and an increase to dispatching services.

Fiscal Year 2020 Government Activities





THE CITY'S FUNDS

On page 18, the governmental funds balance sheet is shown. The combined fund balance was $51,370,703, an increase of $7,879,635. The largest contributors to the change in fund balance were the increases in the General Fund ($1,113,346) primarily due to revenues exceeding expenditures, the increase in the Traffic Impact Fees Fund ($1,694,439) due to increased development and the increase in the Lighting and Landscaping Districts Fund ($1,033,676) resulting from an increase in assessed value and growth of the City. The combined fund balance includes the General Fund balance of $18,050,372.

The General Fund balance increased by $1,113,346 from the prior year. The increased revenues in property taxes and licenses and permits were due to the increase in residential and commercial building and development. Expenditures decreased $163,216 primarily due to decreases in capital outlay and law enforcement. The decrease in capital outlay of $1,817,310 was due to a land purchase made in FY 2018/19 and the decrease in law enforcement of $500,998 was due to a decrease in overtime, travel and non-departmental shared expenditures. These decreases netted against increases to administration and community development. Administration increases of $1,652,721 were primarily due to a one time lump sum payment to CALPERS to reduce the City's unfunded accrued liability as well as salary increases. The increase in community development of $1,003,739 was due to salary increases as well as an increase to consulting services as development continues to thrive.

General Fund Unassigned fund balances decreased by $453,534, due primarily to the assignment of over $2 million for future known capital projects.

General Fund revenues were $4,101,297 more than expenditures before transfers. This is a result of property taxes and building revenue coming in higher than anticipated as well as expenditures being less than anticipated as some capital projects were not completed in the fiscal year.

General Fund Budgetary Highlights

For the City's General Fund, actual revenues of $16,974,080 were $2,067,314 more than the final budgeted revenues of $14,906,766. Property, sales and other tax revenues exceeded budget by $753,769. The increase in assessed value of property was approximately 8%, which was better than the projected increase of 5%. The City received $231,053 or 11.8% more sales tax revenues than anticipated. Licenses & permits exceeded final budget by $848,081 due to permits, building inspections and business license revenue coming in higher than anticipated. Use of money and property revenue was over budget by $261,849 due to increased interest and gain on investments.

Actual General Fund expenditures of $12,872,783 were $1,316,579 less than final budget of $14,189,362. Savings were primarily in public works ($938,755) and law enforcement ($946,656). The savings resulted from capital projects that were not completed in the current fiscal year and vacant police positions creating a savings in salary and benefits as well as lower than normal training costs due to COVID 19 restrictions.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of Fiscal Year 2019/20, the City had $199,319,875 invested in a broad range of capital assets including land, streets, bridges, drainage systems, traffic lights, parks, buildings, vehicles and equipment. (See Table 3).

Table 3
Capital Assets
As of June 30, 2020 and 2019

Governmental Activities	2020	2019
Non Depreciable		
-Land	$18,407,212	$18,355,525
-Construction in progress	3,466,341	10,082,793
Depreciable, net of accumulated depreciation:		
-Machinery, equipment and vehicles	694,568	800,598
-Buildings and improvements	27,166,739	20,994,363
-Park improvements	11,503,370	10,641,599
-Infrastructure	138,081,645	135,989,753
Total Capital Assets	$199,319,875	$196,864,631

Capital assets increased by $2,455,244 during Fiscal Year 2019/20, the Laurel Road Widening Project and Laurel and Rose Signalization project completed. In addition, the City accepted developer dedicated infrastructure totaling $1,784,224.

The City's FY 2020/21 capital improvement budget calls for it to spend $4,869,000 for new capital projects, the majority being the construction of roadways, street repair and resurfacing and traffic signalization. The projects will be financed primarily with Traffic Impact Fees, Gas Tax, and General Fund Allocations. Additional information about the capital assets can be found in Note 7 of the financial statements.

Debt

At year-end, the City's governmental activities had $8,865,000 of outstanding debt as shown in Table 4. In December 2016, the City issued the 2016 Lease Revenue Bonds of $10,025,000 to refinance the outstanding 2006 Certificates of Participation and to finance the construction of the Oakley Recreation Center. Additional information about the City's debt can be found in Note 8 of the financial statements.

Table 4
Outstanding Debt at Year-End

Governmental Activities	**2020**	**2019**
2016 Lease Revenue Bonds	$8,865,000	$9,160,000

During the year, the City made all of its current year debt service payments in a timely manner.

CONTACTING THE CITY FOR FINANCIAL INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City's Finance Department at the City offices at 3231 Main Street, Oakley, California, by calling (925) 625-7010, or forwarding your inquiry via the "contact us" page on the City's website (www.oakleyinfo.com). This CAFR, as well as other financial documents, is posted in the Finance Department section of the City's website.

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STATEMENT OF NET POSITION AND STATEMENT OF ACTIVITIES

The Statement of Net Position and the Statement of Activities summarize the entire City's financial activities and financial position. They are prepared on the same basis as is used by most businesses, which means they include all the City's assets and deferred outflows of resources and all its liabilities and deferred inflows of resources, as well as all its revenues and expenses. This is known as the full accrual basis—the effect of all the City's transactions is taken into account, regardless of whether or when cash changes hands, but all material internal transactions between City funds have been eliminated.

The Statement of Net Position reports the difference between the City's total assets and deferred outflows of resources and the City's total liabilities and deferred inflows of resources, including all the City's capital assets and all its long-term debt. The Statement of Net Position focuses the reader on the composition of the City's Net Position, by subtracting total liabilities from total assets.

The Statement of Net Position summarizes the financial position of all of the City's Governmental Activities in a single column. The City's Governmental Activities include the activities of its General Fund, along with all its Special Revenue, Capital Projects and Debt Service Funds.

The Statement of Activities reports increases and decreases in the City's Net Position. It is also prepared on the full accrual basis, which means it includes all the City's revenues and all its expenses, regardless of when cash changes hands. This differs from the "modified accrual" basis used in the Fund financial statements, which reflect only current assets, current liabilities, available revenues and measurable expenditures.

The Statement of Activities presents the City's expenses first, listed by program. Program revenues—that is, revenues which are generated directly by these programs—are then deducted from program expenses to arrive at the net expense of each governmental program. The City's general revenues are then listed in the Governmental Activities and the Change in Net Position is computed and reconciled with the Statement of Net Position.

Both these Statements include the financial activities of the City and the Oakley Public Financing Authority, which is legally separate but is a component unit of the City because it is controlled by the City, which is financially accountable for the activities of the entity.

CITY OF OAKLEY
STATEMENT OF NET POSITION
JUNE 30, 2020

	Governmental Activities
ASSETS	
Cash and investments available for operations (Note 3)	$51,996,114
Cash and investments with fiscal agent (Note 3)	966,180
Accounts receivable, net of allowance for doubtful accounts (Note 1F)	1,357,940
Interest receivable	136,871
Prepaids and deposits	55,000
Loans receivable (Note 5)	12,101,509
Land held for resale (Note 6)	3,324,182
Capital assets (Note 7):	
Land and construction in progress	21,873,553
Depreciable, net	177,446,322
Total Assets	269,257,671
DEFERRED OUTFLOWS OF RESOURCES	
Related to pensions (Note 11)	3,482,156
LIABILITIES	
Accounts payable	1,724,160
Accrued liabilities	584,699
Deposits payable	2,088,694
Unearned revenue	1,181,012
Interest payable	60,261
Claims payable - due in one year (Note 14)	14,386
Compensated absences (Note 1H):	
Due within one year	828,928
Due in more than one year	521,976
Advance from Fire District (Note 15D)	1,900,000
Long-term debt (Note 8):	
Due within one year	305,000
Due in more than one year	8,560,000
Net pension liability, due in more than one year (Note 11)	2,313,974
Total Liabilities	20,083,090
DEFERRED INFLOWS OF RESOURCES	
Related to pensions (Note 11)	89,640
NET POSITION (Note 10)	
Net investment in capital assets	188,554,875
Restricted for:	
Capital projects	29,236,649
Debt service	44,286
Low and moderate income housing	10,711,169
Total Restricted Net Position	39,992,104
Unrestricted net position	24,020,118
Total Net Position	$252,567,097

See accompanying notes to financial statements

CITY OF OAKLEY
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Change in Net Position: Governmental Activities
Governmental Activities:					
Legislative	$661,388				($661,388)
Administrative Services	3,197,031	$888,653	$268,099		(2,040,279)
Community Development	4,572,432	3,311,659	46,697	$1,372,270	158,194
Public Works	13,197,601	5,571,350	1,690,378	8,718,005	2,782,132
Housing Programs	3,540				(3,540)
Law Enforcement	10,257,399	5,407,819	217,206		(4,632,374)
Recreation	661,635	582,548	23,882		(55,205)
Interest and fiscal charges	378,462				(378,462)
Total Governmental Activities	$32,929,488	$15,762,029	$2,246,262	$10,090,275	(4,830,922)
General revenues:					
Taxes:					
Property taxes					7,965,003
Sales taxes					2,183,053
Business license taxes					148,066
Transient occupancy taxes					233,458
Franchise taxes					1,893,515
Intergovernmental, unrestricted:					
Motor vehicle in lieu					33,050
Use of money and property					1,572,811
Miscellaneous					1,907,048
Total General Revenues					15,936,004
Change in Net Position					11,105,082
Net Position-Beginning					241,462,015
Net Position-Ending					$252,567,097

See accompanying notes to financial statements

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FUND FINANCIAL STATEMENTS

Major funds are defined generally as having significant activities or balances in the current year.

MAJOR GOVERNMENTAL FUNDS

The funds described below were determined to be Major Funds by the City in fiscal 2020. Individual non-major funds may be found in the Supplemental Section.

GENERAL FUND

The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. Revenues deposited in the General Fund include property tax, sales tax, franchise fees, business licenses, fines and forfeitures and fees for services. This fund is used to finance most of the City's basic services including Legislative, General Administration, Law Enforcement, Public Works and Community Development.

LIGHTING AND LANDSCAPING DISTRICTS SPECIAL REVENUE FUND

This fund accounts for assessments made upon parcels of land within the Lighting and Landscaping Zones #1, #2 and #3 and their use in accordance with the provisions of the State of California Streets and Highway Code.

PUBLIC PROTECTION SPECIAL REVENUE FUND

This fund accounts for dedicated Police Services Special Taxes and State COPS program funds.

DEVELOPER DEPOSITS SPECIAL REVENUE FUND

This fund accounts for deposits received from contractors and property owners to offset the cost of providing certain Community Development services including processing applications and reviewing grading plans of applicant projects.

LOW AND MODERATE INCOME HOUSING ASSET SPECIAL REVENUE FUND

This fund accounts for the housing assets of the former Oakley Redevelopment Agency and loan repayments restricted to low and moderate income housing projects.

TRAFFIC IMPACT FEES CAPITAL PROJECTS FUND

This fund accounts for fees assessed on new development to provide street and road improvements.

CITY OF OAKLEY
GOVERNMENTAL FUNDS
BALANCE SHEET
JUNE 30, 2020

	General	Lighting and Landscaping Districts	Public Protection	Developer Deposits
ASSETS				
Cash and investments available for operations (Note 3)	$14,212,635	$9,960,690		$1,975,315
Cash and investments with fiscal agent (Note 3)	443,944			
Accounts receivable, net of allowance for doubtful accounts (Note 1F)	958,896			197,726
Interest receivable	52,285	27,429	$995	
Due from other funds (Note 4C)	16,468			
Prepaids and deposits	55,000			
Loans receivable (Note 5)	446,593			
Advances to other funds (Note 4B)	278,532			
Land held for resale (Note 6)	3,324,182			
Total Assets	$19,788,535	$9,988,119	$995	$2,173,041
LIABILITIES				
Accounts payable	$662,950	$278,477		$92,100
Accrued liabilities	583,953			
Due to other funds (Note 4C)			$995	
Deposits payable	4,753			2,080,941
Unearned revenue	486,507			
Advances from other funds (Note 4B)		78,532		
Total Liabilities	1,738,163	357,009	995	2,173,041
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - loans receivable				
Unavailable revenue - interest on advances to other funds				
Total Deferred Inflows of Resources				
FUND BALANCES				
Fund balance (Note 10):				
Nonspendable	4,104,307			
Restricted	643,944	9,631,110		
Assigned	5,959,695			
Unassigned	7,342,426			
Total Fund Balances (Deficits)	18,050,372	9,631,110		
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$19,788,535	$9,988,119	$995	$2,173,041

See accompanying notes to financial statements

Low and Moderate Income Housing Asset	Traffic Impact Fees	Other Governmental Funds	Total Governmental Funds
$243,080	$7,293,708	$17,177,853	$50,863,281
		522,236	966,180
800		198,268	1,355,690
729	17,571	34,230	133,239
			16,468
			55,000
11,630,806	24,110		12,101,509
	588,387	575,859	1,442,778
			3,324,182
$11,875,415	$7,923,776	$18,508,446	$70,258,327
	$187,341	$451,676	$1,672,544
		746	584,699
		15,473	16,468
		3,000	2,088,694
	114,043	580,462	1,181,012
$1,164,246		200,000	1,442,778
1,164,246	301,384	1,251,357	6,986,195
11,630,806			11,630,806
	136,768	133,855	270,623
11,630,806	136,768	133,855	11,901,429
			4,104,307
	7,485,624	10,498,259	28,258,937
		6,624,975	12,584,670
(919,637)			6,422,789
(919,637)	7,485,624	17,123,234	51,370,703
$11,875,415	$7,923,776	$18,508,446	$70,258,327

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CITY OF OAKLEY
Reconciliation of the
GOVERNMENTAL FUNDS - BALANCE SHEET
with the
STATEMENT OF NET POSITION
JUNE 30, 2020

Total fund balances reported on the governmental funds balance sheet:	$51,370,703
Amounts reported for Governmental Activities in the Statement of Net Position are different from those reported in the Governmental Funds above because of the following:	
CAPITAL ASSETS	
Capital assets used in Governmental Activities are not current assets or financial resources and therefore are not reported in the Government Funds.	199,319,875
ALLOCATION OF INTERNAL SERVICE FUND NET POSITION	
Internal service funds are not governmental funds. However, they are used by management to charge the costs of certain activities, such as insurance and central services and maintenance, to individual governmental funds. The net current assets of the Internal Service Funds are therefore included in Governmental Activities in the Statement of Net Position.	1,087,099
NON-CURRENT REVENUES	
Revenues which are unavailable on the Fund Balance Sheets because they are not available currently are taken into revenue in the Statement of Activities.	11,901,429
LONG TERM ASSETS AND LIABILITIES	
The assets and liabilities below are not due and payable in the current period and therefore are not reported in the Funds:	
Long-term debt	(8,865,000)
Interest payable	(60,261)
Advance from Fire District	(1,900,000)
Compensated absences	(1,350,904)
Net pension liability and pension-related deferred outflows/inflows of resources	1,078,542
Claims Payable	(14,386)
NET POSITION OF GOVERNMENTAL ACTIVITIES	$252,567,097

See accompanying notes to financial statements

CITY OF OAKLEY
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2020

	General	Lighting and Landscaping Districts	Public Protection	Developer Deposits
REVENUES				
Property taxes	$7,459,885			
Sales tax	2,183,053			
Other taxes	2,126,973	$128,103		
Licenses and permits	2,330,781			
Charges for services	161,459			
Fines and forfeits	104,555			
Intergovernmental:				
Motor vehicle in lieu	33,050			
Other	419,533		$155,948	
Developer fees				
Special assessments		4,167,406	5,238,444	$1,560,958
Loan repayments				
Use of money and property	713,549	183,719	5,098	
Miscellaneous	1,441,242	625	2,836	
Total Revenues	16,974,080	4,479,853	5,402,326	1,560,958
EXPENDITURES				
Current:				
Legislative	683,327			
Administrative Services	3,238,336			
Community Development	3,004,123			1,560,958
Public Works	805,733	3,597,164		
Housing programs				
Law Enforcement	4,404,289		5,402,326	
Recreation	659,389			
Capital outlay	77,586			
Debt service:				
Principal				
Interest and fiscal charges		1,518		
Total Expenditures	12,872,783	3,598,682	5,402,326	1,560,958
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	4,101,297	881,171		
OTHER FINANCING SOURCES (USES)				
Transfers in (Note 4A)	58,049	152,505		
Transfers (out) (Note 4A)	(3,046,000)			
Total Other Financing Sources (Uses)	(2,987,951)	152,505		
NET CHANGE IN FUND BALANCES	1,113,346	1,033,676		
FUND BALANCES (DEFICIT) AT BEGINNING OF YEAR	16,937,026	8,597,434		
FUND BALANCES (DEFICIT) AT END OF YEAR	$18,050,372	$9,631,110		

See accompanying notes to financial statements

Low and Moderate Income Housing Asset	Traffic Impact Fees	Other Governmental Funds	Total Governmental Funds
		$505,118	$7,965,003
			2,183,053
		1,260,238	3,515,314
			2,330,781
			161,459
			104,555
			33,050
		2,352,724	2,928,205
	$3,999,685	2,830,153	6,829,838
		324,882	11,291,690
$94,719			94,719
4,048	142,363	239,103	1,287,880
	894,412	224,045	2,563,160
98,767	5,036,460	7,736,263	41,288,707
			683,327
			3,238,336
		42,722	4,607,803
	136,969	1,553,538	6,093,404
3,540			3,540
			9,806,615
		27,922	687,311
	3,205,052	4,308,581	7,591,219
		295,000	295,000
22,089		378,910	402,517
25,629	3,342,021	6,606,673	33,409,072
73,138	1,694,439	1,129,590	7,879,635
		3,722,869	3,933,423
		(887,423)	(3,933,423)
		2,835,446	
73,138	1,694,439	3,965,036	7,879,635
(992,775)	5,791,185	13,158,198	43,491,068
($919,637)	$7,485,624	$17,123,234	$51,370,703

CITY OF OAKLEY
Reconciliation of the
NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS
with the
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2020

The schedule below reconciles the Net Changes in Fund Balances reported on the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance, which measures only changes in current assets and current liabilities on the modified accrual basis, with the Change in Net Position of Governmental Activities reported in the Statement of Activities, which is prepared on the full accrual basis.

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	$7,879,635
Amounts reported for governmental activities in the Statement of Activities are different because of the following:	
CAPITAL ASSETS TRANSACTIONS	
Governmental Funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is capitalized and allocated over their estimated useful lives and reported as depreciation expense.	
Capital expenditures are added back to fund balance	7,498,668
Depreciation expense is deducted from fund balance	
(Depreciation expense is net of internal service fund depreciation of $584,416 which has already been allocated to serviced funds.)	(7,265,231)
Developer dedicated infrastructure is added to fund balance	1,784,224
Assets funded by internal service funds are added to fund balance	715,116
LONG TERM DEBT PROCEEDS AND PAYMENTS	
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond principal is an expenditure in the governmental funds, but in the Statement of Net Position the repayment reduces long-term liabilities.	
Repayment of debt principal is added back to fund balance	295,000
NON-CURRENT ITEMS	
The amounts below included in the Statement of Activities do not provide or (require) the use of current financial resources and therefore are not reported as revenue or expenditures in governmental funds (net change):	
Non-current portion of compensated absences	(245,666)
Interest payable	1,967
Unavailable revenue	177,861
Net pension liability and deferred outflows/inflows related to pensions	883,718
Claims payable	41,785
ALLOCATION OF INTERNAL SERVICE FUND ACTIVITY	
Internal Service Funds are used by management to charge the costs of certain activities, such as equipment acquisition and maintenance to individual funds. The portion of the net revenue (expense) of these Internal Service Funds arising out of their transactions with governmental funds is reported with governmental activities, because they service those activities.	
Change in Net Position - Internal Service Fund	(661,995)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	$11,105,082

See accompanying notes to financial statements

CITY OF OAKLEY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	Original Budget	Amended Budget	Actual Amounts	Variance Positive (Negative)
REVENUES				
Property taxes	$7,142,142	$7,142,142	$7,459,885	$317,743
Sales taxes	1,952,000	1,952,000	2,183,053	231,053
Other taxes	1,922,000	1,922,000	2,126,973	204,973
Licenses and permits	1,482,700	1,482,700	2,330,781	848,081
Charges for services	205,200	205,200	161,459	(43,741)
Fines and forfeits	119,600	119,600	104,555	(15,045)
Intergovernmental:				
Motor vehicle in lieu	15,000	15,000	33,050	18,050
Other	356,856	356,856	419,533	62,677
Use of money and property	451,700	451,700	713,549	261,849
Miscellaneous	1,259,568	1,259,568	1,441,242	181,674
Total Revenues	14,906,766	14,906,766	16,974,080	2,067,314
EXPENDITURES				
Current:				
Legislative	710,932	743,281	683,327	59,954
Administrative Services	2,486,629	3,269,410	3,238,336	31,074
Community Development	2,468,913	2,725,376	3,004,123	(278,747)
Public Works	1,670,009	1,744,488	805,733	938,755
Law Enforcement	5,173,870	5,350,945	4,404,289	946,656
Recreation	237,837	247,794	659,389	(411,595)
Capital outlay	52,000	108,068	77,586	30,482
Total Expenditures	12,800,190	14,189,362	12,872,783	1,316,579
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,106,576	717,404	4,101,297	3,383,893
OTHER FINANCING SOURCES (USES)				
Transfers in			58,049	58,049
Transfers (out)	(3,050,000)	(3,751,000)	(3,046,000)	705,000
Total Other Financing Sources (Uses)	(3,050,000)	(3,751,000)	(2,987,951)	763,049
NET CHANGE IN FUND BALANCES	($943,424)	($3,033,596)	1,113,346	$4,146,942
Fund balance at beginning of year			16,937,026	
Fund balance at end of year			$18,050,372	

See accompanying notes to financial statements

CITY OF OAKLEY
LIGHTING AND LANDSCAPING DISTRICTS SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	Original Budget	Amended Budget	Actual	Variance Positive (Negative)
REVENUES				
Other taxes	$56,730	$56,730	$128,103	$71,373
Special assessments	4,052,026	4,052,026	4,167,406	115,380
Use of money and property			183,719	183,719
Miscellaneous			625	625
Total Revenues	4,108,756	4,108,756	4,479,853	371,097
EXPENDITURES				
Current:				
Public Works	5,125,336	5,129,616	3,597,164	1,532,452
Debt service:				
Interest and fiscal charges			1,518	(1,518)
Total Expenditures	5,125,336	5,129,616	3,598,682	1,530,934
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(1,016,580)	(1,020,860)	881,171	1,902,031
OTHER FINANCING SOURCES (USES)				
Transfers in	339,722	339,722	152,505	(187,217)
Transfers out	(150,000)	(150,000)		150,000
Total Other Financing Sources (Uses)	189,722	189,722	152,505	(37,217)
NET CHANGE IN FUND BALANCES	($826,858)	($831,138)	1,033,676	$1,864,814
Fund balance at beginning of year			8,597,434	
Fund balance at end of year			$9,631,110	

See accompanying notes to financial statements

CITY OF OAKLEY
PUBLIC PROTECTION SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	Original Budget	Amended Budget	Actual	Variance Positive (Negative)
REVENUES				
Intergovernmental:				
Other	$100,000	$100,000	$155,948	$55,948
Special assessments	4,791,615	4,791,615	5,238,444	446,829
Use of money and property	5,200	5,200	5,098	(102)
Miscellaneous			2,836	2,836
Total Revenues	4,896,815	4,896,815	5,402,326	505,511
EXPENDITURES				
Current:				
Law Enforcement	4,896,815	4,900,315	5,402,326	(502,011)
Total Expenditures	4,896,815	4,900,315	5,402,326	(502,011)
NET CHANGE IN FUND BALANCES		($3,500)		$3,500
Fund balance at beginning of year				
Fund balance at end of year				

See accompanying notes to financial statements

CITY OF OAKLEY
DEVELOPER DEPOSITS SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	Original Budget	Amended Budget	Actual	Variance Positive (Negative)
REVENUES				
Developer fees	$558,197	$558,197	$1,560,958	$1,002,761
Total Revenues	558,197	558,197	1,560,958	1,002,761
EXPENDITURES				
Current:				
Community Development	558,197	558,197	1,560,958	(1,002,761)
Total Expenditures	558,197	558,197	1,560,958	(1,002,761)
NET CHANGE IN FUND BALANCES				
Fund balance at beginning of year				
Fund balance at end of year				

See accompanying notes to financial statements

CITY OF OAKLEY
LOW AND MODERATE INCOME HOUSING ASSET SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	Original Budget	Amended Budget	Actual	Variance Positive (Negative)
REVENUES				
Loan repayment	$12,000	$12,000	$94,719	$82,719
Use of money and property	1,500	1,500	4,048	2,548
Total Revenues	13,500	13,500	98,767	85,267
EXPENDITURES				
Current:				
Housing programs	3,500	3,500	3,540	(40)
Debt service:				
Interest	10,000	10,000	22,089	(12,089)
Total Expenditures	13,500	13,500	25,629	(12,129)
NET CHANGE IN FUND BALANCES			73,138	$73,138
Fund balance (deficit) at beginning of year			(992,775)	
Fund balance (deficit) at end of year			($919,637)	

See accompanying notes to financial statements

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INTERNAL SERVICE FUNDS

Internal service funds account for City operations financed and operated in a manner similar to a private business enterprise. The intent of the City is that the cost of providing goods and services to other City funds be financed through user fees to those funds

The concept of major funds does not extend to internal service funds because they do not do business with outside parties. For the Statement of Activities, the net revenues or expenses of the internal service fund is eliminated by netting them against the operations of the other City departments which generated them. The remaining balance sheet items are consolidated with these same funds in the Statement of Net Position.

CITY OF OAKLEY
PROPRIETARY FUNDS
STATEMENT OF NET POSITION
JUNE 30, 2020

	Governmental Activities - Internal Service Funds
ASSETS	
Current:	
Cash and investments available for operations (Note 3)	$1,132,833
Receivables:	
Accounts	2,250
Interest	3,632
Total Current Assets	1,138,715
Noncurrent:	
Capital assets (Note 7):	
Land and construction in progress	51,616
Depreciable, net	6,278,145
Total noncurrent Assets	6,329,761
Total Assets	7,468,476
LIABILITIES	
Current:	
Accounts payable	51,616
Total Liabilities	51,616
NET POSITION (Note 10)	
Net investment in capital assets	6,329,761
Unrestricted	1,087,099
Total Net Position	$7,416,860

See accompanying notes to financial statements

CITY OF OAKLEY
PROPRIETARY FUNDS
STATEMENT OF REVENUE, EXPENSES
AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED JUNE 30, 2020

	Governmental Activities - Internal Service Funds
OPERATING REVENUES	
Charges for services	$615,000
Total Operating Revenues	615,000
OPERATING EXPENSES	
Supplies	783,329
Depreciation	584,416
Total Operating Expenses	1,367,745
Operating Income (Loss)	(752,745)
NONOPERATING REVENUES (EXPENSES)	
Gain on sale of capital assets	6,198
Interest income	34,439
Total Nonoperating Revenues	40,637
Income (Loss) Before Contributions	(712,108)
Contributions	50,113
Change in net position	(661,995)
BEGINNING NET POSITION	8,078,855
ENDING NET POSITION	$7,416,860

See accompanying notes to financial statements

CITY OF OAKLEY
PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2020

	Governmental Activities - Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers	$612,750
Payments to suppliers	(950,118)
Cash Flows from Operating Activities	(337,368)
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES	
Proceeds from sale of capital assets	6,198
Acquisition of capital assets	(205,154)
Cash Flows from Capital Financing Activities	(198,956)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	37,983
Net Cash Flows	(498,341)
Cash and investments at beginning of period	1,631,174
Cash and investments at end of period	$1,132,833
NONCASH TRANSACTIONS	
Contribution of capital assets	$50,113
Reconciliation of Operating Income (Loss) to Cash Flows from Operating Activities:	
Operating income (loss)	($752,745)
Adjustments to reconcile operating income (loss) to cash flows from operating activities:	
Depreciation	584,416
Net change in liabilities:	
Accounts receivable	(2,250)
Accounts payable	(166,789)
Cash Flows from Operating Activities	($337,368)

See accompanying notes to financial statements

FIDUCIARY FUNDS

These funds are used to account for assets held by the City as an agent for individuals, private organizations, and other governments. The financial activities of these funds are excluded from the City-wide financial statements, but are presented in separate Fiduciary Fund financial statements. Fiduciary assets are held for others, therefore they are reported in aggregate without indicating whether they are restricted or unrestricted.

Successor Agency to the Redevelopment Agency Private Purpose Trust Fund is used to account for the activities of the Successor Agency to the former Redevelopment Agency of the City of Oakley.

Agency Funds are used to account for assets held by the City as an agent for individuals, private organizations, and other governments.

CITY OF OAKLEY
FIDUCIARY FUNDS
STATEMENT OF FIDUCIARY NET POSITION
JUNE 30, 2020

	Successor Agency to the Redevelopment Agency Private Purpose Trust Fund	Agency Funds
ASSETS		
Cash and investments (Note 3 and 16)	$1,502,189	$4,306,262
Cash and investments with fiscal agent (Note 3 and 16)	368	1,552,166
Accounts receivable	2,000	
Interest receivable		3,583
Loans receivable (Note 16B)	650,763	
Total Assets	2,155,320	$5,862,011
LIABILITIES		
Accounts payable		$2,155,721
Interest payable	274,035	
Due to other agencies		327,254
Due to bondholders		3,379,036
Long-term debt (Note 16C):		
Due within one year	815,000	
Due in more than one year	24,646,679	
Total Liabilities	25,735,714	$5,862,011
NET POSITION		
Held in Trust for the Successor Agency and Other Governments	($23,580,394)	

See accompanying notes to financial statements

CITY OF OAKLEY
FIDUCIARY FUNDS
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED JUNE 30, 2020

	Successor Agency to the Redevelopment Agency Private-Purpose Trust Fund
ADDITIONS	
Property taxes	$1,982,174
Use of money and property	19,149
Total Additions	2,001,323
DEDUCTIONS	
Redevelopment and economic development	252,850
Debt service:	
Interest and fiscal charges	1,026,183
Total Deductions	1,279,033
Change in Net Position	722,290
NET POSITION HELD IN TRUST FOR SUCCESSOR AGENCY AND OTHER GOVERNMENTS	
Beginning of year	(24,302,684)
End of year	($23,580,394)

See accompanying notes to financial statements

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Oakley was incorporated as a general law city on July 1, 1999. Oakley is a community of approximately 40,144 residents situated in Contra Costa County on the east side of San Francisco Bay. Oakley is located approximately 50 miles east of the City of San Francisco. The City operates under the Council-Manager form of government and provides the following services: law enforcement, highways and streets, public improvements, planning and zoning, recreation, and general administration services.

The financial statements and accounting policies of the City conform with generally accepted accounting principles applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant accounting policies are summarized below:

A. Reporting Entity

The City is governed by a five member council elected by City residents. The City is legally separate and fiscally independent which means it can issue debt, set and modify budgets and fees and sue or be sued. The accompanying basic financial statements include only the financial activities of the City and the Oakley Public Financing Authority, which is a component unit controlled by and dependent on the City. The Authority is included ("blended") with funds of the City since it is governed by the City Council sitting in a separate capacity.

The Oakley Public Financing Authority is a separate governmental entity whose purpose is to assist in the financing and refinancing of certain redevelopment activities of the former Redevelopment Agency and certain programs and projects of the City. The Authority's activities to date consist only of the purchase and resale of City or Redevelopment Agency debt issues, and the issuance of the 2004-1 Limited Obligation Bonds, the 2006-1 Infrastructure Revenue Bonds, the 2006 Certificates of Participation and the Refunding Revenue Bonds, Series 2012, the Refunding Revenue Bonds, Series 2014, and the 2016 Lease Revenue Bonds. Separate financial statements are not issued for the Oakley Public Financing Authority.

B. Basis of Presentation

The City's Basic Financial Statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Government Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

Government-wide Statements: The Statement of Net Position and the Statement of Activities display information about the primary government (the City) and its component units. These statements include the financial activities of the overall City government. Eliminations have been made to minimize the double counting of internal activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange transactions.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements: The fund financial statements provide information about the City's funds, including blended component units. The emphasis of fund financial statements is on major individual governmental funds, each of which is displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

C. Major Funds

Major governmental funds are identified and presented separately in the fund financial statements. All other funds, called non-major funds, are combined and reported in a single column, regardless of their fund-type.

Major funds are defined as funds that have either assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenues or expenditures/expenses equal to ten percent of their fund-type total and five percent of the grand total. The General Fund is always a major fund. The City may also select other funds it believes should be presented as major funds.

The City reported the following major governmental funds in the accompanying financial statements:

General Fund – The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. Revenues deposited in the General Fund include property tax, sales tax, franchise fees, business licenses, fines and forfeitures and fees for services. This fund is used to account for most of the City's basic services including Legislative, General Administration, Law Enforcement, Recreation and Community Development.

Lighting and Landscaping Districts Special Revenue Fund – This fund accounts for assessments made upon parcels of land within the Lighting and Landscaping Zones #1, #2 and #3 and their use in accordance with the provisions of the State of California Streets and Highway Code.

Public Protection Special Revenue Fund – This fund accounts for dedicated Police Services Special Taxes and State COPS program funds.

Low and Moderate Income Housing Asset Special Revenue Fund – This fund accounts for the housing assets of the former Oakley Redevelopment Agency and loan repayments restricted to low and moderate income housing projects.

Developer Deposits Special Revenue Fund – This fund accounts for deposits received from contractors and property owners to offset the cost of providing certain Community Development services including processing applications and reviewing grading plans of applicant projects.

Traffic Impact Fees Capital Projects Fund – This fund accounts for fees assessed on new development to provide street and road improvements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The City also reports the following fund types:

Internal Service Funds – The funds account for equipment replacement and capital facilities maintenance and replacement; all of which are provided to City departments on a cost reimbursement basis.

Fiduciary Funds – These funds account for assets held by the City as an agent for various functions. The Successor Agency to the Redevelopment Agency Private-Purpose Trust Fund accounts for the accumulation of resources to be used for payments at appropriate amounts and times in the future. Agency funds are used to account for assets held by the City as an agent for the Assessment Districts 2004-1 and 2006-1, assets held on behalf of the County for regional mitigation fees and on behalf of other agencies for other purposes. The financial activities of these funds are excluded from the City-wide financial statements, but are presented in separate Fiduciary Fund financial statements.

D. Basis of Accounting

The government-wide and fiduciary fund financial statements are reported using the *economic resources measurement focus* and the full *accrual basis* of accounting. Revenues are recorded when *earned* and expenses are recorded at the time liabilities are *incurred,* regardless of when the related cash flows take place. Agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations.

Governmental funds are reported using the *current financial resources* measurement focus and the *modified accrual* basis of accounting. Under this method, revenues are recognized when *measurable* and *available*. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. Governmental capital asset acquisitions are reported as *expenditures* in governmental funds. Proceeds of governmental long-term debt and acquisitions under capital leases are reported as *other financing sources*.

Those revenues susceptible to accrual are sales tax, transfer tax, fines, interest revenue and gross receipts taxes. Charges for services, and licenses and permits are not susceptible to accrual because they are not measurable until received in cash.

Non-exchange transactions, in which the City gives or receives value without directly receiving or giving equal value in exchange, include taxes, grants, entitlements, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied or assessed. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

The City may fund programs with a combination of cost-reimbursement grants, categorical block grants, special purpose revenues and general purpose revenues. While both restricted and unrestricted Net Position may be available to finance program expenditures the City's policy is to first apply restricted purpose revenues to such programs, followed by general purpose revenues if necessary.

Certain indirect costs are included in program expenses reported for individual functions and activities.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position or balance sheet report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of net position or balance sheet report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position or fund balance that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The City has only one item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue,* is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from three sources: accounts receivable, interest on interfund advances and loans receivable. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

F. Accounts Receivable

Receivables at June 30, 2020 were comprised of the following:

Governmental Activities:	Taxes	Accounts	Inter-Governmental	Total Receivables
General Fund	$875,356	$52,634	$30,905	$958,895
Developer Fees Special Revenue Fund		197,727		197,727
Low and Moderate Income Housing Assets Special Revenue Fund		800		800
Non-Major Governmental Funds			198,268	198,268
Internal Service Funds		2,250		2,250
Total	$875,356	$253,411	$229,173	$1,357,940

G. Property Taxes and Special Assessment Revenue

Revenue is recognized in the fiscal year for which the tax and assessment is levied. The County of Contra Costa levies, bills and collects property taxes and special assessments for the City; under the County's "Teeter Plan" the County remits the entire amount levied for secured taxes and handles all delinquencies, retaining interest and penalties. Secured and unsecured property taxes are levied on January 1 of the preceding fiscal year.

Secured property tax is due in two installments, on November 1 and February 1 and becomes a lien on those dates. It becomes delinquent on December 10 and April 10, respectively. Unsecured property tax is due on July 1, and becomes delinquent on August 31.

The term "unsecured" refers to taxes on personal property other than real estate, land and buildings. These taxes are secured by liens on the personal property being taxed. Secured and unsecured property tax revenues are recognized by the City in the fiscal year they are assessed, provided they become available as defined above.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Compensated Absences

Compensated absences comprise unpaid vacation and certain compensated time off, which are accrued as earned. For all governmental funds, amounts expected to be paid out for permanent liquidation are recorded as fund liabilities; the long-term portion is recorded in the Statement of Net Position. The liability for compensated absences is determined annually. The changes in the compensated absences were as follows:

	Governmental Activities
Beginning Balance	$1,105,238
Additions	779,246
Payments	(533,580)
Ending Balance	$1,350,904
Current Portion	$828,928

The long-term portion of governmental activities compensated absences is liquidated primarily by the General Fund.

I. Prepaids and Deposits

Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Prepaids and deposits in governmental funds are equally offset by nonspendable fund balance which indicates that they do not constitute available spendable resources even though they are a component of net current assets.

J. Fair Value Measurements

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels based on the extent to which inputs used in measuring fair value are observable in the market.

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 inputs are inputs – other than quoted prices included within level 1 – that are observable for an asset or liability, either directly or indirectly.

Level 3 inputs are unobservable inputs for an asset or liability.

If the fair value of an asset or liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

K. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

L. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

NOTE 2 – BUDGETS AND BUDGETARY ACCOUNTING

A. Budget Policy

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the means of financing them.

2. Work sessions are conducted to obtain citizen's comments.

3. The budget is legally enacted by City Council resolution.

4. All appropriations transfers between funds must be approved by the City Council by resolution during the fiscal year. The City Manager is authorized to transfer unencumbered appropriations within a fund. In addition, amendments that are made to authorize spending of increased or new special purpose revenues may be approved by the City Manager. The legally adopted budget requires that expenditures not exceed total appropriations at the fund level.

5. Budgets are adopted for all Governmental Funds except the 2006-1 Assessment District Capital Projects Fund, which is governed by bond convents.

6. Formal budgetary integration is employed as a management control device during the year for all budgeted funds.

7. Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

8. Budgeted amounts appearing in the budgetary comparison statements are as originally adopted or as amended by the City Council or the City Manager, as authorized.

NOTE 2 – BUDGETS AND BUDGETARY ACCOUNTING (Continued)

B. Encumbrances

Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation. Encumbrance accounting is employed as an extension of formal budgetary integration in all budgeted funds. Unexpended operating appropriations lapse at year end and must be reappropriated in the following year. Unexpended capital projects appropriations are automatically reappropriated in the following year. Encumbrances outstanding at year-end are recorded as restricted, committed or assigned fund balance, depending on the classification of the resources to be used to liquidate the encumbrance, since they do not constitute expenditures or liabilities.

C. Expenditures in Excess of Appropriations

The following funds incurred expenditures in excess of appropriations:

Fund	Excess of Expenditures Over Appropriations
Public Protection Special Revenue Fund	$502,011
Low Income and Moderate Income Housing Asset Special Revenue Fund	12,129
Developers Deposits Special Revenue Fund	1,002,761
Public Facilities Impact Fee Capital Projects Fund	13,610

The funds had sufficient revenues or other resources to finance these expenditures.

NOTE 3 – CASH AND INVESTMENTS

The City pools cash from all sources and all funds, except cash of the Successor Agency and cash with fiscal agents, so that it can be invested at the maximum yield, consistent with safety and liquidity, while individual funds can make expenditures at any time.

A. Policies

The City and its fiscal agents invest in individual investments and in investment pools. Individual investments are evidenced by specific identifiable pieces of paper called *securities instruments,* or by an electronic entry registering the owner in the records of the institution issuing the security, called the *book entry* system. Individual investments are generally made by the City's fiscal agents as required under its debt issues. In order to maximize security, the City employs the Trust Department of a bank as the custodian of all City managed investments, regardless of their form.

NOTE 3 – CASH AND INVESTMENTS (Continued)

California Law requires banks and savings and loan institutions to pledge government securities with a market value of 110% of the City's cash on deposit, or first trust deed mortgage notes with a market value of 150% of the deposit, as collateral for these deposits. Under California Law this collateral is held in a separate investment pool by another institution in the City's name and places the City ahead of general creditors of the institution.

The City's investments are carried at fair value, as required by generally accepted accounting principles. The City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year.

B. Classification

Cash and investments are classified in the financial statements as shown below:

City cash and investments:	
Cash and investments available for operations	$51,996,114
Cash and investments with fiscal agent	966,180
Total City Cash and Investments	52,962,294
Cash and investments in Fiduciary Funds (Separate Statement):	
Successor Agency to the Redevelopment	
Agency Private Purpose Trust Fund:	
Cash available for operations	1,502,189
Cash and investments with fiscal agent	368
Agency Funds:	
Cash and investments available for operations	4,306,262
Cash and investments with fiscal agent	1,552,166
Total Cash and Investments	$60,323,279

NOTE 3 – CASH AND INVESTMENTS (Continued)

C. Investments Authorized by the California Government Code and the City's Investment Policy

The City's Investment Policy and the California Government Code allow the City to invest in the following, provided the credit ratings of the issuers are acceptable to the City; and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code or the City's Investment Policy:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum Percentage of Portfolio	Maximum Investment In One Issuer
U.S. Government Securities	5 years		No Limit	No Limit
U.S. Government Agency Securities: Federal Home Loan Bank Federal National Mortgage Association Federal Farm Credit Bank Federal Home Loan Mortgage Corporation Student Loan Marketing Association Government National Mortgage Association	5 years		No Limit	No Limit
State of California Warrants, Treasury Notes or Bonds	5 years		No Limit	No Limit
California Local Agency Investment Fund	N/A		No Limit	$75 million per account
Certificates of Deposit	5 years	A1/P1	30%	No Limit
Bankers Acceptances	180 days	A1/P1	40%	30%
Medium-Term Corporate Notes	5 years	AAA	30%	No Limit
Money Market Funds	N/A	Top rating category	20%	No Limit
Investment Trust of California (CalTRUST)	N/A		No Limit	No Limit
Repurchase Agreements	1 year		No Limit	No Limit

NOTE 3 – CASH AND INVESTMENTS (Continued)

D. Investments Authorized by Debt Agreements

The City and Successor Agency must maintain required amounts of cash and investments with trustees or fiscal agents under the terms of certain debt issues. These funds are unexpended bond proceeds or are pledged reserves to be used if the City fails to meet its obligations under these debt issues. The California Government Code requires these funds to be invested in accordance with City resolutions, bond indentures or State statutes. The table below identifies the investment types that are authorized for investments held by fiscal agents. The table also identifies certain provisions of these debt agreements:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality
U.S. Government Securities	N/A	Aaa/AAA
U.S. Government Agency Securities	N/A	N/A
Local Agency Investment Fund	N/A	$75 million per account
Bankers Acceptances	360 days	A1/A1+/P1
Commercial Paper	270 days	A-1+/P-1
Money Market Funds	N/A	A/AAAm/AAAm
Municipal Obligations	N/A	Aaa/AAA
Pre-refunded Municipal Obligations	N/A	Highest
General Obligations	N/A	A2/A
Investment Agreements/Contracts	N/A	A
Repurchase Agreements	N/A	N/A
Investments fully insured by the FDIC	N/A	N/A
Tax-exempt Obligations	N/A	Highest Rating
Short term Certificates of Deposit	360 days	A1/A1+/P1
Certificates of Deposit	N/A	A
California Asset Management Program	N/A	N/A
Shares in a California Common Law Trust	N/A	N/A

E. Public Agencies Post-Employment Trust

On June 29, 2017, the City Council adopted resolution 86-17 approving the adoption of the Public Agencies Post-Employment Trust administered by Public Agency Retirement Services (PARS). The Trust is an irrevocable trust and qualifies as an Internal Revenue Section 115 trust. This trust will assist the City in mitigating the CalPERS contribution rate volatility. Investments of funds held in Trust are governed by the Investment Guideline Document for the investment account and by the agreement for administrative services with PARS, rather than the general provisions of the California Government Code or the City's investment policy. The City elected a discretionary investment approach which allows the City to maintain oversight of the investment management, control on target yield and the portfolio' risk tolerance, under the Balanced Index PLUS investment option. The assets in the Trust will eventually be used to fund pension plan obligations.

F. Interest Rate Risk and Fair Value Hierarchy

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City generally manages its interest rate risk by holding investments to maturity.

NOTE 3 – CASH AND INVESTMENTS (Continued)

Information about the sensitivity of the fair values of the City's investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the distribution of the City's investments by maturity. At June 30, 2020, all of the City's investments mature in 12 months or less.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure fair value of the assets. Level 1 inputs are quoted prices in an active market for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Investment Type	Level 2	Investments Measured at Net Asset Value	Investments Measured at Amortized Cost	Total
Cash and Investments in City Treasury:				
Money Market Funds			$1,814,136	$1,814,136
CalTRUST	$273,219			273,219
Held by Fiscal Agents:				
Certificates of Deposit	735,000			735,000
California Asset Management Program		$368		368
PARS Balanced Index PLUS		443,944		443,944
Money Market Funds			1,339,402	1,339,402
Total Investments	$1,008,219	$444,312	$3,153,538	4,606,069
Investments Exempt from Fair Value Hierarchy:				
Local Agency Investment Fund				53,084,802
Cash deposits in banks				2,632,408
Total Cash and Investments				$60,323,279

The City is a participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The City reports its investment in LAIF at the fair value amount provided by LAIF, which is the same as the value of the pool share. The balance is available for withdrawal on demand, and is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Each regular LAIF account is permitted to have up to 15 transactions per month, with a minimum transaction amount of $5,000, a maximum transaction amount of $65 million and at least 24 hours advance notice for withdrawals of $10 million or more. Bond proceeds accounts are subject to a one-time deposit with no cap and are set up with a monthly draw down schedule. Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset-backed securities, loans to certain state funds, and floating rate securities issued by federal agencies, government-sponsored enterprises, United States Treasury Notes and Bills, and corporations. At June 30, 2020, these investments matured in an average of 191 days.

NOTE 3 – CASH AND INVESTMENTS (Continued)

The City is a participant in the Short-Term Fund of the Investment Trust of California (CalTRUST), a joint powers authority and public agency established by its members under the provisions of Section 6509.7 of the California Government Code. Members and participants are limited to California public agencies. CalTRUST is governed by a Board of Trustees of seven Trustees, at least seventy-five percent of whom are from the participating agencies. The City reports its investment in CalTRUST at the fair value amount provided by CalTRUST, which is the same as the value of the pool shares. The balance is available for withdrawal on demand, and is based on the accounting records maintained by CalTRUST. Included in CalTRUST's investment portfolio are: United States Treasury Notes, Bills, Bonds or Certificates of Indebtedness; registered state warrants or treasury notes or bonds; California local agency bonds, notes, warrants or other indebtedness; federal agency or United States government-sponsored enterprise obligations; bankers acceptances; commercial paper; negotiable certificates of deposit; repurchase agreements; medium-term notes; money market mutual funds; notes, bonds or other obligation secured by a first priority security interest in securities authorized under Government Code Section 53651; and mortgage passthrough securities, collateralized mortgage obligations, and other asset – backed securities.

CalTRUST's Short-Term Fund has a target portfolio duration of 0 to 2 years. At June 30, 2020, these investments matured in an average of 307 days. The investment in CalTRUST, classified in Level 2 of the fair value hierarchy, is valued based on the fair value factor provided by the CalTRUST, which is calculated as the average cost to net asset value per share of the Short-Term Fund. At June 30, 2020, the fair value approximated the City's cost.

The Successor Agency is a participant in the California Asset Management Program (CAMP). CAMP is an investment pool offered by the California Asset Management Trust (the Trust). The Trust is a joint powers authority and public agency created by the Declaration of Trust and established under the provisions of the California Joint Exercise of Powers Act (California Government Code Sections 6500 et seq., or the "Act") for the purpose of exercising the common power of its Participants to invest certain proceeds of debt issues and surplus funds. CAMP's investments are limited to investments permitted by subdivisions (a) to (n), inclusive, of Section 53601 of the California Government Code. The Successor Agency reports its investments in CAMP at the fair value amounts provided by CAMP, which is the same as the value of the pool share in accordance with GASB 79 requirements. At June 30, 2020, the fair value approximated the Successor Agency's cost. At June 30, 2020, these investments have an average maturity of 53 days.

The Successor Agency, as a CAMP shareholder, may withdraw all or any portion of the funds in its CAMP account at any time by redeeming shares. The CAMP Declaration of Trust permits the CAMP trustee to suspend the right of withdrawal from CAMP or to postpone the date of payment of redemption proceeds if the New York Stock Exchange is closed other than for customary weekend and holiday closings, if trading on the New York Stock Exchange is restricted, or if, in the opinion of the CAMP trustees, an emergency exists such that disposal of the CAMP pool securities or determination of its net asset value is not reasonably practicable. If the right of withdrawal is suspended, the Successor Agency may either withdraw its request for that withdrawal or receive payment based on the net asset value of the CAMP pool next determined after termination of the suspension of the right of withdrawal.

Money market funds are available for withdrawal on demand and at June 30, 2020 matured in an average of 50 days.

NOTE 3 – CASH AND INVESTMENTS (Continued)

G. Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The actual ratings as of June 30, 2020 for CalTRUST is AAf, California Asset Management Program was rated AAAm, and all the City's Money Market Funds were rated AAAm as provided by Standard and Poor's investment ratings service. The Local Agency Investment Fund external investment pool, PARS Balanced Index PLUS, and the certificates of deposit were not rated as of June 30, 2020.

H. Concentration of Credit Risk

Significant investments in the securities of any individual issuers, other than U. S. Treasury securities, investment pools and money market funds, in the Agency Funds at June 30, 2020 were as follows:

Issuer	Investment Type	Amount
BMW Bank of North America	Certificate of Deposit	$245,000
Goldman Sachs Bank	Certificate of Deposit	245,000
Ally Bank Midvale Utah	Certificate of Deposit	245,000

NOTE 4 – INTERFUND TRANSACTIONS

A. Transfers Between Funds

With Council approval, resources may be transferred from one City fund to another. Transfers are used: to move revenue from the fund that statute or budget requires to collect the item to the fund that statute or budget requires to expend the item; distribute unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations; to segregate money for anticipated capital projects; and to provide additional resources for current operations or debt service.

Transfers between Funds during the fiscal year ended June 30, 2020 and the purpose for each were as follows:

Fund Receiving Transfer	Fund Making Transfers	Transfer Amount	
General Fund	Non-Major Governmental Funds	$58,049	(A)
Lighting and Landscaping Districts Special Revenue Fund	Non-Major Governmental Funds	152,505	(B)
Non-Major Governmental Funds	General Fund	3,046,000	(B)
	Non-Major Governmental Funds	676,869	(C)
	Total Interfund Transfers	$3,933,423	

(A) To transfer interest.

(B) To fund capital projects and administration.

(C) To fund debt service.

NOTE 4 – INTERFUND TRANSACTIONS (Continued)

B. Long-Term Interfund Advances

At June 30, 2020, the funds below had made advances which were not expected to be repaid within the next year. The balances in the funds with the advance to other funds are offset by deferred inflow, or nonspendable or restricted fund balance.

Advances to Other Funds	Advances from Other Funds	Advanced Amount
General Fund	Lighting and Landscaping Districts Fund	$78,532
General Fund	Non-Major Governmental Funds	200,000
Traffic Impact Fees Fund	Low and Moderate Income Housing Asset Fund	588,387
Non-Major Governmental Funds	Low and Moderate Income Housing Asset Fund	575,859
	Total Interfund Advances	$1,442,778

Since the City's formation in 1999, the General Fund has, on occasion, made advances to the Lighting and Landscaping Districts Special Revenue Fund to cure operating deficits in two of the Landscaping Districts. The advances bear interest at the City's investment pool rate. The balance of these advances totaled $78,532 at June 30, 2020.

In fiscal year 2019-20 the General Fund agreed to advance up to $600,000 to the Park Impact Fees Capital Projects Fund to fund the construction of the Athletic Field at Nunn-Wilson Park Project. Subsequently, an advance of $200,000 was made from the General Fund as it was determined that the remainder of the project cost would be covered by impact fees received by the Fund. Once construction of this project is completed, the advance will be paid back to the General Fund when the Park Impact Fees are collected. The balance outstanding at June 30, 2020 was $200,000.

The Traffic Impact Fees Capital Projects Fund, Park Impact Fees Capital Projects Fund, and Public Facilities Impact Fees Capital Projects Fund agreed to accept deferred payment of impact fees by the former Redevelopment Agency to assist with the Courtyards at Cypress Grove affordable housing project. Although no cash was advanced, these obligations were recorded as advances to the former Redevelopment Agency. The City's Low and Moderate Income Housing Asset Special Revenue Fund, as Housing Successor to the former Redevelopment Agency's housing activities, assumed the obligation to repay the advances, which will be repaid from future loan collections. The advances bear interest at the City's annual pooled investment rate which was of 1.93% for fiscal year 2020. The balance outstanding at June 30, 2020 was $1,164,246.

C. Current Interfund Balances

Current interfund balances arise in the normal course of business and are expected to be repaid shortly after at the end of the fiscal year. The Public Protection Special Revenue Fund, Cypress Grove Capital Project Capital Projects Fund, and 2006-1 Assessment District Capital Projects Fund owed the General Fund $995, $13,358, and $2,115, respectively as of June 30, 2020.

NOTE 5 – LOANS RECEIVABLE

A. Low and Moderate Income Housing and City Loans Receivable

The former Redevelopment Agency engaged in programs designed to encourage construction of or improvement in low-to-moderate income housing. Under these programs, grants or loans were provided under favorable terms to homeowners or developers who agreed to expend these funds in accordance with the Agency's terms. With the dissolution of the Redevelopment Agency as discussed in Note 16, the City agreed to become the successor to the Redevelopment Agency's housing activities and as a result the Low and Moderate Income Housing Asset Fund assumed the loans receivable of the Redevelopment Agency's Low and Moderate Income Housing Fund. In addition, the City has made loans to certain employees and to local businesses for economic development. Although these loans and notes are expected to be repaid in full, their balance has been offset by unavailable revenue or nonspendable fund balance. The balances of the loans receivable, including accrued interest, at June 30, 2020 are set forth below:

Golden Oak Manor	$1,197,348
Silver Oak Apartments	626,745
Oakley Senior Housing	686,776
Oakley Cypress Associates	3,593,750
Carol Lane	5,403,948
First Time Homebuyer	122,239
Employee Home Loans	373,518
New Lifeline Ministries	24,110
Downtown Revitalization Loan Program	73,075
Total	$12,101,509

B. Golden Oak Manor

Under the terms of a Loan Agreement dated December 19, 1994 between the Redevelopment Agency and the Developer, Golden Oak Manor, L.P., the Agency loaned the amount of $780,000 to construct 50 senior residential rental units, with 24 of the units being restricted to very low income households. The loan is secured by a deed of trust on the property, is due in 2054 and bears simple annual interest of 3 percent. Interest and principal are deferred for 60 years or upon transfer of the property to an unqualified entity. Any unpaid amounts are considered deferred; all deferred principal and interest is due when the note matures. During fiscal year 2017, the loan was assigned and transferred from Golden Oak Manor, L.P., to Golden Oak Manor II, L.P.

C. Silver Oak Apartments

Under the terms of a Loan Agreement dated May 1, 1998 between the Redevelopment Agency and the Developer, Ecumenical Association for Housing, the Agency loaned $374,220 along with an additional $99,206 in January 1999, for a total loan amount of $473,426, to fund the construction of 24 affordable housing units. The loan is secured by a deed of trust on the property, is due in 2058 and bears simple annual interest of 3 percent with principal and interest due annually to the extent there is "residual receipts" as defined in the agreement. Any unpaid amounts are considered deferred; all deferred principal and interest is due when the note matures.

NOTE 5 – LOANS RECEIVABLE (Continued)

D. Oakley Senior Housing

Under the terms of a Loan Agreement dated February 8, 2000 between the Redevelopment Agency and the Developer, Oakley Senior Associates, L.P., the Agency loaned the amount of $1,800,000 to fund the acquisition and development costs to construct eighty units of affordable housing for low and moderate income seniors. The loan is secured by a deed of trust on the property, is due in 55 years from the issuance of the certificate of completion, but not later than 2058, and bears simple annual interest of 3 percent, with principal and interest due annually to the extent there is "residual receipts" as defined in the agreement. Any unpaid amounts are considered deferred; all deferred principal and interest is due when the note matures. The Agency received a payment of $547,000 from the developer during fiscal year 2002. A portion of the loan had been funded by the Redevelopment Agency Projects Fund, and with the dissolution of the Agency effective February 1, 2012, the assets of the Redevelopment Agency Projects Fund, including a portion of the Oakley Senior Housing loan in the amount of $623,082, were assumed by the Successor Agency as discussed in Note 16.

E. Oakley Cypress Associates

Under the terms of the Loan Agreement dated December 1, 2005, the Redevelopment Agency loaned $2.5 million to Oakley Cypress Associates to assist in the development of 96 affordable housing units. The loan is secured by a deed of trust on the property and bears simple interest of 3 percent annually. Principal and interest payments are due annually to the extent that Oakley Cypress Associates has "residual receipts" as defined in the agreement. The remaining balance of unpaid principal and accrued interest is due fifty-five years after the issuance of the certificate of completion, but no later than December 1, 2063.

F. Carol Lane

Under the terms of a Loan Agreement dated February 23, 2007 between the Redevelopment Agency and the Developer, 59 Carol Lane, L.P., the Agency loaned the amount of $3,858,753 to fund the acquisition and development costs to construct two hundred and eight units of senior and family affordable housing for low and very-low income households. The loan is secured by a deed of trust on the property, is due in 55 years from the issuance of the certificate of completion, but not later than 2062, and bears simple interest of 3 percent annually, with principal and interest due annually to the extent there are "residual receipts" as defined in the agreement. Any unpaid amounts are considered deferred; all deferred principal and interest is due when the note matures.

G. First-Time Homebuyer Program

The Redevelopment Agency administered a First-Time Homebuyers Program funded by Bond proceeds in the amount of $512,392 in 1994, under which low and moderate income individuals may qualify for first-time home buyer deferred second mortgages to purchase homes in the Oakley area. The individual loans are 30-year fixed rate deferred loans, bearing interest at a rate equal to two percent below the Lender's rate and do not exceed $50,000. These loans are due thirty years from the date of issuance, but principal and accrued interest will be forgiven at maturity if the unit was owner occupied for the full thirty years. Under the terms of the Program, loans must be repaid in full if the property is sold to a nonqualified buyer.

NOTE 5 – LOANS RECEIVABLE (Continued)

H. Employee Home Loans

On December 1, 2005, the City loaned $550,000 and $70,000 to a City employee for the purpose of purchasing a home. The loan of $550,000 is secured by a deed of trust, has a term of 30 years and bears interest of 2.5%. The $70,000 loan was repaid in January 2006. In March 2009, the City amended the employment agreement to extend the final payment of the housing assistance loan by one year to December 2036. In June 2010, the City again amended the employment agreement to extend the final payment from December 2036 to December 2037. Each extension reflected a one-year deferral of mortgage payments and included no forgiveness of principal. The loan is being repaid timely and at June 30, 2020 had a remaining balance of $373,518.

On December 15, 2007, the City loaned $100,000 to a second City employee for the purpose of purchasing a home. The loan of $100,000 is secured by a deed of trust, has a term of 15 years and bears interest of 2.5%. This employee left the City during fiscal year 2009 and the City entered into a supplemental agreement with the employee that does not require the employee to immediately repay the loan. The City retains an interest in the home and would receive repayment depending on the sales price. However, the City had agreed to forgive its loan if the sales proceeds are less than the outstanding balance on the first deed of trust on the home. The home was sold in October 2019, and as of June 30, 2020 the loan was paid off.

I. New Lifeline Ministries

The City installed frontage improvements that are to be paid by the property owner, New Lifeline Ministries. Under the terms of a June 2015 reimbursement agreement, New Lifeline Ministries agreed to reimburse the City for its costs incurred in the amount of $36,165. The loan is unsecured, bears interest of 1% and is repayable in equal monthly installments over 15 years. The balance of the loan as of June 30, 2020 was $24,110.

J. Revitalization Loan Program

In 2014, the City Council approved funds to be allocated for the Downtown Revitalization Loan Program. The goal of the Loan Program is to leverage public funds and private investment to further enhance the physical appearance and economic vitality of the commercial buildings and businesses in the downtown corridor. The long-term objectives of the program include improving the physical appearance of the buildings and area, encouraging the retention and attraction of businesses to the corridor, increasing property values, increasing tenant stability, increasing pedestrian walkability and creating a stronger "sense of place". Loan funds under the program can be used for façade improvements, landscaping and exterior lighting, signage, ADA compliance, building infrastructure upgrades needed for new tenant conversion and demolition. The loan program requires that the applicant contribute minimum equity of 10% of the total projects.

The City issued the first loan under the program in October 2017 in the amount of $75,000. The loan is divided into two equal parts, 50% of the loan in the amount of $37,500 bears fixed interest of 2% over a ten year term and the other 50% does not bear interest and is forgivable in ten equal annual increments as long as the improvements are in place. The loan is secured by a promissory note and a personal guarantee, as well as UCC filings on all equipment purchased by the loan. 50% of the loan, or $37,500, The loan can be assumed and prepaid with no prepayment penalty, but is due and payable if the business is sold. The balance of the loan was $73,075 as of June 30, 2020.

NOTE 6 – LAND HELD FOR RESALE

The City has purchased parcels that are expected to be resold in the near future. Such land parcels are accounted for at the lower of cost or net realizable value or agreed-upon sales price if a disposition agreement has been made with a developer.

The balance of land held for resale in the General Fund at June 30, 2020 was $3,324,182.

NOTE 7 – CAPITAL ASSETS

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are valued at their estimated acquisition value on the date contributed.

All capital assets with limited useful lives are depreciated over their estimated useful lives. The purpose of depreciation is to spread the cost of capital assets equitably among all users over the life of these assets. The amount charged to depreciation expense each year represents that year's pro rata share of the cost of capital assets.

Depreciation is provided using the half-year convention method which is like the straight-line method in that the cost of the asset is divided by its expected useful life in years, but the asset is depreciated over 6 months instead over one year in its first year. The result is charged to expense each year until the asset is fully depreciated. The capitalization threshold for equipment with a cost of $5,000 or more and a useful life of more than two years, and for all buildings, improvements and infrastructure with a cost of $50,000 or more and a useful life of more than two years. The City has assigned the useful lives listed below to capital assets:

Buildings	40 years
Improvements	5-15 years
Machinery and 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 and Recreation:	
General Improvement	25 years
Specialty Features	10 years

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period.

NOTE 7 – CAPITAL ASSETS (Continued)

A. Capital Assets Additions and Retirements

Capital asset balances comprise the following:

	Balance as of June 30, 2019	Additions	Retirements	Transfers	Balance as of June 30, 2020
Governmental Activities:					
Capital assets not being depreciated:					
Land	$18,355,525	$51,687			$18,407,212
Construction in Progress	10,082,793	8,265,401		($14,881,853)	3,466,341
Total capital assets not being depreciated	28,438,318	8,317,088		(14,881,853)	21,873,553
Capital assets being depreciated:					
Buildings and Improvements	26,456,545	374,075		6,678,904	33,509,524
Machinery and Equipment	2,455,052	29,838			2,484,890
Vehicles	1,986,386	172,142	($133,785)		2,024,743
Roadways:					
Pavement	193,902,487	307,365		3,699,390	197,909,242
Sidewalks	9,797,203	119,867			9,917,070
Curbs and Gutters	10,464,787	70,823		102,905	10,638,515
Traffic Signals	4,129,910			3,628,044	7,757,954
Regulatory Signs and Street Trees	2,206,905	151,187			2,358,092
Street Lights	3,239,203				3,239,203
Bridges	4,422,722				4,422,722
Parks and Recreation Structures	16,864,088	762,506		772,610	18,399,204
Total capital assets being depreciated	275,925,288	1,987,803	(133,785)	14,881,853	292,661,159
Less accumulated depreciation for:					
Buildings and Improvements	(5,462,182)	(880,603)			(6,342,785)
Machinery and Equipment	(2,140,113)	(131,088)			(2,271,201)
Vehicles	(1,500,727)	(176,922)	133,785		(1,543,864)
Roadways:					
Pavement	(79,657,906)	(5,139,887)			(84,797,793)
Sidewalks	(3,321,778)	(132,098)			(3,453,876)
Curbs and Gutters	(3,291,459)	(150,841)			(3,442,300)
Traffic Signals	(1,934,291)	(216,367)			(2,150,658)
Regulatory Signs and Street Trees	(1,491,925)	(223,290)			(1,715,215)
Street Lights	(1,317,920)	(80,980)			(1,398,900)
Bridges	(1,158,185)	(44,226)			(1,202,411)
Parks and Recreation Structures	(6,222,489)	(673,345)			(6,895,834)
Total accumulated depreciation	(107,498,975)	(7,849,647)	133,785		(115,214,837)
Net capital assets being depreciated	168,426,313	(5,861,844)		14,881,853	177,446,322
Governmental activities capital assets, net	$196,864,631	$2,455,244			$199,319,875

NOTE 7 – CAPITAL ASSETS (Continued)

B. Capital Asset Contributions

Some capital assets may be acquired using federal and State grant funds, or they may be contributed by developers or other governments. These contributions are accounted for as revenues at the time the capital assets are contributed.

C. Depreciation Allocation

Depreciation expense is charged to functions and programs based on their usage of the related assets. The amounts allocated to each function or program are as follows:

Governmental Activities	
Administrative Services	$191,546
Public Works	7,073,685
Internal Service Funds	584,416
Total Depreciation	$7,849,647

NOTE 8 – LONG-TERM DEBT

The City generally incurs long-term debt to finance projects or purchase assets which will have useful lives equal to or greater than the related debt. The City's long-term debt is recorded only in the government-wide financial statements.

In governmental fund types, debt discounts and issuance costs are recognized in the current period.

A. Current Year Transactions and Balances

The City's debt issue and transaction is shown below and discussed in detail thereafter.

	Original Issue Amount	Balance June 30, 2019	Retirements	Balance June 30, 2020	Current Portion
2016 Lease Revenue Bonds					
2.00-5.00%, due 5/1/2041	$10,025,000	$9,160,000	($295,000)	$8,865,000	$305,000

B. 2016 Lease Revenue Bonds

On December 1, 2016, the Oakley Public Financing Authority issued the 2016 Lease Revenue Bonds in the principal amount of $10,025,000 to: (i) refinance the outstanding 2006 Certificates of Participation together with related lease payment obligations, (ii) obtain additional funds to finance the construction of a community center and related facilities (the "2016 Project"), (iii) pay the premium of a debt service reserve policy for the Bonds and (iv) pay the costs of issuing the Bonds, including the premium for the Policy. Principal is payable annually and the interest is payable semi-annually through 2041. The 2006 Certificates of Participation were called on January 14, 2017.

NOTE 8 – LONG-TERM DEBT (Continued)

Under the terms of the Trust Agreement for the 2016 Lease Revenue Bonds, an event of default occurs if (i) the Authority fails to pay interest or principal on the Bonds when due and payable, (ii) the Authority fails to observe or perform in any material way any other covenant or term contained in the Trust Agreement, (iii) the Authority commences a voluntary case under Title 11 of the United States Code, or (iv) an event of default occurs under the lease entered into in connection with the Bonds (the "Lease"). The City has pledged City Hall as collateral for the Lease payments due to the Authority.

Upon the occurrence of an event of default, the Trustee may enforce all rights of the bond owners, including without limitation the right to receive and collect the lease payments payable by the City under the Lease (the "Lease Payments") and declare the principal and interest of all of the Bonds then outstanding to be due and payable immediately; provided, that neither the Authority nor the Trustee may accelerate the Lease Payments or otherwise declare any Lease Payments not then in default to be immediately due and payable.

The City's failure to pay Lease Payments when due, among other items, constitutes an event of default under the Lease. Upon the occurrence of an event of default under the Lease Agreement, the Authority may exercise any and all remedies available under law or granted under the Lease and the Trustee acting at the direction of the insurer of the Bonds, has the right to re-enter and re-let City Hall and to terminate the Lease.

C. Debt Service Requirements

Annual debt service requirements are shown below for the City's long-term debt:

For the Year Ending June 30	Principal	Interest
2021	$305,000	$361,569
2022	315,000	349,369
2023	330,000	336,769
2024	345,000	323,569
2025	360,000	309,769
2026 - 2030	2,035,000	1,331,911
2031 - 2035	2,185,000	886,020
2036 - 2040	2,440,000	422,868
2041 - 2041	550,000	22,688
	$8,865,000	$4,344,532

NOTE 9 – ASSESSMENT DEBT WITH NO CITY COMMITMENT

On August 3, 2004, and July 19, 2006, the Oakley Public Financing Authority issued $17,150,000 principal amount of Revenue Bonds and $11,460,000 principal amount of Infrastructure Revenue Bonds to finance the construction and acquisition of certain public improvements within the City's Special District Nos. 2004-1 and 2006-1, respectively. On March 3, 2012, the 2004 Bonds were refunded by the Refunding Revenue bonds, Series 2012 in the principal amount of $14,775,000. On October 15, 2014, the Oakley Public Financing Authority issued Refunding Revenue Bonds, Series 2014, in the principal amount of $9,070,000 to refund the 2006 Bonds. The Bonds are secured only by revenues received as payment of assessments levied against property within Special District Nos. 2004-1 and 2006-1. Neither the faith and credit nor the general taxing power of the City of Oakley have been pledged to the payment of the Bonds. Therefore, the Bonds have been excluded from the accompanying financial statements. The outstanding balances of the Bonds were $11,225,000 and $7,470,000, respectively, at June 30, 2020.

NOTE 10 – NET POSITION AND FUND BALANCES

Net Position is measured on the full accrual basis, while Fund Balance is measured on the modified accrual basis.

A. Net Position

Net Position is the excess of all the City's assets and deferred outflows of resources over all its liabilities and deferred inflows of resources, regardless of fund. Net Position is divided into three captions. These captions apply only to Net Position, which is determined only at the Government-wide level, and are described below:

Net investment in capital assets describes the portion of Net Position which is represented by the current net book value of the City's capital assets, less the outstanding balance of any debt issued to finance these assets.

Restricted describes the portion of Net Position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the City cannot unilaterally alter. These principally include developer fees received for use on capital projects, debt service requirements, and redevelopment funds restricted to low and moderate income purposes.

Unrestricted describes the portion of Net Position which is not restricted to use.

B. Fund Balances

Governmental fund balances represent the net current assets of each fund. Net current assets generally represent a fund's cash, receivables and deferred outflows of resources, less its liabilities and deferred inflows of resources.

The City's fund balances are classified based on spending constraints imposed on the use of resources. For programs with multiple funding sources, the City prioritizes and expends funds in the following order: Restricted, Committed, Assigned, and Unassigned. Each category in the following hierarchy is ranked according to the degree of spending constraint:

NOTE 10 – NET POSITION AND FUND BALANCES (Continued)

Nonspendable represents balances set aside to indicate items do not represent available, spendable resources even though they are a component of assets. Fund balances required to be maintained intact, such as Permanent Funds, and assets not expected to be converted to cash, such as prepaids, notes receivable, and land held for redevelopment are included. However, if proceeds realized from the sale or collection of nonspendable assets are restricted, committed or assigned, then nonspendable amounts are required to be presented as a component of the applicable category.

Restricted fund balances have external restrictions imposed by creditors, grantors, contributors, laws, regulations, or enabling legislation which requires the resources to be used only for a specific purpose.

Committed fund balances have constraints imposed by formal action of the City Council, such as by Resolution or Ordinance, which are equally binding, and may be altered only by the same formal action of the City Council.

Assigned fund balances are amounts constrained by the City's intent to be used for a specific purpose, but are neither restricted nor committed. Intent is expressed by the City Council or its designee and may be changed at the discretion of the City Council or its designee under the Appropriations Control Policy, the City Manager. This category includes encumbrances that are not to be liquidated by restricted or committed resources; nonspendables, when it is the City's intent to use proceeds or collections for a specific purpose; and residual fund balances, if any, of Special Revenue, Capital Projects and Debt Service Funds, which have not been restricted or committed.

Unassigned fund balance represents residual amounts that have not been restricted, committed, or assigned. This includes the residual general fund balance and residual fund deficits, if any, of other governmental funds.

NOTE 10 – NET POSITION AND FUND BALANCES (Continued)

Detailed classifications of the City's Fund Balances, as of June 30, 2020, are below:

		Major Special Revenue Funds		Major Capital Projects Fund		
Fund Balance Classifications	General Fund	Lighting and Landscaping District	Low and Mod Income Housing Asset	Traffic Impact Fees	Other Governmental Funds	Total
Nonspendables:						
Items not in spendable form:						
Prepaids and deposits	$55,000					$55,000
Loans receivable	446,593					446,593
Land held for resale	3,324,182					3,324,182
Advances	278,532					278,532
Total Nonspendable Fund Balances	4,104,307					4,104,307
Restricted for:						
Pension benefits	643,944					643,944
Lighting and landscaping services		$9,631,110				9,631,110
Traffic impact projects				$7,485,624		7,485,624
Fire impact projects					$236,946	236,946
Public facilities impact projects					691,363	691,363
Street maintenance and improvement					1,883,835	1,883,835
2006-1 Assessment District					404,891	404,891
NPDES projects					359,776	359,776
Community Facilities District #1					2,250,104	2,250,104
Community Facilities District 2015-1					2,421,923	2,421,923
Citywide Community Facilities					558,256	558,256
Agricultural conservation					7,251	7,251
Debt service					44,286	44,286
Park impact fees					338,785	338,785
Cypress Grove improvements					101,500	101,500
Regional Park					1,199,343	1,199,343
Total Restricted Fund Balances	643,944	9,631,110		7,485,624	10,498,259	28,258,937
Assigned to:						
Termination payments	150,000					150,000
Uninsured claims payable	350,000					350,000
Police vehicles	199,627					199,627
Plans - consulting	5,260,068					5,260,068
Main Street Projects					6,624,975	6,624,975
Total Assigned Fund Balances	5,959,695				6,624,975	12,584,670
Unassigned:						
General Fund	7,342,426					7,342,426
Other fund deficits			($919,637)			(919,637)
Total Unassigned Fund Balances	7,342,426		(919,637)			6,422,789
Total Fund Balances	$18,050,372	$9,631,110	($919,637)	$7,485,624	$17,123,234	$51,370,703

NOTE 10 – NET POSITION AND FUND BALANCES (Continued)

C. Minimum Fund Balance Policies

The City's Budget Policies require the City to strive to maintain the following fund balances:

1) 20% of the annual operating expenditures in the General Fund's Unassigned Fund Balance for emergencies and unforeseen operating or capital needs. 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 annually budgeted Contingency Reserve.

2) Budget a Contingency Reserve each year for non-recurring unanticipated expenditures or to set aside funds to cover known contingencies with unknown costs. The level of the Contingency Reserve will be established as needed but shall not be less than 2% of General Fund operating expenditures. The balance of the reserve, which is a component of the General Fund's Unassigned Fund Balance was $383,735 as of June 30, 2020.

3) Establish an account to accumulate funds to be used for payment of accrued employee benefits for terminated employees. The accumulated amount in the reserve will equal the projected payout of accumulated benefits requiring conversion to pay on retirement for employees then eligible for retirement so there are funds to pay out accumulated benefits requiring conversion to pay on termination. The balance of the reserve was $150,000 as of June 30, 2020.

5) 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 as well as Labor Code Section 4850 Salary Continuation payments. The balance of the reserve was $350,000 as of June 30, 2020.

6) The City will establish a Street Maintenance Reserve Fund for the accumulation of funds for the long-term maintenance of the City's streets. The amounts transferred into the reserve will be used to augment the City's Gas Tax, Measure J, and other street improvement revenues in completing street maintenance and improvement projects. The reserve shall be considered fully funded when the balance and the combination of anticipated special revenues eligible for street maintenance is sufficient to pay for the next 3 years' anticipated maintenance, which is approximately $2.25 million. The balance of the reserve was $1,395,319 as of June 30, 2020.

7) The City will establish a Vehicle and Equipment Replacement Reserve Fund for the accumulation of funds for the replacement of worn and obsolete vehicles and other capital equipment. The balance of the reserve was $1,002,556 as of June 30, 2020.

   Staff has created a schedule of vehicles and computer equipment, along with their estimated lives and replacement values, and determined that the cost to replace existing vehicle and computer equipment is approximately $290,000 per year. The revised policy will ensure the City's ability to replace assets when they reach the end of their useful lives.

NOTE 10 – NET POSITION AND FUND BALANCES (Continued)

8) The City will seek to build and maintain a Facilities Maintenance Capital Asset Reserve Fund 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. Park operating funds shall budget annual capital replacement costs and use them to fund reserves for future equipment replacement and resurfacing needs. The balance of the Facilities Maintenance Capital Asset Reserve was $136,159 as of June 30, 2020 and many of the park operating funds do not have sufficient revenues to adequately fund reserves, which does not meet the targeted level. However, management believes the balance is sufficient to fund all anticipated replacements.

9) 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 (NPDES) program budget. The minimum reserve level will be 50% of the costs projected over the next five years, or $250 thousand per year as of June 30, 2020. The balance of the reserve which is a component of the NPDES Special Revenue Fund's Restricted Fund Balance was $132,034 as of June 30, 2020.

10) 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. The City was in compliance with the Gann Limit provisions as of June 30, 2020, and therefore was not required to establish a Reserve for Qualifying Expenditures as of June 30, 2020.

NOTE 11 – PENSION PLAN

A. General Information about the Pension Plan

Plan Description – All qualified permanent, probationary and part-time employees are eligible to participate in the City's Safety (police) and Miscellaneous (all other) Employee Pension Rate Plans. The City's Miscellaneous and Safety Rate Plans are part of the public agency cost-sharing multiple-employer defined benefit pension plan (PERF C), which is administered by the California Public Employees' Retirement System (CalPERS). PERF C consists of a miscellaneous pool and a safety pool (also referred to as "risk pools"), which are comprised of individual employer miscellaneous and safety rate plans, respectively. Individual employers may sponsor more than one miscellaneous and safety rate plan. The employer participates in one cost-sharing multiple-employer defined benefit pension plan regardless of the number of rate plans the employer sponsors. The City sponsors four rate plans (three miscellaneous and one safety). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

NOTE 11 – PENSION PLAN (Continued)

In August 2010, the City Council authorized an amendment to the contract between the City and the CalPERS in order to establish a Tier 2 retirement benefits structure. The Tier 2 changed the retirement benefit formula from 2.5%@55 to 2%@60 for new miscellaneous employees hired on or after October 18, 2010. A Tier 3 structure was established to implement the provisions of the Pension Reform Act of 2013 (PEPRA), Assembly Bill 340, and is applicable to employees new to CALPERS, and hired after December 31, 2012, and not subject to grandfathering into the previously existing Tier 2 Rate Plan.

Effective August 12, 2015, the City established a Safety Plan that provides benefits for safety employees hired after January 1, 2013 using the 2.7% @ 57 benefit formula.

The Plan's provisions and benefits in effect at June 30, 2020, are summarized as follows:

	Miscellaneous		
	Classic Tier 1	Classic Tier 2	PEPRA Tier 3
Hire date	Prior to October 18, 2010	On or after October 18, 2010	On or after January 1, 2013
Benefit formula	2.5% @ 55	2.0% @ 60	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50 - 55	50 - 63	52 - 67
Monthly benefits, as a % of eligible compensation	2.0 % to 2.5%	1.092% - 2.418%	1.0% - 2.5%
Required employee contribution rates	8.000%	7.000%	6.750%
Required employer contribution rates	11.432%	8.563%	6.985%
Required UAL contribution	$151,149	$3,024	$2,866

	Safety
	PEPRA
Hire date	On or after January 1, 2013
Benefit formula	2.7% @ 57
Benefit vesting schedule	5 years service
Benefit payments	monthly for life
Retirement age	50 - 57
Monthly benefits, as a % of eligible compensation	2.0% - 2.7%
Required employee contribution rates	13.000%
Required employer contribution rates	13.629%
Required UAL contribution	$4,546

Beginning in fiscal year 2016, CalPERS collects employer contributions for the Plan as a percentage of payroll for the normal cost portion as noted in the rates above and as a dollar amount for contributions toward the unfunded liability (UAL). The dollar amounts are billed on a monthly basis or can be paid in a lump sum at a reduced amount. The City elected to make the lump sum contributions and the required contribution for the unfunded liability was $161,585 in fiscal year 2020, as shown in the table above.

NOTE 11 – PENSION PLAN (Continued)

Contributions – Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2020, the City's total contributions to the Plan were $2,174,321.

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the CalPERS Financial Office. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

As of June 30, 2020, the City reported a net pension liability for its proportionate share of the net pension liability of the Plan as follows:

	Proportionate Share of Net Pension Liability
Miscellaneous	$2,181,637
Safety	132,337
Total Net Pension Liability	$2,313,974

The governmental activities net pension liability is liquidated primarily by the General Fund.

The City's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2019, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2018 rolled forward to June 30, 2019 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for the Plan as of June 30, 2018 and 2019 was as follows:

Proportion - June 30, 2018	0.02053%
Proportion - June 30, 2019	0.02258%
Change - Increase (Decrease)	0.00205%

NOTE 11 – PENSION PLAN (Continued)

For the year ended June 30, 2020, the City recognized pension expense of $1,920,603. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	$2,174,321	
Differences between actual and expected experience	160,164	($11,740)
Changes in assumptions	109,455	(37,937)
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	1,038,216	
Net differences between projected and actual earnings on plan investments		(39,963)
Total	$3,482,156	($89,640)

$2,174,321 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended June 30	Annual Amortization
2021	$710,317
2022	326,136
2023	173,680
2024	8,062
Total	$1,218,195

NOTE 11 – PENSION PLAN (Continued)

Actuarial Assumptions – For the measurement period ended June 30, 2019, the total pension liability was determined by rolling forward the June 30, 2018 total pension liability. The June 30, 2018 total pension liabilities were based on the following actuarial methods and assumptions for all benefit tiers:

Valuation Date	June 30, 2018
Measurement Date	June 30, 2019
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	-100.0%
Investment Rate of Return	7.15% (2)
Mortality	Derived using CalPERS Membership Data for all Funds (3)
Post Retirement Benefit Increase	Contract COLA up to 2.50% until Purchasing Power Protection Allowance Floor on Purchasing Power applies.

(1) Depending on age, service and type of employment
(2) Net of pension plan investment expenses, including inflation
(3) The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using the Society of Actuaries Scale 90% of scale MP 2016. For more details on this table, please refer to the December 2017 experience study report (based on CalPERS demographic data from 1997 to 2015) that can be found on the CalPERS website.

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2018 valuation were based on the results of a December 2018 actuarial experience study for the period 1997 to 2015. Further details of the Experience Study can be found on the CalPERS website.

Discount Rate – The discount rate used to measure the total pension liability for the Plan was 7.15%. The projection of cash flows used to determine the discount rate for the Plan assumed that contributions from all plan members in the Public Employees Retirement Fund (PERF) will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE 11 – PENSION PLAN (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

The table below reflects the expected real rate of return by asset class.

Asset Class (a)	Current Target Allocation	Real Return Years 1 - 10(b)	Real Return Years 11+©
Global Equity	50.0%	4.80%	5.98%
Fixed Income	28.0%	1.00%	2.62%
Inflation Assets	0.0%	0.77%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real Assets	13.0%	3.75%	4.93%
Liquidity	1.0%	--%	-0.92%
Total	100.0%		

(a) In the CalPERS CAFR, Fixed Income is included in Global Debt Securities; Liquidity is included in Short-term Investments; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.

(b) An expected inflation of 2.0% used for this period.

(c) An expected inflation of 2.92% used for this period.

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

1% Decrease	6.15%
Net Pension Liability	$4,180,518
Current Discount Rate	7.15%
Net Pension Liability	$2,313,974
1% Increase	8.15%
Net Pension Liability	$775,312

NOTE 11 – PENSION PLAN (Continued)

Pension Plan Fiduciary Net Position – Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Subsequent Event - CalPERS Pension Contribution Rates – The CalPERS Board of Administration has adopted a new amortization policy effective with the June 30, 2019 actuarial valuation. The new policy shortens the period over which actuarial gains and losses are amortized from 30 years to 20 years with the payments computed using a level dollar amount. In addition, the new policy removes the 5-year ramp-up and ramp-down on UAL bases attributable to assumption changes and non-investment gains/losses. The new policy removes the 5-year ramp-down on investment gains/losses. These changes will apply only to new UAL bases established on or after June 30, 2019. As a result of these changes, the City's contribution rates for the fiscal year ended June 30, 2021 are expected to increase over the fiscal year 2020 contribution rates.

NOTE 12 – OTHER POST-EMPLOYMENT BENEFITS

The City established a post-employment health care defined contribution plan in May 2016, pursuant to a negotiated Memoranda of Understanding (MOU) with its Oakley Police Officers Association employee bargaining unit. The City's funding obligation for the plan is defined within the MOU and is a specified contribution of $450 per month per police employee.

The administration of benefits for the plan rests with the plan administrator. The administrator for the plan is the Peace Officers Research Association of California (PORAC) Retiree Medical Trust. There are no vesting requirements to be eligible to use these funds post-employment. The benefit can only be used to purchase post-employment health insurance.

Contributions to the plan during fiscal year 2020 were $168,750.

In February 2020, the City established a retirement health savings (RHS) plan for all non-safety employees. The City's funding obligation for the plan is $20 per month per employee.

The administration of benefits for the plan rests with the plan administrator. The administrator for the plan is ICMA-RC. To be vested in the plan an employee must have 5 years of consecutive employment to be eligible to use these funds post-employment. The benefit can only be used to fund post-employment medical expenses.

Contributions to the plan during fiscal year 2020 were $4,230.

NOTE 13 – DEFERRED COMPENSATION PLANS

City employees may also defer a portion of their compensation under City sponsored Deferred Compensation Plans. The City offers the opportunity to participate in one of two plans, one created in accordance with Internal Revenue Code Section 457, and one created in accordance with Internal Revenue Code 401a. Under the 457 plan, participants are not taxed on the deferred portion of their compensation until distributed to them; under the 401a plan different rules apply and amounts contributed may be either pre-tax or after-tax depending on applicable plan rules. Under both plans, distributions may be made only at termination, retirement, death or in an emergency as defined by the Plan.

NOTE 13 – DEFERRED COMPENSATION PLANS (Continued)

The laws governing deferred compensation plan assets require plan assets to be held by a Trust for the exclusive benefit of plan participants and their beneficiaries. Since the assets held under these plans are not the City's property and are not subject to City control, they have been excluded from these financial statements.

NOTE 14 – RISK MANAGEMENT

A. Municipal Pooling Authority of Northern California (MPA)

The City is a member of the Municipal Pooling Authority of Northern California. The Authority provides coverage against various types of loss risks under the terms of a joint-powers agreement with the City and several other cities and governmental agencies. The City participates in the coverage programs as follows:

Types of Coverage (Deductible)	Coverage Limits
Liability ($25,000)	$29,000,000
Vehicle - Physical Damage ($3,000 for police vehicles, $2,000 for all others)	250,000
Worker's Compensation (no deductible)	Statutory Limit
Property:	
All Risk and Copper Claims ($25,000), Water Claims ($150,000)	1,000,000,000
Flood*	25,000,000
Pollution Liability ($100,000)	1,000,000
Boiler and Machinery ($5,000)	100,000,000
Cyber Liability ($50,000)	2,000,000
Government Crime ($2,500)	5,000,000
Employment Liability ($50,000)	2,000,000

* $100,000 minimum deductible per occurrence, except Zones A and V, which are subject to a $250,000 deductible per occurrence.

The Authority is governed by a Board consisting of representatives from member municipalities. The Board controls the operations of the Authority, including selection of management and approval of operating budgets, independent of any influence by member municipalities beyond their representation on the Board.

The City's deposits with the Authority are in accordance with formulas established by the Authority. Actual surpluses or losses are shared according to a formula developed from overall loss costs and spread to member entities on a percentage basis after a retrospective rating.

Audited financial statements for the Authority are available from MPA, 1911 San Miguel Drive, Suite 200, Walnut Creek, CA 94596.

NOTE 14 – RISK MANAGEMENT (Continued)

B. Liability for Uninsured Claims

Claims and judgments, including a provision for claims incurred but not reported, are recorded when a loss is deemed probable of assertion and the amount of the loss is reasonably determinable. As discussed, above, the City has coverage for such claims, but it has retained the risk for the deductible, or uninsured portion of these claims. Settlements have not exceeded insurance coverage for the past three fiscal years.

The City's liability for uninsured liability claims at June 30 was estimated by management based on claims experience during the fiscal year and was computed as follows:

	June 30	
	2020	2019
Balance at beginning of year	$56,171	$23,075
Liability for current fiscal year claims	4	61,177
Change in liability for prior fiscal year claims and claims incurred but not reported	(14,088)	30,717
Claims paid	(27,701)	(58,798)
Balance at end of year	$14,386	$56,171

NOTE 15 – COMMITMENTS AND CONTINGENCIES

A. Construction and Other Commitments

The City has the following outstanding construction commitments as of June 30, 2020 which are included in the balance of encumbrances in Note 15E:

FY 19-20 Street Repair and Resurfacing	994,427
Main-St - O'Hara Ave Intersection Improvement	432,036
Downtown Train Platform Station and Parking	242,653
Civic Center Emergency General Project	72,731
Laurel Road Reconstruction (Mellowood-Main)	53,829
Vintage Parkway Repair and Resurfacing	36,333
Traffic Signal Modernization	18,685
Downtown Parking Lot	12,077
3300 Main Street Building Remodeling	11,428
Delta De Anza & Marsh Creek Trail Connect Safety Improvements	1,753

NOTE 15 – COMMITMENTS AND CONTINGENCIES (Continued)

B. Litigation

The City is subject to litigation arising in the normal course of business. In the opinion of the City Attorney, there is no presently filed litigation which is likely to have a material adverse effect on the financial position of the City.

C. Federal and State Grant Programs

The City participates in several federal and State grant programs. These programs are subject to audit by the City's independent accountants in accordance with the provisions of the federal Single Audit Act as amended and applicable State requirements. No cost disallowances have been proposed as a result of audits completed to date; however, these programs are still subject to further examination by the grantors and the amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time. The City expects such amounts, if any, to be immaterial.

D. Funding Plan for Construction of Station 55 and Advance from Fire District

In September 2018, the City entered into a cooperative funding agreement with the East Contra Costa Fire Protection District for the construction of Fire Station No. 55 in the Summer Lakes subdivision. Under the terms of a separate settlement agreement with a developer, the City received $3.12 million for the design and construction of Fire Station #55 along with the dedication of a one acre parcel on which the station is to be built. Under the terms of the cooperative funding agreement, the District agreed to advance $1.9 million to the City to complete the design and construction of Station 55. Within thirty days of final completion of the project, the City agrees to transfer title to Station 55 and the associated one acre parcel to the District.

Starting sixty days following the final completion of the project, the advance from the District is repayable on a monthly basis from fire facilities impact fees collected by the City in the previous month. The advance of funds does not bear interest and the balance of the advance was $1,900,00 at June 30, 2020.

E. Encumbrances

Encumbrances outstanding as of June 30, 2020 by fund were as follows:

Major Governmental Funds:	
General Fund	$199,627
Traffic Impact Fees Capital Projects Fund	458,970
Non-Major Governmental Funds	1,405,555
Total Encumbrances	$2,064,152

NOTE 16 – REDEVELOPMENT AGENCY DISSOLUTION AND SUCCESSOR AGENCY ACTIVITIES

A. REDEVELOPMENT DISSOLUTION

In an effort to balance its budget, the State of California adopted ABx1 26 on June 28, 2011, amended by AB1484 on June 27, 2012 (collectively referred to as the Dissolution Act), which suspended all new redevelopment activities except for limited specified activities as of that date and dissolved redevelopment agencies on January 31, 2012.

The suspension provisions prohibited all redevelopment agencies from a wide range of activities, including incurring new indebtedness or obligations, entering into or modifying agreements or contracts, acquiring or disposing of real property, taking actions to adopt or amend redevelopment plans and other similar actions, except actions required by law or to carry out existing enforceable obligations, as defined in ABx1 26.

In addition, the Dissolution Act directs the State Controller to review the activities of all redevelopment agencies and successor agencies to determine whether an asset transfer between an agency and any public agency occurred on or after January 1, 2011. If an asset transfer did occur and the public agency that received the asset is not contractually committed to a third party for the expenditure or encumbrance of the asset, the legislation purports to require the State Controller to order the asset returned to the redevelopment agency. The State Controller's Office completed its asset transfer review in July 2015, which did not require the transfer of any additional assets to the Successor Agency.

Effective January 31, 2012, the Redevelopment Agency was dissolved. In accordance with the Dissolution Act, certain assets of the Redevelopment Agency Low and Moderate Income Housing Fund were distributed to a Housing Successor; and all remaining Redevelopment Agency assets and liabilities were distributed to a Successor Agency.

Under the provisions of ABx1 26, the City was eligible to elect to become the Housing Successor and retain the housing assets and elected to do so. On February 1, 2012, the Agency's housing assets were transferred to the City's Low and Moderate Income Housing Asset Special Revenue Fund. The activities of the Housing Successor are reported in the Low and Moderate Income Housing Assets Special Revenue Fund as the City has control of those assets, which may be used in accordance with the low and moderate income housing provisions of California Redevelopment Law.

The City also elected to become the Successor Agency and on February 1, 2012 the Redevelopment Agency's remaining assets were distributed to and liabilities were assumed by the Successor Agency. ABx1 26 requires the establishment of an Oversight Board to oversee the activities of the Successor Agency and one was established on April 17, 2012. The activities of the Successor Agency are subject to review and approval of the Oversight Board, which is comprised of seven members, including one member of City Council and one former Redevelopment Agency employee appointed by the Mayor.

The activities of the Successor Agency are reported in the Successor Agency to the Redevelopment Agency Private-Purpose Trust Fund as the activities are under the control of the Oversight Board and the Department of Finance. The City provides administrative services to the Successor Agency to wind down the affairs of the former Redevelopment Agency.

The Department of Finance issued the Successor Agency a Finding of Completion on August 15, 2014.

NOTE 16 – REDEVELOPMENT AGENCY DISSOLUTION AND SUCCESSOR AGENCY ACTIVITIES (Continued)

Cash and investments of the Successor Agency as of June 30, 2020 includes the following:

Cash available for operations:	
Cash available for operations	$143,154
Cash held for September 2, 2020 debt service payment	1,359,035
Cash and investments with fiscal agent	368
Total Cash and Investments	$1,502,557

Details regarding cash and investments are discussed in Note 3. Information presented in the following footnotes represents other assets and liabilities of the Successor Agency as of June 30, 2020.

B. LOANS RECEIVABLE

The Successor Agency assumed the non-housing loans receivable of the Redevelopment Agency as of February 1, 2012. The Redevelopment Agency engaged in programs designed to encourage construction of or improvement to low-to-moderate income housing. Under these programs, grants or loans were provided under favorable terms to homeowners or developers who agreed to expend these funds in accordance with the Agency's terms. The balance of the portion of the Oakley Senior Housing loan assumed by the Successor Agency as discussed in Note 5D above, including accrued interest was $650,763 as of June 30, 2020.

C. LONG-TERM DEBT

The Successor Agency assumed the long-term debt of the Redevelopment Agency as of February 1, 2012.

1. Current Year Transaction and Balances

All of the long-term debt of the Successor Agency is comprised of Tax Allocation Bonds issued by the Redevelopment Agency. The Bonds are special obligations of the Agency and are secured only by the Agency's tax increment revenues. Tax Allocation Bond transactions were as follows:

	Original Issue Amount	Balance June 30, 2019	Retirements	Balance June 30, 2020	Current Portion
2015A Tax Allocation Bonds					
3.375-5.00%, due 9/01/2028	$2,595,000	$2,595,000		$2,595,000	
2015B Tax Allocation Bonds					
2.00-3.75%, due 9/01/2024	3,115,000	2,870,000	($470,000)	2,400,000	$485,000
2018 Tax Allocation Refunding Bonds					
3.25-6.00%, due 9/01/2038	18,655,000	18,655,000	(70,000)	18,585,000	330,000
Add: Unamortized Bond Premium		1,881,679		1,881,679	
Total		$26,001,679	($540,000)	$25,461,679	$815,000

NOTE 16 – REDEVELOPMENT AGENCY DISSOLUTION AND SUCCESSOR AGENCY ACTIVITIES (Continued)

2. Successor Agency 2015 Tax Allocation Bonds

On May 6, 2015, the Agency issued $2,595,000 in 2015 Tax Allocation Bonds, Series A, and $3,115,000 in 2015 Tax Allocation Bonds, Series B. The proceeds of these bonds, secured by property tax revenues in the Redevelopment Property Tax Trust Fund, were used to refund and defease the outstanding 2003 Tax Allocation Bonds. The 2003 Bonds were called on June 19, 2015.

Under the terms of the Trust Indenture for the 2015 Bonds, an event of default occurs if, among other things, the Successor Agency (i) fails to pay interest or principal on the 2015 Bonds when due and payable, (ii) fails to observe or perform any other covenant or term contained in the Trust Indenture, or (iii) commences a voluntary case under Title 11 of the United States Code. Upon the occurrence of an event of default, the Trustee may exercise any remedies available to the Trustee and the bond owners in law or at equity.

The 2015 Bonds are secured by the Successor Agency's property tax revenues in the Redevelopment Property Tax Trust Fund. The Series A Bonds were repaid in full in fiscal year 2019-20.

3. Successor Agency 2018 Tax Allocation Refunding Bonds

On July 19, 2018, the Agency issued $18,655,000 in 2018 Tax Allocation Refunding Bonds. The proceeds of these bonds, secured by property tax revenues in the Redevelopment Property Tax Trust Fund, were used to refund and defease the outstanding 2008 Subordinate Tax Allocation Bonds. The refunding reduces the total debt service payments over 21 years by $7,649,546 and results in an economic gain (difference between the present values of the debt service payments on the old and new debt) of $3,097,278. The 2008 Bonds were called on September 1, 2018.

Under the terms of the Trust Indenture for the 2018 Bonds, an event of default occurs if, among other things, the Successor Agency (i) fails to pay interest or principal on the 2018 Bonds when due and payable, (ii) fails to observe or perform any other covenant or term contained in the Trust Indenture, or (iii) commences a voluntary case under Title 11 of the United States Code. Upon the occurrence of an event of default, the Trustee may exercise any remedies available to the Trustee and the bond owners in law or at equity.

The 2018 Bonds are secured by the Successor Agency's property tax revenues in the Redevelopment Property Tax Trust Fund. The 2018 Bonds are on parity with the 2015 Bonds discussed above Annual principal payments on the 2018 Bonds are due September 2, and semi-annual interest payments are due March 1 and September 1, through 2028.

NOTE 16 – REDEVELOPMENT AGENCY DISSOLUTION AND SUCCESSOR AGENCY ACTIVITIES (Continued)

4. Pledge of Tax Revenues

As discussed above, the Agency had pledged all future tax increment revenues, less amounts required to be set aside in the Redevelopment Agency Low and Moderate Income Housing Capital Projects Fund and certain tax increment pass through payments, for the repayment of both the 2003 and 2008A Tax Allocation Bonds (non-housing revenues). The Agency had also pledged tax increment revenues required to be set aside in the Redevelopment Agency Low and Moderate Income Housing Capital Projects Fund (housing revenue) for the repayment of a portion of the 2003 Tax Allocation Bonds. With the issuance of the 2018 Bonds, the tax increment revenue is pledged on parity with the 2015 and 2018 Bonds. The pledge of all future tax increment revenues ends upon repayment of the $34,174,498 remaining debt service on the 2015 and 2018 Bonds above, which is scheduled to occur in 2039.

With the dissolution of the Redevelopment Agency discussed above, Tax Increment is no longer distributed, and instead the Successor Agency receives payments from the County's Redevelopment Property Tax Trust Fund (RPTTF) that are to be used to fund debt service on the Bonds, with no distinction between housing and non-housing revenues. Beginning in fiscal year 2012, under the provisions of the laws dissolving the Redevelopment Agency, the Successor Agency only receives the funds necessary to fulfill its approved obligations. Total property taxes available for distribution to the Successor Agency and other taxing entities for fiscal year 2019 calculated by the County Auditor-Controller was $3,055,537 and the total received by the Successor Agency for fiscal year 2019 debt service was $1,982,174 which represented of 127% of the $1,557,321 of debt service.

5. Debt Service Requirements

Annual debt service requirements for the Bonds are shown below:

For the Year Ending June 30	Principal	Interest
2021	$815,000	$994,885
2022	845,000	962,305
2023	880,000	925,498
2024	920,000	887,048
2025	955,000	846,489
2026 - 2030	5,495,000	3,502,219
2031 - 2035	6,940,000	2,016,590
2036 - 2040	6,730,000	459,464
	23,580,000	$10,594,498
Add: Unamortized Premium	1,881,679	
Net Long Term Debt	$25,461,679	

NOTE 16 – REDEVELOPMENT AGENCY DISSOLUTION AND SUCCESSOR AGENCY ACTIVITIES (Continued)

D. COMMITMENTS AND CONTINGENCIES

1. State Approval of Enforceable Obligations

The Successor Agency prepares a Recognized Obligation Payment Schedule (ROPS) semi-annually that contains all proposed expenditures for the subsequent six-month period. The ROPS is subject to the review and approval of the Oversight Board as well as the State Department of Finance. Although the State Department of Finance may not question items included on the ROPS in one period, they may question the same items in a future period and disallow associated activities. The amount, if any, of current obligations that may be denied by the State Department of Finance in the future cannot be determined at this time.

2. State Asset Transfer Review

The activities of the former Redevelopment Agency and the Successor Agency were also subject to further examination by the State of California. The State Controller's Office conducted a review of the propriety of asset transfers between the former Redevelopment Agency or the Successor Agency and any public agency that occurred on or after January 1, 2011. The results of that review were issued in July 2015 and although the review did identify ineligible transfers of assets from the former Redevelopment Agency to the City, the report reflected the current year and prior year transfers discussed in Note 16A and made no further demands for the return of assets to the Successor Agency.

E. CONTRA COSTA COUNTYWIDE CONSOLIDATED OVERSIGHT BOARD

On July 1, 2018, the duties of the Oakley Oversight Board transferred to a new Contra Costa Countywide Consolidated Oversight Board, which will now be responsible for overseeing the winddown affairs of all Successor Agencies in Contra Costa County, including the Successor Agency to the Oakley Redevelopment Agency.

REQUIRED SUPPLEMENTARY INFORMATION

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REQUIRED SUPPLEMENTARY INFORMATION

Miscellaneous and Safety Rate Plans, a Cost Sharing-Employer Defined Benefit Pension Plan
Last 10 Years*

SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Measurement Date	6/30/2014	6/30/2015	6/30/2016	6/30/2017
Plan's Proportion of the Net Pension Liability (Asset)	0.04460%	0.05032%	0.04978%	0.02077%
Plan's Proportionate Share of the Net Pension Liability/(Asset)	$1,102,233	$1,380,410	$1,729,323	$2,059,612
Plan's Covered Payroll	$1,972,266	$2,494,839	$3,497,131	$6,800,698
Plan's Proportionate Share of the Net Pension Liability/(Asset) as a Percentage of its Covered Payroll	55.89%	55.33%	49.45%	30.29%
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	79.82%	78.40%	74.06%	73.31%

Notes to Schedule:

* - Fiscal year 2015 was the 1st year of implementation.

6/30/2018	6/30/2019
0.02053%	0.02258%
$1,978,129	$2,313,974
$8,031,468	$8,224,932
24.63%	28.13%
72.60%	83.26%

REQUIRED SUPPLEMENTARY INFORMATION

Miscellaneous and Safety Rate Plans, a Cost Sharing-Employer Defined Benefit Pension Plan
Last 10 Years*

SCHEDULE OF CONTRIBUTIONS

For the year Ended June 30	2015	2016	2017	2018
Actuarially determined contribution	$296,613	$382,769	$746,429	$986,847
Contributions in relation to the actuarially determined contributions	296,613	382,769	746,429	986,847
Contribution deficiency (excess)	$0	$0	$0	$0
Covered payroll	$2,494,839	$3,497,131	$6,800,698	$8,031,468
Contributions as a percentage of covered payroll	11.89%	10.95%	10.98%	12.29%

* Fiscal year 2015 was the 1st year of implementation.

2019	2020
$1,038,446	$2,174,321
1,038,446	2,174,321
$0	$0
$8,224,932	$8,331,862
12.63%	26.10%

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SUPPLEMENTAL INFORMATION

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MAJOR GOVERNMENTAL FUND, OTHER THAN GENERAL FUND AND SPECIAL REVENUE FUNDS

TRAFFIC IMPACT FEES CAPITAL PROJECTS FUND

This fund accounts for fees assessed on new development to provide street and road improvements.

CITY OF OAKLEY
TRAFFIC IMPACT FEES
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	Budget	Actual	Variance Positive (Negative)
REVENUES			
Intergovernmental:			
Other			
Developer fees	$2,000,000	$3,999,685	$1,999,685
Use of money and property	40,000	142,363	102,363
Miscellaneous	969,000	894,412	(74,588)
Total Revenues	3,009,000	5,036,460	2,027,460
EXPENDITURES			
Current:			
Community Development			
Public Works	134,520	136,969	(2,449)
Capital outlay	7,493,252	3,205,052	4,288,200
Total Expenditures	7,627,772	3,342,021	4,285,751
NET CHANGE IN FUND BALANCES	($4,618,772)	1,694,439	$6,313,211
Fund balance at beginning of year		5,791,185	
Fund balance at end of year		$7,485,624	

SPECIAL REVENUE FUNDS

GAS TAX

This fund accounts for revenues and expenditures received from the State of California under Street and Highways Code Sections 2105, 2106, 2107 and 2107.5. The allocations must be spent for street maintenance and construction.

NPDES

This fund accounts for storm water utility fees assessed on properties city-wide and used to pay for the "National Pollution Discharge Elimination System" to prevent further polluting of our streams and bays as mandated by the Federal government.

YOUTH DEVELOPMENT

This fund accounts for youth development grant programs.

COMMUNITY FACILITIES DISTRICT #1

This fund accounts for maintenance and operations related to drainage and flood control at the Cypress Grove development.

COMMUNITY FACILITIES DISTRICT 2015-1

This fund accounts for the activities associated with the maintenance of neighborhood parks, community parks, regional parks, street lighting, landscaping and storm water detention facilities at Emerson Ranch.

OAKLEY WELCOMING

This fund accounts for the activities associated with the grant-funded Oakley Welcoming program under the You Me We Oakley! brand.

AG CONSERVATION

This fund accounts for the activities associated with establishing and carrying out the City's agricultural conservation program.

CITYWIDE COMMUNITY FACILITIES DISTRICT

This fund was established to account for the activities associated with the maintenance of neighborhood parks and stormwater detention facilities in the areas of the 2015-2 Citywide Community Facility District.

REGIONAL PARK

This fund was established to account for the activities associated with the development and maintenance of the Oakley Regional Community Park.

CAPITAL PROJECTS FUNDS

MEASURE J

This fund accounts for the City's portion of the half-cent County-wide sales tax levied to fund transportation improvements to local streets.

GENERAL CAPITAL PROJECTS

This fund accounts for revenues and expenditures related to General Fund contributions, grants and other funding accounts for capital projects not accounted for in other capital projects funds. It accounts for the total expenditures for each project charged to this fund.

PARK IMPACT FEES

This fund accounts for fees assessed on new development to provide for park acquisition and development.

PUBLIC FACILITIES IMPACT FEE

This fund accounts for fees assessed on new development to provide for public facilities.

FIRE IMPACT FEES

This fund accounts for fees assessed on new developments to provide for fire protection capital facilities.

MAIN STREET

This fund accounts for Main Street related projects funded by the General Fund.

CYPRESS GROVE CAPITAL PROJECT

This fund accounts for funds from the 2004-1 Limited Obligation Bonds used to purchase infrastructure assets built by developers in the 2004-1 Assessment District area.

STREET MAINTENANCE RESERVE

This fund was established to account for the accumulation of funds for the long-term maintenance of the City's streets. The amounts transferred into the reserve will be used to augment the City's Gas Tax, Measure J, and other street improvement revenues in completing street maintenance and improvement projects. The reserve shall be considered fully funded when the balance and the combination of anticipated special revenues eligible for street maintenance is sufficient to pay for the next 3 years' anticipated maintenance, which is anticipated to occur by June 30, 2018.

2006-1 ASSESSMENT DISTRICT CAPITAL PROJECTS

This fund accounts for funds from the 2006 Infrastructure Revenue Bonds that will ultimately be used to purchase infrastructure assets built by developers in the 2006-1 Assessment District area.

DEBT SERVICE FUND

This fund accounts for principal and interest on the City's debt issues.

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CITY OF OAKLEY
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS
JUNE 30, 2020

	SPECIAL REVENUE FUNDS			
	Gas Tax	NPDES	Youth Development	Community Facilities District #1
ASSETS				
Cash and investments available for operations	$897,128	$213,311		$2,248,817
Cash with fiscal agent				
Accounts receivable, net	52,075	146,193		
Interest receivable	1,991	645		6,591
Advances to other funds				
Total Assets	$951,194	$360,149		$2,255,408
LIABILITIES				
Accounts payable	$28,408	$373		$5,304
Accrued liabilities				
Due to other funds				
Deposits payable				
Advances from other funds				
Unearned revenue				
Total Liabilities	28,408	373		5,304
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - interest on advances to other funds				
Total Deferred Inflows of Resources				
FUND BALANCES				
Restricted	922,786	359,776		2,250,104
Assigned				
Total Fund Balance	922,786	359,776		2,250,104
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$951,194	$360,149		$2,255,408

SPECIAL REVENUE FUNDS				
Community Facilities District 2015-1	Oakley Welcoming	Ag Conservation	Citywide Community Facilities District	Regional Park
$2,415,472	$202,395	$7,237	$575,297	$1,202,343
6,451	673	14	1,234	
$2,421,923	$203,068	$7,251	$576,531	$1,202,343
	$426		$18,275	
	746			
				$3,000
	201,896			
	203,068		18,275	3,000
$2,421,923		$7,251	558,256	1,199,343
2,421,923		7,251	558,256	1,199,343
$2,421,923	$203,068	$7,251	$576,531	$1,202,343

(Continued)

CITY OF OAKLEY
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS
JUNE 30, 2020

	CAPITAL PROJECTS FUNDS			
	Measure J	General Capital Projects	Park Impact Fees	Public Facilities Impact Fee
ASSETS				
Cash and investments available for operations	$1,039,811	$3,885,861	$203,957	$581,737
Cash with fiscal agent				
Accounts receivable, net				
Interest receivable	2,594	10,434		2,453
Advances to other funds			436,230	139,629
Total Assets	$1,042,405	$3,896,295	$640,187	$723,819
LIABILITIES				
Accounts payable	$81,356	$317,314	$3	
Accrued liabilities				
Due to other funds				
Deposits payable				
Advances from other funds			200,000	
Unearned revenue		378,566		
Total Liabilities	81,356	695,880	200,003	
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - interest on advances to other funds			101,399	$32,456
Total Deferred Inflows of Resources			101,399	32,456
FUND BALANCES				
Restricted	961,049		338,785	691,363
Assigned		3,200,415		
Total Fund Balance	961,049	3,200,415	338,785	691,363
Total Liabilities, Deferred Inflows of Resources	$1,042,405	$3,896,295	$640,187	$723,819

CAPITAL PROJECTS FUNDS						
Fire Impact Fees	Main Street	Cypress Grove Capital Project	Street Maintenance Reserve	2006-1 Assessment District	Debt Service Fund	Total Nonmajor Governmental Funds
$235,796	$2,029,241		$1,395,319		$44,131	$17,177,853
		$114,907		$407,006	323	522,236
						198,268
1,150						34,230
						575,859
$236,946	$2,029,241	$114,907	$1,395,319	$407,006	$44,454	$18,508,446
		$49			$168	$451,676
						746
		13,358		$2,115		15,473
						3,000
						200,000
						580,462
		13,407		2,115	168	1,251,357
						133,855
						133,855
$236,946		101,500		404,891	44,286	10,498,259
	$2,029,241		$1,395,319			6,624,975
236,946	2,029,241	101,500	1,395,319	404,891	44,286	17,123,234
$236,946	$2,029,241	$114,907	$1,395,319	$407,006	$44,454	$18,508,446

CITY OF OAKLEY
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2020

	SPECIAL REVENUE FUNDS			
	Gas Tax	NPDES	Youth Development	Community Facilities District #1
REVENUES				
Property taxes		$505,118		
Other taxes				
Intergovernmental:				
Other	$1,690,378			
Developer fees				
Special assessments				$324,882
Use of money and property	9,353	5,876		53,828
Miscellaneous	6,785	90		
Total Revenues	1,706,516	511,084		378,710
EXPENDITURES				
Current:				
Community Development				
Public Works	539,918	540,140		100,395
Recreation				
Capital outlay	313,911	109		
Debt service:				
Principal				
Interest and fiscal charges				
Total Expenditures	853,829	540,249		100,395
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	852,687	(29,165)		278,315
OTHER FINANCING SOURCES (USES)				
Transfers in				
Transfers (out)	(152,505)			
Total Other Financing Sources (Uses)	(152,505)			
NET CHANGE IN FUND BALANCES	700,182	(29,165)		278,315
Fund balance (deficit) at beginning of year	222,604	388,941		1,971,789
Fund balances (deficit) at end of year	$922,786	$359,776		$2,250,104

SPECIAL REVENUE FUNDS

Community Facilities District 2015-1	Oakley Welcoming	Ag Conservation	Citywide Community Facilities District	Regional Park
$827,953			$383,842	$48,443
40,096	$4,040 23,882	$140	6,367	14,361
868,049	27,922	140	390,209	62,804
172,574	27,922		61,378	417,598
172,574	27,922		61,378	417,598
695,475		140	328,831	(354,794)
695,475		140	328,831	(354,794)
1,726,448		7,111	229,425	1,554,137
$2,421,923		$7,251	$558,256	$1,199,343

(Continued)

CITY OF OAKLEY
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2020

	CAPITAL PROJECTS FUNDS			
	Measure J	General Capital Projects	Park Impact Fees	Public Facilities Impact Fee
REVENUES				
Property taxes				
Other taxes				
Intergovernmental:				
Other	$655,646	$6,700		
Developer fees		850,000	$656,521	$1,054,994
Special assessments				
Use of money and property	20,474	58,053		14,338
Miscellaneous		22,840		
Total Revenues	676,120	937,593	656,521	1,069,332
EXPENDITURES				
Current:				
Community Development				32,643
Public Works	113,268		25,865	
Recreation				
Capital outlay	1,022,269	557,894	792,332	
Debt service:				
Principal				
Interest and fiscal charges				967
Total Expenditures	1,135,537	557,894	818,197	33,610
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(459,417)	379,699	(161,676)	1,035,722
OTHER FINANCING SOURCES (USES)				
Transfers in		1,146,000	200,000	
Transfers (out)		(58,049)		(676,869)
Total Other Financing Sources (Uses)		1,087,951	200,000	(676,869)
NET CHANGE IN FUND BALANCES	(459,417)	1,467,650	38,324	358,853
Fund balance (deficit) at beginning of year	1,420,466	1,732,765	300,461	332,510
Fund balances (deficit) at end of year	$961,049	$3,200,415	$338,785	$691,363

CAPITAL PROJECTS FUNDS						
Fire Impact Fees	Main Street	Cypress Grove Capital Project	Street Maintenance Reserve	2006-1 Assessment District	Debt Service Fund	Total Nonmajor Governmental Funds
						$505,118
						1,260,238
						2,352,724
$268,638						2,830,153
						324,882
10,065		($1,049)		$4,089	($928)	239,103
48,638		66,130		55,680		224,045
327,341		65,081		59,769	(928)	7,736,263
10,079						42,722
						1,553,538
						27,922
1,119,207	$85,261					4,308,581
					295,000	295,000
					377,943	378,910
1,129,286	85,261				672,943	6,606,673
(801,945)	(85,261)	65,081		59,769	(673,871)	1,129,590
	1,350,000		$350,000		676,869	3,722,869
						(887,423)
	1,350,000		350,000		676,869	2,835,446
(801,945)	1,264,739	65,081	350,000	59,769	2,998	3,965,036
1,038,891	764,502	36,419	1,045,319	345,122	41,288	13,158,198
$236,946	$2,029,241	$101,500	$1,395,319	$404,891	$44,286	$17,123,234

CITY OF OAKLEY
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	SPECIAL REVENUE FUNDS					
	GAS TAX			N.P.D.E.S.		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES						
Property taxes				$450,000	$505,118	$55,118
Other taxes						
Intergovernmental:						
Other	$1,791,095	$1,690,378	($100,717)			
Developer fees						
Special assessments						
Use of money and property	1,500	9,353	7,853	2,000	5,876	3,876
Miscellaneous		6,785	6,785		90	90
Total Revenues	1,792,595	1,706,516	(86,079)	452,000	511,084	59,084
EXPENDITURES						
Current:						
Community Development						
Public Works	907,631	539,918	367,713	455,312	540,140	(84,828)
Recreation						
Capital outlay	788,557	313,911	474,646	231,879	109	231,770
Debt service:						
Principal						
Interest and fiscal charges						
Total Expenditures	1,696,188	853,829	842,359	687,191	540,249	146,942
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	96,407	852,687	756,280	(235,191)	(29,165)	206,026
OTHER FINANCING SOURCES (USES)						
Transfers in						
Transfers (out)	(189,722)	(152,505)	37,217			
Total Other Financing Sources (Uses)	(189,722)	(152,505)	37,217			
NET CHANGE IN FUND BALANCES	($93,315)	700,182	$793,497	($235,191)	(29,165)	$206,026
Fund balances (deficit) at beginning of year		222,604			388,941	
Fund balances (deficit) at end of year		$922,786			$359,776	

SPECIAL REVENUE FUNDS

YOUTH DEVELOPMENT			COMMUNITY FACILITIES DISTRICT #1			COMMUNITY FACILITIES DISTRICT 2015-1		
Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
						$791,757	$827,953	$36,196
			$324,890	$324,882	($8)			
			5,000	53,828	48,828	5,000	40,096	35,096
$23,700		($23,700)						
23,700		(23,700)	329,890	378,710	48,820	796,757	868,049	71,292
			230,394	100,395	129,999	314,679	172,574	142,105
23,700		23,700						
23,700		23,700	230,394	100,395	129,999	314,679	172,574	142,105
			99,496	278,315	178,819	482,078	695,475	213,397
			$99,496	278,315	$178,819	$482,078	695,475	$213,397
				1,971,789			1,726,448	
				$2,250,104			$2,421,923	

(Continued)

CITY OF OAKLEY
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	SPECIAL REVENUE FUNDS					
	OAKLEY WELCOMING			AG CONSERVATION		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES						
Property taxes						
Other taxes						
Intergovernmental:						
Other						
Developer fees						
Special assessments						
Use of money and property		$4,040	$4,040		$140	$140
Miscellaneous	$79,649	23,882	(55,767)			
Total Revenues	79,649	27,922	(51,727)		140	140
EXPENDITURES						
Current:						
Community Development						
Public Works						
Recreation	79,649	27,922	51,727			
Capital outlay						
Debt service:						
Principal						
Interest and fiscal charges						
Total Expenditures	79,649	27,922	51,727			
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					140	140
OTHER FINANCING SOURCES (USES)						
Transfers in						
Transfers (out)						
Total Other Financing Sources (Uses)						
NET CHANGE IN FUND BALANCES					140	$140
Fund balances (deficit) at beginning of year					7,111	
Fund balances (deficit) at end of year					$7,251	

SPECIAL REVENUE FUNDS						CAPITAL PROJECTS FUNDS		
CITYWIDE COMMUNITY FACILITIES DISTRICT			REGIONAL PARK			MEASURE J		
Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
$139,329	$383,842	$244,513		$48,443	$48,443			
						$575,000	$655,646	$80,646
	6,367	6,367		14,361	14,361	2,000	20,474	18,474
139,329	390,209	250,880		62,804	62,804	577,000	676,120	99,120
72,840	61,378	11,462				293,450	113,268	180,182
			$504,654	417,598	87,056	1,267,280	1,022,269	245,011
72,840	61,378	11,462	504,654	417,598	87,056	1,560,730	1,135,537	425,193
66,489	328,831	262,342	(504,654)	(354,794)	149,860	(983,730)	(459,417)	524,313
$66,489	328,831	$262,342	($504,654)	(354,794)	$149,860	($983,730)	(459,417)	$524,313
	229,425			1,554,137			1,420,466	
	$558,256			$1,199,343			$961,049	

(Continued)

CITY OF OAKLEY
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	CAPITAL PROJECTS FUNDS					
	GENERAL CAPITAL PROJECTS			PARK IMPACT FEES		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES						
Property taxes						
Other taxes						
Intergovernmental:						
Other	$130,000	$6,700	($123,300)			
Developer fees		850,000	850,000	$300,000	$656,521	$356,521
Special assessments						
Use of money and property		58,053	58,053	7,500		(7,500)
Miscellaneous		22,840	22,840			
Total Revenues	130,000	937,593	807,593	307,500	656,521	349,021
EXPENDITURES						
Current:						
Community Development						
Public Works				6,000	25,865	(19,865)
Recreation						
Capital outlay	3,354,013	557,894	2,796,119	819,802	792,332	27,470
Debt service:						
Principal						
Interest and fiscal charges						
Total Expenditures	3,354,013	557,894	2,796,119	825,802	818,197	7,605
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(3,224,013)	379,699	3,603,712	(518,302)	(161,676)	356,626
OTHER FINANCING SOURCES (USES)						
Transfers in	1,146,000	1,146,000		600,000	200,000	(400,000)
Transfers (out)		(58,049)	(58,049)			
Total Other Financing Sources (Uses)	1,146,000	1,087,951	(58,049)	600,000	200,000	(400,000)
NET CHANGE IN FUND BALANCES	($2,078,013)	1,467,650	$3,545,663	$81,698	38,324	($43,374)
Fund balances (deficit) at beginning of year		1,732,765			300,461	
Fund balances (deficit) at end of year		$3,200,415			$338,785	

CAPITAL PROJECTS FUNDS

PUBLIC FACILITIES IMPACT FEE			FIRE IMPACT FEES			MAIN STREET		
Budget	Actual	Variance Positive (Negative)	Budget	ACRual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
$600,000	$1,054,994	$454,994	$100,000	$268,638	$168,638			
3,000	14,338	11,338	2,000	10,065	8,065			
				48,638	48,638			
603,000	1,069,332	466,332	102,000	327,341	225,341			
20,000	32,643	(12,643)	103,500	10,079	93,421			
			1,090,943	1,119,207	(28,264)	$2,112,001	$85,261	$2,026,740
	967	(967)						
20,000	33,610	(13,610)	1,194,443	1,129,286	65,157	2,112,001	85,261	2,026,740
583,000	1,035,722	452,722	(1,092,443)	(801,945)	290,498	(2,112,001)	(85,261)	2,026,740
						1,350,000	1,350,000	
(676,869)	(676,869)							
(676,869)	(676,869)					1,350,000	1,350,000	
($93,869)	358,853	$452,722	($1,092,443)	(801,945)	$290,498	($762,001)	1,264,739	$2,026,740
	332,510			1,038,891			764,502	
	$691,363			$236,946			$2,029,241	

(Continued)

CITY OF OAKLEY
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2020

	CAPITAL PROJECTS FUNDS					
	CYPRESS GROVE CAPITAL PROJECT			STREET MAINTENANCE RESERVE		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES						
Property taxes						
Other taxes						
Intergovernmental:						
Other						
Developer fees						
Special assessments						
Use of money and property	$1,000	($1,049)	($2,049)			
Miscellaneous		66,130	66,130			
Total Revenues	1,000	65,081	64,081			
EXPENDITURES						
Current:						
Community Development						
Public Works						
Recreation						
Capital outlay	53,500		53,500			
Debt service:						
Principal						
Interest and fiscal charges						
Total Expenditures	53,500		53,500			
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(52,500)	65,081	117,581			
OTHER FINANCING SOURCES (USES)						
Transfers in	60,346		(60,346)	$350,000	$350,000	
Transfers (out)						
Total Other Financing Sources (Uses)	60,346		(60,346)	350,000	350,000	
NET CHANGE IN FUND BALANCES	$7,846	65,081	$57,235	$350,000	350,000	
Fund balances (deficit) at beginning of year		36,419			1,045,319	
Fund balances (deficit) at end of year		$101,500			$1,395,319	

CAPITAL PROJECTS FUNDS					
2006-1 ASSESSMENT DISTRICT			DEBT SERVICE FUND		
Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
$1,000	$4,089	$3,089	$5,000	($928)	($5,928)
	55,680	55,680			
1,000	59,769	58,769	5,000	(928)	(5,928)
			295,000	295,000	
			381,869	377,943	3,926
			676,869	672,943	3,926
1,000	59,769	58,769	(671,869)	(673,871)	(2,002)
89,440		(89,440)	676,869	676,869	
89,440		(89,440)	676,869	676,869	
$90,440	59,769	($30,671)	$5,000	2,998	($2,002)
	345,122			41,288	
	$404,891			$44,286	

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INTERNAL SERVICE FUNDS

Internal Service Funds are used to finance and account for special activities and services performed by a designated department for other departments in the City on a cost reimbursement basis.

The concept of major funds does not extend to internal service funds because they do not do business with outside parties. For the Statement of Activities, the net revenues or expenses of each internal service fund be eliminated by netting them against the operations of the other City departments which generated them. The remaining balance sheet items are consolidated with these same funds in the Statement of Net Position.

However, internal service funds are still presented separately in the Fund financial statements, including the funds below.

EQUIPMENT REPLACEMENT

This fund is used to finance and account for the replacement of equipment used by City departments.

CAPITAL FACILITIES MAINTENANCE AND REPLACEMENT

This fund is used to account for the maintenance and replacement of the City's capital facilities used by City departments.

CITY OF OAKLEY
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2020

	Equipment Replacement	Capital Facilities Maintenance and Replacement	Total
ASSETS			
Current:			
Cash and investments available for operations	$997,109	$135,724	$1,132,833
Receivables:			
Accounts	2,250		2,250
Interest	3,197	435	3,632
Total Current Assets	1,002,556	136,159	1,138,715
Noncurrent:			
Capital assets:			
Land and construction in progress	51,616		51,616
Depreciable, net	694,568	5,583,577	6,278,145
Total Noncurrent Assets	746,184	5,583,577	6,329,761
Total Assets	1,748,740	5,719,736	7,468,476
LIABILITIES			
Accounts payable	51,616		51,616
Total Assets	51,616		51,616
NET POSITION			
Net investment in capital assets	746,184	5,583,577	6,329,761
Unrestricted	950,940	136,159	1,087,099
Total Net Position	$1,697,124	$5,719,736	$7,416,860

CITY OF OAKLEY
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF REVENUE, EXPENSES
AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED JUNE 30, 2020

	Equipment Replacement	Capital Facilities Maintenance and Replacement	Total
OPERATING REVENUES			
Charges for services	$160,000	$455,000	$615,000
Total Operating Revenues	160,000	455,000	615,000
OPERATING EXPENSES			
Supplies	66,809	716,520	783,329
Depreciation	308,010	276,406	584,416
Total Operating Expenses	374,819	992,926	1,367,745
Operating Income (Loss)	(214,819)	(537,926)	(752,745)
NONOPERATING REVENUES (EXPENSES)			
Gain on sale of assets	6,198		6,198
Interest income	29,280	5,159	34,439
Total Nonoperating Revenues	35,478	5,159	40,637
Income (Loss) Before Contributions	(179,341)	(532,767)	(712,108)
Contributions	50,113		50,113
Change in net position	(129,228)	(532,767)	(661,995)
BEGINNING NET POSITION	1,826,352	6,252,503	8,078,855
ENDING NET POSITION	$1,697,124	$5,719,736	$7,416,860

CITY OF OAKLEY
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2020

	Equipment Replacement	Capital Facilities Maintenance and Replacement	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$157,750	$455,000	$612,750
Payments to suppliers	(218,460)	(731,658)	(950,118)
Cash Flows from Operating Activities	(60,710)	(276,658)	(337,368)
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES			
Proceeds from sale of capital assets	6,198		6,198
Acquisition of capital assets	(151,867)	(53,287)	(205,154)
Cash Flows from Noncapital Financing Activities	(145,669)	(53,287)	(198,956)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest	31,454	6,529	37,983
Net Cash Flows	(174,925)	(323,416)	(498,341)
Cash and investments at beginning of period	1,172,034	459,140	1,631,174
Cash and investments at end of period	$997,109	$135,724	$1,132,833
NONCASH TRANSACTIONS			
Contribution of capital assets	$50,113		$50,113
Reconciliation of Operating Income (Loss) to Cash Flows from Operating Activities:			
Operating income (loss)	($214,819)	($537,926)	($752,745)
Adjustments to reconcile operating income (loss) to cash flows from operating activities:			
Depreciation	308,010	276,406	584,416
Net change in assets and liabilities:			
Accounts receivable	(2,250)		(2,250)
Accounts payable	(151,651)	(15,138)	(166,789)
Cash Flows from Operating Activities	($60,710)	($276,658)	($337,368)

AGENCY FUNDS

Agency Funds account for assets held by the City as an agent for individuals, governmental entities and non-public organizations.

ASSESSMENT DISTRICT 2004-1

This fund accounts for Assessment District 2004-1 special assessment collections and debt service payments.

GENERAL AGENCY FUND

This fund accounts for fees established by the County to fund future County capital facilities from development that are collected via building permits and submitted to the County, as well as assets held on behalf of other agencies for other purposes.

ASSESSMENT DISTRICT 2006-1

This fund accounts for Assessment District 2006-1 special assessment collections and debt service payments.

CITY OF OAKLEY
AGENCY FUNDS
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
FOR THE YEAR ENDED JUNE 30, 2020

	Balance June 30, 2019	Additions	Reductions	Balance June 30, 2020
Assessment District 2004-1				
Assets				
Cash and investments	$982,112	$1,210,960	$1,157,316	$1,035,756
Cash with fiscal agent	1,176,565	18,585		1,195,150
Interest receivable	3,424	1,942	3,424	1,942
Total Assets	$2,162,101	$1,231,487	$1,160,740	$2,232,848
Liabilities				
Due to bondholders	$2,162,101	$1,231,487	$1,160,740	$2,232,848
Total Liabilities	$2,162,101	$1,231,487	$1,160,740	$2,232,848
General Agency Fund				
Assets				
Cash and investments	$1,033,602	$3,596,594	$2,151,471	$2,478,725
Liabilities				
Accounts payable		$2,151,471		$2,151,471
Due to other agencies	$1,033,602	1,445,123	$2,151,471	327,254
Total Liabilities	$1,033,602	$3,596,594	$2,151,471	$2,478,725
Assessment District 2006-1				
Assets				
Cash and investments	$728,520	$767,293	$704,032	$791,781
Cash with fiscal agent	349,241	7,775		357,016
Interest receivable	2,665	1,641	2,665	1,641
Total Assets	$1,080,426	$776,709	$706,697	$1,150,438
Liabilities				
Accounts payable		$4,250		$4,250
Due to bondholders	$1,080,426	772,459	$706,697	1,146,188
Total Liabilities	$1,080,426	$776,709	$706,697	$1,150,438
Totals - All Agency Funds				
Assets				
Cash and investments	$2,744,234	$5,574,847	$4,012,819	$4,306,262
Cash with fiscal agent	1,525,806	26,360		1,552,166
Interest receivable	6,089	3,583	6,089	3,583
Total Assets	$4,276,129	$5,604,790	$4,018,908	$5,862,011
Liabilities				
Accounts payable		$2,155,721		$2,155,721
Due to other agencies	$1,033,602	1,445,123	$2,151,471	327,254
Due to bondholders	3,242,527	2,003,946	1,867,437	3,379,036
Total Liabilities	$4,276,129	$5,604,790	$4,018,908	$5,862,011

STATISTICAL SECTION

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STATISTICAL SECTION

This part of the City's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health. In contrast to the financial section, the statistical section information is not subject to independent audit.

Financial Trends
These schedules contain trend information to help the reader understand how the City's financial performance and wellbeing have changed over time:

1. Net Position by Component
2. Changes in Net Position
3. Fund Balances of Governmental Funds
4. Changes in Fund Balance of Governmental Funds

Revenue Capacity
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax:

1. Assessed and Estimated Actual Value of Taxable Property
2. Property Tax Rates, All Overlapping Governments
3. Principal Property Tax Payers
4. Property Tax Levies and Collections

Debt Capacity
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future:

1. Ratio of Outstanding Debt by Type
2. Computation of Direct and Overlapping Debt
3. Computation of Legal Bonded Debt Margin
4. Bonded Debt Pledged Revenue Coverage, Former Redevelopment Agency Tax Allocation Bonds

Demographic and Economic Information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place:

1. Demographic and Economic Statistics
2. Principal Employers

Operating Information
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs:

1. Budgeted Full-Time Equivalent City Government Employees by Function
2. Operating Indicators by Function/Program
3. Capital Asset Statistics by Function/Program

Sources
Unless otherwise noted, the information in these schedules is derived from the Comprehensive Annual Financial Reports for the relevant year.

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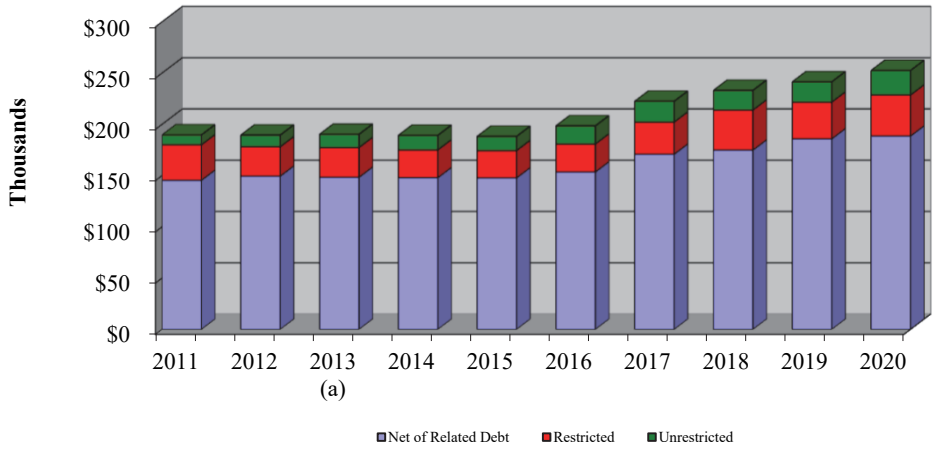
CITY OF OAKLEY
Net Position by Component (000's)
Last Ten Fiscal Years
(accrual basis of accounting)



	Fiscal Year Ended June 30,									
	2011	**2012**	**2013 (a)**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Primary government										
Governmental activities										
Net investment in capital assets	$145,396	$149,394	$148,296	$147,874	$147,685	$153,509	$170,799	$174,868	$185,805	$188,555
Restricted	34,572	28,647	28,996	27,042	26,651	27,205	31,286	39,006	35,780	39,992
Unrestricted	9,713	11,462	12,975	14,338	13,898	17,784	20,395	19,286	19,877	24,020
Total governmental activities net position	$189,681	$189,503	$190,267	$189,254	$188,234	$198,498	$222,480	$233,160	$241,462	$252,567

NOTES:
(a) The City implemented the provisions of GASB Statement 63 in fiscal year 2013, which replaced the term “net assets” with the term “net position.”

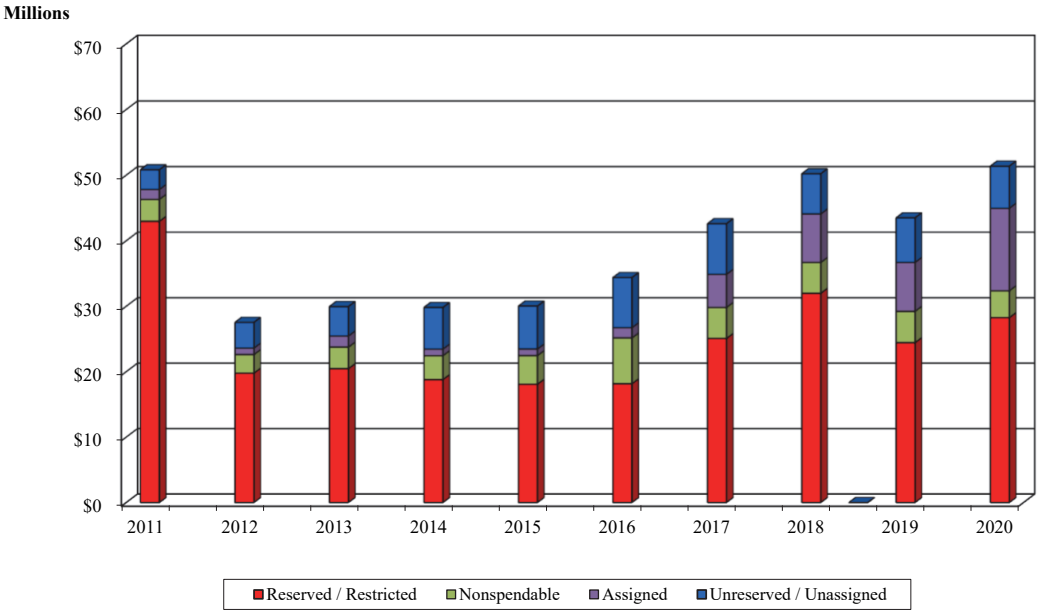
CITY OF OAKLEY
Changes in Net Position (000's)
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year Ended June 30,									
	2011	**2012**	**2013 (c)**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020** (f)
Expenses										
Governmental Activities:										
Legislative	$500	$466	$492	$446	$466	$481	$604	$641	$754	$661
Administrative Services	913	769	973	1,301	1,341	1,220	1,855	1,877	1,971	3,197
Community Development	1,830	1,711	1,802	1,819	1,843	2,152	2,088	3,160	4,019	4,572
Public Works	9,181	12,507 (a)	9,631	10,177	10,640	11,478	11,818	12,200	12,969	13,198
Redevelopment and Economic Development	2,023	932 (b)								
Housing Programs			9	8	45	85	3	3	4	4
Law Enforcement	7,259	7,462	7,338	7,694	8,314	8,230	8,066	9,097	9,567	10,257
Recreation	273	360	420	478	524	560	562	629	771	662
Interest and fiscal charges	2,000	606 (b)	324	317	301	292	476	400	390	378
Total Governmental Activities Expenses	23,979	24,813	20,989	22,240	23,474	24,498	25,472	28,007	30,445	32,929
Total Primary Government Expenses	$23,979	$24,813	$20,989	$22,240	$23,474	$24,498	$25,472	$28,007	$30,445	$32,929
Program Revenues										
Governmental Activities:										
Charges for Services:										
Administrative Services	$156	$154	$235	$266	$252	$395	$521	$549	$399	$889
Community Development	1,341	1,186	1,461	1,154	1,375	2,133	2,151	3,137	2,759	3,312
Public Works	3,209	3,266	3,391	3,499	3,592	3,951	4,245	4,764	5,206	5,571
Law Enforcement	2,426	2,718	3,038	3,232	3,506	3,638	4,068	4,426	4,887	5,408
Recreation	42	74	54	69	73	98	126	166	189	583
Operating Grants and Contributions	1,116	1,630	1,371	1,503	1,714	1,356	1,309	1,619	2,090	2,246
Capital Grants and Contributions	5,940	8,433	3,360	2,625	2,715	5,040	10,324	10,562	8,430	10,090
Total Government Activities Program Revenues	14,230	17,461	12,910	12,348	13,227	16,611	22,744	25,223	23,960	28,099
Total Primary Government Program Revenues	$14,230	$17,461	$12,910	$12,348	$13,227	$16,611	$22,744	$25,223	$23,960	$28,099
Net (Expense)/Revenue										
Governmental Activities	($9,749)	($7,352)	($8,079)	($9,892)	($10,247)	($7,887)	($2,728)	($2,784)	($6,485)	($4,830)
Total Primary Government Net Expense	($9,749)	($7,352)	($8,079)	($9,892)	($10,247)	($7,887)	($2,728)	($2,784)	($6,485)	($4,830)
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Taxes:										
Property Taxes	$7,050	$5,561 (b)	$4,359	$4,499	$5,331	$5,814	$6,233	$6,918	$7,435	$7,965
Sales Taxes	1,413	1,590	1,618	1,521	1,506	1,753	1,774	1,826	2,041	2,183
Transient Occupancy Tax	118	165	196	195	196	210	267	276	270	233
Nonregulatory Franchise and Business	1,062	1,136	1,222	1,341	1,418	1,584	1,686	1,877	1,934	2,042
Intergovernmental, unrestricted:										
Motor Vehicle In-Lieu	159	18	18	16	16	16	18	22	20	33
Other							186		2	
Interest Earnings and Use of Property	883	653	371	436	519	557	563	881	1,645	1,573
Other	1,477	873	1,058	871	1,056	1,890	1,340	1,665	1,440	1,907
Extraordinary / Special Item		(2,820) (b)			362 (d)	6,327 (e)	14,642 (e)			
Total Government Activities	12,162	9,996	8,842	8,879	10,404	18,151	26,709	13,465	14,787	15,936
Total Primary Government	$12,162	$9,996	$8,842	$8,879	$10,404	$18,151	$26,709	$13,465	$14,787	$15,936
Change in Net Position										
Governmental Activities	$2,413	$2,644	$763	($1,013)	$157	$10,264	$23,981	$10,681	$8,302	$11,106
Total Primary Government	$2,413	$2,644	$763	($1,013)	$157	$10,264	$23,981	$10,681	$8,302	$11,106

NOTES:

(a) The City conveyed a completed fire station project totaling $3.3 million to the East Contra Costa County Fire Protection District which was recorded as an expenditure in the Statement of Activities.
(b) The Redevelopment Agency was dissolved effective January 31, 2012 and its non-housing assets and liabilities were assumed by a Successor Agency.
(c) The City implemented the provisions of GASB Statement 63 in fiscal year 2013, which replaced the term “net assets” with the term “net position.”
(d) Pursuant to a settlement agreement with the Department of Finance, the City transferred assets to the Successor Agency and the Successor Agency transferred assets to the City.
(e) Pursuant to the Long Range Property Management Plan, the Successor Agency transferred assets to the City.
(f) Revenues were reclassified in fiscal year 2019-20. Prior years have not been revised.

CITY OF OAKLEY
Fund Balances of Governmental Funds (000's)
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)



	Fiscal Year Ended June 30,										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
General Fund											
Nonspendable	$2,847	$2,843	$3,301	$3,654	$4,375	$7,000	$4,741	$4,704	$4,793	$4,104	
Restricted	559	559	559	560	559	559	559	202	429	644	
Assigned	155	100	991	331	170	943	626	4,257	3,919	5,960	
Unassigned	4,347	5,255	6,151	7,837	7,938	9,068	8,769	7,172	7,796	7,342	
Total General Fund	$7,908	$8,757	$11,002	$12,382	$13,042	$17,570	$14,695	$16,335	$16,937	$18,050	(b)
All Other Governmental Funds											
Nonspendable	$497										
Restricted	42,404	$19,210	$19,898	$18,233	$17,525	$17,593	$24,517	$31,783	$24,004	$27,615	
Assigned	1,344	884	698	668	829	622	4,434	3,132	3,543	6,625	
Unassigned	(1,339)	(1,320)	(1,645)	(1,467)	(1,374)	(1,401)	(1,046)	(1,039)	(993)	(920)	
Total all other governmental funds	$42,906	$18,774	(a) $18,951	$17,434	$16,980	$16,814	$27,905	$33,876	$26,554	$33,320	(b)

NOTES:

(a) The Redevelopment Agency was dissolved effective January 31, 2012 and its assets and liabilities were assumed by a Successor Agency on February 1, 2012, which is reported as a Fiduciary Fund. As a result, governmental fund balances are lower beginning in 2012.

(b) The change in total fund balance for the General Fund and other governmental funds is explained in Management's Discussion and Analysis.

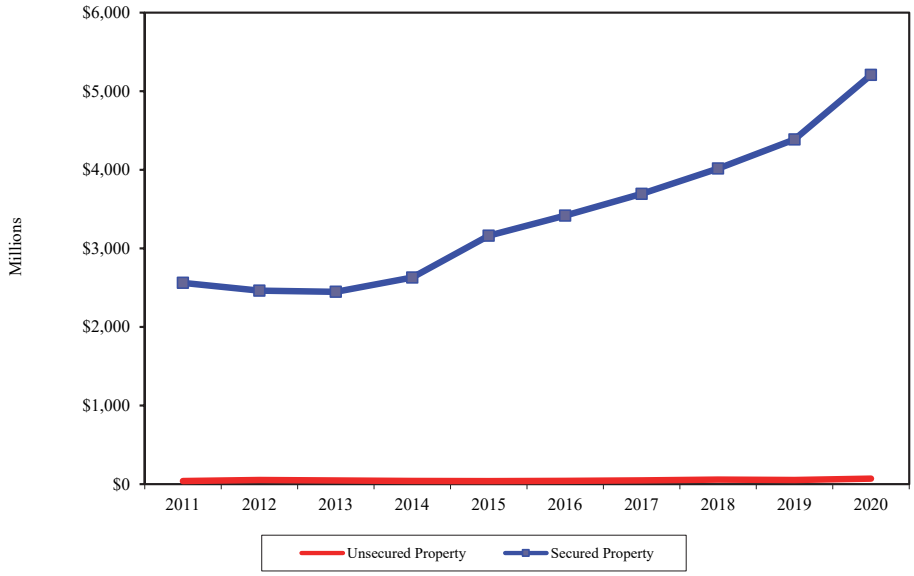
CITY OF OAKLEY
Changes in Fund Balance of Governmental Funds (000's)
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year Ended June 30,									
	2011	2012 (a)	2013	2014	2015	2016	2017	2018	2019	2020
Revenues										
Taxes	$9,526	$8,344	$7,729	$7,446	$8,331	$9,213	$10,179	$11,499	$12,484	$13,663
Licenses, permits and fees	950	990	1,178	1,345	1,285	2,024	2,348	2,562	1,772	2,331
Fines and forfeitures	149	136	181	159	135	138	133	133	129	105
Use of money and property	578	418	121	231	319	563	366	640	1,359	1,383
Intergovernmental revenues	2,538	2,164	3,306	2,471	2,651	3,030	3,015	3,757	5,092	2,961
Charges for services	7,378	8,293	8,648	8,941	9,259	11,578	14,635	16,131	12,490	18,283
Other	1,384	932	1,123	971	1,116	1,867	1,320	4,835	2,578	2,563
Total Revenues	22,503	21,277	22,286	21,564	23,096	28,413	31,996	39,557	35,904	41,289
Expenditures										
Current:										
Legislative	483	452	481	433	449	482	614	612	730	683
Administrative services	783	766	918	1,110	1,287	1,335	1,709	1,419	1,586	3,238
Community development	1,788	1,677	1,771	1,787	1,821	2,274	2,113	3,081	3,959	4,608
Public works	3,682	3,641	4,015	4,608	4,661	5,651	5,921	6,053	6,373	6,093
Redevelopment and economic development	455	276								
Housing programs			9	8	5	85	3	3	3	4
Law enforcement	7,002	7,437	7,186	7,458	7,975	8,098	8,038	9,202	9,779	9,807
Recreation	264	353	414	471	522	566	575	607	750	687
Pass through to County and other agencies	579	642								
SERAF payment	312									
Estimated reduction in value of property held for resale					40					
Capital outlay	10,644	5,946	4,502	5,253	5,293	7,969	6,397	10,279	18,747	7,591
Debt service:										
Principal repayment	742	465	240	255	265	275	6,725	275	280	295
Interest and fiscal charges	2,011	1,159	329	318	306	299	621	417	417	403
Total Expenditures	28,745	22,814	19,865	21,701	22,624	27,034	32,716	31,948	42,624	33,409
Excess (deficiency) of revenues over (under) expenditures	(6,242)	(1,537)	2,421	(137)	472	1,379	(720)	7,609	(6,720)	7,880
Other Financing Sources (Uses)										
Transfers in	3,214	2,100	925	1,067	2,227	2,311	6,091	3,747	2,891	3,933
Transfers (out)	(3,952)	(2,100)	(925)	(1,067)	(2,227)	(2,311)	(6,091)	(3,747)	(2,891)	(3,933)
Proceeds (loss) from sale of property		(14)			10	79	50			
Tax allocation bonds issued										
Lease revenue bonds issued							10,025			
Bond issuance premium							157			
Total other financing sources (uses)	(738)	(14)			10	79	10,232			
Special item					(274)	2,904	(1,294)			
Extraordinary item		(21,734)								
Net Change in fund balances	($6,980)	($1,551)	$2,421	($137)	$208	$4,362	$8,218	$7,609	($6,720)	$7,880
Debt service as a percentage of noncapital expenditures	13.0%	10.3%	6.0%	3.6%	3.1%	2.6%	29.9%	2.7%	2.1%	4.8%

NOTES:

(a) The Redevelopment Agency was dissolved effective January 31, 2012 and its assets and liabilities were assumed by a Successor Agency on February 1, 2012, therefore, activities in various areas were lower in the current year, including property taxes, community development and debt service.

CITY OF OAKLEY
ASSESSED AND ESTIMATED ACTUAL
VALUE OF TAXABLE PROPERTY (MILLIONS)
LAST TEN FISCAL YEARS



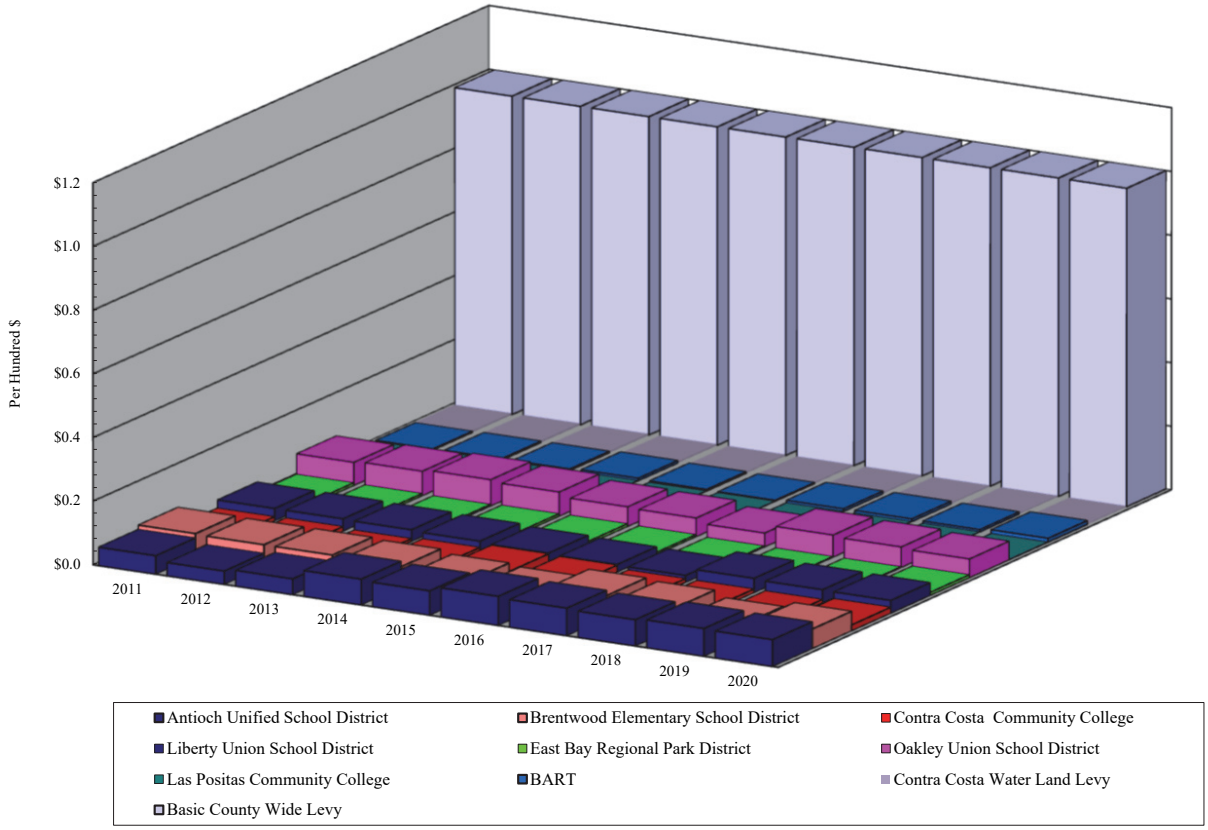
Fiscal Year	Real Property				Total Real Secured Property	Unsecured Property	Total Assessed (a)	Estimated Full Market (a)	Total Direct Tax Rate (b)
	Residential Property	Commercial Property	Industrial Property	Other					
2011	$2,213	$110	$16	$182	$2,521	$40	$2,561	$2,561	1%
2012	2,132	107	11	159	2,409	53	2,462	2,462	1%
2013	2,125	102	11	162	2,400	47	2,447	2,447	1%
2014	2,350	103	11	124	2,588	41	2,629	2,629	1%
2015	2,869	112	11	131	3,123	38	3,161	3,161	1%
2016	3,105	112	11	147	3,375	42	3,417	3,417	1%
2017	3,314	130	11	190	3,645	48	3,693	3,693	1%
2018	3,639	142	11	166	3,958	58	4,016	4,016	1%
2019	3,997	148	45	143	4,333	53	4,386	4,386	1%
2020	4,395	153	56	533	5,137	70	5,207	5,207	1%

Source: Contra Costa County Auditor Controller Office Certificate of Assessed Valuations
Notes:

(a) The State Constitution requires property to be assessed at one hundred percent of the most recent purchase price, plus the value of any new construction, plus an increment of no more than two percent annually. These values are considered to be full market values.

(b) California cities do not set their own direct tax rate. The state constitution establishes the rate at 1% and allocates a portion of that amount, by an annual calculation, to all the taxing entities within a tax rate area. The City of Oakley includes 44 tax rate areas.

CITY OF OAKLEY
PROPERTY TAX RATES
ALL OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS



Fiscal Year	Basic County Wide Levy	East Bay Regional Park District	Oakley Union School District	Liberty Union School District	Brentwood Elementary School District	Contra Costa Community College	BART	Contra Costa Water Land Levy	Chabot Las Positas Community College	Antioch Unified School District	Total
2011	$1.0000	$0.0084	$0.0725	$0.0390	$0.0715	$0.0133	$0.0031	$0.0049	$0.0000	$0.0578	$1.2705
2012	1.0000	0.0071	0.0767	0.0386	0.0688	0.0144	0.0041	0.0051	0.0000	0.0417	1.2565
2013	1.0000	0.0051	0.0823	0.0364	0.0685	0.0087	0.0043	0.0045	0.0000	0.0495	1.2593
2014	1.0000	0.0078	0.0757	0.0328	0.0639	0.0133	0.0075	0.0042	0.0000	0.0809	1.2861
2015	1.0000	0.0085	0.0614	0.0273	0.0522	0.0252	0.0045	0.0037	0.0000	0.0764	1.2592
2016	1.0000	0.0067	0.0583	0.0237	0.0447	0.0220	0.0026	0.0035	0.0000	0.0912	1.2527
2017	1.0000	0.0032	0.0433	0.0217	0.0698	0.0120	0.0080	0.0032	0.0000	0.0864	1.2476
2018	1.0000	0.0021	0.0693	0.0450	0.0635	0.0114	0.0084	0.0030	0.0000	0.0824	1.2851
2019	1.0000	0.0021	0.0641	0.0414	0.0445	0.0110	0.0070	0.0028	0.0000	0.0870	1.2599
2020	1.0000	0.0094	0.0585	0.0399	0.0617	0.0188	0.0120	0.0026	0.0000	0.0843	1.2872

Source: Contra Costa County Auditor-Controller

CITY OF OAKLEY
Principal Property Tax Payers
Current Year and Nine Years Ago (000's)

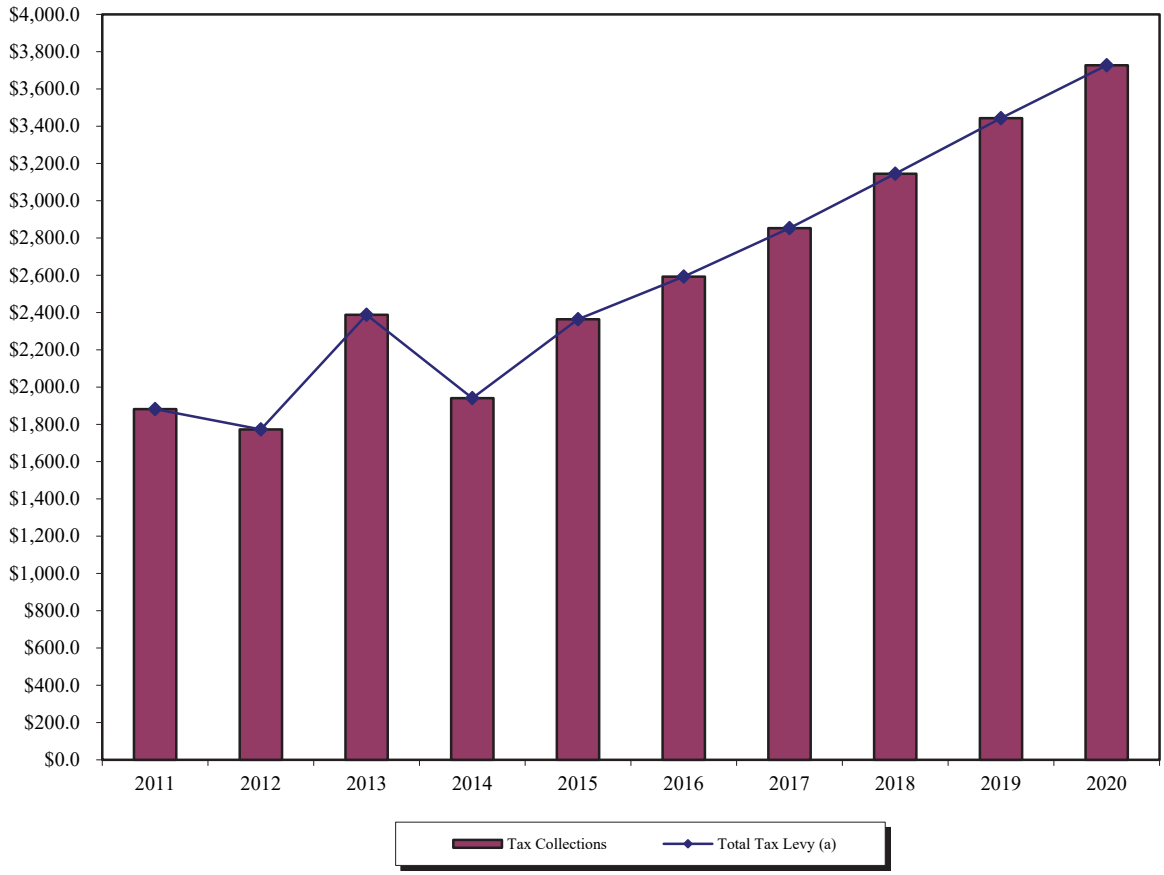
	2019-20			2010-11		
Taxpayer	**Taxable Assessed Value**	**Rank**	**Percentage of Total City Taxable Assessed Value**	**Taxable Assessed Value**	**Rank**	**Percentage of Total City Taxable Assessed Value**
CC County Communities LLC	$30,369,502	1	0.64%			
ACD TI Oakley LLC	26,552,025	2	0.56%			
Oakley Self Storage LP	22,589,142	3	0.48%			
Cypress Square and Associates	19,891,642	4	0.42%	$17,190,168	3	0.67%
Foundation Constructors Inc	16,810,282	5	0.35%			
Neroly Sports Club Investors	15,297,491	6	0.32%	23,326,709	1	0.91%
Albert D Seeno Construction	12,256,585	7	0.26%	12,712,500	5	0.50%
HPH Properties LP	11,240,783	8	0.24%	7,801,983	10	0.30%
Shurgard Storage Centers Inc	9,510,025	9	0.20%	8,210,058	7	0.32%
Comcast Corporation	9,334,092	10	0.20%			
Shea Homes LP				20,831,117	2	0.81%
New Urban Comm LLC				13,282,245	4	0.52%
Federal National Mortgage Association				9,406,234	6	0.37%
KT-KB Oakley LLC				8,099,000	8	0.32%
Forecast Land Investment LLC				7,947,436	9	0.31%
Subtotal	$173,851,569		3.34%	$128,807,450		5.03%

Total Net Assessed Valuation (000's):

Fiscal Year 2019-2020	$5,207,000,000
Fiscal Year 2010-2011	$2,561,000,000

Source: HdL Companies (Contra Costa County Assessor 2010/2011 Combined Tax Rolls and the SBE Non Unitary Tax Roll)

CITY OF OAKLEY
PROPERTY TAX LEVIES AND COLLECTIONS (THOUSANDS)
LAST TEN FISCAL YEARS



Fiscal Year	Total Tax Levy (a)	Current Tax Collections	Percent of Levy Collected	Delinquent Tax Collections	Total Tax Collections	Percent of Total Tax Collections to Tax Levy
2011	$1,882	$1,882	100.0%	(a)	$1,882	100.0%
2012	1,773	1,773	100.0%	(a)	1,773	100.0%
2013	2,388 (b)	2,388	100.0%	(a)	2,388	100.0%
2014	1,941	1,941	100.0%	(a)	1,941	100.0%
2015	2,364	2,364	100.0%	(a)	2,364	100.0%
2016	2,593	2,593	100.0%	(a)	2,593	100.0%
2017	2,853	2,853	100.0%	(a)	2,853	100.0%
2018	3,145	3,145	100.0%	(a)	3,145	100.0%
2019	3,443	3,443	100.0%	(a)	3,443	100.0%
2020	3,727	3,727	100.0%	(a)	3,727	100.0%

Source: City of Oakley Records

NOTES: Amounts reported above include only the 1% basic property taxes allocated to the City. They do not include special taxes, assessments, or property taxes received in lieu of vehicle license fees.

(a) The County apportions taxes under the alternative method of apportionment authorized under Revenue & Taxation Code sections 4701 et seq, under which the County provides the City with 100% of its tax levy. The County retains any penalty and delinquency charges collected.

(b) $443 thousand of the decline in the 2010 tax levy was caused by the State's borrowing of property tax revenue under the provisions of Proposition 1A; and the increase in 2013 included the repayment of the loan.

CITY OF OAKLEY
Ratio of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities (in thousands)						
Fiscal Year	Tax Allocation Bonds	Jurisdictional Transfer Agreement Pass - Throughs	Certificates of Participation	Lease Revenue Bonds	Total	Percentage of Personal Income (a)	Per Capita (a)
2011	$32,265	$0	$7,680	$0	$39,945	5.01%	$1,121
2012	0 (b)	0	7,450	0	7,450	0.82%	204
2013	0	0	7,210	0	7,210	0.76%	194
2014	0	0	6,955	0	6,955	0.72%	183
2015	0	0	6,690	0	6,690	0.66%	175
2016	0	0	6,415	0	6,415	0.61%	160
2017	0	0	0	9,715	9,715	0.90%	236
2018	0	0	0	9,440	9,440	0.86%	226
2019	0	0	0	9,160	9,160	0.76%	219
2020	0	0	0	8,865	8,865	0.70%	209

Notes : Debt amounts exclude any premiums, discounts, or other amortization amounts.

Sources: City of Oakley
(a) See the Demographic Statistics schedule for personal income and population data.
(b) Upon the dissolution of the Redevelopment Agency effective January 31, 2012, a Successor Agency assumed the liabilities of the former Redevelopment Agency, including the Tax Allocation Bonds.

CITY OF OAKLEY
COMPUTATION OF DIRECT AND OVERLAPPING DEBT
JUNE 30, 2020

2019-20 Assessed Valuation, Excluding the Redevelopment Agency	$4,268,346,395

OVERLAPPING TAX AND ASSESSMENT DEBT:	Net Debt Outstanding	Percentage Applicable To City of Oakley	Amount Applicable To City of Oakley
Contra Costa County Pension Debt	$85,690,000	2.198%	$1,883,560
Bay Area Rapid Transit District Bonds	342,153,035	2.198%	7,520,898
Bart Bond	342,719,362	2.198%	7,533,347
East Bay Regional Park District Bonds	66,651,714	2.198%	1,465,078
Liberty Union High School District 1994, 2001 and 2016 Bonds	114,327,671	20.203%	23,097,256
Brentwood Union School District Bonds	97,059,704	0.151%	146,764
Oakley Union School District Bonds	55,615,000	88.715%	49,338,713
Antioch Unified School District School Facilities Improvement District No. 1	120,867,494	5.355%	6,472,461
Contra Costa Community College District Bonds	832,650,000	2.206%	18,365,063
TOTAL GROSS OVERLAPPING TAX AND ASSESSMENT DEBT	$2,057,733,980		$115,823,140
DIRECT DEBT:			
City of Oakley Lease Revenue Bonds	$8,865,000	100.000%	$8,865,000
TOTAL DIRECT AND OVERLAPPING DEBT			$124,688,140 (1)

(1) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and tax allocation bonds and non-bonded capital lease obligations.

RATIOS TO 2019-20 ASSESSED VALUATION:	
Direct Debt	0.00%
Overlapping Debt	2.71%
Total Debt	2.71%

Source: HdL Coren & Cone

NOTE: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. The percentage of overlapping debt applicable is estimated by using taxable assessed values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

CITY OF OAKLEY
COMPUTATION OF LEGAL BONDED DEBT MARGIN
JUNE 30, 2020

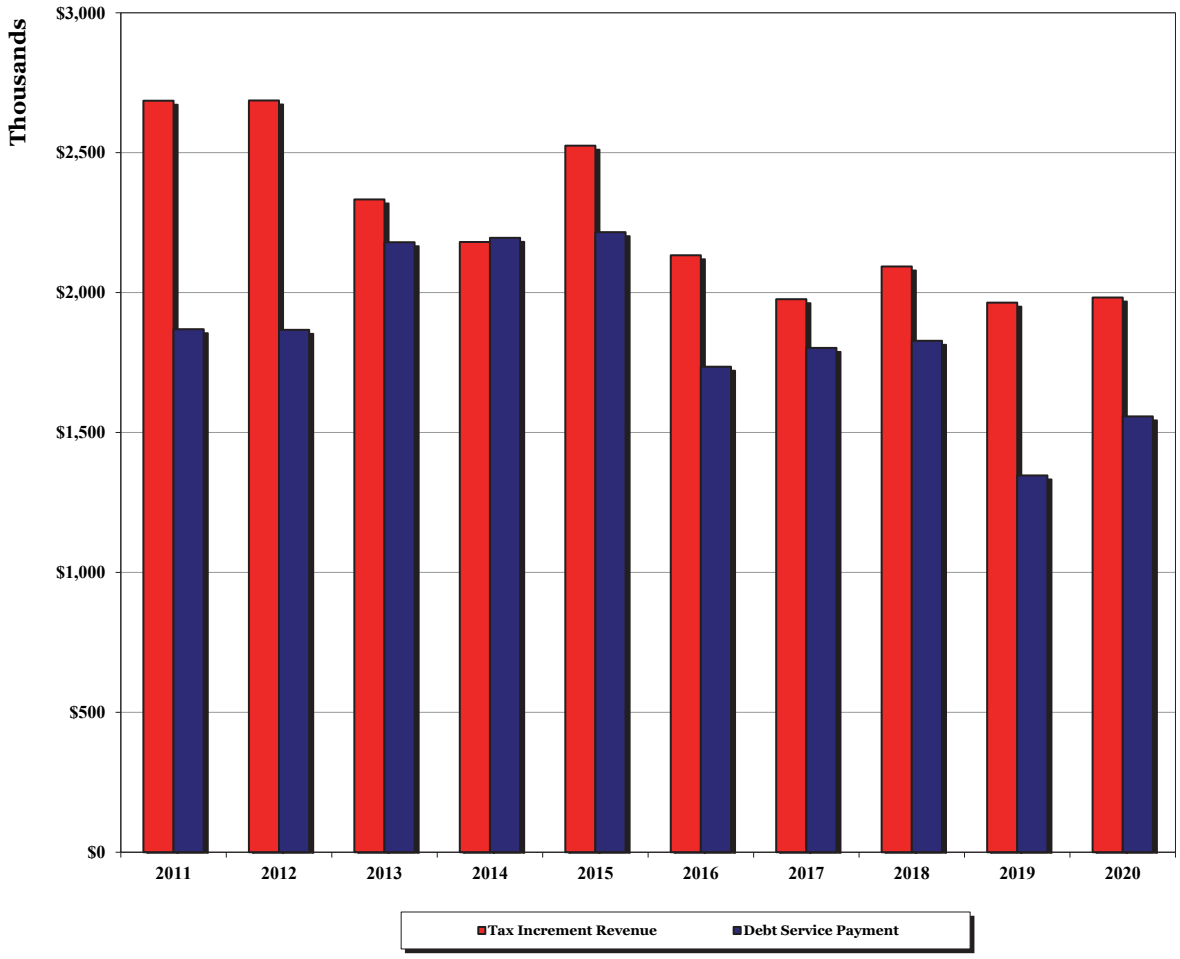
ASSESSED VALUATION:		
Secured property assessed value, net of exempt real property	$5,207,000,000	
BONDED DEBT LIMIT (3.75% OF ASSESSED VALUE) (a)		$195,262,500
AMOUNT OF DEBT SUBJECT TO LIMIT:		
Total Bonded Debt	$0	
Less Tax Allocation Bonds and Sales Tax Revenue Bonds, Certificate of Participation not subject to limit	0	
Amount of debt subject to limit		0
LEGAL BONDED DEBT MARGIN		$195,262,500

Fiscal Year	Debt Limit	Total Net Debt Applicable to Limit	Legal Debt Margin	Total net debt applicable to the limit as a percentage of debt limit
2011	$96,075,000	$0	$96,075,000	0.00%
2012	92,325,000	0	92,325,000	0.00%
2013	91,762,500	0	91,762,500	0.00%
2014	98,587,500	0	98,587,500	0.00%
2015	118,537,500	0	118,537,500	0.00%
2016	128,137,500	0	128,137,500	0.00%
2017	138,487,500	0	138,487,500	0.00%
2018	150,600,000	0	150,600,000	0.00%
2019	164,475,000	0	164,475,000	0.00%
2020	195,262,500	0	195,262,500	0.00%

NOTES:

(a) California Government Code, Section 43605 sets the debt limit at 15%. The Code section was enacted prior to the change in basing assessed value to full market value when it was previously 25% of market value. Thus, the limit shown as 3.75% is one-fourth the limit to account for the adjustment of showing assessed valuation at full cash value.

CITY OF OAKLEY
BONDED DEBT PLEDGED REVENUE COVERAGE
FORMER REDEVELOPMENT AGENCY TAX ALLOCATION BONDS
LAST TEN FISCAL YEARS



Fiscal Year	Tax Increment Revenue	Debt Service Requirements			
		Principal	Interest	Total	Coverage
2011	$2,685,494	$225,000	$1,644,221	$1,869,221	1.44
2012	2,686,625 (a) (b)	235,000 (a)	1,631,824 (a)	1,866,824	1.44
2013	2,332,827 (b)	560,000 (c)	1,619,876 (c)	2,179,876	1.07
2014	2,180,805 (b)	610,000 (c)	1,585,609 (c)	2,195,609	0.99
2015	2,525,004 (b)	660,000 (c)	1,555,802 (c)	2,215,802	1.14
2016	2,133,349 (b)	425,000 (c)	1,310,054 (c)	1,735,054	1.23
2017	1,976,225 (b)	465,000 (c)	1,337,150 (c)	1,802,150	1.10
2018	2,093,153 (b)	510,000 (c)	1,317,650 (c)	1,827,650	1.15
2019	1,963,996 (b)	245,000 (c) (d)	1,101,416 (c) (d)	1,346,416	1.46
2020	1,982,174 (b)	540,000 (c)	1,017,321 (c)	1,557,321	1.27

(a) The Redevelopment Agency was dissolved effective January 31, 2012, and its liabilities were assumed by a Successor Agency. Amounts reported here include tax revenue and debt service of both the former Redevelopment Agency and the Successor Agency.

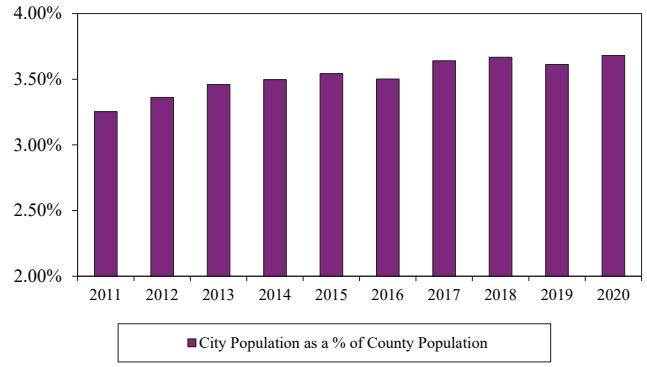
(b) Beginning in fiscal year 2012, tax increment reported in this table is the amount calculated by the County Auditor-Controller. Under the provisions of the laws dissolving the Redevelopment Agency, the Successor Agency only receives the funds necessary to fulfill its approved obligations.

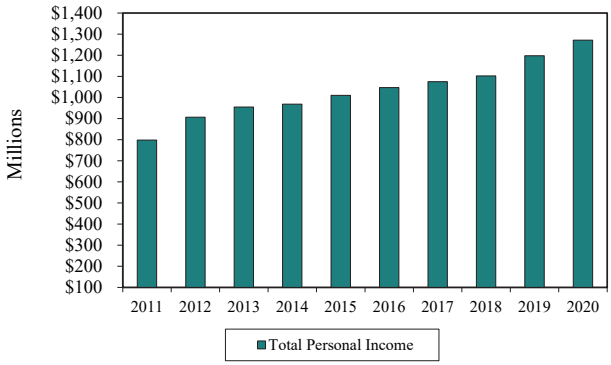
(c) Debt service is paid by the Successor Agency.

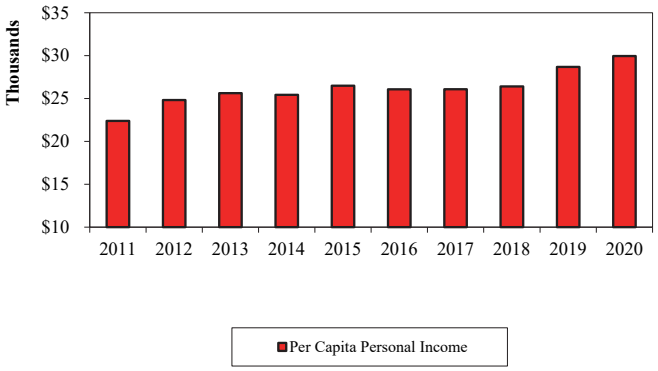
(d) The Successor Agency refunded the 2008 Subordinate Tax Allocation Bonds in fiscal year 2019 with the issuance of the 2018 Tax Allocation Refunding Bonds.

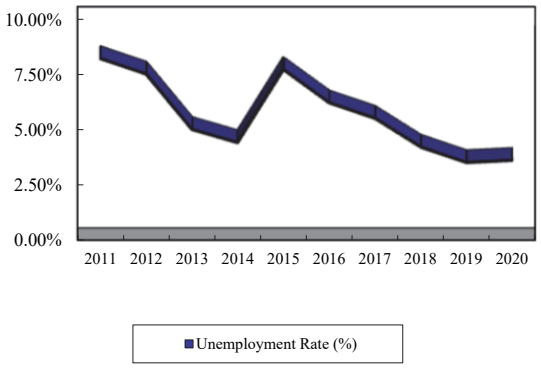
Source: City of Oakley Annual Financial Statements

CITY OF OAKLEY
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS









Fiscal Year	City Population	Total Personal Income	Per Capita Personal Income	Unemployment Rate (%) (a)	Contra Costa County Population	City Population % of County
2011	35,646	$798,043,000	$22,388	8.2%	1,060,435	3.25%
2012	36,532	906,688,000	24,819	7.5%	1,056,064	3.36%
2013	37,252	954,583,000	25,625	5.0%	1,065,117	3.46%
2014	38,075	968,323,000	25,432	4.4%	1,074,702	3.50%
2015	38,124	1,010,134,000	26,496	7.7%	1,088,764	3.54%
2016	40,141	1,046,700,000	26,075	6.2%	1,102,684	3.50%
2017	41,199	1,074,714,000	26,085	5.5%	1,123,429	3.64%
2018	41,742	1,102,345,000	26,408	4.2%	1,149,363	3.67%
2019	41,759	1,197,857,000	28,684	3.5%	1,155,879	3.61%
2020	42,461	1,271,727,000	29,950	3.6%	1,153,526	3.68%

(a) Data reported is for the prior calendar year.

Sources: HdL Coren & Cone

U.S. Department of Commerce, California State Department of Finance, Employment Development Department

U.S. Census Bureau latest available data

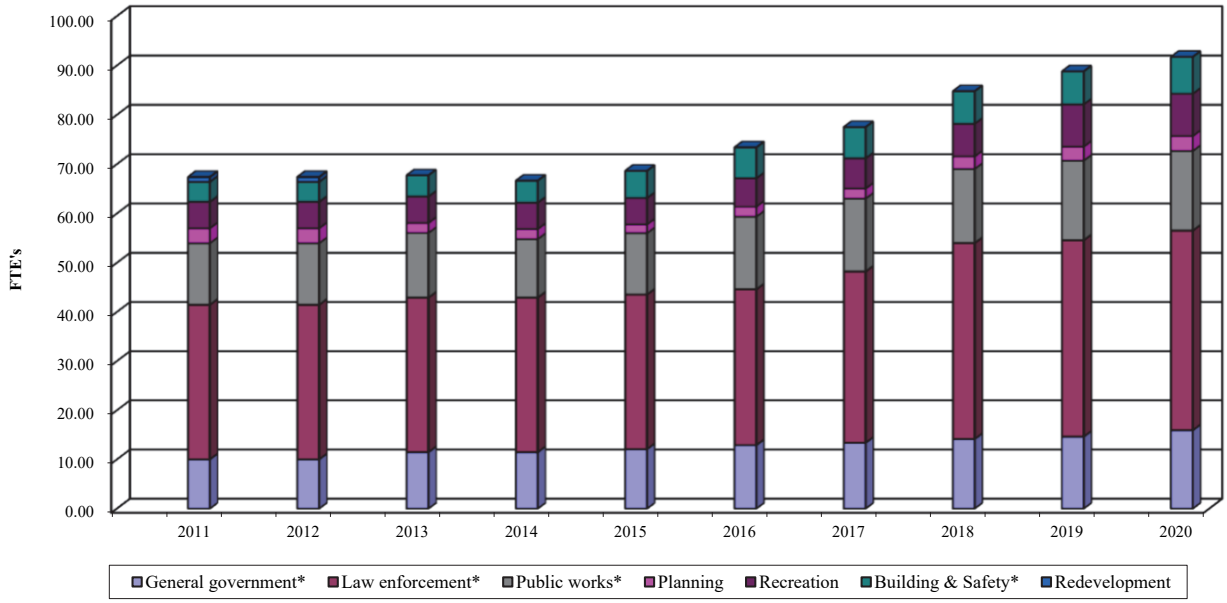
CITY OF OAKLEY
Principal Employers
Current Year and Nine Years Ago

	2019-20			2010-11		
Employer	**Number of Employees**	**Rank**	**Percentage of Total City Employment**	**Number of Employees**	**Rank**	**Percentage of Total City Employment**
Oakley Union Elementary School District	568	1	26.5%	475	1	30.5%
Lucky's	55	2	2.6%	59	2	3.8%
Diamond Hills Sports Club and Spa	55	2	2.6%	55	3	3.5%
Raley's	46	3	2.1%	48	4	3.1%
Round Table Development Co.	43	4	2.0%	23	10	1.5%
McDonalds	43	4	2.0%	25	9	1.6%
Dutch Bros Coffee	40	5	1.9%			
Foundation Constructors	32	6	1.5%	35	5	2.2%
Rain for Rent	30	7	1.4%	30	7	1.9%
Continente Nut LLC	30	7	1.4%	26	8	1.7%
DJ Greenblat LLC dba Grocery Outlet	27	8	1.3%			
Ironhouse Sanitary	27	8	1.3%	33	6	2.1%
Starbucks Coffee	27	8	1.3%			
Campestre Corp. dba La Costa	25	9				
Delta Black Bear Diner	24	10	1.1%	23	10	1.5%
Burger King				23	10	1.5%
Subtotal	1,072		50.0%	855		54.8%
Total City Day Population (A)	2,145			1,559		

Source: City of Oakley Finance Department - Business Licenses

Notes:
(A) Total City Day Population is the number of employees reported on business license applications by businesses located in Oakley.

CITY OF OAKLEY
Budgeted Full-Time Equivalent City Government Employees by Function
Last Ten Fiscal Years



	Adopted for Fiscal Year Ended June 30,									
	2011	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Function										
General government*	10.00	10.00	11.45	11.46	12.08	12.89	13.36	14.13	14.61	15.92
Community development:										
Public works*	12.50	12.50	13.13	11.88	12.46	14.74	14.78	15.03	16.13	16.13
Planning	3.00	3.00	2.00	2.00	1.75	2.00	2.00	2.50	2.80	3.00
Building & Safety*	4.05	4.05	4.30	4.45	5.50	6.25	6.33	6.60	6.68	7.46
Redevelopment	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Law enforcement*	31.48	31.48	31.48	31.48	31.48	31.73	34.88	39.88	39.98	40.63
Recreation	5.37	5.37	5.37	5.37	5.37	5.78	6.16	6.64	8.60	8.60
Total	67.40	67.40	67.73	66.64	68.64	73.39	77.51	84.78	88.80	91.74

Notes:
Amounts reported are Full Time Equivalent (FTEs).
n/a means not available.

* The City Contracts for the following services:
City Attorney and IT services are contracted with an outside firm and included in the General Government total.
Police Services were contracted with the County Sheriff through April 30, 2016 and include contracting for a specific number of officers.
Building Inspection and Engineering Services were contracted with an outside firm until October 2013.

Source: City of Oakley Operating Budgets

CITY OF OAKLEY
Operating Indicators by Function/Program
Last Ten Fiscal Years

	Fiscal Year Ended June 30,									
	2011	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Function/Program										
Law enforcement:										
Police (a) (b):										
Violent crimes	80	79	85	54	46	52	54	51	59	33
Property crimes	531	526	477	468	429	615	491	511	465	537
Public Works:										
Street resurfacing (miles)	8.00	5.40	0.72	1.54	8.62	0.25	0.42	8.50	1.40	5.60
Leisure Services:										
Recreation:										
Recreation activities participants	11,500	13,300	16,486	22,663	29,630	32,386	36,430	35,417 (c)	33,996	36,832

Source: City of Oakley

Notes:
(a) 2009 - 2017 data is prior calendar year's; 2018 is for fiscal year end.
(b) Data from FB1 Uniformed Crime Reports (UCR)
(c) No indoor facility rentals with construction of Recreation Center

CITY OF OAKLEY
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

	Fiscal Year Ended June 30,									
	2011	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**
Function/Program										
Law enforcement:										
Police stations	1	1	1	1	1	1	1	1	1	1
Police patrol vehicles	27	26	29	25	26	28	29	28	23	27
Public works:										
Miles of streets	119.50	127.70	129.12	131.00	131.00	133.00	136.00	136.00	139.00	141.00
Street lights	2,347	2,794	3,032	3,050	3,050	3,104	3,200	3,200	3,285	3,314
Traffic Signals	17	32	33	33	33	34	35	36	37	38
Recreation:										
Community services:										
City parks	29	29	29	30	31	32	33	34	36	37
City parks acreage	90.0	96.0	98.0	101.5	102.5	108.0	113.0	116.0	119.0	121.0
Community centers	2	2	2	2	2	1	1	0 (a)	1 (a)	1
Baseball/softball diamonds	8	8	8	8	8	8	9	9	10	10
Soccer/football fields	7	7	7	7	7	8	9	9	9	9
Skate features	3	3	3	3	3	3	3	3	3	1
BMX dirt track	1	1	1	1	0	0	0	0	0	0

Source: City of Oakley

Notes:
(a) Oakley Recreation Building closed for construction of Recreation Center.

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MAZE & ASSOCIATES

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Members of the City Council
City of Oakley, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of the City of Oakley, California, as of and for the year ended June 30, 2020, and have issued our report thereon dated November 24, 2020.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

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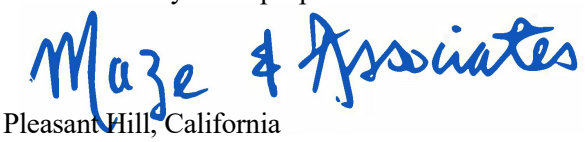
We have also issued a separate Memorandum on Internal Control dated November 24, 2020 which is an integral part of our audit and should be read in conjunction with this report.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Pleasant Hill, California
November 24, 2020

CITY OF OAKLEY

MEMORANDUM ON INTERNAL CONTROL

FOR THE YEAR ENDED
JUNE 30, 2020

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CITY OF OAKLEY
MEMORANDUM ON INTERNAL CONTROL

For the Year Ended June 30, 2020

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MEMORANDUM ON INTERNAL CONTROL

To the City Council of
the City of Oakley, California

In planning and performing our audit of the basic financial statements of the City of Oakley, California, as of and for the year ended June 30, 2020, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Included in the Schedule of Other Matters are recommendations not meeting the above definitions that we believe are opportunities for strengthening internal controls and operating efficiency.

This communication is intended solely for the information and use of management, City Council, others within the organization, and agencies and pass-through entities requiring compliance with *Government Auditing Standards*, and is not intended to be and should not be used by anyone other than these specified parties.

Maze & Associates

Pleasant Hill, California
November 24, 2020

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SCHEDULE OF OTHER MATTERS

NEW GASB PRONOUNCEMENTS OR PRONOUNCEMENTS NOT YET EFFECTIVE

The following comment represents new pronouncements taking affect in the next few years. We cite them here to keep you informed of developments:

EFFECTIVE FISCAL YEAR 2020/21:

GASB 84 – *Fiduciary Activities*

The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported.

This Statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities.

GASB 90 – *Majority Equity Interests—an amendment of GASB Statements No. 14 and No. 61)*

The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should measure the majority equity interest at fair value.

EFFECTIVE FISCAL YEAR 2021/22:

GASB 87 – *Leases*

The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

SCHEDULE OF OTHER MATTERS

GASB 89 – *Accounting for Interest Cost Incurred before the End of a Construction Period*

The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period.

This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5–22 of Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements,* which are superseded by this Statement. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund.

This Statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles.

GASB 92 – *Omnibus 2020*

The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics and includes specific provisions about the following:

GASB 93 – *Replacement of Interbank Offered Rates*

Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate (IBOR)—most notably, the London Interbank Offered Rate (LIBOR). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate.

Statement No. 53, Accounting and Financial Reporting for Derivative Instruments, as amended, requires a government to terminate hedge accounting when it renegotiates or amends a critical term of a hedging derivative instrument, such as the reference rate of a hedging derivative instrument's variable payment. In addition, in accordance with Statement No. 87, Leases, as amended, replacement of the rate on which variable payments depend in a lease contract would require a government to apply the provisions for lease modifications, including remeasurement of the lease liability or lease receivable.

The objective of this Statement is to address those and other accounting and financial reporting implications that result from the replacement of an IBOR.

SCHEDULE OF OTHER MATTERS

GASB 97 – *Certain Component Unit Criteria, and Accounting for and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*

The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans.

EFFECTIVE FISCAL YEAR 2022/23:

GASB 91 – *Conduit Debt Obligations*

The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures.

GASB 94 – *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*

The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Some PPPs meet the definition of a service concession arrangement (SCA), which the Board defines in this Statement as a PPP in which (1) the operator collects and is compensated by fees from third parties; (2) the transferor determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services; and (3) the transferor is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement.

This Statement also provides guidance for accounting and financial reporting for availability payment arrangements (APAs). As defined in this Statement, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction.

SCHEDULE OF OTHER MATTERS

GASB 96 – *Subscription-Based Information Technology Arrangements*

This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended.

CITY OF OAKLEY
MEMORANDUM ON INTERNAL CONTROL

STATUS OF PRIOR YEAR
SIGNIFICANT DEFICIENCY

2019-01 Recording Developer Dedicated Infrastructure

Capital assets contributed or dedicated to the City by third parties should be recorded at the estimated acquisition value at the date of contribution or dedication during the fiscal year in which the property is turned over to the City.

During the year-end audit, we noted that the City had recorded capital asset additions related to a developer dedication of land in the amount of $1.2 million. We inquired about whether there were any other developer dedications of infrastructure during the fiscal year and City staff discovered that two developer dedications of infrastructure accepted in December 2018 and June 2019 had not been recorded in the general ledger. City staff then determined that the estimated acquisition value of this additional dedicated infrastructure was $3.6 million.

When developer dedicated assets are not recorded in the general ledger, the City's capital asset balances are understated.

We understand City staff did not perform a review of developer dedicated assets accepted by the City Council during the fiscal year.

The City should develop procedures to track agreements that involve the future dedication/contribution of assets to be recorded as capital contributions in the general ledger when the assets are accepted by City Council. In addition, City staff should review developer dedicated infrastructure accepted by City Council over the last few fiscal years to ensure all dedications have been recorded in the general ledger.

Current Status: City Staff has implemented a review of all Council agendas to ensure any developer dedicated infrastructure is recorded in capital assets at the end of each fiscal year.

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CITY OF OAKLEY

REQUIRED COMMUNICATIONS

FOR THE YEAR ENDED
JUNE 30, 2020

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CITY OF OAKLEY

REQUIRED COMMUNICATIONS

For the Year Ended June 30, 2020

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MAZE & ASSOCIATES

REQUIRED COMMUNICATIONS

To the City Council of
the City of Oakley, California

We have audited the financial statements of the City of Oakley for the year ended June 30, 2020. Professional standards require that we communicate to you the following information related to our audit under generally accepted auditing standards and *Government Auditing Standards*.

Significant Audit Findings

Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year, except as follows:

GASB 95 – *Postponement of the Effective Dates of Certain Authoritative Guidance*

The primary objective of this Statement is to provide temporary relief to governments and other stakeholders in light of the COVID-19 pandemic. That objective is accomplished by postponing the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later.

The City implemented the provisions of Statement No. 95 in fiscal year 2019-20.

Unusual Transactions, Controversial or Emerging Areas

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. However, events that occurred during fiscal year June 30, 2020 discussed below could have an impact on the financial statements:

On March 11, 2020, the World Health Organization declared the novel strain of coronavirus (COVID-19) a global pandemic and recommended containment and mitigation measures worldwide. The COVID-19 outbreak in the United States has caused business disruption through mandated and voluntary closings of businesses and shelter in place orders for all but those deemed essential services. While the business disruption is currently expected to be temporary, there is considerable uncertainty around the duration of the closings and shelter in place orders. However, the ultimate financial impact and duration cannot be reasonably estimated at this time.

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Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

Estimated Fair Value of Investments: Investments held by the City was measured by fair value as disclosed in Note 3 to the Financial Statements. Fair value is essentially market pricing in effect as of June 30, 2020. These fair values are not required to be adjusted for changes in general market conditions occurring subsequent to June 30, 2020.

Estimated Depreciation: Management's estimate of the depreciation is based on useful lives determined by management. These lives have been determined by management based on the expected useful life of assets as disclosed in Note 7 to the financial statements. We evaluated the key factors and assumptions used to develop the depreciation estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

Estimated Compensated Absences: Accrued compensated absences is estimated using accumulated unpaid leave hours and hourly pay rates in effect at the end of the fiscal year as disclosed in Note 1H. We evaluated the key factors and assumptions used to develop the accrued compensated absences and determined that it is reasonable in relation to the basic financial statements taken as a whole.

Estimated Net Pension Liabilities and Pension-Related Deferred Outflows and Inflows of Resources: Management's estimate of the net pension liabilities and deferred outflows/inflows of resources are disclosed in Note 11 to the financial statements and are based on accounting valuations determined by the California Public Employees Retirement System, which are based on the experience of the City. We evaluated the key factors and assumptions used to develop the estimates and determined that they are reasonable in relation to the basic financial statements taken as a whole.

Estimated Claims Liabilities: Management's estimate of the claims liabilities payable is disclosed in Note 14 to the financial statements and is based on actuarial studies determined by the City's joint powers authority insurance provider, which are based on the claims experience of the City. We evaluated the key factors and assumptions used to develop the estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

Disclosures

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Professional standards require us to accumulate all known and likely uncorrected misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We have no such misstatements to report to the City Council.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in a management representation letter dated November 20, 2020.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Information Accompanying the Financial Statements

We applied certain limited procedures to the required supplementary information that accompanies and supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the required supplementary information and do not express an opinion or provide any assurance on the required supplementary information.

We were engaged to report on the supplementary information which accompany the financial statements, but are not required supplementary information. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Introductory and Statistical Sections which accompany the financial statements, but are not required supplementary information. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

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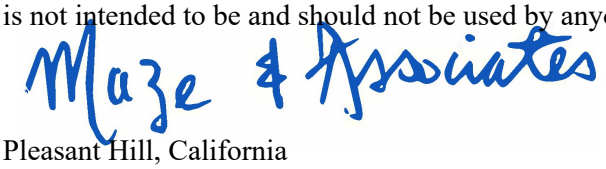
This information is intended solely for the information and use of the City Council and management and is not intended to be and should not be used by anyone other than these specified parties.



Pleasant Hill, California
November 24, 2020

MAZE & ASSOCIATES

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED UPON PROCEDURES FOR COMPLIANCE WITH THE PROPOSITION 111 2019-2020 APPROPRIATIONS LIMIT INCREMENT

To the City Council of the
City of Oakley, California

We have performed the procedures below, which were agreed to by the City of Oakley, on the Appropriations Limit Worksheet (Worksheet) for the year ended June 30, 2020. The City's management is responsible for the Worksheet. These procedures, which were suggested by the League of California Cities and presented in their Article XIIIB Appropriations Limitation Uniform Guidelines, were performed solely to assist you in meeting the requirements of Section 1.5 of Article XIIIB of the California Constitution. The sufficiency of these procedures is solely the responsibility of the City. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures you requested us to perform and our findings were as follows:

A. We obtained the Worksheet and determined that the 2019-2020 Appropriations Limit of $11,925,888 and annual adjustment factors were adopted by Resolution of the City Council. We also determined that the population and inflation options were selected by a recorded vote of the City Council.

B. We recomputed the 2019-2020 Appropriations Limit by multiplying the 2018-2019 Prior Year Appropriations Limit on the Worksheet by the annual adjustment factors.

C. For the Worksheet, we agreed the Per Capita Income, City Population and County Population Factors to California State Department of Finance Worksheets.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the Worksheet. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of management and the City Council and is not intended to be and should not be used by anyone other than those specified parties; however, this restriction is not intended to limit the distribution of this report, which is a matter of public record.

Maze & Associates

Pleasant Hill, California
November 24, 2020

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STAFF REPORT

DATE: December 8, 2020

TO: Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

FROM: Libby Vreonis, City Clerk

SUBJECT: **Adopt a Resolution Approving the 2021 Committee Appointment List**

Summary and Background

Each year after the Oakley City Council reorganizes, the City Council reviews the City Council Committee Appointment List for the upcoming year to decide which local and regional committees each Councilmember shall serve. Traditionally, the Mayor and Vice Mayor are appointed to represent the City of Oakley on the Contra Costa County Mayors' Conference, East County Mayors and City Managers Meeting and the League of California Cities, unless the City Council should approve otherwise. Attached is the proposed list for 2021.

Fiscal Impact

None.

Recommendation

Staff recommends that the City Council adopt a resolution approving the 2021 City Council Committee Appointment List, including any revisions.

Attachments

1. Proposed 2021 City Council Committee Appointment List
2. Resolution Approving the 2021 City Council Committee Appointment List

2021 City Council Committee Appointment List

Higgins, Sue
Tri-Delta Transit
Ad Hoc Fire District Subcommittee
Ad Hoc Project Labor Subcommittee
CCC Mayors Conference
East County Mayors and City Managers
League of Cities East Bay Division, *Voting*
League of Cities East Bay Women's Caucus (League appointment)

Pope, Randy
Habitat Conservation Plan Exec. Committee/HCP Conservancy
Ad Hoc Parks Subcommittee
Ad Hoc Agricultural Conservation Subcommittee
East County Mayors and City Managers, *Alternate*
CCC Mayors Conference, *Alternate*
MCE Board, *Alternate*

Meadows, Aaron
TRANSPLAN/ECCRFFA/St. Route 4 Bypass (CC Rep)
MCE Board
Ad Hoc Project Labor Subcommittee
Ad Hoc Parks Subcommittee
Ad Hoc Agricultural Conservation Subcommittee
You, Me, We Oakley Project Committee
Oakley Inter-agency Subcommittee (Public School Liaison)

Williams, Anissa
Tri-Delta Transit
Oakley Inter-agency Subcommittee (Public School Liaison)
Ironhouse Sanitary District Liaison
Ad Hoc Fire District Subcommittee
TRANSPLAN (PC rep)
ABAG, *Alternate*

Fuller, George
Diablo Water District Liaison
You, Me, We Oakley Project Committee
League of Cities East Bay Division, *Alternate*
ABAG, *Voting*
East Bay Leadership Council (liaison)

RESOLUTION NO. _____-20

RESOLUTION OF THE OAKLEY CITY COUNCIL APPROVING THE 2021 CITY COUNCIL COMMITTEE APPOINTMENT LIST

BE IT RESOLVED by the City Council of the City of Oakley that the attached 2021 City Council Committee Appointment List is hereby approved.

The foregoing resolution was introduced at a regular meeting of the Oakley City Council held on the 8th day of December, 2020, by Councilmember _____, who moved its adoption, which motion being duly seconded by Councilmember _____, was upon voice vote carried and the resolution adopted by the following vote:

AYES:

NOES:

ABSTENTION:

ABSENT:

APPROVED:

_____
, Mayor

ATTEST:

_____ _____
Libby Vreonis, City Clerk Date