

AGENDA

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

Tuesday, May 12, 2015

6:30 p.m.

Oakley City Council Chambers
3231 Main Street, Oakley, CA

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 meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley City Council or Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency 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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(Please keep cell phones/pagers turned off during the meeting.)

1.0 OPENING MATTERS

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

- 1.1 Call to Order and Roll Call of the Oakley City Council and Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency**
- 1.2 Pledge of Allegiance to the Flag**
- 1.3 Proclamation Recognizing May 17-23 as Public Works Week (Kevin Rohani, Public Works Director/City Engineer)**
- 1.4 Update from East Contra Costa Fire Protection District (Hugh Henderson, Fire Chief)**
- 1.5 Presentation and Update Regarding the Emerson Ranch Project (Josh Roden, Brookfield Homes)**

2.0 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 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 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 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.

3.0 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 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 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.

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

- 3.1 Approve the Minutes of the Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting held April 28, 2015 (Libby Vreonis, City Clerk)**

Oakley City Council

- 3.2 Waive the Second Reading and Adopt an Ordinance Establishing the City's Police Department (William Galstan, Special Counsel)**
- 3.3 Adopt a Resolution Approving an Agreement with Knife River Construction for Construction of West Cypress Road, Big Break Road and Rose Avenue Rehabilitation Project-Capital Improvement Project Number 163 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.4 Adopt a Resolution Accepting as Complete the Work Performed by Bear Electrical Solutions, Inc., Capital Improvement Project Number 142-Fiscal Year 2014-2015 Traffic Signal Modernization Project (Kevin Rohani, Public Works Director/City Engineer)**
- 3.5 Adopt a Resolution Creating a Special Tax Area Zone 154 for a Special Tax for Police Protection for Subdivision 9104 and Waive the First Reading and Introduce an Ordinance Establishing Zone 154 for a Special Tax for Police Protection for Subdivision 9104 (Kevin Rohani, Public Works Director/City Engineer)**
- 3.6 Adopt Two Resolutions Initiating the Fiscal Year 2015-16 Oakley Street Lighting and Landscape Assessment District No. 1 Proceedings; Initiating the Process and Declaring the Intention to Order Improvements, Levy and Collect Assessments, Declaring the Intention to Annex Territory to Zones 1A, 2A, 3-21 and 3-23 and Setting July 14, 2015 as the Date for the Public Hearing (Kevin Rohani, Public Works Director/City Engineer)**
- 3.7 Adopt a Resolution Approving to Forgo Standard Procurement Processes to Contract with PG&E for LED Street Light Retrofit Program; Approving PG&E Street Light Agreement, Approving Submittal of the On-Bill Financial Supplement and Customized Retrofit Incentive Application for Street Light Retrofit Program and Authorizing the City Manager to Execute any Associated Agreements and Applications (Kevin Rohani, Public Works Director/City Engineer)**
- 3.8 Adopt a Resolution Declaring the City's Intent to Amend its Current Agreement with the California Public Employees Retirement System (CalPERS) to Include a Defined Benefit Plan for Public Safety Employees (Bryan Montgomery, City Manager)**
- 3.9 3rd Quarter Investment Report (Paul Abelson, Finance Director)**
- 3.10 Parks and Landscape Division Water Conservation / Management Strategies (Kevin Rohani, Public Works Director/City Engineer and Len Morrow, Parks and Landscape Division Manager)**

3.11 Adopt a Resolution Authorizing the City Manager to Execute a Cooperation Agreement with ACD-TI Oakley, LLC, as Co-Applicant for a Fill Permit in the East Cypress Corridor (Paul Abelson, Finance Director)

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

3.12 3rd Quarter Investment Report (Paul Abelson, Finance Director)

4.0 PUBLIC HEARINGS-None

5.0 REGULAR CALENDAR-None

6.0 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 Comments

(b) Requests for Future Agendas

7.0 WORK SESSIONS-None

8.0 CLOSED SESSION

Oakley City Council

**8.1 CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6**

City Designated Representative: Bryan Montgomery, City Manager

UNREPRESENTED ANTICIPATED EMPLOYEES: RECORDS MANAGEMENT CLERK, RECEPTIONISTS (3), PARALEGAL/CITY CLERK, PROGRAM COORDINATOR/HUMAN RESOURCES ASSISTANT, HUMAN RESOURCES MANAGER/ASSISTANT TO THE CITY MANAGER, CITY MANAGER, FACILITIES MAINTENANCE/CODE ENFORCEMENT TECHNICIAN, FINANCE DIRECTOR, SENIOR ACCOUNTANT,

SENIOR ACCOUNTING TECHNICIAN, ACCOUNTING ASSISTANT, PERMIT TECHNICIAN, BUILDING INSPECTOR II, CODE ENFORCEMENT MANAGER, CODE ENFORCEMENT/BUILDING INSPECTOR II, CHIEF OF POLICE, ADMINISTRATIVE ASSISTANTS (3), POLICE SERVICES ASSISTANT, ASSISTANT TO THE CHIEF, POLICE SERVICES ASSISTANT/CODE ENFORCEMENT TECHNICIAN, ECONOMIC DEVELOPMENT MANAGER, PLANNING MANAGER, SENIOR PLANNER, PUBLIC WORKS DIRECTOR/CITY ENGINEER, SENIOR ENGINEER, ASSOCIATE ENGINEER, ASSISTANT ENGINEER, PUBLIC WORKS ADMINISTRATIVE SPECIALIST, PUBLIC WORKS INSPECTOR II, PUBLIC WORKS MAINTENANCE WORKER, PUBLIC WORKS MAINTENANCE LABORER, RECREATION MANAGER/WEBSITE COORDINATOR, RECREATION & EVENTS COORDINATOR, SENIOR RECREATION LEADER, RECREATION LEADERS (3), RECREATION AIDES (2), FACILITIES MAINTENANCE, PARKS & LANDSCAPE MAINTENANCE DIVISION MANAGER, MAINTENANCE FOREMAN, PUBLIC WORKS LABORER II, TREE MAINTENANCE LABORER, SEASONAL PARKS AND MAINTENANCE LABORERS (3), SPORTS FIELD MAINTENANCE LABORER, PARK MONITOR

8.2 Reporting Out of Closed Sessions (William Galstan, Special Counsel)

9.0 ADJOURN

National Public Works Week

May 17-23, 2015

Whereas, public works services provided in our community are an integral part of our citizens' everyday lives; and

Whereas, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and

Whereas, the health, safety and comfort of this community greatly depends on these facilities and services; and

Whereas, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works officials; and

Whereas, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

Now, Therefore, Be It Resolved that I, Doug Hardcastle, Mayor of the City of Oakley, on behalf of the City Council, do hereby proclaim the week of May 17-23, 2015 as "National Public Works Week" in the City of Oakley, and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

Doug Hardcastle, Mayor

**Minutes of the Regular Joint Meeting of the Oakley City Council/Oakley City Council acting as the Successor Agency to the Oakley Redevelopment Agency
April 28, 2015**

1.0 OPENING MATTERS

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

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

Mayor Hardcastle called the meeting to order at 6:30p.m in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Doug Hardcastle, Kevin Romick, Randy Pope, Sue Higgins and Vanessa Perry were present.

1.2 Pledge of Allegiance to the Flag

David Boatwright led the Pledge of Allegiance to the Flag.

1.3 Proclamation Recognizing May 3-9 as Municipal Clerks Week (Libby Vreonis, City Clerk)

City Clerk Libby Vreonis accepted the proclamation and thanked the City Council. She recognized and thanked City Clerk staff Kim Carmody, Diana Kerr and Kiyoka Fisher-Samson for their work.

1.4 Award Presentation to the City of Oakley for its Outstanding Contribution to Tobacco Prevention (Mary Jaccodine, Co-Chair of the Contra Costa Tobacco Prevention Coalition)

Mary Jaccodine, Co-Chair of the Contra Costa Tobacco Prevention Coalition, presented an award to the Oakley City Council for its Outstanding Contribution to Tobacco Prevention. She mentioned there are opportunities available for the City to do additional work in relation to tobacco prevention and to contact her if interested.

1.5 "Stand Down" Presentation (J.R. Wilson, Delta Veterans and Randy Smith, Oakley Veterans)

J.R. Wilson, President of the Delta Veterans Group (DVG), announced DVG will hold its "Stand Down" event at the Contra Costa County Fairgrounds located in Antioch September 11-14, 2015. He mentioned the four-day event which takes place in odd numbered years will provide resources and services for homeless Veterans. He also mentioned DVG meets the third Thursday of each month at the Veterans Memorial Building in Antioch and welcomed everyone to attend its meetings. He thanked the City Council and Oakley Veterans for their support. He introduced Veteran David Boatwright.

Mr. Boatwright shared that Stand Down helped him get back on his feet and he is now an Executive Director of Stand Down working toward building a women's center to assist female Veterans.

1.6 Update from the Oakley Library (Andrea Freyler, Acting Community Library Manager)

Andrea Freyler announced she was recently appointed as the Community Library Manager. She shared that the Friends of the Oakley Library recently hosted its second "Book It Run" fundraising event. She also shared that the Oakley Library offers many community programs including story time, Bricks 4 Kidz (lego activities), quarterly programs, Stitching Saturdays, Tween Thursdays, Mystery Book Club, 3D printing, beading and visits to second grade classrooms in Oakley which include an opportunity for students to obtain a library card and certificate for a free book. She mentioned the Oakley Library recently began hosting Community Garden meetings and also recently hosted a successful spring break Movie Madness event. She announced the Oakley Library will have a summer reading program June 6-August 15 and that it looks forward to continuing to be a destination for families.

Councilmember Pope inquired if Ms. Freyler could provide information regarding the Oakley Library's audio books program.

Ms. Freyler explained that the Oakley Library currently subscribes to OverDrive, an audio books program; however, it is expensive and the Oakley Library does not own the digital content; therefore, it is beginning to use another source in which the Oakley Library owns the digital content.

1.7 Update from Diablo Water District (Mike Yeraka, General Manager)

Diablo Water District (DWD) General Manager Mike Yeraka updated the City Council regarding the State mandates that have been issued for water conservation and DWD's application of the mandates. He explained that currently a 28% water use reduction (compared to 2013) is required of DWD by the State; however, new standards may be issued today and possibly revised May 5. He announced mandated prohibitions include: no outdoor watering is allowed during and up to 48 hours after measurable precipitation, outdoor irrigation more than three days per week and more than two times on those days is prohibited, an automatic shut-off nozzle is required when washing an automobile, boat or trailer with a hose, irrigation run-off is prohibited, fountains or decorative water features must have a recirculating system, restaurants may only serve water upon request, water may not be used to wash down any hard surface such as driveways, sidewalks and asphalt unless for a health and safety purpose, and towels and linens may not be laundered in hotels or motels unless requested by a guest. He explained the mandates will be effective mid-May and failure to comply may warrant a fine of \$500 per day.

Mr. Yeraka added that DWD encourages customers to reduce their outdoor water usage by 40% and indoor water usage by 10% and can obtain water conservation tips at www.diablowater.org and take advantage of rebates, discounts and water usage audits through Contra Costa Water District, www.ccwater.com. He announced the City of Oakley and DWD will be hosting a free water conservation workshop May 20 at Oakley City Hall, 6:30p.m.-8:30p.m. and if customers would like additional information regarding their water usage, they may register their account on DWD's website to view their account history.

Mr. Yeraka explained DWD will incur an 11.9% increase in water costs and it will contribute approximately \$700,000 in assistance to lessen the impact of water rate increases to its customers. He added that Oakley's service charge will remain at \$10.42 with two tiers (tier 1=up to 8 units=\$3.20; tier 2=over 8 units=\$3.42) and some customers reducing their water usage may see a decrease in their monthly bill. He discussed DWD's daily outreach to customers to assist in conservation efforts and its partnership with Home Emergency to offer optional insurance to customers for the water line from the water meter to customer homes. He concluded by mentioning water conservation is expected to continue through 2016 and 2017.

Councilmember Pope inquired if recent case law impacts DWD's structure of tiered pricing.

Mr. Yeraka explained that the tiered pricing in the recent case with a southern California city was arbitrary; there was no matching of costs with tiers which is not how DWD's tiered pricing is structured.

Councilmember Perry inquired how water conservation works in relation to the number of new homes anticipated to be built with the recent mandates that have been established.

Mr. Yeraka responded that DWD is meeting with developers to request drought tolerant plants replace turf and other water conservation efforts to try to keep new home water usage to approximately 200-300 gallons per day as opposed to 750 gallons per day with some existing homes.

1.8 Update from Contra Costa Water District (Connstance Holdaway, Director Division 5 and Jeff Quimby, Director of Planning)

Connstance Holdaway, Contra Costa Water District (CCWD) Director of Division 5, announced this year is the fourth consecutive dry year in the State of California and CCWD will comply with State mandates. She introduced Jeff Quimby, CCWD Director of Planning.

Mr. Quimby discussed CCWD's water resources and explained the reservoir supply is at approximately 60% average State-wide of previous years, the snow impact is historically low at 5% of average and the allocation CCWD has for municipal water is historically low at 25%. He mentioned the State mandates would be implemented by CCWD in two phases; first, a drought resolution was adopted April 15 providing prohibitions and second, a public hearing will be held June 3 to establish a temporary pricing adjustment, fines (to

be effective only during the time State mandates are effective) and a new baseline. He also mentioned salinity barriers will be installed in the Delta in June (and removed in November) to protect drinking water. He encouraged residents to visit CCWD's website www.ccwater.com and take advantage of lawn rebates, free onsite conservation surveys, discounts for car washes and rebates for efficient clothes washers.

Councilmember Higgins inquired if CCWD was looking more into desalination of the Delta.

Mr. Quimby responded that they will continue to evaluate desalination through a pilot program with other agencies.

2.0 PUBLIC COMMENTS

Online Comment Forms

No online comment forms were submitted for Public Comments.

Public Comment Cards

Angela Lowrey thanked everyone for their work on the You, Me, We = Oakley! Art Exhibit and Monument Unveiling events. She expressed the art was impressive and she would love to see more of these events to bring the community together.

3.0 CONSENT CALENDAR

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

- 3.1 Approve the Minutes of the Regular Joint Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency Meeting held April 14, 2015 (Libby Vreonis, City Clerk)**

Oakley City Council

- 3.2 Adopt a Resolution Approving Contract Amendment Number 1 to the Agreements with Engeo, Inc. and Kleinfelder West, Inc. for On-Call Materials Testing Services Related to Private Development and Capital Improvement Projects (Kevin Rohani, Public Works Director/City Engineer)**
- 3.3 Adopt Resolutions Approving the Subdivision Improvement Agreement with Brookfield Emerson Land LLC for Subdivision 9032 Emerson Ranch Neighborhood 1 and Authorizing the City Manager to Sign the Agreement and Approving the Final Map of Subdivision 9032 Emerson Ranch Neighborhood 1 located at the northwest corner of Cypress Road and Sellers Avenue (Kevin Rohani, Public Works Director/City Engineer)**

- 3.4 Adopt Resolutions Approving the Subdivision Improvement Agreement with Brookfield Emerson Land LLC for Subdivision 9348 Emerson Ranch Neighborhood 2B and Authorizing the City Manager to Sign the Agreement and Approving the Final Map of Subdivision 9348 Emerson Ranch Neighborhood 2B located at the northwest corner of Cypress Road and Sellers Avenue (Kevin Rohani, Public Works Director/City Engineer)**

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

- 3.5 Adopt a Resolution Authorizing the City Manager to Execute a Month-to-Month Lease Agreement with Guanatos Ice Cream at the Property Located at 3330 Main Street in Oakley (Dwayne Dalman, Economic Development Manager)**

Online Comment Forms

No online comment forms were submitted for the Consent Calendar.

Public Comment Card

No public comment cards were submitted for the Consent Calendar.

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

4.0 PUBLIC HEARINGS

- 4.1 Resolution Establishing and Updating Certain City Fees (Paul Abelson, Finance Director)**

Finance Director Paul Abelson presented the staff report and mentioned the temporary road closures, construction and special events amount would be corrected to reflect \$767 for the 2015 estimated average cost of service for both not for profit and for profit applicants.

Councilmember Perry inquired if the 2015 estimated average cost of service is the same for road vacations if a map exists or does not exist and Mr. Abelson confirmed it is the same.

It was moved by Councilmember Pope and seconded by Councilmember Higgins to adopt the resolution. Motion was unanimous and so ordered. (5-0)

4.2 Delta Grinding Contractor's Yard- Design Review Request to Establish a Contractor's Yard at 5245 Live Oak Avenue (DR 01-15) (Joshua McMurray, Planning Manager)

Planning Manager Joshua McMurray presented the staff report.

Vice Mayor Romick inquired of the applicant if there are any foreseeable traffic issues during school hours with trucks arriving and leaving the property.

Applicant Ken Ferrante commented there should be no traffic issues as the contractor equipment leaves the property very early before school hours and returns late in the day after school hours.

Mayor Hardcastle inquired if the storm basin located on the property is necessary if it continually remains undeveloped because no one wants to incur the cost of the infrastructure.

Mr. McMurray responded that the storm basin is necessary even though there is a lack of infrastructure leading up to it. He added that the applicant is unable to provide the infrastructure as he has been unsuccessful in obtaining required permission from the adjacent property owners.

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

4.3 Request by Diamond Hills Sports Club and Spa for a Modification to its Conditional Use Permit (PC Reso 13-07) to Allow for Outdoor Events (Joshua McMurray, Planning Manager)

Planning Manager Joshua McMurray presented the staff report.

Online Comment Forms

Maria Grande requested the City Council designate a community liaison resident for the duration of the one-year period to oversee the conditions are being complied with by Diamond Hills.

Melissa Coan requested Magnolia Park residents be allowed to be involved in creating a formal security plan and that Diamond Hills have a professional security guard, not an employee, to ensure the security person is not ignored or placed on another job duty if Diamond Hills is short-staffed.

Zachary Coan requested residents be allowed to be involved in the next sound study and offered to assist the City and noise consultant with the additional report being requested prior to and during the first outdoor event which appears to be a swim meet on May 16. He mentioned he has experience with sound equipment and inquired how the sounds will be monitored and adhered to during events if Diamond Hills staff is operating the equipment.

Public Comment Card

Angela Lowery provided the City Council with photos and a signed community petition requesting that the City Council consider adding the following conditions to the modification of conditional use permit for Diamond Hills: a) any event using amplified noise to begin after 9:00am and to conclude by 10:00pm on weekends and public holidays, b) no later than 10 days prior to any proposed event, the name and contact phone number of Diamond Hills "Manager on Duty" be provided to residents, c) occupancy laws for facility strictly adhered to, d) no overnight accommodations in recreational vehicles (RV) or other modes of transportation by guests/members in Diamond Hills parking facilities, e) where appropriate, residents representative(s) involved in City's Recommended Conditions of Approval requirements such as noise studies, security and parking, f) entrance for club swim meets be front door of Diamond Hills only and side entrance to be closed unless in the event of an emergency, g) City appoint a Community Liaison representative, who is fully versed on modified CUP provisions, to be a contact point for residents to report infractions or concerns during the course of any scheduled event, and h) inability to meet agreed conditions to modified CUP agreement during the one year period could result in agreement being terminated. She invited the City Council and staff to a breakfast with neighborhood residents on May 16. She commented that the residents want to work in harmony with the City and Diamond Hills toward resolving neighborhood concerns.

Ginny Gallegus requested that persons attending swim meets use the main entrance at Diamond Hills which provides access to 400 parking spaces in front of Diamond Hills rather than using the side entrance which effects parking, noise and trash throughout the Magnolia Park neighborhood during early morning hours.

Tania Passaglia expressed that the noise associated with Diamond Hills events begins at 6:30am which is earlier than and inconsistent with noise regulations provided in the Oakley Municipal Code. She requested the City Council consider not allowing any amplified noise until 9am on Saturdays, Sundays or any public holiday. She asked the City Council for assistance in resolving neighborhood concerns with Diamond Hills, expressing that Diamond Hills repeatedly ignores the neighborhood concerns.

Katrina Sudweeks commented that she is a swimmer on a Diamond Hills swim team and meets begin at 9am which is consistent with the City's noise ordinance. She expressed that the swim team plays an active role in the community and to restrict the meets would impact participants. She added that swimming has had a positive impact on her life, including teaching her commitment, discipline and motivation.

Kim Sudweeks shared she has been a member of Diamond Hills since it opened and it a place that provides a safe, positive and healthy environment for all ages. She added the benefits to the youth who participate in sports activities offered at Diamond Hills includes self-confidence, stress and anxiety relief, discipline, teamwork, reduces depression and increases academic success; therefore, she supports outdoor events at Diamond Hills. She further added that the Diamond Hills swim team participates in Relay for Life, Special Olympics and food drives.

Mark Tappan, Director of Operations of Sparetime (parent entity of Diamond Hills), commented that Diamond Hills wants to be a good neighbor and is working with the City to make adjustments to the sound equipment, start times for swim meets, parking, patrolling, and providing notice to neighbors of events.

Mayor Hardcastle suggested Diamond Hills include on its flyers for meets that noise should be kept to a minimum as a courtesy to the neighborhood.

Lisa Franzel, General Manager of Diamond Hills, commented that these are new conditions for Diamond Hills and that Diamond Hills is willing to work with the City and neighborhood to resolve concerns. She mentioned she will be onsite to monitor parking and be the contact person.

Joe Weber, a volunteer on the board for the swim team at Diamond Hills, explained that there are 196 swimmers on the swim team and he hopes that the team will be allowed to continue recreation and development of young swimmers.

Aaron Meadows was not present but submitted a speaker card commenting he is in favor of approval of Item 4.3.

Vasanthi Mehta expressed that she has had to contact the police with regard to security concerns and noise caused by Diamond Hills' events. She requested the City Council consider the following additional conditions and mentioned she will support the modification if the following conditions are included: 1) Diamond Hills must control entrances and parking with experienced and professional staff, 2) Diamond Hills must have substitute staff for unexpected absences during events, 3) Diamond Hills must monitor outside alcohol, and 4) Magnolia Park residents must be provided contact information for the manager on duty for events ten days prior to events. She commented that the residents support swimming and wish to work in harmony with the City and Diamond Hills.

Geoff Fowler, a Magnolia Park resident and member of Diamond Hills, expressed support for the modification. He commented he often hears amplified noise from events at Freedom High School which is part of living near a high school. He added he supports swimming for safety, discipline and the strong supportive environment it provides for youth.

Alex Renner commented she supports swimming as it offers team building, discipline and commitment and she supports closing the side gate entrance so attendees are not tempted to park on that side. She mentioned the noise is minimal before 9am.

Cindi Coats, Head Coach for the swim teams at Diamond Hills, commented that the teams chose to relocate from other areas to Diamond Hills for its facility and it may lose participants to teams and events to other cities if families cannot attend the events due to neighborhood concerns. She requested the City Council's support.

Craig Selbach commented he was surprised at the noise emanating from Diamond Hills and parking issues during events and that his complaints to Diamond Hills have been ignored; therefore, he does not support the modification until neighborhood needs are met.

Maria Grande explained that noise, parking and safety concerns have been shared with Diamond Hills by neighborhood residents but they have been ignored. She requested a Magnolia Park neighborhood representative be designated and take a role in the next two weeks to hold Diamond Hills accountable when condition violations occur.

Steve Thorburn of Thorburn Associates (acoustical consultants), offered to answer any questions the City Council may have.

Councilmember Perry inquired when the music begins at events, if it is possible to begin movie nights earlier, and if meet start times can begin at 9am. She commented she likes the idea of signage on Neroly and Daffodil to deter parking congestion on neighborhood streets. She requested a contact phone number for a person in charge be provided to neighbors for events.

Mr. Tappan responded that the music will begin later at 8:30am or 9am, depending on the event start time, they cannot begin movie nights until dark because viewers will not be able to see the film on the screen unless it is dark outside, and it is possible to start meets at 9am.

Councilmember Higgins inquired if swim meet participants could use the front entrance instead of the side entrance and if Diamond Hills provides paid security.

Mr. Tappan responded that if parking is designated, it would overcome concerns regarding use of the side gate entrance and paid security has never been necessary at 600 swim meets Sparetime has hosted.

Vice Mayor Romick expressed concern regarding alcohol being taken outside the Diamond Hills premise.

Mr. Tappan responded that alcohol is served at the café onsite, but is not allowed to be taken outside the premise; nor is outside alcohol allowed inside the premise.

Councilmember Pope expressed support for swimming, civic involvement and being a good neighbor and commented that there are adjustments (including a later start time for events and providing contact information for a person in charge of events) to be made that won't impact events and will be good for the neighborhood. He mentioned if alcohol is taken offsite it is a violation of the ABC permit issued to Diamond Hills and Diamond Hills could be cited or its permit could be revoked. He requested any temporary signs for parking for events be approved by the Oakley Police Department. He suggested additional parking may be possible in the undeveloped dirt areas surrounding Diamond Hills. He added that overnight parking and staying in recreational vehicles is not currently allowed. He recommended that the side gate access be revisited after one year since the

prohibition of parking on Daffodil may cure some of the neighborhood concerns with regard to entry through the side gate.

Vice Mayor Romick agreed that one year would be a good time to revisit the results of the conditions and expressed support for the modification.

Mayor Hardcastle agreed that it would be good to provide Diamond Hills with time to make changes and that the neighbors should always have contact information of someone in charge of each event.

In response to a suggestion that meets start later, Mr. Tappan agreed to start swim meets 30 minutes later. He indicated that prior notice is already sent to neighbors of outdoor events.

It was moved by Councilmember Pope and seconded by Councilmember Perry to adopt the resolution with condition of approval # 9 modified to read "All swim events shall start at 9:00 AM or later." Motion was unanimous and so ordered. (5-0)

5.0 REGULAR CALENDAR

Oakley City Council

5.1 Waive the First Reading and Introduce an Ordinance Establishing the City's Police Department (William Galstan, Special Counsel)

Special Counsel William Galstan presented the staff report.

Councilmember Higgins commented that she likes the idea of the City Council participating in the interview with the City Manager for the position of Chief of Police.

Mr. Galstan suggested the City Council could choose to have a committee to conduct interviews or conduct public interviews.

Councilmember Perry commented the City Council consists of one police officer and therefore is advantaged to have the City Council participate in the interview process. She expressed her preference is to hold interviews with the City Council participating.

Councilmember Pope shared his preference would be to have the City Council directly hire the Chief of Police.

Mr. Galstan responded that State law prohibits the City Council from directly hiring the Chief of Police; it must be done through the City Manager; thus, this lead to his suggestion of including the City Council in the interview process to have a role in the process.

Mayor Hardcastle commented there should be at least two Councilmembers involved in the interview process.

Councilmember Pope suggested there could be separate interview panels to allow for multiple Councilmembers to participate.

City Manager Bryan Montgomery commented the hiring of the Chief of Police should be a professional decision, not a political decision and while the City Council may act in an advisory role, the City Manager ultimately makes the appointment. He added that a subcommittee of two Councilmembers could be formed for the interview process because there may be some difficulty in coordinating everyone to attend at the same time.

Online Comment Forms

No online comment forms were submitted for 5.1.

Public Comment Cards

No public comment cards were submitted for Item 5.1.

It was moved by Vice Mayor Romick and seconded by Councilmember Higgins to waive the first reading and introduce the ordinance. Motion was unanimous and so ordered.
(5-0)

5.2 Jalisco's Restaurant Color Change and Awnings Design Review (DR 04-15) (Ken Strelo, Senior Planner)

Senior Planner Ken Strelo presented the staff report.

Councilmember Perry commented the changes have made a big improvement to the building and she enjoys seeing its progress.

Councilmember Higgins commented that she likes the changes that have been made and is in favor of approving the resolution.

Online Comment Forms

No online comment forms were submitted for Item 5.2.

Public Comment Cards

No public comment cards were submitted for Item 5.2.

Vice Mayor Romick moved to adopt the resolution.

Councilmember Pope inquired after the motion the reason for the color selected for the roof line trim.

Applicant Daniel Torres responded that the color was chosen to provide the appearance of tile roof rather than a flat roof.

It was seconded by Councilmember Pope to adopt the resolution. Motion was unanimous and so ordered. (5-0)

5.3 Adopt a Resolution Appointing a Representative to the Contra Costa Council on Aging Citizens Advisory Committee (Libby Vreonis, City Clerk)

City Clerk Libby Vreonis presented the staff report. She added that one additional application had been received; it was provided to the City Council for its consideration.

Mayor Hardcastle inquired if both applicants were present and Mrs. Vreonis confirmed Leonard Morrow was not present, but Douglas Knowles was present.

Councilmember Higgins inquired if Mr. Knowles is interested in serving only the remainder of the term or an additional two-year term.

Mr. Knowles responded that he became interested in serving on the committee after successfully completing the Citizens Academy and would like to serve the current term and then revisit appointment for the next term.

Online Comment Forms

No online comment forms were submitted for Item 5.3.

Public Comment Cards

No public comment cards were submitted for Item 5.3.

It was moved by Vice Mayor Romick and seconded by Councilmember Higgins to adopt a resolution to appoint Douglas Knowles to the Contra Costa County Advisory Council on Aging for the remainder of the current term. Motion was unanimous and so ordered. (5-0)

6.0 REPORTS

6.1 CITY MANAGER

(a) City Manager

City Manager Bryan Montgomery thanked Gabriela Banos-Galvan and everyone for their participation and support for the You, Me, We = Oakley! Art Exhibit and Monument Unveiling events. He mentioned Science Week was successful and announced the Taste of Oakley event will be held at City Hall on May 30. He also mentioned staff contacted CalPERS with regard to police services coming in-house; however, the City has not yet received the CalPERS paperwork; therefore, staff will bring a resolution for consideration to the City Council at its next meeting.

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 Comments

Councilmember Pope commented that ballots were counted for the East Contra Costa Fire Protection District (ECCFPD) Benefits Assessment and it was disappointing that only 24% of the 38,000 ballots that were mailed were returned and that 54% of those ballots returned did not support the assessment. He mentioned the District will go to a three station model with only nine firefighters on duty for the entire District. He added that the ECCFPD Board welcomes any creative solutions to keep the community safe. He announced the next ECCFPD Board meeting will be held May 4 at City Hall beginning at 6:30pm. He also mentioned he attended the Habitat Conservancy meeting yesterday.

Councilmember Perry announced she attended the You, Me, We = Oakley! Art Exhibit and Monument Unveiling events and she hopes to see the Art Exhibit continue next year. She also announced she attended a Science Week event at the Delta Science Center and Science Week is very unique to the City of Oakley. She mentioned she attended the Oakley Elementary Challenger Division (all abilities division) event of East County Little League and it was great to see high school kids paired with younger kids for a fun event. She also mentioned she attended the Wine & Whiskey event hosted by the Oakley Chamber of Commerce which was successful and the Chamber has already booked the venue to host the same event next year.

Mayor Hardcastle announced he attended the Science Week event at Ironhouse Sanitary District which showcased owls. He congratulated Nancy Suarez-Marquez for receiving the Graduate of Distinction Award from Liberty Union High School District. He thanked staff for lighting the Downtown Plaza fountain blue for Autism Awareness Month. He thanked the maintenance team for keeping City parks looking beautiful.

Councilmember Higgins announced Relay for Life will be held May 16-17 at Freedom High School. She mentioned she attended the Delta Veterans, the Delta Veterans Poker Run, Delta Science Center, Water Board meetings, You, Me, We=Oakley! meeting, recognition event for Graduates of Distinction-Liberty Union High School District, the Oakley Library meeting, a California League of Cities meeting and she participated in Service Hand Day by pulling weeds. She thanked staff for all that they do.

(b) Requests for Future Agendas

There were no requests for future agendas.

Mayor Hardcastle announced a break at 9:01pm. The City Council reconvened at 9:13pm.

7.0 WORK SESSION

7.1 Emerson Ranch Neighborhood 6 Work Session (Ken Strelo, Senior Planner)

This is a work session on an application submitted by Mike Evans of DeNova Homes requesting approval of Emerson Ranch Neighborhood 6, including 1) a General Plan Amendment to designate approximately 16 acres of an existing approximately 25 acre undeveloped commercial site from "Commercial" to "Multi-Family, Low", 2) a Rezone to amend a Planned Development (P-1) District, 3) a Vesting Tentative Map to subdivide approximately 16 acres into 105 single family lots with associated improvements, and 4) a Final Development Plan for the portion of the P-1 District modified by the tentative map.

Senior Planner Ken Strelo presented the staff report. He mentioned discussion of the item is to obtain feedback; no action is required.

Councilmember Perry inquired if the General Plan requires one-story homes in proposed developments where the majority or all of homes are designed as two-story.

Mr. Montgomery responded that there is no specific requirement in the General Plan; it is at the discretion of the City Council to require single-story homes.

Vice Mayor Romick added it is a project-by-project design.

Dave Sanson on behalf of DeNova Homes provided the history of the project and mentioned the lot sizes are consistent with its other high-quality projects.

Councilmember Pope expressed that he does not wish to lose commercial space as it would be contrary to the City's goal to bring jobs to the area, he would like to see larger homes and lots to be consistent with Oakley's character, and he supports a gated community and HOA.

Vice Mayor Romick commented that people do not usually want to spend more for homes on larger lots when they are close to busy streets, noise and a commercial shopping center. He recommended higher density homes be placed closer to the street and commercial center and provide larger lots toward the back of the proposed neighborhood. He mentioned that if 12 acres of commercial property is given up, the community should have an HOA or something that makes it nicer and more attractive.

Mr. Montgomery added that absorbing 24 acres of commercial development is not likely to occur so it is possible it could be reduced without significant impact.

Mayor Hardcastle inquired if sound walls would be constructed along Cypress Road.

Vice Mayor Romick responded sound walls would not be preferred because they provide a very sterile and isolated look and streetscapes would be more inviting.

Mr. Sanson mentioned landscape, sidewalks and wrought iron fencing can help to buffer noise and provide separation from Cypress Road and the neighborhood.

Councilmember Higgins inquired how many houses would be lost if multi-family high density housing was included.

Mr. Sanson replied the density would be reduced by about one-third.

Vice Mayor Romick inquired if Parcel B is a park and if the storm basin could be made into a creek.

Mr. Sanson replied Parcel B is a park and it will connect to adjacent neighborhoods by pedestrian walkways. He added the storm basin can be made into a creek.

Vice Mayor Romick inquired if Safeway is interested in the commercial space.

Mr. Sanson responded that their goal is to get Safeway into Oakley; however, the market trend is that more rooftops must go in to attract commercial enterprises to Oakley.

Councilmember Pope recommended the other space in the commercial area be focused on professional services as this is what the community has requested.

Mr. Sanson replied that typically the cost far exceeds revenue for professional service businesses space to be built because the demand for services is low.

Councilmember Pope suggested Mr. Montgomery share the list of people interested in commercial space with Mr. Sanson.

8.0 CLOSED SESSIONS-None

9.0 ADJOURN

There being no further business, the meeting was adjourned at 10:05p.m.

Respectfully Submitted,

Libby Vreonis
City Clerk

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY ADDING
ARTICLE 3 TO CHAPTER 2 OF TITLE 2 OF THE OAKLEY MUNICIPAL CODE,
ESTABLISHING A POLICE DEPARTMENT**

The City Council of the City of Oakley does ordain as follows:

Section 1. Article 3 is hereby added to Chapter 2 of Title 2 of the Oakley Municipal Code, to read as follows:

Article 3. POLICE DEPARTMENT

2.2.302. Department created.

There is hereby created in the government of the City of Oakley a Police Department for the protection of public safety, enforcement of laws and the performance of other duties as specified by the City Council and the City Manager.

2.2.304. Police Chief.

The City Manager shall appoint the Police Chief, who shall serve at the pleasure of the City Manager. The Police Chief shall have operational control over the Department, although the City Manager shall be deemed the Hiring Authority for all of the employees of the Department. The Police Chief shall have all of the powers and duties specified in Government Code sections 41601 through 41611, and successor legislation, except that financial accounting of receipts shall be made by the Finance Director. The Police Chief shall also have the authority to promulgate rules, regulations and policies for the operation of the Department.

2.2.306. Employees.

The number of sworn and non-sworn members and employees of the Department shall be determined by the City Council in the budget adoption process. Sworn peace officers shall have all the powers that are authorized by state law, including arrest and ability to issue citations, and shall be subject to all requirements imposed upon sworn peace officers established by state law. Sworn officers also have the authority to issue administrative citations for the violation of city ordinances.

Section 2. California Environmental Quality Act (CEQA) Finding.

This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), Review for Exemption, because it can be seen with certainty that the project will not have a significant effect on the environment; therefore the project is not subject to CEQA.

Section 3. Severability.

In the event any section or portion of this ordinance shall be determined to be invalid or unconstitutional, such section or portions shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

Section 4. Effective Date and Publication.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

Section 5. Operative.

Although this Ordinance shall become effective as stated above, it shall not become operative until the termination of the police services contract between the City and Contra Costa County, whereupon it shall become operative immediately. Prior to this Ordinance becoming operative, the City Manager shall have the authority, if funds have been appropriated for such purpose by the City Council, to appoint a provisional Police Chief and other members of the Department, who shall have the duty to plan, organize, recruit, and otherwise prepare for the implementation of the City police department and who shall assume the regular duties of their positions once this Ordinance becomes operative.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on _____, 2014 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

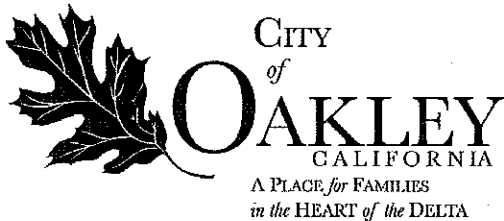
APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date



STAFF REPORT

Date: Tuesday, May 12, 2015
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, P.E. Public Works Director/ City Engineer
SUBJECT: Award of Construction Contract to Knife River Construction for the West Cypress Road, Big Break Road, and Rose Avenue Rehabilitation Project – CIP 163

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Background and Analysis

The City's adopted FY 2014/15 Capital Improvement Program (CIP) Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

Capital Improvement Project No. 163 includes the rehabilitation and resurfacing of West Cypress Road from Empire Avenue to Rose Avenue, Big Break Road from Main Street to the marina, Rose Avenue from Main Street to Laurel Road, and Brownstone Road from O'Hara Avenue to Main Street. Each year the pavement conditions change due to wear and tear and the streets must routinely undergo preventative maintenance to ensure their functionality. The City uses this annual project to perform rehabilitative and preventative maintenance on the public street network through a series of dig-outs, crack sealing, slurry sealing, and pavement overlays. West Cypress Road, Big Break Road and Rose Avenue have a rough and uneven surface, and require an additional layer of asphalt called a leveling course. The leveling course will provide added strength to the roadway while providing an even surface for the rubberized asphalt overlay and cape seal. Brownstone Road has had shoulder work done in 2014 and is in need of resurfacing to preserve the existing road. Finally, new striping will be installed on all the streets delineating clear driving lanes and providing better visibility. These roads have never been rehabilitated since the City incorporated, and are in need of maintenance in order to preserve the City's asset.

Knife River Construction was the lowest responsible bidder for the project at a cost of \$1,416,446.70. Current appropriations for the project are \$1,260,500, and the resolution includes the reassignment of \$331,500 from available funds in CIP 151, the City's street resurfacing and repair project. These funds are sufficient to fund the contract in full, as well as for materials testing and contingency and ensuring the City meets the local match requirements of the grant.

Fiscal Impact

This CIP project is being reimbursed with the City's allocation of \$1,031,000 from the One Bay Area Grant (OBAG). The CIP No. 163 account currently has appropriations totaling \$1,018,000 in the General Capital Projects Fund and \$242,500 in the Traffic Impact Fee Fund to bring the current available budget for construction to \$1,260,500. Staff is recommending reassignment of the remaining funds needed for the project as described below.

Approval of this item will require appropriation of an additional \$331,500 for the project. To accomplish this, staff is recommending the transfer of \$331,500 in appropriations from CIP 151 (the City's general street resurfacing and repair project) to the CIP 163 Project. CIP 151 is currently budgeted in the General Capital Projects Fund (201), and the appropriations would remain in this Fund when reassigned to CIP 163. With the recommended transfer, the total funding for the Main Street rehabilitation project will come from the following:

Fund	Amount	Account Number
General Capital Projects	\$ 1,349,500	201-75-163-0001
Traffic Impact Fee (TIF)	\$ 242,500	202-75-163-0001
Total Recommended	\$ 1,592,000	

Staff Recommendation

On April 23, 2015, six (6) bids were received for this project. Staff reviewed the bids and determined that Knife River Construction was the lowest responsible entity and is most responsive to the City's formal bid process.

Staff recommends that the City Council adopt the resolution approving the construction agreement with Knife River Construction for an amount not to exceed \$1,416,446.70, and authorize the City Manager to execute said agreement.

Staff recommends that the City Council authorize the transfer of \$331,500 in appropriations from CIP 151 to CIP 163 in the General Capital Projects Fund to fully fund the contract, meet local match requirements, materials testing, and contingency.

Attachments

- 1) Resolution
- 2) Bid Summary

RESOLUTION NO. __-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY
APPROVING AN AGREEMENT WITH KNIFE RIVER CONSTRUCTION FOR
THE CONSTRUCTION OF WEST CYPRESS ROAD, BIG BREAK ROAD AND
ROSE AVENUE REHABILITATION PROJECT – CIP 163**

WHEREAS, PEI Inc., prepared the plans, specifications, and estimates for the construction of the West Cypress Road , Big Break Road and Rose Avenue Rehabilitation Project which includes base failure repairs, grinding and overlay, striping, and other related work; and

WHEREAS, the plans, specifications and special provisions were publicly advertised for bidding, with the bid period closing at 2:00 P.M. on Thursday, April 23, 2015; and

WHEREAS, six (6) bids were received prior to the close of the bidding process; and approval of this item will give authorization to add a \$40,000 provision for contingency

WHEREAS, Knife River Construction submitted the lowest responsible bid for a total cost of \$1,416,446.70 for the work; and

WHEREAS, the FY 14/15 budget included \$1,260,500 for the project in General Capital and Traffic Impact Fee Funds (TIF); and

WHEREAS, approval of this item will authorize the transfer of \$331,500 from CIP 151, the City's general street resurfacing and repair project, to the budget for construction of CIP 163 – West Cypress Road, Big Break Road and Rose Avenue Rehabilitation Project, resulting in a total project budget of \$1,592,000; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley:

- 1) Approves the Agreement with Knife River Construction for the construction of the Cypress Road, Big Break Road and Rose Avenue Project for an amount not to exceed \$1,416,446.70, and authorizes the City Manager to execute the Agreement; and
- 2) Authorizes the transfer of \$331,500 in appropriations in the General Capital Projects Fund from CIP 151 to CIP 163 to fully fund the project.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 12th of May, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date

City of Oakley Public Works Department
 Cypress, Big Break, Rose Pavement Rehabilitation Project, CIP # 163
 Certified Bid Tabulation Bid opening: April 23, 2015 at 2:00 P.M. at Civic Center

Item No.	Description	Quantity	Unit	Engineers Estimate		Knife Rive Construction 855 W. Clay St. Stockton, Ca. 95206		Bay Cities Paving and Grading 1460 Civic Court, Bldg. B, No. 400 Concord, Ca. 9452		Top Grade Construction 50 Contractors St. Livermore, Ca. 94551		MCK Services Inc. P.O. Box 5697 Concord, Ca. 94524		Granite Rock Company 120 Granite Rock Way San Jose, Ca. 95135		J. A. Gonsalves & Son Construction P.O. Box 6553 Napa, Ca. 94561	
				Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost
1	Mobilization	1	LS	63,500.00	63,500.00	67,500.00	67,500.00	65,000.00	65,000.00	107,000.00	107,000.00	78,000.00	78,000.00	85,300.00	85,300.00	25,000.00	25,000.00
2	Traffic Control	1	LS	64,500.00	64,500.00	62,600.00	62,600.00	63,000.00	63,000.00	62,000.00	62,000.00	84,250.00	84,250.00	25,000.00	25,000.00	373,326.88	373,326.88
3	Storm Water Pollution Control Program	1	LS	11,000.00	11,000.00	17,000.00	17,000.00	600.00	600.00	7,500.00	7,500.00	2,500.00	2,500.00	8,000.00	8,000.00	4,500.00	4,500.00
4	Remove Traffic Striping and Markings and Prepare Lead Compliance Plan	1	LS	5,000.00	5,000.00	34,085.00	34,085.00	25,000.00	25,000.00	35,000.00	35,000.00	26,533.00	26,533.00	24,000.00	24,000.00	18,000.00	18,000.00
5	HMA PG 64-10 (3/8" Type A)	1,606	TN	100.00	160,600.00	93.00	149,358.00	90.00	144,540.00	83.00	133,358.00	113.50	182,281.00	102.00	163,812.00	88.00	141,325.00
6	RHMA-G PG 64-16 (3/8" Type A)	3,572	TN	115.00	410,780.00	94.00	335,768.00	114.00	407,208.00	123.00	439,356.00	122.35	437,034.20	114.00	407,208.00	112.00	400,064.00
7	Cape Seal	253,412	SF	0.85	215,400.20	0.60	152,047.20	0.63	159,649.56	0.35	88,694.20	0.60	152,047.20	0.84	212,866.08	0.32	80,901.44
8	Disout or Remove and Replace HMA	26,342	SF	5.00	131,710.00	3.75	98,782.50	4.75	125,124.50	4.50	118,539.00	3.75	98,782.50	4.50	118,539.00	4.00	105,368.00
9	Keycuts	104,345	SF	0.30	31,303.50	0.35	36,520.75	0.37	38,607.65	0.30	31,303.50	0.26	27,129.70	0.20	20,869.00	0.23	23,699.35
10	Install PCC Curb Ramps	31	EA	3,500.00	108,500.00	4,470.00	138,670.00	4,700.00	145,700.00	4,850.00	153,450.00	4,000.00	124,000.00	4,500.00	158,250.00	6,000.00	210,000.00
11	Shoulder Backing	906	LF	6.30	5,707.80	3.00	2,718.00	4.65	4,212.90	5.00	4,530.00	3.20	2,899.20	4.00	3,624.00	11.00	9,966.00
12	Remove Drainage Inlet Grate and Replace with Bicycle Safe Grate	28	EA	400.00	11,200.00	450.00	12,600.00	500.00	14,000.00	600.00	24,000.00	1,000.00	28,000.00	4,000.00	11,200.00	700.00	28,000.00
13	Remove & Replace Traffic Signal Loops	17	EA	440.00	7,480.00	500.00	8,500.00	525.00	8,925.00	600.00	10,200.00	620.00	8,840.00	500.00	7,700.00	500.00	7,700.00
14	Install Striping and Pavement Markings (Thermo & Markers)	1	LS	84,000.00	84,000.00	61,035.00	61,035.00	45,000.00	45,000.00	61,000.00	61,000.00	51,380.00	51,380.00	43,500.00	43,500.00	37,000.00	37,000.00
15	Install Striping	49	EA	300.00	14,700.00	210.00	10,290.00	195.00	9,585.00	235.00	11,515.00	185.00	9,065.00	200.00	14,000.00	200.00	9,800.00
Non Grant-Participation																	
16	HMA PG 64-10 (3/8" Type A)	283	TN	100.00	28,300.00	93.00	26,319.00	97.00	27,451.00	112.00	31,696.00	113.50	32,120.50	102.00	28,856.00	100.00	28,300.00
17	RHMA-G PG 64-16 (3/8" Type A)	642	TN	115.00	73,830.00	94.00	60,348.00	127.00	81,534.00	130.00	83,460.00	122.35	78,548.70	114.00	73,188.00	125.00	80,250.00
18	Disout or Remove and Replace HMA	2,810	SF	5.00	14,050.00	3.75	10,612.50	5.60	15,736.00	8.00	22,480.00	3.75	10,612.50	4.50	12,645.00	5.00	14,050.00
19	Install Widened Shoulder - 5' HMA (Non-Participating)	3,740	SF	7.25	27,115.00	5.00	18,700.00	4.03	15,072.20	3.00	11,220.00	7.40	27,676.00	4.50	16,830.00	5.00	18,700.00
20	Keycuts	3,985	SF	0.30	1,195.50	0.35	1,394.25	0.56	2,229.20	1.00	3,985.00	0.26	1,036.10	0.20	797.00	1.50	5,977.50
21	Shoulder Backing	2,010	LF	6.30	12,663.00	3.00	6,030.00	4.33	8,703.30	4.00	8,040.00	3.20	6,432.00	4.00	8,040.00	6.00	12,060.00
22	Lower Water Valve Covers	5	EA	250.00	1,250.00	215.00	1,075.00	238.00	1,190.00	170.00	850.00	150.00	750.00	150.00	750.00	175.00	875.00
23	Adjust Water Valve Covers to Finish Grade	40	EA	265.00	10,600.00	450.00	18,000.00	317.00	12,680.00	320.00	12,800.00	285.00	11,400.00	300.00	12,000.00	300.00	12,000.00
24	Lower Manhole Covers	21	EA	500.00	10,500.00	215.00	4,515.00	250.00	5,250.00	335.00	7,035.00	390.00	8,290.00	350.00	7,050.00	300.00	6,300.00
25	Adjust Manhole Covers to Finish Grade	61	EA	500.00	30,500.00	485.00	29,585.00	500.00	30,500.00	520.00	31,720.00	465.00	28,365.00	480.00	29,280.00	500.00	30,500.00
26	Install New Survey Monument Well and Cover	1	EA	800.00	800.00	500.00	500.00	634.00	634.00	500.00	500.00	750.00	750.00	775.00	775.00	750.00	750.00
27	Install Striping and Pavement Markings (Thermo & Markers)	1	LS	3,650.00	3,650.00	1,700.00	1,700.00	9,800.00	9,800.00	1,800.00	1,800.00	9,288.00	9,288.00	9,500.00	9,500.00	10,000.00	10,000.00
TOTAL					1,520,328.00		1,416,446.70		1,468,493.51		1,518,212.00		1,526,315.40		1,586,435.08		1,669,687.69

This certifies that all bids were received and opened on April 23, 2015, and that this is a copy of the bid tabulation with bids corrected for errors in addition & multiplication. By:





Agenda Date: 05/12/2015
Agenda Item: 3.4

STAFF REPORT

Date: Tuesday, May 12, 2015
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, P.E. Public Works Director/ City Engineer

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

SUBJECT: Acceptance of work associated with CIP 142 - Traffic Signalization Modernization Project

Introduction

The City's adopted FY 2014/15 Capital Improvement Program (CIP) Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

Background and Analysis

The Traffic Signalization Modernization Project - CIP No. 142 included the modification to existing traffic signals and street lighting on Main Street and Empire Avenue. This project installed new illuminated street name signs, pedestrian signal heads, count-down clocks, push buttons, as well as replaced the street lights with L.E.D. lighting on the traffic signal poles.

The project installed new illuminated street name signs above the mast arms along Main Street from Big Break to Teakwood Drive and the intersection of Empire Avenue and Oakley Road. The new signs use more efficient L.E.D.'s for a light source, are brighter, and cost less to replace and service. Likewise, new L.E.D street lights replaced the old street lights at each intersection. Vandal proof push buttons were installed with each signal location along with new pedestrian countdown clocks that display the time remaining for pedestrians to safely cross the street.

Summary

Prior to construction, staff met with the contractor to review the project details. During that time, staff was able to refine the scope of the work to provide additional countdown clocks in other locations in the City that did not have them. By doing so, the City was able to get more countdown clocks within the authorized budget and has provided a safer crossing at intersections in the City.

Fiscal Impact

City Council approved the signal modernization project with an authorized budget, including contingency, of \$173,500. The construction contract was successfully completed under the authorized budget at \$157,500.

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. 142 - Traffic Signal Modernization Project as constructed by Bear Electrical Solutions, 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. __-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACCEPTING AS COMPLETE THE WORK PERFORMED BY BEAR ELECTRICAL SOLUTIONS, INC., CIP PROJECT NO. 142 – FY 2014/15 TRAFFIC SIGNAL MODERNIZATION PROJECT

WHEREAS, the City of Oakley prepared plans, special provisions, and cost estimates related to CIP Project No. 142 – FY 2014/15 Traffic Signal Modernization Project; and

WHEREAS, on May 13, 2014, by adopting Resolution No. 33-14, the City Council awarded a construction contract to Bear Electrical Solutions, Inc., for the construction of CIP No. 142 – FY 2014/15 Traffic Signal Modernization Project; and

WHEREAS, during the life of the project no change orders were issued, and the final invoiced amount is \$157,500.00; and

WHEREAS, Bear Electrical Solutions, Inc., has satisfied the contractual requirements necessary for the acceptance of CIP No. 142 – FY 2014/15 Traffic Signal Modernization Project.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley that CIP Project No. 142 – FY 2014/15 Traffic Signal Modernization 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. 142 – FY 2014/15 Traffic Signal Modernization Project with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 12th of May, 2015 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTENTIONS:

APPROVED:

Doug Hardcastle, 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 142 – FY 2014/15 Traffic Signal Modernization Project

NOTICE IS HEREBY GIVEN THAT:

The CITY OF OAKLEY, a political subdivision of the State of California, did, on May 13, 2014, enter into an agreement with Bear Electrical Solutions, Inc., for construction of Capital Improvement Program Project Number 142 – FY 2014/15 Traffic Signal Modernization Project.

The work described in the contract documents was to furnish all material, labor, and equipment necessary to complete CIP No. 142 – FY 2014/15 Traffic Signal Modernization Project. The project limits are located on Main Street between Big Break Road and Teakwood Drive, and at the Empire Avenue and Oakley Road intersection.

On May 12, 2015 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 _____.

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



Agenda Date: 05/12/2015

Agenda Item: 3.5

STAFF REPORT

Date: Tuesday, May 12, 2015
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, Public Works Director/City Engineer
SUBJECT: Creating Zone 154 within the City of Oakley Special Police Tax Area for Subdivision 9104 (Kiper Property)

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Background and Analysis

On November 18, 2014, the City Council adopted Resolution 109-14 conditionally approving the Final Map for Subdivision 9104, a 20-lot residential subdivision south of Laurel Road along the north side of Cedar Glenn Drive, approximately 450' east of Rose Avenue.

Condition of Approval 54 requires the Subdivision's participation in the provision of funding to maintain police services by voting to approve a special tax ("Special Tax") created by the subdivision approval. Currently, the City has a Police Services Special Tax (P-6) to facilitate augmentation of police services. The developer has requested that their development be annexed into the P-6 Special Taxing District. This is the first step to annex the Kiper development into the P-6 Special Taxing District.

P-6 is a special tax that is collected annually by the County Auditor on the property tax rolls. On June 12, 2000, the City Council approved the sample resolution and ordinance to be used for the formation of zones within the Citywide special police tax area. On June 26, 2000, the City Council approved the schedule for police service tax. On July 8, 2002, the City Council approved an amendment to the rate schedule that included an automatic escalator. On March 22, 2004, the rate schedule was again amended to include an automatic inflator based on the actual cost of police services. The most recent approved Council items have been used for the proposed creation of Zone 154 within the tax area to satisfy the conditions of approval for the project. Adoption of this resolution and ordinance will set an election date for June 23, 2015, which shall be conducted by the City Clerk via a mail ballot election. The vote will then be ratified at the July 14, 2015 regular City Council meeting, and the ordinance will take effect at that time.

Since some of the units or structures may be occupied prior to the taxes being levied for the first year, a provision has been added to the ordinance to require a pro-rated fee to be paid at the time of certificate of occupancy, or final building permit inspection for each residential unit to cover the remainder of the fiscal year. It should also be noted that vacant lots are taxed at half the rate of improved lots. It is possible that build-out could take several years and the total police services tax for the project

will not be realized until all building permits have been finalized. This has been taken into account in the police services tax projections.

Fiscal Impact

There will be no financial impact to the City's General Fund. The applicants have funded all costs associated with the zone creation. The FY2014-15 special tax rate per single family parcel is \$964.42. Therefore, successful creation of the zone could provide up to \$19,288 in revenue annually when all of the units are occupied. The taxes will be collected on the property tax rolls commencing in Fiscal 2015-2016.

Recommendation

The conditions of approval for Final Map 9104 require the property owners to augment police services. Adoption of this resolution and ordinance will set an election to be held on June 23, 2015. The election will then be ratified at the July 14, 2015 regular City Council meeting. Staff recommends that the City Council:

1. Adopt the Resolution creating Special Tax Zone 154 within the Oakley Special Police Tax Area for Final Map 9104; and
2. Introduce the Ordinance establishing a special tax for police protection subject to voter confirmation.

Conclusion

Staff recommends that the City Council adopt the Resolution creating Special Police Tax Zone 154 within the Oakley Special Police Tax Area for Final Map 9104, and adopt the Ordinance establishing a special tax for police protection subject to voter confirmation.

Attachments

- 1) Resolution Creating Zone 154
 - a. Exhibit A - Diagram
- 2) Ordinance Establishing a Special Tax
 - a. Exhibit A – Diagram
 - b. Exhibit B – Schedule for Police Service Tax

CITY OF OAKLEY

RESOLUTION NO. __-15

A RESOLUTION CREATING SPECIAL TAX AREA ZONE 154 FOR A SPECIAL TAX FOR POLICE PROTECTION FOR SUBDIVISION 9104

WHEREAS, it is the intention of the City Council to create Zone 154 within the City of Oakley Special Police Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for police services within Zone 154; and

WHEREAS, the City recognizes the need for increased police protection services in Zone 154 and the difficulty of funding the current or increased level of services with revenues now available; and

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

WHEREAS, on November 18, 2014 the City Council adopted Resolution 109-14 approving the final map for Subdivision 9104 (Kiper Property), a 20 lot single family subdivision located on Cedar Glenn Drive south of Laurel Road. Condition #54 requires the Subdivision's participation in the provision of funding to maintain police services by voting to approve a special tax for the lots created by the approval. The initial annual tax is to be \$964.42 per single family lot (FY 2014-2015 rate) per the rate schedule that was adopted by the City Council on March 22, 2004 by Resolution No. 26-04; and

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

WHEREAS, under Government Code section 53978 and for the purposes of this Resolution, a "voter" entitled to vote on the creation of Zone 154 is a person who owns real property within Zone 154 at the time Ordinance No. __ is adopted, as shown on the last equalized assessment role prepared by the Contra Costa County Assessor's Office.

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

1. All of the City of Oakley shall be considered as the Oakley Special Police Tax Area.
2. That portion of the City of Oakley shown on the plats titled Exhibit "A" is established as Zone 154 of the Oakley Special Police Tax Area.

3. That Ordinance No. ___ adopted this date is to be presented for approval of the voters of Zone 154 by a mail ballot election, to be held on June 23, 2015. The ballot proposition shall read as follows:

"Shall Ordinance No. ___ of the City Council of the City of Oakley be approved so as to authorize a special tax on property located in Zone 154 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 tax is to be \$964.42 per single family lot and \$482.21 per vacant lot (all FY 2014-2015 rates) per the current rate schedule"

4. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held on a date other than the same date as a statewide direct primary election on statewide general election as specified above.
5. Zone 154 of the Oakley Special Police Tax Area shall not be created, and the tax authorized in Ordinance No. ___ shall not be imposed if the Ordinance is not approved by two-thirds of the voters participating in the election called in Ordinance No. _____.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 12th of May, 2015 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

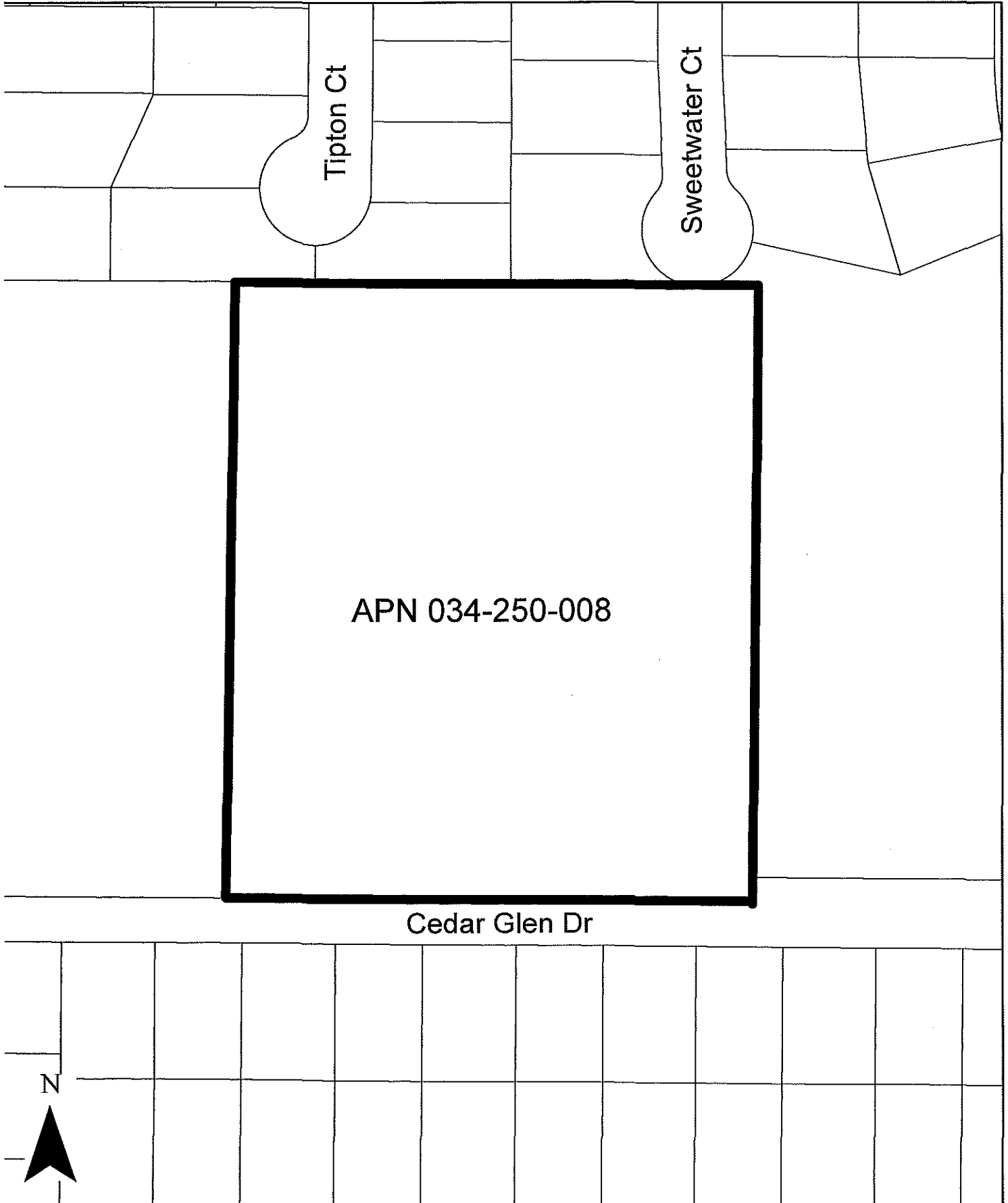
Libby Vreonis, City Clerk

Date

EXHIBIT A
SPECIAL POLICE TAX AREA ZONE 154
CITY OF OAKLEY

Exhibit A

COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



CITY OF OAKLEY

ORDINANCE NO. __-15

**AN ORDINANCE OF THE CITY OF OAKLEY
ESTABLISHING ZONE 154 FOR A SPECIAL TAX FOR
POLICE PROTECTION FOR SUBDIVISION 9104**

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 tax on parcels of real property on the secured property tax roll of Contra Costa County that are within Zone 154 (Subdivision 9104) 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 XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law.

The revenues raised by this tax are to be used solely for the purposes of obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, for paying the salaries and benefits of police protection personnel, and for such other police protection service expenses as are deemed necessary for the benefit of the residents of Zone 154.

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, measured currently using its contract with the Contra Costa County Sheriff's Department. 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. "Actual Cost of Services" means the estimated fully-loaded average cost for the positions of police officer, Sergeant and Lieutenant [or comparable positions while the City contracts for police services with Contra Costa County] as provided to the City by the Contra Costa County Sheriff's Department during or about March of each calendar year.

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

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

E. Oakley Special Police Tax Area Zone 154 (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.

F. "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 and boundaries of Zone 154 nor any land or improvements owned by any governmental entity.

G. 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, 2014 through June 30, 2015) 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:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Actual Cost of Services beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in the Zone for the then current fiscal year as set forth below.

For each Property Use Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

$$\begin{array}{l} \text{Tax Per Parcel} \\ \text{For then Current} \\ \text{Fiscal Year} \end{array} = \begin{array}{l} \text{Tax Per Parcel} \\ \text{For First} \\ \text{Fiscal Year} \end{array} \times \begin{array}{l} \text{(Actual Cost of Services} \\ \text{for immediately} \\ \text{Preceding Fiscal Year)} \\ \text{(Actual Cost of Services} \\ \text{for First Fiscal Year} \\ \text{of Levy)} \end{array}$$

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first 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 June 23, 2015 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2015. 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 May 12, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

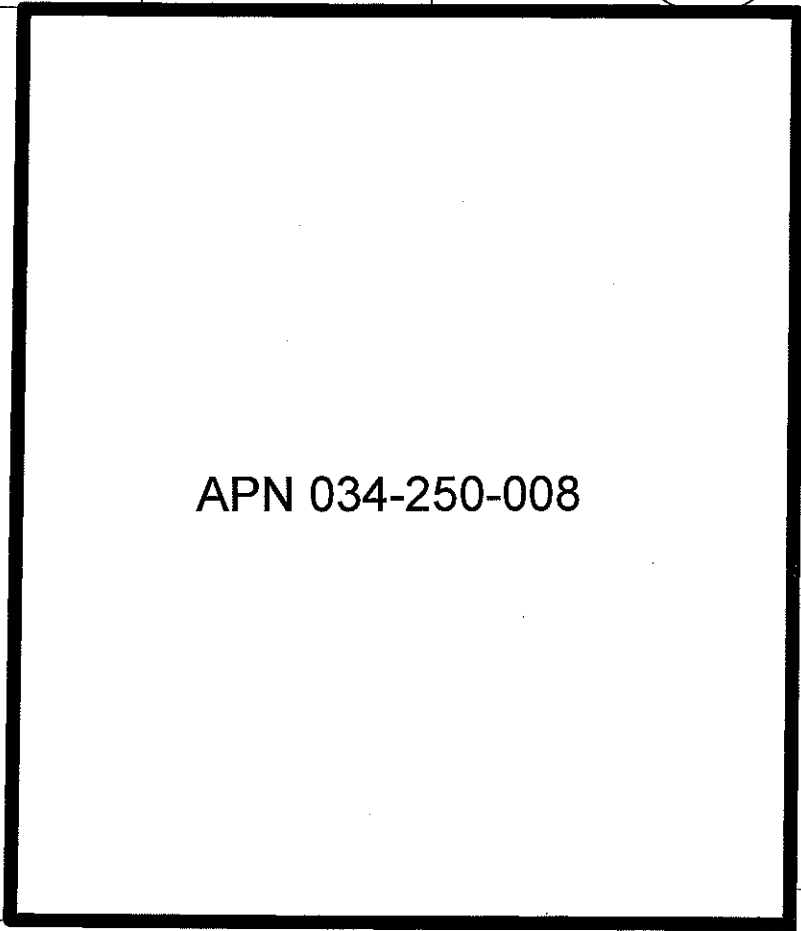
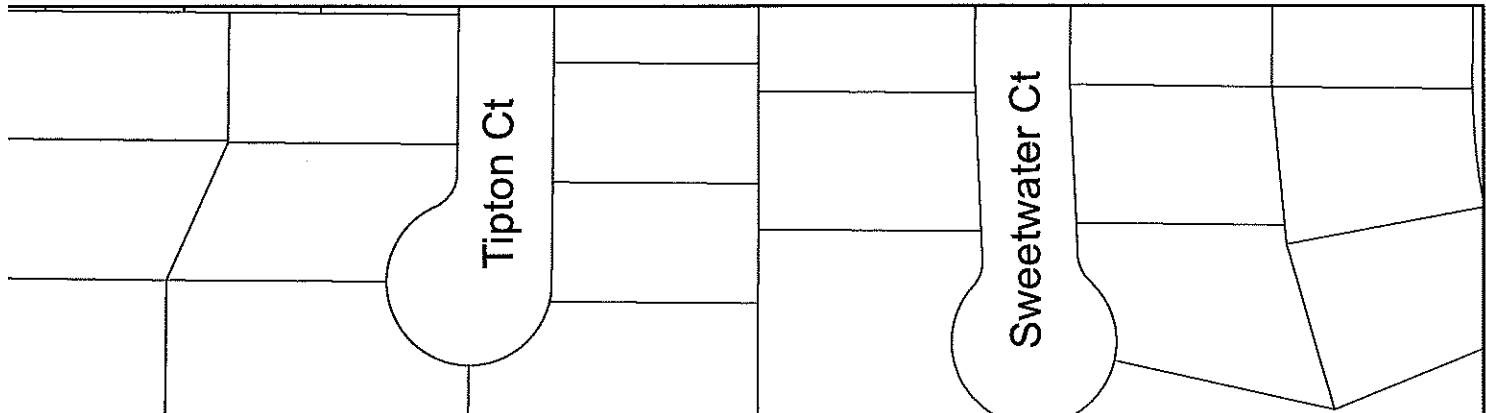
Libby Vreonis, City Clerk

Date

EXHIBIT A
SPECIAL POLICE TAX AREA ZONE 154
CITY OF OAKLEY

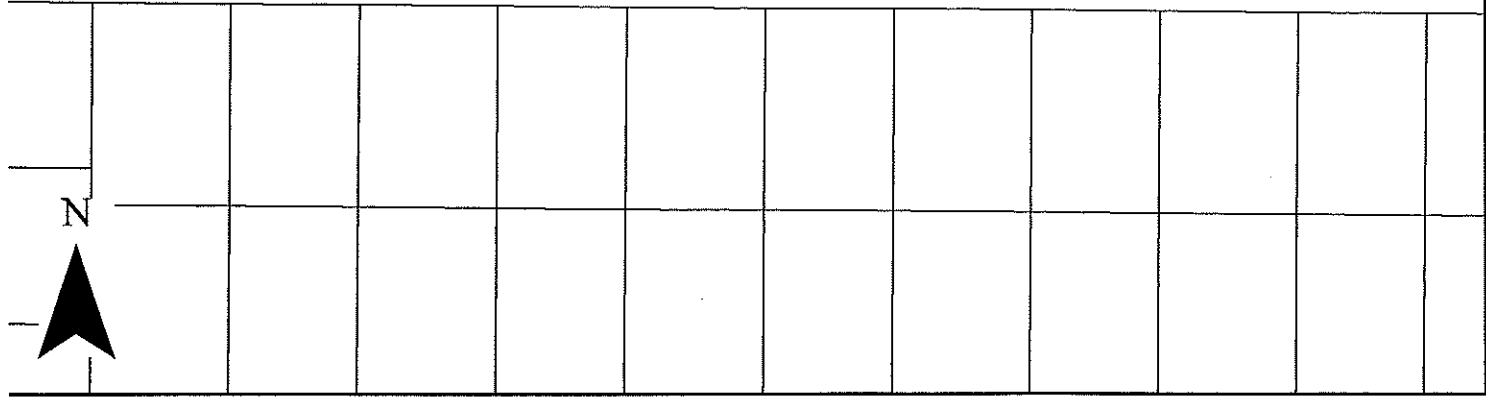
Exhibit A

COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



APN 034-250-008

Cedar Glen Dr



City of Oakley
Police Services Special Tax (P-6)
FY14-15 SCHEDULE OF RATES

Exhibit B

PROPERTY USE CODE CATEGORY	EXPLANATION	FY13/14 TAX PER PARCEL	FY14/15 TAX PER PARCEL
11	Single Family Residence – 1res., 1 site	\$886.10	\$964.42
12	Single Family Residence – 1 res., 2 or more sites	\$886.10	\$964.42
13	Single Family Residence – 2 res., on 1 or more sites	\$1,417.75	\$1,543.08
14	Single Family Residence – other than single fam. Land	\$886.10	\$964.42
15	Misc. Improvements – 1 site	\$886.10	\$964.42
16	Misc. Improvements – 2 or more sites	\$886.10	\$964.42
17	Vacant – 1 site	\$443.05	\$482.21
18	Vacant – 2 or more sites	\$443.05	\$482.21
19	Single Family Residence – Det. W/common area	\$886.10	\$964.42
20	Vacant – Multiple	\$443.05	\$482.21
21	Duplex	\$1,417.75	\$1,543.08
22	Triplex	\$2,126.63	\$2,314.61
23	Fourplex	\$2,835.51	\$3,086.15
24	Combinations	\$886.10	\$964.42
25	Apartments (5 –12 Units)	\$3,555.46	\$3,869.74
26	Apartments (13 – 24 Units)	\$9,215.40	\$10,029.99
27	Apartments (25 – 59 Units)	\$17,721.93	\$19,288.44
28	Apartments (60+ units)	\$42,532.63	\$46,292.26
29	Attached PUDs: Cluster Homes, Condos, etc.	\$886.10	\$964.42
30	Vacant – Commercial	\$443.05	\$482.21
31	Commercial Stores – Not Supermarkets	\$1,772.19	\$1,928.84
32	Small Grocery Stores – (7-11, etc.)	\$2,658.29	\$2,893.27
33	Office Buildings	\$1,772.19	\$1,928.84
34	Medical, Dental	\$1,772.19	\$1,928.84
35	Service Stations, Car Wash	\$1,772.19	\$1,928.84
36	Garages	\$1,772.19	\$1,928.84
37	Community Facilities (Recreational, etc.)	\$3,544.39	\$3,857.69
38	Golf Courses	\$1,772.19	\$1,928.84
39	Bowling Alleys	\$886.10	\$964.42
40	Boat Harbors	\$2,215.24	\$2,411.06
41	Supermarkets – (not shopping centers)	\$2,658.29	\$2,893.27
42	Shopping Centers	\$3,544.39	\$3,857.69
43	Financial Buildings – (Ins., Title, Banks, S&L)	\$886.10	\$964.42
44	Motels, Hotels & Mobile Home Parks	\$4,430.48	\$4,822.11
45	Theaters	\$1,993.72	\$2,169.95
46	Drive-in Restaurants	\$1,329.14	\$1,446.63
47	Restaurants	\$1,329.14	\$1,446.63
48	Multiple & Commercial	\$1,329.14	\$1,446.63
49	New Car Agencies	\$1,329.14	\$1,446.63
50	Vacant Land (not part of Ind. Park or P. & D.)	\$332.29	\$361.66
51	Industrial Park	\$2,658.29	\$2,893.27
52	Research & Development	\$1,329.14	\$1,446.63
53	Light Industrial	\$1,329.14	\$1,446.63
54	Heavy Industrial	\$1,329.14	\$1,446.63
55	Mini Warehouses (public storage)	\$2,658.29	\$2,893.27
56	Misc. Improvements	\$2,658.29	\$2,893.27
61	Rural, Res., Improvement 1A-10A	\$664.57	\$723.32
62	Rural, w/or w/o structure 1A-10A	\$664.57	\$723.32
70	Convalescent Hospitals / Rest Homes	\$1,329.14	\$1,446.63
73	Hospitals	\$1,329.14	\$1,446.63
74	Cemeteries / Mortuaries	\$1,329.14	\$1,446.63
75	Fraternal & Service Organizations	\$1,329.14	\$1,446.63
76	Retirement Housing Complex	\$4,430.48	\$4,822.11
78	Parks & Playgrounds	\$2,658.29	\$2,893.27
85	Public & Private Parking	\$1,329.14	\$1,446.63
87	Common Area	\$1,329.14	\$1,446.63
88	Mobile Homes	\$664.57	\$723.32
89	Other (split parcels in different tax code areas)	\$664.57	\$723.32
99	Homeowner's Association Owned Common Areas	\$539.49	\$587.17

The City Manager shall automatically adjust the amounts shown on this schedule on July 1 of each fiscal year by the increase or decrease in the cost to the City for police services, which increase or decrease shall be calculated by taking the annual increase/decrease in the fully-loaded average cost for the positions of Deputy, Sergeant and Lieutenant [or comparable positions while the City contracts for police services with Contra Costa County] and applying that percentage to the prior year amounts for each property use code category.

CALCULATION OF COST OF LIVING INCREASE	
Average Cost Per Officer for FY 2013/14 (previous period) ¹	\$ 255,130.97
Average Cost Per Officer for FY 2014/15 (current period) ¹	\$ 277,683.01
Difference (equals current period minus previous period)	\$ 22,552.04
Percent Change (equals difference divided by previous index times 100)	8.84%

¹Source for average cost per officer data is "Personnel Costs, Estimated Salary and Benefits" published by the Contra Costa County Sheriff's Fiscal Services



Agenda Date: 05/12/2015
Agenda Item: 3.6

STAFF REPORT

Date: Tuesday, May 12, 2015
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, Public Works Director/City Engineer
SUBJECT: Two Resolutions Initiating the Fiscal Year 2015-16 Oakley Street Lighting and Landscape Assessment District No. 1 proceedings; initiating the process and declaring the intention to order improvements, levy and collect assessments, declaring the intention to annex territory to Zones 1A, 2A, 3-21 and 3-23 and setting July 14, 2015 as the date for the Public Hearing

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Background and Analysis

On July 10, 2000, the City Council approved a resolution ordering the formation of the City of Oakley Street Lighting and Landscape Assessment District No. 1 (District) to fund the maintenance and operation of public parks, landscaping, and street lighting. Prior to that, operations and maintenance funds were provided through the Countywide Landscaping and Lighting District (LL-2) and County Service Area L-100 (CSA L-100). In accordance with the Landscape and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq.), the City is required to annually prepare an Engineer's Report that proposes a budget for the assessment district as well as assessments for all properties within the district.

To begin the process of developing the annual Engineer's Report, Section 22622 of the Streets and Highways Code requires the City Council to first adopt a resolution generally describing any proposed new improvements to be included in determining the annual assessment levied for any assessment district created under the Landscaping and Lighting Act of 1972, declaring the intention to annex territory, and must order the preparation of an Engineer's Report prior to initiating proceedings to fix the annual levy of assessments for any such districts. That resolution is included with this report.

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

The City Engineer, utilizing the services of Francisco & Associates, has prepared the preliminary Engineer's Report for the District, for Fiscal Year 2015-2016. The report, which is on file with the City Clerk, proposes a budget and assessments for each of the three zones, and explains the methodology used to determine the proposed assessment and discusses the proposed annexation of territory to the existing zones.

There are no proposed assessment rate increases in the District for Fiscal Year 2015-2016 above the allowed maximum assessment rates (that include an adjustment for cost inflation). However, the Zone 3-26 assessment rate has been increased from \$200 in Fiscal Year 2014-15 to \$300 in Fiscal Year 2015-16 to account for new parks expected to become the maintenance responsibility of the City.

While the purpose of the Engineer's Report is to establish the assessment rates to be levied for the year, staff uses the document to review the overall financial health of the District and the individual zones. It is important to note that the budgets are based on the best current information and staff's projections for the budget year.

Zone 1 had the Marsh Creek restoration project come on line during the last fiscal year, and the Main Street medians in the downtown area are being expanded as part of the road improvement project. Even with the addition of the new facilities, the revenues are projected to be slightly in excess of the expenditures. In accordance with the financial policies, 75% of the excess revenues will go towards the capital assessment replacement program and 25% will go towards repayment of the loan from the General Fund.

Zone 2 continues to rely on a contribution from Gas Tax to fund the PG&E utility charges. Assessments are expected to be up slightly from what was budgeted last year, but a Gas Tax contribution of roughly \$120,860 for FY 2015-16 is expected, based on FY 2014-2015 costs. Utility charges continue to increase as new lights are added. However, new LED lights are expected to lower energy costs in the future. As in the past, staff will apply all of the assessment revenue to the expenditures before utilizing the Gas Tax funds, so they will only be used if necessary.

Of the 26 sub areas in Zone 3, all but one is projected to have revenues roughly equal to or in excess of expenditures (careful review of the individual sub-zone budgets will reveal that some cumulative expenditures are a few hundred dollars more than revenues; in every case the zone has enough fund balance to cover the additional expenditures, and in practicality staff will be managing actual costs throughout the year to try and not spend more funds than are being generated annually, unless absolutely necessary). Some of the older zones need to be managed aggressively to ensure that adequate funds are available, but that is no different than years past.

In addition to calculating annual maintenance assessment rates, the Engineer's Report also proposes the annexation of additional development projects into existing

Zones. New developments are required to create a mechanism for the maintenance of public landscape and lighting improvements benefiting the property and constructed as a part of the project. The following annexation actions are anticipated:

- Parcel 041-021-029 located at 4411 Live Oak Avenue into Zones 1A, 2A and 3-21
- Parcel 034-250-008 future subdivision 9104 located at Cedar Glenn Drive into Zones 1A, 2A and 3-23

The Landscaping and Lighting Act of 1972 and Proposition No. 218 require all annexations receive voter approval, by property owner, prior to final approval from City Council. The adoption of this resolution will trigger the 45-day minimum noticing & balloting period and the mailing of the notices and ballots to property owners. At the close of the Public Hearing, July 14, 2015, the ballots will be tabulated and the City Clerk will determine if a majority approval exists to annex the proposed property to the existing zones.

The Landscape and Lighting Act of 1972 also requires that a public hearing be held by the City Council to determine if the proposed assessment should be levied. Adoption of the resolution will set the hearing for the regular City Council meeting on July 14, 2015, and the hearing will be advertised in the newspaper at least 10 days prior.

Fiscal Impact

For Fiscal Year 2015-2016 it is estimated that the City of Oakley Street Lighting and Landscape Assessment District No. 1 will provide the following revenue:

Zone 1 (Community Parks) -	\$1,127,713
Zone 2 (Citywide Street Lighting) -	\$218,195
<u>Zone 3 (Project Specific Landscaping) -</u>	<u>\$2,016,379</u>
Total	\$3,362,287

Recommendation

Staff recommends that the City Council adopt the Resolution of Initiation and Resolution of Intention to levy and collect assessments, declaring the intention to annex territory for Fiscal Year 2015-2016, and setting July 14, 2015 as the date for the Public Hearing for the City of Oakley Street Lighting and Landscape Assessment District No. 1.

Attachments

- 1) Resolution of Initiation;
- 2) Resolution declaring the intention to levy and collect assessments, declaring the intention to annex territory and setting the Public Hearing; and
- 3) Preliminary Engineer's Report

CITY OF OAKLEY

RESOLUTION NO. -15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY INITIATING THE ANNUAL PROCESS AND PROPOSING THE ANNEXION OF TERRITORY TO THE OAKLEY STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO.1 FOR FISCAL YEAR 2015-2016 AND ORDERING THE ENGINEER OF WORK TO PREPARE AND FILE THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2015-16

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

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

WHEREAS, Section 22622 of the Streets and Highways Code requires the City Council to adopt a resolution generally describing any proposed new improvements to be included in determining the annual assessment levied for any assessment district created under the Landscaping and Lighting Act of 1972; and

WHEREAS, Section 22622 further requires that the City order the preparation of an Engineer's Report prior to initiating proceedings to fix the annual levy of assessments for any such districts.

WHEREAS, Section 22605 of the California Streets and Highways Code authorizes the City Council to propose annexation of territory to the District, concurrently with and through the same procedures as the formation of new Districts.

WHEREAS, Section 22585 of the California Streets and Highways Code requires the City Council to adopt a resolution of initiation for the formation of a Landscape and Lighting Assessment District and further requires that the City Council order the preparation of an Engineer's Report prior to initiating proceedings, to determine the annual levy of assessments for any such district; and

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

1. The improvements to be made in the City of Oakley Landscape and Lighting District No. 1 ("District") for Fiscal Year 2015-2016 are generally described as follows:

Zone 1: *The maintenance, operation, and repair of public park and recreational facilities located within the public right-of-ways, public property, and designated*

easements within Zone 1 of the District. The facilities shall include, but not be limited to, landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, sidewalks, trails, lights, playground equipment, play courts, public restrooms, and associated appurtenances.

Zone 2: *The maintenance, operation, repair and replacement of all public street lighting facilities located within the public streets and within public easements within private streets within Zone 2 of the District. The facilities shall include, but not be limited to, the lighting poles, fixtures, conduits, conductors, service boxes, controllers, and appurtenances, and the furnishing of power, together with all incidental expenses for the maintenance, operation, and repair of the street lighting system.*

Zone 3: *The maintenance, operation, repair and replacement of all public landscaping located within the public streets, public parks, and within public easements within the sub-zones of Zone 3 of the District. The facilities shall include, but not be limited to landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, sidewalks, trails, and appurtenances, and the furnishing of power and water, together with all incidental expenses for the maintenance, operation, and repair of the landscaping. New annexations, zones, sub-zones, and associated improvements may also be included.*

2. The City Council of the City of Oakley hereby proposes the annexation of territory to existing benefit Zones 1A, 2A, 3-21 and 3-23;
3. Pursuant to Streets and Highways Code Section 22622, Francisco & Associates, Inc. is hereby directed to prepare the annual Engineer's Report prior to initiating proceedings to fix the annual levy of assessments for the District.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 12th of May, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date

CITY OF OAKLEY

RESOLUTION NO. -15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING THE PRELIMINARY ENGINEERS REPORT, DECLARING THE INTENTION TO ANNEX TERRITORY, DECLARING THE INTENT TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2015-2016, AND SETTING JULY 14, 2015 AS THE DATE FOR THE PUBLIC HEARING FOR THE CITY OF OAKLEY STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

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

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

WHEREAS, as required by Section 22622 of the California Streets and Highways Code, the City Council of the City of Oakley, by approval of Resolution of Initiation _____ has described any proposed improvements to be included for the determination of annual assessments levied for any assessment district created under the Landscaping and Lighting Act of 1972; ordered the preparation of an Engineer's Report to determine the annual levy of assessments for any such district; and proposed annexation of territory, concurrently with and through the same procedures as the formation of new Assessment Districts; and

WHEREAS, as required by Section 22587 of the California Streets and Highways Code, the legislative body declares the intention to order the annexation of territory into the Oakley Street Lighting and Landscape Assessment District No. 1 and declare the intention to levy and collect assessments; and

WHEREAS, the Engineer of Work has prepared a report in accordance with the provisions of Article XIID, Section 4, of the California Constitution, provisions of the Landscape and Lighting Act of 1972, and Section 22623 of the California Streets and Highways Code. Said report has been made, filed, and duly considered by this City Council and is hereby deemed sufficient and preliminarily approved. Said report shall stand as the report for all subsequent proceedings relating to the proposed levy of District assessments for Fiscal Year 2015-2016; and

WHEREAS, it is the intent of the City Council to order the levy and collection of assessments within the District for Fiscal Year 2015-2016; and

WHEREAS, reference is hereby made to the aforementioned report on file with the City Clerk for a full and detailed description of the improvements, the boundaries of the proposed maintenance district, and the proposed assessments upon assessable lots within said district; and

WHEREAS, a public hearing will be held on the levy of the proposed assessments before the City Council on July 14, 2015, at 6:30 P.M. in the Council Chambers of the Oakley City Hall at 3231 Main Street, Oakley, California, 94561. Prior to the conclusion of said public hearing, any interested person may file a written protest with the City Clerk, or having previously

filed a protest, may file a withdrawal of that protest. A written protest by a property owner shall contain a description sufficient to identify the property owned by such owner; and

WHEREAS, the City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972 and Government Code Section 54954.6(c).

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

1. The foregoing recitals are true and correct.
2. The Fiscal Year 2015-2016 Preliminary Engineer's Report for the City of Oakley Street Lighting and Landscape Assessment District No. 1 is hereby approved.
3. Parcels are intended to be annexed into benefit Zones 1A, 2A, 3-21 and 3-23; and
4. The public hearing on the levy of the proposed assessments and annexation of territory will be held before the City Council on July 14, 2015, at 6:30 P.M. or as soon thereafter as the matter may be heard, in the Council Chambers located at the Oakley City Hall, 3231 Main Street, Oakley, California, 94561.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 12th of May, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date



CITY OF OAKLEY

STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1



**Fiscal Year 2015-16
Preliminary Engineer's Report**

May 12, 2015

Prepared by:
Francisco & Associates, Inc.
130 Market Place, Suite 160
San Ramon, CA 94583



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

FISCAL YEAR 2015-16

CITY OF OAKLEY CITY COUNCIL MEMBERS AND STAFF

Doug Hardcastle
Mayor

Kevin Romick
Vice Mayor

Sue Higgins
Council Member

Randy Pope
Council Member

Vanessa Perry
Council Member

Bryan H. Montgomery
City Manager

Derek P. Cole
City Attorney

Paul Abelson
Finance Director

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

Francisco & Associates
Assessment Engineer

ENGINEER'S REPORT

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

FISCAL YEAR 2015-16

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

Dated: April 29, 2015

By: _____
Kevin Rohani
City Engineer
RCE No. 51138

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram, thereto attached, was filed with me on the _____ day of _____, 2015.

Libby Vreonis
City Clerk
City of Oakley, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of City of Oakley, California, on the _____ day of _____, 2015.

Libby Vreonis
City Clerk
City of Oakley, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram, thereto attached, was filed with the Contra Costa County Auditor, on the _____ day of _____, 2015.

Libby Vreonis
City Clerk
City of Oakley, California

By: _____

SECTION I

INTRODUCTION
ENGINEER'S REPORT

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

FISCAL YEAR 2015-16

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

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

Background Information for Zone 1 (Community Parks, Landscaping & Recreation)

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

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

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

The Oakley Municipal Advisory Council's Parks Subcommittee recognized the need to develop attractive parks, well-maintained landscaped areas and recreation facilities and wanted to provide a funding source that would satisfy those needs. On September 22, 1987, the Board of Supervisors of Contra Costa County adopted Resolution No. 87-566 for the annexation of the Oakley area to the Countywide Landscaping District, forming Zone 16. When the City of Oakley incorporated in 1999, Zone 16 of LL-2 became Zone 1 of the Oakley Street Lighting &

Landscape Assessment District. The original assessment per single family residence was \$29.80 which was set in FY 1987-88. The assessment rate was subsequently increased to \$31.88 per single-family parcel and has remained at this rate since FY 1995-96. The Zone 1 assessment rate was not intended to be increased until such time that the annual costs to maintain the facilities exceeded the annual revenue generated through the levy of assessments.

In Fiscal Year 2003-04, City Staff analyzed the Zone 1 assessment rate to determine if the revenues would be sufficient to meet the newly adopted goals of the City's Parks & Recreation Master Plan 2020 which stipulates a goal of 6.0 acres of parkland per 1,000 residents. The analysis of the Zone 1 rate concluded that the City would need to charge future (new) development \$211.33 (in FY 2004-05 dollars) per single family home to ensure that a stable revenue source would be available for the newly adopted goal of 6.0 acres of parkland per 1,000 residents. On May 27, 2003, City Staff presented this analysis to Council and Council concurred that the assessment rate for all future (new) development would be \$211.33 per single family home resulting in the creation of Zone 1-A. In future years, commencing with FY 2004-05, the maximum assessment rate for Zone 1-A may be increased annually based upon the change in the Consumer Price Index for the Bay Area.

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

Background Information for Zone 2 (Street Lighting)

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

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

The areas of the County street lighting district that were subsequently annexed into the City of Oakley in 2000 are now a part of the City of Oakley Street Lighting and Landscape Assessment District No. 1. This portion of the street lighting assessment is identified as Zone 2 of the Oakley Street Lighting and Landscape Assessment District No. 1.

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

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

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

Current Information

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

The Oakley City Council will hold a Public Hearing on July 14, 2015 to provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified. Following the adoption of this resolution, the Assessor's Roll will be prepared and filed with the Contra Costa County Auditor's Office, to be included on the FY 2015-16 tax roll.

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

SECTION II
ANNEXATION OF TERRITORY

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

FISCAL YEAR 2015-16

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

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

Current Annexation Information

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

For FY 2015-16, the following annexations shown below in Table 1 are proposed. The annexations will need voter approval prior to final approval from City Council. Table 1 also shows the maximum rate per equivalent dwelling unit for each zone and the FY2015-16 maximum assessment for the annexations.

Subdivision/Project	Parcel Number	Zones proposed to Annex	Type of Property	Equivalent Dwelling Units	FY15-16 Maximum Rate per EDU for Zone 1A	FY15-16 Maximum Rate per EDU for Zone 2A	FY15-16 Maximum Rate per EDU for Zone 3	FY15-16 Maximum Assessment
4411 Live Oak Road	041-021-029	1A, 2A, 3-21A	SFR	1.00	\$271.66	\$53.89	\$1,342.98	\$1,668.53
9104 Kiper	034-250-008	1A, 2A, 3-23	SFR	20.00	\$271.66	\$53.89	\$486.38	\$16,238.60

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

- 1) Every property owner within the area being annexed will be mailed a ballot, which will allow the property owner to cast their vote on whether to annex, to the existing assessment district. A notice describing the assessment, the

individual property owner's maximum annual assessment rate, the duration of the assessment, the reason for the assessment and the basis upon which the assessment is calculated will accompany the ballots.

- 2) After the close of the Public Hearing on July 14, 2015, the ballots, which are returned within 45 days after mailing, will be tabulated to determine whether or not a majority protest against the assessment exists.
- 3) The ballots are weighted based on their proportionate amount of their maximum assessment for each Zone they are being annexed to.
- 4) Publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

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

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

CITY OF OAKLEY
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1
FISCAL YEAR 2015-16

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation No. ____ and Resolution of Intention, accepting the Preliminary Engineer's Report No. ____, both adopted on May 12, 2015, by the Oakley City Council, State of California, in connection with the proceedings for:

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

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

PART A: PLANS AND SPECIFICATIONS

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

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the administration, maintenance, operations and servicing of the improvements in each Benefit Zone as described in Part A (Plans and Specifications). This part includes the proposed expenses for Fiscal Year 2014-15 in addition to the proposed budget for Fiscal Year 2015-16 for each of the Benefit Zones. The detailed budget information is on file in the Public Works Department.

PART C: ASSESSMENT DISTRICT DIAGRAM

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

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

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

PART E: PROPERTY LIST & ASSESSMENT ROLL

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

PART A
PLANS AND SPECIFICATIONS

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

Benefit Zone 1 – Community Parks, Landscaping & Recreation Facilities

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

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

Benefit Zone 2 - Street Lighting

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

Benefit Zone 3 – Interior Landscaping/Neighborhood Parks

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

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

Zone 3-1 (Vintage Parkway)

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

Zone 3-2 (Oakley Ranch)

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

Zone 3-3 (Empire)

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

Zone 3-4 (Oakley Town Center)

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

Zone 3-5 (Oak Grove)

Maintain and service landscaping and irrigation facilities system along the southerly side of Laurel Road frontage and along State Highway 4 frontage from Laurel Road south to the north side of Honey Lane.

Improvements to the Oak Grove Homeowner’s Association owned Oak Grove Park (0.80 acres) include a play lot, barbecues, and picnic tables located on Parcel B on Subdivision 6922.

Zone 3-6 (Laurel Woods/Luna Estates)

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

Zone 3-7 (South Forty)

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

Zone 3-8 (Claremont)

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

Zone 3-9 (Gateway)

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

Zone 3-10 (Countryside aka Village Green)

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

Zone 3-11 (Country Fair aka Meadow Glen)

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

Zone 3-12 (California Sunrise)

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

Zone 3-13 (California Visions aka Laurel Heights)

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

Zone 3-14 (Claremont Heritage)

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

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

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

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

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

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

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

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

Zone 3-16 (Sundance)

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

Zone 3-17 (Laurel Anne)

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

Landscape Improvements include frontage along Teton Road located within subdivisions 6963 and 8650.

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

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

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

Zone 3-18 (Country Place)

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

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

Zone 3-19 (Laurel Crest)

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

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

Zone 3-20 (Marsh Creek Glenn)

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

Zone 3-21 (Quail Glen)

Landscape improvements include the maintenance and operation of landscaping and irrigation, including approximately 5,250 square feet along the Live Oak Avenue frontage of Subdivision 7359 and approximately 2,500 square feet along Neroly Road frontage of Subdivision 7359. In Fiscal Year 2015-16 it is proposed to add maintenance of the landscaping along the frontage of Live Oak Road and the frontage of El Dorado Road that are adjacent to the parcel located at 4411 Live Oak Road.

Zone 3-22 (Cypress Grove)

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

- Cypress Road north and south right-of-way, Frank Hengle east and west right-of-way, Picasso Way east and west right-of-way (3.04 acres);
- Trail Landscaping (3.40 acres);
- Detention Pond Buffer (2.26 acres);
- Briarwood Park (old Cypress Grove) (2.0 acres); and
- Cypress Grove Park (6.0 acres) (a portion of the maintenance is funded by Zone 1).

Zone 3-23 (South Oakley)

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

- Shady Oak Drive right-of-way (.43 acres);
- Simoni Ranch Road right-of-way (1.94 acres);
- Main Street right-of-way (0.54 acres);
- Rose Avenue right-of-way (0.16 acres);
- Carpenter Road right-of-way (0.08 acres);
- Grapevine Way right-of-way (0.09 acres);
- Cinnamon Ridge right-of-way (0.33 acres);
- Entry Trail (0.17 acres);
- Brownstone Road right-of-way landscaping (Subdivision 8530 – 23,810 square feet);
- O'Hara Avenue right-of-way landscaping and median (Subdivision 8530 – 27,480 square feet);
- Neroly Road right-of-way landscaping and medians (Subdivision 8530 – 39,840 square feet);
- O'Hara Avenue right-of-way landscaping (Subdivision 8734 – 15,564 square feet);
- Oakley Road right-of-way landscaping (Subdivision 8823 – 4,400 square feet);
- Main Street right-of-way landscaping (Subdivision 8916 – 8,800 square feet);
- Rose Avenue right-of-way landscaping (Subdivision 8981 – 5,400 square feet);
- Rose Avenue right-of-way landscaping (Subdivision 9183 – 30,384 square feet);
- Carpenter Road right-of-way (Subdivision 9183 – 10,260 square feet);
- Live Oak Ranch Park (1.0 acre);
- Simoni Ranch Park (1.0 acre);
- Riata Park (Subdivision 8530 -1.7 acres);
- Heartwood Park (Subdivision 8916 – 1.5 acres);
- Shady Oak Park (5.0 acres) (a portion of the maintenance is funded by Zone 1); and
- Rose/Carpenter Park (4.4 acres) – not maintained yet in Fiscal Year 2015-16 (a portion of the maintenance is funded by Zone 1).

Zone 3-24 (Reserve/Stonecreek)

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

- Teton Road frontage (1.14 acres);
- Sellars Road by Subdivision 8973 (0.77 acres);
- C Street landscaping (0.21 acres);
- F Street landscaping (3,120 square feet);
- Tamarack Road Weed Abatement (5,096 square feet);
- Teton Road Entry Features at Northwest & Southwest;
- C Street Entry Feature (1,000 square feet);
- Marsh Creek Buffer Area (0.19 acres);
- Stonecreek Park (115,362 square feet) – not maintained yet in Fiscal Year 2015-16; and
- Teton Road Park (2.91 acres) – not maintained yet in Fiscal Year 2015-16 (a portion of the maintenance is funded by Zone 1).

Zone 3-25 (Magnolia Park)

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

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

Zone 3-26 (Summer Lake South)

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

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

In addition, the following Landscape improvements were included in the landscape and lighting zone, however they are expected to be maintained by the Homeowner's Association:

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

PART B

ESTIMATE OF COST

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

The estimated 2015-16 fiscal year expenditures for the proposed facilities in the City of Oakley have been provided by City Staff and are estimated as follows:

Table No. 2				
Street Lighting and Landscape Assessment District No. 1				
FY 2015-16 Budget Summary				
	Zone 1 Community Parks, Landscaping & Recreation Budget	Zone 2 Street Lighting Budget	Zone 3 Neighborhood Landscaping & Parks Budget	Total Budget
Annual Revenue*:				
Other Sources (Gas Tax & Zone 1 Cont to Zone 3)	\$0	\$102,148	\$113,000	\$215,148
Assessments	\$1,127,719	\$218,212	\$2,064,387	\$3,410,318
Total Revenue:	\$1,127,719	\$320,360	\$2,177,387	\$3,625,466
Annual Expenses*:				
Operating Expenses	(\$809,370)	(\$280,000)	(\$1,890,245)	(\$2,979,615)
Incidental Expenses	(\$105,320)	(\$40,360)	(\$307,523)	(\$453,203)
Total Expenditures:	(\$914,690)	(\$320,360)	(\$2,197,768)	(\$3,432,818)

*When annual revenues are in excess of annual expenses, that money is used to fund reserves in each Zone as appropriate.

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

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

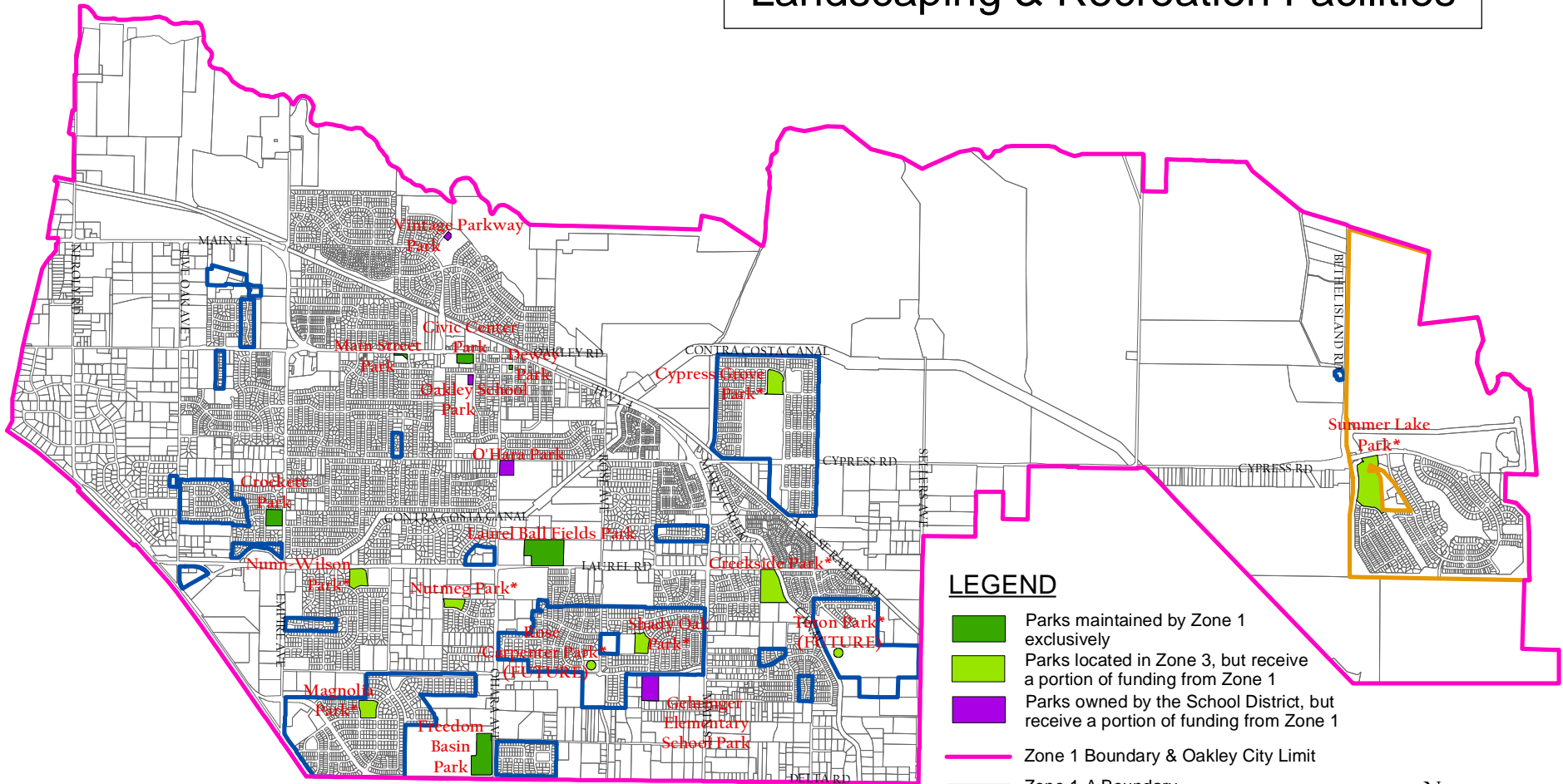
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of City of Oakley Street Lighting and Landscape Assessment District No. 1 are completely within the boundaries of the City of Oakley. An Assessment Diagram for the City of Oakley Street Lighting and Landscape Assessment District No. 1, which incorporates each of the zones for FY 2015-16, is on file in the Office of the City Clerk of the City of Oakley and are included on the following pages. A detailed diagram for each of the twenty-six (26) subzones in Zone 3 is referenced in this Report as Appendix “A”. In addition, the territory proposed to be annexed is included on the following pages and the detailed diagrams in Appendix “A”.

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

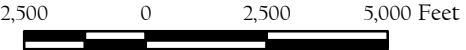
City of Oakley Zone 1 -- Community Park, Landscaping & Recreation Facilities



LEGEND

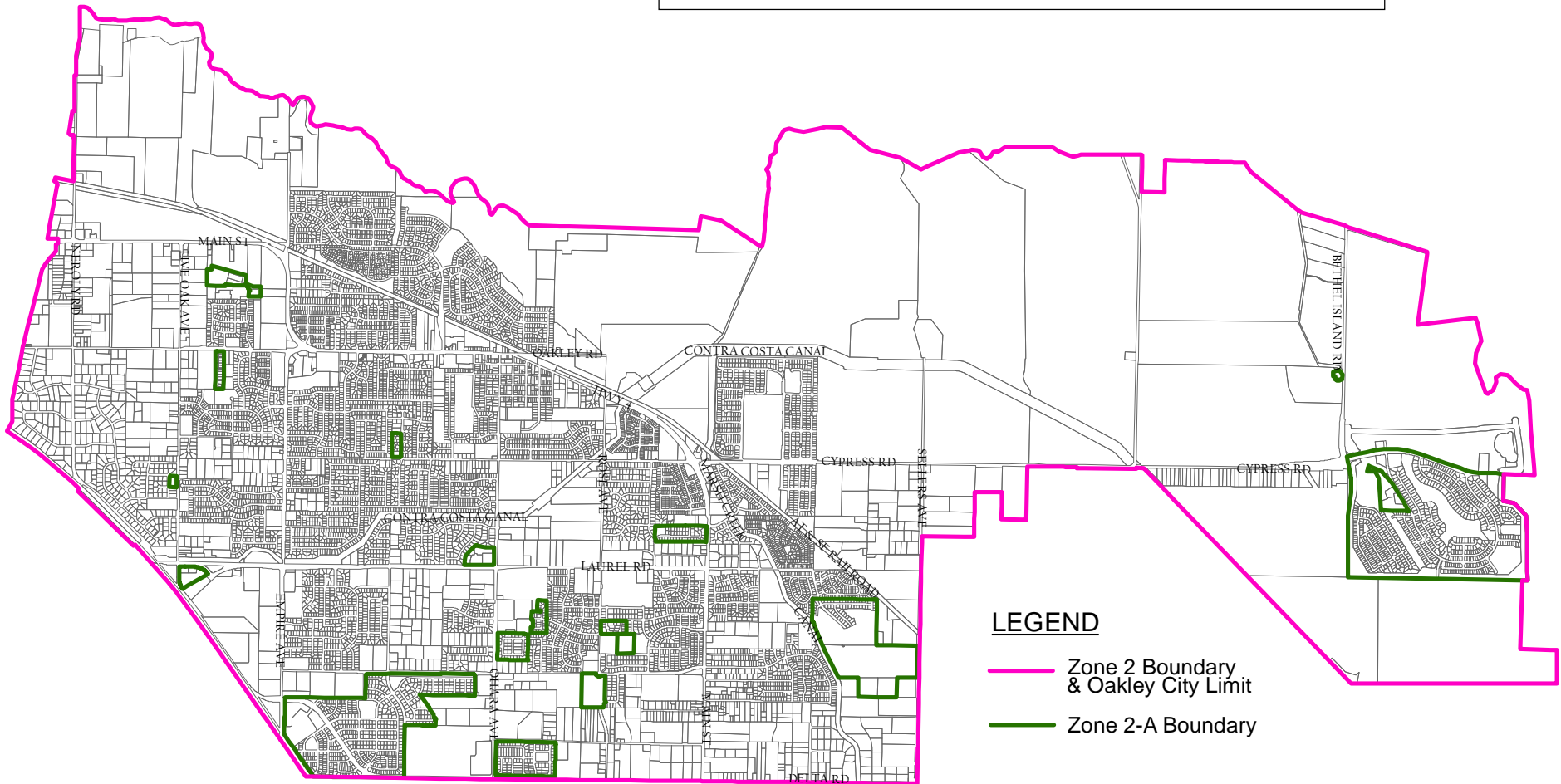
- Parks maintained by Zone 1 exclusively
- Parks located in Zone 3, but receive a portion of funding from Zone 1
- Parks owned by the School District, but receive a portion of funding from Zone 1
- Zone 1 Boundary & Oakley City Limit
- Zone 1-A Boundary
- Zone 1-B Boundary
- Future Parks

* Creekside, Nutmeg, Nunn-Wilson, Cypress Grove, Shady Oak, Rose/Carpenter, Teton, Magnolia and Summer Lake Parks receive a portion of their funding from Zone 1
 ** Other parks not included on this map are funded through Zone 3 assessments and are shown in Appendix A



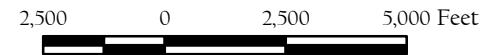
Prepared by Francisco & Associates, Inc.

City of Oakley Zone 2 -- Street Lighting



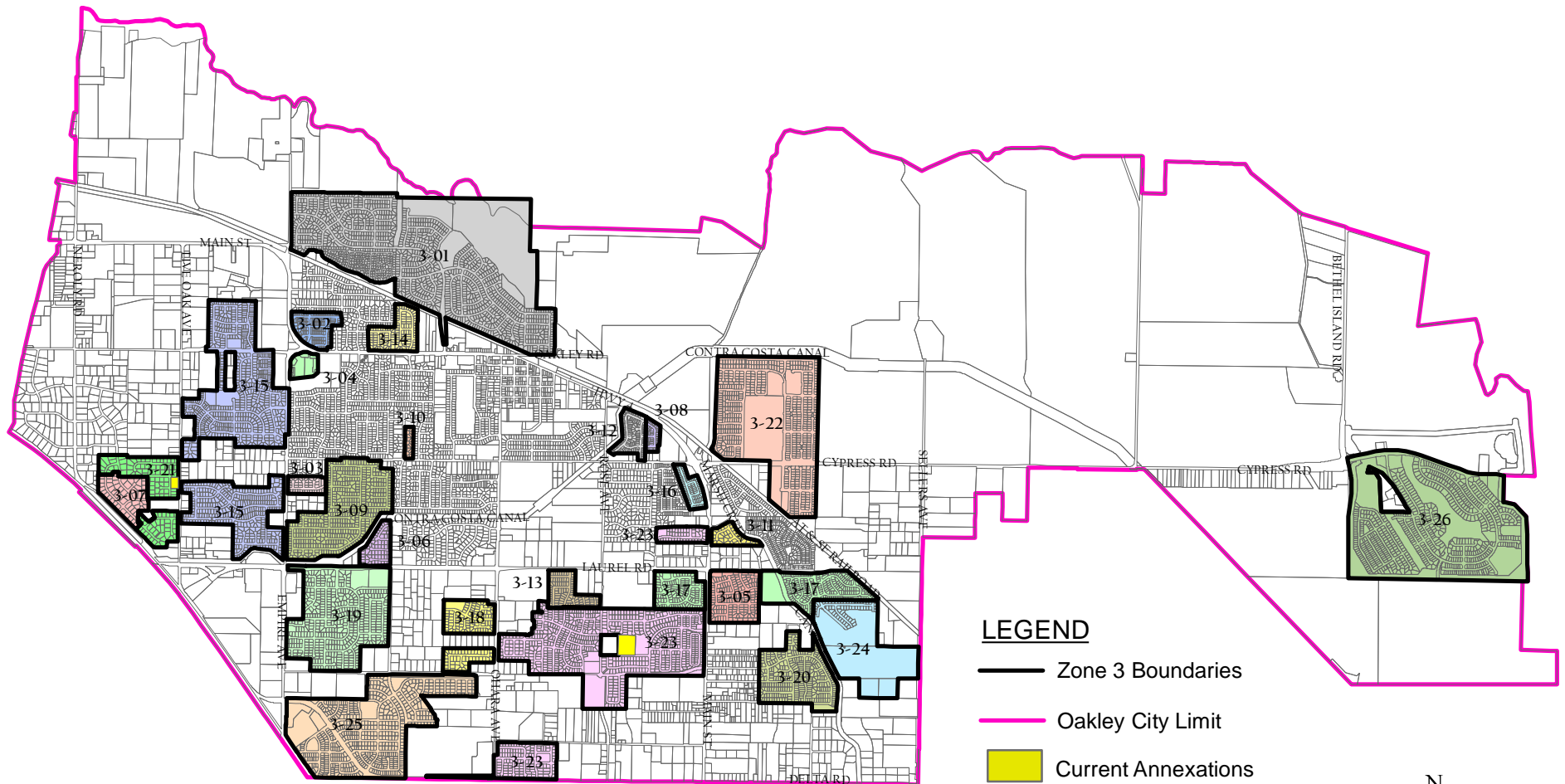
LEGEND

- Zone 2 Boundary & Oakley City Limit
- Zone 2-A Boundary

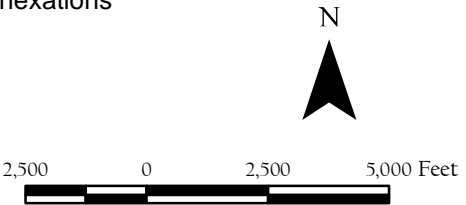


Prepared by Francisco & Associates, Inc.

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



Prepared by Francisco & Associates, Inc.



PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

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

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

Discussion of Benefit

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

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

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

"The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

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

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

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

In addition, Article XIIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and

rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

Special versus General Benefit

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

Specific Benefit has been quantified as:

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

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

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

Without the assessments, the public improvements within the Benefit Zones would not be maintained and would turn into brown, unmaintained and unusable public improvements and public lands. If this happened, it would create a significant and material negative impact on the desirability, utility and value of property in the Benefit Zone. The improvements are, therefore, clearly above what otherwise would be provided. In fact, it is reasonable to assume that if assessments were not collected and the improvements were not maintained as a result, properties in the Benefit Zones would decline in desirability, utility and value by significantly more than the amount of the assessments.

It is therefore concluded that all the landscaping improvements funded by the assessments are of 99% special benefit to the identified benefiting properties located within the Benefit Zones and that the value of the special benefits from such improvements to property in the Benefit Zones reasonably exceeds the cost of the assessments for every assessed parcel in the Benefit Zones. (In

other words, as required by Proposition 218: the reasonable cost of the proportional special benefit conferred on each parcel reasonably exceeds the cost of the assessments.)

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

BENEFIT ZONES

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

ASSESSMENT METHODOLOGY

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

Since the assessment is levied on the owners of properties as shown on the tax rolls, the assessments must be assigned by Assessor's Parcel Number. If assessments were to be distributed by parcel, not considering land use, this would not be equitable, because a single-family parcel would be paying the same as a 50-unit apartment parcel or a large commercial establishment. Therefore, as previously stated, the total assessment costs are distributed to each parcel of land based on their pro-rata share of EDUs compared to the total number of EDUs within a benefit zone or benefit sub-zone. For example, if a single family residential parcel is assigned 1.00 EDU and there are a total of 100 EDUs within their benefit zone then the single family residential parcel would be responsible for 1.00% (1.00 EDU/100.00 EDUs) of the annual budget for that benefit zone.

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

BENEFIT ZONE 1

COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES BENEFIT DETERMINATION

The overall quality of life and desirability of an area is enhanced when public park and recreational facilities are in place, improved, operable, safe, clean and maintained. Conversely,

property desirability decreases when park and recreational facilities are unsafe or destroyed by the elements or vandalism.

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

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

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

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

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

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

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

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

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

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

COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES BENEFIT ASSESSMENT METHODOLOGY

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

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

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

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

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

Undeveloped Non-Single Family Residential - Parcels defined as undeveloped non-single family residential will be assessed at a 50% of the developed commercial/industrial rate. These parcels include undeveloped multi-family residential, commercial/industrial, recreational, institutional and other miscellaneous parcels. These parcels will be assessed at 0.50 EDUs per

acre or any portion thereof, with a minimum of 0.50 EDU per parcel and a maximum of 1.50 EDUs per parcel (3.00 acres). Incremental acreage greater than 3.00 acres is considered to be open space area and therefore receives no further assessment.

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

COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES ASSESSMENT RATES BY ZONE

The Fiscal Year 2015-16 Assessment Rates for Zone 1 are shown below. For further detail regarding annual revenues and expenditures in Zone 1, please see Appendix “B” in this Report.

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

9,088.42 EDU's for Fiscal Year 2015-16

Maximum Rate: \$31.88/EDU

FY2015-16 Rate: \$31.88/EDU

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

Zone 1-A includes parcels added after FY 2004-05 that benefit from the construction, operation, and maintenance of park and recreation facilities that are anticipated to meet the City's Parks & Recreation Master Plan 2020 goal of 6.0 acres of parkland per 1,000 residents. Starting with FY 2004-05, all parcels with new developments are required to annex into Zone 1-A.

Formed: January 12, 2004 (Sub 8655)

2,516.30 EDU's for Fiscal Year 2015-16

Subdivision 8727 (27 units) annexed June 14, 2004

Subdivision 8725 (46 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 7655 (28 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 7590 (60 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 7760 (67 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 7426 (21 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 8765 (25 units) annexed Fiscal Year 2005-06, November 8, 2004

Subdivisions 8678 (100 units), 8679 (201 units) & 8680 (288 units), Fiscal Year 2006-07,
November 14, 2005

Subdivisions 7662 (215 units), 7681 (40 units), & 8541 (354 units), Fiscal Year 2006-07,
February 13, 2006

Subdivisions 8737 (58 units), 8973 (176 units), 8994 (109 units), Fiscal Year 2006-07; June 12,
2006

Subdivision 8731 (400 units), Fiscal Year 2006-07; November 13, 2006

Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8823 (6 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8843 (13 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8985 (11 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 9183 (11 units) annexed Fiscal Year 2012-13, August 9, 2011

Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011

Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011

Laurel Plaza Shopping Center (6.88 acres of Commercial) annexed Fiscal Year 2012-13,
August 9, 2011

Immanuel Baptist Church(5.00 EDUs) annexed Fiscal Year 2012-13, August 9, 2011
Corporation for Better Housing (242 MFR and 206 Senior units) annexed Fiscal Year 2012-
13, August 9, 2011

Minor Subdivision 09-976 (.99 Acres) annexed Fiscal Year 2012-13, August 9, 2011
4411 Live Oak Avenue (041-021-029) (1 unit) proposed to be annexed Fiscal Year 2015-16, July
2015

Subdivision 9104 (20 units) proposed to be annexed Fiscal Year 2015-16, July 2015

The maximum assessment rate of \$211.33 per Equivalent Dwelling Unit for Benefit Zone 1-A was approved in Fiscal Year 2004-05, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on April, 2004 by the Bureau of Labor and Statistics which was 198.3. The CPI as of February 2015 is 254.91.

Maximum Rate: \$271.66/EDU
FY2015-16 Rate: \$271.66/EDU

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

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

568.37 EDU's
for Fiscal Year 2015-16

The maximum assessment rate of \$805.71 per Equivalent Dwelling Unit for Benefit Zone 1-B was approved in Fiscal Year 2005-06, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on June, 2005 by the Bureau of Labor and Statistics which was 201.2. The CPI as of February 2015 is 254.91. The maximum rate for FY2015-16 is \$1,020.79/EDU. However, the anticipated FY 2015-16 expenditures for the Summer Lake Park are less than the maximum assessment rate would produce in revenue, therefore the actual rate for FY 2015-16 will be set at \$271.66/EDU, which is equal to the rate in Zone 1-A.

Maximum Rate:
\$1,020.79/EDU

FY2015-16 Rate:
\$271.66/EDU

BENEFIT ZONE 2

STREET LIGHTING BENEFIT DETERMINATION

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

STREET LIGHTING BENEFIT ASSESSMENT METHODOLOGY

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

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

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

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

FY 2015-16 - STREET LIGHTING ASSESSMENT RATES BY ZONE

The Fiscal Year 2015-16 Assessment Rates for Zone 2 are shown below. For further detail regarding Zone 2 annual revenues and expenditures, please see Appendix "B" in this Report.

- **Zone 2 (Oakley Street Lighting Facilities)**

9,101.50 EDU's for Fiscal Year 2015-16

Maximum Rate: \$14.94/EDU

FY2015-16 Rate: \$14.94/EDU

- **Zone 2-A (Oakley Street Lighting Facilities)**

Zone 2-A includes parcels that benefit from the construction, operation, and maintenance of increased lighting after FY 2006-07. Starting with FY 2006-07, all parcels with new developments are required to annex into Zone 2-A.

Formed: June 12, 2006
1,526.00 EDU's for Fiscal Year 2015-16

- Subdivision 8731 (400 units), Fiscal Year 2006-07; November 13, 2006
- Subdivision 7562, 8900, & 8955 (632 EDUs), Fiscal Year 2007-08
- Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8823 (6 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8843 (13 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8985 (11 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 9183 (11 units) annexed Fiscal Year 2012-13, August 9, 2011
- Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011
- Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011
- Laurel Plaza Shopping Center (6.88 acres of Commercial) annexed Fiscal Year 2012-13, August 9, 2011
- Immanuel Baptist Church(5.00 EDUs) annexed Fiscal Year 2012-13, August 9, 2011
- Corporation for Better Housing (242 MFR and 206 Senior units) annexed Fiscal Year 2012-13, August 9, 2011
- Minor Subdivision 09-976 (.99 Acres) annexed Fiscal Year 2012-13, August 9, 2011
- Summer Lake South Development
- 4411 Live Oak Avenue (041-021-029) (1 unit) proposed to be annexed Fiscal Year 2015-16, July 2015
- Subdivision 9104 (20 units) proposed to be annexed Fiscal Year 2015-16, July 2015

The maximum assessment rate of \$42.81 per Equivalent Dwelling Unit for Benefit Zone 2-A was approved in Fiscal Year 2005-06, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on April, 2005 by the Bureau of Labor and Statistics which was 202.50. The CPI as of February 2015 is 254.91.

Maximum Rate: \$53.89/EDU
FY2015-16 Rate: \$53.89/EDU

BENEFIT ZONE 3
INTERIOR LANDSCAPING/NEIGHBORHOOD PARKS

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

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

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

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

LANDSCAPING BENEFIT ASSESSMENT METHODOLOGY

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

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

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

Developed Commercial/Industrial, Recreational, Institutional, and Other Miscellaneous Uses - Developed commercial and industrial properties include commercial, industrial, recreational, institutional or miscellaneous uses per the Contra Costa County land use codes. The parcels are assessed based upon the acreage of the parcel. In converting developed

commercial/industrial properties to EDUs, the factor used was from the Contra Costa County's average single-family lot residential lot size. The parcels will be assessed one (1.00) EDU for the first acre or any portion thereof, one (1.00) EDU/acre for each additional acre up to a maximum of three (3.00) EDUs (3.00 acres). The minimum number of EDUs per parcel will be one (1.00) EDU.

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

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

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

FY 2015-16 - LANDSCAPING ASSESSMENT RATES BY ZONE

The Fiscal Year 2015-16 Assessment Rates for each of the Subzones in Zone 3 are shown below. For further detail regarding the annual revenue and expenditures for each Subzone, please see Appendix "B" in this Report.

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

Formed: July 16, 1985
1,274.00 EDU's

Maximum Rate: \$57.86/EDU
FY2015-16 Rate: \$57.86/EDU

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

Formed: April 21, 1987
133.00 EDU's

Maximum Rate: \$198.84/EDU
FY2015-16 Rate: \$198.84/EDU

- Zone 3-3 (Empire) Subdivision 6656

Formed: June 16, 1987
45.00 EDU's

Maximum Rate: \$100.76/EDU
FY2015-16 Rate: \$100.76/EDU

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

Formed: May 9, 1989
9.17 Acres

Maximum Rate: \$1,193.16/Acre
FY2015-16 Rate: \$1,193.16/Acre

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

Formed: August 13, 1991
Additional Parcels Annexed: June 20, 1995
149.50 EDU's

Maximum Rate: \$190.00/EDU
FY2015-16 Rate: \$190.00/EDU

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

Formed: August 1, 1989; Tract 7489: April 28, 1992
60.00 EDU's

Maximum Rate: \$127.80/EDU
FY2015-16 Rate: \$127.80/EDU

- Zone 3-7 (South Forty) Subdivision 6969

Formed: August 7, 1990
52.50 EDU's

Maximum Rate: \$185.00/EDU
FY2015-16 Rate: \$185.00/EDU

- Zone 3-8 (Claremont) Subdivision 7163

Formed: August 13, 1991
50.00 EDU's

Maximum Rate: \$152.56/EDU
FY2015-16 Rate: \$152.56/EDU

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

Formed: July 31, 1990
459.00 EDU's

Maximum Rate: \$40.00/EDU
FY2015-16 Rate: \$40.00/EDU

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

Formed: October 2, 1990
20.50 EDU's

Maximum Rate: \$125.00/EDU
FY2015-16 Rate: \$125.00/EDU

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

Formed: August 6, 1991
32.00 EDU's

Maximum Rate: \$169.48/EDU
FY2015-16 Rate: \$169.48/EDU

- Zone 3-12 (California Sunrise) Subdivision 7365

Formed: November 19, 1991
128.00 EDU's

Maximum Rate: \$27.36/EDU
FY2015-16 Rate: \$27.36/EDU

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

Formed: November 17, 1992
96.00 EDU's

Maximum Rate: \$125.00/EDU
FY2015-16 Rate: \$125.00/EDU

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

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

The maximum assessment rate was approved at \$177.90 per Equivalent Dwelling Unit. However in FY2015-16 the rate has been reduced to \$160.00 per Equivalent Dwelling Unit.

Maximum Rate: \$160.00/EDU
FY2015-16 Rate: \$160.00/EDU

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

Formed: July 26, 1994
888.00 EDU's

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

There are also 50 additional senior units located within in Zone 3-15, but the improvements are privately maintained. The maximum annual assessment for the 50 senior units is \$8,541.00. The applicant (Ecumenical Association for Housing) requested that the landscaping improvements for this development be maintained privately because of the manner in which the project was designed. By having this area privately landscaped, it will allow more privacy for the senior citizen residents. The estimated maintenance costs for DP3022-94 will therefore not be included in the annual maintenance cost in FY 2015-16.

Maximum Rate: \$138.00/EDU
FY2015-16 Rate: \$138.00/EDU

- Zone 3-16 (Sundance) Subdivision 7837

Formed: December 20, 1994
81.00 EDU's

Maximum Rate: \$110.00/EDU
FY2015-16 Rate: \$110.00/EDU

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

Formed: June 20, 1995
320.50 EDU's

Maximum Rate: \$273.16/EDU
FY2015-16 Rate: \$273.16/EDU

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

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

Maximum Rate: \$180.00/EDU
FY2015-16 Rate: \$180.00/EDU

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

Formed: May 5, 1998
435.00 EDU's

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

Maximum Rate: \$200.00/EDU
FY2015-16 Rate: \$200.00/EDU

- Zone 3-20 (Marsh Creek Glenn) Subdivisions 7689, 8391, 8504, 8648, 8727, & 8765

Formed: May 14, 2001
288.00 EDU's

Subdivision 8504 (12 units) annexed September 9, 2002
Subdivision 8727 (27 units) annexed Fiscal Year 2004-05, June 14, 2004
Subdivision 8765 (25 units) annexed Fiscal Year 2005-06, November 8, 2004

The maximum assessment rate for Benefit Zone 3-20 was approved in FY 2001-02 at \$225.00 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 30, 2001 by the Bureau of Labor and Statistics which was 190.9. The CPI as of February 2015 is 254.91.

Maximum Rate: \$300.44/EDU
FY2015-16 Rate: \$300.44/EDU

- Zone 3-21 (Quail Glen) Subdivision 7359, 7235, 7358, & 7467

Formed: July 8, 2002
Subdivisions 7235, 7358 & 7467 (67 units) annexed September 2002
103.00 EDU's

4411 Live Oak Avenue (041-021-029) (1 unit) proposed to be annexed Fiscal Year 2015-16, July 2015
1.00 EDU's

The maximum assessment rate for Benefit Zone 3-21 was approved in FY 2002-03 at \$200.00 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 30, 2002 by the Bureau of Labor and Statistics which was 193.2. The CPI as of February 2015 is 254.91.

The maximum assessment rate for Benefit Zone 3-21A is proposed to be set at \$1,342.98/EDU. This is to account for the landscaping located on the west and east side of the parcel that is to be maintained.

Zone 3-21 Maximum Rate: \$263.88/EDU
Zone 3-21 FY2015-16 Rate: \$263.88/EDU

Zone 3-21A Maximum Rate: \$1,342.98/EDU
Zone 3-21A FY2015-16 Rate: \$1,342.98/EDU

- Zone 3-22 (Cypress Grove) Subdivision 8678, 8679, & 8680

Formed: November 14, 2005
589.00 EDU's

The maximum assessment rate for Benefit Zone 3-22 was approved in FY 2006-07 at \$343.90 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2015 is 254.91.

Maximum Rate: \$419.64/EDU
FY2015-16 Rate: \$419.64/EDU

- Zone 3-23 (South Oakley) Subdivisions 7662, 7681, 8541, 8530, 8734, 8736, 8916, 8981, 9183 & 9104.

Formed: February 13, 2006
708.50 EDU's

Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007
Subdivision 9183 (11 units) annexed Fiscal Year 2012-13, August 9, 2011
Subdivision 9104 (20 units) proposed to be annexed Fiscal Year 2015-16, July 2015

The maximum assessment rate for Benefit Zone 3-23 was approved in FY 2006-07 at \$398.60 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2015 is 254.91.

Maximum Rate: \$486.38/EDU
FY2015-16 Rate: \$486.38/EDU

- Zone 3-24 (Reserve/Stonebrook) Subdivision 8737, 8973, 8994

Formed: January 12, 2006
117.00 EDU's

The maximum assessment rate for Benefit Zone 3-24 was approved in FY 2006-07 at \$598.73 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2015 is 254.91. However in FY2015-16 the rate has been reduced to \$250.00/EDU.

Maximum Rate: \$730.60/EDU
FY2015-16 Rate: \$250.00/EDU

- Zone 3-25 (Magnolia Park) Subdivision 8731

Formed: November 13, 2006
552.50 EDU's

Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011
Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011

The maximum assessment rate for Benefit Zone 3-25 was approved in FY 2006-07 at \$1,100.55 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 2006 by the Bureau of Labor and Statistics which was 209.10. The CPI as of February 2015 is 254.91. However in FY2015-16 the rate has been reduced to \$1,000.00/EDU.

Maximum Rate: \$1,341.66/EDU
FY2015-16 Rate: \$1,000.00/EDU

- Zone 3-26 (Summer Lake South) Subdivision 8900, 8955, & 7562.

Formed: April 25, 2006 (by Contra Costa County)
564.37 EDU's

The maximum assessment rate for Benefit Zone 3-26 was approved in FY 2005-06 at \$1,353.53 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 2005 by the Bureau of Labor and Statistics which was 201.20. The CPI as of February 2015 is 254.91. However in FY2015-16 the rate has been reduced to \$385.00 per Equivalent Dwelling Unit.

Maximum Rate: \$1,757.25/EDU
FY2015-16 Rate: \$385.00/EDU

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

The total assessment amount for each Zone and the proposed assessment amount apportioned to each parcel for Fiscal Year 2015-16, in proportion to the benefit received by each parcel from the improvements, is contained in the Assessment Roll, which is on file in the Office of City Clerk of the City of Oakley and shown in Appendix "D".

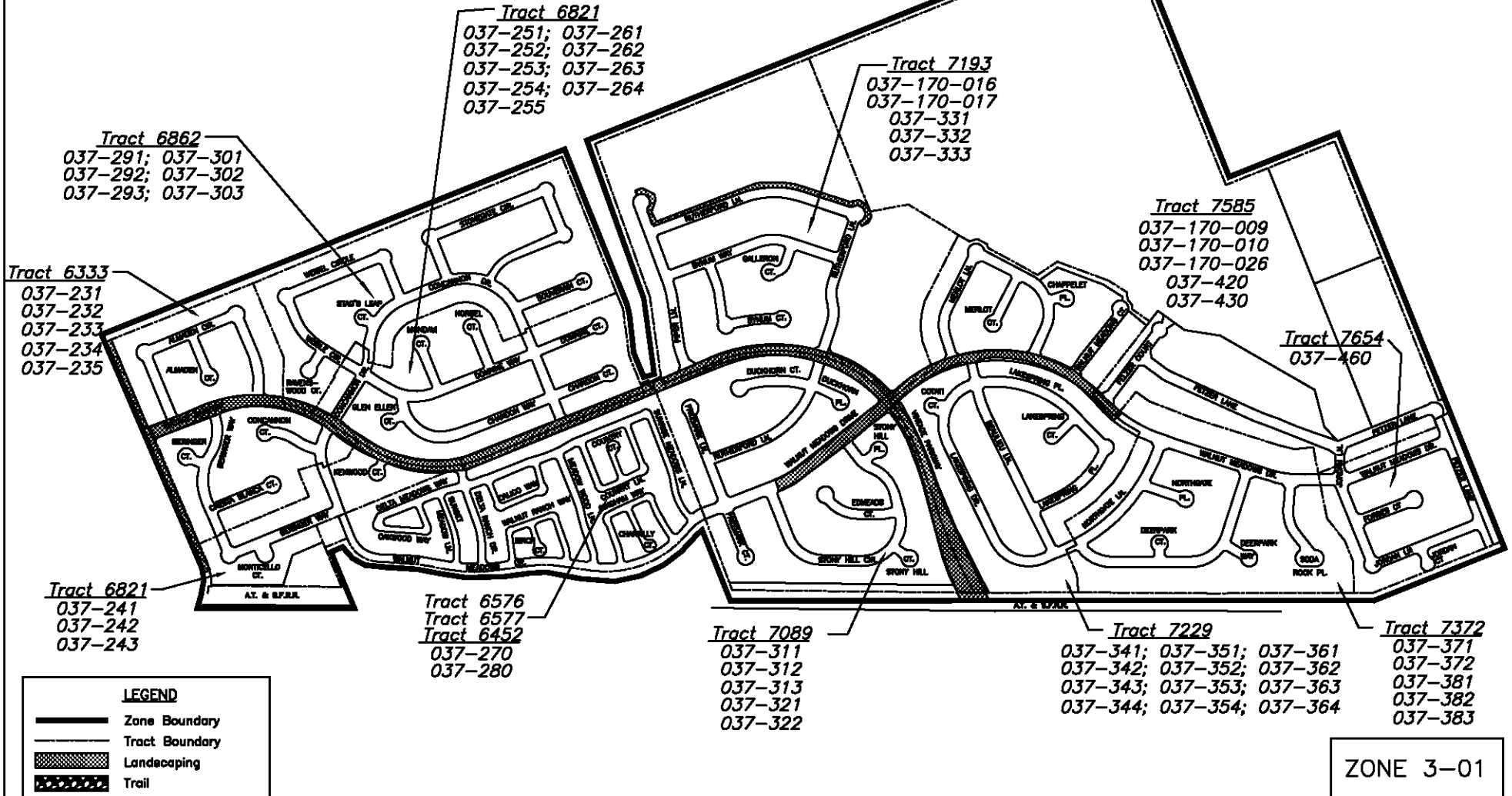
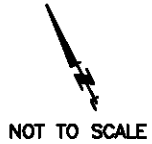
The Assessment Roll includes a list of all parcel numbers within the District that have been updated to match the last equalized Property Tax Roll of the Contra Costa County Assessor, which by reference is hereby made a part of this report. The last equalized Property Tax Roll includes a description of each parcel and shall govern for all details concerning the description of the parcels.

The total proposed assessments for the 2015-16 Fiscal Year are \$1,127,719 for community park, landscaping and recreation facilities, \$218,212 for street lighting facilities and \$2,016,416 for landscaping facilities for a total of \$3,410,318.39

APPENDIX A

Zone 3 (Interior Landscaping/Neighborhood Parks)
Subzone Detailed Diagrams

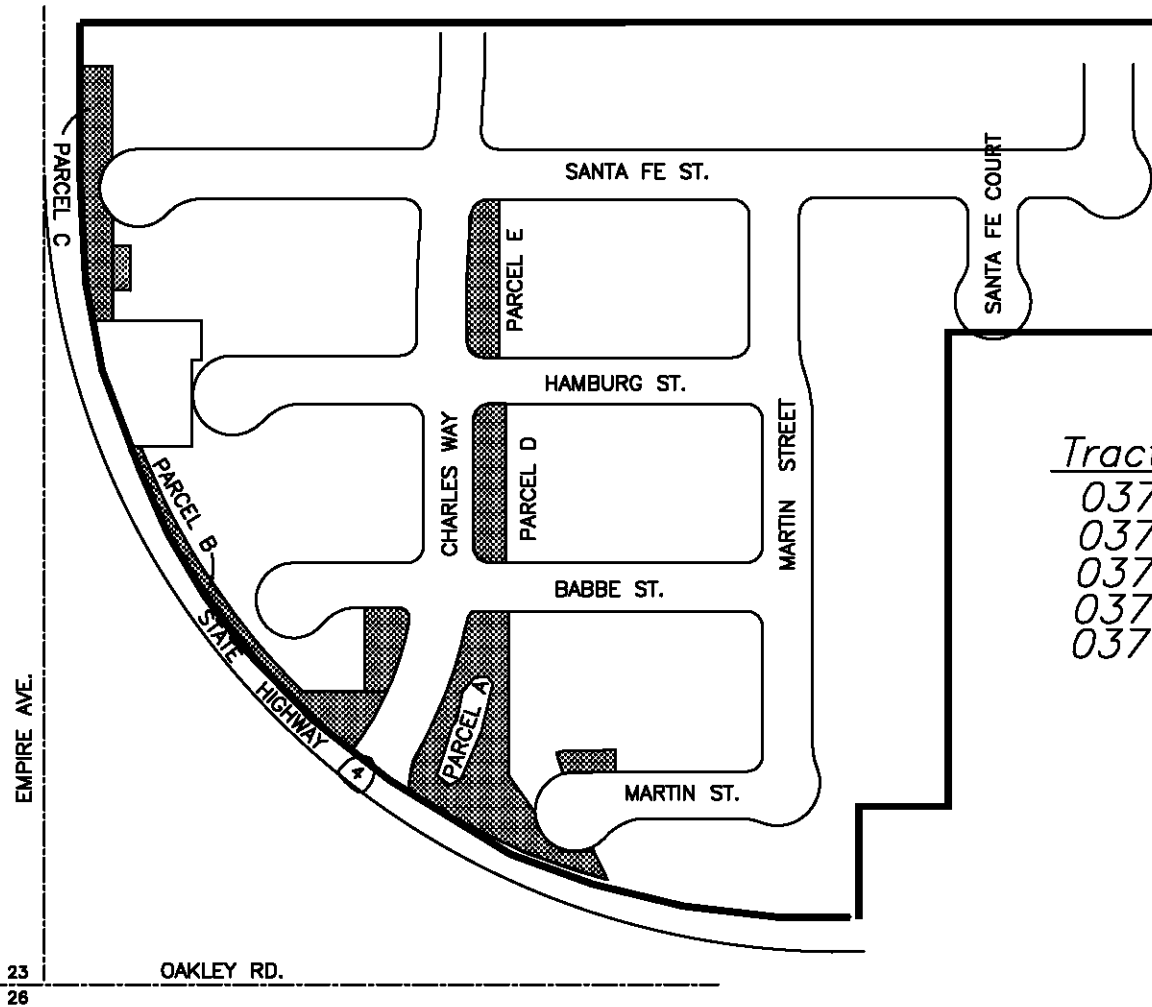
ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
VINTAGE PARKWAY



ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
OAKLEY RANCH



NOT TO SCALE



Tract 6634
 037-121
 037-122
 037-123
 037-124
 037-125

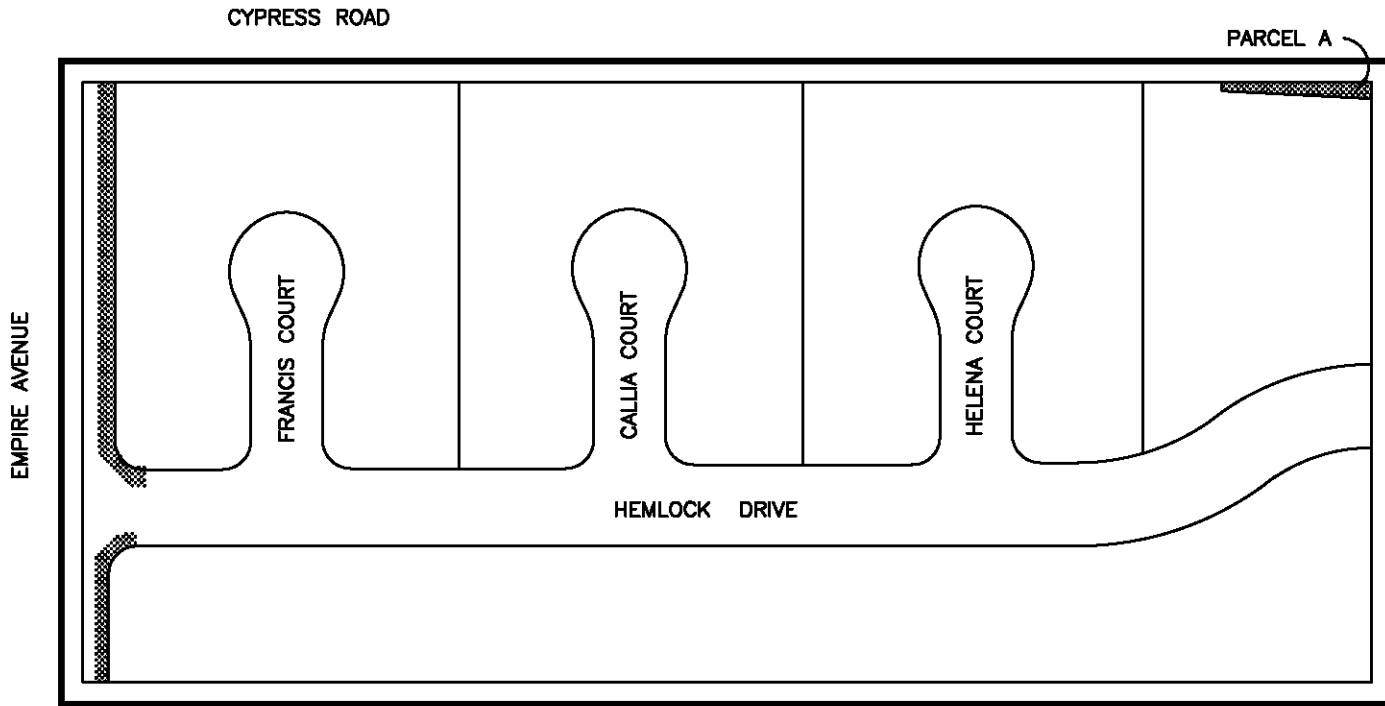
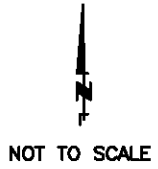
LEGEND

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

ZONE 3-02

22 23
27 26

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
EMPIRE



Tract 6656
035-611
035-612

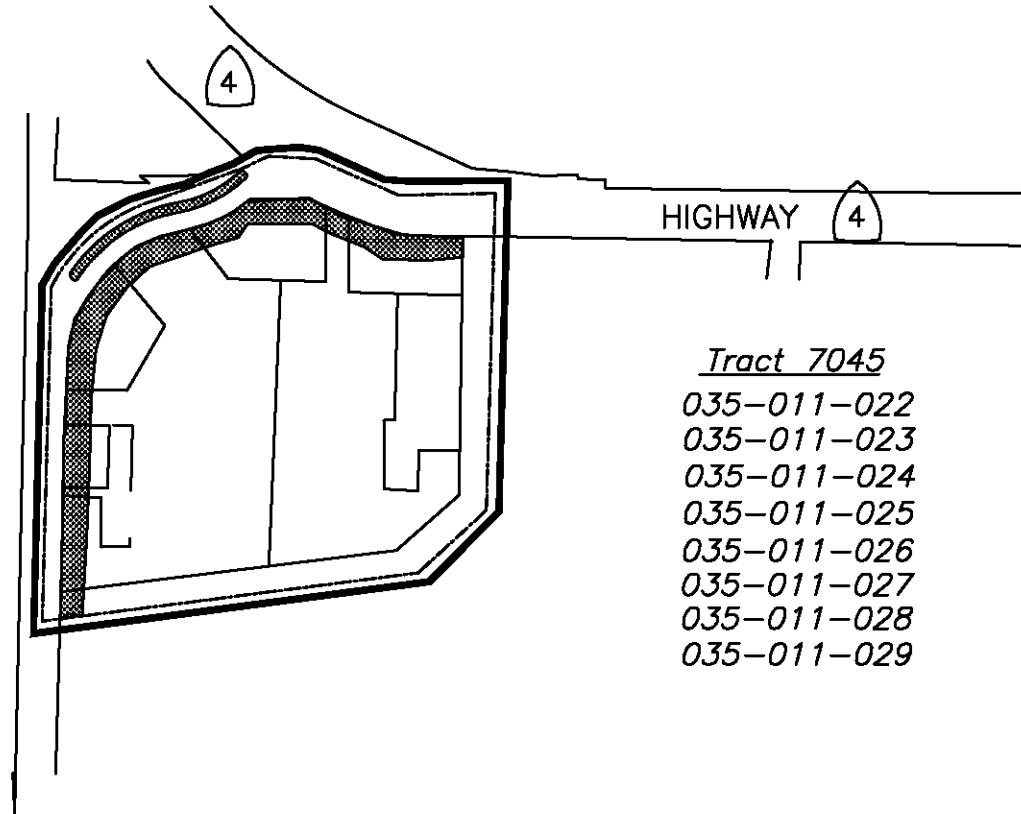
LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-03

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
OAKLEY TOWN CENTER



NOT TO SCALE



Tract 7045
035-011-022
035-011-023
035-011-024
035-011-025
035-011-026
035-011-027
035-011-028
035-011-029

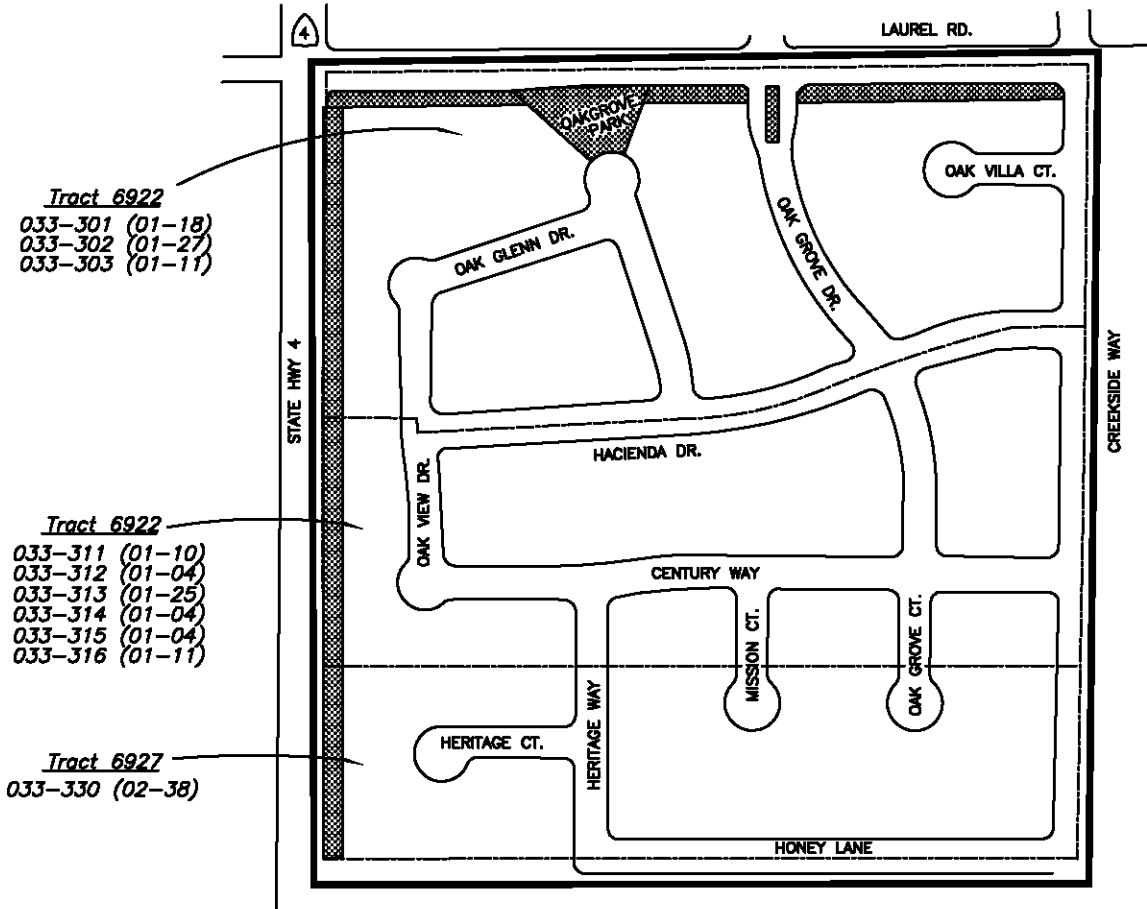
LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-04

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
OAKGROVE



NOT TO SCALE



LEGEND

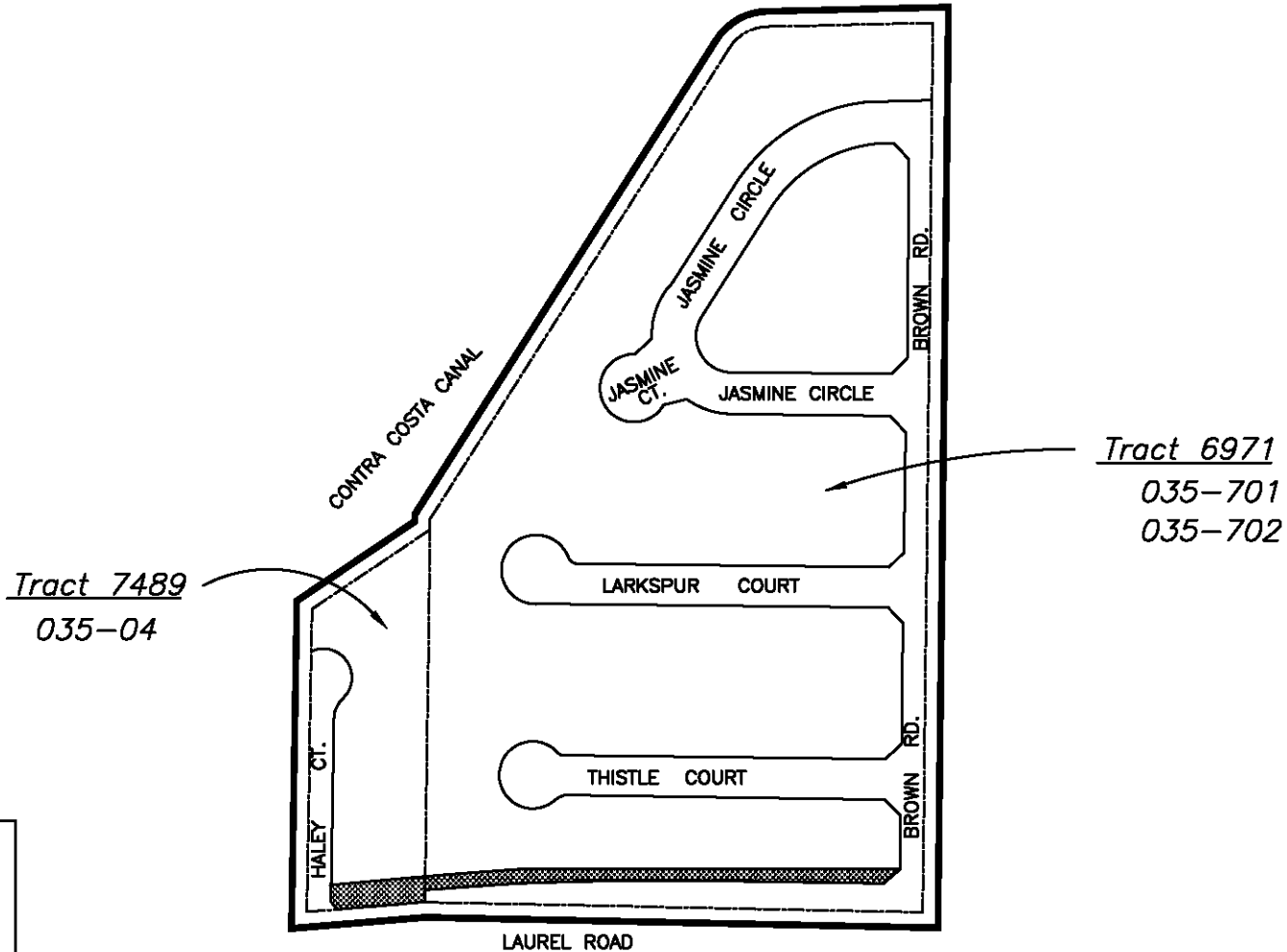
- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

ZONE 3-05

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
LAUREL WOODS & LUNA ESTATES



NOT TO SCALE



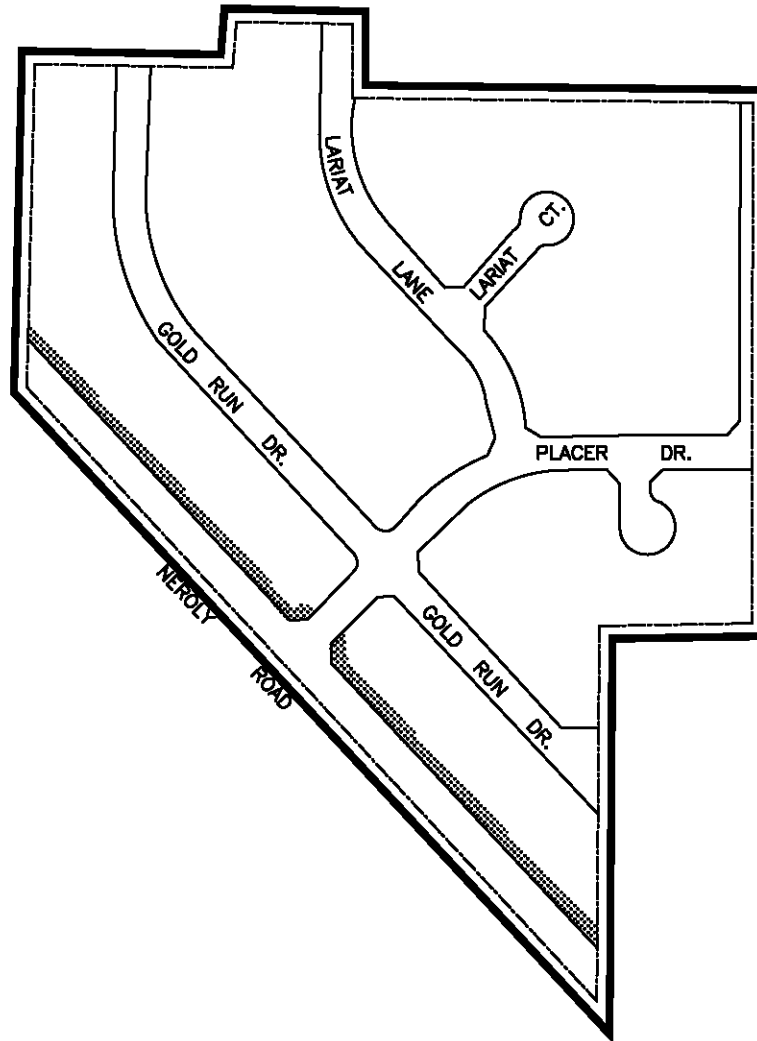
LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-06

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
SOUTH FORTY







NOT TO SCALE



Tract 6969

- 041-141
- 041-142
- 041-143
- 041-151
- 041-152

LEGEND

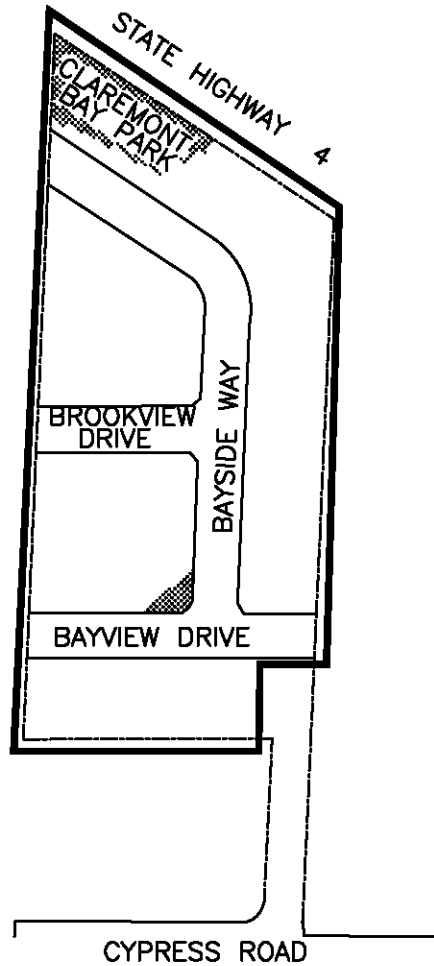
-  Zone Boundary
-  Tract Boundary
-  Landscaping
-  Trail

ZONE 3-07

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
CLAREMONT BAY



NOT TO SCALE



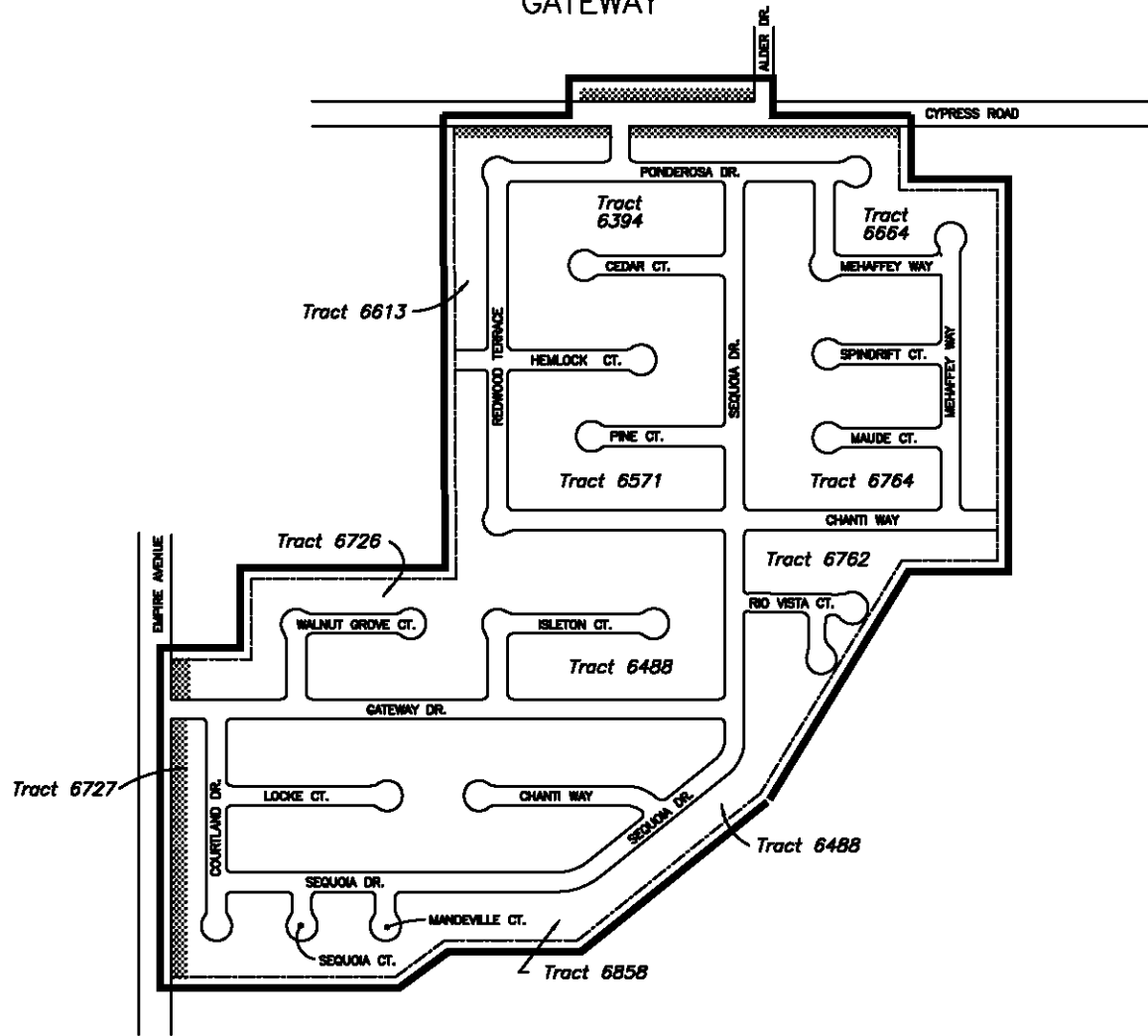
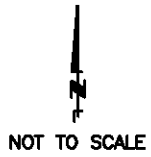
Tract 7163
035-730

LEGEND

	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-08

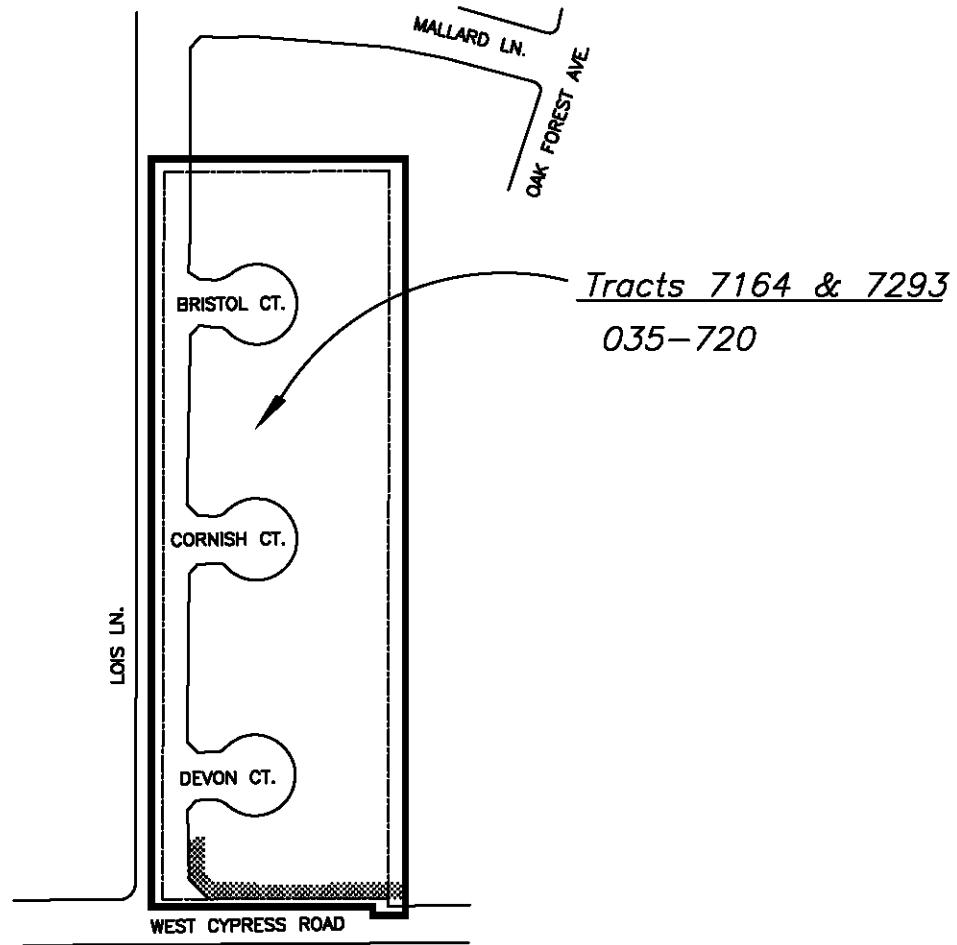
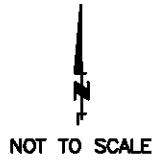
ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
GATEWAY



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-09

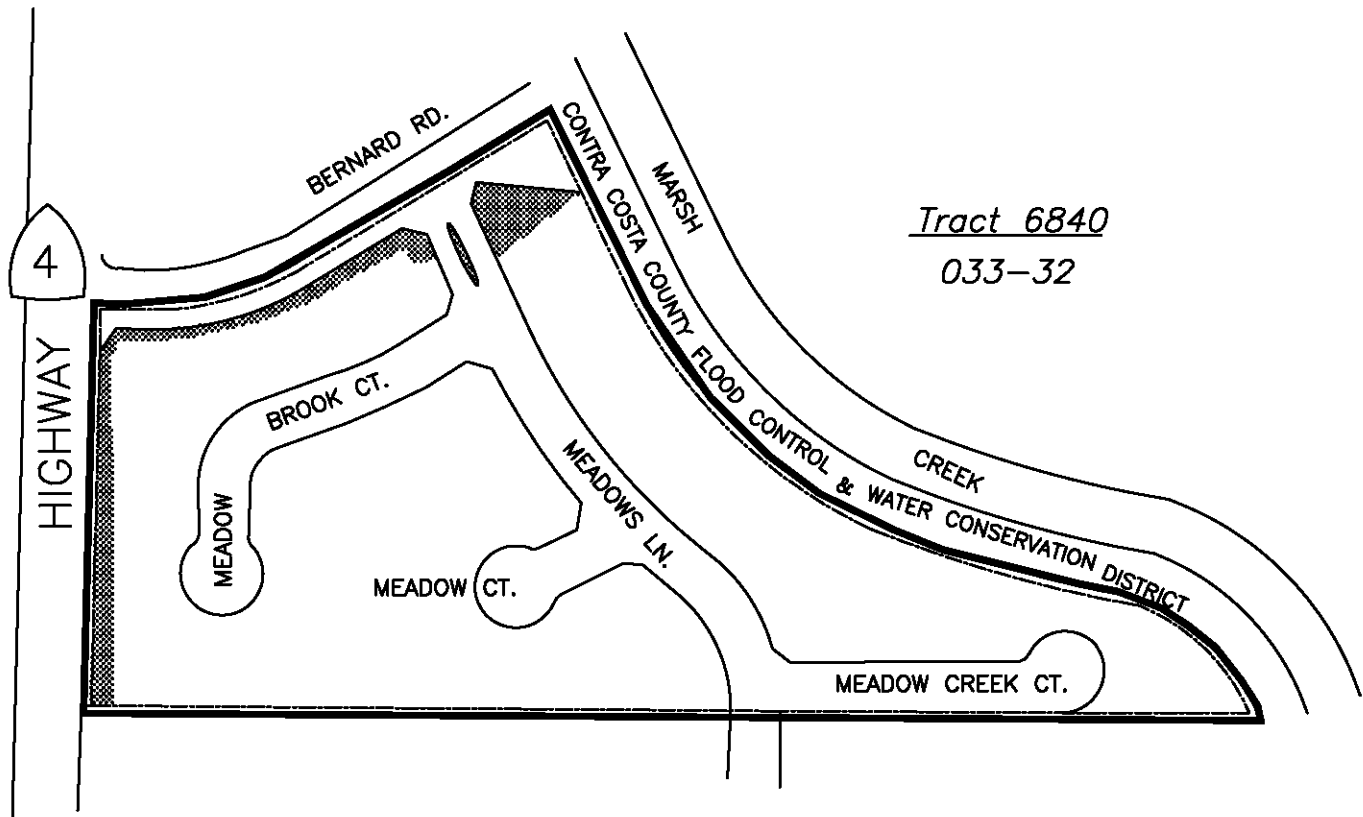
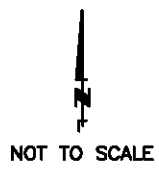
ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
COUNTRYSIDE (aka VILLAGE GREEN)



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-10

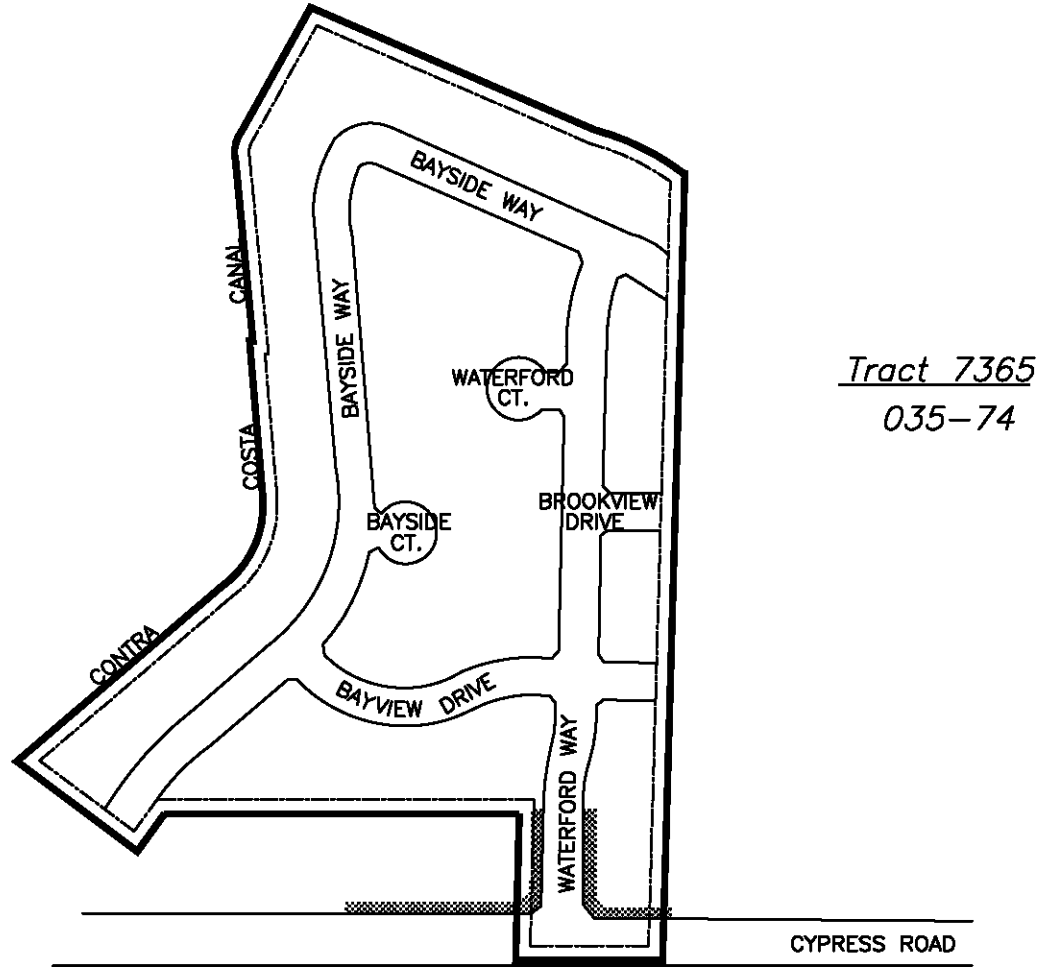
ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
COUNTRY FAIR (aka MEADOW GLEN)



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-11

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
CALIFORNIA SUNRISE

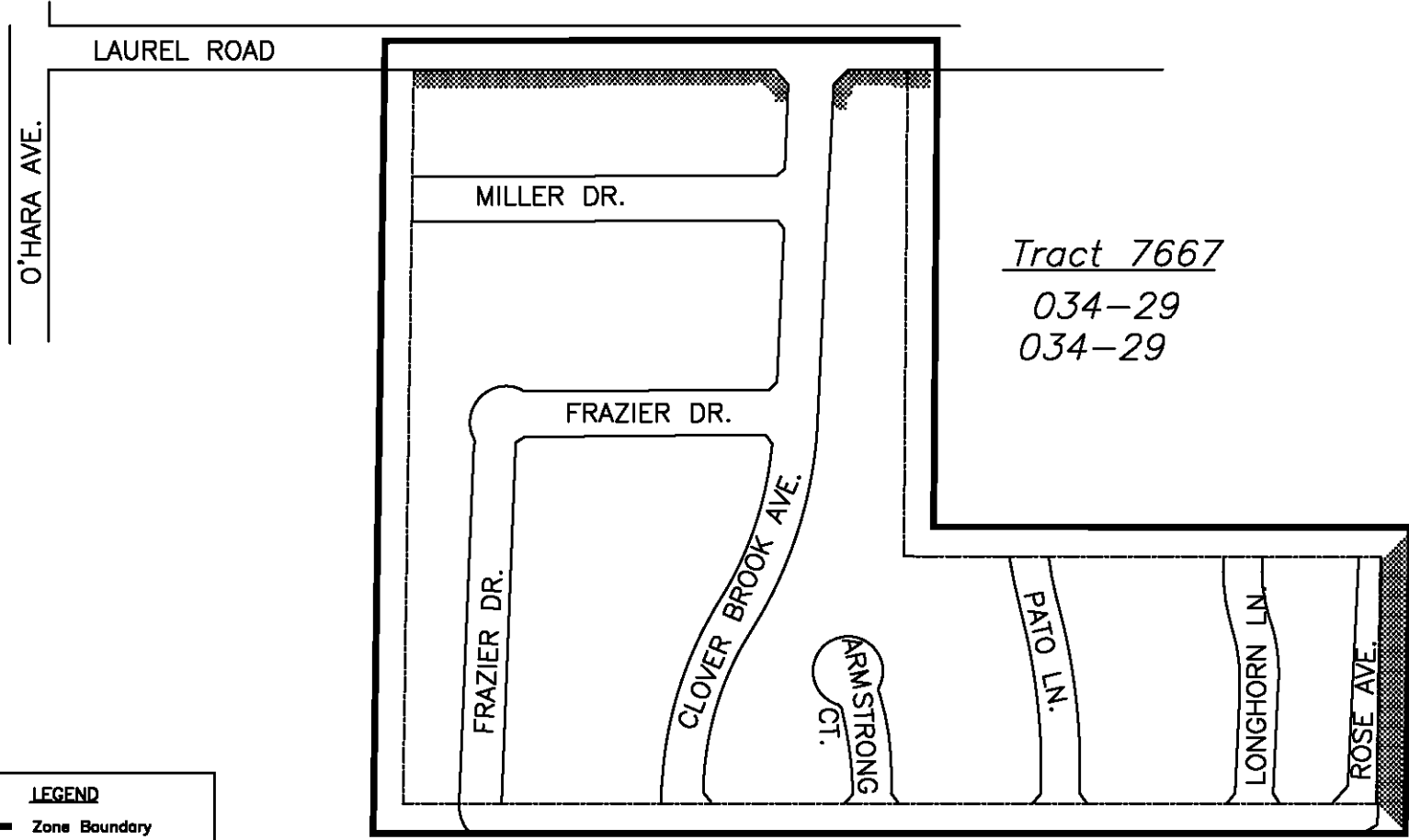
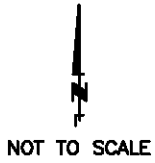


Tract 7365
035-74

LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-12

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
CALIFORNIA VISIONS (aka LAUREL HEIGHTS)

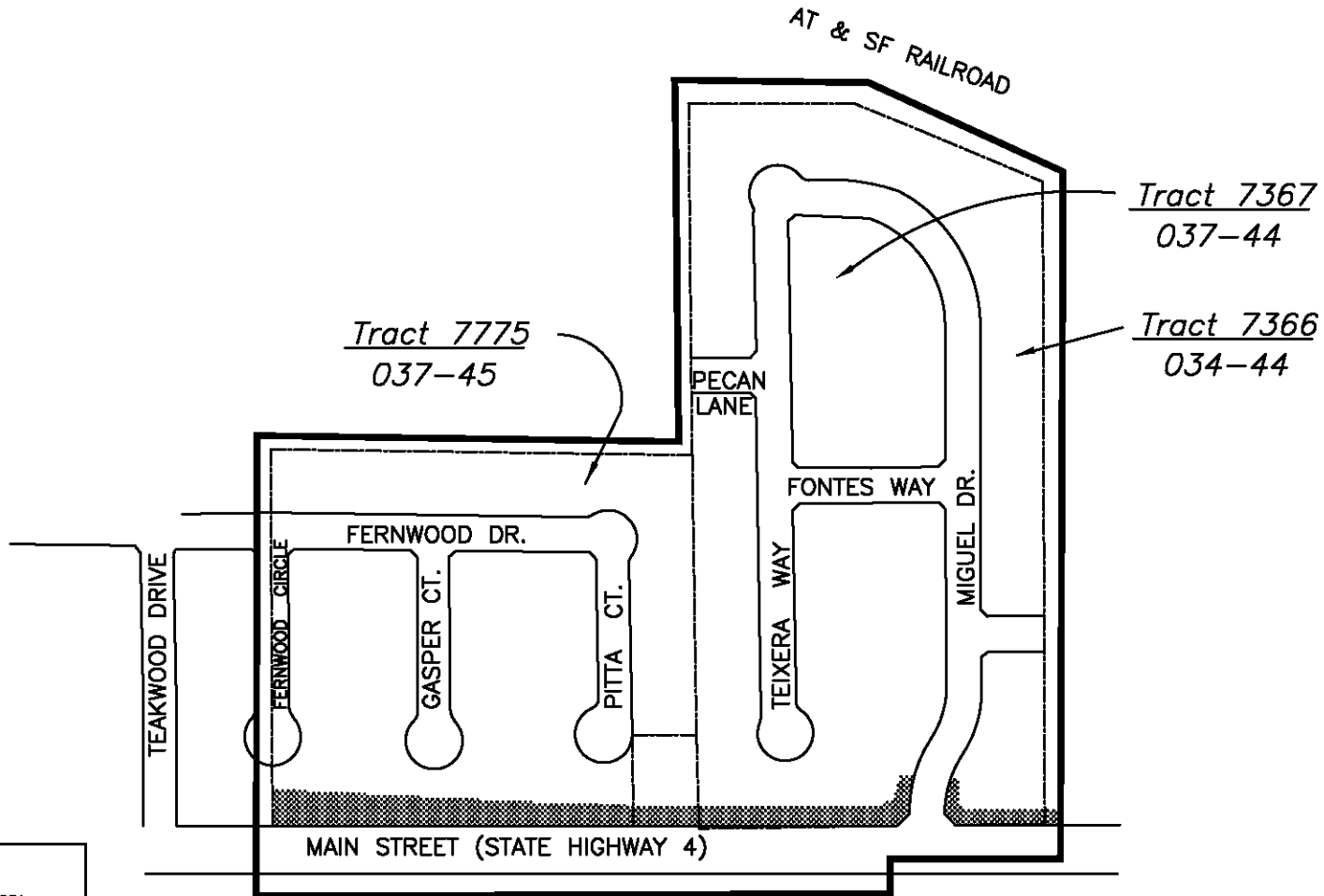
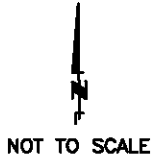


Tract 7667
034-29
034-29

LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-13

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
CLAREMONT HERITAGE



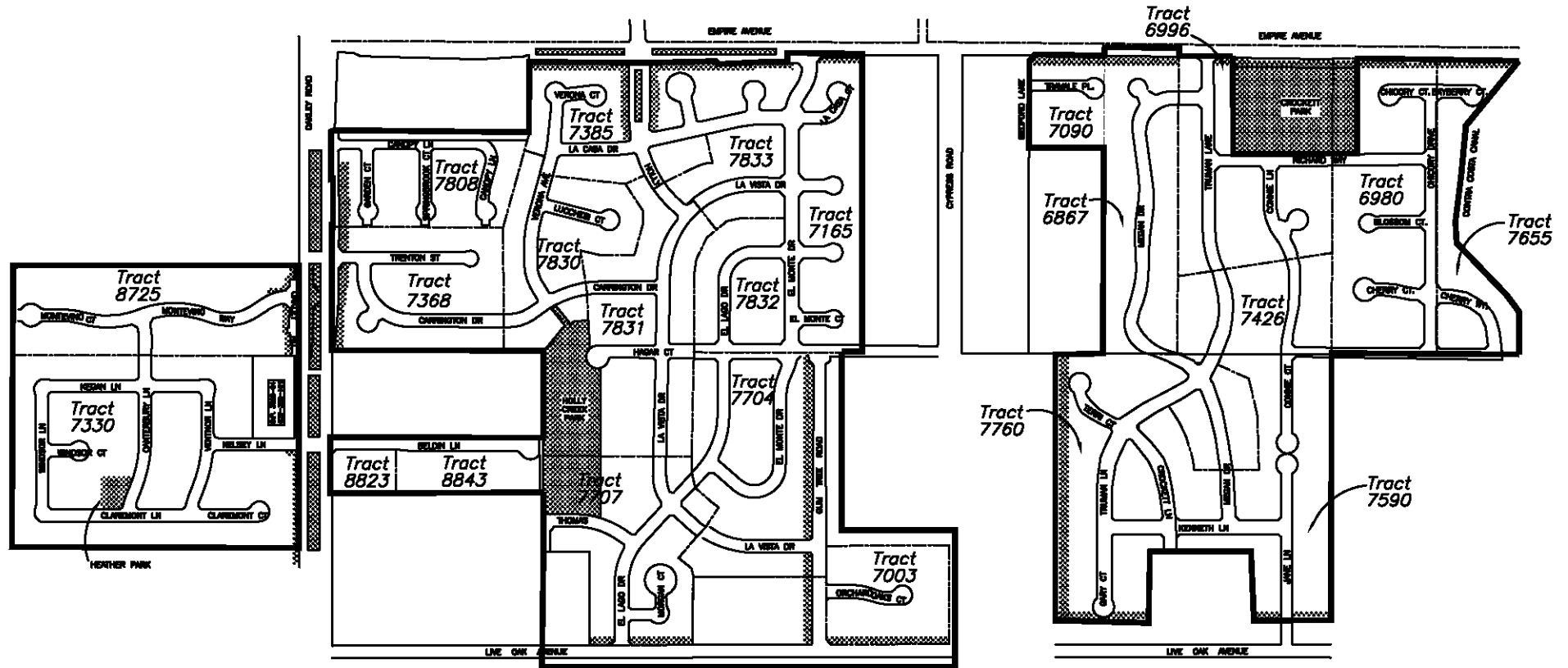
LEGEND

	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-14

ASSESSMENT DIAGRAM
 CITY OF OAKLEY
 LANDSCAPE IMPROVEMENTS
 COUNTRY FAIR (aka MEADOW GLEN II)

NOT TO SCALE



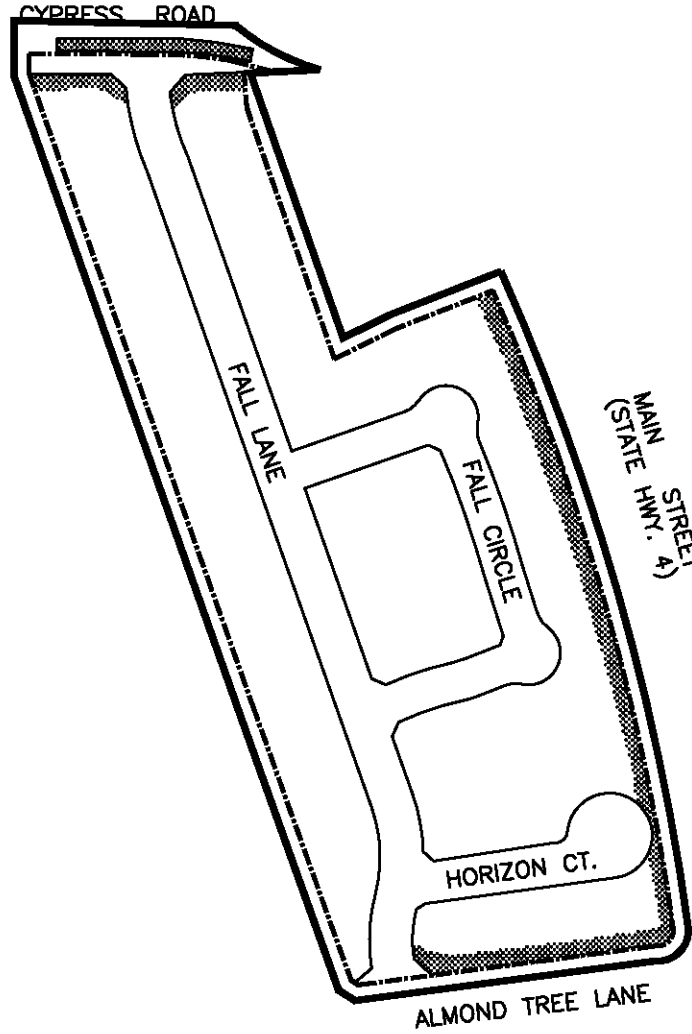
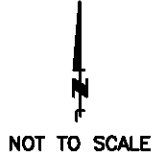
LEGEND

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

NOTE: CROCKETT PARK IS MAINTAINED OUT OF ZONE 1 FUNDS

ZONE 3-15

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
SUNDANCE

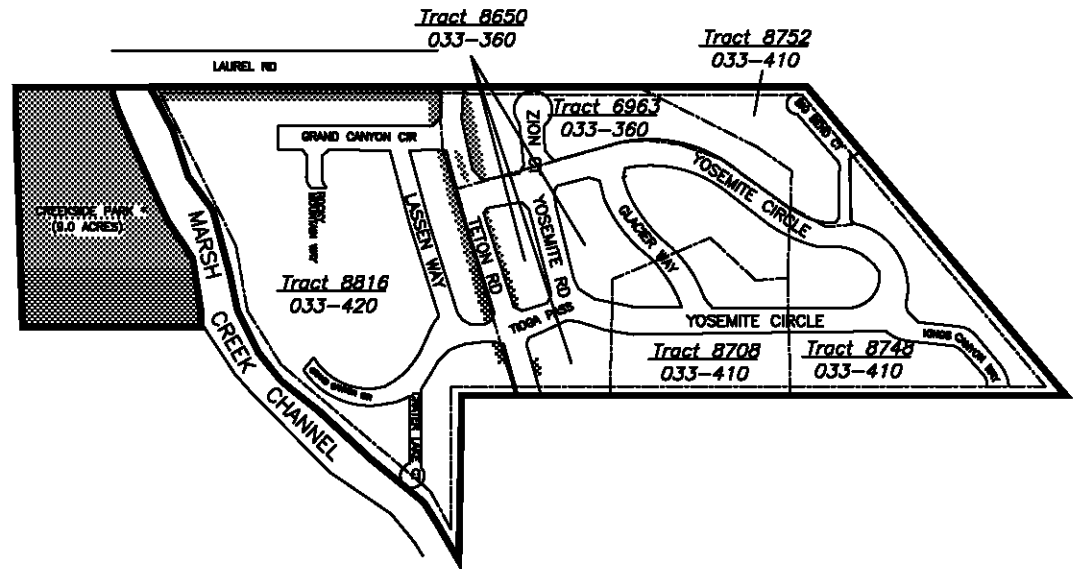
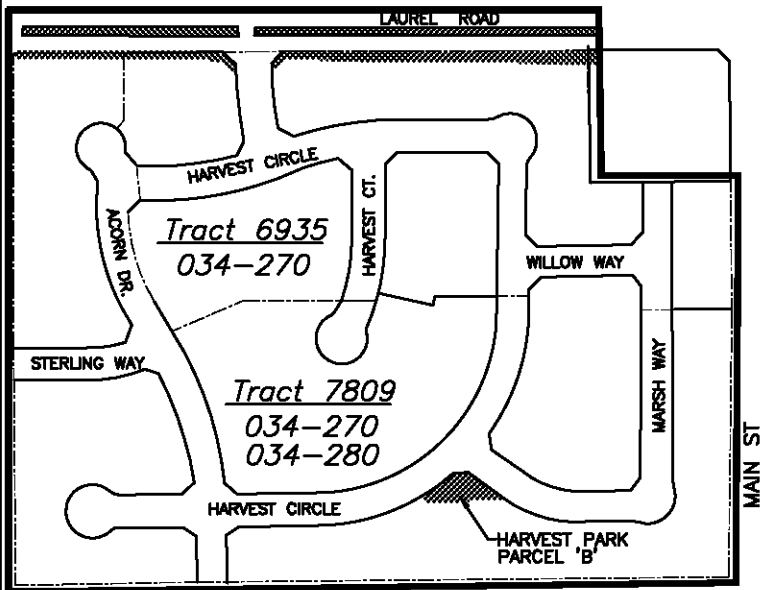
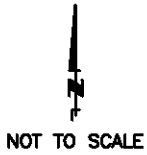


Tract 7837
035-263

LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-16

ASSESSMENT DIAGRAM
 CITY OF OAKLEY
 LANDSCAPE IMPROVEMENTS
 LAUREL ANNE



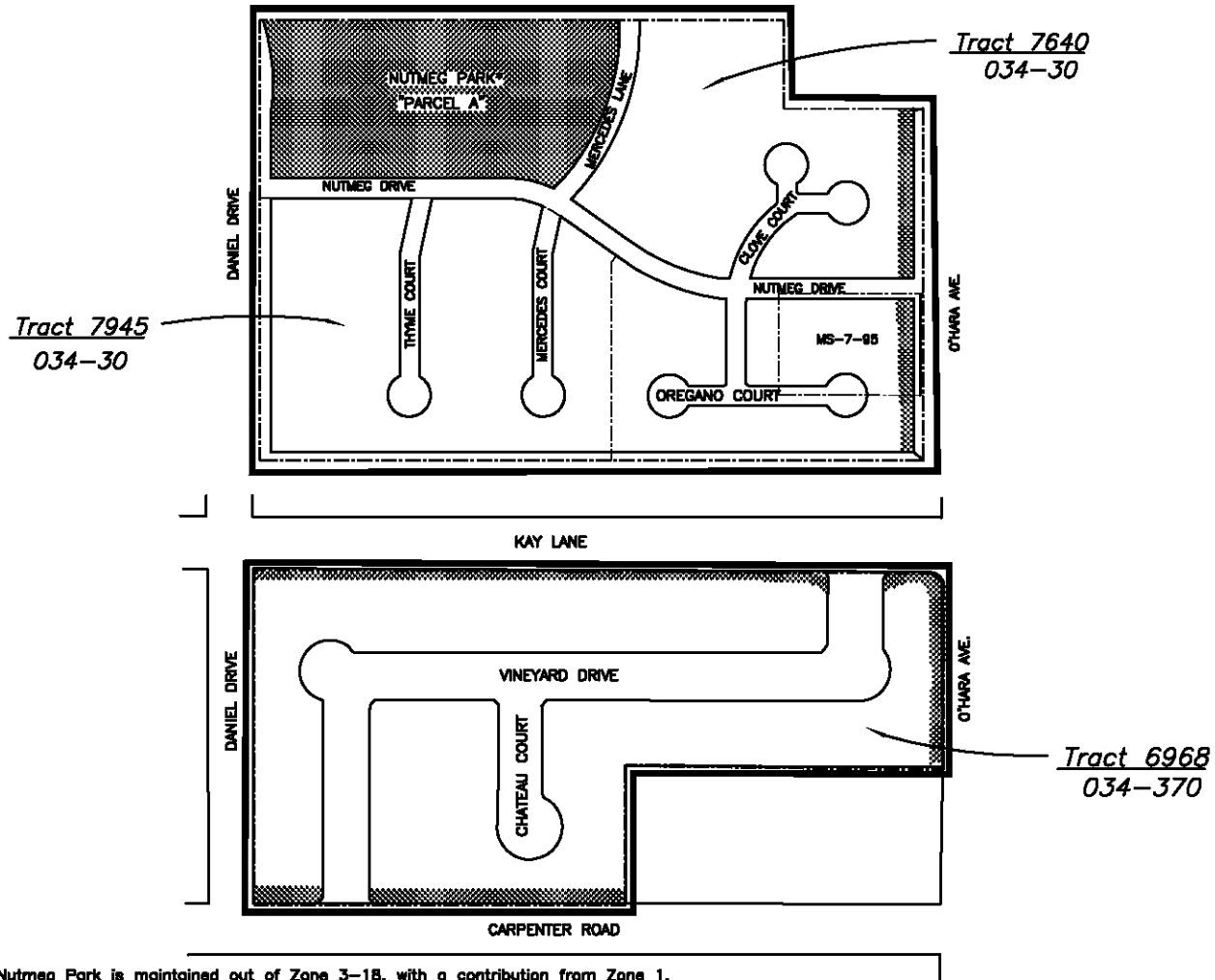
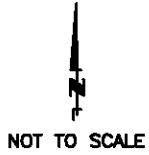
LEGEND

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

* Please note Creekside Park is maintained out of Zone 3-17 with a contribution from Zone 1

ZONE 3-17

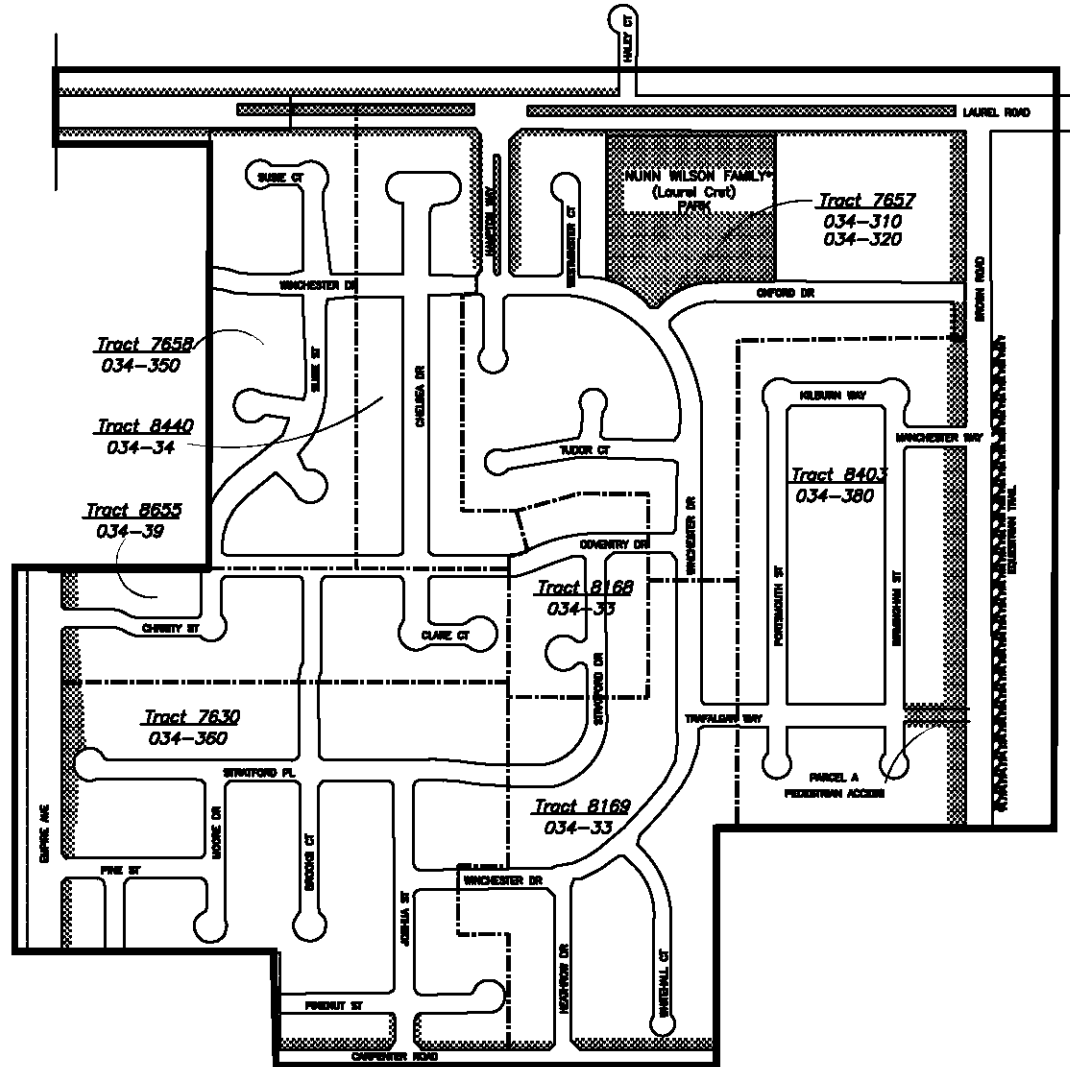
ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
COUNTRY PLACE



ASSESSMENT DIAGRAM CITY OF OAKLEY LANDSCAPE IMPROVEMENTS LAUREL CREST



NOT TO SCALE



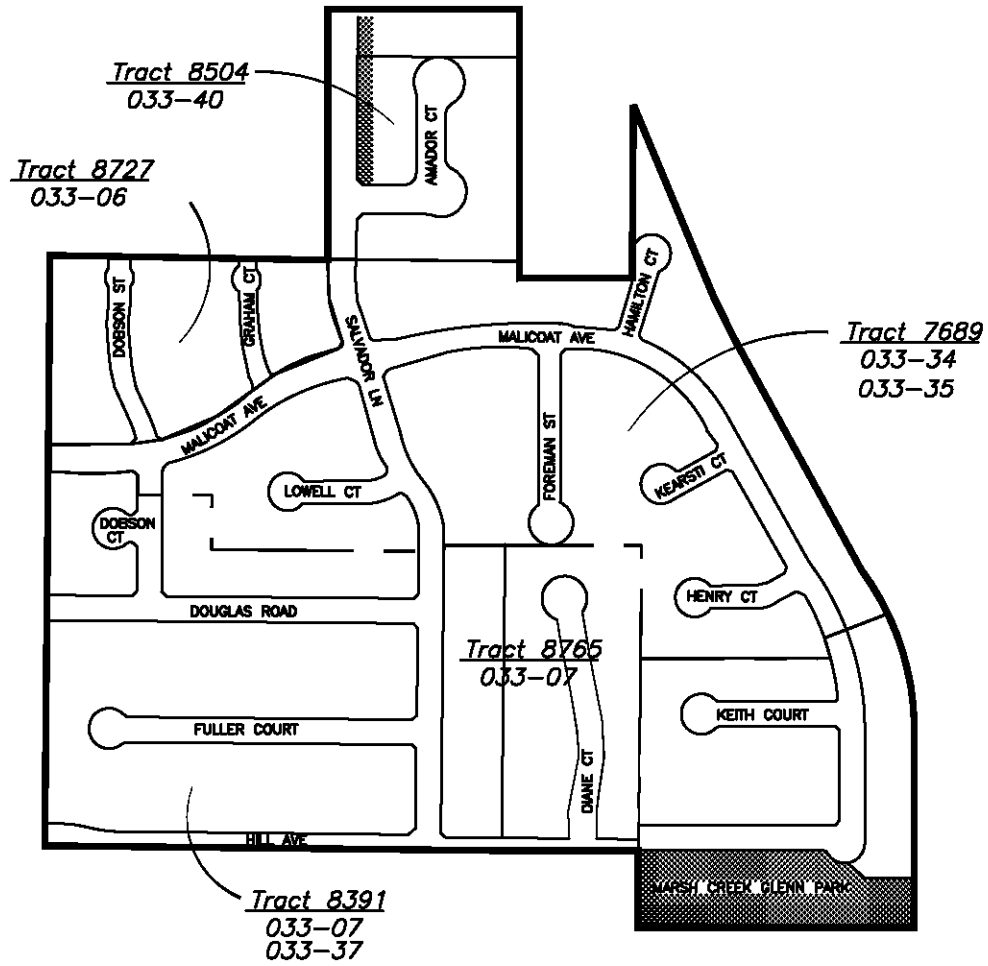
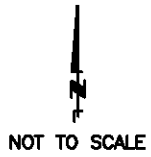
LEGEND

- Zone Boundary
- - - Tract Boundary
- ▨ Landscaping
- ▩ Trail

ZONE 3-19

*Nunn-Wilson Family Park is maintained out of Zone 3-19 with a contribution from Zone 1.

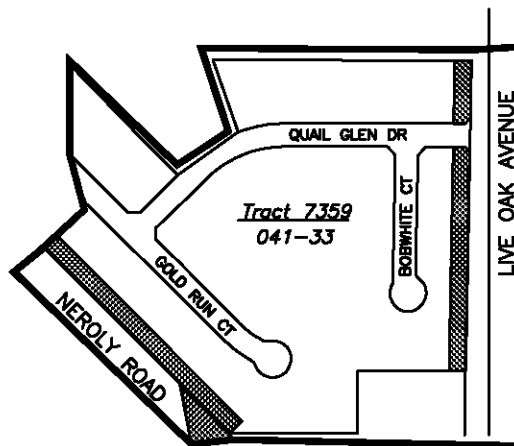
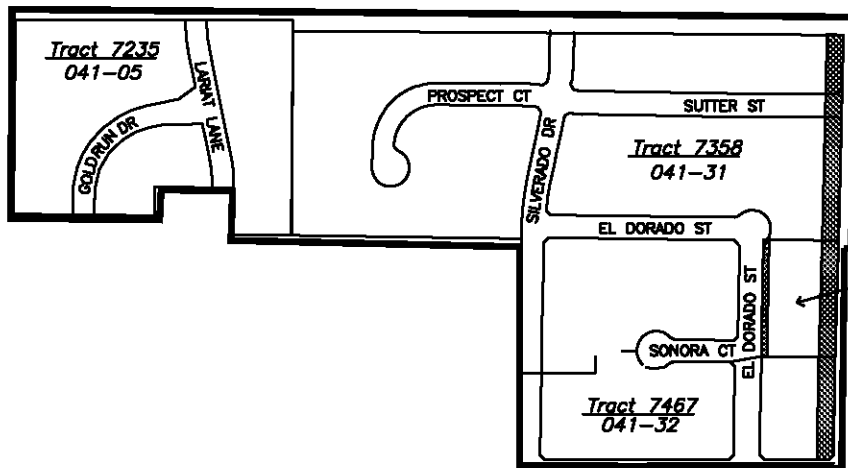
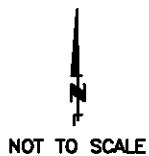
ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
MARSH CREEK GLENN



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-20

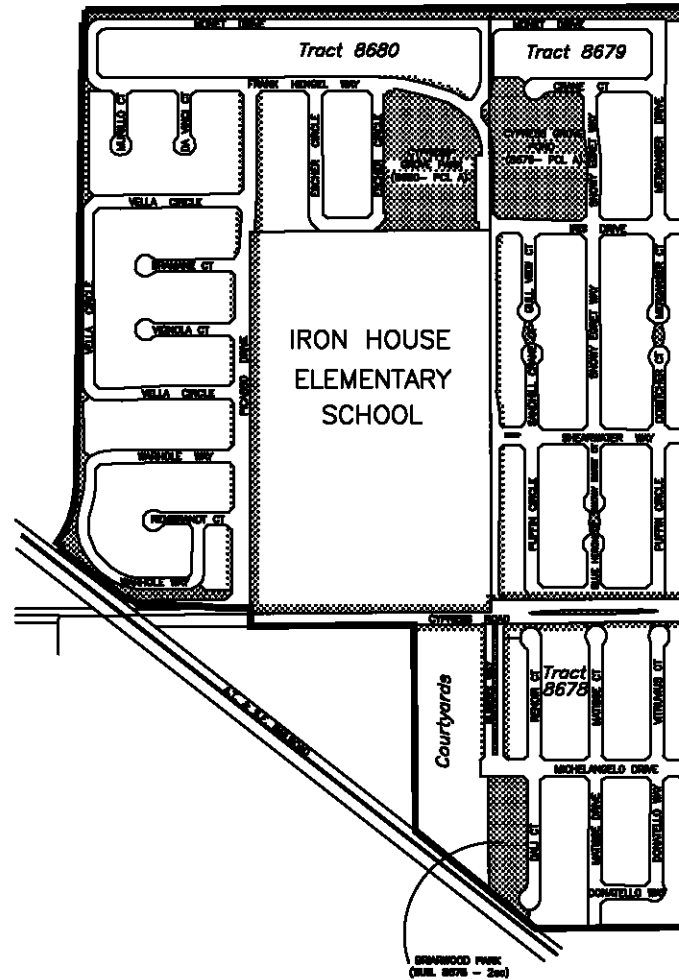
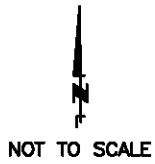
ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
QUAIL GLEN



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-21

ASSESSMENT DIAGRAM
 CITY OF OAKLEY
 LANDSCAPE IMPROVEMENTS
 CYPRESS GROVE

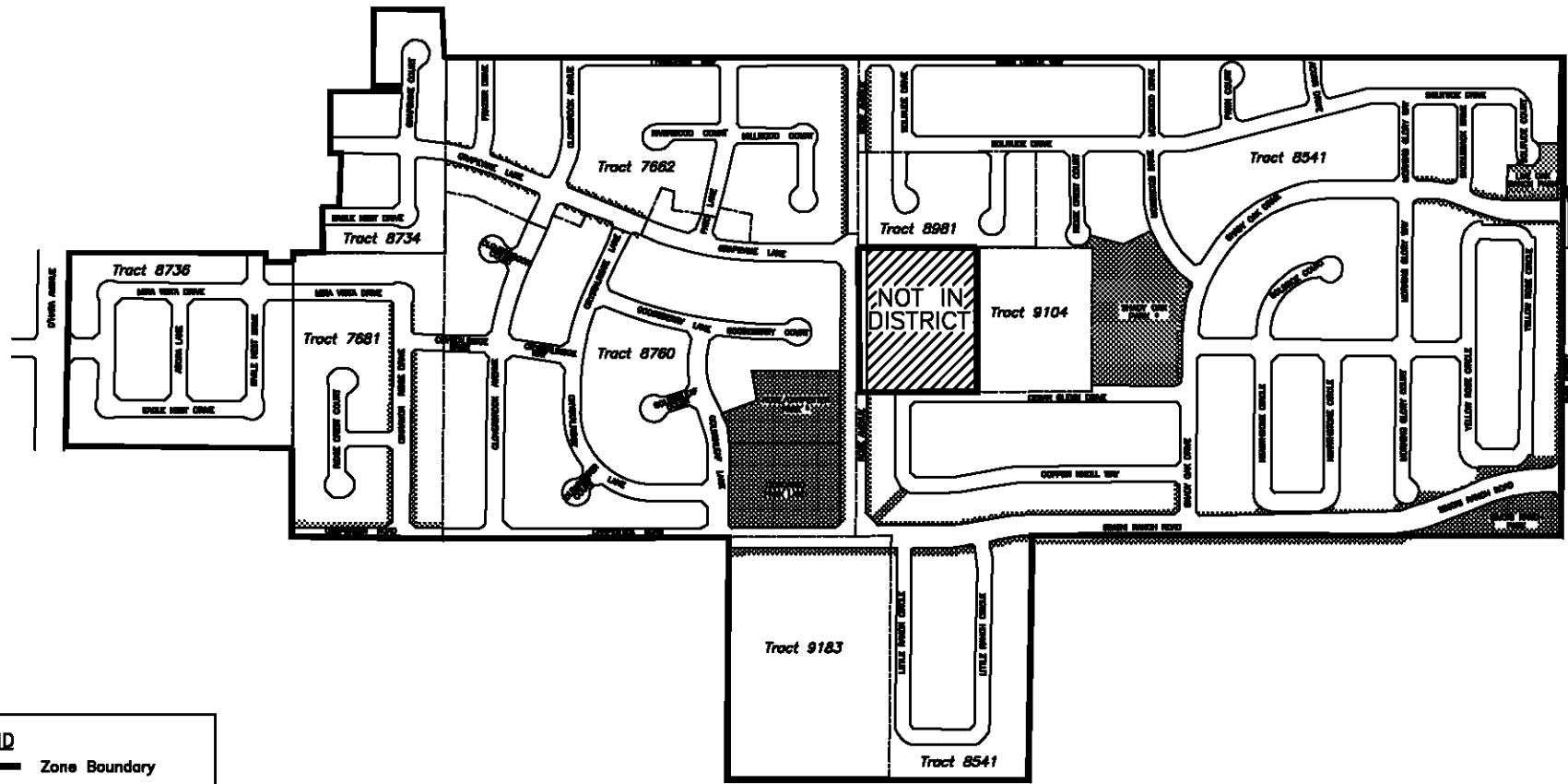
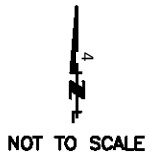


LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

* Cypress Grove Park is maintained out of Zone 3-22 with a contribution from Zone 1.

ZONE 3-22

ASSESSMENT DIAGRAM CITY OF OAKLEY LANDSCAPE IMPROVEMENTS SOUTH OAKLEY



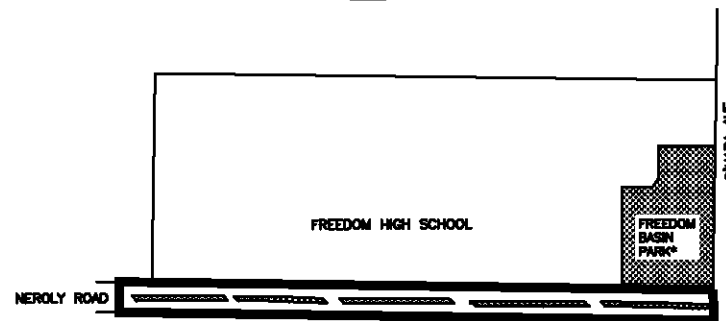
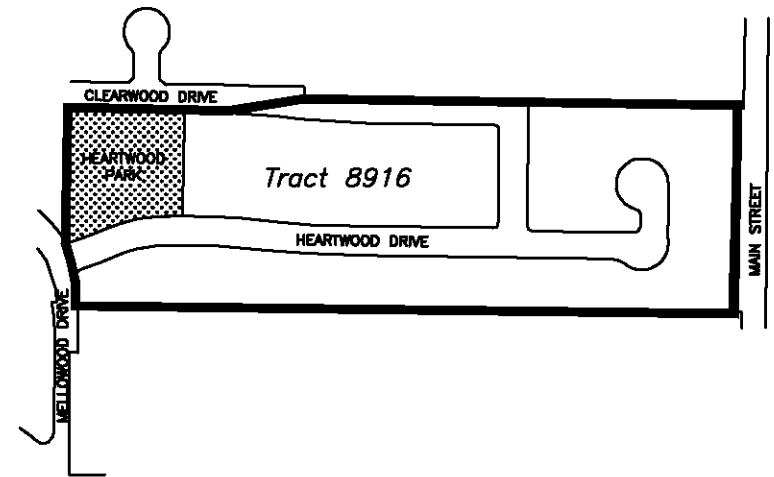
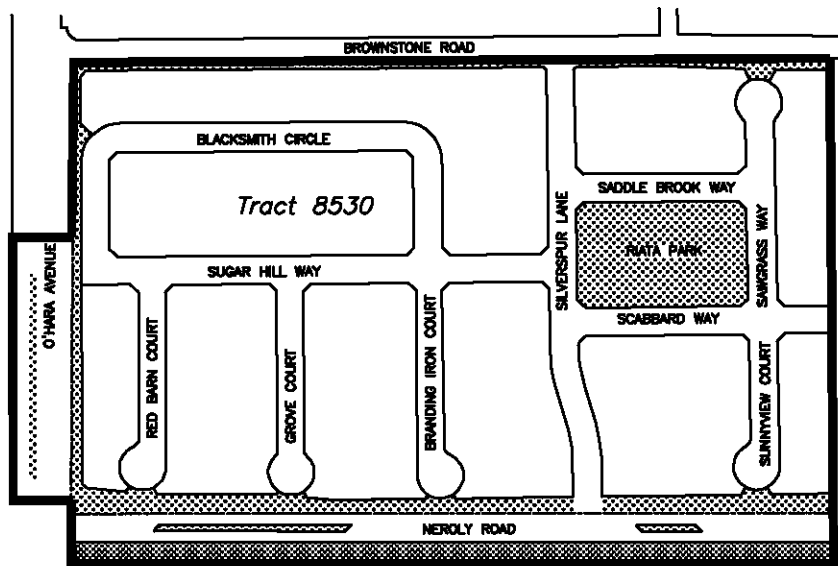
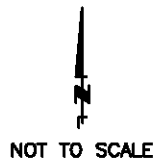
LEGEND

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

* Shady Oak Park and Rose/Carpenter Park are maintained out of Zone 3-23 with a contribution from Zone 1.

ZONE 3-23

ASSESSMENT DIAGRAM
 CITY OF OAKLEY
 LANDSCAPE IMPROVEMENTS
 SOUTH OAKLEY

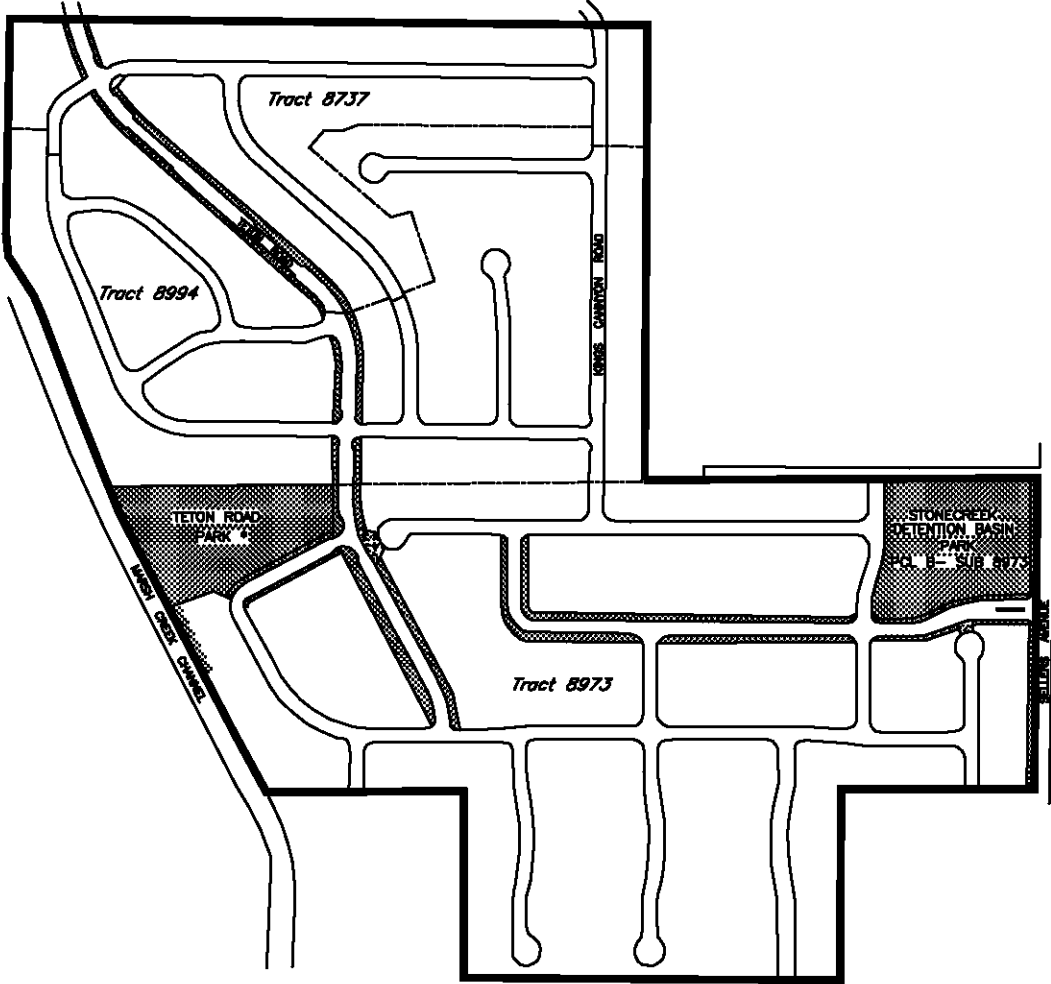
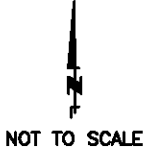


LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

*Please note that Freedom Basin Park is maintained out of Zone 1.

ZONE 3-23

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
RESERVE/STONECREEK

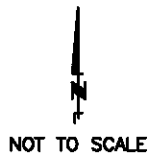


LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Entry Features

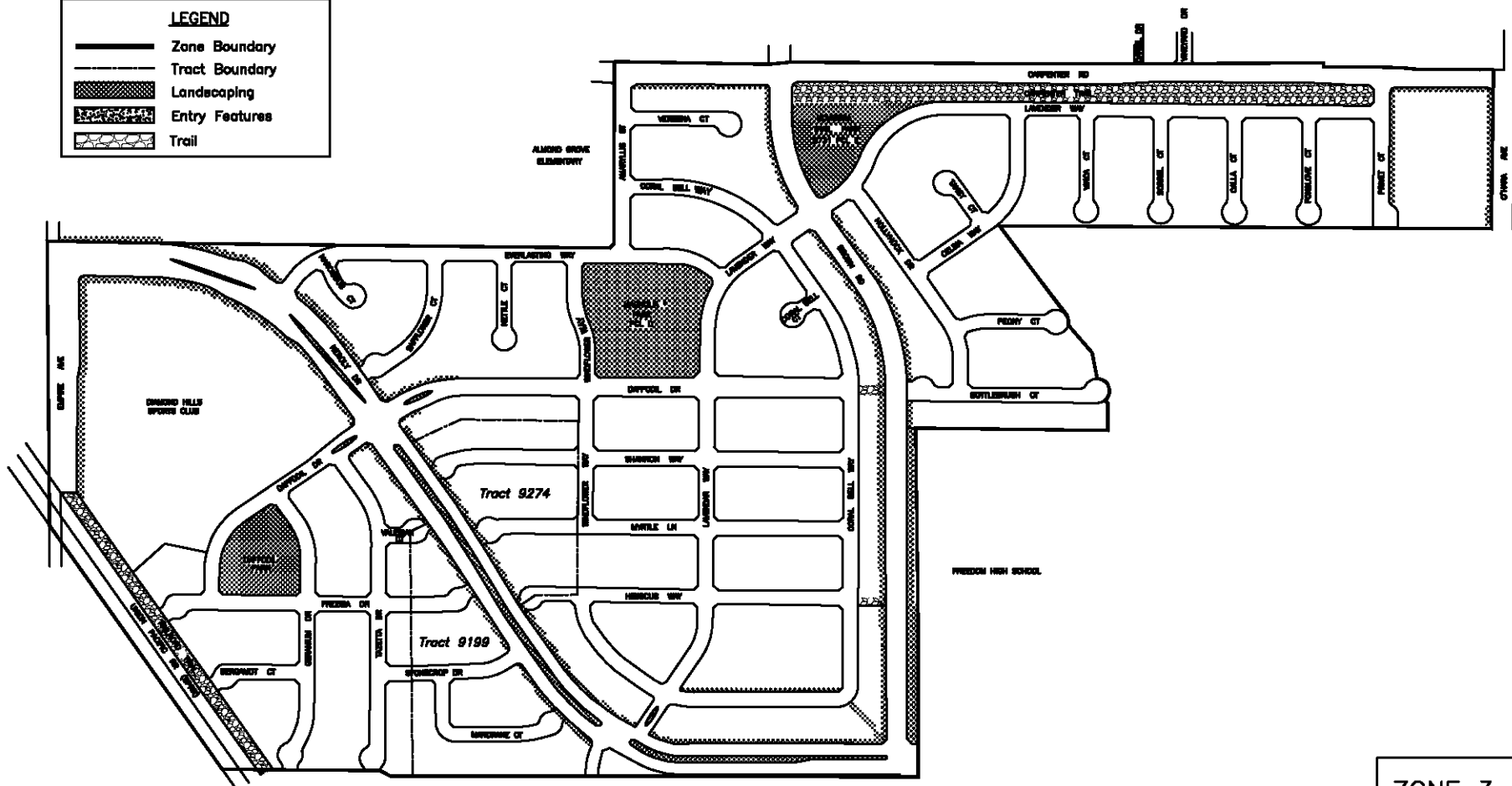
* Please note Teton Road Park is maintained out of Zone 3-24 with a contribution from Zone 1.

ZONE 3-24

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
MAGNOLIA PARK



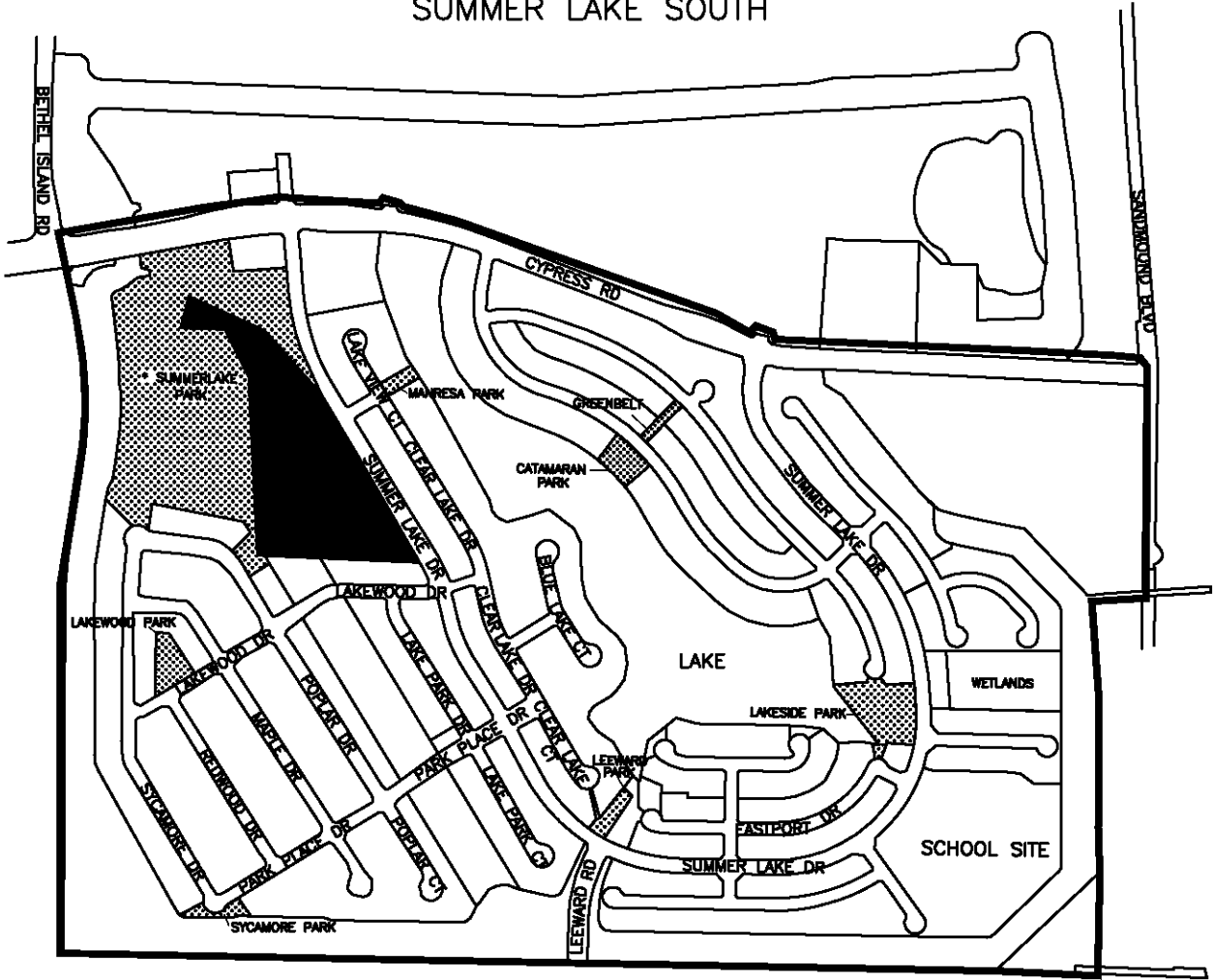
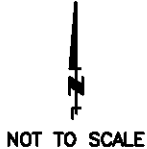
LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Entry Features
	Trail







* Please note Magnolia Park is maintained out of Zone 3-25 with a contribution from Zone 1.

ZONE 3-25

ASSESSMENT DIAGRAM
CITY OF OAKLEY
LANDSCAPE IMPROVEMENTS
SUMMER LAKE SOUTH



LEGEND

-  Zone Boundary
-  Tract Boundary
-  Landscaping
-  Trail

* Please note Summerlake Park is maintained out of Zone 3-26 with a contribution from Zone 1.

ZONE 3-26

APPENDIX B
DETAILED PROJECT COST BREAKDOWN

Maximum assessment rate is: \$31.88/EDU For Zone 1
 FY 2015-16 Assessments @ \$31.88/EDU
 9,088.42 EDU's
 Maximum assessment rate is: \$271.66/EDU For Zone 1-A
 FY 2015-16 Assessments @ \$271.66/EDU
 2,516.30 EDU's
 Maximum assessment rate is: \$1,020.79/EDU For Zone 1-B
 FY 2015-16 Assessments @ \$271.66/EDU
 568.37 EDU's
 Levy Code MV

COST ESTIMATE/ANNUAL BUDGET FOR Zone 1 Community Parks, Landscaping & Recreation Facilities		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$87,543	\$248,475
ESTIMATED REVENUES		
Annual Assessments	\$1,090,147	\$1,127,718.93
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$1,177,690	\$1,376,194
ESTIMATED EXPENDITURES		
Operating Expenses:		
Vintage, O'Hara, Oakley, & Gehring School Parks	(\$150,000)	(\$150,000)
Main Street Landscaping	(\$29,600)	(\$32,500)
Empire Avenue Landscaping	(\$57,500)	(\$56,500)
Crockett Park	(\$41,320)	(\$41,320)
Main Street Park (old Gardenia)	(\$9,500)	\$0
Laurel Ball Fields Park	(\$114,595)	(\$124,600)
Freedom Basin Park	(\$105,500)	(\$77,000)
Laurel Road Landscaping	(\$86,400)	(\$87,400)
Civic Center Park	(\$69,500)	(\$80,500)
Summer Lake Community Park	\$0	\$0
Cypress Grove Park	\$0	\$0
Cypress/Marsh Creek Trailhead	(\$3,600)	(\$4,100)
Neroly Road Landscaping	(\$8,100)	(\$9,350)
O'Hara Avenue Landscaping	(\$25,600)	(\$33,100)
Contribution to Zone 3-17 for Creekside Park*	(\$30,000)	(\$30,000)
Contribution to Zone 3-18 for Nutmeg Park*	(\$8,000)	(\$8,000)
Contribution to Zone 3-19 for Nunn-Wilson Park*	(\$10,000)	(\$10,000)
Contribution to Zone 3-22 for Cypress Grove Park*	(\$20,000)	(\$20,000)
Contribution to Zone 3-23 for Shady Oak Park*	(\$10,000)	(\$10,000)
Contribution to Zone 3-23 for Rose/Carpenter Park(future)*	\$0	\$0
Contribution to Zone 3-24 for Teton Road Park(future)*	\$0	\$0
Contribution to Zone 3-25 for Magnolia Park*	(\$10,000)	(\$10,000)
Contribution to Zone 3-26 for Summer Lake Park*	(\$25,000)	(\$25,000)
Incidental Expenses:		
Assessment Engineering	(\$2,000)	(\$5,000)
Administration	(\$97,000)	(\$84,000)
Property Taxes	\$0	(\$320)
County Collection Fees	(\$16,000)	(\$16,000)
TOTAL EXPENDITURES:	(\$929,215)	(\$914,690)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$461,504)
Addition to Replacement Reserve (see table on next pg)	\$0	\$0
	\$0	(\$461,504)
BALANCE FORWARD TO ENSUING YEAR	\$248,475	\$0

*Per Policy, Creekside Park, Nutmeg Park, Nunn-Wilson Park, Cypress Grove Park, Shady Oak Park, Rose/Carpenter Park, Stonecreek Park, Teton Road Park, Magnolia Park, and Summer Lake Park are located in Zone 3 but will have a contribution from Zone 1 to offset the entire expenses.

CPI Information:	Date	Actual CPI	Increase	Zone 1-A Maximum Rate	Zone 1-B Maximum Rate
	April-04	198.30		\$211.33	
	June-05	201.20			\$805.71
	February-13	242.68	2.45%	\$258.62	\$971.81
	February-14	248.62	2.45%	\$264.95	\$995.58
	February-15	254.91	2.53%	\$271.66	\$1,020.79

Zone I-A (Subdivision)	Total No. of Units	EDU Rate	FY14-15 No. of EDU's	FY15-16 No. of EDU's	FY15-16 Revenue
(Annexed July 12, 2004, FY04-05) 7426	21	1.00	21.00	21.00	\$5,705
(Annexed July 12, 2004, FY04-05) 7590	60	1.00	60.00	60.00	\$16,300
(Annexed July 12, 2004, FY04-05) 7655	28	1.00	28.00	28.00	\$7,606
(Annexed February 13, 2006, FY06-07) 7662 & 8760 VSFR	215	0.50	107.50	107.50	\$29,203
8760 MFR	96	0.50	48.00	48.00	\$13,040
(Annexed February 13, 2006, FY06-07) 7681	40	1.00	40.00	40.00	\$10,866
(Annexed July 12, 2004, FY04-05) 7760	67	1.00	67.00	67.00	\$18,201
(Annexed July 9, 2007, FY07-08) 8530	111	1.00	110.00	110.00	\$29,883
(Annexed February 13, 2006, FY06-07) 8541	354	1.00	354.00	354.00	\$96,168
(Annexed January 12, 2004, FY04-05) 8655	34	1.00	34.00	34.00	\$9,236
(Annexed November 14, 2005, FY06-07) 8678	100	1.00	100.00	100.00	\$27,166
(Annexed November 14, 2005, FY06-07) 8679	201	1.00	201.00	201.00	\$54,604
(Annexed November 14, 2005, FY06-07) 8680	240	1.00	240.00	240.00	\$65,198
(Annexed July 12, 2004, FY04-05) 8725	48	1.00	48.00	48.00	\$13,040
(Annexed June 14, 2004, FY04-05) 8727	27	1.00	27.00	27.00	\$7,335
(Annexed November 13, 2006, FY06-07) 8731	388	1.00	388.00	388.00	\$105,404
School 8731	10.00 Acres	3.00	3.00	3.00	\$815
Recreational 8731	9.92 Acres	3.00	3.00	3.00	\$815
Commercial 8731	0.86 Acres	1.00	1.00	1.00	\$272
Vacant Commercial 8731	0.17 Acres	0.50	0.50	0.50	\$136
Public 8731	6.98 Acres	3.00	0.00	0.00	\$0
8731 REM			0.00	0.00	\$0
(Annexed July 9, 2007, FY07-08) 8734 Vacant	26	0.50	13.00	13.00	\$3,532
(Annexed July 9, 2007, FY07-08) 8736 Vacant	42	0.50	21.00	21.00	\$5,705
(Annexed June 12, 2006, FY06-07) 8737	58	1.00	58.00	58.00	\$15,756
(Annexed November 8, 2004, FY05-06) 8765	25	1.00	25.00	25.00	\$6,791
(Annexed July 9, 2007, FY07-08) 8823	6	1.00	6.00	6.00	\$1,630
(Annexed July 9, 2007, FY07-08) 8843	8	1.00	8.00	8.00	\$2,173
Vacant Single Family 8843	5	0.50	2.50	2.50	\$679
(Annexed July 9, 2007, FY07-08) 8916	27	1.00	27.00	27.00	\$7,335
Vacant Single Family 8916	14	0.50	7.00	7.00	\$1,902
(Annexed June 12, 2006, FY06-07) 8973	9	0.50	4.50	4.50	\$1,222
(Annexed July 9, 2007, FY07-08) 8981	17	1.00	17.00	17.00	\$4,618
(Annexed July 9, 2007, FY07-08) 8985	1	1.00	1.00	1.00	\$272
Vacant Single Family 8985	11	0.50	5.50	5.50	\$1,494
(Annexed June 12, 2006, FY06-07) VSFR 8994	109	0.50	1.50	54.50	\$14,805
(Annexed Aug 9, 2011, FY11-12) 9183	4	0.50	2.00	2.00	\$543
(Annexed Aug 9, 2011, FY11-12) 9199	43	1.00	43.00	43.00	\$11,681
(Annexed Aug 9, 2011, FY11-12) 9274	117	1.00	117.00	117.00	\$31,784
(Anx Aug 9, 2011, FY11-12) Laurel Plz Shop COM	0.79 Acres	1.00	1.00	1.00	\$272
Laurel Plz Shop VACANT COM	6.09 Acres	0.50	3.30	3.30	\$896
(Anx Aug 9, 2011, FY11-12) Immanuel Bap Chr			5.00	5.00	\$1,358
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	208	0.50	104.00	104.00	\$28,253
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	54	0.50	27.00	27.00	\$7,335
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	54	0.50	27.00	27.00	\$7,335
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	44	0.50	22.00	22.00	\$5,977
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	44	0.50	22.00	22.00	\$5,977
(Annexed August 9, 2011, FY11-12) MS09-976	0.99 Acres	1.00	1.00	1.00	\$272
(Anx July 14, 2015, FY15-16) Single Family Sedel	1	1.00	0.00	1.00	\$272
(Anx July 14, 2015, FY15-16) Vacant Single Family 9104	20	0.50	0.00	10.00	\$2,717
	3,012.80		2,452.30	2,516.30	
Total Revenue from Zone I-A included in above Total Assessment					\$683,577

Zone I-B (Subdivision)	Total No. of Units	EDU Rate	FY14-15 No. of EDU's	FY15-16 No. of EDU's	FY15-16 Revenue
(Annexed April 25, 2006, FY05-06)					
7562 - Vacant Single Family	8	0.50	4.00	4.00	\$1,087
7562 - Single Family	130	1.00	130.00	130.00	\$35,316
8900 - Vacant Single Family	2	0.50	1.00	1.00	\$272
8900 - Single Family	194	1.00	194.00	194.00	\$52,702
8955 - Vacant Single Family	127	0.50	63.50	63.50	\$17,250
8955 - Single Family	165	1.00	165.00	165.00	\$44,824
North - Vac AG	377.00 Acres		3.00	3.00	\$815
Fire Sta - PUBLIC	1.00 Acres	1.00	1.00	1.00	\$272
School - INST	3.00 Acres	1.00	3.00	3.00	\$815
Canoe Club - INST	2.54 Acres	1.00	2.54	2.54	\$690
HOA Daycare - INST	1.33 Acres	1.00	1.33	1.33	\$361
	1,010.87		568.37	568.37	
Total Revenue from Zone I-B included in above Total Assessment					\$154,403

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 1 Assets Community Parks, Landscaping & Recreation Facilities					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 1 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.00 acres	\$ 300,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
			Subtotal	\$ -	
Vintage, O'Hara, Oakley & Gehring School Parks					
	Ballards - pathway	100	\$ 500	\$ 50,000	10 Years
	B-B-Q	5	\$ 600	\$ 3,000	10 Years
	Benches	12	\$ 1,200	\$ 14,400	10 Years
	Drinking Fountain	4	\$ 3,000	\$ 12,000	8 Years
	Play Equipment 2-5	3	\$ 25,000	\$ 75,000	8 Years
	Play Equipment 5-12	4	\$ 70,000	\$ 280,000	8 Years
	Shade Structure (cooltoppers)	4	\$ 50,000	\$ 200,000	8 Years
	Tables	10	\$ 1,200	\$ 12,000	10 Years
	Trash Receptacles	12	\$ 1,200	\$ 14,400	8 Years
			Subtotal	\$ 660,800	
Main Street Landscaping					
	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	7 Years
			Subtotal	\$ -	
Empire Avenue Landscaping					
	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	7 Years
			Subtotal	\$ -	
Crockett Park (opened 1994)					
	Ballards - pathway	17	\$ 500	\$ 8,500	10 Years
	Banners	4	\$ 335	\$ 1,340	8 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation work	1	\$ 100,000	\$ 100,000	50 Years
	B-B-Q	1	\$ 600	\$ 600	10 Years
	Benches	5	\$ 1,200	\$ 6,000	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Light poles	4	\$ 3,000	\$ 12,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Tables	5	\$ 1,200	\$ 6,000	10 Years
	Trash Receptacles	6	\$ 1,200	\$ 7,200	8 Years
			Subtotal	\$ 292,640	
Main Street Park (opened 1998)					
	Benches	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
			Subtotal	\$ 6,000	
Laurel Ball Fields Park (opened 2001)					
	Ballards - pathway	6	\$ 500	\$ 3,000	10 Years
	Banner on light poles	6	\$ 335	\$ 2,010	8 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation work	1	\$ 100,000	\$ 100,000	50 Years
	Benches in dugouts	12	\$ 1,200	\$ 14,400	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Light poles	6	\$ 3,000	\$ 18,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Restroom	1	\$ 100,000	\$ 100,000	20 Years
	Shade Structure (cooltoppers)	5	\$ 50,000	\$ 250,000	8 Years
	Tables	8	\$ 1,200	\$ 9,600	10 Years
	Trash Receptacles	16	\$ 1,200	\$ 19,200	8 Years
			Subtotal	\$ 667,210	
Freedom Basin Park (opened 2005)					
	Ballards - pathway	24	\$ 500	\$ 12,000	10 Years
	Banner Poles	2	\$ 335	\$ 670	8 Years
	Tables	5	\$ 1,200	\$ 6,000	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
			Subtotal	\$ 22,270	
Laurel Road Landscaping					
	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	7 Years
			Subtotal	\$ -	
Civic Center Park (opened 2007)					
	Tables	5	\$ 1,200	\$ 6,000	10 Years
	Trash Receptacles	0	\$ 1,200	\$ -	8 Years
			Subtotal	\$ 6,000	
Cypress/Marsh Creek Trailhead					
	Tables	0	\$ 1,200	\$ -	10 Years
	Trash Receptacles	0	\$ 1,200	\$ -	8 Years
			Subtotal	\$ -	
Neroly Road Landscaping					
	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
			Subtotal	\$ -	
O'Hara Avenue Landscaping					
	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
			Subtotal	\$ -	
			Zone 1 Total	\$ 1,654,920	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$1,088,000	\$0	\$1,088,000

Maximum assessment is: \$14.94/EDU For Zone 2
 FY 2015-16 Assessments @ \$14.94/EDU
 9,101.50 EDU's
 Maximum assessment is: \$53.89/EDU For Zone 2-A
 FY 2015-16 Assessments @ \$53.89/EDU
 1,526.00 EDU's
 Levy Code NF

COST ESTIMATE/ANNUAL BUDGET FOR Zone 2 Street Lighting		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$6,640	\$0
ESTIMATED REVENUES		
Annual Assessments	\$212,816	\$218,212.34
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$120,860	\$102,148
TOTAL REVENUE AVAILABLE:	\$340,316	\$320,360
ESTIMATED EXPENDITURES		
Operating Expenses:		
Utilities/PG&E Charges	(\$250,000)	(\$250,000)
Maintenance/Pole Repairs	(\$35,000)	(\$30,000)
Incidental Expenses:		
Assessment Engineering	(\$26,360)	(\$26,360)
Administration	(\$2,500)	(\$2,500)
County Collection Fees	(\$11,500)	(\$11,500)
TOTAL EXPENDITURES:	(\$325,360)	(\$320,360)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	\$0
Addition to Replacement Reserve (see table on next pg)	(\$14,956)	\$0
	(\$14,956)	\$0
BALANCE FORWARD TO ENSUING YEAR	\$0	\$0

CPI Information:	Date	Actual CPI	Increase	Zone 2-A Rate
	April-05	202.50		\$42.81
	February-13	242.68	2.45%	\$51.30
	February-14	248.62	2.45%	\$52.56
	February-15	254.91	2.53%	\$53.89

Zone 2-A (Subdivision)	Total No. of Units	EDU Rate	FY14-15 No. of EDU's	FY15-16 No. of EDU's	FY15-16 Revenue
(Anx June ____, 2007, FY07-08) 7562, 8900, 8955	489	1.00	489.00	489.00	\$26,352
Vacant Single Family 7562, 8900, 8955	137	0.50	68.50	68.50	\$3,691
(Anx June ____, 2007, FY07-08) 7562, 8900, 8955 REM	2 INST	5.00	0.00	0.00	\$0
(Annexed July 9, 2007, FY07-08) 8530	110	1.00	110.00	110.00	\$5,928
(Annexed Nov 13, 2006, FY06-07) 8731	388	1.00	388.00	388.00	\$20,909
8731 REM	2 COM, 1VCOM		10.50	10.50	\$566
(Annexed July 9, 2007, FY07-08) 8734	0	1.00	0.00	0.00	\$0
Vacant Single Family 8734	26	0.50	13.00	13.00	\$701
(Annexed July 9, 2007, FY07-08) 8736	0	0.00	0.00	0.00	\$0
Vacant Single Family 8736	42	0.50	21.00	21.00	\$1,132
(Annexed June 12, 2006, FY06-07) 8737	58	1.00	58.00	58.00	\$3,126
(Annexed July 9, 2007, FY07-08) 8823	6	1.00	6.00	6.00	\$323
(Annexed July 9, 2007, FY07-08) 8843	8	1.00	8.00	8.00	\$431
Vacant Single Family 8843	5	0.50	2.50	2.50	\$135
(Annexed July 9, 2007, FY07-08) 8916	27	1.00	27.00	27.00	\$1,435
Vacant Single Family 8916	14	0.50	7.00	7.00	\$377
(Annexed June 12, 2006, FY06-07) 8973	5	0.50	2.50	2.50	\$135
(Annexed July 9, 2007, FY07-08) 8981	17	1.00	17.00	17.00	\$916
(Annexed July 9, 2007, FY07-08) 8985	1	1.00	1.00	1.00	\$54
Vacant Single Family 8985	11	0.50	5.50	5.50	\$296
(Annexed June 12, 2006, FY06-07) 8994	109	0.50	1.50	54.50	\$2,937
(Annexed Aug 9, 2011, FY11-12) 9183	0	1.00	0.00	0.00	\$0
Vacant Single Family 9183	2	0.50	1.00	1.00	\$54
(Annexed Aug 9, 2011, FY11-12) 9199	43	1.00	43.00	43.00	\$2,317
(Annexed Aug 9, 2011, FY11-12) 9274	117	1.00	117.00	117.00	\$6,305
(Anx Aug 9, 2011, FY11-12) Laurel Plz Shop	7		7.00	7.00	\$377
(Anx Aug 9, 2011, FY11-12) Immanuel Bap Chr	11		11.00	11.00	\$593
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	54		7.00	7.00	\$377
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	208		8.00	8.00	\$431
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	54		7.00	7.00	\$377
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	44		7.00	7.00	\$377
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	44		7.00	7.00	\$377
(Annexed August 9, 2011, FY11-12) MS09-976	1		1.00	1.00	\$54
Canoe Club - INST	1 INST	5.00	5.00	5.00	\$269
HOA Daycare - INST	1 INST	5.00	5.00	5.00	\$269
(Anx July 14, 2015, FY15-16) Single Family Sedel	1	1.00	0.00	1.00	\$54
(Anx July 14, 2015, FY15-16) Vacant Single Family					
9104	20	0.50	0.00	10.00	\$539
	2,059		1,462.00	1,526.00	
Total Revenue from Zone 2-A included in above Total Assessment					\$82,236

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 2 Street Lighting					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 2 Assets					
Street Lights	Street Lights	304 lights	\$ 3,500	\$ 1,064,000	40 Years
Zone 2 Total				\$ 1,064,000	

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$179,327	\$0	\$179,327

Maximum assessment is: \$57.86/EDU
 FY 2015-16 Assessments @ \$57.86/EDU
 1,274.00 EDU's
 Levy Code MP

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-1 Vintage Parkway		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$96,531	\$60,075
ESTIMATED REVENUES		
Annual Assessments	\$73,714	\$73,714
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$170,245	\$133,788
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$53,562)	(\$54,062)
Services & Supplies	(\$9,700)	(\$9,200)
Repairs & Maintenance	(\$4,000)	(\$4,000)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$730)	(\$730)
Administration	(\$4,800)	(\$5,300)
County Collection Fees	(\$1,780)	(\$1,780)
TOTAL EXPENDITURES:	(\$74,572)	(\$75,072)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$37,536)
Addition to Replacement Reserve (see table on next pg)	(\$35,598)	(\$21,180)
	(\$35,598)	(\$58,716)
BALANCE FORWARD TO ENSUING YEAR	\$60,075	\$0

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
6333	101	1.00	101.00	\$5,844
6452	71	1.00	71.00	\$4,108
6576	71	1.00	71.00	\$4,108
6577	67	1.00	67.00	\$3,877
6821	148	1.00	148.00	\$8,563
6862	135	1.00	135.00	
7089	153	1.00	153.00	\$8,853
7193	100	1.00	100.00	\$5,786
7229	175	1.00	175.00	\$10,126
7372	110	1.00	110.00	\$6,365
7585	64	1.00	64.00	\$3,703
<u>7654</u>	<u>79</u>	1.00	<u>79.00</u>	<u>\$4,571</u>
Total	1,274		1,274.00	\$65,903

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-1 Vintage Parkway					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-1 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.00 acres	\$ 300,000	\$ 900,000	20 Years
	Street Tree Pruning	365 Trees	\$ 75	\$ 27,375	
Zone 3-1 Total				\$ 927,375	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$35,598	\$21,180	\$56,778

Maximum assessment is: \$198.84/EDU
 FY 2015-16 Assessments @ \$198.84/EDU
 133.00 EDU's
 Levy Code MX

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-2 Oakley Ranch		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$55,416	\$13,674
ESTIMATED REVENUES		
Annual Assessments	\$26,446	\$26,446
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$81,862	\$40,119
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$15,000)	(\$14,921)
Services & Supplies	(\$8,620)	(\$8,620)
Repairs & Maintenance	(\$800)	(\$800)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$270)	(\$270)
Administration	(\$1,421)	(\$1,500)
County Collection Fees	(\$635)	(\$635)
TOTAL EXPENDITURES:	(\$26,746)	(\$26,746)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$13,373)
Addition to Replacement Reserve (see table on next pg)	(\$41,442)	\$0
	(\$41,442)	(\$13,373)
BALANCE FORWARD TO ENSUING YEAR	\$13,674	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6634	133	1.00	133.00	\$26,446
Total	133		133.00	\$26,446

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-2 Oakley Ranch					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-2 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	\$ 300,000	\$ 600,000	20 Years
	Street Tree Pruning	140 Trees	\$ 75	\$ 10,500	
Zone 3-2 Total				\$ 610,500	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$41,442	\$0	\$41,442

Maximum assessment is: \$100.76/EDU
 FY 2015-16 Assessments @ \$100.76/EDU
 45.00 EDU's
 Levy Code MY

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-3 Empire		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$82,072	\$4,054
APPROPRIATIONS OF REPLACEMENT RESERVE		\$13,326
ESTIMATED REVENUES		
Annual Assessments	\$4,534	\$4,534
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$86,606	\$21,914
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$1,383)	(\$1,374)
Services & Supplies	(\$1,571)	(\$1,600)
Repairs & Maintenance	(\$400)	(\$400)
Rehabilitation/Capital Replacements	\$0	(\$15,000)
Incidental Expenses:		
Assessment Engineering	(\$115)	(\$115)
Administration	(\$595)	(\$575)
County Collection Fees	(\$545)	(\$545)
TOTAL EXPENDITURES:	(\$4,609)	(\$19,609)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$2,305)
Addition to Replacement Reserve (see table on next pg)	(\$77,943)	\$0
	(\$77,943)	(\$2,305)
BALANCE FORWARD TO ENSUING YEAR	\$4,054	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6656	45	1.00	45.00	\$4,534
Total	45		45.00	\$4,534

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-3 Empire					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-3 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.25 acres	\$ 300,000	\$ 75,000	20 Years
	Street Tree Pruning	16 Trees	\$ 75	\$ 1,200	
Zone 3-3 Total				\$ 76,200	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$77,943	(\$13,326)	\$64,617

Maximum assessment is: \$1,193.16/Acre
 FY 2015-16 Assessments @ \$1,193.16/Acre
 9.17 Acres
 Levy Code MQ

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-4 Oakley Town Center		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$72,249	\$8,524
ESTIMATED REVENUES		
Annual Assessments	\$10,935	\$10,935
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$83,184	\$19,459
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$1,271)	(\$1,300)
Services & Supplies	(\$6,000)	(\$6,000)
Repairs & Maintenance	\$0	\$0
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$110)	(\$110)
Administration	(\$2,800)	(\$2,571)
County Collection Fees	(\$910)	(\$910)
TOTAL EXPENDITURES:	(\$11,091)	(\$10,891)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$5,446)
Addition to Replacement Reserve (see table on next pg)	(\$63,569)	(\$3,123)
	(\$63,569)	(\$8,568)
BALANCE FORWARD TO ENSUING YEAR	\$8,524	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7045	9.17	1.00	9.17	\$10,935
Total	9.17		9.17	\$10,935

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-4 Oakley Town Center					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-4 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	\$ 300,000	\$ 150,000	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
Zone 3-4 Total				\$ 150,000	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$63,569	\$3,123	\$66,692

Maximum assessment is: \$190.00/EDU
 FY 2015-16 Assessments @ \$190.00/EDU
 149.50 EDU's
 Levy Code LG

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-5 Oak Grove		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	(\$1)	\$0
ESTIMATED REVENUES		
Annual Assessments	\$28,405	\$28,405
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$28,405	\$28,405
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Oak Grove Park)	(\$15,700)	(\$16,326)
Services & Supplies	(\$6,790)	(\$6,451)
Repairs & Maintenance	(\$1,000)	(\$888)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$300)	(\$300)
Administration	(\$4,000)	(\$3,825)
County Collection Fees	(\$615)	(\$615)
TOTAL EXPENDITURES:	(\$28,405)	(\$28,405)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	\$0
Addition to Replacement Reserve (see table on next pg)	\$0	\$0
	\$0	\$0
BALANCE FORWARD TO ENSUING YEAR	\$0	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6922 - Single Family	111	1.00	111.00	\$21,090
6922 - Vacant Single Family	1	0.50	0.50	\$95
6927	38	1.00	38.00	\$7,220
Total	150		149.50	\$28,405

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-5 Oak Grove					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-5 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	\$ 300,000	\$ 600,000	20 Years
	Street Tree Pruning	110 Trees	\$ 75	\$ 8,250	
Subtotal				\$ 608,250	
Oak Grove Park (opened 1991)	B-B-Q	1	\$ 600	\$ 600	12 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	12 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	12 Years
	Tables	3	\$ 1,200	\$ 3,600	12 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	12 Years
Subtotal				\$ 101,600	
Zone 3-5 Total				\$ 709,850	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$49,044	\$0	\$49,044

Maximum assessment is: \$127.80/EDU
 FY 2015-16 Assessments @ \$127.80/EDU
 60.00 EDU's
 Levy Code LN

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-6		
Laurel Woods/Luna Estates		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$71,679	\$8,599
ESTIMATED REVENUES		
Annual Assessments	\$7,668	\$7,668
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$79,347	\$16,267
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$4,000)	(\$4,000)
Services & Supplies	\$0	\$0
Repairs & Maintenance	(\$228)	(\$300)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$80)	(\$80)
Administration	(\$2,900)	(\$2,828)
County Collection Fees	(\$560)	(\$560)
TOTAL EXPENDITURES:	(\$7,768)	(\$7,768)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$3,884)
Addition to Replacement Reserve (see table on next pg)	(\$62,980)	(\$4,615)
	(\$62,980)	(\$8,499)
BALANCE FORWARD TO ENSUING YEAR	\$8,599	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6971	54	1.00	54.00	\$6,901
7489	6	1.00	6.00	\$767
Total	60		60.00	\$7,668

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-6 Laurel Woods & Luna Estates					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-6 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	\$ 300,000	\$ 150,000	20 Years
	Street Tree Pruning	42 Trees	\$ 75	\$ 3,150	
Zone 3-6 Total				\$ 153,150	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$62,980	\$4,615	\$67,595

Maximum assessment is: \$185.00/EDU
 FY 2015-16 Assessments @ \$185.00/EDU
 52.50 EDU's
 Levy Code MK

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-7 South Forty		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$24,157	\$10,772
ESTIMATED REVENUES		
Annual Assessments	\$9,713	\$9,713
Other Sources (Zone I Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$33,869	\$20,485
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$4,000)	(\$4,000)
Services & Supplies	(\$3,018)	(\$3,010)
Repairs & Maintenance	(\$200)	(\$400)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$100)	(\$100)
Administration	(\$1,965)	(\$1,773)
County Collection Fees	(\$555)	(\$555)
TOTAL EXPENDITURES:	(\$9,838)	(\$9,838)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$4,919)
Addition to Replacement Reserve (see table on next pg)	(\$13,259)	(\$5,728)
	(\$13,259)	(\$10,647)
BALANCE FORWARD TO ENSUING YEAR	\$10,772	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6969 Single Family	52	1.00	52.00	\$9,620
6969 Vacant Single Family	1	0.50	0.50	\$93
Total	53		52.50	\$9,713

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-7 South Forty					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-7 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.00 acres	\$ 300,000	\$ 300,000	20 Years
	Street Tree Pruning	39 Trees	\$ 75	\$ 2,925	
Zone 3-7 Total				\$ 302,925	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$13,259	\$5,728	\$18,987

Maximum assessment is: \$152.56/EDU
 FY 2015-16 Assessments @ \$152.56/EDU
 50.00 EDU's
 Levy Code LH

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-8 Claremont		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$8,715	\$728
ESTIMATED REVENUES		
Annual Assessments	\$7,628	\$7,628
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$16,343	\$8,356
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Claremont Bay Park)	(\$700)	(\$700)
Services & Supplies	(\$1,772)	(\$1,750)
Repairs & Maintenance	(\$300)	(\$300)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$75)	(\$75)
Administration	(\$4,331)	(\$4,353)
County Collection Fees	(\$550)	(\$550)
TOTAL EXPENDITURES:	(\$7,728)	(\$7,728)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$628)
Addition to Replacement Reserve (see table on next pg)	(\$7,887)	\$0
	(\$7,887)	(\$628)
BALANCE FORWARD TO ENSUING YEAR	\$728	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7163	50	1.00	50.00	\$7,628
Total	50		50.00	\$7,628

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-8 Claremont Bay					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-8 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.20 acres	\$ 300,000	\$ 60,000	20 Years
	Street Tree Pruning	2 Trees	\$ 75	\$ 150	
			Subtotal	\$ 60,150	
Claremont Bay Park					
(opened 1991)	Play Equipment	1	\$ 10,000	\$ 10,000	12 Years
	Tables	2	\$ 1,200	\$ 2,400	12 Years
	Trash Receptacles	1	\$ 1,200	\$ 1,200	12 Years
			Subtotal	\$ 13,600	
			Zone 3-8 Total	\$ 73,750	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$16,087	\$0	\$16,087

Maximum assessment is: \$40.00/EDU
 FY 2015-16 Assessments @ \$40.00/EDU
 459.00 EDU's
 Levy Code MN

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-9		
Gateway		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$193,209	\$14,841
ESTIMATED REVENUES		
Annual Assessments	\$18,360	\$18,360
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$211,569	\$33,201
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$8,500)	(\$9,550)
Services & Supplies	(\$5,050)	(\$5,000)
Repairs & Maintenance	(\$2,000)	(\$1,000)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$200)	(\$200)
Administration	(\$1,851)	(\$1,850)
County Collection Fees	(\$959)	(\$960)
TOTAL EXPENDITURES:	(\$18,560)	(\$18,560)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$9,280)
Addition to Replacement Reserve (see table on next pg)	(\$178,168)	(\$5,361)
	(\$178,168)	(\$14,641)
BALANCE FORWARD TO ENSUING YEAR	\$14,841	\$0

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
6394	50	1.00	50.00	\$2,000
6488	73	1.00	73.00	\$2,920
6571	59	1.00	59.00	\$2,360
6613	36	1.00	36.00	\$1,440
6664	49	1.00	49.00	\$1,960
6726	48	1.00	48.00	\$1,920
6727	57	1.00	57.00	\$2,280
6762	10	1.00	10.00	\$400
6764	37	1.00	37.00	\$1,480
6858	40	1.00	40.00	\$1,600
Total	459		459.00	\$18,360

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-9 Gateway					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-9 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.50 acres	\$ 300,000	\$ 450,000	20 Years
	Street Tree Pruning	38 Trees	\$ 75	\$ 2,850	
Zone 3-9 Total				\$ 452,850	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$178,168	\$5,361	\$183,529

Maximum assessment is: \$125.00/EDU
 FY 2015-16 Assessments @ \$125.00/EDU
 20.50 EDU's
 Levy Code LS

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-10		
Countryside aka Village Green		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$21,249	\$2,281
ESTIMATED REVENUES		
Annual Assessments	\$2,563	\$2,563
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$23,812	\$4,843
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$300)	(\$100)
Services & Supplies	(\$629)	(\$620)
Repairs & Maintenance	(\$50)	(\$50)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$30)	(\$30)
Administration	(\$1,083)	(\$1,293)
County Collection Fees	(\$521)	(\$520)
TOTAL EXPENDITURES:	(\$2,613)	(\$2,613)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$1,307)
Addition to Replacement Reserve (see table on next pg)	(\$18,918)	(\$924)
	(\$18,918)	(\$2,230)
BALANCE FORWARD TO ENSUING YEAR	\$2,281	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7164	14	1.00	14.00	\$1,750
7293 Single Family	6	1.00	6.00	\$750
7293 Vacant Single Family	1	0.50	0.50	\$63
Total	21		20.50	\$2,563

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-10 Countryside (a.k.a. Village Green)					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-10 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.20 acres	\$ 300,000	\$ 60,000	20 Years
	Street Tree Pruning	6 Trees	\$ 75	\$ 450	
Zone 3-10 Total				\$ 60,450	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$18,918	\$924	\$19,842

Maximum assessment is: \$169.48/EDU
 FY 2015-16 Assessments @ \$169.48/EDU
 32.00 EDU's
 Levy Code LL

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-11		
Country Fair aka Meadow Glen		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	(\$2,638)	(\$2,637)
ESTIMATED REVENUES		
Annual Assessments	\$5,423	\$5,423
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$2,786	\$2,786
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$1,131)	(\$500)
Services & Supplies	(\$1,600)	(\$1,525)
Repairs & Maintenance	(\$100)	(\$100)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$60)	(\$60)
Administration	(\$2,000)	(\$2,706)
County Collection Fees	(\$532)	(\$532)
TOTAL EXPENDITURES:	(\$5,423)	(\$5,423)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	\$0
Addition to Replacement Reserve (see table on next pg)	\$0	\$0
	\$0	\$0
BALANCE FORWARD TO ENSUING YEAR	(\$2,637)	(\$2,637)

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6840	32	1.00	32.00	\$5,423
Total	32		32.00	\$5,423

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-11 Country Fair (a.k.a. Meadow Glen)					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-11 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.75 acres	\$ 300,000	\$ 225,000	20 Years
	Street Tree Pruning	41 Trees	\$ 75	\$ 3,075	
Zone 3-11 Total				\$ 228,075	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$0	\$0	\$0

Maximum assessment is: \$27.36/EDU
 FY 2015-16 Assessments @ \$27.36/EDU
 128.00 EDU's
 Levy Code LY

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-12 California Sunrise		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$58,263	\$4,537
ESTIMATED REVENUES		
Annual Assessments	\$3,502	\$3,502
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$61,765	\$8,039
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$1,450)	(\$1,450)
Services & Supplies	\$0	\$0
Repairs & Maintenance	\$0	\$0
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$40)	(\$40)
Administration	(\$1,434)	(\$1,434)
County Collection Fees	(\$628)	(\$628)
TOTAL EXPENDITURES:	(\$3,552)	(\$3,552)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$1,776)
Addition to Replacement Reserve (see table on next pg)	(\$53,676)	(\$2,711)
	(\$53,676)	(\$4,487)
BALANCE FORWARD TO ENSUING YEAR	\$4,537	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7365	128	1.00	128.00	\$3,502
Total	128		128.00	\$3,502

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-12 California Sunrise					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-12 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	\$ 300,000	\$ 150,000	20 Years
	Street Tree Pruning	15 Trees	\$ 75	\$ 1,125	
Zone 3-12 Total				\$ 151,125	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$53,676	\$2,711	\$56,387

Maximum assessment is: \$125.00/EDU
 FY 2015-16 Assessments @ \$125.00/EDU
 96.00 EDU's
 Levy Code MC

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-13 California Visions aka Laurel Heights		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$137,070	\$16,253
ESTIMATED REVENUES		
Annual Assessments	\$12,000	\$12,000
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$149,070	\$28,253
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$7,707)	(\$7,707)
Services & Supplies	(\$2,090)	(\$2,090)
Repairs & Maintenance	(\$300)	(\$300)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$120)	(\$120)
Administration	(\$1,337)	(\$1,337)
County Collection Fees	(\$596)	(\$596)
TOTAL EXPENDITURES:	(\$12,150)	(\$12,150)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$6,075)
Addition to Replacement Reserve (see table on next pg)	(\$120,667)	(\$10,028)
	(\$120,667)	(\$16,103)
BALANCE FORWARD TO ENSUING YEAR	\$16,253	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7667	96	1.00	96.00	\$12,000
Total	96		96.00	\$12,000

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-13 California Visions (a.k.a. Laurel Heights)					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-13 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.00 acres	\$ 100,000	\$ 300,000	20 Years
	Street Tree Pruning	45 Trees	\$ 75	\$ 3,375	
Zone 3-13 Total				\$ 303,375	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$123,799	\$10,028	\$133,827

Maximum assessment is: \$160.00/EDU
 FY 2015-16 Assessments @ \$160.00/EDU
 114.00 EDU's
 Levy Code L5

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-14		
Claremont Heritage		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$167,774	\$13,297
ESTIMATED REVENUES		
Annual Assessments	\$18,240	\$18,240
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$186,014	\$31,537
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$3,100)	(\$3,200)
Services & Supplies	(\$2,710)	(\$2,320)
Repairs & Maintenance	(\$335)	(\$500)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$200)	(\$200)
Administration	(\$1,880)	(\$1,880)
County Collection Fees	(\$615)	(\$615)
TOTAL EXPENDITURES:	(\$8,840)	(\$8,715)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$4,358)
Addition to Replacement Reserve (see table on next pg)	(\$163,877)	(\$18,465)
	(\$163,877)	(\$22,822)
BALANCE FORWARD TO ENSUING YEAR	\$13,297	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7775	46	1.00	46.00	\$7,360
7366	31	1.00	31.00	\$4,960
7367	<u>37</u>	1.00	<u>37.00</u>	<u>\$5,920</u>
Total	114		114.00	\$18,240

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-14 Claremont Heritage					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-14 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.50 acres	\$ 300,000	\$ 450,000	20 Years
	Street Tree Pruning	30 Trees	\$ 75	\$ 2,250	
Zone 3-14 Total				\$ 452,250	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$173,477	\$18,465	\$191,942

Maximum assessment is: \$138.00/EDU
FY 2015-16 Assessments @ \$138.00/EDU
888.00 EDU's
Levy Code L8

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-15 Country Fair aka Meadow Glen II		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$0	\$0
ESTIMATED REVENUES		
Annual Assessments	\$122,544	\$122,544
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$122,544	\$122,544
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Holly Creek Park & Heather Park)	(\$46,871)	(\$40,000)
Services & Supplies	(\$25,700)	(\$24,700)
Repairs & Maintenance	(\$6,000)	(\$5,000)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$1,300)	(\$1,300)
Administration	(\$41,300)	(\$50,171)
County Collection Fees	(\$1,373)	(\$1,373)
TOTAL EXPENDITURES:	(\$122,544)	(\$122,544)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	\$0
Addition to Replacement Reserve (see table on next pg)	\$0	\$0
	\$0	\$0
BALANCE FORWARD TO ENSUING YEAR	\$0	\$0

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7704	64	1.00	64.00	\$8,832
7707	46	1.00	46.00	\$6,348
7003	12	1.00	12.00	\$1,656
6980	48	1.00	48.00	\$6,624
6996	49	1.00	49.00	\$6,762
6867	40	1.00	39.50	\$5,451
7090	8	1.00	8.00	\$1,104
7330	100.50	1.00	100.50	\$13,869
7165	33	1.00	33.00	\$4,554
7832	23	1.00	23.00	\$3,174
7385	27	1.00	27.00	\$3,726
7830	34	1.00	34.00	\$4,692
7368	39	1.00	39.00	\$5,382
7808	49	1.00	49.00	\$6,762
7831	43.50	1.00	43.50	\$6,003
7833	32	1.00	32.00	\$4,416
Annexed July 12, 2004 (FY04-05) 8725	48	1.00	48.00	\$6,624
Anx July 12, 2004 (FY04-05) 7655 - SFR	28	1.00	28.00	\$3,864
Anx July 12, 2004 (FY04-05) 7590 - SFR	60	1.00	60.00	\$8,280
Anx July 12, 2004 (FY04-05) 7760 - SFR	67	1.00	67.00	\$9,246
Annexed July 12, 2004 (FY04-05) 7426 - SFR	21	1.00	21.00	\$2,898
*Maintained privately DR3022-94	50 senior	0.00	0.00	\$0
(Anx July 9, 2007, FY07-08) 8823 - SFR	6	1.00	6.00	\$828
(Anx July 9, 2007, FY07-08) 8843 - VSFR	5	0.50	2.50	\$345
(Anx July 9, 2007, FY07-08) 8843 - SFR	8	1.00	8.00	\$1,104
Total	891		888.00	\$122,544

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-15 Country Fair (a.k.a. Meadow Glenn II)					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-15 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.00 acres	\$ 300,000	\$ 900,000	20 Years
	Street Tree Pruning	668 Trees	\$ 75	\$ 50,100	
Subtotal				\$ 950,100	
Heather Park (opened 2004)	Benches	2	\$ 1,200	\$ 2,400	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Tables	1	\$ 1,200	\$ 1,200	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
Subtotal				\$ 34,000	
Holly Creek Park (opened 2007)	Ballards - pathway	4	\$ 500	\$ 2,000	10 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation w	1	\$ 100,000	\$ 100,000	50 Years
	B-B-Q	2	\$ 600	\$ 1,200	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Light poles	5	\$ 3,000	\$ 15,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	4	\$ 50,000	\$ 200,000	8 Years
	Tables	3	\$ 1,200	\$ 3,600	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
Subtotal				\$ 499,000	
Zone 3-15 Total				\$ 1,483,100	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$128,185	\$0	\$128,185

Maximum assessment is: \$110.00/EDU
 FY 2015-16 Assessments @ \$110.00/EDU
 81.00 EDU's
 Levy Code M5

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-16 Sundance		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$14,708	\$6,438
ESTIMATED REVENUES		
Annual Assessments	\$8,910	\$8,910
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$23,618	\$15,348
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$6,000)	(\$6,500)
Services & Supplies	(\$1,600)	(\$1,800)
Repairs & Maintenance	(\$500)	(\$500)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$100)	(\$100)
Administration	(\$2,229)	(\$1,100)
County Collection Fees	(\$581)	(\$581)
TOTAL EXPENDITURES:	(\$11,010)	(\$10,581)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$4,767)
Addition to Replacement Reserve (see table on next pg)	(\$6,170)	\$0
	(\$6,170)	(\$4,767)
BALANCE FORWARD TO ENSUING YEAR	\$6,438	\$0

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7837	81	1.00	81.00	\$8,910
Total	81		81.00	\$8,910

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-16 Sundance					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-16 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.25 acres	\$ 300,000	\$ 375,000	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
Zone 3-16 Total				\$ 375,000	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$6,170	\$0	\$6,170

Maximum assessment is: \$273.16/EDU
 FY 2015-16 Assessments @ \$273.16/EDU
 320.50 EDU's
 Levy Code M6

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-17 Laurel Anne		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$213,944	\$72,788
ESTIMATED REVENUES		
Annual Assessments	\$87,548	\$87,548
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$30,000	\$30,000
TOTAL REVENUE AVAILABLE:	\$331,491	\$190,336
ESTIMATED EXPENDITURES		
<u>Operating Expenses:</u>		
Landscaping (including Harvest Park)	(\$31,830)	(\$20,000)
Creekside Park*	(\$60,000)	(\$60,000)
Services & Supplies	(\$22,815)	(\$20,500)
Repairs & Maintenance	(\$10,000)	(\$8,000)
Rehabilitation/Capital Replacements	\$0	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$1,000)	(\$1,000)
Administration	(\$15,216)	(\$15,950)
County Collection Fees	(\$1,441)	(\$1,441)
TOTAL EXPENDITURES:	(\$142,302)	(\$126,891)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$63,445)
Addition to Replacement Reserve (see table on next pg)	(\$116,401)	\$0
	(\$116,401)	(\$63,445)
BALANCE FORWARD TO ENSUING YEAR	\$72,788	\$0

*Creekside Park is approximately \$60,000/year to maintain. Zone 3-17 receives a contribution from Zone 1 to cover the "community" portion of the park.

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
6935	86	1.00	86.00	\$23,492
6963 Single Family	26	1.00	26.00	\$7,102
6963 Vacant Single Family	1	0.50	0.50	\$137
7809	32	1.00	32.00	\$8,741
(Started FY03-04) 8650	22	1.00	22.00	\$6,010
(Started FY04-05) 8708	22	1.00	22.00	\$6,010
(Started FY04-05) 8748	29	1.00	29.00	\$7,922
(Started FY05-06) 8752	10	1.00	10.00	\$2,732
(Started FY05-06) 8816	46	1.00	46.00	\$12,565
(Started FY06-07) 8822	47	1.00	47.00	\$12,839
Total	321		320.50	\$87,548

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 3-17					
Laurel Anne					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-17 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.50 acres	\$ 300,000	\$ 1,050,000	20 Years
	Street Tree Pruning*	415 Trees	\$ 75	\$ 31,125	
			Subtotal	\$ 1,081,125	
Creekside Park (opened 2009)	Ballards - pathway	12	\$ 500	\$ 6,000	10 Years
	B-B-Q	1	\$ 600	\$ 600	10 Years
	Benches	4	\$ 1,200	\$ 4,800	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation water	1	\$ 100,000	\$ 100,000	50 Years
	Light poles	14	\$ 3,000	\$ 42,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Restroom	1	\$ 100,000	\$ 100,000	20 Years
	Shade Structure (cooltoppers)	1	\$ 50,000	\$ 50,000	8 Years
	Skate Park	1	\$ 40,000	\$ 40,000	10 Years
	Trash Receptacles	7	\$ 1,200	\$ 8,400	8 Years
			Subtotal	\$ 502,800	
Harvest Park (opened 1995)	B-B-Q	1	\$ 600	\$ 600	10 Years
	Light poles	3	\$ 3,000	\$ 9,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	1	\$ 1,200	\$ 1,200	8 Years
			Subtotal	\$ 13,200	
Zone 3-17 Total				\$ 1,597,125	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$323,371	\$0	\$323,371

Maximum assessment is: \$180.00/EDU
 FY 2015-16 Assessments @ \$180.00/EDU
 130.00 EDU's
 Levy Code M8

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-18		
Country Place		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	(\$51,078)	(\$67,408)
ESTIMATED REVENUES		
Annual Assessments	\$23,400	\$23,400
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$8,000	\$8,000
TOTAL REVENUE AVAILABLE:	(\$19,678)	(\$36,008)
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Nutmeg Park)*	(\$4,000)	(\$2,000)
Services & Supplies	(\$16,600)	(\$10,600)
Repairs & Maintenance	(\$2,000)	(\$1,000)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$250)	(\$250)
Administration	(\$24,250)	(\$26,250)
County Collection Fees	(\$630)	(\$630)
TOTAL EXPENDITURES:	(\$47,730)	(\$40,730)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	\$0
Addition to Replacement Reserve (see table on next pg)	\$0	\$0
	\$0	\$0
BALANCE FORWARD TO ENSUING YEAR	(\$67,408)	(\$76,738)

*Nutmeg Park is approximately \$8,000/year to maintain. Zone 3-18 receives a contribution from Zone 1 to cover the "community" portion of the park.

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
6968	42	1.00	42.00	\$7,560
7640	49	1.00	49.00	\$8,820
7946	35	1.00	35.00	\$6,300
MS7-95	4	1.00	4.00	\$720
Total	130		130.00	\$23,400

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-18 Assets Country Place					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-18 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.50 acres	\$ 300,000	\$ 750,000	20 Years
	Street Tree Pruning	154 Trees	\$ 75	\$ 11,550	
Subtotal				\$ 761,550	
Nutmeg Park (opened 2007)	Ballards - pathway	3	\$ 500	\$ 1,500	10 Years
	B-B-Q	1	\$ 600	\$ 600	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Basketball court	1	\$ 30,000	\$ 30,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	1	\$ 50,000	\$ 50,000	8 Years
	Tables	4	\$ 1,200	\$ 4,800	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
Subtotal				\$ 189,100	
Zone 3-18 Total				\$ 950,650	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$0	\$0	\$0

Maximum assessment is: \$200.00/EDU
 FY 2015-16 Assessments @ \$200.00/EDU
 435.00 EDU's
 Levy Code NE

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-19 Laurel Crest		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$26,618	\$13,805
ESTIMATED REVENUES		
Annual Assessments	\$87,000	\$87,000
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$10,000	\$10,000
TOTAL REVENUE AVAILABLE:	\$123,618	\$110,805
ESTIMATED EXPENDITURES		
<u>Operating Expenses:</u>		
Landscaping (including Nunn-Wilson Family Park & Basin)*	(\$6,000)	(\$35,000)
Services & Supplies	(\$42,850)	(\$42,850)
Repairs & Maintenance	(\$10,000)	(\$8,000)
Rehabilitation/Capital Replacements	\$0	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$900)	(\$900)
Administration	(\$48,925)	(\$8,950)
County Collection Fees	(\$1,138)	(\$1,138)
TOTAL EXPENDITURES:	(\$109,813)	(\$96,838)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$13,967)
Addition to Replacement Reserve (see table on next pg)	\$0	\$0
	\$0	(\$13,967)
BALANCE FORWARD TO ENSUING YEAR	\$13,805	\$0

*Nunn-Wilson Park is approximately \$12,000/year to maintain. Zone 3-19 receives a contribution from Zone 1 to cover the 'community' portion of the park.

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7630	95	1.00	95.00	\$19,000
7657	74	1.00	74.00	\$14,800
(Annexed FY01-02) 7658	38	1.00	38.00	\$7,600
(Annexed FY01-02) 8656 Vacant Single Family	6	0.50	3.00	\$600
(Annexed FY01-02) 8168	55	1.00	55.00	\$11,000
(Annexed FY01-02) 8169	55	1.00	55.00	\$11,000
(Annexed November 13, 2001, FY02-03) 8403	72	1.00	72.00	\$14,400
8440	9	1.00	9.00	\$1,800
(Annexed January 12, 2004, FY04-05) 8655	34	1.00	34.00	\$6,800
Total	438		435.00	\$87,000

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-19 Assets Laurel Crest					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-19 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.50 acres	\$ 300,000	\$ 1,050,000	20 Years
	Street Tree Pruning	569 Trees	\$ 75	\$ 42,675	
			Subtotal	\$ 1,092,675	
Nunn-Wilson Family Park (old Dewey & Laurel Crest) (opened 2008)					
	Adult Fitness	1	\$ 50,000	\$ 50,000	10 Years
	B-B-Q	1	\$ 600	\$ 600	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Tables	6	\$ 1,200	\$ 7,200	10 Years
	Water Play Area	1	\$ 40,000	\$ 40,000	10 Years
			Subtotal	\$ 199,400	
Zone 3-19 Total				\$ 1,292,075	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$133,590	\$0	\$133,590

Maximum assessment is: \$300.44/EDU
 FY 2015-16 Assessments @ \$300.44/EDU
 288.00 EDU's
 Levy Code NG

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-20 Marsh Creek Glenn		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$349,581	\$284,404
ESTIMATED REVENUES		
Annual Assessments	\$84,390	\$86,528
Other Sources (Zone I Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$433,971	\$370,932
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Marsh Creek Glenn Park)	(\$22,000)	(\$25,000)
Services & Supplies	(\$14,500)	(\$14,500)
Repairs & Maintenance	(\$1,000)	(\$2,000)
Rehabilitation/Capital Replacements (Bridge)	\$0	(\$250,000)
Incidental Expenses:		
Assessment Engineering	(\$800)	(\$800)
Administration	(\$9,250)	(\$9,300)
County Collection Fees	(\$788)	(\$800)
TOTAL EXPENDITURES:	(\$48,338)	(\$302,400)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$26,200)
Addition to Replacement Reserve (see table on next pg)	(\$101,229)	(\$42,332)
	(\$101,229)	(\$68,532)
BALANCE FORWARD TO ENSUING YEAR	\$284,404	\$0

CPI Information:	Date	Actual CPI	Increase	Rate
	June-01	190.90		\$225.00
	February-14	248.62	2.45%	\$293.02
	February-15	254.91	2.53%	\$300.44

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7689	104	1.00	104.00	\$31,246
8391	94	1.00	94.00	\$28,242
(Annexed September 9, 2002, FY03-04) 8504	12	1.00	12.00	\$3,605
8648	26	1.00	26.00	\$7,812
(Annexed June 14, 2004, FY04-05) 8727	27	1.00	27.00	\$8,112
(Annexed November 8, 2004, FY05-06) 8765	25	1.00	25.00	\$7,511
Total	288		288.00	\$86,528

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-20 Assets Marsh Creek Glenn					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-20 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	\$ 300,000	\$ 150,000	20 Years
	Street Tree Pruning	65 Trees	\$ 75	\$ 4,875	
			Subtotal	\$ 154,875	
Marsh Creek Glenn Park (opened 2001)	B-B-Q	2	\$ 600	\$ 1,200	10 Years
	Benches	4	\$ 1,200	\$ 4,800	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Tables	7	\$ 1,200	\$ 8,400	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			Subtotal	\$ 44,800	
Zone 3-20 Total				\$ 199,675	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$228,292	\$42,332	\$270,624

Maximum assessment is: \$263.88/EDU
 FY 2015-16 Assessments @ \$263.88/EDU
 103.00 EDU's
 Zone 3-2I

Maximum assessment is: \$1,342.98/EDU
 FY 2015-16 Assessments @ \$1,342.98/EDU
 1.00 EDU's
 Levy Code N9
 Zone 3-2IA

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-2I Quail Glen		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$78,225	\$25,397
ESTIMATED REVENUES		
Annual Assessments	\$26,508	\$28,523
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$104,733	\$53,920
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$15,420)	(\$14,000)
Services & Supplies	(\$5,600)	(\$4,600)
Repairs & Maintenance	(\$2,000)	(\$2,000)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$250)	(\$250)
Administration	(\$2,275)	(\$2,275)
County Collection Fees	(\$605)	(\$605)
TOTAL EXPENDITURES:	(\$26,150)	(\$23,730)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$11,865)
Addition to Replacement Reserve (see table on next pg)	(\$53,186)	(\$18,325)
	(\$53,186)	(\$30,190)
BALANCE FORWARD TO ENSUING YEAR	\$25,397	\$0

CPI Information:	Date	Actual CPI	Increase	Rate 3-2I	Rate 3-2IA
	June-02	193.20		\$200.00	
	February-14	248.62	2.45%	\$257.37	
	February-15	254.91	2.53%	\$263.88	\$1,342.98

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7359	36	1.00	36.00	\$9,500
(Annexed September 2002, FY03-04) 7235	13	1.00	13.00	\$3,430
(Annexed September 2002, FY03-04) 7358	43	1.00	43.00	\$11,347
(Annexed September 2002, FY03-04) 7467	11	1.00	11.00	\$2,903
Total	103		103.00	\$27,180

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
(Annexed July 2015, FY15-16) Sedel	1	1.00	1.00	\$1,343
Total	1		1.00	\$1,343

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-21 Quail Glen					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-21 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	\$ 300,000	\$ 600,000	20 Years
	Street Tree Pruning	58 Trees	\$ 75	\$ 4,350	
Zone 3-21 Total				\$ 604,350	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$53,186	\$18,325	\$71,511

Maximum assessment is: \$419.64/EDU
 FY 2015-16 Assessments @ \$419.64/EDU
 589.00 EDU's
 Levy Code L3

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-22 Cypress Grove		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$49,126	\$2,483
ESTIMATED REVENUES		
Annual Assessments	\$241,066	\$247,170
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$20,000	\$20,000
TOTAL REVENUE AVAILABLE:	\$310,192	\$269,653
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Briarwood Park & Detention Pond & Buffer)	(\$193,109)	(\$120,995)
Cypress Grove Park*	\$0	(\$49,005)
Services & Supplies	(\$66,000)	(\$25,000)
Repairs & Maintenance	(\$15,000)	(\$7,500)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$2,300)	(\$2,300)
Administration	(\$20,400)	(\$20,500)
County Collection Fees	(\$10,900)	(\$10,900)
TOTAL EXPENDITURES:	(\$307,709)	(\$236,200)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$33,453)
Addition to Replacement Reserve (see table on next pg)	\$0	\$0
	\$0	(\$33,453)
BALANCE FORWARD TO ENSUING YEAR	\$2,483	\$0

*Cypress Grove Park is approximately \$53,000/year to maintain. Zone 3-22 receives a contribution from Zone 1 to cover the "community" portion of the park.

CPI Information:	Date	Actual CPI	Increase	Rate
	April-06	208.90		\$343.90
	February-14	248.62	2.45%	\$409.28
	February-15	254.91	2.53%	\$419.64

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
8678	100	1.00	100.00	\$41,964
8679	201	1.00	201.00	\$84,348
8680	240	1.00	240.00	\$100,714
<u>Courtyards</u>	<u>96</u>	<u>0.50</u>	<u>48.00</u>	<u>\$20,143</u>
Total	637		589.00	\$247,170

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-22 Cypress Grove					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-22 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	4.00 acres	\$ 300,000	\$ 1,200,000	20 Years
	Street Tree Pruning	1,467 Trees	\$ 75	\$ 110,025	
			Subtotal	\$ 1,310,025	
Cypress Grove Park (opened 2008)					
	B-B-Q	4	\$ 600	\$ 2,400	10 Years
	Benches	5	\$ 1,920	\$ 9,600	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Light poles	3	\$ 3,000	\$ 9,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Tables	12	\$ 1,200	\$ 14,400	10 Years
	Trash Receptacles	4	\$ 1,200	\$ 4,800	8 Years
			Subtotal	\$ 141,200	
Briarwood (old Cypress Grove 2 Acre Park) (opened 2007)					
	B-B-Q	2	\$ 600	\$ 1,200	10 Years
	Benches	5	\$ 1,200	\$ 6,000	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Tables	6	\$ 1,200	\$ 7,200	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			Subtotal	\$ 92,800	
Cypress Grove Pond Landscaping (opened 2007)					
				\$ -	
				\$ -	
			Subtotal	\$ -	
Cypress Trail					
	Ballards - pathway	18	\$ 500	\$ 9,000	10 Years
			Subtotal	\$ 9,000	
Cypress Road ROW					
	Island Fence & Pillars	40	\$ 12,500	\$ 500,000	10 Years
			Subtotal	\$ 500,000	
Zone 3-22 Total				\$ 2,053,025	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$384,080	\$0	\$384,080

Maximum assessment is: \$486.38/EDU
FY 2015-16 Assessments @ \$486.38/EDU
708.50 EDU's
Levy Code L6

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-23		
South Oakley		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	(\$0)	\$12,840
ESTIMATED REVENUES		
Annual Assessments	\$331,340	\$344,602
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$10,000	\$10,000
TOTAL REVENUE AVAILABLE:	\$341,340	\$367,442
ESTIMATED EXPENDITURES		
<u>Operating Expenses:</u>		
Landscaping (including Live Oak Ranch, Simoni Ranch, Riata & Heartwood Parks)	(\$117,346)	(\$112,346)
Shady Oak Park*	(\$22,050)	(\$22,050)
Rose/Carpenter Park*	(\$30,604)	(\$30,604)
Services & Supplies	(\$118,000)	(\$113,000)
Repairs & Maintenance	(\$9,000)	(\$14,000)
Rehabilitation/Capital Replacements	\$0	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$2,200)	(\$2,200)
Administration	(\$28,300)	(\$31,500)
County Collection Fees	(\$1,000)	(\$1,000)
TOTAL EXPENDITURES:	(\$328,500)	(\$326,700)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$40,742)
Addition to Replacement Reserve (see table on next pg)	\$0	\$0
	\$0	(\$40,742)
BALANCE FORWARD TO ENSUING YEAR	\$12,840	\$0

*Shady Oak Park is approximately \$35,000/year to maintain. Zone 3-23 receives a contribution from Zone 1 to cover the 'community' portion of the park.

*Rose/Carpenter Park is approximately \$52,765/year to maintain. Zone 3-23 receives a contribution from Zone 1 to cover the 'community' portion of the park.

CPI Information:	Date	Actual CPI	Increase	Rate
	April-06	208.90		\$398.60
	February-14	248.62	2.45%	\$474.37
	February-15	254.91	2.53%	\$486.38

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7662 - VSFR	82	0.50	41.00	\$19,942
7662 - SFR	0	1.00	0.00	\$0
8760 - VSFR	133	0.50	66.50	\$32,344
8760 - SFR	0	1.00	0.00	\$0
7681 - SFR	40	1.00	40.00	\$19,455
8541 - SFR	354	1.00	354.00	\$172,179
(Anx July 9, 2007, FY07-08) 8530 - SFR	110	1.00	110.00	\$53,502
(Anx July 9, 2007, FY07-08) 8734 - VSFR	26	0.50	13.00	\$6,323
(Anx July 9, 2007, FY07-08) 8734 - SFR	0	1.00	0.00	\$0
(Anx July 9, 2007, FY07-08) 8736 - VSFR	42	0.50	21.00	\$10,214
(Anx July 9, 2007, FY07-08) 8736 - SFR	0	1.00	0.00	\$0
(Anx July 9, 2007, FY07-08) 8916 - VSFR	14	0.50	7.00	\$3,405
(Anx July 9, 2007, FY07-08) 8916 - SFR	27	1.00	27.00	\$13,132
(Anx July 9, 2007, FY07-08) 8981 - SFR	17	1.00	17.00	\$8,268
(Anx Aug 9, 2011, FY11-12) 9183 - VSFR	4	0.50	2.00	\$973
(Anx Aug 9, 2011, FY11-12) 9183 - SFR	0	1.00	0.00	\$0
(Anx July 2015, FY15-16) 9104 - SFR	20	0.50	10.00	\$4,864
Total	869		708.50	\$344,602

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR									
Zone 3-23									
South Oakley									
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)	Prior Years Reserve Accumulation	FY14-15 \$\$ Budget	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
Zone 3-23 Assets									
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.									
	Streetscape	6.00 acres	\$ 300,000	\$ 1,800,000	20 Years	\$249,144	\$0	\$0	\$249,144
	Street Tree Pruning	1,081 Trees	\$ 75	\$ 81,075		\$11,222	\$0	\$0	\$11,222
			Subtotal	\$ 1,881,075		\$260,366	\$0	\$0	\$260,366
Live Oak Ranch Park (opened 2007)									
	Benches		\$ 500	\$ -	10 Years	\$0	\$0	\$0	\$0
	Drinking Fountain		\$ 2,000	\$ -	8 Years	\$0	\$0	\$0	\$0
	Light poles		\$ 3,000	\$ -	10 Years	\$0	\$0	\$0	\$0
	Monument sign		\$ 4,000	\$ -	12 Years	\$0	\$0	\$0	\$0
	Picnic Tables		\$ 1,000	\$ -	10 Years	\$0	\$0	\$0	\$0
	Trash Receptacles		\$ 600	\$ -	8 Years	\$0	\$0	\$0	\$0
	Well Pump/electrical		\$ 75,000	\$ -	10 Years	\$0	\$0	\$0	\$0
			Subtotal	\$ -		\$0	\$0	\$0	\$0
Simoni Ranch Park (opened 2007)									
	Ballards- lights	7	\$ 2,700	\$ 18,900	8 Years	\$2,616	\$0	\$0	\$2,616
	Benches	6	\$ 1,200	\$ 7,200	10 Years	\$997	\$0	\$0	\$997
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years	\$332	\$0	\$0	\$332
			Subtotal	\$ 28,500		\$3,945	\$0	\$0	\$3,945
Heartwood Park (opened 2008)									
	Benches	7	\$ 1,200	\$ 8,400	10 Years	\$1,163	\$0	\$0	\$1,163
	Light poles	3	\$ 3,000	\$ 9,000	8 Years	\$1,246	\$0	\$0	\$1,246
	Monument sign	2	\$ 9,000	\$ 18,000	8 Years	\$2,491	\$0	\$0	\$2,491
	Pylaster	1	\$ -	\$ -	8 Years	\$0	\$0	\$0	\$0
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years	\$9,689	\$0	\$0	\$9,689
	Shade Structure (trellis)	1	\$ 50,000	\$ 50,000	8 Years	\$6,921	\$0	\$0	\$6,921
	Tables	2	\$ 1,200	\$ 2,400	10 Years	\$332	\$0	\$0	\$332
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years	\$498	\$0	\$0	\$498
			Subtotal	\$ 161,400		\$22,340	\$0	\$0	\$22,340
Riata Park (opened 2007)									
	Ballards - pathway	1	\$ 500	\$ 500	10 Years	\$69	\$0	\$0	\$69
	Benches	4	\$ 1,200	\$ 4,800	10 Years	\$664	\$0	\$0	\$664
	Light poles	3	\$ 3,000	\$ 9,000	8 Years	\$1,246	\$0	\$0	\$1,246
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years	\$9,689	\$0	\$0	\$9,689
	Shade Structure (trellis)	1	\$ 50,000	\$ 50,000	8 Years	\$6,921	\$0	\$0	\$6,921
	Tables	3	\$ 1,200	\$ 3,600	10 Years	\$498	\$0	\$0	\$498
	Trash Receptacles	4	\$ 1,200	\$ 4,800	8 Years	\$664	\$0	\$0	\$664
			Subtotal	\$ 142,700		\$19,752	\$0	\$0	\$19,752
Shady Oak Park (opened 2008)									
	Basketball Half-Court	1	\$ 20,000	\$ 20,000	15 Years	\$2,768	\$0	\$0	\$2,768
	Ball Diamond Backstop	1	\$ 35,000	\$ 35,000	15 Years	\$4,844	\$0	\$0	\$4,844
	Bocce Ball Court	1	\$ 4,000	\$ 4,000	10 Years	\$554	\$0	\$0	\$554
	Benches	8	\$ 500	\$ 4,000	10 Years	\$554	\$0	\$0	\$554
	Drinking Fountain	1	\$ 2,000	\$ 2,000	8 Years	\$277	\$0	\$0	\$277
	Light poles	3	\$ 3,000	\$ 9,000	10 Years	\$1,246	\$0	\$0	\$1,246
	Monument sign	1	\$ 4,000	\$ 4,000	12 Years	\$554	\$0	\$0	\$554
	Play Equipment 5-12	1	\$ 100,000	\$ 100,000	10 Years	\$13,841	\$0	\$0	\$13,841
	Picnic Tables	7	\$ 1,000	\$ 7,000	10 Years	\$969	\$0	\$0	\$969
	Trash Receptacles	8	\$ 600	\$ 4,800	8 Years	\$664	\$0	\$0	\$664
	Well Pump/electrical	1	\$ 75,000	\$ 75,000	10 Years	\$10,381	\$0	\$0	\$10,381
			Subtotal	\$ 264,800		\$36,652	\$0	\$0	\$36,652
Rose/Carpenter Park (future)									
	Basketball Half-Court		\$ 20,000	\$ -	15 Years	\$0	\$0	\$0	\$0
	Ball Diamond Backstop		\$ 35,000	\$ -	15 Years	\$0	\$0	\$0	\$0
	Bocce Ball Court		\$ 4,000	\$ -	10 Years	\$0	\$0	\$0	\$0
	Benches		\$ 500	\$ -	10 Years	\$0	\$0	\$0	\$0
	Drinking Fountain		\$ 2,000	\$ -	8 Years	\$0	\$0	\$0	\$0
	Light poles		\$ 3,000	\$ -	10 Years	\$0	\$0	\$0	\$0
	Monument sign		\$ 4,000	\$ -	12 Years	\$0	\$0	\$0	\$0
	Play Equipment 5-12		\$ 100,000	\$ -	10 Years	\$0	\$0	\$0	\$0
	Picnic Tables		\$ 1,000	\$ -	10 Years	\$0	\$0	\$0	\$0
	Trash Receptacles		\$ 600	\$ -	8 Years	\$0	\$0	\$0	\$0
	Well Pump/electrical		\$ 75,000	\$ -	10 Years	\$0	\$0	\$0	\$0
			Subtotal	\$ -		\$0	\$0	\$0	\$0
Zone 3-23 Total				\$ 2,478,475		\$343,054	\$0	\$0	\$343,054

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$343,054	\$0	\$343,054

Maximum assessment is: \$730.60/EDU
FY 2015-16 Assessments @ \$250.00/EDU
117.00 EDU's
Levy Code L9

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-24 Reserve/Stonecreek		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$134,937	\$0
ESTIMATED REVENUES		
Annual Assessments	\$16,000	\$29,250
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
TOTAL REVENUE AVAILABLE:	\$150,937	\$29,250
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping	(\$1,000)	(\$6,500)
Stonecreek Park (future)	\$0	\$0
Teton Road Park* (future)	\$0	\$0
Services & Supplies	(\$2,500)	(\$2,500)
Repairs & Maintenance	(\$4,000)	(\$2,000)
Rehabilitation/Capital Replacements	\$0	\$0
Incidental Expenses:		
Assessment Engineering	(\$400)	(\$400)
Administration	(\$4,175)	(\$4,175)
County Collection Fees	(\$328)	(\$328)
TOTAL EXPENDITURES:	(\$12,403)	(\$15,903)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$7,952)
Addition to Replacement Reserve (see table on next pg)	(\$138,534)	(\$5,396)
	(\$138,534)	(\$13,347)
BALANCE FORWARD TO ENSUING YEAR	\$0	\$0

*Teton Road Park is approximately \$53,000/year to maintain.

Zone 3-24 receives a contribution from Zone 1 to cover the "community" portion of the parks.

CPI Information:	Date	Actual CPI	Increase	Rate
	April-06	208.90		\$598.73
	February-14	248.62	2.45%	\$712.56
	February-15	254.91	2.53%	\$730.60

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
8737 - SFR	58	1.00	58.00	\$14,500
8973 - VSFR	9	0.50	4.50	\$1,125
8973 - SFR	0	1.00	0.00	\$0
8994 - VSFR	109	0.50	54.50	\$13,625
8994 - SFR	0	1.00	0.00	\$0
Total	176		117.00	\$29,250

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 3-24 Assets					
Reserve/Stonecreek					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-24 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	4.00 acres	\$ 300,000	\$ 1,200,000	20 Years
	Street Tree Pruning	2 Trees	\$ 75	\$ 150	
			Subtotal	\$ 1,200,150	
Stonecreek Detention Pond Buffer (future)					
	Ballards - pathway		\$ 500	\$ -	10 Years
	Ballards- lights		\$ 2,700	\$ -	8 Years
	Banner poles		\$ 335	\$ -	8 Years
	B-B-Q		\$ 600	\$ -	10 Years
	Benches		\$ 1,200	\$ -	10 Years
	Drinking Fountain		\$ 3,000	\$ -	8 Years
	Light poles		\$ 3,000	\$ -	8 Years
	Play Equipment 2-5		\$ 25,000	\$ -	8 Years
	Play Equipment 5-12		\$ 70,000	\$ -	8 Years
	Shade Structure (trellis)		\$ 50,000	\$ -	8 Years
	Tables		\$ 1,200	\$ -	10 Years
	Trash Receptacles		\$ 1,200	\$ -	8 Years
			Subtotal	\$ -	
Teton Road Park (future)					
	Ballards - pathway		\$ 500	\$ -	10 Years
	Ballards- lights		\$ 2,700	\$ -	8 Years
	Banner poles		\$ 335	\$ -	8 Years
	B-B-Q		\$ 600	\$ -	10 Years
	Benches		\$ 1,200	\$ -	10 Years
	Drinking Fountain		\$ 3,000	\$ -	8 Years
	Light poles		\$ 3,000	\$ -	8 Years
	Play Equipment 2-5		\$ 25,000	\$ -	8 Years
	Play Equipment 5-12		\$ 70,000	\$ -	8 Years
	Shade Structure (trellis)		\$ 50,000	\$ -	8 Years
	Tables		\$ 1,200	\$ -	10 Years
	Trash Receptacles		\$ 1,200	\$ -	8 Years
			Subtotal	\$ -	
Zone 3-24 Total				\$ 1,200,150	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$138,534	\$5,396	\$143,930

Maximum assessment is: \$1,341.66/EDU
 FY 2015-16 Assessments @ \$1,000.00/EDU
 552.50 EDU's
 Levy Code NZ

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-25 Magnolia Park		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$576,755	\$227,908
ESTIMATED REVENUES		
Annual Assessments	\$552,500	\$552,500
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$10,000	\$10,000
TOTAL REVENUE AVAILABLE:	\$1,139,255	\$790,408
ESTIMATED EXPENDITURES		
Operating Expenses:		
Landscaping (including Novarina Trail Pk & Daffodil Pk)	(\$160,500)	(\$160,500)
Magnolia Community Park*	(\$25,000)	(\$25,000)
Services & Supplies	(\$114,000)	(\$124,000)
Repairs & Maintenance	(\$15,000)	(\$15,000)
Rehabilitation/Capital Replacements	(\$7,500)	\$0
Incidental Expenses:		
Assessment Engineering	(\$5,000)	(\$5,000)
Administration	(\$35,325)	(\$35,700)
County Collection Fees	(\$3,400)	(\$3,400)
TOTAL EXPENDITURES:	(\$365,725)	(\$368,600)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$184,300)
Addition to Replacement Reserve (see table on next pg)	(\$545,622)	(\$237,508)
	(\$545,622)	(\$421,808)
BALANCE FORWARD TO ENSUING YEAR	\$227,908	\$0

*Magnolia Park is approximately \$25,000/year to maintain. Zone 3-25 receives a contribution from Zone 1 to cover the 'community' portion of the park.

CPI Information:	Date	Actual CPI	Increase	Rate
	June-06	209.10		\$1,100.55
	February-14	248.62	2.45%	\$1,308.53
	February-15	254.91	2.53%	\$1,341.66

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
8731 - SFR	388	1.00	388.00	\$388,000
COM - IMP	10.78	1.00	4.00	\$4,000
REMAINDER COM - VAC	0.17	0.50	0.50	\$500
REMAINDER COM - IMP	0.00	1.00	0.00	\$0
(Anx Aug 9, 2011, FY11-12) 9199 - SFR	43	1.00	43.00	\$43,000
(Anx Aug 9, 2011, FY11-12) 9274 - SFR	117	1.00	117.00	\$117,000
Total	559		552.50	\$552,500

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 3-25					
Magnolia Park					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 3-25 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	6.00 acres	\$ 300,000	\$ 1,800,000	20 Years
	Street Tree Pruning	1,235 Trees	\$ 75	\$ 92,625	
Subtotal				\$ 1,892,625	
Magnolia Park (Parcel D) (opened 2008)					
	Ballards - pathway	2	\$ 500	\$ 1,000	10 Years
	Basketball ct/skate area	1	\$ -	\$ -	8 Years
	Monument sign	1	\$ 9,000	\$ 9,000	10 Years
	Benches(8) + dugout benches(2)	10	\$ 1,200	\$ 12,000	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Well Pumps/Electric for Irrigat	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation w	1	\$ 100,000	\$ 100,000	50 Years
	Light poles	5	\$ 3,000	\$ 15,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	4	\$ 50,000	\$ 200,000	8 Years
	Tables	4	\$ 1,200	\$ 4,800	10 Years
	Trash Receptacles	5	\$ 1,200	\$ 6,000	8 Years
Subtotal				\$ 520,800	
Novarina Trail Park (Parcel E & F) (opened 2008)					
	Ballards - pathway	5	\$ 500	\$ 2,500	10 Years
	Benches	4	\$ 1,200	\$ 4,800	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	3	\$ 50,000	\$ 150,000	8 Years
	Tables	6	\$ 1,200	\$ 7,200	10 Years
	Trash Receptacles	4	\$ 1,200	\$ 4,800	8 Years
Subtotal				\$ 242,300	
Daffodil Park (Parcel G) (opened 2009)					
	Ballards - pathway	2	\$ 500	\$ 1,000	10 Years
	Benches	5	\$ 1,200	\$ 6,000	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	1	\$ 50,000	\$ 50,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	4	\$ 1,200	\$ 4,800	8 Years
Subtotal				\$ 137,200	
Zone 3-25 Total				\$ 2,792,925	

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$1,116,972	\$237,508	\$1,354,480

Maximum assessment is: \$1,757.25/EDU
 FY 2015-16 Assessments @ \$385.00/EDU
 564.37 EDU's
 Levy Code N3

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-26		
Summer Lake South		
	Estimated FY 2014-15	Proposed FY 2015-16
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2014)	\$401,873	\$192,089
ESTIMATED REVENUES		
Annual Assessments	\$169,311	\$217,282
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$25,000	\$25,000
TOTAL REVENUE AVAILABLE:	\$596,184	\$434,372
ESTIMATED EXPENDITURES		
<u>Operating Expenses:</u>		
Landscaping (including Lakewood, Manresa, & Sycamore Park)*	(\$21,700)	(\$24,740)
Summer Lake Park**	(\$148,300)	(\$169,074)
Services & Supplies	(\$58,300)	(\$66,467)
Repairs & Maintenance	(\$15,000)	(\$10,000)
Rehabilitation/Capital Replacements	\$0	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$3,000)	(\$3,000)
Administration	(\$14,950)	(\$15,100)
County Collection Fees	(\$1,200)	(\$1,200)
TOTAL EXPENDITURES:	(\$262,450)	(\$289,581)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$0	(\$144,790)
Addition to Replacement Reserve (see table on next pg)	(\$141,645)	\$0
	(\$141,645)	(\$144,790)
BALANCE FORWARD TO ENSUING YEAR	\$192,089	\$0

*It is assumed the City of Oakley maintains the Park areas and the Homeowner's Association maintains streetscape.

**Summerk Lake Park is approximately \$140,000/year to maintain. Zone 3-26 receives a contribution from Zone 1 to cover the "community" portion of the park.

CPI Information:	Date	Actual CPI	Increase	Rate
	June-05	201.20		\$1,353.53
	February-14	248.62	2.45%	\$1,713.85
	February-15	254.91	2.53%	\$1,757.25

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
8900 - VSFR	2	0.50	1.00	\$385
8900 - SFR	194	1.00	194.00	\$74,690
8955 - VSFR	127	0.50	63.50	\$24,448
8955 - SFR	165	1.00	165.00	\$63,525
7562 - VSFR	8	0.50	4.00	\$1,540
7562 - SFR	130	1.00	130.00	\$50,050
School - VAC	10.00		3.00	\$1,155
School - IMP	0.00	1.00	0.00	\$0
Canoe Club - INST	2.54	1.00	2.54	\$978
HOA Daycare - INST	1.33	1.00	1.33	\$512
Total	639.87		564.37	\$217,282

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-26 Assets Summer Lake South					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTANCY (Years)
Zone 3-26 Assets					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.00 acres	\$ 300,000	\$ -	20 Years
	Street Tree Pruning in Parks	510 Trees	\$ 75	\$ 38,250	7 Years
				Subtotal	\$ 38,250
Summer Lake Park (opened 2008)					
	Ballards - pathway	14	\$ 500	\$ 7,000	10 Years
	B-B-Q	6	\$ 600	\$ 3,600	10 Years
	Benches	41	\$ 1,200	\$ 49,200	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Restroom	1	\$ 100,000	\$ 100,000	20 Years
	Shade Structure (cooltoppers)	3	\$ 50,000	\$ 150,000	8 Years
	Tables	38	\$ 1,200	\$ 45,600	10 Years
	Trash Receptacles	11	\$ 1,200	\$ 13,200	8 Years
				Subtotal	\$ 466,600
Lakewood Park (opened 2009)					
	Ballards - pathway	5	\$ 500	\$ 2,500	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	3	\$ 50,000	\$ 150,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
				Subtotal	\$ 260,100
Manresa Park (opened 2009)					
	Ballards - pathway	7	\$ 500	\$ 3,500	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
				Subtotal	\$ 11,900
Sycamore Park (opened 2009)					
	Ballards - pathway	2	\$ 500	\$ 1,000	10 Years
	Benches	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
				Subtotal	\$ 5,800
Lakeside Park (opened 2014)					
	Ballards - pathway	25	\$ 500	\$ 12,500	10 Years
	Bike Rack	1	\$ 300	\$ 300	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure	1	\$ 50,000	\$ 50,000	8 Years
	Tables	3	\$ 1,200	\$ 3,600	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
				Subtotal	\$ 170,400
Leeward Park (opened 2014)					
	Ballards - pathway	3	\$ 500	\$ 1,500	10 Years
	Benches	2	\$ 1,200	\$ 2,400	10 Years
	Fitness Equipment	3	\$ 5,000	\$ 15,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	1	\$ 1,200	\$ 1,200	8 Years
				Subtotal	\$ 22,500
North Lakeside Park (future)					
	Ballards - pathway		\$ 500	\$ -	10 Years
	Benches		\$ 1,200	\$ -	10 Years
	Drinking Fountain		\$ 3,000	\$ -	8 Years
	Play Equipment 5-12		\$ 70,000	\$ -	8 Years
	Shade Structure (cooltoppers)		\$ 50,000	\$ -	8 Years
	Tables		\$ 1,200	\$ -	10 Years
	Trash Receptacles		\$ 1,200	\$ -	8 Years
				Subtotal	\$ -
Greenbelt (future)					
	Ballards - pathway		\$ 500	\$ -	10 Years
	Benches		\$ 1,200	\$ -	10 Years
	Drinking Fountain		\$ 3,000	\$ -	8 Years
	Play Equipment 5-12		\$ 70,000	\$ -	8 Years
	Shade Structure (cooltoppers)		\$ 50,000	\$ -	8 Years
	Tables		\$ 1,200	\$ -	10 Years
	Trash Receptacles		\$ 1,200	\$ -	8 Years
				Subtotal	\$ -
				Zone 3-26 Total	\$ 975,550

*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Prior Years Reserve Accumulation	FY15-16 \$\$ Budget	Total Accumulated Reserves June 30, 2016
\$425,408	\$0	\$425,408

APPENDIX C

BENEFIT ZONE 2
STREET LIGHTING

EQUIVALENT DWELLING UNITS
BY LAND USE CLASSIFICATION

Benefit Zone No. 2 - Street Lighting Equivalent Dwelling Units by Land Use Classification

<u>Classification</u>	<u>County Land Use Code</u>	<u>Intensity Factor</u>	<u>Pedestrian Factor</u>	<u>Security Factor</u>	<u>Total Equivalent Dwelling Units</u>
1. Single Family Residential					
A. Single Family Homes	11, 12, 13, 14, 19, 61	0.250	0.500	0.250	1.000
B. Condominiums	29	0.250	0.125	0.125	0.500
2. Multiple Family Residential					
A. Two	21	0.250	1.250	0.500	2.000
B. Three	22, 24	0.250	2.250	0.500	3.000
C. Four	23	0.500	3.000	0.500	4.000
D. Five to Twelve	25	0.500	3.500	1.000	5.000
E. Thirteen to Twenty-four	26	0.750	4.000	1.250	6.000
F. Twenty-five to Fifty-nine	27	0.750	4.500	1.750	7.000
G. Sixty or more	28	1.000	5.000	2.000	8.000
3. Commercial					
A. Commercial stores (not supermarket)	31	1.000	3.000	1.000	5.000
B. Small grocery stores	32	1.000	3.000	1.000	5.000
C. Office buildings	33	1.000	3.000	1.000	5.000
D. Medical-dental offices	34	1.000	3.000	1.000	5.000
E. Service stations, car washes/bulk plants	35	1.000	3.000	1.000	5.000
F. Garages	36	1.000	3.000	1.000	5.000
G. Community facilities, recreational, etc.	37	1.000	3.000	1.000	5.000
H. Golf Courses	38	1.000	3.000	1.000	5.000
I. Bowling Alleys	39	1.000	3.000	1.000	5.000
J. Boat harbors	40	1.000	3.000	1.000	5.000
K. Supermarkets (not in shopping centers)	41	1.000	3.000	1.000	5.000
L. Shopping centers	42	1.000	3.000	1.000	5.000
M. Financial office buildings	43	1.000	3.000	1.000	5.000
N. Hotels, motels, mobile homes	44	1.000	3.000	1.000	5.000
O. Theaters	45	1.000	3.000	1.000	5.000
P. Drive-in restaurants	46	1.000	3.000	1.000	5.000
Q. Restaurants	47	1.000	3.000	1.000	5.000
R. Mixed multiple/commercial	48	1.000	3.000	1.000	5.000
S. New car agencies	49	1.000	3.000	1.000	5.000
4. Industrial					
A. Industrial parks	51, 52	1.000	3.000	1.000	5.000
B. Industrial	53, 54, 56	1.000	3.000	1.000	5.000
C. Warehouses	55	1.000	3.000	1.000	5.000
5. Institutional					
A. Convalescent hospitals & rest homes	70	1.000	3.000	1.000	5.000
B. Churches	71	1.000	3.000	1.000	5.000
C. Cemeteries, Mortuaries	74	1.000	3.000	1.000	5.000
D. Fraternal & service organizations	75	1.000	3.000	1.000	5.000
6. Miscellaneous Properties					
A. Vacant Land	15, 16, 17, 18, 20, 30, 50	0.250	0.000	0.250	0.500
B. Vacant Land	62, 63, 64, 65, 66, 67, 68, 69	0.250	0.000	0.250	0.500

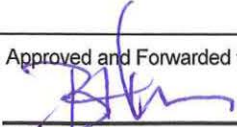
APPENDIX D
ASSESSMENT ROLL
FISCAL YEAR 2015-16
(on file with the City Clerk)



STAFF REPORT

Date: Tuesday, May 12, 2015
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, P.E. Public Works Director/ City Engineer
SUBJECT: Street Light LED Conversion with PG&E

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Background and Analysis

The City of Oakley owns and maintains approximately 1,300 street lights and spends approximately \$135,000 annually on electricity for its City owned street lighting system alone. This does not include the additional electricity costs for the PG&E owned lights of approximately \$177,000. The street lighting system includes a variety of light fixtures; these street lights are primarily high pressure sodium (HPS), which have been the standard for many years. Converting the HPS street lights to Light Emitting Diode (LED) technology will reduce the City's electric bill by over half, over the future years. For example, the conversion of an HPS street light to an LED on a residential street will save the City an annual cost of \$1.67 per-fixture; and on an arterial street, an annual cost savings of \$39.22 per-fixture.

LED technology has been available for many years and the City is requiring all new private developments to install LED street lights as part of all subdivision projects. In the last few years, LED street light technology has evolved and has been refined and highly tested. The City, as part of varied street improvement projects, has replaced some of the existing HPS street lights with LED's. The most recent of this LED street light installation was on the Laurel Road widening project from O'Hara Avenue to Rose Avenue.

The appearance of LED street lighting is somewhat different from traditional HPS lighting in that it provides better and softer light for the viewer. This also assists the Police in night time patrol and response. The other distinct difference is the ability of the LED's to direct light downward, versus the traditional HPS fixtures where light spills out around the light head. LED technology also reduces energy consumption thereby reducing energy costs.

PG&E has met with City staff and conducted an inventory of the street light system. By working collaboratively, the inventory was refined and finalized. After completion of this inventory, the City will have a total of 126 HPS lights that would be converted to LED's as part of this project. These HPS lights are on tall galvanized poles, commonly referred to as "Cobra Heads". The smaller decorative street lights that

have been installed in residential neighborhoods are not part of this project and will be converted to LED's as a separate project in future years.

Within Contra Costa County, PG&E owns a number of HPS street lights in various municipalities. As part of their energy efficiency program, they are undertaking a regional project to retrofit all PG&E owned street lights with LED's.

The City has this opportunity to collaborate with PG&E to accomplish the conversion of the City owned street lights from HPS to LED concurrently with their project. The work will be done by PG&E and accomplished by obtaining a zero-interest loan through the PG&E ON-Bill Financing (OBF) program. The actual work will be done by a licensed professional electrical contractor under the order of PG&E. The City would reimburse PG&E for its work from the loan proceeds, and the annual cost savings would then be used to repay the loan. Savings for the City would then be realized in future years after the loan is repaid. For this proposed LED street light conversion, the payback period is 5 years.

The benefit of the OBF is that it allows municipalities to make street light improvements without large outlays of funds. PG&E will finance the project, and the City will pay the loan, interest free, through monthly utility bills.

Participation in this program would involve the City executing an agreement with PG&E to convert 126 City owned street lights and to complete the paperwork for billing and rebates. PG&E will then carry and manage the entire project.

Fiscal Impact

Participation in the PG&E street light conversation program will require a loan in the amount of \$60,000 from the PG&E OBF program, which allows the City to make the improvement without cash outlays. It is anticipated that the loan repayment will take 5 years. One of the additional benefits of this project is the reduced maintenance cost for street lights, as LED lights have a longer life span and durability.

Staff Recommendation

It is recommended that the City Council approve the PG&E Street Light Agreement, submittal of the On-Bill Financing Supplement and Application and authorize the City Manager to execute any associated agreements and applications.

Attachments

- 1) Resolution
- 2) PG&E Street Light Proposal
- 3) On-Bill Financing Supplement
- 4) PG&E LED Street Light Turnkey Replacement Service

RESOLUTION NO. ___-15

APPROVING TO FORGO STANDARD PROCUREMENT PROCESSES TO CONTRACT WITH PG&E FOR LED STREET LIGHT RETROFIT PROGRAM; APPROVING PG&E STREET LIGHT AGREEMENT, APPROVING SUBMITTAL OF THE ON-BILL FINANCIAL SUPPLEMENT AND CUSTOMIZED RETROFIT INCENTIVE APPLICATION FOR STREET LIGHT RETROFIT PROGRAM AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY ASSOCIATED AGREEMENTS AND APPLICATIONS

WHEREAS, The City owns and maintains approximately 1,300 street lights which are primarily high pressure sodium fixtures; and Light Emitting Diode (LED) fixtures are now readily available and tested, and take considerably less energy; and

WHEREAS, The City has an opportunity to collaborate with PG&E, to accomplish a partial change out of overhead street lights to lower energy-use fixtures, and realize an annual cost savings through lower pre-fixture rates by obtaining a zero-interest loan through the PG&E On-Bill Financing (OBF) Program, and the annual cost savings would then be used to repay the loan; and

WHEREAS, California Government Code Sections 4217.12 and 4217.13 allow the City to forgo standard procurement processes for energy service contracts and for energy financing contracts if it finds it best serves the City's interest; and

WHEREAS, Based on the cost and payback period on the investment, and the long term benefit to the City in reduced energy use and costs, it is in the City's best interest to participate in the Turnkey Program with PG&E; and

WHEREAS, Public notice of this City Council meeting item was given at least two weeks before the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council:

1. Approves to forgo standard procurement processes to contract with PG&E for the LED Street Light Retrofit Program, based on the authority of Government Code section 4217.12. The Council finds that the anticipated cost under the contract will be less than the anticipated cost to the City that would have been consumed in the absence of this purchase;
2. Approves PG&E Street Light Proposal (*PG&E Products and Services Agreement*);

3. Approves submittal of the On-Bill Financial (OBF) Supplement and Customized Retrofit Incentive Application for Street Light Retrofit Program; and
4. Authorizes the City Manager to execute any associated agreements and applications. In authorizing the City Manager to execute the anticipated energy financing agreement, the City Council finds under Government Code section 4217.13 that: the proposed financing arrangement is in the best interest of the City and that funds for the repayment of the financing are projected to be available from revenues resulting from funding that otherwise would have been used for the purchase of electrical energy required by the City.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 12th of May, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date



**EXHIBIT A
PROPOSAL NUMBER 2**

This Proposal is made and entered into as of May 12, 2015 by and between City of Oakley ("Customer") and Pacific Gas and Electric Company ("PG&E"). This Proposal is subject to the terms and conditions of the PG&E Products and Services Agreement between Customer and PG&E dated as of March 18, 2011 (the "Agreement").

DESCRIPTION OF SERVICES

- Scope of Work: Replace 126 HPSV lights with LED lights according to the map and LED spreadsheet (identifies each location) in the City of Oakley.
- Number any light poles that are not numbered using badge number stickers provided by PG&E.
- Change the rates to LED and provide documentation on the changes and cost for the street lights which with Customers approval may also include LS2C to LS2A rates changes. Customer Initials KR . Date 5-12-15 .
- Process the rebates and provide documentation on the changes and cost for the street lights.
- Provide a revised GIS-based inventory.

Estimated minimum number of days to complete scope of work: 14 days

Date work is estimated to begin: June 1, 2105

Customer sites where work is to be performed (may attach spreadsheet of street lights):
See attached map for location.

Type and number of street light fixtures to be replaced (may attach spreadsheet):
See attached spreadsheet for fixtures.

Locations may change if street lights are added to or deleted from the project during installation. A final spreadsheet will be given to Customer upon completion of the work.

If in the process of performing the Service, active bird nests, and/or bee hives, wasps are discovered, PG&E will notify Customer of such condition and discontinue work on affected equipment.

MATERIALS DISPOSAL

Customer will make space available, if requested, at Customer-owned property for material storage and disposal during construction. PG&E will hold Customer harmless for damage to stored materials while on Customer's property.



PG&E will store the materials at the following PG&E site:

Antioch Service Center
2111 Hillcrest Ave.
Antioch, CA 94509

PG&E's Contractor will keep the lights that have been replaced in a locked container until taking them to PG&E's yard. Contractor will separate the lamp from the fixture and put them in the appropriate bins. PG&E will label the bins and ship them to a registered disposal facility.

TRAFFIC CONTROL PLAN

PG&E Contractor shall be required to comply with all applicable federal, state, and local laws, rules, regulations, permits, and codes including without limitation such laws, rules, regulations, permits, and codes with respect to safety and traffic control.

COST AND PAYMENT SCHEDULE

PG&E estimates the services under this Proposal will cost Forty Eight Thousand, Eight Hundred, Twenty One dollars and no cents (\$48,881). However, Customer will be invoiced for actual installations (location and size of fixture). The estimate will not be exceeded without Customer's prior approval.

This price does does not subtract the value of the LED streetlight rebates from the cost to provide the Services.

Payment Schedule:

Initial Payment: Upon ordering of materials, Customer will be invoiced 50% of the total amount of the contract.

Final Payment: Customer will be invoiced for final 50% payment upon completion of this Proposal or when punch list items (if any) have been completed.

If Customer chooses to terminate this Proposal prior to completion of the Services, then Customer shall pay PG&E for all costs accrued up to the date of termination, including all materials purchased.

PG&E will submit invoices to Customer based on the Payment Schedule. Each invoice will reference the Agreement and this Proposal and be submitted to Customer's billing address as set forth below. Customer will remit payment to PG&E within 14 days after receipt of the invoice.

BUSINESS CONTACTS:

PG&E's primary business contact for this Proposal:

Name: David J. Carter



Title: Business Development Manager
Address: 245 Market Street, Mail Code N10D
San Francisco, CA 94105
Telephone: 415-973-4385
Email: d6c4@pge.com

Customer's primary business contact for this Proposal:

Name: Kevin Rohani
Title: Public Works Director/City Engineer
Address: City of Oakley
3231 Main Street
Oakley, CA 94561
Telephone: 925-625-7003
Email: rohani@ci.oakley.ca.us

CUSTOMER BILLING CONTACT:

Customer's billing contact for this Proposal:

Name: Kevin Rohani
Title: Public Works Director/City Engineer
Address: City of Oakley
3231 Main Street
Oakley, CA 94561
Telephone: 925-625-7003
Email: rohani@ci.oakley.ca.us

IN WITNESS THEREOF, the parties agree to be bound by this Proposal as of the date first set forth above.

CUSTOMER CITY OF OAKLEY

PACIFIC GAS AND ELECTRIC COMPANY

Print Name: _____

Print Name: Roxanne Fong, Manager

Signature: _____

Signature: _____

Date: _____

Date: _____



EXHIBIT B

THIRD PARTY WARRANTIES

1. Street light manufacturer's contact information:
 - (a) Cree LED Lighting Fixtures
1200 92nd Street
Sturtevant, WI 53177-1854
Phone: (800)236-6800
 - (b) The warranty period for the Cree LED Lighting Fixtures is 10 years. A copy of that warranty is set forth in Schedule 1 to this Exhibit C.

2. Photo control warrantor's contact information:
 - (a) Ripley Lighting Controls

2023 Platt Springs Road
P.O. Box 3229
West Columbia, SC 29169
Phone: 803-939-4700
Fax: 803-939-4777
 - (b) The warranty period for the Ripley lighting controls is 12 years from date of manufacture. A copy of that warranty is set forth in Schedule 2 to this Exhibit C.



**SCHEDULE 1 TO EXHIBIT B
LIMITED WARRANTY FOR CREE® LED LIGHTING FIXTURES
(INCLUDING BETALED® TECHNOLOGY; TRUEWHITE® TECHNOLOGY; AND
ESSENTIA® FIXTURES)**

This limited warranty is provided by the Cree company described below ("Seller") to you as the original purchaser of the LED lighting product that is identified on Seller's invoice reflecting its original purchase (the "Product"). The Seller is the Cree Company identified as such on the invoice. This limited warranty may be transferred to subsequent purchasers of the Product, provided that such Product is resold in new condition and in its original packaging. Seller warrants that the Product, when delivered in new condition and in its original packaging, will be free of defects in material and workmanship for a period of **TEN (10) YEARS** from the date of original purchase. The determination of whether the Product is defective shall be made by Seller in its sole discretion with consideration given to the overall performance of the Product. A Product shall not be considered defective solely as a result of the failure of individual LED components to emit light if the number of inoperable components is less than 10% of the total number of LED components in the Product.

If Seller determines the Product is defective, Seller will elect, in its sole discretion, to refund you the purchase price of the Product, repair the Product or replace the Product. This limited warranty will not apply to loss or damage to the Product caused by: negligence; abuse; misuse; mishandling; improper installation, storage or maintenance; damage due to fire or acts of God; vandalism; civil disturbances; power surges; improper power supply; electrical current fluctuations; corrosive environment installations; induced vibration; harmonic oscillation or resonance associated with movement of air currents around the Product; alteration; accident; failure to follow installation, operating, maintenance or environmental instructions prescribed by Seller or applicable electrical codes; or improper service of the Product performed by someone other than Seller or its authorized service provider. This limited warranty excludes field labor and service charges related to the repair or replacement of the Product. **THIS LIMITED WARRANTY IS VOID IF THE PRODUCT IS NOT USED FOR THE PURPOSE FOR WHICH IT IS DESIGNED.**

Seller reserves the right to utilize new, reconditioned, refurbished, repaired or remanufactured products or parts in the warranty repair or replacement process. Such products and parts will be comparable in function and performance to an original product or part, as determined by Seller in its sole discretion, and warranted for the remainder of the original warranty period.

In order to make a warranty claim, you must notify Seller in writing within sixty (60) days after your discovery of the defect, provide proof of purchase such as the invoice and comply with Seller's other warranty requirements. Upon receiving that notice, Seller may require you to promptly return the Product to Seller, or its authorized service provider, freight prepaid. Your warranty claim should be addressed to Cree c/o Ruud Lighting, Inc., 9201 Washington Avenue, Racine, WI 53406.

This limited warranty only applies to specified LED fixtures. Any warranties applicable to finish, poles, lamps, CR Series downlights, LR24™ troffers, certain BetaLED® Technology outdoor fixtures (specifically Class II as defined per IEC/EN60598), backup batteries, controls, occupancy



sensors, photocells and other fixture accessories can be found at www.cree.com/lighting/products/warranty.

THE FOREGOING WARRANTY PROVISIONS ARE EXCLUSIVE AND ARE GIVEN AND ACCEPTED IN LIEU OF ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY AGAINST INFRINGEMENT AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL SELLER BE LIABLE FOR INCIDENTAL, COMPENSATORY, CONSEQUENTIAL, INDIRECT, SPECIAL OR OTHER DAMAGES. SELLER'S AGGREGATE LIABILITY WITH RESPECT TO A DEFECTIVE PRODUCT SHALL IN ANY EVENT BE LIMITED TO THE MONIES PAID TO SELLER FOR THAT DEFECTIVE PRODUCT.

This warranty is effective for purchases of Product on or after the effective date set forth below. Seller reserves the right to modify this warranty from time to time. Any modification of this warranty shall be effective for all orders placed with Seller on or after the effective date of such revised warranty.



**SCHEDULE 2 TO EXHIBIT C
WARRANTY FOR RIPLEY LIGHTING CONTROLS**

RIPLEY LIGHTING CONTROLS

DIVISION OF SOUTHCONN TECHNOLOGIES INC

Exclusive Features

ZCS TECHNOLOGY
Zero Cross Switching

Zero Cross Switching Technology: protects the device from inrush currents, commonly found in LED Luminaires.

Microprocessor Control

Intelligent Microprocessor: assures advanced Performance & Reliability

Self-Healing Relay

SELF-Healing Relay: allows unattended field restoration. Stuck relay contacts are a common failure point. Our Patent Pending technology actually works to un-stick the contacts, thus preventing wasted energy (day burners) and service calls. Tested at more than 325 years with a 1000 Watt Tungsten Lamp.

3 Tier Power Supply Technology

3 Tier Power Supply Circuitry: 640 Joule 33-mm MOV rated @ 40,000 Amps for primary protection Dual Zener Diode for secondary protection. 3rd Layer of protection using a precision voltage regulator.

TRU Filter

Tru-Filter®: spectral sensitivity matches that of the Human Eye; while competitor's Silicon Photodetector comes nowhere close.

Phone: 803-939-4700
Fax: 803-939-4777
E-mail: Sales@RipleyLC.com
www.RipleyLC.com

Twist-Lock Electronic Photocontrol LongLife II

Ripley's exclusive
LongLife II Photocontrol

"NEW Generation of Technologies that change the Game"

Ripley Lighting Controls is pioneering new technologies raising the bar in the Street and Area Lighting Industry.

	6390LL-BK	6394LL	6395LL
Nominal Voltage 60 Hz	120/208/240/277	480	347
Voltage Range	105-305	432-528	312-382
Fail Mode	On		
Load Rating	1000 Watt Tungsten / 1800 VA Ballast		
Operating Temperature	-40C to +70C (-40F to +158F)		
Photocell	Infrared Filtering Silicon Phototransistor		
Dielectric Strength	5000 Volts between current carrying parts and metal surfaces		
Surge Protection	Primary: 640 Joule MOV rated at 40,000 amp surge current—protects not only the photocontrol, but also the LED fixture Secondary: 2 Zener diodes Third: Voltage Regulator		
Power Consumption	0.5 watts @ 120 V		
Time Delay Off (Instant On)	3 to 5 seconds		
Operating Light Levels (Standard Settings)	Turn On 1.5 FC ± .25 / Turn Off by 2.25 FC (Off:On Ratio = 1.5:1)		
ANSI Color Coded Cover: double-wall thickness, UV Stabilized Permanent Color LongLife polymer with extra UV inhibitor	Black	Yellow	Green
Options			
Fail Off	-FO (Green)	N/A	N/A
Frequency	60Hz		

Other Exclusive Features:

- Electrolytic Capacitors rated 105 °C, with minimum 20,000 hour life at maximum voltage, current, & temperature
- Completed circuit boards are conformal coated with silicone for Long Life
- Double-wall thickness for strength and longevity in constant outdoor environment, optimized black Long Life polymer with maximum UV inhibitor
- 1:1 Ratio Capable saves energy by reducing burn time. Allows for the light to turn off at the same light level as the turn on value.
- RoHS Compliant & packaged in Biodegradable Bags
- WARRANTY: 12 years from date of manufacture

Meets or exceeds rigid quality requirements of SouthConn Technologies Inc. and applicable ANSI C136.10, and C136.24 Standards

PS-610-045
LongLife
062714
Rev. 6



Financing Supplement to the Energy Efficiency Retrofit Program Application

The Energy Efficiency Retrofit Loan Program (the "Program") is funded by California utility customers and administered by Pacific Gas and Electric Company (PG&E) under the auspices of the California Public Utilities Commission (CPUC). The Program provides qualified PG&E customers with a means to finance energy-efficient (EE) retrofit projects implemented under select PG&E EE Programs (the "Qualified Program"). The loans issued under the Program are interest-free, unsecured loans to fully or partially reimburse qualified PG&E customers for the costs they incur in connection with a qualified retrofit project (the "Retrofit Project"), which term shall mean the energy efficiency retrofit project described in Customer's relevant Energy Efficiency Program Application.

1. **Conditions for Eligibility:** Participation in the Program is limited to PG&E customers that meet the following conditions and satisfy these conditions throughout the duration of the Retrofit Project up to and including the date of Final Verification (defined below in Section 8): (a) the PG&E customer must be a business ("Commercial Customer") or a federal, state, county or local government agency ("Government Customer").* Commercial Customers and Government Customers are collectively referred to as "Customer;" (b) Customer currently receives service from PG&E at the location of the Retrofit Project (the "Location"); (c) Customer has continually maintained an active PG&E account for the previous 24 months and has a minimum of 12 months of historical metered energy usage at Customer's current Location; (d) at the time the Customer's Program Application is Approved and Customer's Loan Agreement is executed, and at the time the loan is to be funded following completion of the Retrofit Project and satisfaction of all other requirements of the Loan Agreement, Customer must be in good credit standing, as determined by PG&E through credit review which may include a commercial credit check and a bill history review, which may be based upon the following and other criteria:
 - a. No 24-hour disconnection notices in the last 12 months;
 - b. No returned payments within the last 12 months;
 - c. No more than 1 payment arrangement in the last 12 months;
 - d. No broken payment arrangements within the last 12 months;
 - e. No deposit assessed within the last 12 months; and
 - f. The Retrofit Project qualifies and Customer is eligible for an incentive under the Qualified Program.

2. **Loan Features:** The loans offered under the Program are interest-free [0%] and free of any fees, late payment penalties or other charges. The loan terms and conditions are set to provide simple payback from energy savings during the maximum allowed loan term, and are calculated by dividing the loan amount (eligible project cost less Qualified Program Incentives) by the estimated monthly energy savings resulting from the Retrofit Project. The ensuing number of monthly payments must not exceed the Maximum Loan Term set forth in chart below ("Loan Amount and Term Limitations").
3. **Eligibility:** Prior to purchasing and installing any energy-efficient measures or equipment under the Qualified Program, Customer must satisfy the eligibility requirements of both the Program and Qualified Program. Because energy efficiency projects in progress are ineligible under the Program, Customer must have an inspection of the Retrofit Project and Location conducted and completed by PG&E before commencing any work or purchasing any equipment for the Retrofit Project.
4. **Inspection:** PG&E will assist Customers in understanding the energy efficiency measures available under the Qualified Program and will answer their questions concerning this Program. After Customer has decided upon the measures that comprise the Retrofit Project, PG&E will request an engineering review, perform an inspection of the Location, calculate the Loan Terms and prepare the Loan Documents. Thereafter, PG&E will provide Customer with a copy of the inspection report, a Loan Agreement, the Application, the applicable On-Bill Financing (OBF) Gas and/or Electric Rate Schedule and Loan Calculation Summary Sheet (collectively, the "Loan Documents").
5. **Loan Documents:** If the terms of the loan are acceptable, Customer shall execute the Loan Documents and return them to PG&E prior to the commencement of the Retrofit Project. Incomplete or incorrect applications cannot be processed and may result in the delay of PG&E's approval and possible disqualification from the Program. Customer may withdraw this Application for any reason without penalty by sending written notice to PG&E.
6. **Customer's Responsibilities for Contractor and Vendor:** Upon PG&E's notification to Customer that the Retrofit Project is eligible for the Program, Customer may begin the Retrofit Project pursuant to the contract agreed upon by Customer, its contractor or vendor. PG&E does not endorse or recommend any particular contractor or vendor nor does PG&E review any contractor or vendor proposals. Rather, Customer shall be solely responsible for reviewing the feasibility of the contractor's and vendor's proposal(s) and verifying their respective qualifications, pricing, energy savings, warranties and the terms and conditions of the contractor's and/or vendor's contract with Customer.

Loan Amount and Term Limitations	
Interest	0%, with no additional fees or charges
Minimum Loan Amount	\$5,000
Maximum Loan Amount	Commercial Customer: \$100,000 / premises Government Customer: \$250,000 / meter
Maximum Loan Term, not to exceed the Expected Useful Life (EUL) of the measures	Commercial Customer: 60 months Government Customer: 120 months

*Residential customers are ineligible.

- 7. PG&E Disclaimers:** CUSTOMER'S DESIGN OF THE RETROFIT PROJECT AND SELECTION AND USE OF ENERGY EFFICIENCY EQUIPMENT, MEASURES AND SELECTION OF CONTRACTORS AND VENDORS IS AT CUSTOMER'S SOLE DISCRETION AND AT CUSTOMER'S SOLE RISK. TO THE EXTENT PERMITTED BY APPLICABLE LAW, PG&E EXPRESSLY AND SPECIFICALLY DISCLAIMS ANY LIABILITY IN RESPECT OF ANY ADVICE, INFORMATION OR OTHER INSTRUCTION PROVIDED BY OR ON BEHALF OF PG&E TO CUSTOMER IN CONNECTION WITH THE QUALIFIED PROGRAM, PROGRAM OR RETROFIT PROJECT. PG&E DOES NOT WARRANT OR BEAR ANY RESPONSIBILITY FOR ANY OF THE FOLLOWING:
- a. THE WORK PERFORMED BY CUSTOMER'S CONTRACTOR(S) OR VENDOR(S), THAT THE RETROFIT PROJECT IS APPROPRIATE FOR THE LOCATION;
 - b. THE RETROFIT WILL RESULT IN OR YIELD ANY ENERGY EFFICIENCY SAVINGS OR A SPECIFIC AMOUNT OF ENERGY EFFICIENCY SAVINGS OR OTHER REDUCTION IN CUSTOMER'S PG&E UTILITY BILL AFTER COMPLETION OF THE RETROFIT PROJECT;
 - c. THE CONTRACTOR'S OR VENDOR'S SERVICES WILL BE TIMELY, COMPLETE OR ERROR-FREE, OR THAT DEFECTS IN THE RETROFIT PROJECT WILL BE CORRECTED BY SUCH INDIVIDUALS;
 - d. ANY ERRORS, OMISSIONS, DEFECTS OR DELAYS IN THE DESIGN OR CONSTRUCTION OF THE RETROFIT PROJECT OR THE OPERATION OF ANY ENERGY EFFICIENCY MEASURES INSTALLED AT THE LOCATION.
- 8. Verification:** Upon completion of the Retrofit Project, Customer shall request PG&E's post-completion inspection and final verification that the Retrofit Project has been completed in conformity with the requirements of the Qualified Program and that customer remains eligible (the "Final Verification").
- a. If there has been any change to the Retrofit Project's scope, cost and/or incentives available under the Qualified Program or energy savings, Customer will be required to enter into a Loan Modification Agreement with PG&E, which may include new contract terms reflecting the changes in the Retrofit Project. (If a Loan Modification Agreement is required, it shall be deemed part of the "Loan Documents.")
- b. If the changes to the Retrofit Project are such that it no longer meets the Program's payback criteria or other conditions, the Retrofit Project will be considered ineligible, the Loan Agreement will be terminated and no loan proceeds will be disbursed.
 - c. **IF PG&E DETERMINES, IN ITS ABSOLUTE DISCRETION, THAT CUSTOMER'S CREDIT HAS DETERIORATED OR HAS OTHERWISE PLACED CUSTOMER'S REPAYMENT OF THE LOAN AT RISK, THE LOAN PROCEEDS SHALL NOT BE ISSUED, EVEN THOUGH THE RETROFIT PROJECT MAY HAVE BEEN SATISFACTORILY COMPLETED AT CUSTOMER'S EXPENSE.**
- 9. Disbursements:** Subject to and following PG&E's satisfactory Final Verification, an incentive check and the loan proceeds will be issued to Customer or, at Customer's written direction, to Customer's contractor or vendor.
- 10. General Provisions:**
- a. Applications for loans under the Program will be accepted from qualified Customers on a first-come, first-served basis until the funds allocated by PG&E for the Program are no longer available. The Program may be modified or terminated by the CPUC or PG&E at any time and without prior notice. However, termination of the Program following execution of a Loan Agreement by Customer will not affect that Loan Agreement, or, if Customer thereafter satisfies all Program conditions, the disbursement.
 - b. The loan proceeds may only be used to pay or reimburse Customer for implementing or installing energy-efficient measures or equipment through the Qualified Program.
 - c. If there is any conflict between the terms of any document relating to the Program, the Loan Documents shall control.
 - d. For all retrofit projects, including but not limited to streetlight, HVAC and lighting retrofits, Customer acknowledges and understands that Customer is able to use the installation vendor or contractor of their choice.

I have read, understand and agree to all of the Energy Efficiency Retrofit Loan Program requirements and terms and conditions set forth in this Program description. I understand that loan calculations will be based on pre-inspection results and on the applicable program documentation, and that my agency/company must meet all eligibility criteria and requirements in order to participate in the Program. Any unapproved changes to project scope, costs or run hours, or to my agency's/company's creditworthiness, between the time the Loan Documents are accepted and signed and the Retrofit Project is completed and the project's and my agency's/company's continued eligibility are verified, could result in loan ineligibility.

Legal Name of Business (i.e., the formal name on your tax return)	Authorized Representative's Printed Name	
Authorized Representative's Signature	Title	Date
Tax identification information (select one):		
<input type="checkbox"/> Federal Tax ID Number: _____		
<input type="checkbox"/> Social Security Number: _____		
FOR PG&E USE ONLY:		
PG&E OBF Administrator	Printed Name	
Retrofit Program Application Number	OBF Application Number	





PG&E LED Street Light Turnkey Replacement Service

Non-binding price estimate to be used for budgetary purposes only

City of: Oakley

Date of this estimate: 17-Apr-2015

Expiration date of this estimate: 17-May-2015

Number of Lights to be Replaced	Voltage	Type	Wattage (Nominal/Actual)	Rate	Suggested Replacement LED
2	120	HPS	70/85	LS-2	BXSPBHT2MEB40K-UHSV-NQ4 7PIN
7	120	HPS	100/120	LS-2	BXSPBHT2MEB40K-UHSV-NQ4 7PIN
1	120	HPS	100/120	LS-2	BXSPBHT3MEB40K-UHSV-NQ6 7PIN
42	120	HPS	150/176	LS-2	BXSPBHT2MEB40K-UHSV-NQ4 7PIN
6	120	HPS	150/176	LS-2	BXSPBHT3MEB40K-UHSV-NQ6 7PIN
11	240	HPS	150/201	LS-2	BXSPBHT2MEB40K-UHSV-NQ4 7PIN
54	240	HPS	200/237	LS-2	BXSPBHT3MEB40K-UHSV-NQ6 7PIN
3	240	HPS	250/293	LS-2	BXSPBHT3MEB40K-UHSV-NQ9 7PIN
126					

Total Project Price: \$55,821
Total PG&E Rebates: \$6,940
Net Estimated Price: \$48,881

The rebates are subject to funding availability and are administered on a first come, first-serve basis. If rebate funding is depleted, customer must pay Total Project Price.

Energy cost savings in first year*: \$9,866
Energy savings (kWh/year): 65,580
CO2 reduction (lbs/year): 34,364
Avoided maintenance expenses in first year:** \$882

Simple Payback (Energy Only): 4.95

*Project Price Notes:

Price includes purchase of requested street lights, installation and field verification of installed lights, rate change and rebate application processing.

No permitting costs included in total project price.

Project price assumes all lights to be replaced will be cobra head fixtures and will not include post top, shoe box, tear drop, or decorative fixtures

Project price assumes all street lights to be replaced are currently in operating condition.

Project price assumes no restrictions on installations will be made (e.g.--heavy traffic area, special hours for installation, etc.)

Project price assumes all street lights to be replaced are at an operating voltage between 120-240 volts AC.

Notes:

*Future year savings will grow with the expected increase in electricity and labor costs.

**Avoided maintenance expenses are compared to maintaining HPSV lights.


***The street light manufacturer is BETA LED.

Assumptions:

- » 4100 operating hours annually
- » \$0.15045/kWh electricity cost
- » 0.524 lbs/kWh emission factor
- » \$26 per year maintenance cost for HPSV
- » \$19 per year average maintenance cost for LED
- » City has full jurisdiction over street lights



STAFF REPORT

Date: May 12, 2015
To: City Council
From: Bryan Montgomery, City Manager 
Paul Abelson, Finance Director

SUBJECT: Resolution Declaring the City's intent to Amend its current contract with the California Public Employees Retirement System (CalPERS) to include a Defined Benefit Plan for Public Safety Employees.

Background and Summary

At the April 14, 2015 City Council Meeting, the Council adopted a resolution to discontinue contracting with Contra Costa County for the sworn personnel of the Oakley Police Department. Effective May 6, 2015, the sworn personnel will all be City employees.

Over the past year or so, a comprehensive Police Services Study has been conducted to evaluate the feasibility of modifying how police services are delivered in Oakley. While a defined contribution plan (401k-type plan) was analyzed early on in the Study, several months back it became apparent that a defined benefit plan, as is offered by CalPERS, was the most cost-effective and most attractive plan for existing deputies and for most future recruits. It is true that potential recruits already retired from a CalPERS police agency would not be as interested in un-retiring and re-joining CalPERS, but this is a very small segment of the overall retirement pool (mostly those officers over 50 years old).

The cost difference between the options analyzed for a defined contribution plan and the 2.7% at 57 CalPERS public safety defined benefit plan is substantial. In fact, the CalPERS plan would be approximately \$380,000 less expensive per year than the defined contribution plan. The CalPERS option also provides the best scenario to attract the Sheriff's Deputies that are currently assigned to Oakley, and will best allow us to compete for other police officers of varying ages.

Employees that would participate in the CalPERS defined benefit plan will be subject to the terms and conditions of the Public Employees Pension Reform Act of 2013 (PEPRA). PEPRA brought a number of changes to the pension plans,

including provisions that reduced the benefit and have made the plans much more self-sustaining – particularly compared to pre-PEPRA plans. Along with reduced benefits, the CalPERS investment estimates have become much more conservative and the employee is required to pay half of the on-going cost of the plan (this requirement cannot be negotiated lower by a collective bargaining agreement).

The attached resolution is only the first of a few actions that will be required in the future to amend the contract with CalPERS for these public safety employees; however, the resolution helps provide some assurance to potential employees that are currently considering whether to apply or not to become a member of the newly-formed Oakley Police Department. The resolution is also consistent with previous discussions and direction provided by the City Council.

Fiscal Impact

The defined benefit plan is estimated to be \$380,000 less expensive per year than a “comparable” defined contribution plan.

Recommendation

Adopt a resolution declaring the City’s intent to amend its current contract with the California Public Employees Retirement System (CalPERS) to include the 2.7% at 57 defined benefit plan for public safety employees.

Attachment

1. Resolution

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY DECLARING THE CITY'S INTENT TO AMEND ITS CURRENT CONTRACT WITH THE CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM (CALPERS) TO INCLUDE A DEFINED BENEFIT PLAN FOR PUBLIC SAFETY EMPLOYEES

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System (PERS) by the execution of a contract, and sets forth the procedure by which said public agencies such as the City of Oakley may elect to subject themselves and their employees to amendments to said Law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the Oakley City Council of a resolution giving notice of its intention to approve an amendment to said contract; and

WHEREAS, the City of Oakley currently has a contract with PERS for all "miscellaneous" City employees; however, not for sworn public safety employees because the City has heretofore not employed any; and

WHEREAS, the City of Oakley will begin employing public safety employees as part of the transition away from its police services contract with Contra Costa County; and

WHEREAS, a proposed amendment to the City's contract with PERS would include sworn public safety personnel as employees covered by the 2.7% at 57 PERS public safety defined benefit plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley does hereby give notice of its intention to approve an amendment to the contract between the City of Oakley and the Public Employees' Retirement System that will include a defined benefit plan for Oakley's public safety employees.

The foregoing resolution was passed and adopted at a regular meeting of the City Council of the City of Oakley held on the 12th day of May, 2015, 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:
ABSTENTIONS:
ABSENT:

APPROVED:

Doug Hardcastle, Mayor

ATTEST:

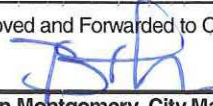
Libby Vreonis, City Clerk Date



STAFF REPORT

Date: May 12, 2015
To: Bryan H. Montgomery, City Manager
From: Paul Abelson, Finance Director
SUBJECT: City of Oakley Quarterly Investment Report (3rd Quarter FY 2014-2015)

Approved and Forwarded to City Council:


Bryan Montgomery, City Manager

Background and Analysis

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

Fiscal Impact

City resources are organized and accounted for on a fund basis with some of those funds being restricted for specified uses and others that are unrestricted. For investment purposes, however, the funds are invested as a pool. The Investment Report for the Period Ending March 31, 2015 attached shows a combined pool balance of \$29,245,293.06. In addition, the pool had combined 3rd Quarter accrued interest earnings of \$13,348.08. Interest for the period continues to reflect the lower rates currently being offered on safe, short-term investments.

The City is in compliance with the adopted investment policy and able to meet its expenditure requirements for the next six months.

Recommendation

Staff recommends the City Council accept the investment report for the 3rd Quarter of Fiscal Year 2014-2015.

Attachments

City of Oakley Investment Report for the quarter ended March 31, 2015.



Quarterly Investment Report

For the Quarter Ended March 31, 2015

Type*	Name of Institution	Rate	Maturity****	Cost Amount	Market Value**
Investments in Wells Fargo Bank Account					
12	Overnight Sweep Investment	0.030%	4/1/2015	\$ 1,313,753.31	\$ 1,313,753.31
Investments with Wells Fargo Investment Advisors:					
9	Institutional Money Market	0.071%	N/A	1,773,239.65	1,773,239.65
Investments with State of California:					
3	Local Agency Investment Fund (LAIF)-City	0.250%	N/A	15,406,656.55	15,412,568.52
Investments with CalTRUST					
11	Short-Term Investment Account-City	0.400%	N/A	8,993,106.03	9,030,419.58
Total Investments Other than Bond Proceeds				27,486,755.54	27,529,981.06
Investments with Wells Fargo Trust (bond proceeds): ***					
2012 Refunding Revenue Bonds					
9	<i>Government Money Market</i> Wells Fargo Advantage Gov MM Svc	0.010%	N/A	107,635.09	107,635.09
4	<i>Certificates of Deposit (3)</i> Discover Bank	1.750%	5/16/12 - 5/16/17	250,000.00	254,357.50
	GE Capital Retail Bank	1.750%	5/18/12 - 5/18/17	250,000.00	253,827.50
	Goldman Sachs Bank USA	1.800%	5/16/12 - 5/16/17	250,000.00	254,092.50
2014 Refunding Revenue Bonds					
9	<i>Government Money Market</i> Wells Fargo Advantage Gov MM Svc	0.010%	N/A	326,123.87	326,123.87
2006 Certificates of Participation					
9	<i>Government Money Market</i> Wells Fargo Advantage Gov MM Svc	0.010%	N/A	574,778.56	574,778.56
Total Investments of Bond Proceeds				1,758,537.52	1,770,815.02
Total All City Investments				\$ 29,245,293.06	\$ 29,300,796.08

Accrued Interest of Investments other than Bond Proceeds:

Wells Fargo Investment Advisors	105.43
Local Agency Investment Fund	10,030.23
Caltrust Short-Term Investment Account	3,212.42
Accrued Interest as of 03/31/15	<u>\$ 13,348.08</u>

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

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

** **Market Valuation** for LAIF was obtained at <http://www.treasurer.ca.gov/pmia-laif/mktvalue/2015/201503.pdf>

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

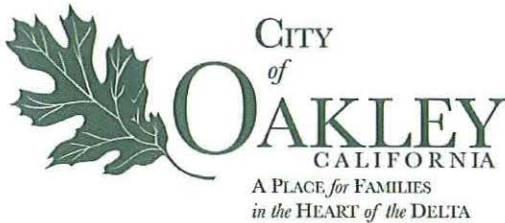
*** **Investment of bond proceeds** is governed by each bond's Trust Agreement. All of the amounts with Wells Fargo Trust are debt service reserve funds. Investment income remains with the individual bond accounts.

**** With the exception of CD's, all accounts have same day or next day liquidity

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

Approved by Paul Abelson
Finance Director

May 4, 2015
Date



Agenda Date: 05/12/2015
Agenda Item: 3.10

STAFF REPORT

Approved and Forwarded to City Council:

Bryan H. Montgomery, City Manager

Date: Tuesday, May 12, 2015
To: Bryan H. Montgomery, City Manager / City Council
From: Kevin Rohani, Public Works Director/City Engineer
Len Morrow, Parks and Landscape Division Manager
SUBJECT: Parks and Landscape Division Water Conservation/Management Strategies

BACKGROUND

The mission of the City of Oakley Parks and Landscape Division is to provide clean, safe, well-maintained, inviting, and sustainable parks, landscape areas, and recreation facilities for the enjoyment of Oakley residents and visitors.

Under the direction of the Public Works Department, the Parks and Landscape Division is **responsible for maintaining some of the most visible property in the City**; with over **105 acres** of developed park land in the system, that include many modern park amenities and provide many options for varied recreation uses, almost **40 acres** of unimproved park land and open spaces, and approximately **57 acres** of landscaped street medians, planters, and streetscapes, including just under **10,000 trees**, with the majority of the maintenance and operation costs funded through Landscape and Lighting Assessment Districts.

Everyone is aware that Governor Brown proclaimed a State of Emergency and issued an Executive Order due to the severe California drought conditions. The State Water Resources Control Board quickly followed with the adoption of expanded emergency regulations and prohibited water uses. Contra Costa Water District and Diablo Water District are also in the process of adopting mandatory conservation measures with the ability to fine violators.

Please know that the drought restrictions will have pronounced impact and affect to the appearance and quality of the landscape as we currently know it.

Water conservation is a key objective in developing water conservation/management strategies. In preparing this report, the Parks and Landscape Division took into consideration various factors, including short term and longer term measures and strategies for reduced water use, the need to establish priorities and protect certain resources and facilities, modification to irrigation infrastructure where practical (and affordable), and make programmatic changes which could conserve water. Staff will be carefully managing how and where water is used and will also be closely monitoring the water accounts with respect to water use.

Below is an outline (general framework) of an initial action plan to guide the Parks and Landscape Division in its planning and management response to the drought. It identifies activities and strategies to be implemented and is seen as a tool that will be amended and added to as we move forward.

Proposed Actions (inclusive, but not limited to):

To address the drought restrictions (and discuss some of the impacts that will be seen), the following strategies encompass a substantial part of our action plan.

Compliance with Diablo Water District Water Use Policy and Prohibitions:

- 28-40% reduction in (gross/overall) of POTABLE water usage
- No washing down sidewalks, surfaces etc. with potable water
- No Excess run-off (Not including overspray due to wind)
- No decorative fountains, unless on re-circulatory system (Nunn-Wilson and Creekside Spray Fountains are CLOSED)
- Irrigation limited to 3 days per week; Twice on the day maximum
- No irrigation within 48 hours after measurable rain
- No irrigating between 9 am - 5 pm

Fountains and Spray Features:

The spray fountain features at Nunn-Wilson Family Park and Creekside Park, along with the individual spray feature poles at Shady Oak Park and Cypress Grove Park are CLOSED.

The two City decorative fountains, one located at the City Hall Civic Center, and the other at the Oakley Plaza Shopping Center, are both on re-circulating systems. There is some water loss due to overspray and evaporation. Operating hours for the Oakley Plaza Fountain has been reduced to only operate daily between 5 pm and 8 pm, and 11:30 am – 8 pm on weekends.

Computerized Central Control Irrigation System (in-progress):

As with many operational areas, the advancement of technology has opened the door to increased water efficiency. This month the City brought on-line a sophisticated, centrally controlled, computerized irrigation system that allows communication to currently 26 (and about 100 in the coming months) irrigation controllers in the field or from the office. It provides the highest irrigation efficiencies in the landscape industry.

The weather station operates in conjunction with the Central Control Irrigation System through continual weather data collection using evapotranspiration rates, commonly known as "ET," which is the loss of water from the soil surface into the atmosphere. The system automatically adjusts irrigation schedules to match actual landscape water requirements and will terminate (or pause) irrigating during rain or higher winds.

Staff can make immediate changes to the programs without having to go to individual sites and programming each controller. The technology detects problems and provides alerts immediately of breaks or leaks, and automatically shuts problem areas down until repairs are made. This system covers about 40% of our landscaped areas. Older parks and landscaped areas are not equipped and can possibly be included in this program if funding becomes available.

Mulching

Mulch will be added where needed around plants and trees to keep plant roots cool, minimize evaporation, and reduce weeds.

"Moisture Manager"

Moisture Manager is a newer product being used on turf areas to reduce water use. The product captures and retains available moisture on the root surfaces, keeping some moisture that is consistently lost both to gravity (quickly in Oakley sandy soils) and evaporation. The City is testing the product to determine if it will be beneficial in cutting water usage and keeping turf sites greener.

Conversion of Ornamental Turf to Drought Tolerant Landscaping

Removing/Eliminating ornamental turf grass in numerous locations throughout the city will save both water and money. Grass looks nice, but requires significant amounts of water and is more costly to maintain. The landscape conversion process involves removing the turf, changing the irrigation to low volume and/or low precipitation nozzles, installing attractive low-use, drought tolerant plants, and adding bark/mulch. The end result is new landscape which uses 40-50% less water than turf, and less labor and cost to maintain. Water will be shut off and turf will be allowed to die now, with conversions scheduled to occur in the Fall, when less water will be needed for the plant

establishment. The following is a list of sites where this conversion process will take place:

- Civic Center Park (Stopped irrigating portion of no-mow grass. Renovate in future)
- Oakley Town Center (Lucky's) Shopping Center street perimeter
- Claremont Bay Park (eliminate turf)
- Heather Park (Stop irrigating turf. Renovate in future)
- Harvest Park (eliminate turf)
- Marsh Creek Park (eliminate portions of turf)
- Gull View Court walkway
- Snowy Egret Court walkway
- Merganser Court walkway
- East Cypress Road (lower priority)
- Main Street (west side, north and south of Shady Oak Drive)
- Shady Oak Drive (north and south sides from Main Street to Morning Glory)
- Simoni Ranch Road (portions of north and south sides Main Street to Rose)
- Rose Ave (east side Simoni Ranch Road to Barn Dance Way)
- Brownstone (south side O'Hara east to end of subdivision)
- Neroly Road (north and south sides O'Hara east to end of subdivision)
- Heartwood Park (portions)
- Live Oak Ranch Park (portion)
- Simoni Ranch Park (portions)
- Riata Park (evaluate potential areas to be converted)
- Magnolia Trail (all turf along trail)
- Novarina Park (portions on non-use areas)
- Daffodil Park (evaluate potential areas to be converted)
- Sycamore Park (eliminate turf)
- Summer Lake Park (evaluate potential areas to be converted)
- Catamaran Park (moratorium on grass being installed at this time)

Potable and Non-Potable Water Use:

The Division uses both potable and non-potable water to irrigate parks and landscaping. Turf irrigation is the largest water user. In all instances potable water is used in restrooms, drinking fountains, and spray fountains.

Recognizing years ago that water is a limited resource and a major utility expense for irrigating parks and landscape, the City began efforts to install wells, when possible and

practical, at parks when they are developed. This greatly saves on the potable water use consumption.

The prioritizing potable water use on park turf takes into consideration the issues of safety, use, cost, importance and/or newness of landscape, and aesthetics. Water resources will be directed first to higher priority sites. For simplification, we have categorized turf as either:

- **Essential** – high priority (includes active organized play or event locations); versus
- **Non-Essential** turf (and distinguished as to priority - Lower Priority and Lowest Priority). Non-Essential turf areas will have their water reduced a minimum of 30%, up to 100% (off at a few select locations) by frequency, duration, and coverage.

Parks utilizing Non-Potable water (Exempt from State and District Provisions):

Briarwood	NON-POTABLE (Well -soon)	
Cypress Grove Pond	NON-POTABLE (Well -soon)	
Cypress Grove	NON-POTABLE (Well -soon)	
Magnolia	NON-POTABLE (Well)	
Nutmeg	NON-POTABLE (Well)	
Laurel Ballfields	NON-POTABLE (Well)	Essential/High Priority
Freedom Basin	NON-POTABLE (Well)	Essential/High Priority
Creekside	NON-POTABLE (Well)	Essential/High Priority
Shady Oak	NON-POTABLE (Well)	
Crockett	NON-POTABLE (Well)	
Holly Creek	NON-POTABLE (Well)	

Parks utilizing Potable water:

- Summer Lake
(On a well; but considered Potable) Essential (Part)/Non- Essential (Part)
- Riata Non-Essential/Lower Priority
- Harvest Non-Essential/Lowest Priority
- Marsh Creek Glenn Non-Essential/Lower Priority
- Live Oak, Simoni Ranch Non-Essential/Lower Priority
- Heartwood Non-Essential/Lower Priority
- Manresa and Sycamore Non-Essential/Lowest Priority
- Lakewood, Leeward, Lakeside Non-Essential/Lower Priority
- Nunn-Wilson Family Non-Essential/Lower Priority
- Civic Center Essential/High Priority
- Novarina Non-Essential/Lower Priority

- Daffodil Non-Essential/Lower Priority
- Oak Grove Non-Essential/Lower Priority
- Main Street Non-Essential/Lower Priority
- Claremont Non-Essential/Lowest Priority
- Heather Non-Essential/Lowest Priority
- Dewey Non-Essential/Lower Priority

Note: Oakley Union Elementary School District also utilizes well water to irrigate its school grounds and school parks, such as O'Hara Park, Vintage Park, Gehring Park, and Oakley Elementary School Park. Freedom High School also uses well water to irrigate its school grounds and ball fields.

Trees:

As mentioned, the Parks and Landscape Division is responsible for an urban forest of just under 10,000 trees. The loss of trees can have detrimental effects to the community, including wildlife habitat loss, reduced air quality, reduced wind and shade, increased erosion, just to name a few.

New trees are regularly watered the first three years to establish the root systems. The Division does not wish to experience loss. Young trees will need to be monitored to determine if supplemental watering (with non-potable water) will be necessary so the tree's growth will not be adversely affected. The general strategy will be to limit stress or loss of these valuable resources.

Planning and Design Opportunities (examples under consideration):

- Marsh Creek Glenn Park – Add a ½ basketball court
- Novarina Park – Install a sand volleyball court
- Other potential amenities whose additions would eliminate turf: Outdoor Fitness park component; Gazebo, etc.
- Explore potential use of artificial turf in certain circumstances/areas.
- Evaluate conversion of some irrigation to low precipitation nozzles, etc.

Other Practices and Strategies:

- Continue to encourage Oakley residents to inform the City of irrigation issues (leaks, breaks, etc.).
- Train/educate City employees to understand and be able to communicate with public about Potable versus non-Potable water; Difference in definition between overspray and excessive run-off; and the mandates.
- Any new planting projects will generally be delayed until the Fall and/or the drought conditions improve. Annual color planting may also be deferred.

This report is for informational purposes only.

Example Photographs attached:

Photo #1 – BEFORE with turf

Photo #2 – AFTER with low water use landscape of bark and drought tolerant plants





STAFF REPORT

Date: May 12, 2015
To: Bryan H. Montgomery, City Manager
From: Paul Abelson, Finance Director
SUBJECT: Adopt Resolution Authorizing the City Manager to Execute a Cooperation Agreement with ACD-TI Oakley, LLC, as Co-Applicant for a Fill Permit in the East Cypress Corridor Specific Plan Area

Approved and Forwarded to the City Council:



Bryan Montgomery, City Manager

Background and Analysis

The City adopted the East Cypress Corridor Specific Plan in 2009, laying the foundation for the future development of approximately 2,546 acres at the edge of the City's easterly boundary. During the recession, the developers previously controlling more than half of the primary properties in the Specific Plan Area deferred their properties' development, and/or fell out of contract. A new Developer, ACD-TI Oakley, LLC, now controls approximately half of the Specific Plan Area acreage, and wishes to re-start the fill permit application review process with the Army Corps of Engineers and Environmental Protection Agency (EPA).

The City has a substantial interest in seeing the permit granted, so that infrastructure improvements can begin in preparation for the properties' future development; and Staff is recommending that the City, through the attached Cooperation Agreement, be a Co-Applicant for the Permit. The expected result will be that the Army Corps and EPA will limit their review to the impacts on the subject and nearby properties; because our participation makes it clear that the infrastructure is needed by the City whether these particular Developers improve the property, or someone else does. The most substantial benefit of the City's participation includes the potential of saving of months of review time, enabling more timely construction of the improvements.

Fiscal Impact

None. The Agreement provides that the Developer will reimburse the City for any costs incurred in its role as Co-Applicant, and as with all infrastructure projects, they will protect and indemnify the City from any obligation related to the installation and/or maintenance of the infrastructure until such time it is dedicated and accepted by the City.

Recommendation

Staff recommends the City Council adopt the resolution authorizing the City Manager to execute the attached Cooperation Agreement.

Attachments

1. Resolution
2. Cooperation Agreement

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AUTHORIZING THE CITY MANAGER TO EXECUTE A COOPERATION AGREEMENT WITH ACD-TI, OAKLEY, LLC, AS CO-APPLICANT FOR A FILL PERMIT IN THE EAST CYPRESS CORRIDOR SPECIFIC PLAN AREA

WHEREAS, the City adopted the East Cypress Corridor Specific Plan in 2009, laying the foundation for the future development of 2,546 acres at the edge of the City's easterly boundary in what is known as the East Cypress Specific Plan Area; and

WHEREAS, the development anticipates the construction of significant infrastructure improvements of importance to the City, including but not limited to levee, water, drainage and street improvements contemplated by the Specific Plan; and

WHEREAS, ACD-TI Oakley, LLC, a developer who currently controls nearly half of the Specific Plan Area acreage, is interested in moving forward with a previous pending fill permit application to authorize fill and dredge activities necessary to develop the Property in accordance with the Specific Plan; and

WHEREAS, the joining of the City as a Co-Applicant on the fill permit will assist in defining the project for the purposes of and further facilitating the application's review by the Army Corps of Engineers and Environmental Protection Agency.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakley authorizes the City Manager to execute the attached Cooperation Agreement with ACD-TI, Oakley, LLC.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Oakley held on the 12th day of May 2015 and adopted by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED: _____
Doug Hardcastle, MAYOR

ATTEST:

Libby Vreonis, CITY CLERK

CITY OF OAKLEY AND ACD-TI OAKLEY COOPERATION AGREEMENT

THIS AGREEMENT, dated _____, between THE CITY OF OAKLEY, a municipal corporation ("City"), and ACD-TI OAKLEY, LLC, a Delaware limited liability company ("Developer"), is made with reference to the following facts:

A. Developer owns or has an equitable interest in the real property commonly known as Planning Areas One, Three and Four of the East Cypress Corridor Specific Plan ("Specific Plan"). The property consists of approximately 1,238.30 acres, as generally depicted on Exhibit A attached hereto and as legally described on Exhibit B attached hereto (the "Property").

B. Developer desires to develop the Property in accordance with the Specific Plan (the "Project"), and City desires installation of certain infrastructure improvements to serve the Project and other nearby properties, including but not limited to levee, water, drainage and street improvements, as contemplated by the Specific Plan (the "Improvements"). Implementation of the Improvements will facilitate Project development and provide City with much needed ability to manage flood control, water quality, wastewater treatment, and traffic flow in and around the Specific Plan planning area.

C. Development of the Project and the Improvements may involve limited discharge of dredged or fill material into waters under federal jurisdiction. If so, such activities will require authorization from the United States Army Corps of Engineers (the "Corps") under a fill permit issued pursuant to Section 404 of the federal Clean Water Act (a "Fill Permit").

D. In 2004, Developer's predecessors in interest filed with the Corps a Fill Permit application that would authorize dredge and fill activities associated with development of the Property in accordance with the Specific Plan (the "Fill Permit Application"), which application is currently pending.

E. Developer proposes to file with the Corps an application to amend the Fill Permit Application to update it with current information concerning the Developer, the Project and its alternatives (the "Amendment").

F. Developer acknowledges that City has a responsibility to protect the public interest and promote the general welfare by ensuring that comprehensive and rational land use planning occurs within the Specific Plan area, and that City desires to minimize or avoid any adverse environmental effects of developing the Project and Improvements. To effectively implement the City's land use planning goals and policies for the Specific Plan area, City and Developer recognize that it is efficient for the parties to jointly file the Amendment as Fill Permit co-applicants in order to timely facilitate Fill Permit issuance.

NOW, THEREFORE, the parties agree as follows:

1. **Purpose.** The parties acknowledge and agree that the purpose of this Agreement is to set forth the cooperative relationship between the City and Developer, the respective duties and obligations thereof, and the procedures to be followed by the parties hereto in order to undertake and carry out the parties' mutual desire to obtain and secure, as co-applicants, a Fill Permit from the Corps that authorizes regulated dredge and fill activities associated with development of the Project and the Improvements on the Property.

2. **Scope of Cooperation By and Among the Parties.**

- a. The parties agree to timely and diligently cooperate and assist each other in achieving the purpose set forth in Section 1 of this Agreement, and to refrain from taking actions that would directly or indirectly frustrate, undermine, unreasonably delay, or conflict with such purpose.
- b. City and Developer understand and acknowledge that this Agreement is not intended to set forth all the material terms and conditions regarding Developer's proposed development of the Property, the Project or the Improvements. This Agreement is not intended to contractually bind the City or Developer to any particular course of action with respect to the development of the Property, the Project, or the Improvements. No legal obligation shall arise for City or Developer as a result of this Agreement, except the obligation to timely and diligently cooperate and assist each other in achieving the purpose set forth in Section 1 of this Agreement, and to refrain from taking actions that would directly or indirectly frustrate, undermine, unreasonably delay, or conflict with such purpose.
- c. City retains absolute direction in connection with City's requirement to consider any particular development proposal and related environmental analysis related to development of the Property, the Project, or the Improvements, and to determine to approve, deny, or condition any discretionary City permit or other approval of the City in connection with development of the Property, the Project, or the Improvements. Without limiting the foregoing, City and Developer expressly acknowledge and agree that, by entering into this Agreement, City shall retain, and does not waive or in any way diminish, its rights and responsibilities to exercise its reasonable discretion to promote and protect the public health, safety and welfare in evaluating and considering any development proposal related to the Property, the Project, and the Improvements, including any required environmental impact analysis thereof.

3. **Amendment Preparation and Submittal.** The parties acknowledge and agree that Developer shall prepare and submit to the Corps on the parties' behalf all reasonably required Amendment materials in accordance with applicable Corps regulations and requirements.

Developer shall provide the Fill Permit Application to the City for its records. Developer shall also provide a draft of the Amendment to the City, and City shall have ten (10) working days to review and comment on the Amendment prior to its submittal to the Corps. All reasonable draft Amendment revisions proposed by City shall be incorporated into the final Amendment and, once finalized, shall be signed by both parties as co-applicants for submittal to the Corps by Developer on the parties' behalf. Notwithstanding the forgoing sentence, to the extent the parties are unable to agree on the content of the final Amendment to be submitted to the Corps, or if City fails to provide Developer timely comments on the draft Amendment, either party may withdraw from this Agreement by providing the other party written notice of such withdraw, at which point this Agreement shall be terminated and of no further force or effect.

4. Payment of Processing Fees and Costs. Developer agrees to reimburse the City for reasonable and ordinary staff and legal costs incurred by the City to review, negotiate, and draft this Agreement. Developer further agrees to reimburse City for its reasonable and ordinary costs associated with its review of, and comment on, the Amendment and for other services provided by City staff in connection with the filing and processing of the Amendment. Developer further agrees to reimburse the City for the reasonable and ordinary costs incurred by City associated with City staff travel to and/or participation in any pre-application conferences or meetings with Corps staff related to the Amendment, or those reasonable and ordinary costs incurred by City associated with City staff travel to and/or participation in any public hearings conducted by the Corps with respect to the Amendment.

5. Reports to Developer. The City shall provide the Developer with copies of all monthly invoices for City staff costs reimbursable under this Agreement. Developer shall pay to the City the amounts set forth in the invoices within thirty (30) days of receipt of such invoices. In the event Developer fails to pay any submitted invoice within the time set forth above, the City shall be entitled to suspend all further City staff work related to the filing and processing of the Amendment. In addition the City shall be entitled to any and all other remedies to collect from the Developer the funds owed on the unpaid invoices.

6. Further Assurances and Corrective Instruments. The parties agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such amendments hereto and such further instruments as may be reasonably required to carry out the purpose of this Agreement.

7. Solicitation of Other Agency Support. The parties agree Developer may solicit support for the Fill Permit Application and/or Amendment from other local government agencies, and Developer agrees to reasonably coordinate such outreach efforts with the City on an ongoing basis.

8. Termination of Agreement. In addition to the Agreement termination mechanism described in Section 3 of this Agreement, this Agreement shall terminate upon issuance of the Fill Permit that is the subject of the Fill Permit Application and Amendment or as subsequently agreed to by the parties in writing.

9. **Notices.** Any notices required or permitted to be given hereunder shall be in writing and shall be either personally delivered or sent by certified mail, return receipt requested, to the other party at the following addresses:

To City: City of Oakley
Attn: City Manager
[ADDRESS]

To Developer: Perry Hariri
ACD-TI Oakley, LLC
[ADDRESS]

Telephone: [NUMBER]
Facsimile: [NUMBER]

10. Indemnification. Developer agrees to indemnify, hold harmless, and defend the City, its elected and appointed officials, officers, agents, and employees for any claim, count, or cause of action asserted by any governmental agency or third-party in any legal, judicial, administrative, or enforcement action or proceeding that either (i) concerns the application for, issuance of, or compliance with the Fill Permit, or (ii) concerns the Fill Permit and arises under any statute or regulation that governs, or requires that Developer obtain and maintain, compliance with such permit. Notwithstanding the foregoing sentence, nothing in this Agreement shall be construed to mean that Developer shall indemnify, hold harmless, or defend the City, its elected or appointed representatives, officers, agents, or employees for any claim, count, or cause of action arising from, or alleged to arise from the maintenance or repair by City of any Improvement that has been offered for dedication and accepted by City for maintenance.

11. Entire Agreement. This Agreement constitutes the entire agreement between the parties with regard to the payment of costs associated with processing of the 404 Permit Application and supersedes and cancels any prior agreements or understandings, whether written or oral. This Agreement can only be modified by a written amendment hereto executed by both parties.

12. Authorization. The person signing this Agreement for Developer hereby represents and warrants that he/she is fully authorized to sign this Agreement on behalf of Developer.

13. Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns.

14. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

15. **Execution in Counterparts.** This Agreement may be executed in any number of counterparts, each of which counterparts shall be original and all of which counterparts shall constitute but one and the same instrument.

16. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California.

17. **Effective Date.** This Agreement shall be in full force and effect on the date when it is executed by all parties.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

THE CITY OF OAKLEY:

DEVELOPER:

By: _____
Bryan Montgomery, City Manager

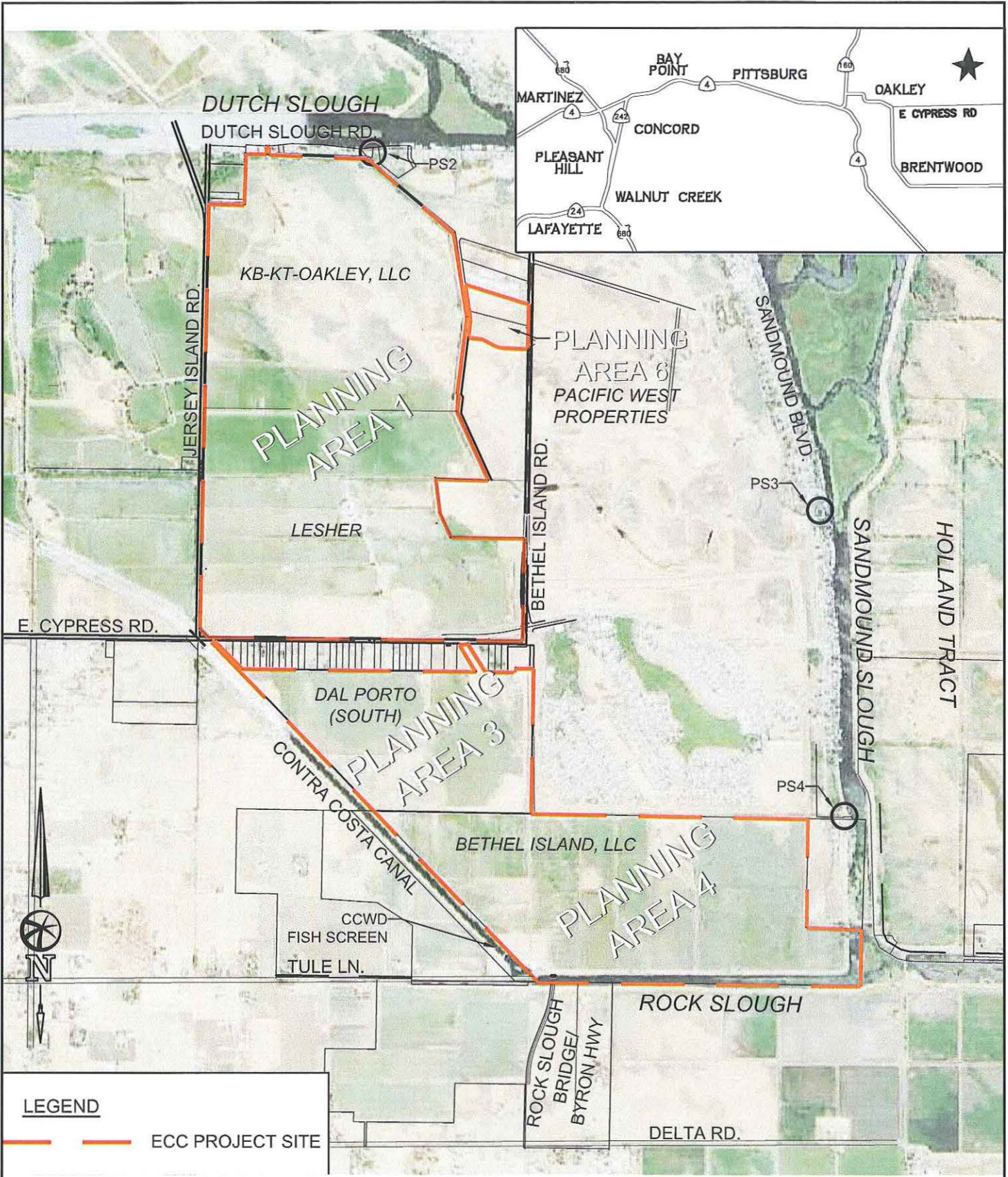
ACD-TI Oakley, LLC
a Delaware limited liability company
By: Alta Oakley, LLC
a California limited liability company
Its Manager
By: Perry Hariri
Its: Chief Operating Officer

Attest: _____
Libby Vreonis, City Clerk

APPROVED AS TO FORM:

Derek P. Cole, City Attorney

Perry Hariri
Chief Operating Officer



Bellecci & Associates, inc.
 Civil Engineering • Land Surveying

2290 Diamond Boulevard, Suite 100 Concord, CA 94520
 Phone (925) 885-4569 Fax (925) 885-4898

DATE: MAY 2015 SCALE: 1" = 2000'
 PROJECT NO.: 13075 FIGURE: 1

EXHIBIT A: PROJECT SITE LOCATION
 EAST CYPRESS CORRIDOR DEVELOPMENT PROJECT
 ACD-TI, LLC - OAKLEY, CONTRA COSTA COUNTY, CA

**EXHIBIT B:
LEGAL DESCRIPTION OF THE PROPERTY**

The East Cypress Corridor Specific Plan (ECCSP) property (Property), with Real Property in the City of Oakley, County of Contra Costa, State of California, described as follows:

PLANNING AREA 1:

Owner: KB-KT OAKLEY, LLC

PARCEL ONE:

Portion of the South ½ of Section 21, Township 2 North, Range 3 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the southwest corner of said Section 21; thence from said point of commencement North 89° 33' 33" East, 30 feet to the east line of a county road; thence North 0° 32' West along said east line, 982.77 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning North 0° 32' West, continuing along said east line, 814.53 feet to the south line of the parcel of land described in the deed to Anthony J. Dal Porto, et ux, recorded April 3, 1941, Book 576 Official Records, Page 350; thence along said south line South 1° 33' East, 6 feet to the center of the drainage ditch; thence South 85° 41' 30" East, 1668.6 feet along said center line to a point on the southwest line of said Dal Porto parcel; thence South 40° 34' East along said southwest line, 277.8 feet to an iron pipe at the southeast corner of said Dal Porto Parcel; thence South 40° 34' East, 49.5 feet to the center line of a drainage canal; thence south 5° 40' West along said center line, 254.43 feet; thence South 89° 18' West, 3975.97 feet to the point of the beginning.

PARCEL TWO:

Portion of Section 21, Township 2 North, Range 3 East, Mount Diablo Base and Meridian, described as follows:

Beginning at a point on the southerly bank of Dutch Slough which bears South 83° 26' West, 288.9 feet from the most westerly corner of the tract of land described in the deed to Bolusiano Perez, et ux, recorded October 10, 1940, Book 559, Page 259 of Official Records; thence from said point of beginning South 44° East, 436.5 feet to a point on the westerly bank of a drainage canal; thence along said bank South 51° 43' East, 1547.2 feet; South 10° 3' East, 1340 feet and South 5° 48' West, 1197.8 feet to a black pipe; thence North 40° 34' West, 959 feet to a black pipe; thence North 85° 43' West, 1237.4 feet to a black pipe; thence South 1° 33' East, 478.7 feet to a black pipe; thence North 85° 30' West, 1616.9 feet to a black pipe; thence North 89° 21' West, 539.13 feet to a black pipe on the east line of the County road; thence along the east line of the county road North 0° 25' West, 1211.1 feet; North 0° 10' West, 622.6 feet and North 0° 15' East, 561.1 feet to the southwest corner of the tract of land described in the deed to Herbert S. Miller, et. al., recorded December 31, 1931, Book 295, Page 101 of Official Records; thence along the south line of said tract South 89° 45' East, 569 feet to the southeast corner thereof; thence North 0° 15' East along the east line of said tract and the extension northerly thereof,

933.1 feet to the southerly bank of Dutch Slough; thence along said southerly bank South 88° 5' East, 356.7 feet; North 82° 26' East, 354.6 feet; South 89° 23' East, 497.2 feet and South 85° 32' East, 597.1 feet to the point of beginning.

EXCEPTING FROM PARCEL TWO:

- 1) The parcel of land described in the deed to Claude L. Sump, recorded April 15, 1944, Book 773, Page 285 of Official Records, - not excepting however, the right of way reserved in said deed (773 OR 285).
- 2) The parcel of land described in the deed to Hylas B. Baldwin, et ux, recorded April 26, 1944, Book 774, Page 363 of Official Records, not excepting however, the right of way reserved in said deed (774 OR 363).
- 3) The parcel of land described in the deed to J.B. Baldwin, et ux, recorded May 8, 1944, Book 606, Page 211 of Official Records, not excepting however, the right of way reserved in said deed (606 OR 211).
- 4) The tract of land designated on the Map of Dutch Slough Subdivision filed April 12, 1944, Map Book 27, Page 21, Contra Costa County Records.

PARCEL THREE:

Portion of the northeast 1/4 of the southwest 1/4 and portion of the northwest 1/4 of the southeast ¼ of Section 21, Township 2 North, Range 3 East, Mount Diablo Base and Meridian, described as follows: Commencing at the southeast corner of the parcel of land described in the deed to Anthony J. Dal Porto, et ux, recorded April 3, 1941, Book 576, Page 350 of Official Records; thence from said point of commencement North 40° 34' West along the south line of said Dal Porto parcel, Book 576, Page 350 of Official Records, 277.8 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning and continuing along said south line North 40° 34' West, 581.2 feet; North 85° 43' West, 1237.4 feet and South 10° 33' East, 478.7 feet; thence leaving said south line and continuing South 10° 33' East, 6 feet to the center line of a drainage ditch; thence South 85° 41' 30" East, along said center line, 1668.6 feet to the point of beginning.

APN: 032-082-001

Owner: LESHAR TRUST

PARCEL ONE:

A portion of the South 1/2 of Section 21, and a portion of the North 1/2 of Section 28, Township 2 North, Range 3 East, Mount Diablo Base and Meridian, as described in the Gift Deed from Laura Mae Dutra to her daughter, Hetty Louise Wilkie, filed August 27, 1976, in Book 7995 of Official Records, Page 158, Contra Costa County Records, being more particularly described as follows:

Commencing at the Southwest corner of Section 21; Township 2 North, Range 3 East, Mount Diablo Base and Meridian; thence leaving said point of commencement North 89° 54' 46" East 30.00 feet (North 89° 33' 30" East 30.00 feet) to the true point of beginning, said point of beginning being a point on the Eastern line of Jersey Island Road, a 60 foot wide county road; thence leaving said point of beginning Northerly along said Eastern line, said Eastern line being common with the Western line of that parcel of

land described in the deed from Frank R. Shellenberger and Idalyne J. Shellenberger to Frank J. Dutra and Laura Mae Dutra, recorded September 24, 1958, in Book 3233 of Official Records, Page 587, Contra Costa County Records, North 0° 06' 24" East 980.10 feet (North 0° 32' West 982.77 feet) to the Southwestern corner of that parcel of land described in the deed from Frank R. Shellenberger and Idalyne J. Shellenberger to Anthony J. Dal Porto and Edith M. Dal Porto, recorded April 3, 1952, in Book 1914 of Official Records, Page 212, Contra Costa County Records; thence leaving said common corner, Easterly along the Southern line of said Dal Porto Parcel (1914 OR 212) North 89° 18' 47" East 3975.97 feet (North 89° 18' East 3975.97 feet) to the Southeastern corner of said Dal Porto Parcel (1914 OR 212); thence leaving said Southern line and said Southeastern corner Southerly along the Eastern line of the aforesaid Dutra parcel (3233 OR 587) the following courses and distances: South 5° 45' 47" West 1.97 feet (South 5° 40' West 1.97 feet); thence South 26° 09' 02" East 1181.27 feet (South 25° 58' 30" East 1182.4) to a point on the Northerly line of that parcel of land described in the deed from the Bank of America National Trust and Savings Association to Angelo Gill, et ux., recorded February 24, 1942, in Book 725 of Official Records, Page 82, Contra Costa County Records; thence leaving said Eastern line Westerly along the Northern lines of said Gill Parcel (725 OR 82) the following courses and distances: North 87° 19' 56" West 50.90 feet (North 87° 21' West 50.9 feet); thence North 89° 48' 56" West 775.27 feet (North 89° 50' West 775.27 feet) to the Northwestern corner of said Gill Parcel (725 OR 82), said Northwestern corner being common with the Northeastern corner of that parcel of land described in the Deed to Frank J. Dutra and Laura Mae Dutra, his wife, recorded in Book 3338 of Official Records, Page 62, Contra Costa County Records; thence leaving said common corner Westerly along the Northern line of said Dutra Parcel (3338 OR 62), said Northern line being common with the Southern line of said Dutra Parcel (3233 OR 587) South 89° 18' 47" West 3671.25 feet (South 89° 18' West 3657.9 feet) to the Northwestern corner of the aforesaid Dutra Parcel (3338 OR 62), said Northwestern corner being common with the Southeastern corner of the aforesaid Dutra Parcel (3233 OR 587); thence leaving said common corner Northerly along the aforesaid Eastern line of Jersey Island Road, a 60 foot wide County Road, North 0° 38' 45" West 73.70 feet (North 0° 21' West 73.7 feet) to the point of beginning.

APN 032-082-005

PARCEL TWO:

All that real property situated in the County of Contra Costa, State of California, described as follows:

A portion of the North 1/2 of Section 28, Township 2 North, Range 3 East, Mount Diablo Base and Meridian, as described in the Gift Deed from Laura Mae Dutra to her daughter Hetty Louise Wilkie, filed August 27, 1976, in Book 7995 of Official Records, Page 158, Contra Costa County Records, being more particularly described as follows:

Commencing at the corner common to Sections 20, 21, 28 and 29, of Township 2 North, Range 3 East, Mount Diablo Base and Meridian; thence leaving said point of commencement North 89° 54' 46" East, 30.00 feet (North 89° 33' 30" East 30.00 feet) to a point on the Eastern line of Jersey Island Road, a 60 foot wide county road; thence Southerly along said Eastern line, said Eastern line being common with the Western line of that parcel of land described in the deed from Frank R. Shellenberger and Idalyne J. Shellenberger to Frank J. Dutra and Laura Mae Dutra, recorded September 24, 1958, in Book 3233 of Official Records, Page 587, Contra Costa County Records, South 0° 38' 45" East 73.7 feet (South 0° 21' East 73.7 feet) to the true point of beginning; said point of beginning being common with the Southwestern corner of said Dutra Parcel (3233 OR 587) and said Southwestern corner being common with the Northwestern corner of parcel of land described in the deed to Frank J. Dutra and Laura Mae Dutra, his wife, recorded in Book 3338 of Official Records, Page 62, Contra Costa County Records; thence

leaving said point of beginning and said common corner Easterly along the Northern line of the said Dutra Parcel (3338 OR 62), said Northern line being common with the Southern line of said Dutra Parcel (3233 OR 587) North 89° 18' 47" East 3671.25 feet (North 89° 19' East 3657.9) to the Northeastern corner of the aforesaid Dutra Parcel (3338 OR 62), said Northeastern corner being common with the Northwestern corner of that parcel of land described in the deed from the Bank of America National Trust and Savings Association to Angelo Gill, et ux, recorded February 24, 1942, in Book 725 of Official Records, at Page 82, Contra Costa County Records; thence Southerly along the Western lines of said Gill Parcel (725 OR 82) the following courses and distances: South 8° 33' 56" East 540.86 feet (South 8° 35' West 540.86 feet); thence South 26° 06' 56" East 418.46 feet (South 26° 08' East 418.46 feet) to the Southwestern corner of said Gill Parcel; thence leaving said Southwestern corner Easterly along the Southern line of said Gill Parcel (725 OR 82) North 89° 21' 04" East 1157.89 feet (North 89° 20' East 1157.89 feet) to the Southeastern corner of said Gill Parcel (725 OR 82), said Southeastern corner being a point on the Western line of Bethel Island Road a 60 foot wide county road; thence leaving said Southeastern corner Southerly along said Western line South 0° 30' 56" East 1557.20 feet (South 0° 32' East 1557.2 feet); thence along a tangent curve, concave to the Northwest and having a radius of 50.00 feet through a central angle of 89° 38' 56" an arc distance of 78.23 feet (central angle of 89° 40' an arc distance of 78.25 feet) to a point of the Northern line of Cypress Road, a 60 foot wide county road; thence Westerly along said Northern line South 89° 08' 00" West 4892.11 feet (South 89° 08' West 4892.5 feet) to a point on the Northeastern line of the ten foot wide strip of land described in the deed from the Bank of America National Trust and Savings Association, to Earl M. Harrington, et ux, dated March 21, 1940 and recorded April 27, 1940, in Book 534 of Official Records, Page 309, Contra Costa County Records; thence leaving said Northern line Northwesterly along said Northeastern line North 45° 25' 00" West 196.23 feet (North 45° 25' West 195.4 feet) a point on the aforesaid Eastern line of Jersey Island Road, a 60 foot wide county road; thence leaving said Northeastern line Northerly along said Eastern line North 0° 38' 45" West 2397.42 (North 0° 21' West 2396.9 feet) to the point of beginning.

FURTHER EXCEPTING THEREFROM, that portion described in that certain Offer of Dedication – Road Purposes (fee title) to Contra Costa County, a political subdivision of the State of California, and its successors or assigns, recorded December 30, 2005, as Instrument No. 2005-0499229, Contra Costa County Records.

Being APN 032-082-013

PLANNING AREA 3:

Owner: DAL PORTO (SOUTH)

PARCEL ONE:

Portion of the South 1/2 of Section 28, Township 2 North, Range 3 East, mount Diablo Base and Meridian, described as follows:

Beginning on the North line of the South 1/2 of said Section 28 at the Northeast line of the 260 feet in width strip of land describe in the Deed from Bank of America National Trust and Savings Association to United States of America, dated November 30, 1937, and recorded June 16, 1938, in Book 473 of Official Records, Page 2; thence from said point of beginning South 44° 35' East along said Northeast line to the South line of said section 28; thence North 89° 58' East along said South line to the East line of said section 28; thence North 0° 18' East along said East line to the North line of the South 1/2 of said section 28; thence South 89° 58' West along said North line to a point which bears North 0° 02' West, 30 feet

from the Northeast corner of the parcel of land described in the Deed from O.V. Strickland, et ux, to A.J. Cooley, dated June 10, 1950 and recorded June 27, 1950, in Book 1582 of Official Records, Page 460; thence South 0° 02" East at 30 feet the Northeast corner of said Cooley parcel, a total distance of 4654.6 feet to the Southeast corner thereof; thence South 89° 58' West along the South line of said Cooley parcel, 1582 or 460, and along the direct extension South 89° 58' West thereof to the Northeast line of the 125 feet in width strip of land described as parcel 5 in the judgment entered November 15, 1930, under action No. 30173, in the district court of the united states in and for the Northern district of California, Southern division, a certified copy of which was recorded November 15, 1950, in Book 1668 Official Records, Page 494; thence North 30° 53' 47" West along said Northeast line and along the extension Northerly thereof to the North line of the South 1/2 of said section 28; thence South 89° 58' West along said North line to the intersection thereof with the Southwest line of said united states of America Parcel, 1668 or 494, extended North 30° 53' 47" West; thence South 30° 53' 47" East, along said extended line and along the Southwest line of said united states of America parcel, 1668 or 494, to a point which bears North 89° 58' East from the Southeast corner of the parcel of land described in the Deed from (O.V. Strickland, et ux, to Eugene Conness, et ux, dated April 10, 1950 and recorded April 11, 1950, in Book 1536 of Official Records, Page 123; thence South 89° 58' West to the Southeast corner of said Conness parcel, 1536 or 123; thence South 89° 58' west along the South line of said Conness parcel and along the direct extension South 89° 58' West thereof to the Southeast corner of the parcel of land described in the Deed from O.V, Strickland, et ux, to Dora M. Henry, et vip, dated June 27, 1949, and recorded July 25, 1949, in Book 1416 of Official Records, Page 274; thence South 89° 58' West along the South line of said Henry Parcel, 1416 or 274, 68.24 feet; thence South 89° 58' West to a point which is 45 feet Northeasterly measured at right angles from the Northeast line of said united states of America Parcel, 473 or 2; thence North 44° 35' West parallel with the Northeast line of said United States of America Parcel to the North line of the South 1/2 of the said section 28; thence South 89° 58' West along said North line to the point of beginning.

APN: 032-050-003

EXCEPTING THEREFROM:

1. The interest conveyed to Contra Costa County by Deed from Earl M. Harrington, et ux, dated September 22, 1941 and recorded October 16, 1941, in Book 633 of Official Records, Page 44, "For Use as a Public Highway" over that portion of the premises lying within Cypress Road and Bethel Island Road.
2. Parcel "A", as shown on Parcel Map MS 950010, filed February 24, 2000, Parcel Map Book 178, Page 15, Contra Costa County Records.

APN: 032-050-003

PLANNING AREA 4:

Owner: BETHEL ISLAND, LLC

PARCEL ONE:

Portion of Section 33 and portion of Section 34, Township 2 North, Range 3 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the corner common to Section 27, 28, 33 and 34 and running thence along the line

common to Sections 27 and 34, South 89° 43' East 814.2 feet to an iron pipe; thence South 0° 23' 30" West 2560.2 feet to an iron post; thence South 0° 23' 30" West, 75.6 feet to a point on the East and West Midsection line of said Section 34; thence along said Midsection line South 89° 54' 15" West, 640.4 feet to a point on the northeasterly line of the right of way of the Contra Costa Canal; thence along said Northeasterly line North 44° 35' West 3724.9 feet to a point on the line common to Sections 28 and 33; thence along said common line South 89° 43' East 2458.9 feet to the point of beginning.

EXCEPTING FROM PARCEL ONE:

Any portion of said land which is or ever was tide or submerged lands.

PARCEL TWO:

Portion of the North 1/2 of Section 34, Township 2 North, Range 3 East, Mount Diablo Base and Meridian, described as follows:

Beginning at an iron pipe on the line common to Sections 27 and 34 which pipe bears South 89° 43' East 814.2 feet from the corner common to Sections 27, 28, 33 and 34 and running thence along said common line South 89° 43' East 4184.1 feet to an iron pipe; thence continuing along said common line South 89° 43' East 281.7 feet to the corner common to Sections 26, 27, 34 and 35; thence along the line common to Sections 34 and 35 South 1° 01' West 2606.6 feet to the East Quarter corner of said Section 34; thence along the East and West midsection line of said Section 34 South 89° 54' 15" West 4437.6 feet; thence North 0° 23' 30" East 75.6 feet to an iron post; thence North 0° 23' 30" East 2560.2 feet to the point of beginning.

EXCEPTING THEREFROM:

- 1) That portion reserved in the Deed from Title Insurance and Trust Company, a California corporation, (Trustee) to Arthur E. Honegger, recorded 3/21/74 in Book 7182 of Official Records, at Page 27, as Instrument No. 22182, described as follows:

Beginning at the northeasterly corner of Parcel 2 above, running thence along the easterly line thereof South 1° 01' West 1717.51 feet; thence North 88° 59' West 900 feet; thence North 01° 01' East 1,707.00 feet to the northerly line of said Parcel 2; thence along said line 900.07 feet to the point of beginning.

- 2) Any portion of said land which is or ever was tide or submerged lands

APN: 020-150-003 and 020-140-007

PLANNING AREA 6:

Owner: PACIFIC WEST COMMUNITIES

PARCEL ONE:

Parcel "C", as shown on the Parcel Map, filed August 12, 1968, in Book 4 of Parcel Maps, Page 49, Contra Costa County Records.

Being APN 032-082-010

PARCEL TWO:

Parcel "D", as shown on the Parcel Map, filed August 12, 1968, in Book 4 of Parcel Maps, Page 49,
Contra Costa County Records.
Being APN 032-082-011.



STAFF REPORT

Date: May 12, 2015
To: Bryan H. Montgomery, City Manager
From: Paul Abelson, Finance Director
SUBJECT: City of Oakley as Successor Agency to the Oakley Redevelopment Agency-Quarterly Investment Report (3rd Quarter FY 2014-2015)

Approved and Forwarded to the Oakley
City Council, as the Board of the
Successor Agency to the Oakley
Redevelopment Agency


Bryan Montgomery, City Manager

Background and Analysis

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

Fiscal Impact

The Investment Report for the Period Ending March 31, 2015 attached shows balances of \$464,713.87 in cash for operations and \$2,674,889.74 in bond reserves held by the Bond Trustee.

The Agency is in compliance with the City's annually adopted investment policy; however, it continues to struggle to meet all of its expenditure requirements. We anticipate there was sufficient tax revenues distributed to the Agency in January, that combined with amounts anticipated in June and accumulated between January and June, we believe should be sufficient to make the Agency's bond debt service payments in September, and to pay current period pass-through obligations and operating costs; however, funding remains insufficient to pay all of the Agency's prior years' unpaid pass-through obligations and remaining project costs. With increased property tax revenues this year, the Agency's funding is improved, but not yet sufficient to meet all of its needs.

Recommendation

Staff recommends the City Council, as the Board of the Successor Agency, accept the investment report for the 3rd Quarter of Fiscal Year 2014-2015.

Attachments

City of Oakley as Successor Agency to the Redevelopment Agency Investment Report for the quarter ended March 31, 2015



City of Oakley as Successor Agency to the
Oakley Redevelopment Agency

Quarterly Investment Report
For the Quarter Ended March 31, 2015

Type*	Name of Institution	Rate	Maturity***	Cost Amount	Market Value
Investments in Wells Fargo Bank Account					
	Successor Agency Checking	0.020%	N/A	\$ 464,713.87	\$ 464,713.87
Total Investments Other than Bond Proceeds				464,713.87	464,713.87
Investments with Wells Fargo Trust (bond proceeds): **					
2003 Taxable Allocation Bonds					
9	<i>Government Money Market</i> Wells Fargo Advantage Gov MM Svc	0.009%	N/A	674,841.41	674,841.41
2008 Tax Exempt Tax Allocation Bonds					
9	<i>Government Money Market</i> California Asset Management Trust	0.070%	N/A	2,000,048.33	2,000,048.33
Total Investments of Bond Proceeds				2,674,889.74	2,674,889.74
Total Agency Investments				\$ 3,139,603.61	\$ 3,139,603.61

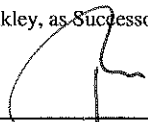
* Type of investment as described in Authorized Investments section of the City's adopted Investment Policy

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

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

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

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


Approved by Paul Abelson
Finance Director


Date