



Mark Armstrong, Mayor
Marisol Rubio, Vice Mayor
Richard Adler, Councilmember
Robert Jweinat, Councilmember
Sridhar Verose, Councilmember

City of San Ramon City Council Agenda

San Ramon City Hall
Council Chamber
7000 Bollinger Canyon Road

June 9, 2026
7:00 PM
Regular Meeting

Agenda Questions: Contact the City Clerk (925) 973-2539 or email to cityclerk@sanramon.ca.gov.

Please refer to the end of the agenda to review options for participation in the meeting. This agenda is posted in accordance with Government Code Section 54954.2(a). Unless stated otherwise, every item on the agenda is exempt from CEQA Guidelines § 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code § 21065.

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Announcements**

3.1. Changes and Additions to the Agenda

4. **Public Comment**

Members of the audience are encouraged to address the City Council on any non-agenda item relating to the business of the City Council. Comments are limited to 3 minutes, or less time if a large number of speakers are anticipated. A speaker may not allocate their time to another speaker. All remarks shall be addressed to the City Council. Comments from the public on non-agenda items may also be submitted by email to CityClerk@sanramon.ca.gov. Comments received by email will not be read aloud; however, they will be forwarded to the City Council for their consideration. If you wish to present your comments to the public, you may do so in-person during this Public Comment period. No official action can be taken at this meeting on issues raised during public comment. During public comment, members of the public are permitted to address the City Council only on the following:

- Any non-agenda item relating to the business of the City Council.
- Items that are on the **Consent Calendar**, including requests to pull an item from the consent calendar **and the reason why** you wish to pull the item or items. Please note that the decision to remove the item from the Consent Calendar is strictly at the discretion of the City Council.
- Requests for Future Agenda Items.
- Special Presentation Items under Section 6 of tonight's Agenda.
- Items that are **not** on the agenda and are within the City Council's jurisdiction.

5. Consent Calendar

Consent Calendar items are considered routine and are acted upon by the City Council with a single action. Members of the audience wishing to provide public input may request (by email to the City Clerk or under Item 4 Public Comment) that the City Council remove the item from the Consent Calendar. Members of the public may request that items be removed from the Consent Calendar, however, the decision to remove the item is solely at the discretion of the City Council.

With respect to the approval of resolutions and ordinances, the reading of the title thereto shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a City Council member that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the City Council.

5.1. Minutes of the City Council Regular Meeting – May 26, 2026

Recommendation: Approve Minutes

5.2. City of San Ramon Quarterly Investment Report (Period Ending March 31, 2026)

Recommendation: It is the role of City Council to review and accept the Quarterly Investment Report for the period ending March 31, 2026.

5.3. Resolution No. 2026-068 - Approving the Revised Final Map for Subdivision 9691 for Woodside Canyon Development Project (Arroyo Cap VI-2, LLC), APN 208-490-010

Recommendation: Approve Resolution No. 2026-068

5.4. Resolution No. 2026-069 - Authorizing the City Manager to Execute the Amended and Restated Contra Costa Clean Water Program Agreement Effective July 1, 2026 Through June 30, 2041

Recommendation: Approve Resolution No. 2026-069

5.5. Resolution No. 2026-070 - Authorizing the City Manager to Execute an Agreement With the Central Contra Costa Sanitary District and the Contra Costa Flood Control and Water Conservation District For The Inspection Of Certain Industrial and Commercial Businesses in Accordance With the Municipal Regional Permit

Recommendation: Approve Resolution No. 2026-070

5.6. Resolution No. 2026-071 - Authorizing the Mayor to Execute a One-Year Revenue Sharing Agreement for Tennis Instruction with Akshay Arora, DBA Arora Tennis, with Projected Payments Not to Exceed \$244,487

Recommendation: Approve Resolution No. 2026-071

5.7. Resolution No. 2026-072 – Authorizing the Mayor to Execute a One-Year Revenue Sharing Agreement for Tennis Instruction with Joyce Bonasera, DBA Bonasera Tennis, with Projected Payments Not to Exceed \$383,705

Recommendation: Approve Resolution No. 2026-072

- 5.8. Resolution No. 2026-073 - Authorizing the Mayor to Approve a Three-Year (July 1, 2026–June 30, 2029) Agreement with Restoration First Responder Network for Counseling Services for the San Ramon Police Department in an Annual Amount of \$37,193 and a Not-to-Exceed Total of \$119,079

Recommendation: Approve Resolution No. 2026-073

- 5.9. Resolution No. 2026-074 - Authorizing the City Manager to Sign Exhibit A – Lease Supplement No. 7 to the Dougherty Station Library Lease and Services Agreement between the City of San Ramon and Contra Costa County for the Operation of the Dougherty Station Library and approve an amount of \$90,452 for July 1, 2026 – June 30, 2027

Recommendation: Approve Resolution No. 2026-074

- 5.10. Resolution No. 2026-075 - Authorizing the City Manager to Sign Exhibit C – Lease Supplement No. 14 to the San Ramon Library Lease and Services Agreement between the City of San Ramon and Contra Costa County for the Operation of the San Ramon Library and Approve an Amount of \$439,933 for July 1, 2026 – June 30, 2027

Recommendation: Approve Resolution No. 2026-075

- 5.11. Resolution No. 2026-076 - Requesting and Consenting to Consolidation of Elections and Setting Specifications of the Election Order for the November 3, 2026 Municipal Election

Recommendation: Approve Resolution No. 2026-076

6. Special Presentations

- 6.1. Proclamation Declaring June 2026 as LGBTQ+ Pride Month. Presentation to Anu Gupta, President of PFLAG Danville/San Ramon Valley.

7. Deferred Consent Items

8. Unfinished Business

- 8.1. Public Hearing: Resolution No. 2026-077 - Confirming the Landscaping & Lighting District No. 1984-1 Diagram and Assessments and Levying the Landscaping & Lighting District No. 1984-1 Assessments For Fiscal Year 2026/27

Recommendation: Approve Resolution No. 2026-077

Staff Report by Gary Manuel, Program Manager

- 8.2. Public Hearing: Resolution No. 2026-078 - Confirming The Preserve Landscaping and Lighting Assessment District Diagram and Assessments and Levying The Preserve Landscaping and Lighting Assessment District Assessments for Fiscal Year 2026/27

Recommendation: Approve Resolution No. 2026-078

Staff Report by Gary Manuel, Program Manager

9. New Business

9.1. Teen Council 2025-2026 Annual Report

Recommendation: Receive the 2025-2026 Annual Report

Introduction by Jessica Reaber, Recreation Supervisor. Presentation by Varsha Jonnalagadda, Teen Council Chair.

9.2. Resolution No. 2026-079 - Approving the Technology Disruption of Telephonic or Internet Service During Public Meetings Policy to Establish Procedures for Responding to a Technology Disruption in the Telephonic or Internet Services that Provide Two-Way Remote Public Access to Meetings of the City of San Ramon City Council

Recommendation: Approve Resolution 2026-079

Staff Report by Alicia Poon, Assistant City Attorney

9.3. **Public Hearing:** Ordinance (Next in Line) Amending Title A (General And Administration), Division A4 (Officers And Employees) of the San Ramon Municipal Code to Change the Time for Holding City Council Meetings

Recommendation: Introduce the ordinance, waive the reading and read by title only, open the public hearing, take public testimony, close the public hearing, set the ordinance for adoption at the June 23, 2026 City Council meeting

Staff Report by Christina Franco, Deputy City Manager

9.4. Resolution No. 2026-080 - Establishing a Word Count Limit for the Voluntary Candidate Statement for the 2026 Municipal Election

Recommendation: Approve Resolution No. 2026-080

Staff Report by Joan Snashall, City Clerk

9.5. Resolution No. 2026-081 - Establishing a Voluntary Campaign Expenditure Limitation for the 2026 Municipal Election

Recommendation: Approve Resolution No. 2026-081

Staff Report by Joan Snashall, City Clerk

10. City Manager's and City Council Members' Comments / Matters Initiated

11. Adjournment

How to View or Participate in the Meeting

In Person:

Members of the public may provide comments in-person at the meeting. For disability related accommodations, please contact the City Clerk's Office at least 48 hours in advance.

Written Communication by Email:

Email public comments to cityclerk@sanramon.ca.gov. Comments received up to two hours before the meeting will be emailed to the City Council, placed in the red binder at the meeting, and posted online at <https://sanramonca.portal.civicclerk.com/> under the meeting date, within **Supplemental Material**. Comments received after the cutoff will be provided to the Council the following day and also posted online as noted above. Please include "**Public Comment**" in the subject line and your name and agenda item in the body. Written comments will not be read aloud.

To View or Listen Only:

As a courtesy, the public may view the meeting via one-way video or audio, as technology permits. Remote access is not guaranteed; if technical issues occur, the meeting will continue as long as in-person attendance is available. Those wishing to provide comments are encouraged to attend in person or submit written comments in advance.

Join Zoom: <https://cityofsanramon.zoom.us/j/98073898595> ID: 980 7389 8595

Zoom Phone Number: +1 (669) 900-6833

View on YouTube: www.sanramon.ca.gov/YouTube

Attendee Conduct:

There will be zero tolerance for any person addressing the Council making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity.
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present or watching.

At the discretion of the Mayor, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Council unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or "fighting words" that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Council or the specific agenda item in which you are speaking.

While the City of San Ramon upholds the First Amendment rights of all participants, we do not accept or endorse offensive or hateful comments made during our meetings. We celebrate the diversity of our community and strive to maintain a welcoming and inclusive environment for all.

**Minutes of the
City of San Ramon
City Council Regular Meeting
May 26, 2026**

1. Call to Order/Roll Call

The meeting was called to order at 7:00 p.m.

Present:

- Mayor Mark Armstrong
- Vice Mayor Marisol Rubio
- Councilmember Richard Adler
- Councilmember Robert Jweinat
- Councilmember Sridhar Verose

Also in attendance: City Manager Steven Spedowfski, City Attorney Martin Lysons, Deputy City Manager Christina Franco, Human Resource Director Megan O'Donoghue, Finance Director Jennifer Wakeman, Budget Manager Yuliya Elbo, and City Clerk Joan Snashall.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Adit Gautam of Scout Troop 236.

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

Public comment was received from Sahaj Dalia, Jharna Dalia, Sue Bock, and Olu Odumole.

5. Consent Calendar

Councilmember Verose’s motion to approve the consent calendar items 5.1 -5.12 was seconded by Vice Mayor Rubio. The motion Passed 5-0-0-0.

Result:	Passed [5-0-0-0]
Mover:	Councilmember Sridhar Verose
Second:	Vice Mayor Marisol Rubio
Ayes:	Mark Armstrong, Marisol Rubio, Richard Adler, Robert Jweinat, Sridhar Verose
Nays:	None
Abstentions:	None
Absences:	None

- 5.1. Minutes of the City Council Regular Meeting – May 12, 2026
Recommendation: Approve Minutes
- 5.2. Register of Demands as Presented by City Treasurer (Period Ending April 30, 2026)
Recommendation: Approve Register of Demands
- 5.3. Resolution No. 2026-056 - Authorizing the Mayor to Execute an Agreement with Nichols Consulting Engineers, Chtd. for On-Call Pavement Design Consulting Services for a Period Between June 1, 2026 and June 30, 2029, with the Option to Renew the Agreement for Up to Two Succeeding One-Year Terms, and in an Amount Not to Exceed \$450,000
Recommendation: Approve Resolution No. 2026-056
- 5.4. Resolution No. 2026-057 - Adopting a List of Projects for FY 2026/27 Funded by Senate Bill 1, the Road Repair and Accountability Act of 2017
Recommendation: Approve Resolution No. 2026-057
- 5.5. Resolution No. 2026-058 - Adopting Findings that the Child Care, Private Sector Arts and Beautification Contribution (City Beautification), Creek Mitigation, Drainage Mitigation, Geographic Information System (GIS) Mapping, Park Development, and Traffic Improvement Funds, for the Period Ending June 30, 2025, are in Compliance with the California Mitigation Fee Act (AB 1600)
Recommendation: Approve Resolution No. 2026-058
- 5.6. Resolution No. 2026-059 - Authorizing The Mayor to Execute an Agreement with Willdan Energy Solutions for On-Call Energy Efficiency Consulting Services for a Term Ending December 31, 2028, with the Option to Renew the Agreement for Up to Two Succeeding One-Year Terms, and in an Amount Not to Exceed \$499,999
Recommendation: Approve Resolution No. 2026-059
- 5.7. Resolution No. 2026-060 - Authorizing the Mayor to Execute an Agreement with Got Power Inc., dba CD & Power, for Generator Maintenance and Repair Services at City Facilities for an Initial One-Year Term Beginning on July 1, 2026, and Ending June 30, 2027, with the Option to Renew the Agreement for Up to Four (4) Successive One-Year Terms, in an Amount Not to Exceed \$250,000
Recommendation: Approve Resolution No. 2026-060
- 5.8. Resolution No. 2026-061 - Approving The Preserve Landscaping and Lighting Assessment District Engineer's Report for FY 2026/27, Adopting a Resolution of

Intention to Levy and Collect Assessments for FY 2026/27, and Setting a Public Hearing for June 9, 2026

Recommendation: Approve Resolution No. 2026-061

- 5.9. Resolution No. 2026-062 - Approving the Landscaping & Lighting District No. 1984-1 Engineer's Report for FY 2026/27, Adopting a Resolution of Intention to Levy and Collect Assessments for FY 2026/27, and Setting a Public Hearing for June 9, 2026

Recommendation: Approve Resolution No. 2026-062

- 5.10. Resolution No. 2026-063 - Authorizing the Mayor to Execute Amendment No. 3 to the Agreement (C2022-026) with Livermore Pleasanton Umpires Association for Athletic Officials for Softball Programs, Extending the Agreement through May 31, 2027, with No Increase in Funds, for a Five-Year Total Contract Amount Not To Exceed \$126,750

Recommendation: Approve Resolution No. 2026-063

- 5.11. Resolution No. 2026-064 - Authorizing the Mayor to Execute a Five-Year Agreement With VenueTech Management Group, Inc. for the Management and Operations of Dougherty Valley Performing Arts Center and Front Row Theater, with an Option to Renew for Two Successive Two-Year Terms, for a Five-Year Amount Not To Exceed \$4,169,299

Recommendation: Approve Resolution No. 2026-064

- 5.12. Resolution No. 2026-065 - Establishing the Annual Gann Appropriations Limit for the Community Facilities District (CFD) No. 2014-1 for Fiscal Year 2026-27

Recommendation: Approve Resolution No. 2026-065

6. Special Presentations

7. Deferred Consent Items

8. Unfinished Business

- 8.1. Resolution No. 2026-066 - Adopting the Fiscal Year 2026/27 Operating and Capital Budget, Establishing an Appropriations Limit and Authorizing Carryover Project Appropriations

Recommendation: Approve Resolution No. 2026-066

Budget Manager Yuliya Elbo and Finance Director Jennifer Wakeman presented the staff report and answered question of the Council.

Mayor Armstong opened public comment. Public comment was received from Yohannes Tilahun. Written public comments were received from Brian Swanson, and Pranav Raghunath and Dhyan Shetty. Mayor Armstrong closed public comment.

Councilmember Verose's motion to approve Resolution No. 2026-066 adopting the Fiscal Year 2026/27 Operating and Capital Budget, establishing an appropriations limit and authorizing carryover project appropriations was seconded by Vice Mayor Rubio. The motion Passed 5-0-0-0.

Result:	Passed [5-0-0-0]
Mover:	Councilmember Sridhar Verose
Second:	Vice Mayor Marisol Rubio
Ayes:	Mark Armstrong, Marisol Rubio, Richard Adler, Robert Jweinat, Sridhar Verose
Nays:	None
Abstentions:	None
Absences:	None

9. New Business

9.1. Resolution No. 2026-067 - Authorizing Execution of the Memorandum of Understanding between the City of San Ramon and the Service Employees International Union, Local 1021

Recommendation: Approve Resolution No. 2026-067

Human Resources Director Megan O'Donoghue presented the staff report.

Mayor Armstrong opened public comment. No public comment was received. Mayor Armstrong closed public comment.

Vice Mayor Rubio's motion to Approve Resolution No. 2026-067 authorizing execution of the Memorandum of Understanding between the City of San Ramon and the Service Employees International Union, Local 1021 was seconded by Councilmember Verose. The motion Passed 5-0-0-0.

Result:	Passed [5-0-0-0]
Mover:	Vice Mayor Marisol Rubio
Second:	Councilmember Sridhar Verose
Ayes:	Mark Armstrong, Marisol Rubio, Richard Adler, Robert Jweinat, Sridhar Verose
Nays:	None
Abstentions:	None
Absences:	None

9.2. Review and Discussion of the Use of City Flagpoles and Display of Flags Policy (Council-Approved under Resolution No. 2021-066)

Recommendation: Provide direction to staff

Deputy City Manager Christina Franco presented the staff report and answered questions of the Council.

Mayor Armstrong opened public comment. Public comment was received from Garry Chaban, Anuradna Gupta, Dan Frank, Riza Bansal, and Yamini Dixit. Written public comment was received from Douglas Medlin. Mayor Armstrong closed public comment.

The Council provided feedback and recommendations to staff regarding the Flag Policy.

The Council took a break at 9:24 p.m. and reconvened at 9:30 p.m.

9.3. Consideration of Amendments to City Council Meeting Rules: Meeting End Time and Closed Session Timing

Recommendation: Provide direction to staff

Deputy City Manager Christina Franco presented the staff report.

Mayor Armstrong opened public comment. No public comment was received. Mayor Armstrong closed public comment.

The City Council discussed ways to make Council meetings more efficient and directed staff to establish a 6:30 p.m. start time and a 10:00 p.m. adjournment time for regular Council meetings. Staff stated this would require addition Council action at a future meeting to implement the change in times.

10. City Manager's and City Council Members' Comments / Matters Initiated

Under Mattes Initiates, Mayor Mark Armstrong requested that staff bring back for discussion how to fill the current vacancy on the Planning Commission.

11. Adjournment

The meeting adjourned at 11:01 p.m.

Mark Armstrong, Mayor

Attest:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.2.**

Date: June 9, 2026

To: San Ramon City Council

From: Jennifer Wakeman, Department Director

Subject: City of San Ramon Quarterly Investment Report (Period Ending March 31, 2026)

Executive Summary:

State law requires, and best practices for fiscal stewardship recommend, that the City Council review the City investment portfolio via an investment report at least quarterly. The City contracts with Meeder Public Funds for investment advisory services, with the Accounting Manager providing treasury and investment oversight over these monies, as well as funds held by bond trustees and the City's daily operations accounts. This report was first reviewed by the Finance Committee for recommendation to the City Council consent agenda.

Recommendation:

It is the role of City Council to review and accept the Quarterly Investment Report for the period ending March 31, 2026.

Background:

On April 29, 2026, the Finance Committee reviewed and accepted the March 31, 2026 Quarterly Investment Report.

The March 31, 2026 Investment Report was prepared by Meeder Public Funds. The Investment Report is maintained on a daily basis to track investment yields, maturities, call dates, and market values. The Investments Held by Trustees and the Summary of Cash and Investments were prepared by staff.

The City's investments are carried at fair value, as required by generally accepted accounting principles (GAAP). In accordance with GASB Statement No. 31, Accounting and Financial Reporting for Certain Investments and for External Pools, the City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end and includes the effects of these adjustments in income for that fiscal year.

Fiscal Analysis:

The balance of the City's demand deposit accounts held with JP Morgan Chase Bank totaled \$6.7 million as of March 31, 2026. This account is used for the City's daily operations.

Total funds managed by Meeder Public Funds equaled 104.8 million at book value as of March 31, 2026. The portfolio consists of \$16.8 million in federal agency securities, \$54.1 million in treasury securities, \$3.5 million in supranationals, \$22.3 million in corporate bonds, \$2.7 million in negotiable CD's, and \$5.4 million in FDIC insured CD's. The weighted average yield to maturity on investments is 3.88% and the weighted average days to maturity is 810 days, which is 183 days longer than last quarter. The weighted average yield to maturity is 4 basis points higher than the previous quarter.

The overall objectives in managing the City's investment portfolio are listed as follows in the order of importance: first, safeguarding principal; second, maintaining appropriate liquidity; and third, generating favorable long-term results relative to the City's benchmark, the ICE BofAML 30-month average (MMA). To accomplish these objectives, Meeder Public Funds is directed to maintain a strategy designed to keep the portfolio's results in line with the established benchmark, while actively managing the portfolio's duration relative to the benchmark, sector allocation and yield curve placement to enhance performance.

The balance of the City's Fidelity U.S. Government Money Market account held with US Bank totals \$6.5 million and makes up 5.79% of the portfolio as of March 31, 2026. The current rate is 3.52%. This account is available on a daily basis for immediate cash flow requirements.

The City of San Ramon has \$0.7 million invested with the State Treasurer's Office (Local Agency Investment Fund). The current interest rate is 3.83% and makes up 0.62% of the portfolio. This account is available on a daily basis for immediate cash flow requirements.

The "Investments Held by Trustees" report was prepared by staff and is required supplementary information in the quarterly report to the City Council. Funds held by the trustee total \$3.5 million. The 2019 Certificates of Participation (COP) investments managed by BNY Mellon total \$0.1 million and are available for designated capital projects. The remaining \$3.4 million of investments managed by the trustee pertain to City pension obligation bonds and are not available for general City purposes.

This investment portfolio is in conformity with the City of San Ramon's adopted Investment Policy. The Treasurer's cash management program provides sufficient liquidity to meet estimated future expenditures for a period of six months. Meeder Public Funds provides market values for securities under its management, while market prices of securities held in trust are obtained from the trustees' monthly account statements.

Fiscal Impact:

This report is for informational purposes only; there is no fiscal impact.

Alternative Option(s):

The City Council can provide direction at any time to present this information in a different format or to include/exclude different information.

Next Steps:

It will be documented that the City is in compliance with State requirements for regular investment portfolio review.

Attachment(s):

- A. Summary of Cash and Investments at Mar 31, 2026
- B. Investment Portfolio Information for City of San Ramon for the Month Ending March 31, 2026
- C. Investments Held by Trustees at Mar 31, 2026
- D. Investment Terminology

**Summary of Cash and Investments
For the Period March 31, 2026**

Demand deposits held with JP Morgan Chase Bank	\$ 6,732,713
Investment Portfolio:	
Investments held with US Bank (Meeder Public Funds)	104,847,357
Fidelity US Government Money Market Funds held with US Bank	6,496,155
Investments held with Local Agency Investment Fund (LAIF)	693,777
Total Investment Portfolio	112,037,289
Investments held with Trustee	3,498,428
Total Cash and Investments	<u>\$ 122,268,430</u>

This investment portfolio is in conformity with the City of San Ramon's adopted investment policy. The Treasurer's cash management program provides sufficient liquidity to meet estimated future expenditures for a period of six months.

Prepared and approved by:

Elaine Huang, Accountant

Approved by:

Jennifer Wakeman, Finance Director

City of San Ramon

Investment Report

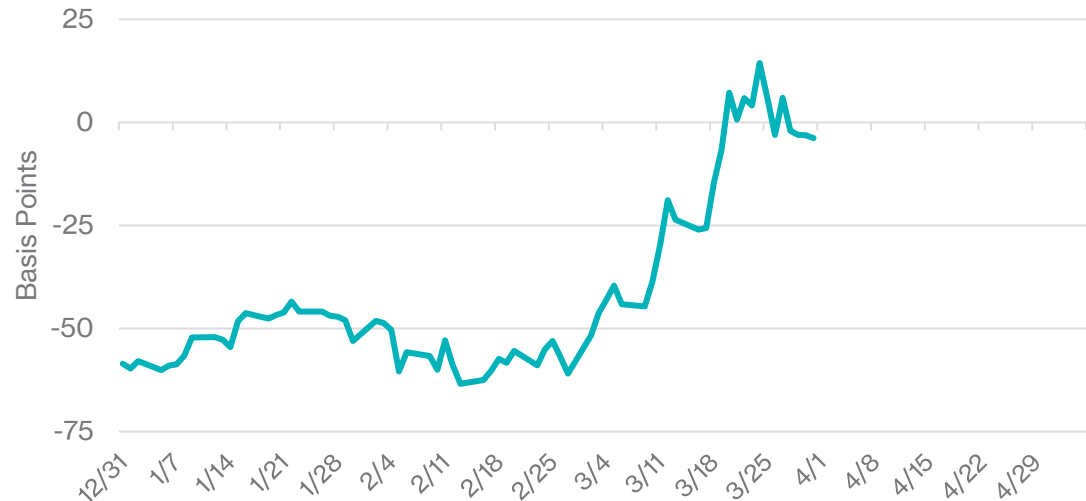
As of March 31, 2026



OBSERVATIONS AND EXPECTATIONS

- Interest rates were higher for March, generally due to increases of energy prices
- The Fed Funds futures market has been bouncing around, projecting no 2026 moves
- Economic growth for the fourth quarter of 2026 was revised lower to 0.7% from 1.4%
- Labor market data continue to show there's not much hiring or firing taking place
- The rate of change of inflation has slowed, but cumulative inflation is above average

Projected Fed .25% Cuts/Hikes to Dec 2026

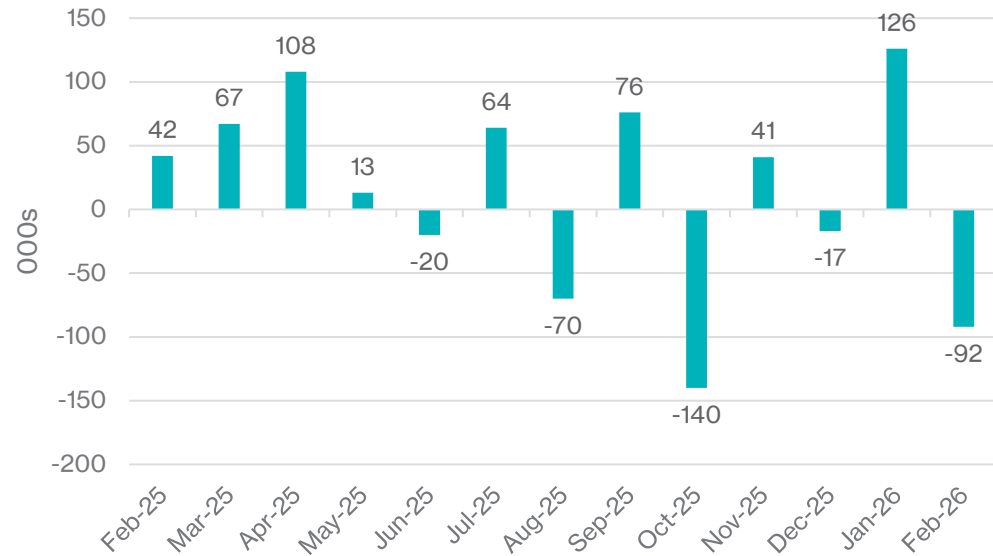


- During most of February, the Fed Funds futures market was pricing in over two .25% Fed cuts this year.
- At the end of March, futures market data are projecting the Fed to be on hold this year.

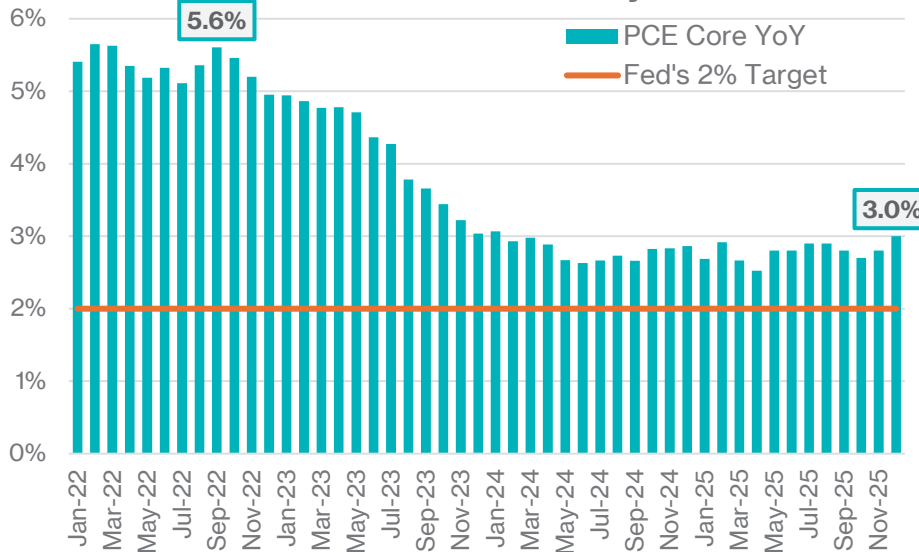
- Monthly nonfarm payrolls have alternated between negative and positive the past nine months.
- This is the highest string of consecutively contrasting job data on record.
- Many analysts and economists have stated we are experiencing a “no hire, no fire” job market.

SOURCE: BLOOMBERG,

Nonfarm Payrolls - MoM Change



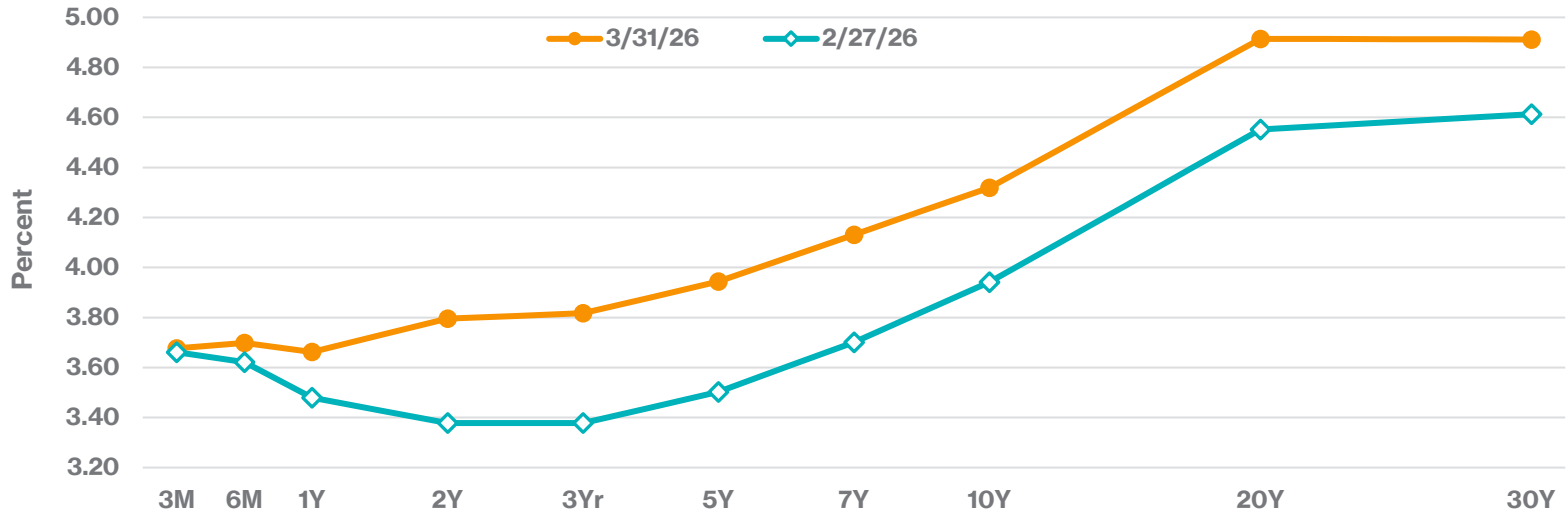
PCE Core Inflation Yoy



- The Consumer Price Index's YoY rate of change has slowed materially since the COVID year highs.
- The five-year cumulative change is up over 26%, which is well above a rolling 5-year average.
- U.S. consumers say their greatest financial concern right now is affordability, due to the accumulated inflation since the pandemic.

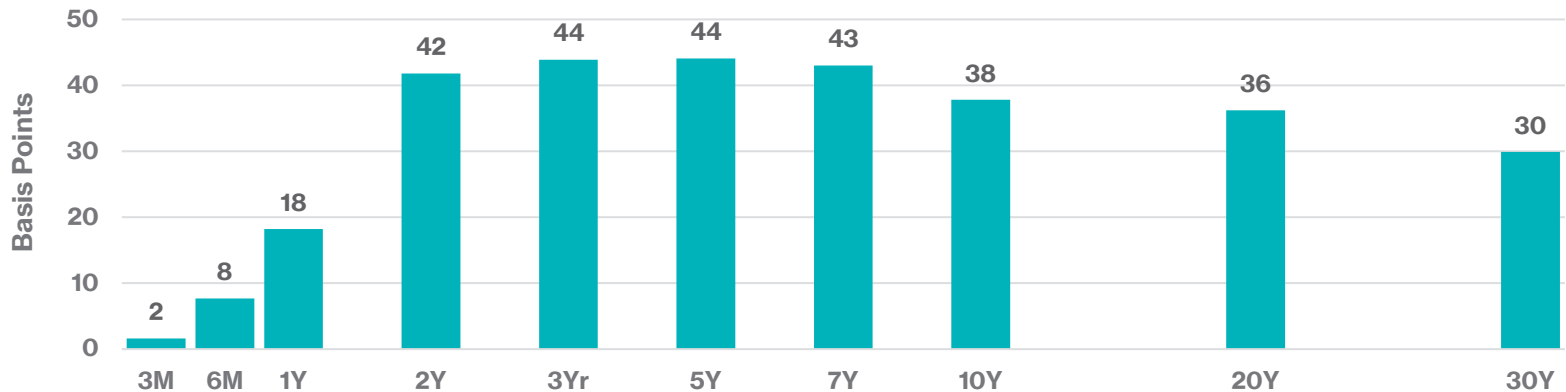
SOURCE: BLOOMBERG, *2026 YOY THROUGH FEB

U.S. Treasury Yield Curve Change



SOURCES: BLOOMBERG

Basis Point Change



SOURCES: BLOOMBERG

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Portfolio Summary

3.88

Weighted Average Yield to Maturity

2.22

Weighted Average Maturity (Years)

2.05

Portfolio Effective Duration (Years)

2.22

Weighted Average Life (Years)

AA

Average Credit Rating

Portfolio Position

Par Value \$112,790,932

Principal Cost \$111,487,762

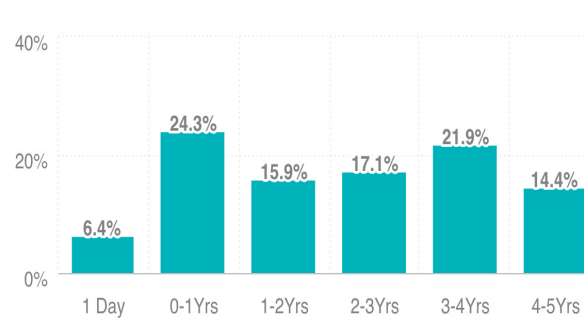
Book Value \$112,037,289

Market Value \$112,171,526

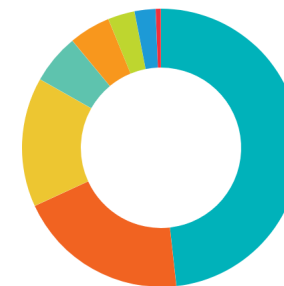
Unrealized Gain/Loss \$134,237

Accrued Interest \$896,534

Maturity Distribution



Sector Allocation



U.S. Treasuries	48.24%
Corporate Bonds	19.90%
U.S. Agencies	15.06%
Money Market Funds	5.79%
Commercial Paper	4.82%
Supranational	3.13%
Negotiable CD's	2.44%
LGIP	0.62%

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	693,777.38	693,777.38	693,777.38	0.62%	1	3.83
Money Market Funds	6,496,154.70	6,496,154.70	6,496,154.70	5.79%	1	3.52
Commercial Paper	5,500,000.00	5,401,418.35	5,401,418.35	4.82%	170	3.87
U.S. Treasuries	54,300,000.00	54,112,765.76	54,083,531.13	48.24%	968	3.66
U.S. Agencies	16,915,000.00	16,896,900.13	16,824,954.48	15.06%	640	4.04
Negotiable CD's	2,728,000.00	2,733,777.68	2,726,288.26	2.44%	680	4.41
Corporate Bonds	22,658,000.00	22,322,187.50	22,329,314.60	19.90%	983	4.20
Supranational	3,500,000.00	3,514,545.00	3,481,850.36	3.13%	825	4.54
TOTAL	112,790,932.08	112,171,526.49	112,037,289.26	100.00%	810	3.88
CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		146,952.32	146,952.32			
TOTAL CASH AND INVESTMENTS	112,790,932.08	112,318,478.81	112,184,241.58		810	3.88
TOTAL EARNINGS						
	CURRENT MONTH	FISCAL YEAR TO DATE				
	350,083.78	2,489,429.25				



Compliance Overview

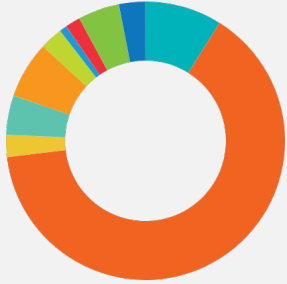
RULE NAME	POLICY LIMIT	ACTUAL VALUE	COMPLIANCE STATUS
PORTFOLIO CONCENTRATION			
CP Concentration	25.0	4.8	Compliant
California Muni Concentration	3.0	0.0	Compliant
Corporates Concentration	30.0	19.9	Compliant
Local Agencies of California Concentration	10.0	0.0	Compliant
MMF Concentration	20.0	5.7	Compliant
Negotiable CD with FDIC Insurance Concentration	30.0	2.4	Compliant
Supranational Concentration	30.0	31	Compliant
U.S. Agency Concentration	100.0	15.0	Compliant
U.S. Treasuries Concentration	100.0	48.3	Compliant
ISSUER CONCENTRATION			
Agency Issuer Concentration	50.0	6.4	Compliant
CP Issuer Concentration	2.0	2.0	Compliant
California Muni Issuer Concentration	3.0	0.0	Compliant
Corporate Issuer Concentration	2.0	1.8	Compliant
Local Agencies of California Issuer Concentration	2.0	0.0	Compliant
MMF Issuer Concentration	20.0	5.8	Compliant
Negotiable CD Issuer Concentration	2.0	0.2	Compliant
Supranational Issuer Concentration	5.0	1.8	Compliant
MATURITY			
CP Maturity (Days)	270.0	246.0	Compliant
California Muni Maturity	5.0	0.0	Compliant
Corporates Maturity	5.0	4.2	Compliant
Local Agencies of California Maturity	5.0	0.0	Compliant
Negotiable CD Maturity	5.0	2.6	Compliant
Supranational Maturity	5.0	3.5	Compliant
US Agency Obligation Maturity	5.0	4.3	Compliant
US Treasury Obligations Maturity	5.0	4.8	Compliant
CREDIT QUALITY			
CP Rated A-1/P-1/F-1 by 2 NRSRO			Compliant
California Muni Rated AA-/Aa3/AA- by 1 NRSRO			Compliant
Corporates rated A-/A3/A- (< 4 years to Maturity) or AA-/Aa3/AA- (>4 Years to Maturity) by 2 NR			Compliant
Local Agencies of California rated AA-/Aa2/AA- by 1 NRS			Compliant
MMF Rated AAA/Aaa/AAA by 2 NRSRO			Compliant

Compliance Overview

RULE NAME	POLICY LIMIT	ACTUAL VALUE	COMPLIANCE STATUS
Negotiable CD rated AA by S&P or Aa2 Moody's			Compliant
Supranational Rated AA/Aa2/AA by 2 NRSRO			Compliant

Credit Quality

Allocation by Rating



●	AAA	8.92%
●	AA+	64.23%
●	AA	2.55%
●	AA-	4.58%
●	A+	6.61%
●	A	2.61%
●	A-	0.88%
●	A-1+	1.75%
●	A-1	4.82%
●	NA	3.06%

Rating Distribution

SHORT TERM, MONEY MARKET FUNDS, & LGIPS RATINGS

	MARKET VALUE	ALLOCATION
AAA	6,496,154.70	5.79%
A-1+	1,962,786.58	1.75%
A-1	5,401,418.35	4.82%
NA	693,777.38	0.62%
TOTAL	14,554,137.01	12.97%

LONG TERM RATINGS

	MARKET VALUE	ALLOCATION
AAA	3,514,545.00	3.13%
AA+	72,043,414.31	64.23%
AA	2,855,985.00	2.55%
AA-	5,137,387.50	4.58%
A+	7,415,190.00	6.61%
A	2,930,730.00	2.61%
A-	986,360.00	0.88%
NA	2,733,777.68	2.44%
TOTAL	97,617,389.48	87.03%
GRAND TOTAL	112,171,526.49	100.00%



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
CITY OF SAN RAMON, CA												
LGIP												
CALAIF	California LAIF	03/31/2026 03/31/2026	693,777.38	693,777.38 0.00	693,777.38	3.83		1	1.00 693,777.38	0.00 693,777.38	0.62	NA
LGIP TOTAL			693,777.38	693,777.38 0.00	693,777.38	3.83		1	1.00 693,777.38	0.00 693,777.38	0.62	NA
MONEY MARKET FUNDS												
316175108	FIDELITY IM-M:GOVT,I	03/31/2026 03/31/2026	6,496,154.70	6,496,154.70 0.00	6,496,154.70	3.52		1	1.00 6,496,154.70	0.00 6,496,154.70	5.79	Aaa AAA
MONEY MARKET FUNDS TOTAL			6,496,154.70	6,496,154.70 0.00	6,496,154.70	3.52		1	1.00 6,496,154.70	0.00 6,496,154.70	5.79	AAA
COMMERCIAL PAPER												
63873KG19	NATIXIS NY 07/01/26	01/02/2026 01/05/2026	1,250,000.00	1,227,137.50 0.00	1,227,137.50	3.79	07/01/2026	92	99.06 1,238,245.83	0.00 1,238,245.83	1.10	P-1 A-1
22533UJ87	CREDIT AGR NY 09/08/26	01/05/2026 01/05/2026	1,250,000.00	1,218,822.93 0.00	1,218,822.93	3.74	09/08/2026	161	98.38 1,229,722.23	0.00 1,229,722.23	1.10	P-1 A-1
62479MK51	MUFG BANK NY 10/05/26	03/30/2026 03/30/2026	2,000,000.00	1,958,945.00 0.00	1,958,945.00	3.99	10/05/2026	188	97.97 1,959,379.44	0.00 1,959,379.44	1.75	P-1 A-1
22533UM26	CREDIT AGR NY 12/02/26	03/30/2026 03/30/2026	1,000,000.00	973,859.17 0.00	973,859.17	3.91	12/02/2026	246	97.41 974,070.84	0.00 974,070.84	0.87	P-1 A-1
COMMERCIAL PAPER TOTAL			5,500,000.00	5,378,764.60 0.00	5,378,764.60	3.87		170	98.21 5,401,418.35	0.00 5,401,418.35	4.82	A-1
U.S. TREASURIES												
912828R36	US TREASURY 1.625 05/15/26	06/07/2022 06/07/2022	2,000,000.00	1,897,500.00 0.00	1,897,500.00	3.02	05/15/2026	45	99.73 1,994,687.50	(2,170.60) 1,996,858.10	1.78	Aa1 AA+
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2021 08/31/2021	1,000,000.00	997,798.42 0.00	997,798.42	0.80	08/31/2026	153	98.76 987,617.19	(12,199.27) 999,816.46	0.88	Aa1 AA+
91282CCZ2	US TREASURY 0.875 09/30/26	10/13/2021 10/13/2021	1,000,000.00	990,351.56 0.00	990,351.56	1.08	09/30/2026	183	98.59 985,898.44	(13,131.60) 999,030.04	0.88	Aa1 AA+
91282CDG3	US TREASURY 1.125 10/31/26	02/07/2022 02/07/2022	2,000,000.00	1,941,093.76 0.00	1,941,093.76	1.78	10/31/2026	214	98.47 1,969,453.12	(23,271.70) 1,992,724.82	1.76	Aa1 AA+
912828U24	US TREASURY 2.000 11/15/26	03/14/2022 03/14/2022	2,000,000.00	2,003,593.76 0.00	2,003,593.76	1.96	11/15/2026	229	98.92 1,978,437.50	(22,043.15) 2,000,480.65	1.76	Aa1 AA+
91282CJP7	US TREASURY 4.375 12/15/26	01/02/2026 01/05/2026	2,000,000.00	2,015,937.50 5,048.08	2,020,985.58	3.51	12/15/2026	259	100.42 2,008,437.50	(3,515.63) 2,011,953.13	1.79	Aa1 AA+
912828X88	US TREASURY 2.375 05/15/27	02/07/2023 02/07/2023	2,000,000.00	1,882,421.88 0.00	1,882,421.88	3.88	05/15/2027	410	98.43 1,968,593.76	(506.73) 1,969,100.49	1.75	Aa1 AA+
91282CLG4	US TREASURY 3.750 08/15/27	01/05/2026 01/06/2026	1,250,000.00	1,255,566.41 0.00	1,255,566.41	3.46	08/15/2027	502	99.88 1,248,486.33	(6,272.67) 1,254,759.00	1.11	Aa1 AA+
91282CFU0	US TREASURY 4.125 10/31/27	02/23/2023 02/23/2023	2,000,000.00	1,992,109.38 0.00	1,992,109.38	4.22	10/31/2027	579	100.41 2,008,125.00	10,793.00 1,997,332.00	1.79	Aa1 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
9128283F5	US TREASURY 2.250 11/15/27	07/07/2023 07/07/2023	2,000,000.00	1,823,750.00 0.00	1,823,750.00	4.50	11/15/2027	594	97.52 1,950,390.62	16,100.73 1,934,289.89	1.74	Aa1 AA+
91282CMB4	US TREASURY 4.000 12/15/27	01/05/2026 01/06/2026	1,250,000.00	1,262,695.31 3,021.98	1,265,717.29	3.45	12/15/2027	624	100.27 1,253,417.98	(7,753.18) 1,261,171.16	1.12	Aa1 AA+
9128283W8	US TREASURY 2.750 02/15/28	01/05/2026 01/06/2026	1,250,000.00	1,232,031.25 0.00	1,232,031.25	3.46	02/15/2028	686	98.08 1,226,025.39	(7,989.43) 1,234,014.81	1.09	Aa1 AA+
91282CNH0	US TREASURY 3.875 06/15/28	01/05/2026 01/06/2026	1,250,000.00	1,261,425.78 2,927.54	1,264,353.32	3.48	06/15/2028	807	100.15 1,251,855.48	(8,480.30) 1,260,335.78	1.12	Aa1 AA+
91282CHX2	US TREASURY 4.375 08/31/28	05/23/2024 05/23/2024	2,000,000.00	1,989,687.50 0.00	1,989,687.50	4.51	08/31/2028	884	101.26 2,025,156.26	30,993.83 1,994,162.43	1.81	Aa1 AA+
91282CJA0	US TREASURY 4.625 09/30/28	04/10/2024 04/10/2024	2,000,000.00	2,015,937.50 0.00	2,015,937.50	4.43	09/30/2028	914	101.91 2,038,281.26	29,369.93 2,008,911.33	1.82	Aa1 AA+
91282CJA0	US TREASURY 4.625 09/30/28	02/08/2024 02/08/2024	2,000,000.00	2,046,093.76 0.00	2,046,093.76	4.07	09/30/2028	914	101.91 2,038,281.26	13,450.46 2,024,830.80	1.82	Aa1 AA+
91282CJR3	US TREASURY 3.750 12/31/28	10/29/2024 10/30/2024	1,150,000.00	1,132,525.39 0.00	1,132,525.39	4.15	12/31/2028	1,006	99.80 1,147,753.91	9,292.67 1,138,461.24	1.02	Aa1 AA+
91282CJW2	US TREASURY 4.000 01/31/29	10/29/2024 10/30/2024	1,200,000.00	1,192,921.88 0.00	1,192,921.88	4.15	01/31/2029	1,037	100.46 1,205,531.26	10,253.05 1,195,278.21	1.07	Aa1 AA+
91282CLC3	US TREASURY 4.000 07/31/29	10/29/2024 10/30/2024	1,500,000.00	1,490,449.22 0.00	1,490,449.22	4.15	07/31/2029	1,218	100.45 1,506,796.88	13,500.05 1,493,296.82	1.34	Aa1 AA+
91282CFJ5	US TREASURY 3.125 08/31/29	09/27/2024 09/30/2024	1,500,000.00	1,471,230.47 0.00	1,471,230.47	3.55	08/31/2029	1,249	97.65 1,464,726.57	(15,270.80) 1,479,997.37	1.31	Aa1 AA+
91282CFL0	US TREASURY 3.875 09/30/29	11/06/2024 11/07/2024	1,600,000.00	1,571,750.00 0.00	1,571,750.00	4.28	09/30/2029	1,279	100.01 1,600,125.01	20,317.12 1,579,807.89	1.43	Aa1 AA+
91282CLR0	US TREASURY 4.125 10/31/29	11/06/2024 11/07/2024	1,600,000.00	1,590,125.00 0.00	1,590,125.00	4.26	10/31/2029	1,310	100.82 1,613,125.01	20,231.32 1,592,893.69	1.44	Aa1 AA+
91282CFY2	US TREASURY 3.875 11/30/29	05/13/2025 05/14/2025	2,000,000.00	1,982,812.50 0.00	1,982,812.50	4.08	11/30/2029	1,340	99.98 1,999,687.50	13,543.05 1,986,144.45	1.78	Aa1 AA+
91282CGB1	US TREASURY 3.875 12/31/29	03/30/2026 03/31/2026	2,000,000.00	1,997,890.63 19,267.96	2,017,158.59	3.90	12/31/2029	1,371	99.95 1,999,062.50	1,170.33 1,997,892.17	1.78	Aa1 AA+
91282CGJ4	US TREASURY 3.500 01/31/30	01/29/2026 01/30/2026	2,000,000.00	1,984,062.50 0.00	1,984,062.50	3.72	01/31/2030	1,402	98.60 1,972,031.26	(12,696.21) 1,984,727.47	1.76	Aa1 AA+
91282CGQ8	US TREASURY 4.000 02/28/30	05/13/2025 05/14/2025	2,000,000.00	1,992,578.13 0.00	1,992,578.13	4.08	02/28/2030	1,430	100.38 2,007,500.00	13,557.03 1,993,942.97	1.79	Aa1 AA+
91282CMU2	US TREASURY 4.000 03/31/30	05/13/2025 05/14/2025	2,000,000.00	1,991,250.00 0.00	1,991,250.00	4.10	03/31/2030	1,461	100.37 2,007,343.76	14,512.67 1,992,831.09	1.79	Aa1 AA+
91282CNN7	US TREASURY 3.875 07/31/30	01/29/2026 01/30/2026	1,750,000.00	1,757,929.69 0.00	1,757,929.69	3.76	07/31/2030	1,583	99.84 1,747,128.92	(10,506.37) 1,757,635.28	1.56	Aa1 AA+
91282CPA3	US TREASURY 3.625 09/30/30	01/29/2026 01/30/2026	1,750,000.00	1,738,378.91 0.00	1,738,378.91	3.78	09/30/2030	1,644	98.77 1,728,398.44	(10,396.49) 1,738,794.92	1.54	Aa1 AA+
91282CPD7	US TREASURY 3.625 10/31/30	01/29/2026 01/30/2026	1,750,000.00	1,737,558.59 15,947.00	1,753,505.59	3.79	10/31/2030	1,675	98.71 1,727,441.42	(10,554.60) 1,737,996.01	1.54	Aa1 AA+
91282CPN5	US TREASURY 3.500 11/30/30	01/29/2026 01/30/2026	1,750,000.00	1,727,509.77 10,264.42	1,737,774.19	3.79	11/30/2030	1,705	98.16 1,717,871.10	(10,415.95) 1,728,287.05	1.53	Aa1 AA+
91282CJQ5	US TREASURY 3.750 12/31/30	01/29/2026 01/30/2026	1,750,000.00	1,745,625.00 5,438.54	1,751,063.54	3.81	12/31/2030	1,736	99.15 1,735,097.67	(10,675.93) 1,745,773.59	1.55	Aa1 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
U.S. TREASURIES TOTAL			54,300,000.00	53,712,591.45 61,915.52	53,774,506.97	3.66		968	99.67 54,112,765.76	29,234.63 54,083,531.13	48.24	AA+
U.S. AGENCIES												
313385H25	FHLBANKS D NOTE 09/25/26	03/30/2026 03/31/2026	2,000,000.00	1,964,400.00 0.00	1,964,400.00	3.72	09/25/2026	178	98.14 1,962,786.58	(1,813.42) 1,964,600.00	1.75	P-1 A-1+
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	02/07/2023 02/07/2023	2,000,000.00	1,972,388.00 0.00	1,972,388.00	4.03	10/26/2026	209	99.89 1,997,760.00	1,995.92 1,995,764.08	1.78	Aa1 AA+
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	03/30/2026 03/31/2026	2,000,000.00	1,966,340.00 6,800.00	1,973,140.00	3.79	10/28/2026	211	98.28 1,965,660.00	(839.53) 1,966,499.53	1.75	Aa1 AA+
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2023 11/17/2023	1,000,000.00	998,230.00 0.00	998,230.00	4.69	11/17/2026	231	100.49 1,004,890.00	5,261.89 999,628.11	0.90	Aa1 AA+
3130AQW66	FHLBANKS 2.080 02/25/27 '25	02/25/2022 02/25/2022	1,000,000.00	1,000,000.00 0.00	1,000,000.00	2.08	02/25/2027	331	98.22 982,220.00	(17,780.00) 1,000,000.00	0.88	Aa1 AA+
3130AUSN5	FHLBANKS 3.500 10/01/27	02/07/2023 02/07/2023	2,000,000.00	1,967,600.00 0.00	1,967,600.00	3.89	10/01/2027	549	99.42 1,988,360.00	(1,173.11) 1,989,533.11	1.77	Aa1 AA+
3130A07B0	FHLBANKS 4.000 09/01/28	10/31/2023 10/31/2023	1,265,000.00	1,214,564.45 0.00	1,214,564.45	4.94	09/01/2028	885	100.27 1,268,377.55	28,638.86 1,239,738.69	1.13	Aa1 AA+
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	11/28/2023 11/28/2023	2,000,000.00	2,009,460.00 0.00	2,009,460.00	4.52	11/13/2028	958	101.76 2,035,160.00	30,160.48 2,004,999.52	1.81	Aa1 AA+
3133ERDHI	FED FARM CR BNKS 4.750 04/30/29	05/17/2024 05/17/2024	2,000,000.00	2,030,572.00 0.00	2,030,572.00	4.40	04/30/2029	1,126	102.41 2,048,220.00	29,188.93 2,019,031.07	1.83	Aa1 AA+
880591FE7	TVA 3.875 08/01/30	08/18/2025 08/19/2025	1,650,000.00	1,644,472.50 0.00	1,644,472.50	3.95	08/01/2030	1,584	99.60 1,643,466.00	(1,694.38) 1,645,160.38	1.47	Aa1 AA+
U.S. AGENCIES TOTAL			16,915,000.00	16,768,026.95 6,800.00	16,774,826.95	4.04		640	99.91 16,896,900.13	71,945.65 16,824,954.48	15.06	AA+
NEGOTIABLE CD'S												
795451AK9	SALLIE MAE BNK 1.100 08/11/26	08/11/2021 08/11/2021	248,000.00	248,000.00 0.00	248,000.00	1.10	08/11/2026	133	99.02 245,564.64	(2,435.36) 248,000.00	0.22	NA NA
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/06/2023 11/06/2023	248,000.00	247,628.00 0.00	247,628.00	5.15	11/03/2026	217	100.06 248,158.41	232.02 247,926.39	0.22	NA NA
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	08/05/2024 08/14/2024	248,000.00	247,628.00 0.00	247,628.00	4.10	08/13/2027	500	100.31 248,763.84	933.69 247,830.15	0.22	NA NA
32114VCH8	FIRST BK MCH 4.600 03/15/28	03/15/2023 03/15/2023	248,000.00	248,000.00 0.00	248,000.00	4.60	03/15/2028	715	99.64 247,115.92	(884.08) 248,000.00	0.22	NA NA
062119BK7	BANK FIVE 4.650 03/20/28	03/20/2023 03/20/2023	248,000.00	248,000.00 0.00	248,000.00	4.65	03/20/2028	720	101.56 251,873.76	3,873.76 248,000.00	0.22	NA NA
2546732U9	CAPITL ONE NA 5.000 03/21/28	03/22/2023 03/22/2023	248,000.00	247,456.88 0.00	247,456.88	5.05	03/21/2028	721	100.35 248,861.97	1,076.30 247,785.67	0.22	NA NA



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
12547CAX6	CIBC BANK 4.450 04/13/28	04/14/2023 04/14/2023	248,000.00	247,380.00 0.00	247,380.00	4.51	04/13/2028	744	99.37 246,444.25	(1,303.27) 247,747.52	0.22	NA NA
857894Q77	STEARNS BANK 4.050 08/14/28	08/02/2024 08/13/2024	248,000.00	247,752.00 0.00	247,752.00	4.08	08/14/2028	867	99.94 247,853.10	0.11 247,852.99	0.22	NA NA
949764HK3	WELLS FARGO BANK 5.050 11/07/28	11/07/2023 11/07/2023	248,000.00	247,451.92 0.00	247,451.92	5.10	11/07/2028	952	100.74 249,834.70	2,120.18 247,714.52	0.22	NA NA
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/08/2023 11/08/2023	248,000.00	247,456.88 0.00	247,456.88	5.05	11/08/2028	953	100.71 249,759.80	2,043.00 247,716.80	0.22	NA NA
90355GHQ2	UBS USA 5.000 11/08/28	11/08/2023 11/08/2023	248,000.00	247,451.92 0.00	247,451.92	5.05	11/08/2028	953	100.62 249,547.29	1,833.07 247,714.22	0.22	NA NA
NEGOTIABLE CD'S TOTAL			2,728,000.00	2,724,205.60 0.00	2,724,205.60	4.41		680	100.22 2,733,777.68	7,489.41 2,726,288.26	2.44	NA
CORPORATE BONDS												
857477AW3	STATE STREET 2.650 05/19/26	05/19/2025 05/20/2025	1,500,000.00	1,476,600.00 0.00	1,476,600.00	4.26	05/19/2026	49	99.79 1,496,775.00	(139.29) 1,496,914.29	1.33	Aa3 A
67066GAE4	NVIDIA 3.200 09/16/26 '26	03/30/2026 03/31/2026	2,000,000.00	1,994,180.00 2,666.67	1,996,846.67	3.84	09/16/2026	169	99.65 1,992,980.00	(1,234.44) 1,994,214.44	1.78	Aa1 AA-
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	06/10/2024 06/11/2024	1,000,000.00	986,000.00 0.00	986,000.00	5.02	09/20/2027	538	100.60 1,006,040.00	12,331.81 993,708.19	0.90	A1 A+
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	12/08/2023 12/08/2023	1,000,000.00	939,580.00 0.00	939,580.00	4.98	10/21/2027	569	98.64 986,360.00	10,678.25 975,681.75	0.88	A1 A-
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	12/08/2023 12/08/2023	1,158,000.00	1,156,135.62 0.00	1,156,135.62	5.09	01/06/2028	646	101.13 1,171,027.50	13,835.37 1,157,192.13	1.04	Aa3 AA-
532457DB1	LILLY 4.000 10/15/28 '28	03/30/2026 03/31/2026	2,000,000.00	1,996,980.00 49,111.11	2,046,091.11	4.06	10/15/2028	929	99.82 1,996,300.00	(683.25) 1,996,983.25	1.78	Aa3 A+
713448GL6	PEPSICO 4.100 01/15/29 '28	01/29/2026 01/30/2026	1,500,000.00	1,510,245.00 2,562.50	1,512,807.50	3.85	01/15/2029	1,021	99.92 1,498,860.00	(10,789.81) 1,509,649.81	1.34	A1 A+
58933YAX3	MERCK & CO 3.400 03/07/29 '28	01/29/2026 01/30/2026	1,500,000.00	1,477,920.00 0.00	1,477,920.00	3.91	03/07/2029	1,072	97.95 1,469,265.00	(9,844.82) 1,479,109.82	1.31	Aa3 A+
57636QAM6	MASTERCARD 2.950 06/01/29 '29	01/29/2026 01/30/2026	1,500,000.00	1,454,955.00 7,252.08	1,462,207.08	3.92	06/01/2029	1,158	96.32 1,444,725.00	(12,485.95) 1,457,210.95	1.29	Aa3 A+
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	01/29/2026 01/30/2026	1,500,000.00	1,446,135.00 1,400.00	1,447,535.00	3.92	07/18/2029	1,205	95.60 1,433,955.00	(14,777.44) 1,448,732.44	1.28	A1 A
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	03/30/2026 03/31/2026	2,000,000.00	1,971,320.00 2,744.44	1,974,064.44	4.25	09/18/2029	1,267	98.67 1,973,380.00	2,037.36 1,971,342.64	1.76	Aa3 AA-
931142FN8	WALMART 4.350 04/28/30 '30	05/13/2025 05/14/2025	1,500,000.00	1,501,425.00 0.00	1,501,425.00	4.33	04/28/2030	1,489	100.97 1,514,520.00	13,352.93 1,501,167.07	1.35	Aa2 AA
037833EZ9	APPLE 4.200 05/12/30 '30	05/13/2025 05/14/2025	1,500,000.00	1,488,735.00 0.00	1,488,735.00	4.37	05/12/2030	1,503	100.49 1,507,320.00	16,596.33 1,490,723.67	1.34	Aaa AA+
02079KAK3	ALPHABET 4.000 05/15/30 '30	01/29/2026 01/30/2026	1,500,000.00	1,500,885.00 12,500.00	1,513,385.00	3.98	05/15/2030	1,506	99.28 1,489,215.00	(11,634.85) 1,500,849.85	1.33	Aa2 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
023135BS4	AMAZON.COM 1.500 06/03/30 '30	08/18/2025 08/19/2025	1,500,000.00	1,334,550.00 0.00	1,334,550.00	4.06	06/03/2030	1,525	89.43 1,341,465.00	(14,369.31) 1,355,834.31	1.20	A1 AA
CORPORATE BONDS TOTAL			22,658,000.00	22,235,645.62 78,236.80	22,313,882.42	4.20		983	98.60 22,322,187.50	(7,127.10) 22,329,314.60	19.90	A+
SUPRANATIONAL												
45818WFN1	IDB 4.850 07/19/27 MTN	05/24/2024 05/24/2024	2,000,000.00	2,008,860.00 0.00	2,008,860.00	4.70	07/19/2027	475	100.74 2,014,800.00	11,144.73 2,003,655.27	1.80	Aaa AAA
459058LN1	IBRD 3.875 10/16/29 MTN	11/14/2024 11/15/2024	1,500,000.00	1,469,736.00 0.00	1,469,736.00	4.33	10/16/2029	1,295	99.98 1,499,745.00	21,549.91 1,478,195.09	1.34	Aaa AAA
SUPRANATIONAL TOTAL			3,500,000.00	3,478,596.00 0.00	3,478,596.00	4.54		825	100.42 3,514,545.00	32,694.64 3,481,850.36	3.13	AAA
CITY OF SAN RAMON, CA TOTAL			112,790,932.08	111,487,762.30 146,952.32	111,634,714.62	3.88		810	112,171,526.49	134,237.22 112,037,289.26	100.00	AA
GRAND TOTAL			112,790,932.08	111,487,762.30 146,952.32	111,634,714.62	3.88		810	112,171,526.49	134,237.22 112,037,289.26	100.00	AA



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
CITY OF SAN RAMON, CA									
02079KAK3	ALPHABET 4.000 05/15/30 '30	1,500,000.00	1,500,885.00	885.00	1,500,867.71	(17.86)	1,500,849.85	(35.15)	849.85
023135BS4	AMAZON.COM 1.500 06/03/30 '30	1,500,000.00	1,334,550.00	(165,450.00)	1,352,901.80	2,932.50	1,355,834.31	21,284.31	(144,165.69)
037833EZ9	APPLE 4.200 05/12/30 '30	1,500,000.00	1,488,735.00	(11,265.00)	1,490,532.21	191.46	1,490,723.67	1,988.67	(9,276.33)
02007GM42	Ally Bank 5.05 03/23/2026	248,000.00	247,752.00	(248.00)	247,995.01	4.99	0.00	248.00	0.00
02589AEN8	American Express National Bank 5.0 03/23/2026	248,000.00	247,752.00	(248.00)	247,995.02	4.98	0.00	248.00	0.00
062119BK7	BANK FIVE 4.650 03/20/28	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	1,000,000.00	939,580.00	(60,420.00)	974,354.52	1,327.23	975,681.75	36,101.75	(24,318.25)
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	248,000.00	247,628.00	(372.00)	247,915.82	10.57	247,926.39	298.39	(73.61)
2546732U9	CAPITL ONE NA 5.000 03/21/28	248,000.00	247,456.88	(543.12)	247,776.44	9.23	247,785.67	328.79	(214.33)
12547CAX6	CIBC BANK 4.450 04/13/28	248,000.00	247,380.00	(620.00)	247,736.99	10.53	247,747.52	367.52	(252.48)
22533UJ87	CREDIT AGR NY 09/08/26	1,250,000.00	1,218,822.93	(31,177.07)	1,225,793.41	3,928.82	1,229,722.23	10,899.30	(20,277.77)
22533UM26	CREDIT AGR NY 12/02/26	1,000,000.00	973,859.17	(26,140.83)	0.00	211.67	974,070.84	211.67	(25,929.16)
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	248,000.00	247,628.00	(372.00)	247,819.60	10.55	247,830.15	202.15	(169.85)
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2,000,000.00	1,972,388.00	(27,612.00)	1,995,132.76	631.32	1,995,764.08	23,376.08	(4,235.92)
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2,000,000.00	2,009,460.00	9,460.00	2,005,161.47	(161.95)	2,004,999.52	(4,460.48)	4,999.52
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2,000,000.00	2,030,572.00	30,572.00	2,019,555.48	(524.41)	2,019,031.07	(11,540.93)	19,031.07
3130AQW66	FHLBANKS 2.080 02/25/27 '25	1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	0.00	0.00
3130AUSN5	FHLBANKS 3.500 10/01/27	2,000,000.00	1,967,600.00	(32,400.00)	1,988,941.00	592.11	1,989,533.11	21,933.11	(10,466.89)
3130A07B0	FHLBANKS 4.000 09/01/28	1,265,000.00	1,214,564.45	(50,435.55)	1,238,852.83	885.86	1,239,738.69	25,174.24	(25,261.31)
3130AXU63	FHLBANKS 4.625 11/17/26	1,000,000.00	998,230.00	(1,770.00)	999,577.98	50.12	999,628.11	1,398.11	(371.89)
313385H25	FHLBANKS D NOTE 09/25/26	2,000,000.00	1,964,400.00	(35,600.00)	0.00	200.00	1,964,600.00	200.00	(35,400.00)
32114VCH8	FIRST BK MCH 4.600 03/15/28	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2,000,000.00	1,966,340.00	(33,660.00)	0.00	159.53	1,966,499.53	159.53	(33,500.47)
459058LN1	IBRD 3.875 10/16/29 MTN	1,500,000.00	1,469,736.00	(30,264.00)	1,477,672.72	522.37	1,478,195.09	8,459.09	(21,804.91)
45818WFN1	IDB 4.850 07/19/27 MTN	2,000,000.00	2,008,860.00	8,860.00	2,003,894.33	(239.06)	2,003,655.27	(5,204.73)	3,655.27
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	1,500,000.00	1,446,135.00	(53,865.00)	1,447,412.43	1,320.01	1,448,732.44	2,597.44	(51,267.56)
532457DB1	LILLY 4.000 10/15/28 '28	2,000,000.00	1,996,980.00	(3,020.00)	0.00	3.25	1,996,983.25	3.25	(3,016.75)



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
57636QAM6	MASTERCARD 2.950 06/01/29 '29	1,500,000.00	1,454,955.00	(45,045.00)	1,456,064.48	1,146.47	1,457,210.95	2,255.95	(42,789.05)
58933YAX3	MERCK & CO 3.400 03/07/29 '28	1,500,000.00	1,477,920.00	(22,080.00)	1,478,505.16	604.66	1,479,109.82	1,189.82	(20,890.18)
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	1,158,000.00	1,156,135.62	(1,864.38)	1,157,153.30	38.83	1,157,192.13	1,056.51	(807.87)
61768EE82	MORGAN PVT BNK 5.050 11/08/28	248,000.00	247,456.88	(543.12)	247,707.58	9.22	247,716.80	259.92	(283.20)
62479MK51	MUFG BANK NY 10/05/26	2,000,000.00	1,958,945.00	(41,055.00)	0.00	434.44	1,959,379.44	434.44	(40,620.56)
63873KG19	NATIXIS NY 07/01/26	1,250,000.00	1,227,137.50	(22,862.50)	1,234,241.67	4,004.17	1,238,245.83	11,108.33	(11,754.17)
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	2,000,000.00	1,971,320.00	(28,680.00)	0.00	22.64	1,971,342.64	22.64	(28,657.36)
67066GAE4	NVIDIA 3.200 09/16/26 '26	2,000,000.00	1,994,180.00	(5,820.00)	0.00	34.44	1,994,214.44	34.44	(5,785.56)
713448GL6	PEPSICO 4.100 01/15/29 '28	1,500,000.00	1,510,245.00	10,245.00	1,509,952.29	(302.47)	1,509,649.81	(595.19)	9,649.81
795451AK9	SALLIE MAE BNK 1.100 08/11/26	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
857477AW3	STATE STREET 2.650 05/19/26	1,500,000.00	1,476,600.00	(23,400.00)	1,494,921.43	1,992.86	1,496,914.29	20,314.29	(3,085.71)
857894Q77	STEARNS BANK 4.050 08/14/28	248,000.00	247,752.00	(248.00)	247,847.73	5.26	247,852.99	100.99	(147.01)
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	1,000,000.00	986,000.00	(14,000.00)	993,344.98	363.21	993,708.19	7,708.19	(6,291.81)
880591FE7	TVA 3.875 08/01/30	1,650,000.00	1,644,472.50	(5,527.50)	1,645,065.61	94.77	1,645,160.38	687.88	(4,839.62)
90355GHQ2	UBS USA 5.000 11/08/28	248,000.00	247,451.92	(548.08)	247,704.91	9.31	247,714.22	262.30	(285.78)
91282CCW9	US TREASURY 0.750 08/31/26	1,000,000.00	997,798.42	(2,201.58)	999,779.03	37.43	999,816.46	2,018.04	(183.54)
91282CCZ2	US TREASURY 0.875 09/30/26	1,000,000.00	990,351.56	(9,648.44)	998,864.83	165.21	999,030.04	8,678.48	(969.96)
91282CDG3	US TREASURY 1.125 10/31/26	2,000,000.00	1,941,093.76	(58,906.24)	1,991,665.99	1,058.83	1,992,724.82	51,631.06	(7,275.18)
912828R36	US TREASURY 1.625 05/15/26	2,000,000.00	1,897,500.00	(102,500.00)	1,994,644.49	2,213.61	1,996,858.10	99,358.10	(3,141.90)
912828U24	US TREASURY 2.000 11/15/26	2,000,000.00	2,003,593.76	3,593.76	2,000,546.01	(65.35)	2,000,480.65	(3,113.11)	480.65
9128283F5	US TREASURY 2.250 11/15/27	2,000,000.00	1,823,750.00	(176,250.00)	1,930,854.79	3,435.10	1,934,289.89	110,539.89	(65,710.11)
912828X88	US TREASURY 2.375 05/15/27	2,000,000.00	1,882,421.88	(117,578.12)	1,966,758.47	2,342.02	1,969,100.49	86,678.61	(30,899.51)
9128283W8	US TREASURY 2.750 02/15/28	1,250,000.00	1,232,031.25	(17,968.75)	1,233,291.40	723.42	1,234,014.81	1,983.56	(15,985.19)
91282CFJ5	US TREASURY 3.125 08/31/29	1,500,000.00	1,471,230.47	(28,769.53)	1,479,500.51	496.86	1,479,997.37	8,766.90	(20,002.63)
91282CGJ4	US TREASURY 3.500 01/31/30	2,000,000.00	1,984,062.50	(15,937.50)	1,984,389.53	337.94	1,984,727.47	664.97	(15,272.53)
91282CPN5	US TREASURY 3.500 11/30/30	1,750,000.00	1,727,509.77	(22,490.23)	1,727,892.04	395.01	1,728,287.05	777.28	(21,712.95)
91282CPA3	US TREASURY 3.625 09/30/30	1,750,000.00	1,738,378.91	(11,621.09)	1,738,583.51	211.42	1,738,794.92	416.01	(11,205.08)
91282CPD7	US TREASURY 3.625 10/31/30	1,750,000.00	1,737,558.59	(12,441.41)	1,737,773.72	222.30	1,737,996.01	437.42	(12,003.99)
91282CLG4	US TREASURY 3.750 08/15/27	1,250,000.00	1,255,566.41	5,566.41	1,255,053.46	(294.47)	1,254,759.00	(807.41)	4,759.00



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
91282CJR3	US TREASURY 3.750 12/31/28	1,150,000.00	1,132,525.39	(17,474.61)	1,138,105.32	355.92	1,138,461.24	5,935.85	(11,538.76)
91282CJQ5	US TREASURY 3.750 12/31/30	1,750,000.00	1,745,625.00	(4,375.00)	1,745,698.08	75.52	1,745,773.59	148.59	(4,226.41)
91282CNH0	US TREASURY 3.875 06/15/28	1,250,000.00	1,261,425.78	11,425.78	1,260,733.31	(397.53)	1,260,335.78	(1,090.00)	10,335.78
91282CNN7	US TREASURY 3.875 07/31/30	1,750,000.00	1,757,929.69	7,929.69	1,757,784.90	(149.62)	1,757,635.28	(294.41)	7,635.28
91282CFL0	US TREASURY 3.875 09/30/29	1,600,000.00	1,571,750.00	(28,250.00)	1,579,318.09	489.79	1,579,807.89	8,057.89	(20,192.11)
91282CFY2	US TREASURY 3.875 11/30/29	2,000,000.00	1,982,812.50	(17,187.50)	1,985,823.68	320.78	1,986,144.45	3,331.95	(13,855.55)
91282CGB1	US TREASURY 3.875 12/31/29	2,000,000.00	1,997,890.63	(2,109.37)	0.00	1.54	1,997,892.17	1.54	(2,107.83)
91282CJW2	US TREASURY 4.000 01/31/29	1,200,000.00	1,192,921.88	(7,078.12)	1,195,136.92	141.29	1,195,278.21	2,356.33	(4,721.79)
91282CGQ8	US TREASURY 4.000 02/28/30	2,000,000.00	1,992,578.13	(7,421.87)	1,993,811.58	131.40	1,993,942.97	1,364.84	(6,057.03)
91282CMU2	US TREASURY 4.000 03/31/30	2,000,000.00	1,991,250.00	(8,750.00)	1,992,678.87	152.22	1,992,831.09	1,581.09	(7,168.91)
91282CLC3	US TREASURY 4.000 07/31/29	1,500,000.00	1,490,449.22	(9,550.78)	1,493,126.08	170.75	1,493,296.82	2,847.60	(6,703.18)
91282CMB4	US TREASURY 4.000 12/15/27	1,250,000.00	1,262,695.31	12,695.31	1,261,727.02	(555.87)	1,261,171.16	(1,524.15)	11,171.16
91282CFU0	US TREASURY 4.125 10/31/27	2,000,000.00	1,992,109.38	(7,890.62)	1,997,188.91	143.09	1,997,332.00	5,222.62	(2,668.00)
91282CLR0	US TREASURY 4.125 10/31/29	1,600,000.00	1,590,125.00	(9,875.00)	1,592,725.40	168.29	1,592,893.69	2,768.69	(7,106.31)
91282CHX2	US TREASURY 4.375 08/31/28	2,000,000.00	1,989,687.50	(10,312.50)	1,993,957.49	204.94	1,994,162.43	4,474.93	(5,837.57)
91282CJP7	US TREASURY 4.375 12/15/26	2,000,000.00	2,015,937.50	15,937.50	2,013,389.35	(1,436.23)	2,011,953.13	(3,984.38)	11,953.13
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,046,093.76	46,093.76	2,025,673.91	(843.11)	2,024,830.80	(21,262.96)	24,830.80
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,015,937.50	15,937.50	2,009,213.91	(302.58)	2,008,911.33	(7,026.17)	8,911.33
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	248,000.00	248,000.00	0.00	248,000.00	0.00	0.00	0.00	0.00
931142FN8	WALMART 4.350 04/28/30 '30	1,500,000.00	1,501,425.00	1,425.00	1,501,191.91	(24.83)	1,501,167.07	(257.93)	1,167.07
949764HK3	WELLS FARGO BANK 5.050 11/07/28	248,000.00	247,451.92	(548.08)	247,705.21	9.31	247,714.52	262.60	(285.48)
TOTAL		106,345,000.00	105,041,334.22	(1,303,665.78)	90,736,986.37	30,456.02	104,847,357.19	550,022.97	(753,642.82)
GRAND TOTAL		106,345,000.00	105,041,334.22	(1,303,665.78)	90,736,986.37	30,456.02	104,847,357.19	550,022.97	(753,642.82)



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
CITY OF SAN RAMON, CA									
02079KAK3	ALPHABET 4.000 05/15/30 '30	2026-01-30	1,500,000.00	1,500,885.00	17,666.67	0.00	5,000.00	0.00	22,666.67
023135BS4	AMAZON.COM 1.500 06/03/30 '30	2025-08-19	1,500,000.00	1,334,550.00	5,500.00	0.00	1,875.00	0.00	7,375.00
037833EZ9	APPLE 4.200 05/12/30 '30	2025-05-14	1,500,000.00	1,488,735.00	19,075.00	0.00	5,250.00	0.00	24,325.00
02007GM42	Ally Bank 5.05 03/23/2026	2023-03-23	0.00	0.00	5,455.66	0.00	754.87	6,210.53	0.00
02589AEN8	American Express National Bank 5.0 03/23/2026	2023-03-22	0.00	0.00	5,401.64	0.00	781.37	6,183.01	0.00
062119BK7	BANK FIVE 4.650 03/20/28	2023-03-20	248,000.00	248,000.00	284.35	0.00	979.43	884.65	379.13
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	2023-12-08	1,000,000.00	939,580.00	11,728.89	0.00	2,706.67	0.00	14,435.56
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	2023-11-06	248,000.00	247,628.00	900.95	0.00	1,074.22	970.26	1,004.91
2546732U9	CAPITL ONE NA 5.000 03/21/28	2023-03-22	248,000.00	247,456.88	5,435.62	0.00	1,053.15	6,149.04	339.73
12547CAX6	CIBC BANK 4.450 04/13/28	2023-04-14	248,000.00	247,380.00	4,172.52	0.00	937.30	0.00	5,109.82
22533UJ87	CREDIT AGR NY 09/08/26	2026-01-05	1,250,000.00	1,218,822.93	0.00	0.00	0.00	0.00	0.00
22533UM26	CREDIT AGR NY 12/02/26	2026-03-30	1,000,000.00	973,859.17	0.00	0.00	0.00	0.00	0.00
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	2024-08-14	248,000.00	247,628.00	412.77	0.00	853.05	0.00	1,265.82
CALAIF	California LAIF	2026-03-31	693,777.38	693,777.38	0.00	0.00	0.00	0.00	0.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2023-02-07	2,000,000.00	1,972,388.00	25,173.61	0.00	6,041.67	0.00	31,215.28
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2023-11-28	2,000,000.00	2,009,460.00	27,750.00	0.00	7,708.33	0.00	35,458.33
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2024-05-17	2,000,000.00	2,030,572.00	31,930.56	0.00	7,916.67	0.00	39,847.22
3130AQW66	FHLBANKS 2.080 02/25/27 '25	2022-02-25	1,000,000.00	1,000,000.00	346.67	0.00	1,733.33	0.00	2,080.00
3130AUSN5	FHLBANKS 3.500 10/01/27	2023-02-07	2,000,000.00	1,967,600.00	29,166.67	0.00	5,833.33	0.00	35,000.00
3130A07B0	FHLBANKS 4.000 09/01/28	2023-10-31	1,265,000.00	1,214,564.45	25,300.00	0.00	4,216.67	25,300.00	4,216.67
3130AXU63	FHLBANKS 4.625 11/17/26	2023-11-17	1,000,000.00	998,230.00	13,361.11	0.00	3,854.17	0.00	17,215.28
313385H25	FHLBANKS D NOTE 09/25/26	2026-03-31	2,000,000.00	1,964,400.00	0.00	0.00	0.00	0.00	0.00
316175108	FIDELITY IMM:GOVT;I	2026-03-31	6,496,154.70	6,496,154.70	22,269.99	0.00	50,531.02	22,269.99	50,531.02
32114VCH8	FIRST BK MCH 4.600 03/15/28	2023-03-15	248,000.00	248,000.00	437.57	0.00	968.89	875.13	531.33
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2026-03-31	2,000,000.00	1,966,340.00	0.00	(6,800.00)	0.00	0.00	6,800.00
459058LN1	IBRD 3.875 10/16/29 MTN	2024-11-15	1,500,000.00	1,469,736.00	21,795.00	0.00	4,845.00	0.00	26,640.00
45818WFN1	IDB 4.850 07/19/27 MTN	2024-05-24	2,000,000.00	2,008,860.00	11,316.67	0.00	8,083.33	0.00	19,400.00



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	2026-01-30	1,500,000.00	1,446,135.00	5,016.67	0.00	3,500.00	0.00	8,516.67
532457DB1	LILLY 4.000 10/15/28 '28	2026-03-31	2,000,000.00	1,996,980.00	0.00	(49,111.11)	0.00	0.00	49,111.11
57636QAM6	MASTERCARD 2.950 06/01/29 '29	2026-01-30	1,500,000.00	1,454,955.00	11,062.50	0.00	3,687.50	0.00	14,750.00
58933YAX3	MERCK & CO 3.400 03/07/29 '28	2026-01-30	1,500,000.00	1,477,920.00	24,650.00	0.00	4,250.00	25,500.00	3,400.00
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	2023-12-08	1,158,000.00	1,156,135.62	8,934.29	0.00	4,873.25	0.00	13,807.54
61768EE82	MORGAN PVT BNK 5.050 11/08/28	2023-11-08	248,000.00	247,456.88	3,877.29	0.00	1,063.68	0.00	4,940.98
62479MK51	MUFG BANK NY 10/05/26	2026-03-30	2,000,000.00	1,958,945.00	0.00	0.00	0.00	0.00	0.00
63873KG19	NATIXIS NY 07/01/26	2026-01-05	1,250,000.00	1,227,137.50	0.00	0.00	0.00	0.00	0.00
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	2026-03-31	2,000,000.00	1,971,320.00	0.00	(2,744.44)	0.00	0.00	2,744.44
67066GAE4	NVIDIA 3.200 09/16/26 '26	2026-03-31	2,000,000.00	1,994,180.00	0.00	(2,666.67)	(0.00)	0.00	2,666.67
713448GL6	PEPSICO 4.100 01/15/29 '28	2026-01-30	1,500,000.00	1,510,245.00	7,858.33	0.00	5,125.00	0.00	12,983.33
795451AK9	SALLIE MAE BNK 1.100 08/11/26	2021-08-11	248,000.00	248,000.00	134.53	0.00	231.69	0.00	366.22
857477AW3	STATE STREET 2.650 05/19/26	2025-05-20	1,500,000.00	1,476,600.00	11,262.50	0.00	3,312.50	0.00	14,575.00
857894Q77	STEARNS BANK 4.050 08/14/28	2024-08-13	248,000.00	247,752.00	440.28	0.00	853.05	0.00	1,293.34
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	2024-06-11	1,000,000.00	986,000.00	20,348.61	0.00	3,791.67	22,750.00	1,390.28
880591FE7	TVA 3.875 08/01/30	2025-08-19	1,650,000.00	1,644,472.50	5,328.13	0.00	5,328.13	0.00	10,656.25
90355GHQ2	UBS USA 5.000 11/08/28	2023-11-08	248,000.00	247,451.92	713.42	0.00	1,053.15	951.23	815.34
91282CCW9	US TREASURY 0.750 08/31/26	2021-08-31	1,000,000.00	997,798.42	3,770.38	0.00	631.79	3,750.00	652.17
91282CCZ2	US TREASURY 0.875 09/30/26	2021-10-13	1,000,000.00	990,351.56	3,653.85	0.00	745.06	4,375.00	23.91
91282CDG3	US TREASURY 1.125 10/31/26	2022-02-07	2,000,000.00	1,941,093.76	7,520.72	0.00	1,926.80	0.00	9,447.51
912828R36	US TREASURY 1.625 05/15/26	2022-06-07	2,000,000.00	1,897,500.00	9,516.57	0.00	2,783.15	0.00	12,299.72
912828U24	US TREASURY 2.000 11/15/26	2022-03-14	2,000,000.00	2,003,593.76	11,712.71	0.00	3,425.41	0.00	15,138.12
9128283F5	US TREASURY 2.250 11/15/27	2023-07-07	2,000,000.00	1,823,750.00	13,176.80	0.00	3,853.59	0.00	17,030.39
912828X88	US TREASURY 2.375 05/15/27	2023-02-07	2,000,000.00	1,882,421.88	13,908.84	0.00	4,067.68	0.00	17,976.52
9128283W8	US TREASURY 2.750 02/15/28	2026-01-06	1,250,000.00	1,232,031.25	1,329.42	0.00	2,943.72	0.00	4,273.14
91282CFJ5	US TREASURY 3.125 08/31/29	2024-09-30	1,500,000.00	1,471,230.47	23,564.88	0.00	3,948.71	23,437.50	4,076.09
91282CGJ4	US TREASURY 3.500 01/31/30	2026-01-30	2,000,000.00	1,984,062.50	5,607.73	0.00	5,994.48	0.00	11,602.21
91282CPN5	US TREASURY 3.500 11/30/30	2026-01-30	1,750,000.00	1,727,509.77	15,312.50	0.00	5,216.35	0.00	20,528.85
91282CPA3	US TREASURY 3.625 09/30/30	2026-01-30	1,750,000.00	1,738,378.91	26,490.38	0.00	5,401.69	31,718.75	173.33



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
91282CPD7	US TREASURY 3.625 10/31/30	2026-01-30	1,750,000.00	1,737,558.59	21,204.25	0.00	5,432.49	0.00	26,636.74
91282CLG4	US TREASURY 3.750 08/15/27	2026-01-06	1,250,000.00	1,255,566.41	1,812.85	0.00	4,014.16	0.00	5,827.00
91282CJR3	US TREASURY 3.750 12/31/28	2024-10-30	1,150,000.00	1,132,525.39	7,147.79	0.00	3,693.02	0.00	10,840.81
91282CJQ5	US TREASURY 3.750 12/31/30	2026-01-30	1,750,000.00	1,745,625.00	10,877.07	0.00	5,619.82	0.00	16,496.89
91282CNH0	US TREASURY 3.875 06/15/28	2026-01-06	1,250,000.00	1,261,425.78	10,113.32	0.00	4,125.17	0.00	14,238.50
91282CNN7	US TREASURY 3.875 07/31/30	2026-01-30	1,750,000.00	1,757,929.69	5,432.49	0.00	5,807.15	0.00	11,239.64
91282CFLO	US TREASURY 3.875 09/30/29	2024-11-07	1,600,000.00	1,571,750.00	25,890.11	0.00	5,279.29	31,000.00	169.40
91282CFY2	US TREASURY 3.875 11/30/29	2025-05-14	2,000,000.00	1,982,812.50	19,375.00	0.00	6,600.27	0.00	25,975.27
91282CGB1	US TREASURY 3.875 12/31/29	2026-03-31	2,000,000.00	1,997,890.63	0.00	(19,267.96)	214.08	0.00	19,482.04
91282CJW2	US TREASURY 4.000 01/31/29	2024-10-30	1,200,000.00	1,192,921.88	3,845.30	0.00	4,110.50	0.00	7,955.80
91282CGQ8	US TREASURY 4.000 02/28/30	2025-05-14	2,000,000.00	1,992,578.13	40,217.39	0.00	6,739.13	40,000.00	6,956.52
91282CMU2	US TREASURY 4.000 03/31/30	2025-05-14	2,000,000.00	1,991,250.00	33,406.59	0.00	6,811.99	40,000.00	218.58
91282CLC3	US TREASURY 4.000 07/31/29	2024-10-30	1,500,000.00	1,490,449.22	4,806.63	0.00	5,138.12	0.00	9,944.75
91282CMB4	US TREASURY 4.000 12/15/27	2026-01-06	1,250,000.00	1,262,695.31	10,439.56	0.00	4,258.24	0.00	14,697.80
91282CFU0	US TREASURY 4.125 10/31/27	2023-02-23	2,000,000.00	1,992,109.38	27,575.97	0.00	7,064.92	0.00	34,640.88
91282CLR0	US TREASURY 4.125 10/31/29	2024-11-07	1,600,000.00	1,590,125.00	22,060.77	0.00	5,651.93	0.00	27,712.71
91282CHX2	US TREASURY 4.375 08/31/28	2024-05-23	2,000,000.00	1,989,687.50	43,987.77	0.00	7,370.92	43,750.00	7,608.70
91282CJP7	US TREASURY 4.375 12/15/26	2026-01-05	2,000,000.00	2,015,937.50	18,269.23	0.00	7,451.92	0.00	25,721.15
91282CJA0	US TREASURY 4.625 09/30/28	2024-04-10	2,000,000.00	2,015,937.50	38,626.37	0.00	7,876.36	46,250.00	252.73
91282CJA0	US TREASURY 4.625 09/30/28	2024-02-08	2,000,000.00	2,046,093.76	38,626.37	0.00	7,876.36	46,250.00	252.73
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	2023-03-30	0.00	0.00	1,019.18	0.00	985.21	2,004.39	0.00
931142FN8	WALMART 4.350 04/28/30 '30	2025-05-14	1,500,000.00	1,501,425.00	22,293.75	0.00	5,437.50	0.00	27,731.25
949764HK3	WELLS FARGO BANK 5.050 11/07/28	2023-11-07	248,000.00	247,451.92	754.87	0.00	1,063.69	960.75	857.81
TOTAL			112,790,932.08	111,487,762.30	927,855.89	(80,590.18)	319,627.76	431,540.23	896,533.61
GRAND TOTAL			112,790,932.08	111,487,762.30	927,855.89	(80,590.18)	319,627.76	431,540.23	896,533.61

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
CITY OF SAN RAMON, CA											
02007GM42	Ally Bank 5.05 03/23/2026	0.00	247,995.01	0.00	03/23/2026	5.05	5.09	754.87	4.99	0.00	759.86
02079KAK3	ALPHABET 4.000 05/15/30 '30	1,500,000.00	1,500,867.71	1,500,849.85	05/15/2030	4.00	3.98	5,000.00	(17.86)	0.00	4,982.14
023135BS4	AMAZON.COM 1.500 06/03/30 '30	1,500,000.00	1,352,901.80	1,355,834.31	06/03/2030	1.50	4.06	1,875.00	2,932.50	0.00	4,807.50
02589AEN8	American Express National Bank 5.0 03/23/2026	0.00	247,995.02	0.00	03/23/2026	5.00	5.04	781.37	4.98	0.00	786.35
037833EZ9	APPLE 4.200 05/12/30 '30	1,500,000.00	1,490,532.21	1,490,723.67	05/12/2030	4.20	4.37	5,250.00	191.46	0.00	5,441.46
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	1,000,000.00	974,354.52	975,681.75	10/21/2027	3.25	4.98	2,706.67	1,327.23	0.00	4,033.90
062119BK7	BANK FIVE 4.650 03/20/28	248,000.00	248,000.00	248,000.00	03/20/2028	4.65	4.65	979.43	0.00	0.00	979.43
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	248,000.00	247,915.82	247,926.39	11/03/2026	5.10	5.15	1,074.22	10.57	0.00	1,084.78
12547CAX6	CIBC BANK 4.450 04/13/28	248,000.00	247,736.99	247,747.52	04/13/2028	4.45	4.51	937.30	10.53	0.00	947.84
22533UJ87	CREDIT AGRI NY 09/08/26	1,250,000.00	1,225,793.41	1,229,722.23	09/08/2026	0.00	3.74	0.00	3,928.82	0.00	3,928.82
22533UM26	CREDIT AGRI NY 12/02/26	1,000,000.00	0.00	974,070.84	12/02/2026	0.00	3.91	0.00	211.67	0.00	211.67
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	248,000.00	247,819.60	247,830.15	08/13/2027	4.05	4.10	853.05	10.55	0.00	863.60
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	1,500,000.00	1,447,412.43	1,448,732.44	07/18/2029	2.80	3.92	3,500.00	1,320.01	0.00	4,820.01
2546732U9	CAPITL ONE NA 5.000 03/21/28	248,000.00	247,776.44	247,785.67	03/21/2028	5.00	5.05	1,053.15	9.23	0.00	1,062.38
3130A07B0	FHLBANKS 4.000 09/01/28	1,265,000.00	1,238,852.83	1,239,738.69	09/01/2028	4.00	4.94	4,216.67	885.86	0.00	5,102.53
3130AQW66	FHLBANKS 2.080 02/25/27 '25	1,000,000.00	1,000,000.00	1,000,000.00	02/25/2027	2.08	2.08	1,733.33	0.00	0.00	1,733.33
3130AUSN5	FHLBANKS 3.500 10/01/27	2,000,000.00	1,988,941.00	1,989,533.11	10/01/2027	3.50	3.89	5,833.33	592.11	0.00	6,425.44
3130AXU63	FHLBANKS 4.625 11/17/26	1,000,000.00	999,577.98	999,628.11	11/17/2026	4.63	4.69	3,854.17	50.12	0.00	3,904.29
313385H25	FHLBANKS D NOTE 09/25/26	2,000,000.00	0.00	1,964,600.00	09/25/2026	0.00	3.72	0.00	200.00	0.00	200.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2,000,000.00	1,995,132.76	1,995,764.08	10/26/2026	3.63	4.03	6,041.67	631.32	0.00	6,672.98
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2,000,000.00	2,005,161.47	2,004,999.52	11/13/2028	4.63	4.52	7,708.33	(161.95)	0.00	7,546.38
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2,000,000.00	2,019,555.48	2,019,031.07	04/30/2029	4.75	4.40	7,916.67	(524.41)	0.00	7,392.25
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2,000,000.00	0.00	1,966,499.53	10/28/2026	0.80	3.79	0.00	159.53	0.00	159.53
316175108	FIDELITY IMM:GOVT;I	6,496,154.70	10,225,119.45	6,496,154.70	03/31/2026	3.53	3.52	50,531.02	0.00	0.00	50,531.02
32114VCH8	FIRST BK MCH 4.600 03/15/28	248,000.00	248,000.00	248,000.00	03/15/2028	4.60	4.60	968.89	0.00	0.00	968.89

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
45818WFN1	IDB 4.850 07/19/27 MTN	2,000,000.00	2,003,894.33	2,003,655.27	07/19/2027	4.85	4.70	8,083.33	(239.06)	0.00	7,844.28
459058LN1	IBRD 3.875 10/16/29 MTN	1,500,000.00	1,477,672.72	1,478,195.09	10/16/2029	3.88	4.33	4,845.00	522.37	0.00	5,367.37
532457DB1	LILLY 4.000 10/15/28 '28	2,000,000.00	0.00	1,996,983.25	10/15/2028	4.00	4.06	0.00	3.25	0.00	3.25
57636QAM6	MASTERCARD 2.950 06/01/29 '29	1,500,000.00	1,456,064.48	1,457,210.95	06/01/2029	2.95	3.92	3,687.50	1,146.47	0.00	4,833.97
58933YAX3	MERCK & CO 3.400 03/07/29 '28	1,500,000.00	1,478,505.16	1,479,109.82	03/07/2029	3.40	3.91	4,250.00	604.66	0.00	4,854.66
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	1,158,000.00	1,157,153.30	1,157,192.13	01/06/2028	5.05	5.09	4,873.25	38.83	0.00	4,912.08
61768EE82	MORGAN PVT BNK 5.050 11/08/28	248,000.00	247,707.58	247,716.80	11/08/2028	5.05	5.05	1,063.68	9.22	0.00	1,072.90
62479MK51	MUFG BANK NY 10/05/26	2,000,000.00	0.00	1,959,379.44	10/05/2026	0.00	3.99	0.00	434.44	0.00	434.44
63873KG19	NATIXIS NY 07/01/26	1,250,000.00	1,234,241.67	1,238,245.83	07/01/2026	0.00	3.79	0.00	4,004.17	0.00	4,004.17
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	2,000,000.00	0.00	1,971,342.64	09/18/2029	3.80	4.25	0.00	22.64	0.00	22.64
67066GAE4	NVIDIA 3.200 09/16/26 '26	2,000,000.00	0.00	1,994,214.44	09/16/2026	3.20	3.84	(0.00)	34.44	0.00	34.43
713448GL6	PEPSICO 4.100 01/15/29 '28	1,500,000.00	1,509,952.29	1,509,649.81	01/15/2029	4.10	3.85	5,125.00	(302.47)	0.00	4,822.53
795451AK9	SALLIE MAE BNK 1.100 08/11/26	248,000.00	248,000.00	248,000.00	08/11/2026	1.10	1.10	231.69	0.00	0.00	231.69
857477AW3	STATE STREET 2.650 05/19/26	1,500,000.00	1,494,921.43	1,496,914.29	05/19/2026	2.65	4.26	3,312.50	1,992.86	0.00	5,305.36
857894Q77	STEARNS BANK 4.050 08/14/28	248,000.00	247,847.73	247,852.99	08/14/2028	4.05	4.08	853.05	5.26	0.00	858.31
880591FE7	TVA 3.875 08/01/30	1,650,000.00	1,645,065.61	1,645,160.38	08/01/2030	3.88	3.95	5,328.13	94.77	0.00	5,422.90
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	1,000,000.00	993,344.98	993,708.19	09/20/2027	4.55	5.02	3,791.67	363.21	0.00	4,154.88
90355GHQ2	UBS USA 5.000 11/08/28	248,000.00	247,704.91	247,714.22	11/08/2028	5.00	5.05	1,053.15	9.31	0.00	1,062.45
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	0.00	248,000.00	0.00	03/30/2026	5.00	5.00	985.21	0.00	0.00	985.21
9128283F5	US TREASURY 2.250 11/15/27	2,000,000.00	1,930,854.79	1,934,289.89	11/15/2027	2.25	4.50	3,853.59	3,435.10	0.00	7,288.69
9128283W8	US TREASURY 2.750 02/15/28	1,250,000.00	1,233,291.40	1,234,014.81	02/15/2028	2.75	3.46	2,943.72	723.42	0.00	3,667.13
912828R36	US TREASURY 1.625 05/15/26	2,000,000.00	1,994,644.49	1,996,858.10	05/15/2026	1.63	3.02	2,783.15	2,213.61	0.00	4,996.76
912828U24	US TREASURY 2.000 11/15/26	2,000,000.00	2,000,546.01	2,000,480.65	11/15/2026	2.00	1.96	3,425.41	(65.35)	0.00	3,360.06
912828X88	US TREASURY 2.375 05/15/27	2,000,000.00	1,966,758.47	1,969,100.49	05/15/2027	2.38	3.88	4,067.68	2,342.02	0.00	6,409.70
91282CCW9	US TREASURY 0.750 08/31/26	1,000,000.00	999,779.03	999,816.46	08/31/2026	0.75	0.80	631.79	37.43	0.00	669.23
91282CCZ2	US TREASURY 0.875 09/30/26	1,000,000.00	998,864.83	999,030.04	09/30/2026	0.88	1.08	745.06	165.21	0.00	910.27
91282CDG3	US TREASURY 1.125 10/31/26	2,000,000.00	1,991,665.99	1,992,724.82	10/31/2026	1.13	1.78	1,926.80	1,058.83	0.00	2,985.63

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
91282CFJ5	US TREASURY 3.125 08/31/29	1,500,000.00	1,479,500.51	1,479,997.37	08/31/2029	3.13	3.55	3,948.71	496.86	0.00	4,445.57
91282CFL0	US TREASURY 3.875 09/30/29	1,600,000.00	1,579,318.09	1,579,807.89	09/30/2029	3.88	4.28	5,279.29	489.79	0.00	5,769.08
91282CFU0	US TREASURY 4.125 10/31/27	2,000,000.00	1,997,188.91	1,997,332.00	10/31/2027	4.13	4.22	7,064.92	143.09	0.00	7,208.01
91282CFY2	US TREASURY 3.875 11/30/29	2,000,000.00	1,985,823.68	1,986,144.45	11/30/2029	3.88	4.08	6,600.27	320.78	0.00	6,921.05
91282CGB1	US TREASURY 3.875 12/31/29	2,000,000.00	0.00	1,997,892.17	12/31/2029	3.88	3.90	214.08	1.54	0.00	215.62
91282CGJ4	US TREASURY 3.500 01/31/30	2,000,000.00	1,984,389.53	1,984,727.47	01/31/2030	3.50	3.72	5,994.48	337.94	0.00	6,332.41
91282CGQ8	US TREASURY 4.000 02/28/30	2,000,000.00	1,993,811.58	1,993,942.97	02/28/2030	4.00	4.08	6,739.13	131.40	0.00	6,870.53
91282CHX2	US TREASURY 4.375 08/31/28	2,000,000.00	1,993,957.49	1,994,162.43	08/31/2028	4.38	4.51	7,370.92	204.94	0.00	7,575.87
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,025,673.91	2,024,830.80	09/30/2028	4.63	4.07	7,876.36	(843.11)	0.00	7,033.25
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,009,213.91	2,008,911.33	09/30/2028	4.63	4.43	7,876.36	(302.58)	0.00	7,573.78
91282CJP7	US TREASURY 4.375 12/15/26	2,000,000.00	2,013,389.35	2,011,953.13	12/15/2026	4.38	3.51	7,451.92	(1,436.23)	0.00	6,015.69
91282CJQ5	US TREASURY 3.750 12/31/30	1,750,000.00	1,745,698.08	1,745,773.59	12/31/2030	3.75	3.81	5,619.82	75.52	0.00	5,695.34
91282CJR3	US TREASURY 3.750 12/31/28	1,150,000.00	1,138,105.32	1,138,461.24	12/31/2028	3.75	4.15	3,693.02	355.92	0.00	4,048.95
91282CJW2	US TREASURY 4.000 01/31/29	1,200,000.00	1,195,136.92	1,195,278.21	01/31/2029	4.00	4.15	4,110.50	141.29	0.00	4,251.79
91282CLC3	US TREASURY 4.000 07/31/29	1,500,000.00	1,493,126.08	1,493,296.82	07/31/2029	4.00	4.15	5,138.12	170.75	0.00	5,308.87
91282CLG4	US TREASURY 3.750 08/15/27	1,250,000.00	1,255,053.46	1,254,759.00	08/15/2027	3.75	3.46	4,014.16	(294.47)	0.00	3,719.69
91282CLR0	US TREASURY 4.125 10/31/29	1,600,000.00	1,592,725.40	1,592,893.69	10/31/2029	4.13	4.26	5,651.93	168.29	0.00	5,820.23
91282CMB4	US TREASURY 4.000 12/15/27	1,250,000.00	1,261,727.02	1,261,171.16	12/15/2027	4.00	3.45	4,258.24	(555.87)	0.00	3,702.37
91282CMU2	US TREASURY 4.000 03/31/30	2,000,000.00	1,992,678.87	1,992,831.09	03/31/2030	4.00	4.10	6,811.99	152.22	0.00	6,964.20
91282CNH0	US TREASURY 3.875 06/15/28	1,250,000.00	1,260,733.31	1,260,335.78	06/15/2028	3.88	3.48	4,125.17	(397.53)	0.00	3,727.64
91282CNN7	US TREASURY 3.875 07/31/30	1,750,000.00	1,757,784.90	1,757,635.28	07/31/2030	3.88	3.76	5,807.15	(149.62)	0.00	5,657.53
91282CPA3	US TREASURY 3.625 09/30/30	1,750,000.00	1,738,583.51	1,738,794.92	09/30/2030	3.63	3.78	5,401.69	211.42	0.00	5,613.11
91282CPD7	US TREASURY 3.625 10/31/30	1,750,000.00	1,737,773.72	1,737,996.01	10/31/2030	3.63	3.79	5,432.49	222.30	0.00	5,654.79
91282CPN5	US TREASURY 3.500 11/30/30	1,750,000.00	1,727,892.04	1,728,287.05	11/30/2030	3.50	3.79	5,216.35	395.01	0.00	5,611.36
931142FN8	WALMART 4.350 04/28/30 '30	1,500,000.00	1,501,191.91	1,501,167.07	04/28/2030	4.35	4.33	5,437.50	(24.83)	0.00	5,412.67
949764HK3	WELLS FARGO BANK 5.050 11/07/28	248,000.00	247,705.21	247,714.52	11/07/2028	5.05	5.10	1,063.69	9.31	0.00	1,072.99
CALAIF	California LAIF	693,777.38	693,777.38	693,777.38	03/31/2026	0.00	3.83	0.00	0.00	0.00	0.00
TOTAL		112,790,932.08	101,655,883.20	112,037,289.26		3.29	3.88	319,627.76	30,456.02	0.00	350,083.78

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
GRAND TOTAL		112,790,932.08	101,655,883.20	112,037,289.26		3.29	3.88	319,627.76	30,456.02	0.00	350,083.78



Transaction Statement

CITY OF SAN RAMON, CA									
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	PURCHASED INTEREST	TOTAL	PURCHASE YIELD
BUY									
	03/30/2026	03/30/2026	62479MK51	MUFG BANK NY 10/05/26	2,000,000.00	1,958,945.00	0.00	(1,958,945.00)	3.99
	03/30/2026	03/30/2026	22533UM26	CREDIT AGRI NY 12/02/26	1,000,000.00	973,859.17	0.00	(973,859.17)	3.91
	03/30/2026	03/31/2026	313385H25	FHLBANKS D NOTE 09/25/26	2,000,000.00	1,964,400.00	0.00	(1,964,400.00)	3.72
	03/30/2026	03/31/2026	3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	2,000,000.00	1,966,340.00	6,800.00	(1,973,140.00)	3.79
	03/30/2026	03/31/2026	66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	2,000,000.00	1,971,320.00	2,744.44	(1,974,064.44)	4.25
	03/30/2026	03/31/2026	67066GAE4	NVIDIA 3.200 09/16/26 '26	2,000,000.00	1,994,180.00	2,666.67	(1,996,846.67)	3.84
	03/30/2026	03/31/2026	91282CGB1	US TREASURY 3.875 12/31/29	2,000,000.00	1,997,890.63	19,267.96	(2,017,158.59)	3.90
	03/30/2026	03/31/2026	532457DB1	LILLY 4.000 10/15/28 '28	2,000,000.00	1,996,980.00	49,111.11	(2,046,091.11)	4.06
BUY TOTAL					15,000,000.00	14,823,914.80	80,590.18	(14,904,504.98)	3.93
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE		TOTAL	NET REALIZED GAIN/LOSS
MATURITY									
	03/23/2026	03/23/2026	02007GM42	Ally Bank 5.05 03/23/2026	(248,000.00)	248,000.00		248,000.00	0.00
	03/23/2026	03/23/2026	02589AEN8	American Express National Bank 5.0 03/23/2026	(248,000.00)	248,000.00		248,000.00	0.00
	03/30/2026	03/30/2026	910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	(248,000.00)	248,000.00		248,000.00	0.00
MATURITY TOTAL					(744,000.00)	744,000.00		744,000.00	0.00

Income/Dividend Received

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
US BANK				
316175108	FIDELITY IMM:GOVT;I	02/27/2026	03/02/2026	22,269.99
91282CHX2	US TREASURY 4.375 08/31/28	02/28/2026	03/02/2026	43,750.00
91282CFJ5	US TREASURY 3.125 08/31/29	02/28/2026	03/02/2026	23,437.50
91282CGQ8	US TREASURY 4.000 02/28/30	02/28/2026	03/02/2026	40,000.00
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	02/28/2026	03/02/2026	985.21
91282CCW9	US TREASURY 0.750 08/31/26	02/28/2026	03/02/2026	3,750.00
3130A07B0	FHLBANKS 4.000 09/01/28	03/01/2026	03/02/2026	25,300.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	03/03/2026	03/03/2026	970.26
949764HK3	WELLS FARGO BANK 5.050 11/07/28	03/07/2026	03/09/2026	960.75
58933YAX3	MERCK & CO 3.400 03/07/29 '28	03/07/2026	03/09/2026	25,500.00
90355GHQ2	UBS USA 5.000 11/08/28	03/08/2026	03/09/2026	951.23
32114VCH8	FIRST BK MCH 4.600 03/15/28	03/15/2026	03/16/2026	875.13
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	03/20/2026	03/20/2026	22,750.00
062119BK7	BANK FIVE 4.650 03/20/28	03/20/2026	03/20/2026	884.65
02007GM42	Ally Bank 5.05 03/23/2026	03/23/2026	03/23/2026	6,210.53
02589AEN8	American Express National Bank 5.0 03/23/2026	03/23/2026	03/23/2026	6,183.01
2546732U9	CAPITL ONE NA 5.000 03/21/28	03/22/2026	03/23/2026	6,149.04
910286GB3	United Fidelity Bank, Fsb 5.0 03/30/2026	03/30/2026	03/30/2026	1,019.18
91282CMU2	US TREASURY 4.000 03/31/30	03/31/2026	03/31/2026	40,000.00
91282CCZ2	US TREASURY 0.875 09/30/26	03/31/2026	03/31/2026	4,375.00
91282CJA0	US TREASURY 4.625 09/30/28	03/31/2026	03/31/2026	92,500.00
91282CFL0	US TREASURY 3.875 09/30/29	03/31/2026	03/31/2026	31,000.00
91282CPA3	US TREASURY 3.625 09/30/30	03/31/2026	03/31/2026	31,718.75
US BANK - TOTAL				431,540.23
TOTAL				431,540.23

Contribution/Withdrawals and Expenses

	POST DATE	PAR VALUE	TOTAL
CITY OF SAN RAMON, CA			
CONTRIBUTION			
	03/09/2026	1,000,000.00	1,000,000.00
	03/11/2026	9,000,000.00	9,000,000.00
CONTRIBUTION TOTAL		10,000,000.00	10,000,000.00

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3130AUSN5	FHLBANKS 3.500 10/01/27	04/01/2026	35,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	04/03/2026	1,074.21
949764HK3	WELLS FARGO BANK 5.050 11/07/28	04/07/2026	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	04/08/2026	1,053.15
12547CAX6	CIBC BANK 4.450 04/13/28	04/14/2026	5,502.88
32114VCH8	FIRST BK MCH 4.600 03/15/28	04/15/2026	968.90
532457DB1	LILLY 4.000 10/15/28 '28	04/15/2026	52,222.22
459058LN1	IBRD 3.875 10/16/29 MTN	04/16/2026	29,062.50
062119BK7	BANK FIVE 4.650 03/20/28	04/20/2026	979.43
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	04/21/2026	16,240.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	04/27/2026	36,250.00
931142FN8	WALMART 4.350 04/28/30 '30	04/28/2026	32,625.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	04/28/2026	8,000.00
91282CPD7	US TREASURY 3.625 10/31/30	04/30/2026	31,718.75
91282CLR0	US TREASURY 4.125 10/31/29	04/30/2026	33,000.00
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	04/30/2026	47,500.00
91282CFU0	US TREASURY 4.125 10/31/27	04/30/2026	41,250.00
91282CDG3	US TREASURY 1.125 10/31/26	04/30/2026	11,250.00
APR 2026 TOTAL			384,760.73
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	05/04/2026	1,039.56
949764HK3	WELLS FARGO BANK 5.050 11/07/28	05/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	05/08/2026	1,019.18
61768EE82	MORGAN PVT BNK 5.050 11/08/28	05/08/2026	6,210.53
037833EZ9	APPLE 4.200 05/12/30 '30	05/12/2026	31,500.00
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	05/13/2026	46,250.00
02079KAK3	ALPHABET 4.000 05/15/30 '30	05/15/2026	30,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	05/15/2026	937.64
912828R36	US TREASURY 1.625 05/15/26	05/15/2026	3,141.90

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
912828X88	US TREASURY 2.375 05/15/27	05/15/2026	23,750.00
9128283F5	US TREASURY 2.250 11/15/27	05/15/2026	22,500.00
912828R36	US TREASURY 1.625 05/15/26	05/15/2026	16,250.00
912828U24	US TREASURY 2.000 11/15/26	05/15/2026	20,000.00
3130AXU63	FHLBANKS 4.625 11/17/26	05/18/2026	23,125.00
857477AW3	STATE STREET 2.650 05/19/26	05/19/2026	19,875.00
857477AW3	STATE STREET 2.650 05/19/26	05/19/2026	3,085.71
062119BK7	BANK FIVE 4.650 03/20/28	05/20/2026	947.84
MAY 2026 TOTAL			250,661.74
91282CFY2	US TREASURY 3.875 11/30/29	06/01/2026	38,750.00
91282CPN5	US TREASURY 3.500 11/30/30	06/01/2026	30,625.00
57636QAM6	MASTERCARD 2.950 06/01/29 '29	06/01/2026	22,125.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	06/03/2026	1,074.21
023135BS4	AMAZON.COM 1.500 06/03/30 '30	06/03/2026	11,250.00
90355GHQ2	UBS USA 5.000 11/08/28	06/08/2026	1,053.15
949764HK3	WELLS FARGO BANK 5.050 11/07/28	06/08/2026	1,063.68
91282CMB4	US TREASURY 4.000 12/15/27	06/15/2026	25,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	06/15/2026	968.90
91282CJP7	US TREASURY 4.375 12/15/26	06/15/2026	43,750.00
91282CNH0	US TREASURY 3.875 06/15/28	06/15/2026	24,218.75
062119BK7	BANK FIVE 4.650 03/20/28	06/22/2026	979.43
91282CGB1	US TREASURY 3.875 12/31/29	06/30/2026	38,750.00
91282CJR3	US TREASURY 3.750 12/31/28	06/30/2026	21,562.50
91282CJQ5	US TREASURY 3.750 12/31/30	06/30/2026	32,812.50
JUN 2026 TOTAL			293,983.13
63873KG19	NATIXIS NY 07/01/26	07/01/2026	11,754.17
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	07/03/2026	1,039.56
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	07/06/2026	29,239.50

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
949764HK3	WELLS FARGO BANK 5.050 11/07/28	07/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	07/08/2026	1,019.18
713448GL6	PEPSICO 4.100 01/15/29 '28	07/15/2026	30,750.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	07/15/2026	937.64
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	07/20/2026	21,000.00
062119BK7	BANK FIVE 4.650 03/20/28	07/20/2026	947.84
45818WFN1	IDB 4.850 07/19/27 MTN	07/20/2026	48,500.00
91282CJW2	US TREASURY 4.000 01/31/29	07/31/2026	24,000.00
91282CGJ4	US TREASURY 3.500 01/31/30	07/31/2026	35,000.00
91282CNN7	US TREASURY 3.875 07/31/30	07/31/2026	33,906.25
91282CLC3	US TREASURY 4.000 07/31/29	07/31/2026	30,000.00
JUL 2026 TOTAL			269,123.51
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	08/03/2026	1,074.21
880591FE7	TVA 3.875 08/01/30	08/03/2026	31,968.75
949764HK3	WELLS FARGO BANK 5.050 11/07/28	08/07/2026	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	08/10/2026	1,053.15
795451AK9	SALLIE MAE BNK 1.100 08/11/26	08/11/2026	1,352.79
857894Q77	STEARNS BANK 4.050 08/14/28	08/13/2026	4,980.72
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	08/14/2026	4,980.72
32114VCH8	FIRST BK MCH 4.600 03/15/28	08/17/2026	968.90
9128283W8	US TREASURY 2.750 02/15/28	08/17/2026	17,187.50
91282CLG4	US TREASURY 3.750 08/15/27	08/17/2026	23,437.50
062119BK7	BANK FIVE 4.650 03/20/28	08/20/2026	979.43
3130AQW66	FHLBANKS 2.080 02/25/27 '25	08/25/2026	10,400.00
91282CFJ5	US TREASURY 3.125 08/31/29	08/31/2026	23,437.50
91282CHX2	US TREASURY 4.375 08/31/28	08/31/2026	43,750.00
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	183.54
91282CGQ8	US TREASURY 4.000 02/28/30	08/31/2026	40,000.00

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	3,750.00
AUG 2026 TOTAL			210,568.40
3130A07B0	FHLBANKS 4.000 09/01/28	09/01/2026	25,300.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	09/03/2026	1,074.21
22533UJ87	CREDIT AGR NY 09/08/26	09/08/2026	20,277.77
90355GHQ2	UBS USA 5.000 11/08/28	09/08/2026	1,053.15
58933YAX3	MERCK & CO 3.400 03/07/29 '28	09/08/2026	25,500.00
949764HK3	WELLS FARGO BANK 5.050 11/07/28	09/08/2026	1,063.68
32114VCH8	FIRST BK MCH 4.600 03/15/28	09/15/2026	968.90
67066GAE4	NVIDIA 3.200 09/16/26 '26	09/16/2026	5,785.56
67066GAE4	NVIDIA 3.200 09/16/26 '26	09/16/2026	32,000.00
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	09/18/2026	38,000.00
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	09/21/2026	22,750.00
062119BK7	BANK FIVE 4.650 03/20/28	09/21/2026	979.43
2546732U9	CAPITL ONE NA 5.000 03/21/28	09/22/2026	6,250.96
313385H25	FHLBANKS D NOTE 09/25/26	09/25/2026	35,400.00
91282CFL0	US TREASURY 3.875 09/30/29	09/30/2026	31,000.00
91282CCZ2	US TREASURY 0.875 09/30/26	09/30/2026	4,375.00
91282CMU2	US TREASURY 4.000 03/31/30	09/30/2026	40,000.00
91282CPA3	US TREASURY 3.625 09/30/30	09/30/2026	31,718.75
91282CCZ2	US TREASURY 0.875 09/30/26	09/30/2026	969.96
91282CJA0	US TREASURY 4.625 09/30/28	09/30/2026	92,500.00
SEP 2026 TOTAL			416,967.37
3130AUSN5	FHLBANKS 3.500 10/01/27	10/01/2026	35,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	10/05/2026	1,039.56
62479MK51	MUFG BANK NY 10/05/26	10/05/2026	40,620.56
949764HK3	WELLS FARGO BANK 5.050 11/07/28	10/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	10/08/2026	1,019.18

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
12547CAX6	CIBC BANK 4.450 04/13/28	10/14/2026	5,533.12
532457DB1	LILLY 4.000 10/15/28 '28	10/15/2026	40,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	10/15/2026	937.64
459058LN1	IBRD 3.875 10/16/29 MTN	10/16/2026	29,062.50
062119BK7	BANK FIVE 4.650 03/20/28	10/20/2026	947.84
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	10/21/2026	16,240.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	10/26/2026	4,235.92
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	10/26/2026	36,250.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	10/28/2026	33,500.47
931142FN8	WALMART 4.350 04/28/30 '30	10/28/2026	32,625.00
3134GW6C5	FREDDIE MAC 0.800 10/28/26 '26 MTN	10/28/2026	8,000.00
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	10/30/2026	47,500.00
91282CDG3	US TREASURY 1.125 10/31/26	10/31/2026	7,275.18
OCT 2026 TOTAL			340,816.34
91282CPD7	US TREASURY 3.625 10/31/30	11/02/2026	31,718.75
91282CLR0	US TREASURY 4.125 10/31/29	11/02/2026	33,000.00
91282CFU0	US TREASURY 4.125 10/31/27	11/02/2026	41,250.00
91282CDG3	US TREASURY 1.125 10/31/26	11/02/2026	11,250.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2026	73.61
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2026	1,074.21
949764HK3	WELLS FARGO BANK 5.050 11/07/28	11/09/2026	1,063.68
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/09/2026	6,313.47
90355GHQ2	UBS USA 5.000 11/08/28	11/09/2026	1,053.15
037833EZ9	APPLE 4.200 05/12/30 '30	11/12/2026	31,500.00
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	11/13/2026	46,250.00
912828U24	US TREASURY 2.000 11/15/26	11/15/2026	(480.65)
912828X88	US TREASURY 2.375 05/15/27	11/16/2026	23,750.00
9128283F5	US TREASURY 2.250 11/15/27	11/16/2026	22,500.00

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
912828U24	US TREASURY 2.000 11/15/26	11/16/2026	20,000.00
02079KAK3	ALPHABET 4.000 05/15/30 '30	11/16/2026	30,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	11/16/2026	968.90
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2026	23,125.00
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2026	371.89
062119BK7	BANK FIVE 4.650 03/20/28	11/20/2026	979.43
91282CPN5	US TREASURY 3.500 11/30/30	11/30/2026	30,625.00
91282CFY2	US TREASURY 3.875 11/30/29	11/30/2026	38,750.00
NOV 2026 TOTAL			395,136.44
57636QAM6	MASTERCARD 2.950 06/01/29 '29	12/01/2026	22,125.00
22533UM26	CREDIT AGRI NY 12/02/26	12/02/2026	25,929.16
023135BS4	AMAZON.COM 1.500 06/03/30 '30	12/03/2026	11,250.00
949764HK3	WELLS FARGO BANK 5.050 11/07/28	12/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	12/08/2026	1,019.18
91282CJP7	US TREASURY 4.375 12/15/26	12/15/2026	43,750.00
91282CJP7	US TREASURY 4.375 12/15/26	12/15/2026	(11,953.13)
91282CNH0	US TREASURY 3.875 06/15/28	12/15/2026	24,218.75
91282CMB4	US TREASURY 4.000 12/15/27	12/15/2026	25,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	12/15/2026	937.64
062119BK7	BANK FIVE 4.650 03/20/28	12/21/2026	947.84
91282CJQ5	US TREASURY 3.750 12/31/30	12/31/2026	32,812.50
91282CGB1	US TREASURY 3.875 12/31/29	12/31/2026	38,750.00
91282CJR3	US TREASURY 3.750 12/31/28	12/31/2026	21,562.50
DEC 2026 TOTAL			237,378.82
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	01/06/2027	29,239.50
949764HK3	WELLS FARGO BANK 5.050 11/07/28	01/07/2027	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	01/08/2027	1,053.15
32114VCH8	FIRST BK MCH 4.600 03/15/28	01/15/2027	968.90

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
713448GL6	PEPSICO 4.100 01/15/29 '28	01/15/2027	30,750.00
45818WFN1	IDB 4.850 07/19/27 MTN	01/19/2027	48,500.00
24422EUY3	JOHN DEERE CAP 2.800 07/18/29 MTN	01/19/2027	21,000.00
062119BK7	BANK FIVE 4.650 03/20/28	01/20/2027	979.43
JAN 2027 TOTAL			133,554.66
91282CGJ4	US TREASURY 3.500 01/31/30	02/01/2027	35,000.00
91282CNN7	US TREASURY 3.875 07/31/30	02/01/2027	33,906.25
880591FE7	TVA 3.875 08/01/30	02/01/2027	31,968.75
91282CLC3	US TREASURY 4.000 07/31/29	02/01/2027	30,000.00
91282CJW2	US TREASURY 4.000 01/31/29	02/01/2027	24,000.00
949764HK3	WELLS FARGO BANK 5.050 11/07/28	02/08/2027	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	02/08/2027	1,053.15
9128283W8	US TREASURY 2.750 02/15/28	02/16/2027	17,187.50
91282CLG4	US TREASURY 3.750 08/15/27	02/16/2027	23,437.50
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	02/16/2027	5,063.28
32114VCH8	FIRST BK MCH 4.600 03/15/28	02/16/2027	968.90
857894Q77	STEARNS BANK 4.050 08/14/28	02/16/2027	5,063.28
062119BK7	BANK FIVE 4.650 03/20/28	02/22/2027	979.43
3130AQW66	FHLBANKS 2.080 02/25/27 '25	02/25/2027	10,400.00
FEB 2027 TOTAL			220,091.72
91282CHX2	US TREASURY 4.375 08/31/28	03/01/2027	43,750.00
91282CGQ8	US TREASURY 4.000 02/28/30	03/01/2027	40,000.00
3130A07B0	FHLBANKS 4.000 09/01/28	03/01/2027	25,300.00
91282CFJ5	US TREASURY 3.125 08/31/29	03/01/2027	23,437.50
90355GHQ2	UBS USA 5.000 11/08/28	03/08/2027	951.23
949764HK3	WELLS FARGO BANK 5.050 11/07/28	03/08/2027	960.75
58933YAX3	MERCK & CO 3.400 03/07/29 '28	03/08/2027	25,500.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	03/15/2027	875.13

Projected Cash Flows

For the Period April 01, 2026 to March 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
66989HAT5	NOVARTIS CAP 3.800 09/18/29 '29	03/18/2027	38,000.00
2546732U9	CAPITL ONE NA 5.000 03/21/28	03/22/2027	6,149.04
062119BK7	BANK FIVE 4.650 03/20/28	03/22/2027	884.65
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	03/22/2027	22,750.00
91282CPA3	US TREASURY 3.625 09/30/30	03/31/2027	31,718.75
91282CJA0	US TREASURY 4.625 09/30/28	03/31/2027	92,500.00
91282CFL0	US TREASURY 3.875 09/30/29	03/31/2027	31,000.00
91282CMU2	US TREASURY 4.000 03/31/30	03/31/2027	40,000.00
MAR 2027 TOTAL			423,777.05
GRAND TOTAL			3,576,819.89

Disclosure

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City of San Ramon
 Investment Report - Supplementary Information
 Investments Held by Trustees at March 31, 2026

<i>Description</i>	<i>CUSIP</i>	<i>Rate</i>	<i>Maturity Date</i>	<i>Cost</i>	<i>Market</i>	<i>Issue</i>
AMBAC Assurance				1.00	1.00	06(A) TA
Computershare Money Market				0.74	0.74	2010 POB
Computershare Money Market				3,100,497.97	3,100,496.97	2010 POB
Computershare Money Market				1,094.60	1,094.60	2010 POB
Computershare Money Market				67.61	67.61	2010 POB
Computershare Money Market				247,879.02	247,879.02	2010 POB
Computershare Money Market				496.24	496.24	2010 POB
Dreyfus Govt Cash Mgmt	X9USDYRUT	3.43%	n/a	148,388.42	148,388.42	2019 COP
Dreyfus Govt Cash Mgmt	X9USDYRUT	3.38%	n/a	2.66	2.66	2019 COP
				<u>\$ 3,498,428.26</u>	<u>\$ 3,498,427.26</u>	

INVESTMENT TERMINOLOGY

Basis Points – A standard measure for interest rates that represents one-hundredth of one percent. As an example, the difference between a security yielding 2.00% and 2.25% is 25 basis points.

Book Value – The price paid for the financial instrument as recorded on the balance sheet. Book value never changes as long as the instrument is owned.

Call Date – The day on which the issuer has the right to redeem a callable bond at par, or at a small premium to par, prior to the stated maturity date.

Carrying Value – The original cost of an asset, less the accumulated amount of any depreciation or amortization, less the accumulated amount of any asset impairments.

Certificate of Deposit (CD's) – A debt instrument issued by financial institutions that will pay interest, periodically or at maturity, and principal when it reaches maturity. Maturities range from a few weeks to several years.

Commercial Paper – An unsecured short term promissory note issued by corporations, with maturities typically ranging from 1 to 270 days, and usually transacts at a discount with no coupon payments.

Corporate Notes – A type of debt security issued by a corporation and sold to investors.

Federal Agency Securities – Securities issued by corporations and agencies created by the US government, such as the Federal Home Loan Bank Board and Ginnie Mae.

Liquidity – The amount of a portfolio or an asset that can be converted easily and quickly into cash. Cash is the most liquid asset, followed by cash equivalents, such as money market funds.

Market Value – Also known as fair value. Market value is the price that buyers and sellers of a financial instrument would agree upon if the instrument was sold in the market today.

Maturity – The date on which payment of a financial obligation is due. The final stated maturity is the date on which the issuer must retire a bond and pay the face value to the bondholder.

Par Value – Value of the instrument at the time of issuance, also known as face value (when financial instruments were printed on paper, it was the value printed on the face of the paper document).

Safety – Also known as Margin of Safety. Margin of safety is a principle of investing in which an investor only purchases securities when their market price is significantly below their intrinsic value.

Supranational – A supranational entity is formed by two or more central governments with the purpose of promoting economic development for the member countries. Supranational institutions finance their activities by issuing debt, such as supranational bonds. The three U.S.

based supranationals are International Bank for Reconstruction and Development, the International Finance Corporation, and the Inter-American Development Bank.

Treasury Securities – Government bonds from the United States Treasury Department. Examples include U.S. Treasury Bills, U.S. Treasury Notes, and U.S. Treasury Bonds.

Weighted Average Days to Maturity – The average length of time until all the investments in the portfolio will mature.

Weighted Average Yield to Maturity – The average return anticipated on the investment instruments as a whole if all are held to maturity.

Yield – The current rate of return on an investment security, generally expressed as a percentage of the security's current price. Examples of yield include interest rate earned and dividend rate received from holding a particular security.



**City Council Staff Report
Item No. 5.3.**

Date: June 9, 2026

To: San Ramon City Council

**From: Brian Bornstein, Department Director
Christopher Low, Associate Engineer**

Subject: Resolution No. 2026-068 - Approving the Revised Final Map for Subdivision 9691 for Woodside Canyon Development Project (Arroyo Cap VI-2, LLC), APN 208-490-010

Executive Summary:

Woodside Canyon is a residential development project located at 18 Crow Canyon Court and approved for 54 multiple-family residential units. On February 10, 2026, the City Council adopted Resolution No. 2026-024 approving the Final Map for this subdivision. Following Council approval, staff was informed by the developer, City Ventures, that the property ownership had changed. City Ventures also made a minor change to the limits of a private roadway on the map to reflect deletion of a portion of a retaining wall. The Final Map approved pursuant to Resolution No. 202-024 was never recorded with the Contra Costa County Recorder's Office, and City Ventures has submitted a revised Final Map that is in substantial conformance with the approved Vesting Tentative Map.

Recommendation:

The City Council's role is to consider approving the revised Final Map for Subdivision 9691 for the Woodside Canyon Development Project (Arroyo Cap VI-2, LLC), APN 208-490-010.

Background:

On February 2, 1983, the San Ramon Valley Area Planning Commission approved Development Plan DP-3057-82 to allow the existing approximate 54,000 square foot office building with associated parking lot and landscape. The project site was part of the original incorporation of the City of San Ramon on July 1, 1983.

On December 12, 2023, the City Council adopted the General Plan 2040 and a Specific Plan

Amendment that changed the project site General Plan land use designation from Mixed Use to Medium High Density Residential and the San Ramon Village Specific Plan (SRVSP) land use designation from Business Mixed Use (BMU) to Multiple Family Residential (MFR).

On May 8, 2024, the project applicant, City Ventures, submitted a Preliminary Housing Development application (PHD-2024-0004) for the proposed Woodside Canyon Project. On June 24, 2024, City Ventures filed a formal Development Plan (DP 2024-0002), Major Subdivision (MJ 2024-0001), and Environmental Impact Review (ENVR-2024-0001) applications for the proposed Woodside Canyon Project.

On October 24, 2024, after several rounds of review by staff, project applications related to the Woodside Canyon Project were deemed complete.

On January 7, 2025, the Planning Commission held a Public Hearing and adopted Resolution No. 01-25, conditionally approving the development of the Woodside Canyon project. The approved project included 54 for-sale, multiple-family townhome condominium units within 7 buildings, parking, and common area landscape.

On February 10, 2026, the City Council adopted Resolution No. 2026-024, approving the Final Map for Subdivision 9691. Following approval of the Final Map by the City Council, staff were informed by City Ventures that ownership of the property had been transferred to Arroyo Cap VI-2, LLC. On April 30, 2026 and May 4, 2026, City Ventures provided a revised Final Map and Title Report, respectively, reflecting the change in ownership. In addition, the revised Final Map reflects minor modifications related to the removal of a portion of a retaining wall and updates to the property ownership signatory.

The existing building and facilities at the project site have been demolished under a City Building Permit. Staff have also issued a Site Development Permit for on-site and off-site improvements which includes grading, drainage infrastructure, utilities, concrete flatwork, and landscape. A pre-construction meeting was held on June 2, 2026 and rough grading operations are currently in progress.

Discussion:

The Final Map for Subdivision 9691 that was approved by the City Council on February 10, 2026 was never recorded so approving the revised final map is necessary to proceed with the proposed subdivision.

The revised Final Map for Subdivision 9691 incorporates the following two changes from the originally approved map:

Change 1: Property owner has been updated to “Arroyo Cap VI-2, LLC.”.

Change 2: Roadway dedication limits for Sequoia Shade Lane modified to reflect deletion of retaining wall.

Subdivision 9691 encompasses an area of approximately 2.91 acres and is located at 18 Crow

Canyon Court which is bound by Crow Canyon Court and Old Crow Canyon Road. The Final Map will be for multiple-family townhome condominium purposes and will create 54 residential units within seven buildings on one lot.

A copy of the revised Final Map for Subdivision 9691 is provided as Attachment B.

Arroyo Cap VI-2, LLC has designated Sequoia Shade Lane, Redwood Ridge Lane, and Timberland Lane as private streets within the development. These private streets contain private ingress and egress, private parking, private walkways, and private utilities. Additional land area has been designated as Common Area that contains community improvements such as landscaping, walls, fences, and mailboxes. The private streets and common area will be maintained by the Homeowners' Association following recordation of the Final Map. No action is required by the City regarding the private dedications. A summary of these private dedications is shown in Table 1 below.

**Table 1.
Summary of Private Land Designation in Subdivision 9691**

Land Designation	Ownership & Maintenance Responsibility	Purpose
Sequoia Shade Lane, Redwood Ridge Lane, Timberland Lane	Homeowners' Association	Private streets including private ingress and egress, private walkways, private parking, and private utilities
Common Area	Homeowners' Association	Landscaping, walls, fences, and mailboxes

Arroyo Cap VI-2, LLC., has also made dedications for various public easements located throughout Subdivision 9691. These easements have been dedicated to the City, or its designee, for purposes that include public utilities and emergency vehicle access and are located on private streets within the subdivision. Acceptance of these easements is required by the City to allow the City, or its designee, such as public utility providers or other public agencies, e.g. the San Ramon Valley Fire Protection District, access for safety and maintenance purposes in the future. No land title is being accepted by the City through the acceptance of these easements. A summary of these public dedications is shown in Table 2 below.

**Table 2.
Summary of Public Dedications in Subdivision 9691**

Land Description	Dedication	Purpose
Public Utility Easement	City or its designee	Public utility use for construction and maintenance of utility structures
Emergency Vehicle Access Easement	City or its designee	Public use for ingress and egress of emergency vehicles and equipment

The Final Map also includes sanitary sewer easements dedicated to Central Contra Costa Sanitary District (CCCSD) for sanitary sewer purposes and perpetual easements dedicated to East Bay Municipal Utility District (EBMUD) for water utility purposes. No action by the City is required for these easements.

Along Old Crow Canyon Road at the southwest portion of the development, an approximate 21-foot portion of the existing Relinquishment of Abutter’s Rights established in Book 11308 on Page 994 of Contra Costa County Official Records, Document 83-80537, will be abandoned to allow access to the property from Old Crow Canyon Road per project approvals.

Pursuant to the City’s Subdivision Ordinance, a Final Map or phased Final Map may be filed on an approved Vesting Tentative Map. The approval by City Council of such a Map is deemed to be a ministerial act. All Conditions of Approval for the Development pertaining to the Final Map have been reviewed by various departments and agencies to ensure they have been met, and the Final Map is in substantial conformance with the approved Vesting Tentative Map. With all of the above conditions being met, staff recommends approval of this Final Map.

Fiscal Impact:

Fees in the amount of \$14,910 were collected from the developer to review and process this Final Map. Bonds associated with the Woodside Canyon Improvement Plans and associated improvements will be provided to the City as required prior to construction.

Alternative Option(s):

Should the City Council decline to adopt the resolution to approve the final map, the City would be in violation of the project Condition of Approval.

Next Steps:

The Final Map for Subdivision 9691 will be recorded with the Contra Costa County Clerk Recorder’s Office by the Title Company.

Attachment(s):

- A. Resolution 2026-068
- B. Final Map for Subdivision 9691

RESOLUTION NO. 2026-068

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
APPROVING THE REVISED FINAL MAP FOR SUBDIVISION 9691 FOR WOODSIDE
CANYON DEVELOPMENT PROJECT (ARROYO CAP VI-2, LLC),
APN 208-490-010**

WHEREAS, on February 10, 2026, the San Ramon City Council adopted Resolution No. 2026-024, approving the Final Map for Subdivision 9691 by City Ventures Homebuilding, LLC., for the Woodside Canyon development project; and

WHEREAS, the Final Map approved under Resolution No. 2026-024 was not recorded with the Contra Costa County Recorder's Office; and

WHEREAS, the project property is now owned by Arroyo Cap VI-2, LLC.; and

WHEREAS, the developer, City Ventures, has submitted a revised Final Map for Subdivision 9691 to reflect the change in ownership and revisions to the limits of the private roadway due to the removal of a retaining wall; and

WHEREAS, the revised Final Map reflects the January 7, 2025 Planning Commission approval of Resolution No. 01-25 creating 54 multiple-family condominium units within seven buildings on one lot; and

WHEREAS, public dedications to the City, or its designee, on the Final Map for Subdivision 9691 include easements for public utilities and emergency vehicle access; and

WHEREAS, a portion of existing relinquishment of abutter's rights on Old Crow Canyon Road as shown on the Final Map for Subdivision 9691 will be abandoned; and

WHEREAS, the revised Final Map for Subdivision 9691 has been reviewed and approved by the City Engineer as being in compliance with the City of San Ramon's subdivision requirements.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby approve the revised Final Map for Subdivision 9691.

BE IT FURTHER RESOLVED, that the City Council of the City of San Ramon hereby:

1. Accepts the following easements as dedicated on the Final Map for Subdivision 9691:
 - a. Public Utility Easements
 - b. Emergency Vehicle Access Easements
2. Abandons and vacates the following:
 - a. A portion of Abutter's Rights Relinquished fronting Old Crow Canyon Road as described in Book 11308 on Page 994 of the Official Records of Contra Costa

County; Document 83-80537

3. Authorizes the following:
 - a. The City Engineer, Acting City Surveyor, Community Development Director, and City Clerk to execute their statements upon said Final Map.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk

OWNER'S STATEMENT

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

WE HEREBY STATE THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF SAN RAMON AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "P.U.E." ARE HEREBY DEDICATED TO THE CITY OF SAN RAMON OR ITS DESIGNEE FOR UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION, AND TELEPHONE, STORM DRAIN, IRRIGATION, SEWER, WATER USE AND ANY ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE EASEMENT OF THESE IMPROVEMENTS AND APPURTENANCES.

2. THE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT OR "EVAE" ARE FOR EMERGENCY VEHICULAR ACCESS, INGRESS AND EGRESS.

AND THE UNDERSIGNED HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES:

THE AREA MARKED "SANITARY SEWER EASEMENT," OR "SSE" IS OFFERED FOR DEDICATION TO THE CENTRAL CONTRA COSTA SANITARY DISTRICT (CENTRAL SAN) OR ITS SUCCESSORS OR ASSIGNS IN GROSS, AS A NONEXCLUSIVE SURFACE AND SUBSURFACE EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, RENEW, ALTER, OPERATE, MAINTAIN, REPLACE (WITH THE INITIAL OR OTHER SIZE) AND REPAIR SUCH LINE OR LINES AS CENTRAL SAN SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATERALS AND APPURTENANCES THERETO, OVER AND WITHIN SUCH EASEMENT AREA, TOGETHER WITH THE FREE RIGHT OF INGRESS, EGRESS, AND EMERGENCY ACCESS TO SAID EASEMENT OVER AND ACROSS THE REMAINING PORTION OF THE OWNER'S PROPERTY, PROVIDED THAT SAID RIGHTS OF INGRESS, EGRESS AND EMERGENCY ACCESS SHALL BE LIMITED TO ESTABLISHED ROADWAYS, PATHWAYS, AVENUES OR OTHER ROUTES TO THE EXTENT POSSIBLE AND AS REASONABLY NECESSARY FOR THE PROPER USE OF THE RIGHTS GRANTED HEREIN. THIS OFFER OF DEDICATION ALSO INCLUDES THE RIGHT TO CLEAR OBSTRUCTIONS AND VEGETATION FROM THE EASEMENT AS MAY BE REQUIRED FOR THE PROPER USE OF THE OTHER RIGHTS GRANTED HEREIN.

THE OWNER RESERVES THE RIGHT TO LANDSCAPE OR MAKE SUCH OTHER USE OF THE LANDS INCLUDED WITHIN THE EASEMENTS WHICH ARE CONSISTENT WITH CENTRAL SAN'S USE; HOWEVER, SUCH USE BY THE OWNER SHALL NOT INCLUDE THE PLANTING OF TREES OR CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, OUTBUILDINGS, SWIMMING POOLS, TENNIS COURTS, RETAINING WALLS, DECKS, PATIOS, ENGINEERED DRAINAGE FACILITIES (BIO-SWALES) OR OTHER ACTIVITY WHICH MAY INTERFERE WITH CENTRAL SAN'S ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREIN.

MAINTENANCE ACCESS STRUCTURES (MANHOLES, RODDING INLETS, ETC.) CONSTRUCTED WITHIN THE EASEMENT SHALL NOT BE COVERED BY EARTH OR OTHER MATERIAL AND SHALL REMAIN IN AN EXPOSED AND ACCESSIBLE CONDITION AT ALL TIMES FOR ROUTINE AND/OR EMERGENCY MAINTENANCE THAT MAY BE DEEMED NECESSARY BY CENTRAL SAN FROM TIME TO TIME.

CENTRAL SAN, AND ITS SUCCESSORS OR ASSIGNS, SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFER OF DEDICATION, AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE OFFERED EASEMENTS OR ANY IMPROVEMENTS THEREON OR THEREIN, UNTIL SUCH OFFER HAS BEEN ACCEPTED BY THE APPROPRIATE ACTION OF CENTRAL SAN, OR ITS SUCCESSORS OR ASSIGNS. FURTHER, THE OWNER SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS CENTRAL SAN FROM ANY LIABILITY WITH RESPECT TO THE EASEMENTS, PRIOR TO THE FORMAL ACCEPTANCE OF SAID EASEMENTS BY APPROPRIATE ACTION OF CENTRAL SAN.

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESCRIBED BELOW IS OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES:

THE AREA MARKED "EBMUD" IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING ANY FACILITIES NECESSARY FOR THE TRANSMISSION OF UTILITIES, AND ALL NECESSARY FIXTURES, INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT. TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF.

THE EASEMENT AREA MAY BE LANDSCAPED IN A MANNER CONSISTENT WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S USE; HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT. NO TREES MAY BE PLANTED WITHIN THE EASEMENT AREA AND NO CHANGES MAY BE MADE TO THE EXISTING SURFACE ELEVATION (GRADE) OF THE EASEMENT AREA BY MORE THAN ONE (1) FOOT. NOR SHALL ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S FULL ENJOYMENT OF SAID EASEMENT. EBMUD SHALL ACCEPT THIS EASEMENT BY SEPARATE INSTRUMENT.

AS OWNER: ARROYO CAP VI-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ARROYO CAPITAL VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS SOLE MEMBER

BY: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

OWNER'S ACKNOWLEDGEMENT

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

STATE OF _____ } SS.

COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____

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

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

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION NO.: _____

COMMISSION EXPIRES: _____

OPTIONEE'S STATEMENT

CITY VENTURES HOMEBUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE UNDER THAT MEMORANDUM OF OPTION AGREEMENT RECORDED ON APRIL 2, 2026 AS DOCUMENT NUMBER 2026-0033013 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

CITY VENTURES HOMEBUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: CITY VENTURES COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS SOLE MEMBER

BY: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

OPTIONEE'S ACKNOWLEDGEMENT

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

STATE OF _____ } SS.

COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____

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

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

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION NO.: _____

COMMISSION EXPIRES: _____

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____M. IN BOOK _____ OF SUBDIVISION MAPS, AT PAGE _____ AT THE REQUEST OF CHICAGO TITLE COMPANY.

FEE: \$ _____

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

BY: _____ DEPUTY COUNTY RECORDER

SUBDIVISION 9691 WOODSIDE CANYON

BEING ALL OF ALL OF THAT CERTAIN REAL PROPERTY SHOWN ON THE MAP OF SUBDIVISION 6363, FILED JUNE 7, 1985, MAP BOOK 290, PAGE 21, CONTRA COSTA COUNTY RECORDS. CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA



APRIL 2026 Sheet 1 of 6

JOB # 4442002

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN MAP AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

SIGNED: SCOTT SHORTLIDGE, LS 6441
ACTING CITY SURVEYOR
CITY OF SAN RAMON
STATE OF CALIFORNIA

DATE: _____



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CITY VENTURES HOMEBUILDING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, IN DECEMBER 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2026; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

RYAN M. SEXTON, P.L.S.
L.S. NO. 9177

DATE _____



GEOTECHNICAL SOILS REPORT

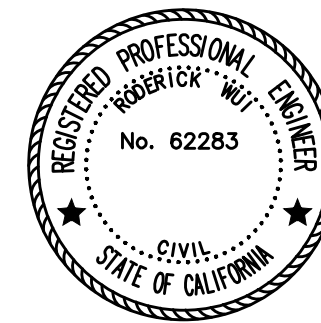
GEOTECHNICAL REPORTS ON THIS PROPERTY HAVE BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC DATED JUNE 18, 2024 (REVISED JUNE 10, 2025) PROJECT NO. L004.G, SIGNED BY SIMON MAKDESSI, GE NO. 2548, CRAIG S. HARWOOD, EG NO. 2275, AND JOSEPH W. FARROW. SAID REPORT HAS BEEN FILED WITH THE CITY OF SAN RAMON.

CITY ENGINEER'S STATEMENT

I, RODERICK D. WUI, CITY ENGINEER OF THE CITY OF SAN RAMON, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, ENTITLED "SUBDIVISION 9691 - WOODSIDE CANYON". THAT SAID SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY OF SAN RAMON PLANNING COMMISSION ON JANUARY 7, 2025. THAT ALL OF THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

RODERICK D. WUI, R.C.E. NO. 62283
CITY ENGINEER
CITY OF SAN RAMON
STATE OF CALIFORNIA

DATE _____



PLANNING COMMISSION STATEMENT

I, LAUREN BARR, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF SAN RAMON, HEREBY STATE THAT THE CITY PLANNING COMMISSION HAS APPROVED THE VESTING TENTATIVE MAP ON JANUARY 7, 2025 OF SUBDIVISION 9691 - WOODSIDE CANYON, UPON WHICH THIS FINAL MAP IS BASED.

LAUREN BARR
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SAN RAMON
STATE OF CALIFORNIA

DATE _____

OMITTED SIGNATURES

IN ACCORDANCE WITH SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF RIGHTS OF WAY OR EASEMENTS, WHICH CANNOT RIPEN INTO FEE, HAVE BEEN OMITTED:

PURPOSE: EGRESS AND INGRESS
IN FAVOR OF: CROW CANYON OFFICE PARK ASSOCIATION
AFFECTS: AS DELINEATED UPON SAID MAP
RECORDING DATE: JULY 16, 1998
RECORDING NO: OR 98-0163962-00

PURPOSE: ELECTRICAL
IN FAVOR OF: PG&E
AFFECTS: CANNOT BE PLOTTED FROM RECORD INFORMATION
RECORDING DATE: APRIL 11, 1980
RECORDING NO: OR 80-46834

CITY CLERK'S STATEMENT

I, JOAN SNASHALL, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY OF SAN RAMON, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE ABOVE AND FOREGOING MAP ENTITLED "SUBDIVISION 9691 - WOODSIDE CANYON" WAS PRESENTED TO THE CITY COUNCIL AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____ THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION, DULY PASSED AND ADOPTED AT SAID MEETING (RESOLUTION NO. _____) AND THAT SAID COUNCIL DID APPROVE SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENT PUE AND THE EMERGENCY VEHICLE ACCESS EASEMENT EVAE.

I ALSO HEREBY REJECT ON BEHALF OF CENTRAL CONTRA COSTA SANITARY DISTRICT, THE OFFER OF SANITARY SEWER EASEMENT SSE.

I ALSO HEREBY STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF SAN RAMON AND ARE FILED IN MY OFFICE. IN WITNESS THERETO I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

ALSO, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE CITY OF SAN RAMON DOES HEREBY ABANDON IN ITS ENTIRETY WITHIN THE BOUNDARY OF THIS MAP THE FOLLOWING:

- 1. THAT 24.03 FOOT LONG SECTION OF THE RELINQUISHED ABUTTER'S RIGHTS OF ACCESS TO OLD CROW CANYON ROAD AS DEDICATED TO THE COUNTY OF CONTRA COSTA IN THE DEED RECORDED IN BOOK 11308, PAGE 994 OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AS SAID SECTION IS SHOWN IN THE ABANDONMENT DETAIL ON SHEET 2 OF THIS MAP.
- 2. FAULT SETBACK ZONE PER SUBDIVISION 6363, 290 M 21

JOAN SNASHALL
CITY CLERK
CITY OF SAN RAMON, COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

DATE _____

SUBDIVISION 9691
WOODSIDE CANYON

BEING ALL OF ALL OF THAT CERTAIN REAL PROPERTY SHOWN ON THE MAP OF SUBDIVISION 6363, FILED JUNE 7, 1985, MAP BOOK 290, PAGE 21, CONTRA COSTA COUNTY RECORDS. CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD RD., STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

APRIL 2026
Sheet 2 of 6

JOB # 4442002

CURVE TABLE - THIS SHEET ONLY			
NO.	RADIUS	LENGTH	DELTA
C1	2.50'	3.97'	91°05'48"
C2	51.50'	13.64'	15°10'44"
C3	24.50'	25.64'	59°58'11"
C4	2.50'	3.93'	90°00'00"
C5	27.50'	23.74'	49°27'51"
C6	2.50'	1.77'	40°32'09"
C7	45.00'	24.01'	30°33'15"
C8	45.00'	27.42'	34°55'04"
C9	45.00'	34.62'	44°4'41"
C10	45.00'	27.42'	34°54'55"
C11	45.00'	24.53'	31°14'06"
C12	20.00'	15.37'	44°02'16"
C13	20.00'	3.19'	9°08'12"
C14	566.00'	21.04'	2°07'47"
C15	566.00'	6.01'	0°36'28"
C16	9.50'	2.75'	16°34'04"
C17	51.50'	35.18'	39°08'26"

LEGEND	
	SUBDIVISION/PROPERTY BOUNDARY
	LOT LINES
	STREET RIGHT-OF-WAY LINE
	CENTERLINE OR MONUMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BOUNDARY TIE
	NO ABUTTER'S RIGHTS
	FOUND 2-1/2" DISK WITH PUNCH IN WELL PER (1) UNLESS OTHERWISE NOTED
	FOUND RAILROAD SPIKE PER (1)
	SET REBAR AND CAP, LS 9177
	SET NAIL AND WASHER, LS 9177
	SET 1" DISK IN CONCRETE, LS 9177
	MONUMENT TO MONUMENT
	EASEMENT
	OVERALL DISTANCE
	TIE LINE
	RADIAL LINE
	SQUARE FEET
	EMERGENCY VEHICLE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING EASEMENT, SEE EXISTING EASEMENTS LEGEND

- EXISTING EASEMENTS**
- ① PURPOSE: SANITARY SEWER EASEMENT
AFFECTS: AS DELINEATED UPON SAID MAP
RECORDING DATE: JUNE 16, 1981
RECORDING NO: BOOK 10369, PAGE 291 OR 81-75530
 - ② PURPOSE: ABUTTER'S RIGHTS
AFFECTS: AS DELINEATED UPON SAID MAP
RECORDING DATE: JUNE 23, 1983
RECORDING NO: BOOK 11308, PAGE 994 OR 83-80537
*EXISTING ABUTTER'S RIGHTS TO BE REMOVED AT NEW DRIVEWAY AND PEDESTRIAN WALKWAY LOCATIONS.
 - ③ PURPOSE: FAULT SETBACK ZONE
AFFECTS: AS DELINEATED UPON SAID MAP
RECORDING DATE: JUNE 7, 1985
RECORDING NO: ORIGINALLY SHOWN ON SUBDIVISION 6363, 290 M 21
 - ④ PURPOSE: EGRESS AND INGRESS
AFFECTS: AS DELINEATED UPON SAID MAP
RECORDING DATE: JULY 16, 1998
RECORDING NO: OR 98-0163962-00
 - ⑤ PURPOSE: ELECTRICAL IN FAVOR OF PG&E
AFFECTS: A NORTHERLY PORTION OF THE LAND ALONG CROW CANYON COURT AS DEPICTED ON THE UNRECORDED NOTICE OF FINAL DESCRIPTION, CROW CANYON COURT, SAN RAMON, DRAWING NO. GM 4209367, PROVIDED BY PACIFIC GAS AND ELECTRIC COMPANY RELATIVE TO R/W 9924.
RECORDING DATE: APRIL 11, 1980
RECORDING NO: OR 80-46834 BOOK 9812, PAGE 159

- REFERENCES**
- (1) 290 MAPS 21 (SUBDIVISION 6363)
 - (2) 238 MAPS 45 (SUBDIVISION 5526)

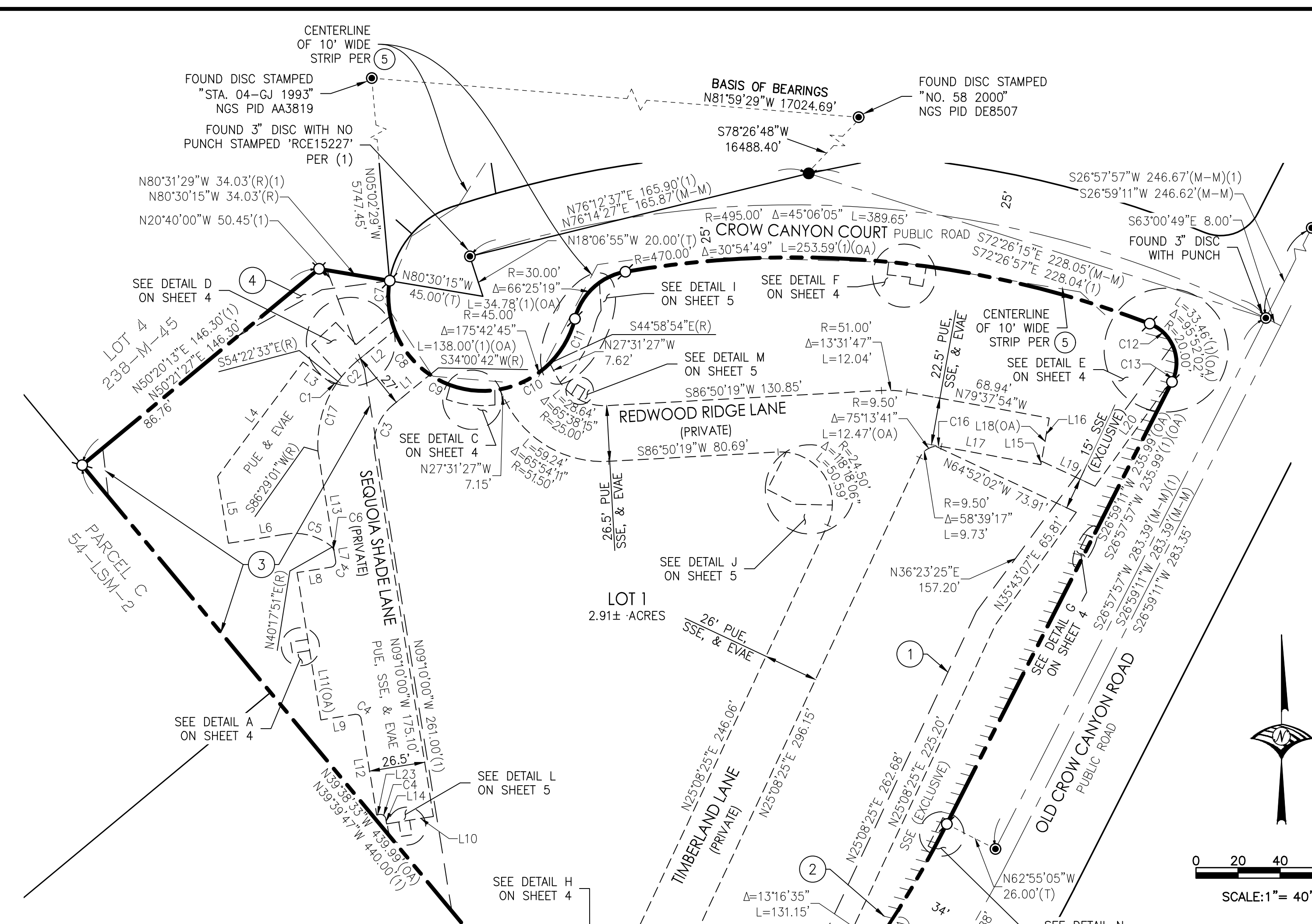
BASIS OF BEARINGS
THE BEARING NORTH 81°59'29" WEST BETWEEN FOUND NGS MONUMENTS WITH PID AA3819 AND DE8507 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. BEARINGS ARE BASED ON THE CALIFORNIA STATE PLANE ZONE 3 COORDINATE SYSTEM.

ABANDONMENT NOTE
ALL THAT PORTION OF THE FOLLOWING PUBLIC EASEMENT LOCATED WITHIN THE SUBDIVISION BOUNDARY OF THIS MAP IS HEREBY ABANDONED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66434(g), BY THIS WRITTEN NOTATION, OMISSION FROM THIS MAP, AND CERTIFICATION OF THE CLERK OF THE CITY COUNCIL OF THE CITY OF SAN RAMON:

THAT 21.04 FOOT LONG SECTION OF THE RELINQUISHED ABUTTER'S RIGHTS OF ACCESS TO OLD CROW CANYON ROAD AS DEDICATED TO THE COUNTY OF CONTRA COSTA IN THE DEED RECORDED IN BOOK 11308, PAGE 994 OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AS SAID SECTION IS SHOWN ON SHEET 3 OF THIS MAP AND COINCIDENT WITH THE C14 TAG LABEL.

NOTE
DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.

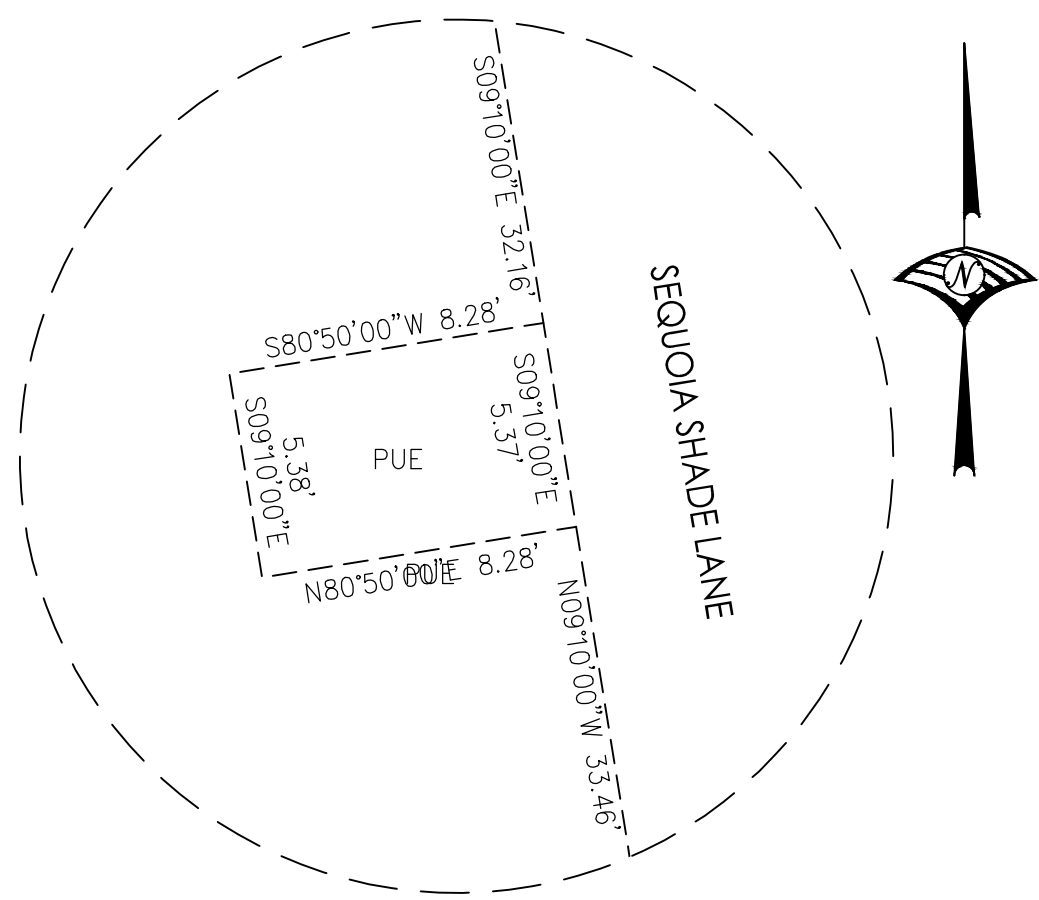
LINE TABLE - THIS SHEET ONLY			LINE TABLE - THIS SHEET ONLY		
NO.	LENGTH	BEARING	NO.	LENGTH	BEARING
L1	22.71'	N50°48'11"E	L14	2.50'	N9°10'00"W
L2	14.23'	N50°48'11"E	L15	1.74'	N10°22'06"E
L3	16.35'	N53°16'45"W	L16	20.76'	N10°22'06"E
L4	67.90'	N36°43'15"E	L17	48.05'	N79°37'54"W
L5	32.24'	N09°10'00"W	L18	22.50'	N10°22'06"E
L6	27.50'	N80°50'00"E	L19	28.17'	N64°52'02"W
L7	5.19'	N09°10'00"W	L20	64.69'	N35°43'07"E
L8	16.50'	N80°50'00"E	L21	45.59'	N39°38'33"W
L9	16.50'	N80°50'00"E	L22	28.91'	N39°38'33"W
L10	22.50'	N80°50'00"E	L23	1.50'	N80°50'00"E
L11	71.00'	N9°10'00"W	L24	50.29'	N50°48'11"E
L12	46.34'	N9°10'00"W			
L13	47.78'	N9°10'00"W			



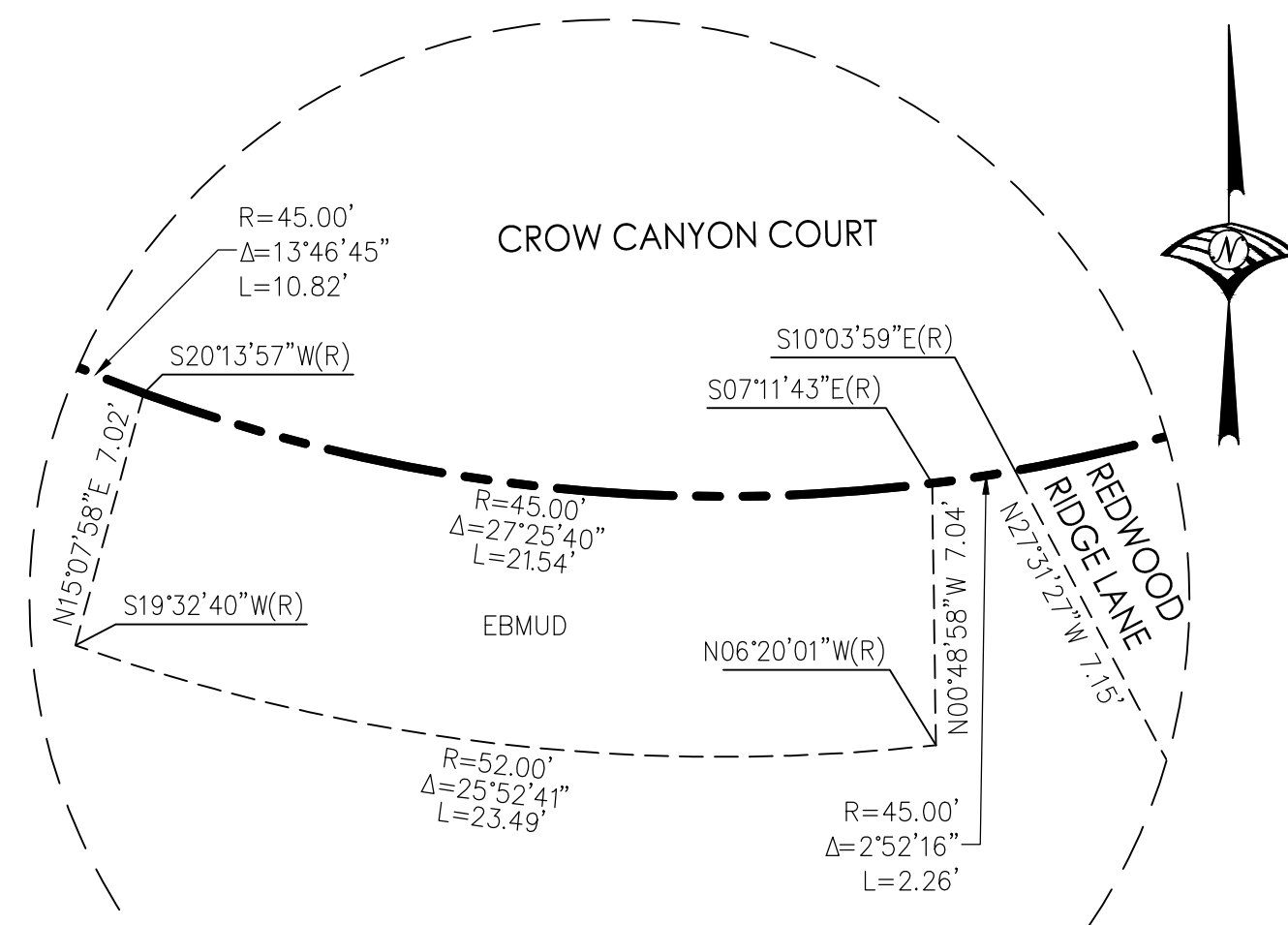
SUBDIVISION 9691 WOODSIDE CANYON
BEING ALL OF ALL OF THAT CERTAIN REAL PROPERTY SHOWN ON THE MAP OF SUBDIVISION 6363, FILED JUNE 7, 1985, MAP BOOK 290, PAGE 21, CONTRA COSTA COUNTY RECORDS. CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD RD., STE 345 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

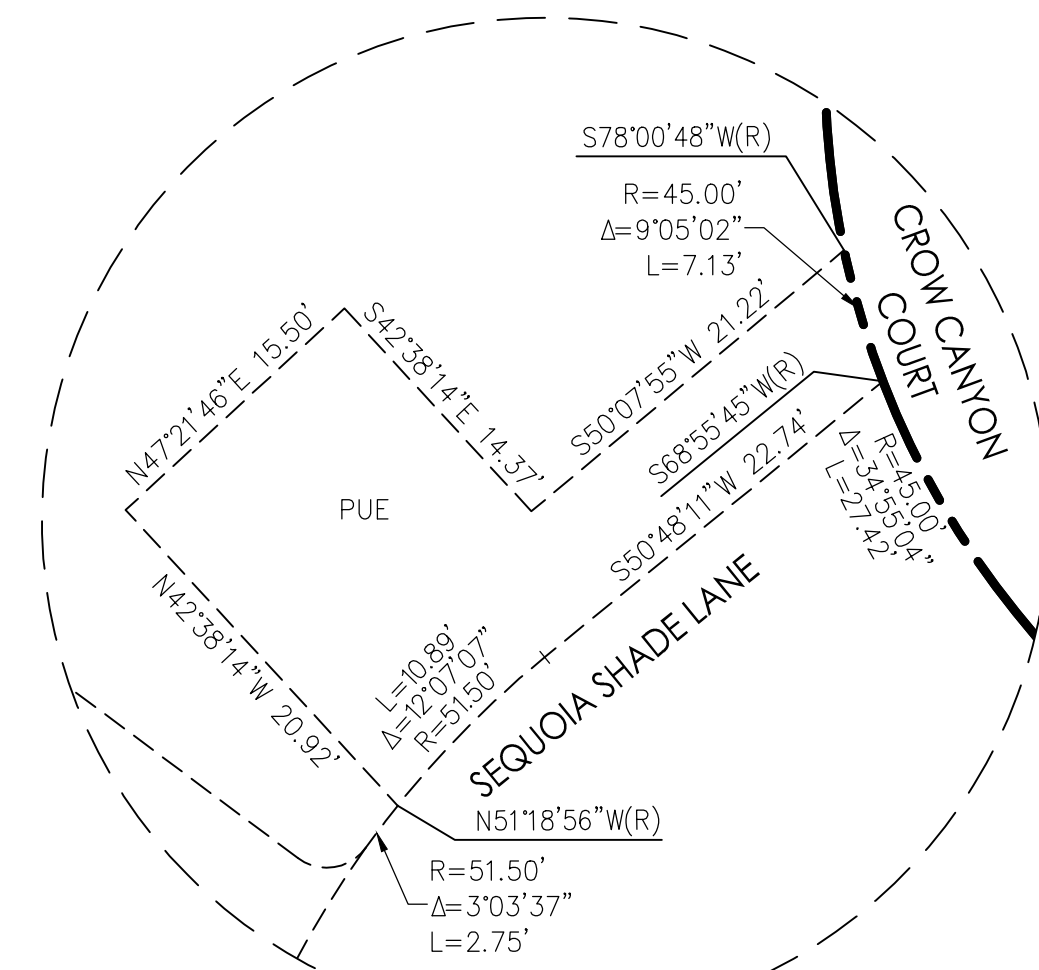
APRIL 2026
Sheet 3 of 6
JOB # 4442002



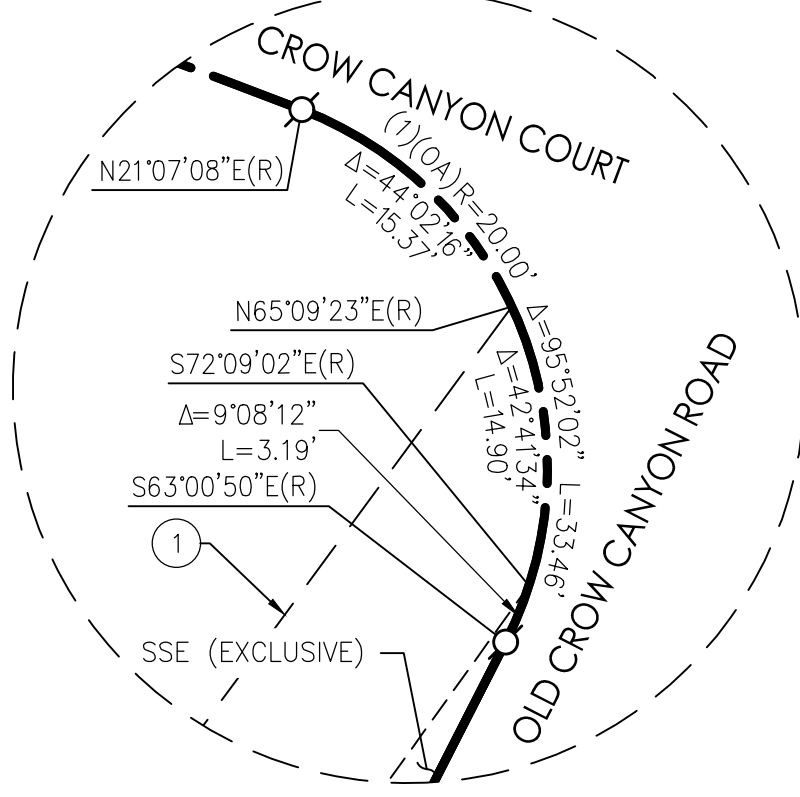
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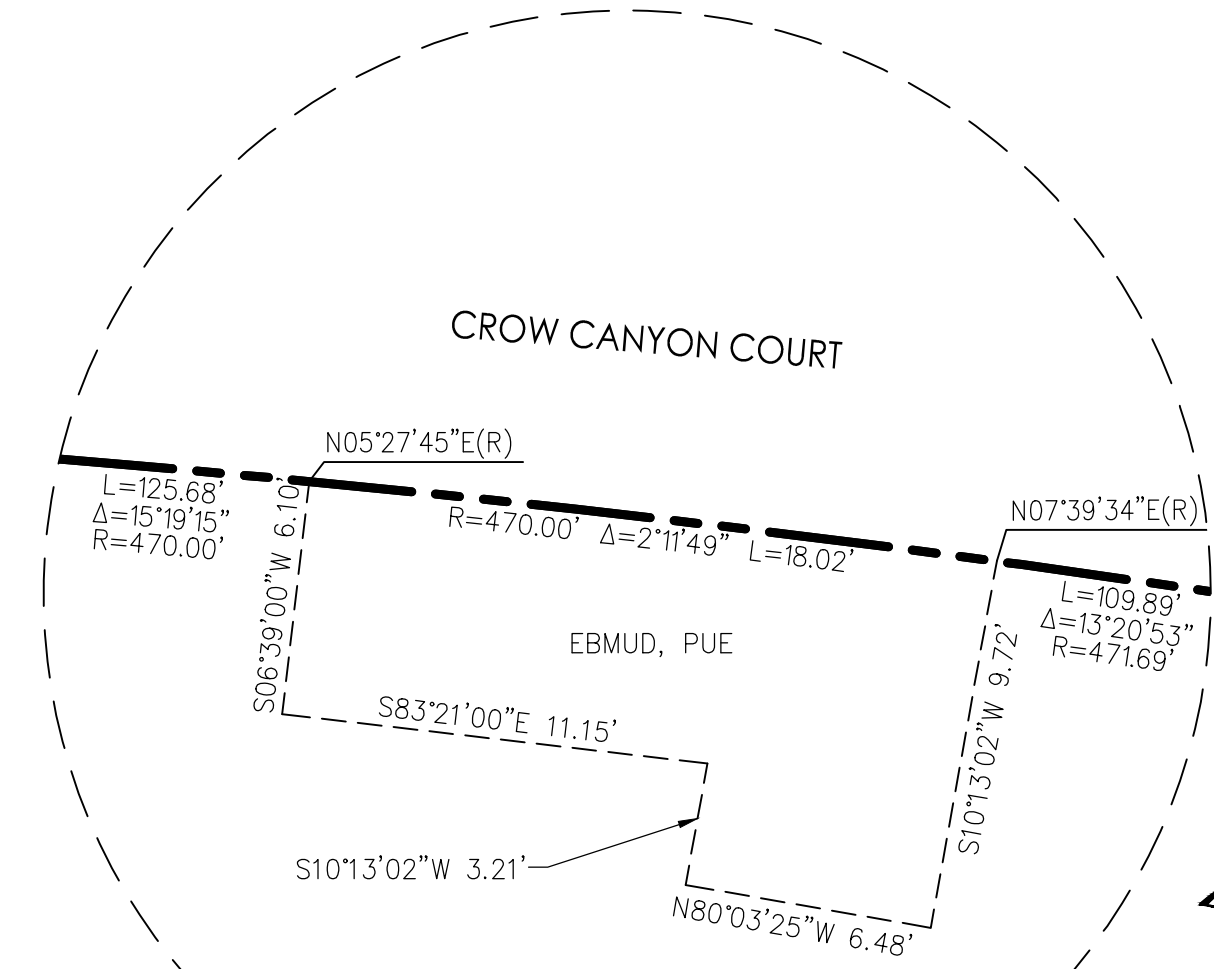
DETAIL C
SCALE 1"=5'



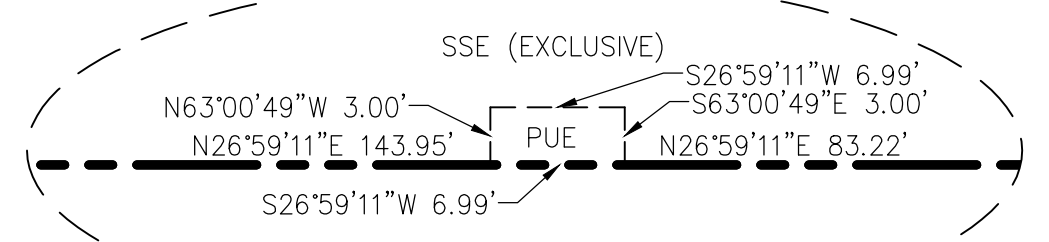
DETAIL D
SCALE 1"=10'



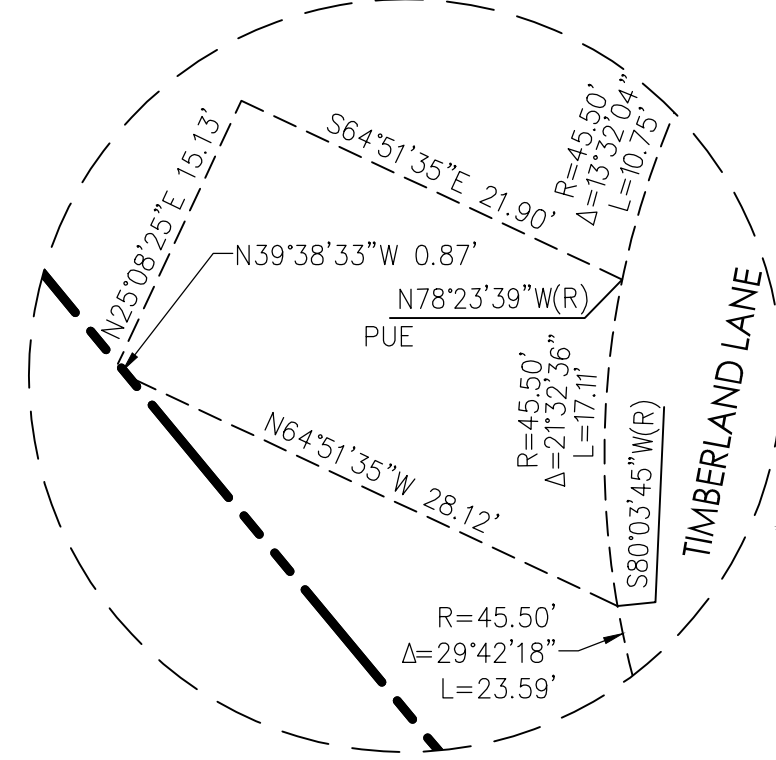
DETAIL E
SCALE 1"=10'



DETAIL F
SCALE 1"=5'



DETAIL G
SCALE 1"=10'



DETAIL H
SCALE 1"=10'

LEGEND

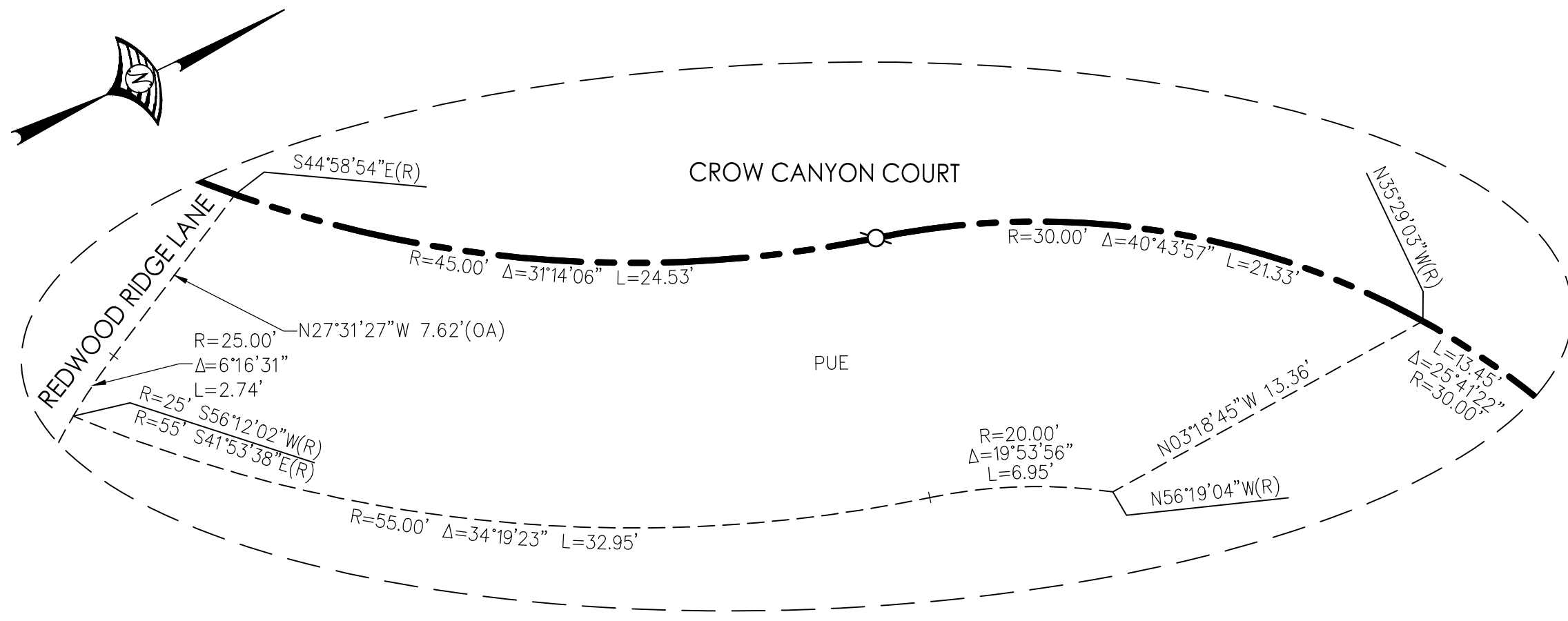
	SUBDIVISION/PROPERTY BOUNDARY
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	PROPOSED EASEMENT LINE
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	FOUND 2-1/2\"/>
	FOUND RAILROAD SPIKE PER (1)
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	SET 1\"/>
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	SANITARY SEWER EASEMENT
	EXISTING EASEMENT, SEE EXISTING EASEMENTS LEGEND

NOTE
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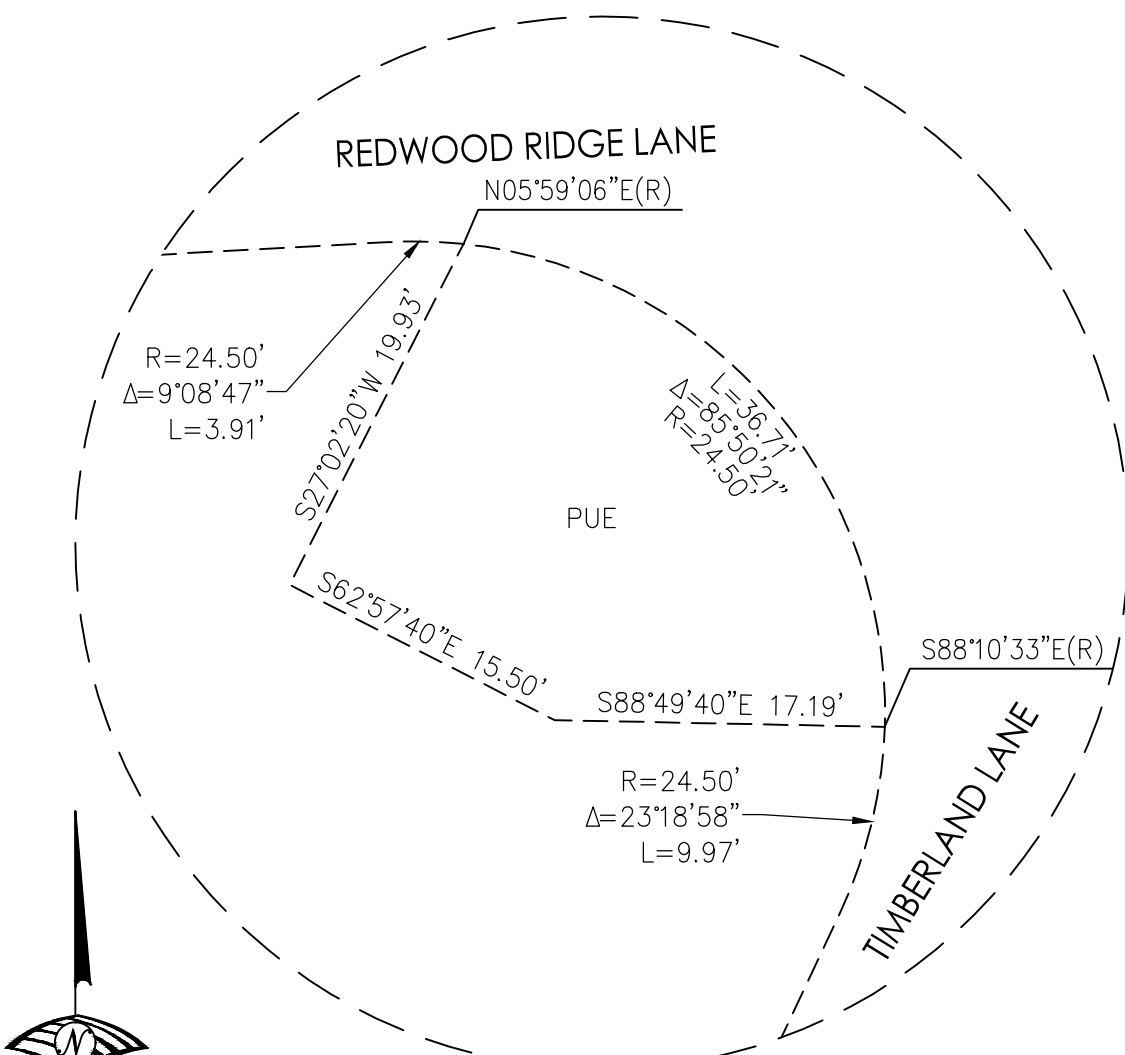
**SUBDIVISION 9691
WOODSIDE CANYON**
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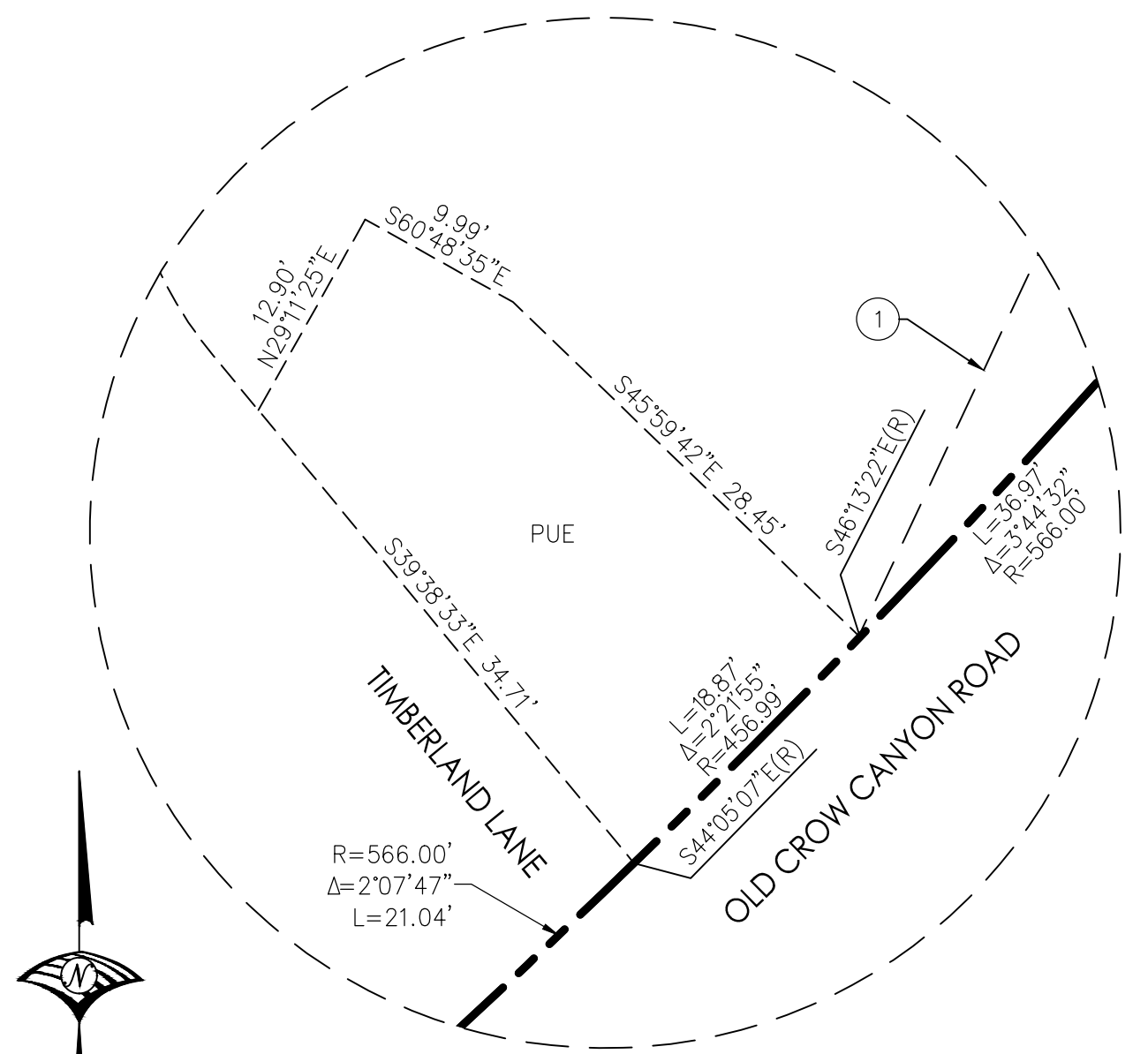
APRIL 2026
Sheet 4 of 6
JOB # 4442002



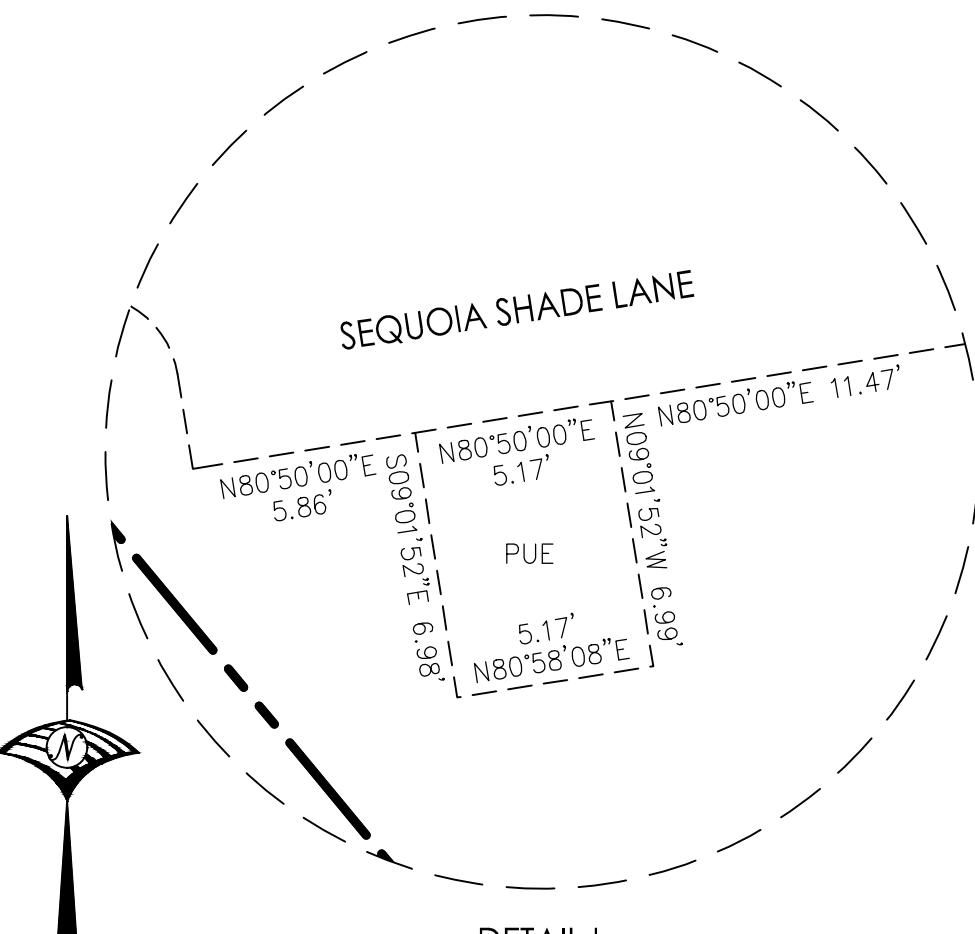
DETAIL I
SCALE 1"=5'



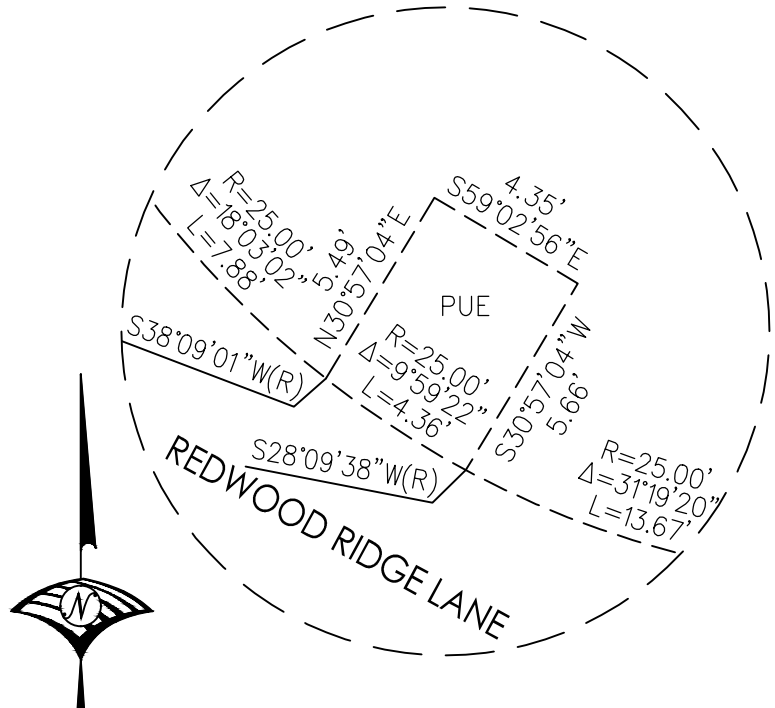
DETAIL J
SCALE 1"=10'



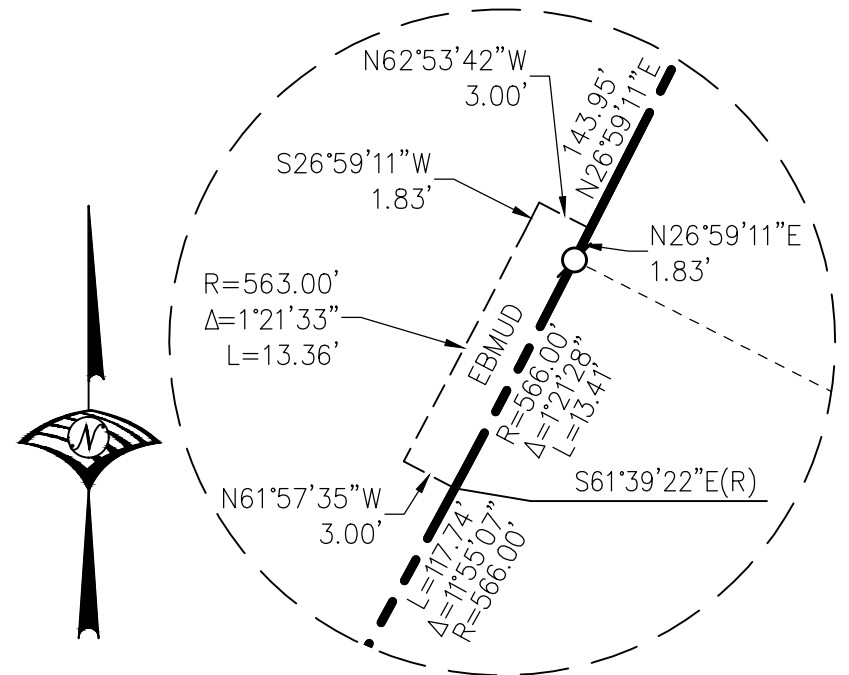
DETAIL K
SCALE 1"=10'



DETAIL L
SCALE 1"=5'



DETAIL M
SCALE 1"=5'



DETAIL N
SCALE 1"=10'

LEGEND

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	EXISTING EASEMENT, SEE EXISTING EASEMENTS LEGEND

NOTE
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**SUBDIVISION 9691
WOODSIDE CANYON**

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APRIL 2026
Sheet 5 of 6
JOB # 4442002

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2(a) OF THE SUBDIVISION MAP ACT.

THE UNDERSIGNED HEREBY STATES THAT REAL PROPERTY DESCRIBED BELOW IS RESERVED FOR THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION FOR PRIVATE PURPOSES:

1. THE REAL PROPERTY DESIGNATED AS SEQUOIA SHADE LANE, REDWOOD RIDGE LANE, AND TIMBERLAND LANE AS SHOWN UPON THIS MAP ARE RESERVED AS PRIVATE STREETS FOR THE BENEFIT OF THE LOT OWNERS, RESIDENTS, AND VISITORS OF THIS SUBDIVISION. THEY CONTAIN BUT ARE NOT LIMITED TO PRIVATE INGRESS / EGRESS, PRIVATE WALKWAYS, PRIVATE PARKING, PRIVATE UTILITIES, EMERGENCY VEHICLE ACCESS, PUBLIC ACCESS AND PUBLIC UTILITIES AS GOVERNED BY THE SEPARATE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R's) OF THIS SUBDIVISION. THE MAINTENANCE OF SAID PARCELS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. SAID PARCELS SHALL BE GRANTED IN FEE BY DEED TO THE HOMEOWNERS ASSOCIATION SUBSEQUENT TO THE FILING OF THIS MAP.
2. COMMON AREA OF THIS SUBDIVISION WILL BE DEFINED IN THE CONDOMINIUM PLAN AND COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs) GOVERNING SUBDIVISION 9691. MAINTENANCE OF THE WALLS, FENCES AND MAILBOXES IN SAID COMMON AREA WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION IN ACCORDANCE WITH THE CC&Rs.

SUBDIVISION 9691
WOODSIDE CANYON

BEING ALL OF ALL OF THAT CERTAIN REAL PROPERTY SHOWN ON THE MAP OF SUBDIVISION 6363, FILED JUNE 7, 1985, MAP BOOK 290, PAGE 21, CONTRA COSTA COUNTY RECORDS. CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA



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APRIL 2026
Sheet 6 of 6

JOB # 4442002



**City Council Staff Report
Item No. 5.4.**

Date: June 9, 2026

To: San Ramon City Council

**From: Brian Bornstein, Department Director
Theresa Peterson, Program Manager**

Subject: Resolution No. 2026-069 - Authorizing the City Manager to Execute the Amended and Restated Contra Costa Clean Water Program Agreement Effective July 1, 2026 Through June 30, 2041

Executive Summary:

The current joint program agreement has expired and is being replaced with an amended and restated Agreement effective July 1, 2026 through June 30, 2041.

Recommendation:

To execute the new, amended and restated Contra Costa Clean Water Program (CCCWP) Agreement.

Background:

The CCCWP was established in 1991 to enable Contra Costa County, its cities, and the Flood Control District to jointly comply with stormwater regulations under the National Pollutant Discharge Elimination System (NPDES) permit. Over the years, the Program Agreement has been periodically updated to reflect evolving regulatory requirements. Since January 2025, CCCWP Management Committee has reviewed a draft renewal agreement that introduces significant updates to administrative processes, committee structures, and compliance frameworks. Additionally, the amended and restated agreement for July 1, 2026 – June 30, 2041 outlines long-term obligations, cost-sharing formulas, and governance provisions for all co-permittees.

Key updates in the draft renewal include:

- Administrative and Contracting Updates: Aligning contracting processes with

Contra Costa County procurement standards and clarifying indemnification provisions.

- **Committee Structure:** Introducing tiered participation based on population size and formalizing roles for sub-committees such as Monitoring, Development, Public Information, and Regional Alternative Compliance (RAC).
- **Termination and Continuity:** Revised withdrawal procedures and a provision allowing the expired agreement to remain in effect until renewal is executed, ensuring uninterrupted compliance.
- **Program Staffing Flexibility:** Options for staff augmentation to minimize operational disruptions.
- **Cost Allocation:** Future program costs will be apportioned based on population using a standardized formula.

The Parties to the Agreement are the Contra Costa County Flood Control and Water Conservation District and 19 incorporated cities and towns that are joint permittees under the Municipal Regional Stormwater NPDES Permit (No. CAS612008), which requires countywide coordination for stormwater compliance. The current joint program agreement has expired and is being replaced with an amended and restated Agreement effective July 1, 2026 through June 30, 2041.

Due to the expiration of the prior agreement, CCCWP has continued operating on a month-to-month basis, maintaining existing provisions and program responsibilities to ensure ongoing compliance with the Municipal Regional Stormwater NPDES Permit until a new long-term agreement is approved. It is anticipated that the amended and restated agreement will begin on July 1, 2026.

Fiscal Impact:

There is no immediate fiscal impact. Future costs will be allocated proportionally based on population as outlined in the Agreement’s cost-sharing formula. The new Agreement doesn’t change the formula by which the City is charged. Stormwater Utility Assessments (SUA) will continue to offset program costs for participating agencies. However, it is worth noting that the General Fund began subsidizing Clean Water programming in FY26.

Alternative Option(s):

If the City of San Ramon does not execute the amended and restated Agreement, the City will not be able to participate in the Contra Costa Clean Water Program since the current joint program agreement has expired. The City will still need to complete all the requirements of the MRP but will not have any of the advantages of the CCCWP, such as

cost sharing and coordination with other permittees, which help in reducing the overall cost to remain compliant with the latest stormwater regulations.

Next Steps:

The Agreement will be routed for the signature of the City Attorney's Office and the City Manager.

Attachment(s):

- A. Resolution 2026-069

RESOLUTION NO. 2026-069

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDED AND RESTATED
CONTRA COSTA CLEAN WATER PROGRAM AGREEMENT
EFFECTIVE JULY 1, 2026 THROUGH JUNE 30, 2041**

WHEREAS, the Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit, NPDES Permit No. CAS612008 issued by the San Francisco Bay Regional Water Quality Control Board (“Municipal Regional Permit”), requires the City of San Ramon, as a permittee, to implement best management practices and other measures in order to control the discharge of pollutants through its municipal stormwater system; and

WHEREAS, the cities of Antioch, Brentwood, Clayton, Concord, El Cerrito, Hercules, Lafayette, Martinez, Oakley, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, San Pablo, San Ramon, and Walnut Creek; the towns of Danville and Moraga; and the County of Contra Costa and Contra Costa County Flood Control and Water Conservation District (“Co-Permittees”) are joint permittees under the Municipal Regional Permit; and

WHEREAS, the Co-Permittees have historically been parties to a joint program agreement to establish the “Contra Costa Clean Water Program” for the purpose of administering joint obligations under the Municipal Regional Permit on behalf of the Co-Permittees; and

WHEREAS, the Co-Permittees desire to extend the joint program agreement by entering into an amended and restated agreement effective July 1, 2026 through June 30, 2041; and

WHEREAS, the City of San Ramon desires to remain a party to the Contra Costa Clean Water Program by entering into the amended and restated joint program agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby authorize and directs the City Manager to execute the amended and restated Contra Costa County Clean Water Program Agreement on behalf of the City.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.5.**

Date: June 9, 2026

To: San Ramon City Council

**From: Brian Bornstein, Department Director
Theresa Peterson, Program Manager**

Subject: Resolution No. 2026-070 - Authorizing the City Manager to Execute an Agreement With the Central Contra Costa Sanitary District and the Contra Costa Flood Control and Water Conservation District For The Inspection Of Certain Industrial and Commercial Businesses in Accordance With the Municipal Regional Permit

Executive Summary:

The existing Group Program Inspection Agreement, which supports compliance with stormwater permit requirements, needs to be renewed to incorporate new and enhanced inspection obligations under the Municipal Regional National Pollutant Discharge Elimination System (NPDES) Permit (MRP) 3.0.

Recommendation:

The City Council's role is to consider authorizing the execution of the Group Program Inspection Agreement between the City of San Ramon, Central Contra Costa Sanitary District and the Contra Costa County Flood Control and Water Conservation District which supports compliance with stormwater permit requirements and has been renewed to incorporate new and enhanced inspection obligations under MRP 3.0.

Background:

The renewal of the Group Program Inspection Agreement is critical to ensure continued compliance with MRP 3.0, which became effective on May 11, 2022, and introduced new and enhanced requirements for Provision C.4 – Commercial and Industrial Site Controls. These updates significantly expand inspection obligations for permittees, including:

- **Inspection Frequency and Coverage:** MRP 3.0 mandates periodic inspections of commercial and industrial facilities to verify stormwater best management practices (BMPs) and pollutant source controls.
- **Enhanced Documentation and Reporting:** MRP 3.0 requires detailed tracking of

inspection findings, corrective actions, and follow-up activities, which must be accurately reported in annual compliance reports.

- **Expanded Facility Categories:** Additional facility types now fall under inspection requirements, increasing the workload and complexity for individual permittees.
- **Integration with Enforcement Protocols:** MRP 3.0 emphasizes timely enforcement actions for non-compliance, requiring coordinated efforts and consistent application of enforcement procedures across jurisdictions.

The existing Inspection Activities Agreement, which facilitates shared inspection services through Central Contra Costa Sanitary District, West County Wastewater District, and Delta Diablo Sanitation District, has proven essential for meeting these obligations efficiently and cost-effectively. Without a renewed agreement, individual permittees would face significant challenges in maintaining compliance, including:

- **Resource Constraints:** Many jurisdictions lack the staffing and technical expertise to independently meet the expanded inspection requirements.
- **Cost Implications:** Shared services reduce duplication of effort and allow economies of scale, minimizing overall program costs.
- **Continuity of Compliance:** The renewed agreement ensures continued inspection activities in compliance with NPDES permit conditions.

The renewed agreement incorporates administrative updates, invoicing improvements, backup staffing provisions, and alignment with MRP 3.0 requirements, ensuring that the Group Program remains a robust and collaborative mechanism for compliance. Additionally, including a provision to maintain the existing agreement in effect until the new one is executed will safeguard against service interruptions during the renewal process.

Fiscal Impact:

Each year, the City of San Ramon anticipates approximately 77 commercial and industrial facility inspections to be completed to be in compliance with the MRP 3.0 requirements. The projected inspection costs paid to the Central Contra Costa Sanitary District for fiscal year 26/27 is \$53,070 and will be funded by stormwater utility assessments.

Alternative Option(s):

The City of San Ramon may choose not to execute the agreement and conduct the commercial and industrial facility inspections using City staff. However, hiring additional staff and training will likely be required due to the complexity and number of inspections. The City could also hire private consultants to conduct the inspections. However, this would likely increase overall cost for compliance.

Next Steps:

The Agreement will be routed for the signature of the City Attorney's Office and the City Manager.

Attachment(s):

A. Resolution 2026-070

RESOLUTION NO. 2026-070

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE
CENTRAL CONTRA COSTA SANITARY DISTRICT AND THE CONTRA COSTA FLOOD
CONTROL AND WATER CONSERVATION DISTRICT FOR THE INSPECTION OF CERTAIN
INDUSTRIAL AND COMMERCIAL BUSINESSES IN ACCORDANCE WITH THE MUNICIPAL
REGIONAL PERMIT**

WHEREAS, the Municipal Regional Stormwater NPDES Permit, NPDES Permit No. CAS612008 (“Municipal Regional Permit”) requires the City, as a permittee, to conduct inspections of certain industrial and commercial businesses as part of its municipal stormwater program; and

WHEREAS, the Central Contra Costa Sanitary District (“Inspection Agency”) also conducts inspections of certain industrial and commercial businesses as part of its wastewater regulatory obligations; and

WHEREAS, efficiencies can be achieved by having the Inspection Agency conduct stormwater inspections on behalf of the City concurrently with the Inspection Agency’s wastewater inspections, which benefits the City and its regulated businesses; and

WHEREAS, the Contra Costa Flood Control and Water Conservation District (“District”) provides administrative support and funding for the inspections; and

WHEREAS, the District, the Inspection Agency, and City have been coordinating inspections in a similar manner since 2002; and

WHEREAS, the City Council desires to continue the inspection program with the District and the Inspection Agency under a new agreement among the three parties.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby authorize and directs the City Manager to execute the Group Program Inspection Agreement between the City of San Ramon, Central Contra Costa Sanitary District and the Contra Costa County Flood Control and Water Conservation District on behalf of the City.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.6.**

Date: June 9, 2026

To: San Ramon City Council

From: Henry Perezalonso, Department Director
Mae Mlyniec, Program Manager

Subject: Resolution No. 2026-071 - Authorizing the Mayor to Execute a One-Year Revenue Sharing Agreement for Tennis Instruction with Akshay Arora, DBA Arora Tennis, with Projected Payments Not to Exceed \$244,487

Executive Summary:

This resolution would authorize a 50%/50% revenue-sharing agreement for tennis instruction between Arora Tennis and the City of San Ramon.

Recommendation:

The City Council's role is to consider adoption of this Resolution, authorizing the Mayor to execute a one-year revenue sharing agreement for Tennis Instruction with Akshay Arora with projected payments not to exceed \$244,487.

Background:

The City began offering tennis classes with instructor, Akshay Arora (dba Arora Tennis), in 2017. The program has been very successful and continues to generate high rates of participation. Based on the positive track record and evaluations from participants, the Parks and Community Services Department wishes to continue to contract with Arora Tennis for the 2026-27 year.

Resolution No. 2026-047 (Fee Resolution) authorizes the Parks and Community Services Department to charge fees for participation in classes, programs, activities, and events based on:

- Comparable fees in other cities, recreation districts, and colleges
- Session length and length of class time per meeting
- Revenue sharing agreements with contracted instructors
- The cost to the City for providing such services
- City Council direction on recovered costs

- Discounts offered as incentives to increase program participation, facility rentals, and revenues
- An available scholarship program to address the needs of residents who may not be able to afford programs
- The value and benefit of such services to the San Ramon Community

Fees are collected for the classes and split with the contractors on a percentage basis. Currently, the revenue split is 50% Arora Tennis, 50% City.

Fiscal Impact:

Due to the continuing growth of these programs, the annual contracted payments are expected to exceed the \$100,000 annual limit for City Manager authorization and therefore, require approval of the City Council on an annual basis. Should the instructors' actual program earnings exceed the forecasted amount, the additional revenues collected will offset increased expenditures. The projected revenue and expenditure are included in the approved FY2026-27 Parks & Community Services operating budget.

Alternative Option(s):

If unapproved, tennis instruction would be on hold until a tennis instructor is sourced. Otherwise, tennis instruction, which is a revenue-generating program, would be canceled.

Next Steps:

Staff will prepare an annual contract for this instructor per the established Purchasing and Procurement Policy.

Attachment(s):

- A. Resolution No. 2026-071

RESOLUTION NO. 2026-071

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
AUTHORIZING THE MAYOR TO EXECUTE A ONE-YEAR REVENUE SHARING
AGREEMENT FOR TENNIS INSTRUCTION WITH AKSHAY ARORA, DBA ARORA TENNIS,
WITH PROJECTED PAYMENTS NOT TO EXCEED \$244,487.**

WHEREAS, the City of San Ramon’s Parks and Community Services Department offers classes and programs through revenue-sharing agreements with contracted instructors; and

WHEREAS, The City of San Ramon’s purchasing policy requires City Council approval for any expenditures in an amount exceeding \$100,000 annually; and

WHEREAS, Akshay Arora (dba Arora Tennis) currently provides classes for the City under such an agreement; and

WHEREAS, the Parks and Community Services approved 2026-27 Annual Budget includes the funds for this agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby authorize the Mayor to execute a one-year revenue sharing agreement for Tennis Instruction with Akshay Arora, dba Arora Tennis, with projected payments not to exceed \$244,487.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.7.**

Date: June 9, 2026

To: San Ramon City Council

From: Henry Perezalonso, Department Director
Mae Mlyniec, Program Manager

Subject: Resolution No. 2026-072 – Authorizing the Mayor to Execute a One-Year Revenue Sharing Agreement for Tennis Instruction with Joyce Bonasera, DBA Bonasera Tennis, with Projected Payments Not to Exceed \$383,705

Executive Summary:

This resolution would authorize a 50%/50% revenue-sharing agreement for tennis instruction between Bonasera Tennis and the City of San Ramon.

Recommendation:

The City Council’s role is to consider adoption of this Resolution, authorizing the Mayor to execute a one-year revenue sharing agreement for Tennis Instruction with Joyce Bonasera with projected payments not to exceed \$383,705.

Background:

The City began offering tennis classes with instructor, Joyce Bonasera (dba Bonasera Tennis), in 2017. The program has been very successful and continues to generate high rates of participation. Based on the positive track record and evaluations from participants, the Parks and Community Services Department wishes to continue to contract with Bonasera Tennis for the 2026-27 year.

Resolution No. 2026-047 (Fee Resolution) authorizes the Parks and Community Services Department to charge fees for participation in classes, programs, activities, and events based on:

- Comparable fees in other cities, recreation districts, and colleges
- Session length and length of class time per meeting
- Revenue sharing agreements with contracted instructors
- The cost to the City for providing such services
- City Council direction on recovered costs

- Discounts offered as incentives to increase program participation, facility rentals, and revenues
- An available scholarship program to address the needs of residents who may not be able to afford programs
- The value and benefit of such services to the San Ramon Community

Fees are collected for the classes and split with the contractors on a percentage basis. Currently, the revenue split is 50% Bonasera Tennis, 50% City.

Fiscal Impact:

Due to the continuing growth of these programs, the annual contracted payments are expected to exceed the \$100,000 annual limit for City Manager authorization and therefore, require approval of the City Council on an annual basis. Should the instructor's actual program earnings exceed the forecasted amount, the additional revenues collected will offset the additional expenditure. Program revenues and expenditures are included in the approved FY2026-27 Parks & Community Services operating budget based on the projected program earnings.

Alternative Option(s):

If unapproved, tennis instruction would be on hold until a tennis instructor is sourced. Otherwise, tennis instruction, which is a revenue-generating program, would be canceled.

Next Steps:

Staff will prepare an annual contract for this instructor per the established Purchasing and Procurement Policy.

Attachment(s):

- A. Resolution No. 2026-072

RESOLUTION NO. 2026-072

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
AUTHORIZING THE MAYOR TO EXECUTE A ONE-YEAR REVENUE SHARING
AGREEMENT FOR TENNIS INSTRUCTION WITH JOYCE BONASERA, DBA BONASERA
TENNIS, WITH PROJECTED PAYMENTS NOT TO EXCEED \$383,705.**

WHEREAS, the City of San Ramon’s Parks and Community Services Department offers classes and programs through revenue-sharing agreements with contracted instructors; and

WHEREAS, The City of San Ramon’s purchasing policy requires City Council approval for any expenditures in an amount exceeding \$100,000 annually; and

WHEREAS, Joyce Bonasera (dba Bonasera Tennis) currently provides classes for the City under such an agreement; and

WHEREAS, the Parks and Community Services approved 2026-27 Annual Budget includes the funds for this agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby authorize the Mayor to execute a one-year revenue sharing agreement for Tennis Instruction with Joyce Bonasera, dba Bonasera Tennis, with projected payments not to exceed \$383,705.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.8.**

Date: June 9, 2026

To: San Ramon City Council

**From: Becky Chestnut, Police Chief
Tami Williams, Police Captain**

Subject: Resolution No. 2026-073 - Authorizing the Mayor to Approve a Three-Year (July 1, 2026–June 30, 2029) Agreement with Restoration First Responder Network for Counseling Services for the San Ramon Police Department in an Annual Amount of \$37,193 and a Not-to-Exceed Total of \$119,079

Executive Summary:

Staff is requesting City Council approval of a Professional Services Agreement with Restoration Family Counseling Center, Inc., dba Restoration First Responder Network (RFRN), to provide specialized wellness, peer support, crisis response, and counseling services for San Ramon Police Department employees and their families.

The San Ramon Police Department has utilized RFRN services since 2024 under the current agreement, which expires on June 30, 2026. Staff is requesting approval of a new agreement to ensure continuity of services and ongoing support for department personnel and their families.

The proposed agreement would provide crisis response and Critical Incident Stress Debriefing (CISD), training services, consultation services, and confidential individual counseling sessions for department personnel. These services are intended to support employee wellness, resilience, mental health, and post-critical incident recovery.

The proposed agreement term is July 1, 2026, through June 30, 2029. The estimated annual cost is \$37,193, for an estimated three-year agreement total of \$111,579. Staff is also requesting an additional \$7,500 contingency buffer over the life of the agreement to allow for potential service overages, additional utilization, or unforeseen critical incident response needs, for a total not-to-exceed agreement amount of \$119,079.

Services would be funded through the Police Department operating budget.

Recommendation:

Staff recommends that the City Council approve a Professional Services Agreement with Restoration Family Counseling Center, Inc., dba Restoration First Responder Network, for first responder wellness and counseling services in an amount not to exceed \$119,079 for the period of July 1, 2026 through June 30, 2029, including the option for up to two additional one-year renewal terms.

Background:

Law enforcement personnel are routinely exposed to traumatic incidents, critical events, and high stress situations that may impact employee wellness, resiliency, and mental health. The San Ramon Police Department recognizes the importance of providing specialized support services to employees to assist with stress management, critical incident response, and overall wellness.

The San Ramon Police Department has utilized Restoration Family Counseling Center, Inc., dba Restoration First Responder Network (RFRN), since February 2024 to provide specialized first responder wellness and counseling services. The current agreement expires on June 30, 2026, and staff is seeking approval to continue these services under a new agreement.

RFRN specializes in mental health and peer support services tailored specifically to first responders and their families. Services include crisis response and Critical Incident Stress Debriefing (CISD), peer support, consultation services, and confidential individual counseling sessions delivered by clinicians and peer support professionals experienced in working with first responders.

Staff attempted to solicit proposals from vendors capable of providing these specialized and niche first responder wellness services. While staff reached out to obtain competitive quotes, it proved difficult due to the specialized nature of the services and limited vendor availability.

The proposed agreement would provide continuity of care and ongoing wellness support for departmental personnel for the period of July 1, 2026, through June 30, 2029.

Fiscal Impact:

The estimated annual cost of the agreement is \$37,193, for a three-year total of \$111,579. Staff is requesting an additional \$7,500 contingency buffer to allow for potential service overages, increased utilization, or unforeseen critical incident response needs during the agreement term, for a total not-to-exceed amount of \$119,079.

Funding for the agreement is included in the FY27 Police Department operating budget and will be subject to annual budget appropriations.

Alternative Option(s):

The following alternatives may be considered should the City Council decide against the recommendations above:

1. Decline the Agreement

The City Council may decline approval of the agreement, resulting in the discontinuation of specialized first responder wellness and counseling services currently provided to Police Department personnel and their families.

2. Modify the Scope of Work

The City Council may direct staff to reduce or modify the proposal scope of services to align with alternative budgetary or operational priorities.

3. Provide Alternative Direction

The City Council may provide alternative directions to staff regarding future wellness and counseling service options.

Next Steps:

Upon City Council approval, staff will finalize and execute the agreement with Restoration Family Counseling Center, Inc. dba Restoration First Responder Network, and coordinate implementation of wellness, counseling, and crisis response for Police Department personnel and their families.

Attachment(s):

- A. Resolution No. 2026-073

RESOLUTION NO. 2026-073

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON AUTHORIZING THE MAYOR TO APPROVE A THREE-YEAR AGREEMENT WITH RESTORATION FAMILY COUNSELING CENTER, INC., DBA RESTORATION FIRST RESPONDER NETWORK, FOR WELLNESS, PEER SUPPORT, CRISIS RESPONSE, AND COUNSELING SERVICES FOR THE SAN RAMON POLICE DEPARTMENT IN AN ANNUAL AMOUNT OF \$37,193 AND A NOT-TO-EXCEED TOTAL OF \$119,079

WHEREAS, San Ramon Police Department personnel are routinely exposed to traumatic incidents, critical events, and high-stress situations that may impact employee wellness, resiliency, and mental health; and

WHEREAS, since February 2024 the San Ramon Police Department has utilized Restoration Family Counseling Center, Inc., dba Restoration First Responder Network (RFRN), for specialized first responder wellness, crisis response, and counseling services under an agreement that will expire on June 30, 2026; and

WHEREAS, RFRN provides crisis response and Critical Incident Stress Debriefing (CISD), peer support, training, consultation services, and confidential individual counseling delivered by clinicians and peer-support professionals with first-responder expertise; and

WHEREAS, staff attempted to obtain competitive proposals from other qualified vendors but found limited availability due to the highly specialized nature of the required services; and

WHEREAS, the estimated annual cost of the agreement is \$37,193, for a three-year total of \$111,579, and staff further recommends a contingency of \$7,500 to accommodate potential service overages or unforeseen critical incident response needs, resulting in a total not-to-exceed amount of \$119,079

WHEREAS, funding for these services is included in the Police Department operating budget and subject to annual appropriations; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon hereby authorizes the Mayor to approve and execute a three-year Professional Services Agreement with Restoration Family Counseling Center, Inc., dba Restoration First Responder Network, for an annual amount of \$37,193 and a not-to-exceed total cost of \$119,079 for the provision of first responder wellness, peer support, crisis response, and counseling services for the San Ramon Police Department, including the option for up to two additional one-year renewal terms subject to Council approval

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.9.**

Date: June 9, 2026

To: San Ramon City Council

**From: Henry Perezalonso, Department Director
Mae Mlyniec, Program Manager**

Subject: Resolution No. 2026-074 - Authorizing the City Manager to Sign Exhibit A – Lease Supplement No. 7 to the Dougherty Station Library Lease and Services Agreement between the City of San Ramon and Contra Costa County for the Operation of the Dougherty Station Library and approve an amount of \$90,452 for July 1, 2026 – June 30, 2027

Executive Summary:

Contra Costa County funds a base level of 40 operating hours for libraries throughout the County. The City of San Ramon provides additional funding to expand public access through extended library hours. The annual costs associated with this agreement include additional library service hours and required contributions toward technology equipment replacement.

Recommendation:

The City Council’s role is to consider approval of this Resolution authorizing the City Manager to execute Exhibit A - Lease Supplement No. 7 to the Dougherty Station Library Lease and Service Agreement between the City of San Ramon and Contra Costa County for the Operation of the Dougherty Station Library and approve an amount of \$90,452 for July 1, 2026 - June 30, 2027.

Background:

The City of San Ramon, Contra Costa County, and Contra Costa Community College District entered into the first Dougherty Station Library Memorandum of Understanding in June 2007 and set forth the responsibilities of the parties in the administration, funding, and continuing development of the Dougherty Station Library (DSL). The MOU has been amended annually to reflect the schedule of costs for every year. The Contra Costa Community College paid annually a portion of the personnel costs, including one half-time Library Specialist, to increase hours of operation from the 35 baseline hours provided by the County to 50 hours a week, at a cost not to exceed \$100,000. The City-funded any

additional hours at DSL that exceed the \$100,000 being contributed by the community college. The City also covers the cost of facility maintenance and utilities in the amount of approximately \$265,738 annually.

The Community College District officially gave notice to the County and the City that they would no longer be participating in the agreement as of January 1, 2021. The Community College District built a separate library facility on campus to meet the needs of the students, faculty, and the Community.

On May 11, 2021, the San Ramon City Council approved Resolution No. 2021-065, authorizing the City Manager to enter into a new agreement with Contra Costa County for the operations of the Dougherty Station Library. The new agreement uses the same template both parties agreed to for the operation of the San Ramon Library with some modifications to address the differences between the two libraries. This is the same agreement the County uses for other agencies they partner with for Library Services within the region.

In 2021, the County modified the “Base Hours” to 40 hours per week of service to the community. This was an increase of five additional hours of services per week. The City will continue to be responsible for the annual facility and maintenance costs, as well as to cover the cost for the six “Extra Hours” per week bringing the total weekly “Actual Hours” of services at the Dougherty Station Library to 46 hours. The anticipated cost for the six “Extra Hours” per week for 2026/27 is \$72,189. In addition, in 2023 the County began billing the City annually for technology equipment replacement, which is included in the annual agreement but had not been charged by the County until 2023. The anticipated cost for the technology equipment replacement for 2026/27 is \$18,263.

Annual modification for each renewal term will continue to be handled through the Lease Supplement. The Lease Supplement will set forth the number of “Base Hours” the County will provide in the upcoming fiscal year, the number of “Extra Hours” of library services the City would like to provide, resulting in the number of “Actual Hours” and the cost of the City’s obligation.

Fiscal Impact:

The City’s obligation for the six additional hours per week is \$72,189 and the technology equipment replacement cost is \$18,263 for a total of \$90,452 for the period of July 1, 2026, to June 30, 2027. Funding for the Dougherty Station Library Services is included in the Parks and Community Services Department approved 2026-27 Operating Budget.

Alternative Option(s):

Without additional funding, the Dougherty Station Library would be open for only 40 operating hours per week. This is the base level of service covered by Contra Costa County.

Next Steps:

Staff will work with Contra Costa County Library administration to finalize the Dougherty

Station Library Lease Supplement agreement for execution by the City Manager between the City of San Ramon and Contra Costa County.

Attachment(s):

- A. Resolution No. 2026-074

RESOLUTION NO. 2026-074

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
AUTHORIZING THE CITY MANAGER TO SIGN EXHIBIT A – LEASE SUPPLEMENT NO. 7
TO THE DOUGHERTY STATION LIBRARY LEASE AND SERVICES AGREEMENT
BETWEEN THE CITY OF SAN RAMON AND CONTRA COSTA COUNTY FOR THE
OPERATION OF THE DOUGHERTY STATION LIBRARY AND APPROVE AN AMOUNT OF
\$90,452.00 FOR JULY 1, 2026 – JUNE 30, 2027**

WHEREAS, it is in the best interests of the City of San Ramon and Contra Costa County to operate the Dougherty Station Library as a joint use facility; and

WHEREAS, on May 11, 2021, the San Ramon City Council approved Resolution No. 2021-065, authorizing the City Manager to enter into the Dougherty Station Library Lease Agreement (“Lease Agreement”); and

WHEREAS, Exhibit A - Lease Supplement No. 7 to the Lease Agreement supersedes previous lease supplements to the Lease Agreement, committing the City of San Ramon and Contra Costa County to support the library through funding and operations as determined by the joint use library plan and the goals of each agency; and

WHEREAS, Under the terms of Exhibit A - Lease Supplement No. 7 to the Lease Agreement, Contra Costa County will provide forty hours of baseline library services to the Community at the Dougherty Station Library; and

WHEREAS, Under the terms of Exhibit A - Lease Supplement No. 7 to the Lease Agreement, the City will fund six additional hours of library services to supplement the baseline hours, cost of technology upgrades, and provide routine and annual maintenance at the Dougherty Station Library; and

WHEREAS, the City of San Ramon adopted 2026/27 budget includes funding to supplement operating hours, technology upgrades and maintenance for one year at the Dougherty Station Library.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby authorize the City Manager to sign Exhibit A – Lease Supplement no. 7 to the Dougherty Station Library Lease and Services Agreement between the City of San Ramon and Contra Costa County for the Operation of the Dougherty Station Library and approve an amount of \$90,452.00 for July 1, 2026 – June 30, 2027.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.10.**

Date: June 9, 2026

To: San Ramon City Council

**From: Henry Perezalonso, Department Director
Mae Mlyniec, Program Manager**

Subject: Resolution No. 2026-075 - Authorizing the City Manager to Sign Exhibit C - Lease Supplement No. 14 to the San Ramon Library Lease and Services Agreement between the City of San Ramon and Contra Costa County for the Operation of the San Ramon Library and Approve an Amount of \$439,933 for July 1, 2026 - June 30, 2027

Executive Summary:

Contra Costa County funds a base level of 40 operating hours per week for libraries throughout the County. The City of San Ramon provides additional funding to expand public access through extended library hours. The annual costs associated with this agreement include additional library service hours and required contributions toward technology equipment replacement.

Recommendation:

The City Council's role is to consider approval of this Resolution authorizing the City Manager to execute Exhibit C - Lease Supplement No. 14 to the San Ramon Library Lease and Service Agreement between the City of San Ramon and Contra Costa County for the Operation of the San Ramon Library and approve an amount of \$439,933 for July 1, 2026 - June 30, 2027.

Background:

The City of San Ramon and Contra Costa County Library entered into the first Library Use and Maintenance Agreement in October 1989 commensurate with the opening of the San Ramon Library at 100 Montgomery Street. The original agreement was amended in March 1994 and added additional terms relative to the City's contribution to expanded hours of service. A new 99-year term was established for the agreement from March 1994 to March 2093.

In August 2005, a new Lease Agreement, with the same terms as the presiding agreements,

was executed, with the City responsible for maintenance and repair of the City-owned library building, and the County responsible for utilities, refuse collection, and reimbursement to the City for janitorial costs. The term of the new lease agreement was through December 2087 in keeping with the original 99-year agreement.

On January 25, 2011, the current Lease Agreement replaced the 2005 Lease Agreement and was approved by City Council with Resolution 2011-013. Under the current lease agreement, the City is responsible for maintenance and repair of the building, utilities, refuse collection, and janitorial costs of approximately \$300,000 annually. The City is also responsible for the reimbursement for additional hours of staffing above the baseline of 40 hours each week currently funded by the County. The County updated the amount of “Base Hours” to 40 hours per week of service to the community on July 1, 2021 (Lease Supplement No. 9).

The initial term of the agreement was effective from January 25, 2011, to June 30, 2011, with automatic renewals yearly unless written notice is given by either party of their intent to terminate at least one year in advance.

Exhibit C of the San Ramon Library Lease Agreement has been amended annually to reflect the schedule of costs for since FY 12/13. There was no amendment in FY 16/17 due to the renovation of the San Ramon Library.

The City will continue to be responsible for the annual facility and maintenance costs, as well as to cover the cost of the sixteen “Extra Hours” per week bringing the total “Actual Hours” of services at the San Ramon Library to 56 hours per week. The anticipated cost for the sixteen "Extra Hours" per week for FY2026/27 is \$415,370. In addition, in 2023, the County began billing the City annually for technology equipment replacement, which is included in the annual agreement, but had not been charged by the County until 2023. The anticipated cost for the technology equipment replacement for FY2026/27 is \$24,563.

Fiscal Impact:

The City’s obligation for the sixteen additional hours is \$415,370 and the technology equipment replacement cost is \$24,563 for a total of \$439,933 for the period of July 1, 2026, to June 30, 2027. Funding for San Ramon Library Services is included in the Parks and Community Services Department approved 2026-27 Operating Budget.

Alternative Option(s):

Without additional funding, the San Ramon Library would be open for only 40 operating hours per week. This is the base level of service covered by Contra Costa County. If the cost of providing sixteen additional hours is too high, the City Council can opt to provide zero, six, or twelve additional hours per week instead.

Next Steps:

Staff will work with Contra Costa County Library administration to finalize the San Ramon Library Lease Supplement agreement for execution by the City Manager between the City

of San Ramon and Contra Costa County.

Attachment(s):

- A. Resolution No. 2026-075

RESOLUTION NO. 2026-075

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
AUTHORIZING THE CITY MANAGER TO SIGN EXHIBIT C – LEASE SUPPLEMENT NO. 14
TO THE SAN RAMON LIBRARY LEASE AND SERVICES AGREEMENT BETWEEN THE
CITY OF SAN RAMON AND CONTRA COSTA COUNTY FOR THE OPERATION OF THE SAN
RAMON LIBRARY AND APPROVE AN AMOUNT OF \$439,933.00 FOR
JULY 1, 2026 – JUNE 30, 2027**

WHEREAS, it is in the best interests of the City of San Ramon and Contra Costa County to operate the San Ramon Library as a joint use facility; and

WHEREAS, the San Ramon Library Lease Agreement between the City of San Ramon and Contra Costa County for the Operation of the San Ramon Library was approved by City Council with Resolution 2011-013; and

WHEREAS, Exhibit C of the San Ramon Library Lease Agreement has been amended annually to reflect the schedule of costs since FY 12/13. There was no amendment in FY 16/17 due to the renovation of the San Ramon Library; and

WHEREAS, Exhibit C - Lease Supplement No. 14 to the San Ramon Library Lease Agreement supersedes all previous amendments to Exhibit C and commits the City of San Ramon and Contra Costa County to support the library through funding and operations as determined by the joint use library plan and the goals of each agency; and

WHEREAS, under Exhibit C - Lease Supplement No. 14 to the San Ramon Library Lease Agreement, Contra Costa County will provide forty hours of baseline library services to the Community at the San Ramon Main Library; and

WHEREAS, under Exhibit C - Lease Supplement No. 14 to the San Ramon Library Lease Agreement, the City of San Ramon will fund sixteen additional hours of library services to supplement the baseline hours, cost of technology upgrades and provide routine and annual maintenance at the San Ramon Library; and

WHEREAS, the City of San Ramon adopted 2026/27 Program of Services includes funding to supplement operating hours, technology upgrades and maintenance for one year at the San Ramon Library.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby authorize the City Manager to sign Exhibit C – Lease Supplement no. 14 to the San Ramon Library Lease and Services Agreement between the City of San Ramon and Contra Costa County for the Operation of the San Ramon Library and approve an amount of \$439,933.00 for July 1, 2026 – June 30, 2027.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.11.**

Date: June 9, 2026

To: San Ramon City Council

**From: Christina Franco, Deputy City Manager
Joan Snashall, City Clerk**

**Subject: Resolution No. 2026-076 - Requesting and Consenting to Consolidation of
Elections and Setting Specifications of the Election Order for the November
3, 2026 Municipal Election**

Executive Summary:

The City Council is being asked to approve this resolution requesting and consenting to the consolidation of the November 3, 2026 Municipal Election with the Countywide election and establishing the specifications of the election order.

The resolution authorizes the Contra Costa County Elections Division to administer the election, outlines candidate statement requirements and associated costs, requests election consolidation, identifies the offices to be filled, provides for publication of the Notice of Election, and establishes procedures for resolving a tie vote.

Approval of the resolution will ensure the City can participate in the consolidated election process and allow the City Clerk to submit the required documentation to the Registrar of Voters and County Board of Supervisors by July 1, 2026.

Recommendation:

Staff recommends that the City Council approve this resolution requesting and consenting to consolidation of elections and setting specifications of the election order for the November 3, 2026 Municipal Election.

Background:

The City Council may, by resolution, request the County elections official to render specified services to the City relating to the conduct of an election. The resolution shall specify the services requested (Elections Code Section 10002) including the request and consent to the consolidation, and set the specifications of the election order.

This resolution authorizes the Contra Costa County Elections Division to administer the November 3, 2026 Municipal Election in San Ramon. The City agrees to compensate the County for expenses incurred in this election. Additionally, this resolution: provides a policy regarding candidate statements to be distributed in voter information pamphlets; requests election consolidation; specifies the available offices; publishes the Notice of Election; and specifies the action to be taken in the event of a tie vote.

This resolution also includes the requirements for the candidate statement that are: that the candidate statement shall not exceed 400 words; guidelines for the structure of the statement; and that the candidate will be responsible for the cost of the candidate statement.

In order to authorize the Contra Costa Elections Division to administer the November 3, 2026 Municipal Election, the City Council must approve this resolution and direct the City Clerk to submit a certified copy of this resolution to the Registrar of Voters and the County Board of Supervisors.

Fiscal Impact:

The City agrees to compensate the County for expenses incurred in this election. All costs associated with the production of the candidate statements will be borne by the candidate.

Alternative Option(s):

Not approving this resolution may result in the City being unable to consolidate its election with the County election and could require separate arrangements for the conduct of the Municipal Election, potentially increasing administrative complexity and costs.

Next Steps:

The City Clerk will forward a certified copy of this resolution to the Registrar of Voters and the County Board of Supervisors no later than July 1, 2026.

Attachment(s):

- A. Resolution No. 2026-076

RESOLUTION NO. 2026-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON REQUESTING AND CONSENTING TO CONSOLIDATION OF ELECTIONS AND SETTING SPECIFICATIONS OF THE ELECTION ORDER FOR THE NOVEMBER 3, 2026 MUNICIPAL ELECTION

WHEREAS, the City Council has ordered a Municipal Election to be held on Tuesday, November 3, 2026 to fill certain municipal offices; and

WHEREAS, other elections may be held in whole or in part of the territory of the City and it is to the advantage of the City to consolidate pursuant to Elections Code Section 10002; and

WHEREAS, Elections Code Section 10002 requires the City to reimburse the County in full for the services performed upon presentation of a bill to the City by the County Elections Official; and

WHEREAS, Elections Code Section 13307 requires that before the nominating period opens, the governing body must determine whether a charge shall be levied against each candidate submitting a candidate's statement to be sent to the voters; and may establish the cost; and determine whether the cost be paid in advance; and

WHEREAS, Elections Code Section 12101 requires the publication of a Notice of Election once in a newspaper of general circulation in the City or if there is no newspaper of general circulation published and circulated in the City, the Notice shall be posted conspicuously in at least three public places in the City.

NOW, THEREFORE, IT IS ORDERED, that an election be held in accordance with the following specifications:

1. The election shall be held on Tuesday, the 3rd day of November 2026. The purpose of the election is to choose successors for the following offices:

Mayor	At-Large	Two Year Term, November 2026-2028
Council Member	District 2	Four Year Term, November 2026-2030
Council Member	District 4	Four Year Term, November 2026-2030

2. The City Council hereby requests and consents to the consolidation of this election with other elections which may be held in whole or in part of the territory of the City as provided in Elections Code 10002 et seq.

3. The City will reimburse the County for the actual cost incurred in conducting the election upon receipt of a bill stating the amount due as determined by the Elections Official.
4. The City Council has determined that:
 - a) The candidate statement shall not exceed 400 words.
 - b) The format and structure of the candidate statement may be composed by the candidate, but must comply with the 400 word limit, fit within the allotted space on the voter information pamphlet page, and shall meet the type size specifications of the Contra Costa County Elections Department.
 - c) Candidates will be charged a flat rate of the cost of producing and distributing the voter pamphlets as determined by the County Elections.
 - d) The City Clerk shall not provide for the distribution of additional candidate material.
 - e) Candidates will be required to pay the cost at the time the candidate statement is submitted to the City Clerk.
5. The City Clerk shall post the Notice of Election in three public places in the City.
6. In the event of a tie vote, the successful candidate shall be determined by lot as provided in Elections Code Section 15651(b).
7. The City directs that a certified copy of this Resolution be forwarded to the Registrar of Voters and to the Board of Supervisors of Contra Costa County.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Joan Snashall, City Clerk

Mark Armstrong, Mayor



**City Council Staff Report
Item No. 8.1.**

Date: June 9, 2026

To: San Ramon City Council

**From: Brian Bornstein, Department Director
Gary Manuel, Program Manager**

Subject: Public Hearing: Resolution No. 2026-077 - Confirming the Landscaping & Lighting District No. 1984-1 Diagram and Assessments and Levying the Landscaping & Lighting District No. 1984-1 Assessments For Fiscal Year 2026/27

Executive Summary:

The Landscaping & Lighting District No. 1984-1 Engineer's Report for FY 2026/27 includes minor changes from the previous year. Staff is proposing assessment cap increases of 2% for Zones 1, 2, and 19 and 2.5% for Zone 4 in accordance with voter-approved methodology. Staff is proposing increases in the assessments levied for Zones 1, 2, 3, 17, and 19 to cover increasing costs. Staff is currently conducting outreach to residents of Zone 6 to discuss service levels and max assessment rate increase. Planned improvements to each of the zones are discussed below. The final Engineer's Report, together with the assessment roll and the assessment diagram, will be filed with the Contra Costa County Assessor's Office by August 10, 2026.

Recommendation:

Staff recommends the City Council conduct the Public Hearing and approve this Resolution confirming the Landscaping & Lighting District No. 1984-1 diagram and assessments and levying the Landscaping & Lighting District No. 1984-1 assessments for Fiscal Year 2026/27.

Background:

Landscaping & Lighting District No. 1984-1 (District) was formed in 1984 and includes two (2) Citywide Zones and 17 Special Zones. Property owners within each Zone pay an annual assessment to fund the maintenance of public landscaping and street lighting within that Zone. Such maintenance is performed through a combination of City staff and contractors.

The City conducts an annual process for its Landscaping & Lighting Districts to review past,

current, and future expenses, ongoing and upcoming maintenance needs, needs for new capital improvement projects, and to set future assessments. To reestablish a Landscaping and Lighting District under the California Landscaping and Lighting Act of 1972 (Streets and Highways Code §22500 et seq.) (Act), a local agency must follow a structured legal process. The first step in this process was completed on March 24, 2026, when the City Council approved Resolution No. 2026-037 describing new improvements and ordering the District Engineer to prepare and file the Engineer's Report for FY 2026/27. The FY 2026/27 Engineer's Report (Attachment B) is outlined by the Act as the second step necessary to re-establish the District.

The second step was completed by City Council on May 26, 2026, with the adoption of Resolution No. 2026-062 approving the FY 2026/27 Engineer's Report, adopting a Resolution of Intention to levy and collect assessments for FY 2026/27, and setting a Public Hearing for June 9, 2026.

The final step required by the Act is to conduct a Public Hearing and adopt a Resolution confirming the diagram and assessments and levying the assessments for FY 2026/27. This allows staff to prepare the database of parcels and corresponding assessments to be included on the property tax roll, which must be submitted to the Contra Costa County Assessor's Office by August 10, 2026.

Recommended Assessment Changes and Items of Note for Zones in FY 2026/27

On April 29, 2026, the Finance Committee reviewed the Reserve Study and staff recommendations for the FY 2026/27 Engineer's Report, which included proposed upgrades, renovations, and increases/decreases of assessment rates. There will not be changes in the assessments for Zones 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18; other changes and related activities are described below.

Zone 1 - Citywide Lighting - Increase the maximum assessment cap by allowable CPI (2%) from \$35.98 to \$36.70, and increase the assessment from \$35.98 to \$36.70, an increase of \$0.72.

Zone 2 - Citywide Landscaping - Increase the maximum assessment cap by allowable CPI (2%) from \$77.73 to \$79.28, and increase the assessment from \$77.73 to \$79.28, an increase of \$1.55 per unit.

Zone 3 - Canyon Lakes - Increase the assessment from \$80 to \$90 per unit, an increase of \$10 per unit (maximum Zone 3 assessment rate is \$110).

Zone 17 - Henry Ranch - Increase the assessment from \$275 to \$300 per unit, an increase of \$25 per unit (maximum Zone 17 assessment rate is \$375).

Zone 19 - Glass House - Increase the maximum assessment cap by the allowable CPI (2%) and increase the assessment rate from \$16,118.06 to \$16,440.42, an increase of \$322.36 (the maximum Zone 19 assessment rate is \$16,440.42).

Underfunded Zones

The FY 2026/27 Reserve Study identifies that the following nine (9) Zones are estimated to have negative fund balances within the next ten (10) years unless service levels are reduced, assessment rates are increased, or property owners approve increases to their maximum assessments. Six (6) of the nine (9) Zones are at their maximum assessment rate. Citywide Lighting (Zone 1) and Glass House (Zone 19) expenditures increase annually at rates exceeding the allowable 2% CPI cap.

Zone	Projected Negative Balance FY
Zone 1 – Citywide Lighting	FY 32/33
Zone 5 – Summerwood Loop	FY 30/31
*Zone 6 – West Branch	FY 33/34
*Zone 7 – Bent Creek	FY 31/32
*Zone 10 – Old Ranch Estates	FY 33/34
*Zone 11 – Village Parkway	FY 32/33
*Zone 12 – El Nido	FY 33/34
*Zone 14 – Four Oaks	FY 31/32
Zone 19 – Glass House	FY 31/32

Rising utility and contract costs are the main factors contributing to operational deficiencies. Other contributing factors to increasing costs for all Zones are renovation and replacement of aging landscaping and irrigation infrastructure.

Public Outreach in FY 2026/27 – Potential Ballot Initiatives

The FY 2026/27 Reserve Study shows that, at current assessment rates, West Branch (Zone 6) will achieve a negative fund balance in FY 2033/34. Public outreach efforts are detailed below.

West Branch (Zone 6)

The fund for Zone 6 is only solvent until FY 2033/34 due to savings in utility costs from the Step Fountain being out of operation and contracts. Public outreach to Zone 6 has begun in order to describe pending Zone expenditures related to fountain maintenance/repair and landscape enhancement projects. Residents are currently being informed about ongoing maintenance and funding issues, as shown in the Reserve Study, to prepare for a possible Zone increase. Recent work in Zone 6 is limited to reactive landscape, irrigation, and fountain maintenance. Planned work includes reactive irrigation repairs and replacing Reflection Fountain components such as tablet feeders, display pumps, and motors. This work is necessary to maintain the equipment and fountain infrastructure.

In March 2022, a valve failed in the equipment vault of the Step Fountain, and the equipment vault flooded. The motor and other electrical components were damaged and needed to be replaced. The replacement cost for these components is expected to be approximately \$110,000. Based on feedback from the Finance Committee in FY 2024/25,

rather than committing these funds to fountain repair, staff are prioritizing maintenance activities related to the Reflections Fountain, and the development of alternatives, to the current Step Fountain. After the initial outreach with some residents in Zone 6, staff requested Gates and Associates, one of the City's on-call Landscape Architecture consultants, to prepare landscape renderings of the Step Fountain site. The renderings was presented to Zone 6 residents during an April 16th meeting. The initial estimate to renovate and transform the Step Fountain site into a landscaped area is approximately \$685,000.

Resident Survey and Outreach Meeting

In January 2026, staff sent a survey to all residents of Zone 6. The survey was conducted to inform residents about the financial constraints facing the West Branch and to gather community input on how limited assessment funds should be prioritized. Because the Zone has reached its maximum allowable assessment rate under the Landscaping and Lighting Act of 1972 and Prop 218, the City cannot increase revenue to cover all current amenity costs. Fountain maintenance in particular has emerged as a cost that is no longer sustainable within the existing budget. The survey was designed to measure resident awareness of what their assessments fund, gauge satisfaction with current conditions, and determine direction from residents on trade-off decisions — specifically whether less essential amenities should be reduced or eliminated to protect higher-priority maintenance. An open comment question was included to capture any additional resident concerns or suggestions.

On April 16, 2026, staff held a Zone 6 resident meeting at the San Ramon Community Center. Discussed at the meeting were the survey results, zone revenue, expenditures, and the challenges of funding routine maintenance and long-term capital projects. The majority of residents' discussion centered on the Step Fountain — its current condition, repair costs, and long-term maintenance and component replacement costs. Resident concern focused on whether fixing the fountain is a sound long-term investment relative to the ongoing maintenance obligations it creates. A follow-up meeting is planned for June 2026.

Zone Projects

The following are the proposed Zone-specific projects.

Zone 1 - Citywide Lighting Zone Improvements - \$0

As part of the City Village – Summerhill Homes project (SD 9576), 11 new streetlamps will be installed on Norris Canyon Road, Camino Ramon, and Executive Parkway. Eleven (11) existing streetlights will also be converted to LEDs. PG&E will own all new streetlamp heads, and all improvements will be constructed and paid for by the developer.

Zone 2 - Citywide Landscaping Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 3 - Canyon Lakes Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 4 - Vista San Ramon Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 5 - Summerwood Loop Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27.

Zone 6 - West Branch Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements and Zone outreach.

Zone 7 - Bent Creek Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 8 - Deerwood Zone Improvements - \$3,500

Work for FY 2026/27 includes retaining wall improvements and painting.

Zone 9 - Country View Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 10 - Old Ranch Estates Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 11 - Village Parkway Zone Improvements - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

Zone 12 - El Nido Zone Improvements - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

Zone 13 - Crown Ridge Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 14 - Four Oaks Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27.

Zone 15 - Circle E Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 16 - Thomas Ranch Zone Improvements - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

Zone 17 - Henry Ranch Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 18 - Old Ranch Summit Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements and Water Quality Control Pond improvements.

Zone 19 - Glass House Zone Improvements - \$1,000

Work for FY 2026/27 includes replacing dead/dying plant material and broken/rotted fence pickets.

Zone 1 - Re-lamping - \$0

There are no new improvement projects scheduled for FY 2026/27. There are sufficient parts available for re-lamping, so no new purchases are anticipated this fiscal year.

Zone 1 - Bollinger Canyon Rd/Iron Horse Trail Bicycle Pedestrian Overcrossing - \$0

There are no new improvement projects scheduled for FY 2026/27 other than scheduled maintenance and inspections.

New Development

As part of the City Village - Summerhill Homes project (SD 9576), a total of eleven (11) new

streetlamps will be installed on Norris Canyon Road, Camino Ramon, and Executive Parkway. Eleven existing streetlights will also be converted to LEDs. PG&E will own all new streetlamp heads. All improvements will be constructed and paid for by the developer.

Fiscal Impact:

Following is a summary of the FY 2026/27 District Budget, as approved:

Summary of Proposed FY 2026/27 Budget				
	FY 2024/25	FY 2025/26	FY 2025/26	FY 2026/27
	Actuals	Adopted	Revised	Proposed
Citywide Lighting - Zone 1				
Assessment Revenues	935,202	954,028	954,028	973,119
Revenues - Other (interest, rebates, reimbursed expenses, return funding)	40,267	-	-	23,578
Assessment Collection Fees	24,363	21,158	21,158	21,158
Operating Expenses	911,488	1,052,268	1,082,808	1,035,371
Improvement Projects	98,000	-	-	-
Reserve Increase (Decrease)	(58,382)	(119,398)	(149,938)	(59,832)
Reserve Balance	\$ 799,979	\$ 510,578	\$ 650,041	\$ 499,810
Citywide Landscaping Zone 2				
Assessment Revenues	1,978,138	1,934,020	1,934,020	1,972,586
Revenues - Other (interest, rebates, reimbursed expenses, return funding)	84,372	12,209	12,209	43,423
Operating Expenses	1,322,845	1,492,545	1,507,395	1,447,078
Improvement Projects	111,150	88,500	97,500	3,990
Contribution to Special Zones	379,460	397,079	416,879	391,043
Reserve Increase (Decrease)	249,054	(31,895)	(75,545)	173,898
Reserve Balance	\$ 790,189	\$ 749,237	\$ 707,108	\$ 973,106
Special Assessment Zones				
Assessment Revenues	1,155,096	1,176,388	1,176,388	1,209,378
Revenues - Other (interest, rebates, reimbursed expenses, return funding)	229,127	92,656	92,656	140,438
Operating Expenses	1,273,640	1,652,396	1,732,796	1,667,450
Improvement Projects	179,350	63,000	84,000	10,310
Contribution from Citywide	379,460	397,079	425,879	395,033

The Landscaping & Lighting District No. 1984-1 budget is more fully described in the Engineer’s Report (Attachment B).

FY 2026/27 Landscaping & Lighting District Assessment Rates

Staff is proposing assessment cap increases of 2.0% for Zones 1, 2, and 19, and 2.5% for Zone 4 in accordance with the voter-approved methodology. In addition, staff is proposing increases to the levied assessments for Zones 3 and 17 for FY 2026/2027. The FY 2026/27

Engineer’s Report will result in levying the following assessments for each Zone. FY 2026/27 rates are shown for comparison purposes:

SUMMARY OF ASSESSMENTS						
ASSESSMENT PER UNIT FACTOR BY SPECIAL ZONE						
Zone Number	Zone Name	Proposed Unit Factors	FY 2025/26 Levied Rate Per Unit	FY 2026/27 Proposed Rate Per Unit	FY 2026/27 Max Rate Per Unit	FY 2026/27 Estimated Revenue
1	Citywide Street Lighting	26,515.50	\$35.98	\$36.70	\$36.70	\$973,118.85
2	Citywide Landscaping	24,881.25	\$77.73	\$79.28	\$79.28	\$1,972,585.50
3	Canyon Lakes	3,011.75	\$80.00	\$90.00	\$110.00	\$271,057.50
4	Vista San Ramon	161	\$300.00	\$300.00	\$414.75	\$48,300.00
5	Summerwood Loop	421	\$130.00	\$130.00	\$160.00	\$54,730.00
6	West Branch	631.75	\$380.00	\$380.00	\$380.00	\$240,065.00
7	Bent Creek	452	\$445.00	\$445.00	\$445.00	\$201,140.00
8	Deerwood	639	\$115.00	\$115.00	\$115.00	\$73,485.00
9	Country View	184	\$80.00	\$80.00	\$100.00	\$14,720.00
10	Old Ranch Estates	136	\$380.00	\$380.00	\$380.00	\$51,680.00
11	Village Parkway	241	\$110.00	\$110.00	\$110.00	\$26,510.00
12	El Nido	158	\$125.00	\$125.00	\$125.00	\$19,750.00
13	Crown Ridge	104	\$780.00	\$780.00	\$1,000.00	\$81,120.00
14	Four Oaks	59	\$175.00	\$175.00	\$175.00	\$10,325.00
15	Circle E	153	\$235.00	\$235.00	\$300.00	\$35,955.00
16	Thomas Ranch	140	\$85.00	\$85.00	\$100.00	\$11,900.00
17	Henry Ranch	102	\$275.00	\$300.00	\$375.00	\$30,600.00
18	Old Ranch Summit	54	\$400.00	\$400.00	\$1,858.00	\$21,600.00
19*	Glass House (SR)	1	\$8,494.21	\$8,664.10	\$8,664.10	\$16,440.42
	Brave Church (CH)	1	\$1,386.16	\$1,413.88	\$1,413.88	
	Valley Vista (VV)	1	\$6,237.69	\$6,362.44	\$6,362.44	
Total Assessment Revenue:						\$4,155,082.27

*SR - City of San Ramon, CH - Brave Church, VV - Valley Vista Senior Housing

*The owners of the three Zone 19 parcels were responsible for paying the Zone 1 and Zone 2 assessments prior to the formation of Zone 19. Therefore, these three parcels are included in the Zone 1 and Zone 2 unit factors and revenue estimates above, in addition to the Zone 19 assessment and revenue estimates.

CUMULATIVE ASSESSMENTS (Includes Citywide Zones and Special Zone)			
Description	Per Unit FY 2025/26	Per Unit FY 2026/27	Per Unit Change
Bishop Ranch Properties (Zone 1 only)	\$35.98	\$36.70	\$0.72
Canyon Lakes (Zone 1, Zone 2, Zone 3)	\$193.71	\$205.98	\$12.27
Vista San Ramon (Zone 1, Zone 2, Zone 4)	\$413.71	\$415.98	\$2.27
Summerwood Loop (Zone 1, Zone 2, Zone 5)	\$243.71	\$245.98	\$2.27
West Branch (Zone 1, Zone 2, Zone 6)	\$493.71	\$495.98	\$2.27
Bent Creek (Zone 1, Zone 2, Zone 7)	\$558.71	\$560.98	\$2.27
Deerwood (Zone 1, Zone 2, Zone 8)	\$228.71	\$230.98	\$2.27
Country View (Zone 1, Zone 2, Zone 9)	\$193.71	\$195.98	\$2.27
Old Ranch Estates (Zone 1, Zone 2, Zone 10)	\$493.71	\$495.98	\$2.27
Village Parkway (Zone 1, Zone 2, Zone 11)	\$223.71	\$225.98	\$2.27
El Nido (Zone 1, Zone 2, Zone 12)	\$238.71	\$240.98	\$2.27
Crown Ridge (Zone 1, Zone 2, Zone 13)	\$893.71	\$895.98	\$2.27
Four Oaks (Zone 1, Zone 2, Zone 14)	\$288.71	\$290.98	\$2.27
Circle E (Zone 1, Zone 2, Zone 15)	\$348.71	\$350.98	\$2.27
Thomas Ranch (Zone 1, Zone 2, Zone 16)	\$198.71	\$200.98	\$2.27
Henry Ranch (Zone 1, Zone 2, Zone 17)	\$388.71	\$415.98	\$27.27
Old Ranch Summit (Zone 1, Zone 2, Zone 18)	\$513.71	\$515.98	\$2.27
*Glass House (SR)(Zone 19)	\$8,607.92	\$8,780.08	
*Brave Church (CH)(Zone 19)	\$1,499.87	\$1,529.86	\$329.17
*Valley Vista (VV)(Zone 19)	\$6,351.40	\$6,478.42	
All Other Areas (Zone 1, Zone 2)	\$113.71	\$115.98	\$2.27

*SR - City of San Ramon, CH - Brave Church, VV - Valley Vista Senior Housing

The Zone 1 and Zone 2 assessments for these parcels are accounted for separately from the Zone 19 assessments. Therefore, no increase for Zone 1 and Zone 2 are showing under Zone 19.

Alternative Option(s):

Do not reestablish the District and fund services through other City sources, or modify the scope of services, such as eliminating certain zone improvements.

Next Steps:

Staff will file the final Engineer's Report, together with the assessment roll and diagram, with the Contra Costa County Assessor's Office by August 10, 2026.

Attachment(s):

- A. Resolution 2026-077
- B. FY 26/27 Engineer's Report for Landscaping & Lighting District No. 1984-1

RESOLUTION NO. 2026-077

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
CONFIRMING THE LANDSCAPING & LIGHTING DISTRICT NO. 1984-1 DIAGRAM AND
ASSESSMENTS AND LEVYING THE LANDSCAPING & LIGHTING DISTRICT NO. 1984-1
ASSESSMENTS FOR FISCAL YEAR 2026/27**

WHEREAS, on March 24, 2026, the City Council of the City of San Ramon adopted Resolution No. 2026-037 describing new improvements for Landscaping & Lighting District No.1984-1 (District) and ordering the District Engineer to prepare and file an Engineer's Report (Report) for FY 2026/27; and

WHEREAS, the District Engineer filed the Engineer's Report and on May 26, 2026, the City Council of the City of San Ramon adopted Resolution No. 2026-062 approving the FY 2026/27 District Engineer's Report and associated assessment diagram, adopting a Resolution of intention to levy and collect assessments for FY 2026/27, and setting a Public Hearing for June 9, 2026; and

WHEREAS, the City Council conducted a Public Hearing on June 9, 2026; and

WHEREAS, the City Council hereby finds that the assessments have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed as set forth in the Engineer's Report for FY 2026/27.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of San Ramon does hereby confirm the Landscaping & Lighting District No. 1984-1 diagram and assessments and levy the Landscaping & Lighting District No. 1984-1 assessments for FY 2026/27 as set forth in the Engineer's Report.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk

ENGINEER'S REPORT
for
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1

LEVY OF ANNUAL ASSESSMENT
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027



CITY OF SAN RAMON
Contra Costa County, California
June 9, 2026

ENGINEER'S REPORT
for
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1

LEVY OF ANNUAL ASSESSMENT
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

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Appendix B - Assessment District Diagram

Appendix C - Plans and Specifications for Improvements

Appendix D - Landscaping & Lighting District Guideline

Appendix E - Street Landscaping & Lighting Unit Factor

Appendix F - Revenues and Expenditures for Zones 1-19

Appendix G - Summary of Assessments

ENGINEER'S REPORT
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1
(Pursuant to the Landscaping & Lighting Act of 1972)

CERTIFICATION OF FILING

Chen-hsuan Hsieh, Engineer of Work of Assessment District No. 1984-1, City of San Ramon, Contra Costa County, California, makes this Report as directed by the City Council. The San Ramon Landscaping & Lighting Assessment District No. 1984-1 is intended to provide Landscaping & Lighting improvements within certain incorporated limits of the City and to levy and collect assessments sufficient to pay for those improvements. This Report is to re-establish the Assessment District and to levy the Assessment for the fiscal year July 1, 2026 - June 30, 2027.

The improvements which are the subject of this Report are briefly described as follows:

The installation of landscaping, public lighting facilities and facilities appurtenant thereto or which are necessary or convenient for their maintenance or servicing, and the maintenance or servicing of the foregoing.

The improvements for FY 2026/27 will include servicing or maintenance, or both, of existing public lighting facilities and certain landscaping and the installation of new street lights and/or landscaping within the budgeted limits.

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City Council.

Dated: _____, 2026 By: _____
Chen-hsuan Hsieh, P.E., District Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was filed with me on August 10, 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

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 the City of San Ramon, California, on the ____ day of _____, 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was filed with the County Auditor of the County of Contra Costa on the ____ day of _____, 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

ENGINEER'S REPORT
for
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1

LEVY OF ANNUAL ASSESSMENT
FISCAL YEAR JULY 1, 2026 – JUNE 30, 2027

I. INTRODUCTION

The City of San Ramon Landscaping & Lighting District No.1984-1 (District) was formed in 1984 in accordance with the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq).

The District has been reestablished each year thereafter. On November 5, 1996, California voters approved Proposition 218, entitled the "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. Proposition 218 established new procedural requirements for the formation and administration of assessment districts. The City of San Ramon has taken the necessary steps to ensure that Landscaping & Lighting District No. 1984-1 is compliant with Proposition 218.

Per Section 22622 of the Streets and Highways Code, the City Council of the City of San Ramon adopted Resolution 2026-037 on March 24, 2026, which ordered the District Engineer to prepare and file an Engineer's Report for FY 2026/27 and described new improvements for the District. Resolution 2026-037 is included as Appendix A.

II. DISTRICT PURPOSE AND SERVICE LEVELS

The Landscaping & Lighting District No.1984-1 (District) provides for the maintenance of street landscaping and lighting. During FY 2004/05, the level of service was revised from FY 2003/04 to remove park maintenance from the District, since park maintenance is solely funded by the City's General Fund and not by the assessment collected by the District. The District provides services and maintains improvements as follows and as described in subdivision improvement plans, capital improvement plans, and prior Engineer's Reports on file with the City:

Street Landscaping and Lighting

1. Provide horticultural care to all improved landscaped areas: mowing of turf areas, edging of turf areas, tree pruning, fertilization, soil aeration, and dethatching of turf areas.
2. Provide a high level of maintenance, including weed abatement and trash and debris pickup along City streets and in improved landscaped areas.
3. Provide weed abatement of all non-landscaped medians and public right-of-way.
4. Replace dead and dying plants and maintain the appearance of landscaped areas.
5. Provide tree pruning service for ongoing maintenance of trees.
6. Maintain exterior of sound walls by replacing Bouquet Canyon stones whenever necessary.
7. Maintain the landscaping and lighting at the San Ramon Transit Center.
8. Provide maintenance and electrical service for street lighting.

9. Quarterly inspection of streetlights for outages.
10. Provide safety training and necessary safety equipment and clothing to create a safe working environment.
11. Create renovation projects for existing landscaping and lighting features within the District.

III. ASSESSMENT DISTRICT DIAGRAM

The Assessment District Diagram (Appendix B) delineates the assessment district boundary and the assessment zones. The District is organized into 19 zones: two general maintenance zones (Zones 1 and 2) and 17 special zones (Zones 3 through 19). The District Engineer and Engineer of Work hereby finds that the properties within each special Zone receive approximately equal special benefit from the work and improvements within that special Zone. The zones are:

Zone 1	Citywide Lighting (excludes Dougherty Valley) ¹
Zone 2	Citywide Landscaping (excludes Dougherty Valley and Bishop Ranch) ²
Zone 3	Canyon Lakes
Zone 4	Vista San Ramon
Zone 5	Summerwood Loop
Zone 6	West Branch
Zone 7	Bent Creek
Zone 8	Deerwood
Zone 9	Country View
Zone 10	Old Ranch Estates
Zone 11	Village Parkway
Zone 12	El Nido
Zone 13	Crown Ridge
Zone 14	Four Oaks/Stevens
Zone 15	Circle E
Zone 16	Thomas Ranch
Zone 17	Henry Ranch
Zone 18	Old Ranch Summit
Zone 19	Glass House

¹ Zones 1 & 2 exclude the Dougherty Valley area in accordance with the annexation agreement with the City. The County 29 Service Area M-provides for the landscaping and lighting costs associated with Dougherty Valley.

² Zone 2 excludes the Bishop Ranch area in accordance with the annexation agreement with the City. The agreement stipulates that Zone 2 landscaping costs will not be levied on Bishop Ranch because Sunset Development maintains Bishop Ranch landscaping at its own expense.

IV. PLANS AND SPECIFICATIONS FOR IMPROVEMENTS

The description and location of existing and proposed new improvements that are or will be maintained by the District during FY 2026/27 are as follows:

Existing Improvements

1. Zone 1 - Citywide Lighting

Zone 1 improvements consist of various lighting improvements located throughout the City with the exception of the Dougherty Valley area. A listing of street light locations for Zone 1 is on file with the Public Works -Public Services Division.

During Fiscal Years 2011/12 and 2012/13, the City converted high-pressure sodium street lights to a more energy-efficient, light-emitting diode (LED) technology. This conversion was performed in two phases:

Phase 1 converted approximately 600 streetlights in the Zone 1 area at a cost of \$377,505. This work was possible due to an Energy Efficiency and Conservation Block Grant as a part of the American Recovery and Reinvestment Act of 2009, in the amount of \$215,600; PG&E utility rebates in the amount of \$63,465; and Zone 1 funding in the amount of \$98,440.

Phase 2 converted the remaining approximately 1,000 Zone 1 streetlights through funding provided by a General Fund loan and lease agreement with Banc of America Public Capital Corporation. PG&E rebates are being used to repay the General Fund loan and energy savings resulting from the LED conversion are being used to pay the 12-year lease resulting in no net cost to the City for that 12- year period. After the lease period, the City will realize an approximate 50% reduction in costs due to energy savings.

The new technology has not only lowered energy usage and costs, but delivers improved performance and quality of light, resulting in longer product lifespan and has reduced greenhouse gas emissions. In addition, thirty (30) overhead retroreflective signs have been purchased in order to convert illuminated street name signs.

2. Zones 2 through 19 - Citywide Landscaping and Special Zones

Zone 2 through 19 improvements are listed in Appendix C. The approximate location of each Zone is shown on the Assessment Diagram in Appendix B.

Proposed New Improvements

Proposed new improvements are installed either by the City as capital improvement projects, upgrades paid for through operating budgets, or by developers in accordance with their development conditions of approval. In the latter category, the development Conditions of Approval and the approved Final Map designate those landscaped areas to be maintained by the City. All other landscaped areas remain under private maintenance. In the event that a private

Property owner(s)/developer(s) want to transfer landscaped maintenance responsibilities for privately maintained areas adjacent to the public right-of-way to the City; such transfers shall conform to the guidelines in Appendix D.

Zone Projects

The following are the proposed Zone-specific projects.

Zone 1 - Citywide Lighting Zone Improvements – \$0

As part of the City Village – Summerhill Homes project (SD 9576), 11 new streetlamps will be installed on Norris Canyon Road, Camino Ramon, and Executive Parkway. Eleven (11) existing streetlights will also be converted to LEDs. PG&E will own all new streetlamp heads, and all improvements will be constructed and paid for by the developer.

Zone 2 - Citywide Landscaping Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 3 - Canyon Lakes Zone Improvements – \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 4 - Vista San Ramon Zone Improvements –\$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 5 - Summerwood Loop Zone Improvements – \$0

There are no new improvement projects scheduled for FY 2026/27.

Zone 6 - West Branch Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements and Zone outreach.

Zone 7 - Bent Creek Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 8 - Deerwood Zone Improvements - \$3,500

Work for FY 2026/27 includes retaining wall improvements and painting.

Zone 9 - Country View Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 10 - Old Ranch Estates Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 11 – Village Parkway Zone Improvements - \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

Zone 12 - El Nido Zone Improvements – \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

Zone 13 - Crown Ridge Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 14 - Four Oaks Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27.

Zone 15 - Circle E Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 16 – Thomas Ranch Zone Improvements – \$1,000

Work for FY 2026/27 includes infilling and replacing dead or declining plants and trees.

Zone 17 – Henry Ranch Improvements – \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements.

Zone 18 – Old Ranch Summit Zone Improvements - \$0

There are no new improvement projects scheduled for FY 2026/27. Prior year fund allocations will be used for landscaping improvements and Water Quality Control Pond improvements.

Zone 19 – Glass House Zone Improvements – \$1,000

Work for FY 2026/27 includes replacing dead/dying plant material and broken/rotted fence pickets.

Zone 1 – Re-lamping – \$0

There are no new improvement projects scheduled for FY 2026/27. There are sufficient parts available for re-lamping, so no new purchases are anticipated this fiscal year.

Zone 1 – Bollinger Canyon Rd/Iron Horse Trail Bicycle Pedestrian Overcrossing – \$0

There are no new improvement projects scheduled for FY 2026/27 other than scheduled maintenance and inspections.

V. DISTRICT FUNDING

The District is funded through two Citywide funding sources and special zones, as discussed below:

1. Citywide Zone Assessments (Zones 1 and 2)

The assessment is collected on the property tax rolls from certain property owners within the City of San Ramon. It was confirmed by a majority vote through Measure K during the November 1996 election. Measure K provided for a continuation of an assessment of \$53 per single-family unit per year for Zones 1 & 2 through June 1998, with an increase to \$59 per single-family unit per year beginning July 1, 1998, and for each year thereafter. The Citywide assessment of \$59 per unit per year allocated \$19 to Citywide street lighting and \$40 to Citywide landscaping.

In accordance with Proposition 218, the City conducted a mailed ballot election for the Zone 1 and Zone 2 assessment increase. The election approved the FY 2006/07 assessment at \$79 per unit per year and an annual increase based on the Consumer Price Index (CPI) not exceeding 2%. With the \$20 increase, these assessments increased proportionately such that the increase to the street lighting assessment was \$6 per unit per year, for a total of \$25, and the increase to the landscaping assessment was \$14 per unit per year, for a total of \$54.

Since then, maximum assessment rates for Zone 1 and 2 have been raised by the allowable CPI and are currently at the maximum allowable rates for each Zone as voted by property owners. The February 2026 CPI increase is 2.5%; therefore, the maximum allowable assessment and the maximum assessment rate increase is 2% for FY 2026/27.

A total of 34 parcels are assessed only for Citywide street lighting. These parcels are within Bishop Ranch. Bishop Ranch is responsible for the cost and landscape maintenance in accordance with the City's annexation agreement with the City.

New Developments for FY 2026/27 are detailed below:

In addition to minor new development projects throughout the City, the Landscaping & Lighting District annexed The Preserve (Faria) into Zones 1 and 2 in March of 2018. Improvements that will be constructed as part of The Preserve and accepted by the City for maintenance, funded by Zones 1 and 2, will consist of new lighting and are described generally in the Faria Preserve Conditions of Approval and on the following Improvement Plans as accepted by the City:

- Subdivision 9342, The Preserve – Purdue Road, by Gates & Associates
- Subdivision 9342, Faria Preserve – Faria Preserve Parkway, Phase 1, by Gates & Associates
- Subdivision 9342, Faria Preserve – Faria Preserve Parkway, Phase 2, by Gates & Associates
- Mainline Extension, Subdivision 9342 – Public Street Lighting, Giacalone

- Design Services, Inc.

These plans indicate the installation of 40 new streetlights, associated poles, and improvements.

- The Faria Preserve Parkway roundabouts have not been accepted.

All of the improvements are anticipated to be accepted during FY 2026/27.

2. Zone Assessments (Zones 3 - 19)

The Zone assessments are also collected on the property tax rolls from property owners within each Zone. The funds for each Zone can only be used to maintain or improve the Zone from which they are collected. In addition, any funds that are not used in any given year must be carried over to the following year.

VI. ASSESSMENT RATES

FY 2026/27 Maximum Assessment Rates - Zones 1, 2, 4, 18, and 19

Each Zone has a maximum allowed assessment rate. Each year the City may increase or decrease the actual assessment for each Zone to the maximum allowed rate for that Zone. The City may choose to assess at less than the maximum rate. Four of the zones in Landscaping & Lighting District No. 1984-1 (Zones 1, 2, 18, and 19) have maximum assessment rates that property owners have approved to increase up to 2% each year for changes in the CPI. The February Consumer Price Index for the San Francisco Bay Area, All Urban Consumers, is used. The current maximum rate for Zones 4 was set through a mailed ballot election in May 2023, when property owners approved a new maximum rate, which shall be increased annually by the February Consumer Price Index for the San Francisco Bay Area, All Urban Consumers (CPI).

February 2026 CPI reflects a 2.5% year-over-year increase, which is a slight deceleration from the 2.7% annual increase recorded in February 2025 CPI. Therefore, the maximum assessment rates for Zones 1, 2, and 19 have increased by 2%, which was approved by property owners through the ballot process in 2006. The maximum assessment rate for Zone 4 will be increased by 2.5%, which property owners approved through a ballot process in 2023. No maximum assessment rate increases or decreases are recommended for Zone 18 in FY 2026/27.

FY 2026/27 Assessments Increases/Decreases

Zones 1 and 2 – Citywide Lighting and Citywide Landscaping - Based on the February 2026 CPI increase noted above, the FY 2026/27 assessment caps for Zones 1 and 2 have been increased by the 2% maximum approved by property owners or \$2.27 per unit per year. Due to projected expenses for Zone 1, the assessment to be levied will be increased by \$0.72, raising the assessment to \$36.70 for FY 2026/27. Zone 2 will be increased by \$1.55, raising the assessment to be levied to \$79.28 for FY 2026/27. The total combined assessment to be levied is \$115.98 annually.

Zone 3 – Canyon Lakes - The assessment for Canyon Lakes has been increased from \$80 to \$90 annually, an increase of \$10 per unit (the maximum assessment rate for Summerwood Loop is \$110). This increase will ensure the assessment keeps pace with the cost of maintaining the zone improvements and cover the cost of bringing forward landscape renovation projects.

Zone 17 – Henry Ranch - The assessment for Henry Ranch has been increased from \$275 to \$300 annually, an increase of \$25 per unit (the maximum assessment rate for Henry Ranch is \$375). This increase will ensure the assessment keeps pace with the cost of maintaining the zone improvements. Additionally, a retaining wall failure during FY 2024/25 necessitated appropriating funds from the Zone 17 reserve balance.

Zone 19 – Glass House - Based on the February 2026 CPI increase noted above, the FY 2026/27 assessment caps for Zones 19 have increased by the 2% maximum approved by property owners from \$16,118.06 to \$16,44.42 annually, an increase of \$322.36 per unit per year (maximum assessment rate for Glass House is \$16,440). This increase will ensure the assessment keeps pace with the cost of maintaining the zone improvements and landscape renovations. This assessment is split through the method of apportionment described below.

There are no assessment increases or decreases for Zones 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18 for FY 2026/27.

VII. ASSESSMENT METHODOLOGY

Assessments are allocated in accordance with the Benefit Methodology included in Appendix B and the following Assessment Methodology. Within the zones, the assessment is determined by the land use, the parcel's size, and the parcel's intensity of use. Land use is classified as either (1) residential, (2) industrial, or (3) commercial and institutional. Within these use classifications, an estimate of benefit is derived by considering the amount of lighting provided, the number of pedestrians generated by the land use, and the enhancement of the security and beauty of the property. The benefits of a single-family home provide the base for "unit" (proportion) calculations. In other words, a single-family home's unit factor is one (1.0). The unit factor for other land uses is proportional to the benefit each parcel receives relative to a single-family home. Uses involving more people have higher unit factors and uses with less frontage have lower unit factors. For example, a condominium's unit factor is 0.75 (because there is less street frontage). In contrast, commercial property unit factors range from 4 to 36 (because more people use the property and benefit from the improvements). See Appendix E for the complete street Landscaping & Lighting unit factors table.

Once costs are determined and each parcel's factors are determined, each Zone's costs are divided by the total of that Zone's factors to determine the cost per factor. Each parcel's factor is then multiplied by the appropriate Zone's factor cost(s) to determine that parcel's FY 2026/27 assessment.

Zone 5 (Summerwood Loop) Assessment Methodology

Improvements

See Appendix C for a description of the improvements in Zone 5.

Estimated Costs

The estimated costs for maintaining the improvements within Zone 5 and for current and upcoming capital improvements are summarized in the Special Zone 5 Costs Benefit Distribution and Assessment Table below. The reserves and long-term financing of the Zone are outlined in the Reserve Fund Study, Table 2, attached.

Special and General Benefit

Special benefit has been determined by breaking the landscaped areas into subareas, estimating the special benefit derived to residents in Zone 5 for each subarea and determining the total general and special benefit as a weighted total of each subarea. Benefits include aesthetic benefits, security and safety benefits, landscaped buffers for traffic, shade from nearby trees, and benefits for pedestrians and motorists from landscaping and trash removal adjacent to the walking path and travel ways. These benefits are shared to varying degrees by residents outside of Zone 5 depending on the location of the landscaping improvement relative to residential units outside of the Zone, arterial roadways (Alcosta Boulevard), and the Iron Horse Trail. That portion of the benefit attributable to special benefit is considered a general benefit or the maintenance responsibility of Citywide Zone 2.

Arterial

For locations adjacent to Alcosta Boulevard, the majority of the benefit is assumed to be obtained by those residents closest to the improvement and, therefore, pass it more frequently, resulting in benefits from its appearance and buffering effect from arterial traffic. However, the substantial benefit is attributable to passing users of the arterial road. For this reason, the benefit is split into 70% special benefit and 30% benefit attributable to general benefit or the Citywide Zone 2.

Interior

For all other areas, the general benefit can be determined based on:

- 1) The proximity (location) of the landscaped improvements to homes within Zone 5 relative to its proximity areas outside Zone 5. The amount of pedestrian traffic from outside of Zone 5 compared to that within Zone 5 that will pass by or use the landscaped areas.
- 2) The amount of vehicle traffic from outside Zone 5 compared to that within Zone 5 that will pass by the landscaped areas.

For each subarea, it is assumed that the value of the location relative to its proximity to dwelling units within Zone 5 is worth 50 benefit points. The value to pedestrians is worth up to 25 benefit points, and the value to motorists is worth up to 25 benefit points. The cumulative general benefit is calculated based on the general benefit for each subarea and the relative size of the landscaping within each subarea relative to the total.

The apportionment of benefit from location is based on the relative proximity of the landscaped

improvement to assessed dwelling units relative to property that is outside of Zone 5, such that if a landscaped area is, on average, 10 feet from a home and 90 feet from the edge of the Zone then 10% of the benefit would be attributable to general benefit.

The apportionment of benefit due to pedestrian traffic depends on the area. For areas adjacent to Fallview Street, the pedestrian traffic is assumed to be approximately proportionate to the number of units within Zone 5 versus those in the adjoining apartment complex. That ratio is 416:421 (apartments: Zone 5 assessment units) or approximately 50 percent. Areas adjacent to Summerwood Loop are on the opposite side of the road from the apartments. It is, therefore, assumed that residents within Zone 5 will use the path more often as a route of travel than those outside of Zone 5. Some residents will also use the path from outside the Zone, including residents using it as a safe route to school. For areas adjacent to the Iron Horse Trail, it is also anticipated that the majority of the pedestrians using the path will be from within Zone 5, but with significant users from the apartment area and other users from outside the Zone, including students going to school. Therefore, the general benefit points can be determined using a ratio of 33 percent for both areas.

The apportionment of benefit points to motorists was established by assuming the great majority of traffic on minor streets is associated with Zone 5 dwelling units as opposed to passing traffic or traffic associated with apartments. However, some traffic is due to drop-offs for school purposes and other reasons. Therefore, 10 percent of the benefit is assumed to be general along Fallview Street and near the Iron Horse Trail. For areas adjacent to Summerwood Loop, the general benefit is 50 percent to account for traffic from the apartments and other non-local traffic and drop-offs for school.

The overall distribution of benefit points for the subareas in Zone 5 is summarized below. The total general and special benefit was calculated by totaling the benefit in each area and weighing the size of the landscaped subareas. The subareas belonging to the HOA are not included in the maintenance. Any landscaped areas along Springfield Drive will not be maintained with Zone 5 funds and are assumed to be 100 percent general benefit for calculating general benefit. The capital costs listed below are from Zone 5 and do not include capital costs to be paid for by non-zone funds.

Special Zone 5						
General Benefit Points Per Category For Each SubArea						
Benefit Category	Total Points	Summerwood Loop	Fallview Street	Near Iron Horse Trail		
Location	50	11 (22%)	0	22 (44%)		
Pedestrian	25	8.25 (33%)	12.5 (50%)	8.25 (33%)		
Motorist	25	12.5 (50%)	2.5 (10%)	2.5 (10%)		
FY 2025/26 Operating and Capital Costs						
Operating Cost			\$	84,717		
minus Indirect Costs			\$	(9,078)		
Capital Costs			\$	-		
Total Direct Cost			\$	75,639		
Total Landscape Area				129901.361 ft^2		
Cost Per Square Foot			\$	0.582		
SubArea	Landscape Area (ft^2)	General Benefit or Citywide (%)	Special Benefit (%)	General Benefit Cost	Special Benefit Cost	
1	10,391	0.3	0.7000	\$ 1,815	\$ 4,235	
2	49,867	0.3175	0.6825	\$ 9,219	\$ 19,817	
3	HOA	N/A	NA	N/A	N/A	
4	5,225	1	0.0000	\$ 3,042	\$ -	
5	18,286	0.15	0.8500	\$ 1,597	\$ 9,050	
6	46,133	0.3275	0.6725	\$ 8,797	\$ 18,065	
Total	129,902	32.35%	67.65%	\$ 24,471	\$ 51,168	
Administration Cost						
Consultants			\$	-		
Tax Roll Fee			\$	-		
Overhead and Administration			\$	9,078.00		
Administration Staffing			\$	-		
Total			\$	9,078.00		
Assessment Analysis						
Total Cost (Operating + Capital, No Admin)			\$	75,639		
Less General Benefit or Citywide			\$	(24,471)		
Plus Admin			\$	9,078		
Total Assessable Cost			\$	60,246		
Less Reserve Applied to current year			\$	1,500		
Net to be Assessed			\$	58,746		
Number of Benefit Units				421		
*Calculated Assessment Per unit			\$	140.00		

*This is discretionary, may assess at a lower rate.

The overall distribution of special and general benefit/Zone 2 responsibility is 67.65% special benefit and 32.35% general benefit. The distribution of special benefit and general benefit/Zone 2 responsibility is indicated in the Zone 5 Costs, Benefit Distribution, and Assessment table above.

Method of Assessment

The assessment spread shall be the same as that used for the entirety of the District, as indicated in the Engineer's Report.

Assessment to be Levied

The assessment to be levied per assessment unit for Zone 5 is based on:

- 1) The maintenance and capital costs as distributed between special and general benefit/Zone 2 responsibility.
- 2) The administrative costs for the Zone.
- 3) The number of assessment units in the Zone.
- 4) Maintenance of reserves necessary for cash flow and capital improvement projects.

There are 421 assessment units within the Zone.

The maximum allowable assessment is \$160 per assessment unit.

The assessment to be levied for FY 2026/27 is **\$130.00** per assessment unit.

Zone 19 (Glass House) Assessment Methodology

The assessment methodology for Zone 19 is different from that of the other 18 Zones.

At the time of its creation, Zone 19 was comprised of three (3) parcels totaling 30.734 acres located in the southwest portion of the City on San Ramon Valley Boulevard. The three (3) property owners consist of City of San Ramon (City), First Baptist Church of Dublin-San Ramon (Church), and American Baptist Homes of the West (Valley Vista). Like other Special Zones within the City's Landscaping & Lighting District, this Zone is financially responsible for the maintenance and operation of improvements in the immediate vicinity. These public improvements generally include a parking lot, driveway, handicap ramp, and associated landscaping and lighting that were constructed by Valley Vista as a part of their Conditions of Approval and service the three (3) parcels.

The total operation, maintenance, and servicing costs for the driveway maintenance, parking area maintenance, handicap ramp maintenance, landscaping maintenance, and lighting operation are apportioned in accordance with a methodology that is consistent with standard assessment engineering practices.

In order to determine an equitable allocation to each parcel, the improvements listed above have been broken down into discrete maintenance components, and a benefit spread methodology has been created for each.

Driveway Maintenance

There is a 7,610-square-foot driveway that accesses San Ramon Valley Boulevard and services each of the three (3) properties. The driveway maintenance cost is estimated to be \$3,130.66 annually (in 2009 dollars) and includes sidewalks, storm drains, lighting, street sweeping, and signage. The standard method used to allocate the driveway maintenance costs to the three (3) benefiting parcels was based on the vehicle traffic received by each property. Projected traffic was assessed based on the total number of parking spaces allocated to each

parcel. There are a total of 121 parking spaces allocated to the three (3) parcels (20 for the City, 39 for the Church, and 62 for Valley Vista). Therefore, the \$3,130.66 will be allocated as \$517.46 (16.53%) to the City, \$1,009.06 (32.23%) to the Church, and \$1,604.14 (51.24%) to Valley Vista.

Parking Lot Maintenance

As a Condition of Approval for Valley Vista, they built a 17-stall parking area that services two (2) of the three (3) properties (City and Church parcels). The Valley Vista parcel does not use the parking lot. The parking lot has restricted usage of 14 hours each day between the hours of 6:00 a.m. and 10:00 p.m. This parking lot is used for overflow parking from the City parcel and the Church parcel. The Church parcel has a restricted easement that allows them to use the parking lot for 4 hours each Sunday. The parking lot maintenance is \$3,903 annually (in 2009 dollars) and includes pavement maintenance, parking stall marking, sweeping, storm drains, and sidewalks. The standard method used to allocate the parking lot maintenance to the two (2) benefitting parcels was based on the total number of hours used by each property owner. It is estimated there are 112 total parking hours (16 hours/day x 7 days). It is assumed that the City will use the parking lot 108 hours per week and the Church will use the parking lot 4 hours per week. Valley Vista will not use the parking lot. Therefore, the \$3,903 is allocated as \$3,763.60 (96.43%) to the City, \$139.39 (3.57%) to the Church, and \$0 to Valley Vista.

Handicap Ramp

A bus stop was constructed along San Ramon Valley Boulevard adjacent to and accessible to the three (3) properties. A handicap ramp was not required to access the properties but was built by Valley Vista to enhance access to their property. The handicap ramp is approximately 1,400 square feet and maintenance is estimated to be \$3,542.75 annually (in 2009 dollars). The maintenance of the handicap ramp only includes surface improvements such as concrete, handrails, lighting, and storm drains (it does not include any subsurface improvements). Since the handicap ramp was built to enhance the Valley Vista property, 100% of the maintenance is the responsibility of Valley Vista.

Landscape Maintenance

Approximately 5,800 square feet of landscaping improvements were installed adjacent to the parking area. The landscaping improvement maintenance requirements include tree maintenance and replacement, shrub ground cover maintenance and replacement, irrigation, utilities (such as water and electricity), and the replacement of irrigation controllers. The annual maintenance cost is approximately \$2,711 (in 2009 dollars). It has been agreed upon by the three (3) property owners that the total cost of maintaining the landscaping will be 100% allocated to the City parcel.

In summary, the total costs of the maintenance represented above are \$13,811 annually (in 2009 dollars). Based upon the above calculations, the City is responsible for approximately 52.7%, the Church is responsible for approximately 8.6%, and Valley Vista is responsible for approximately 38.7%.

In subsequent years, Valley Vista has sub-divided its parcel into 2 parcels, and the Church has sub-divided its parcel into 6 parcels. There are now a total of 9 parcels in Zone 19. The City's parcel has remained. The total operation, maintenance, and servicing costs for the driveway maintenance, parking area maintenance, handicap ramp maintenance, and lighting operation are apportioned in accordance with the same general methodology.

It should be noted that, prior to the formation of Zone 19, the three parcel owners were responsible for paying the Zone 1 and Zone 2 assessments. Each parcel owner will continue to pay those assessments in addition to the Zone 19 assessment.

Assessment Range

The per-unit ranges for all zones are determined by estimating the costs for the current year at the time the range is established and dividing the costs by the number of unit factors estimated for that year. This per-unit cost becomes the bottom of the range. The top of the range is determined by estimating the costs at the end of a five-year period and dividing that number by the number of expected unit factors at that time.

VIII. REVENUES AND EXPENDITURES

Charts in Appendix F provide a summary of the proposed zone budget for FY 2026/27, FY 2025/26 adopted and projected year-end revenues and expenditures, and FY 2024/25 final budget. The total FY 2026/27 proposed budget for the Landscaping & Lighting District is \$4,155,082.27. The distribution of costs between assessable properties is determined by the Assessment Methodology described in Section VII of this Report.

IX. ASSESSMENT ROLL

The following is a summary of information included in the Assessment Roll that, because of its bulk, is filed separately with the City Clerk. According to the Landscaping and Lighting Act, the information must include a listing of all parcels of land within the assessment district. Each parcel must be listed by its distinctive designation, a description of the parcel, and the proposed assessment of the parcel in proportion to the estimated benefit it receives from the improvement. This is done in the following format:

<u>Property Description</u> <u>(Assessor's Parcel #)</u>	<u>Property Description</u> <u>(Assessor's Description)</u>	<u>FY 2026/27</u> <u>Assessment</u>
---	--	--

Total Assessment: \$4,155,082.27

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Contra Costa, which by reference is hereby made a part of this Report.

APPENDIX A

RESOLUTION 2026-037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON DESCRIBING NEW IMPROVEMENTS AND ORDERING THE DISTRICT ENGINEER TO PREPARE AND FILE THE LANDSCAPING & LIGHTING DISTRICT NO. 1984-1 ENGINEER'S REPORT FOR FISCAL YEAR 2026/27

WHEREAS, Section 22622 of the Streets and Highways Code requires that the City Council order the preparation of an Engineer's Report prior to initiating proceedings to set the annual levy of assessments for any Assessment District created under the Landscaping and Lighting Act of 1972.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby order the District Engineer to prepare and file the Landscaping & Lighting District No. 1984-1 Engineer's Report for Fiscal Year 2026/27.

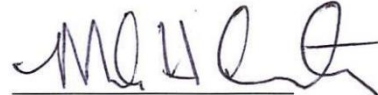
PASSED, APPROVED, AND ADOPTED, at the meeting of March 24, 2026, by the following votes:

AYES: *Cm. Adler, Jweinat, Rubio, Verose, and Mayor Armstrong*

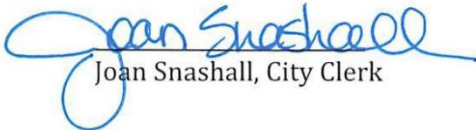
NOES:

ABSENT:

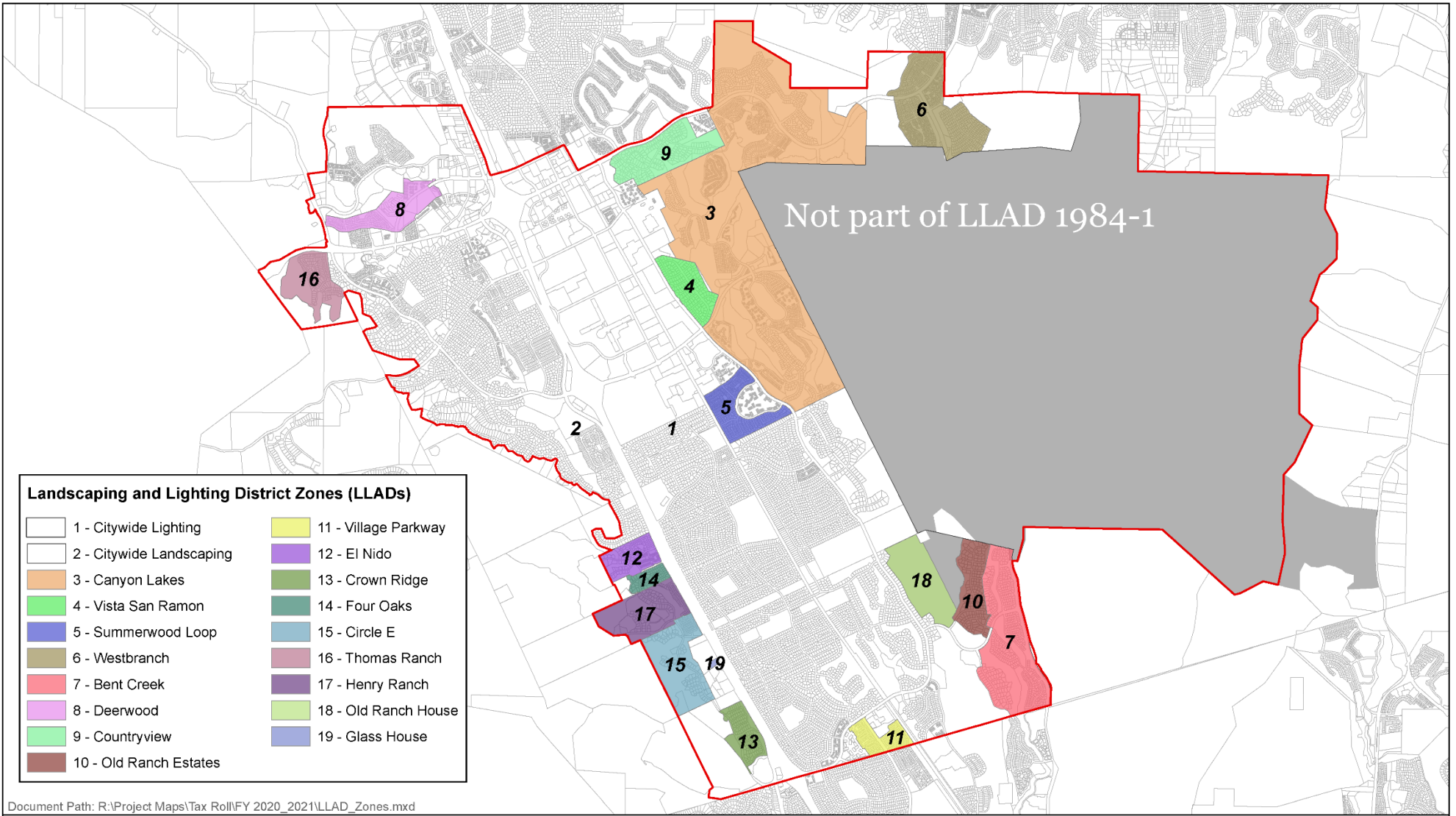
ABSTAIN:


Mark Armstrong, Mayor

ATTEST:


Joan Snashall, City Clerk

APPENDIX B



Document Path: R:\Project Maps\Tax Roll\FY 2020_2021\LLAD_Zones.mxd



0 0.25 0.5 1 Miles

CITY OF SAN RAMON
 ENGINEERING SERVICES
 7000 Bollinger Canyon Rd, San Ramon, CA 94583



APPENDIX C

PLANS AND SPECIFICATIONS FOR IMPROVEMENTS

Details of the streetlights and landscaping improvements within the District and locations of these improvements are outlined in the final maps, subdivision improvement plans, capital improvement plans, and as follows:

Zone 1 – Citywide Lighting

A list of street light locations for Zone 1 is on file with the Public Works Department, Public Services Division. They are located throughout the City with the exception of Dougherty Valley.

Zone 2 – Citywide Landscaping

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes tree, shrubs, groundcover, turf, irrigation, and decorative lighting. These areas exclude Bishop Ranch and Dougherty Valley.

Zone 3 – Canyon Lakes

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and one decorative wall with decorative lighting.

Zone 4 – Vista San Ramon

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and decorative lighting.

Zone 5 – Summerwood Loop

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, and irrigation.

Zone 6 – West Branch

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, two decorative fountains, three gazebos, decorative lighting, pathways, jogging trails (including bridge), exterior soundwall maintenance, and open space.

Zone 7 – Bent Creek

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, pathways, and creeks.

Zone 8 - Deerwood

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, a retaining wall, an entrance sign, and decorative lighting.

Zone 9 – Country View

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and decorative lighting.

Zone 10 – Old Ranch Estates

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, entrance sign, irrigation, decorative lighting, and open space.

Zone 11 – Village Parkway

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and decorative lighting.

Zone 12 – El Nido

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, detention basin, fencing, maintenance road, and creeks.

Zone 13 – Crown Ridge

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, a detention basin, and a maintenance road.

Zone 14 – Four Oaks

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, a detention basin, fencing, and a maintenance road.

Zone 15 – Circle E

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and a detention basin.

Zone 16 – Thomas Ranch

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover and irrigation.

Zone 17 – Henry Ranch

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and a Vortech water control facility.

Zone 18 – Old Ranch Summit

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, and detention basins.

Zone 19 – Glass House

Refer to the Assessment Diagram for the general location and extent of improvements. The general nature of the improvements includes trees, shrubs, groundcover, irrigation, a driveway, parking area, and handicap ramp.

Additional details are provided on the attached capital improvement program project description sheets.

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Citywide Lighting Zone Improvements - Zone 1

Project Number: 300001

Category: Landscaping

Project Mgr: Bender

New Project

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 1.



Project Location

Landscaping and Lighting District 1984-1 Zone 1

City Council Priority and Goals

4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Citywide Lighting Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed traffic signal pole painting at the following intersections: Old Ranch Road/Dougherty Road, Old Ranch Road/Bent Creek Drive, Old Ranch Road/Monte Vista Drive, Bollinger Canyon Road/City Hall, Camino Ramon/Fostoria Way, Crow Canyon Road/Old Crow Canyon Road, Crow Canyon Road/Old Mill Road, and Crow Canyon Road/Dougherty Road. This work is scheduled annually in order to perform work to each signalized intersection on a predetermined cycle. There are no improvements scheduled for FY 2026/27.

Estimated Total Cost \$1,359,400

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	185,400	0	0	0	0	0	1,174,000	1,359,400
Totals	185,400	0	0	0	0	0	1,174,000	1,359,400

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	185,400	0	0	0	0	0	1,174,000	1,359,400
Totals	185,400	0	0	0	0	0	1,174,000	1,359,400

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Citywide Landscaping Zone Improvements - Zone 2

Project Number: 300002	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description New Project

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 2.



Project Location

Landscaping and Lighting District 1984-1 Zone 2

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, removed/replaced declining trees; replaced irrigation valves in Homestead Village; completed landscape renovations on Crow Canyon Road at Bollinger Canyon Road, Stagecoach Road, Alcosta Boulevard at Olympia Fields Drive to Pine Valley Road, and San Ramon Valley Boulevard at Castleton Court to Talavera Drive. FY 2026/27, continue the removal/replacement of declining trees, and landscape and irrigation renovations in various locations within the zone from prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$1,019,100

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	500,000	0	0	15,300	0	52,800	451,000	1,019,100
Totals	500,000	0	0	15,300	0	52,800	451,000	1,019,100

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	500,000	0	0	15,300	0	52,800	451,000	1,019,100
Totals	500,000	0	0	15,300	0	52,800	451,000	1,019,100

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Canyon Lakes Zone Improvements - Zone 3

Project Number: 300003	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 3.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 3

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Canyon Lakes Fund and Citywide Landscaping Fund.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, removed/replaced declining trees; replaced irrigation valves on Alcosta Boulevard; and landscape slope renovation and planting at Crow Canyon Road and Shoreline Drive. FY 2026/27, continue the removal/replacement of declining trees and various landscape and irrigation renovations with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$385,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	345,000	0	15,000	15,000	0	10,000	0	385,000
Totals	345,000	0	15,000	15,000	0	10,000	0	385,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	345,000	0	15,000	15,000	0	10,000	0	385,000
Totals	345,000	0	15,000	15,000	0	10,000	0	385,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Vista San Ramon Zone Improvements - Zone 4

Project Number: 300004	Category: Landscaping	Project Mgr: Savell/Watson
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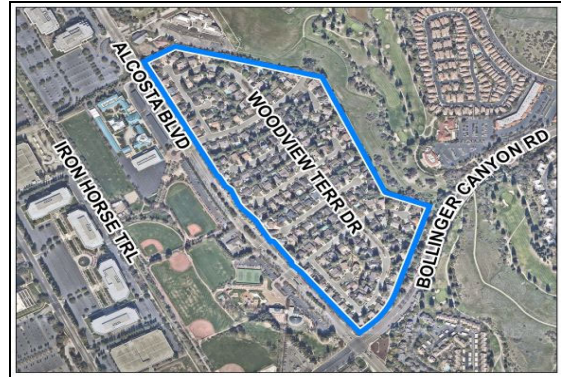
Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 4.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 4



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Vista San Ramon Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2020/21 work included removal/replacement of declining trees. FY 2022/23, completed installation of mulch and landscaping. FY 2026/27, continue the removal/replacement of irrigation controllers in arterials within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$73,964

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	45,564	0	14,500	0	0	2,500	4,600	73,964
Totals	52,364	0	14,500	0	0	2,500	4,600	73,964

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	45,564	0	14,500	0	0	2,500	4,600	73,964
Totals	45,564	0	14,500	0	0	2,500	4,600	73,964

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Summerwood Loop Zone Improvements - Zone 5

Project Number: 300005	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 5.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 5



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Summerwood Loop Fund and Citywide Landscaping Fund. City Council appropriated \$80,747 from Zone 2 Fund at FY 22/23 Mid-Year review.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed landscape and irrigation renovation along the pathway adjacent to Iron Horse Trail as well as minor repairs to asphalt pathway throughout the zone; replaced the entry monument to subdivision on Alcosta Boulevard; landscape and irrigation renovations; and park strip renovation on Summerwood Loop between Alcosta Boulevard and Fallen Leaf Circle. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no improvements scheduled for FY 2026/27.

Estimated Total Cost \$643,101

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	183,456	0	0	0	5,000	0	454,645	643,101
Totals	183,456	0	0	0	5,000	0	454,645	643,101

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	183,456	0	0	0	5,000	0	454,645	643,101
Totals	183,456	0	0	0	5,000	0	454,645	643,101

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



West Branch Zone Improvements - Zone 6

Project Number: 300006	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 6.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 6



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the West Branch Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2021/22, completed Fountain repairs at Reflection Fountain. FY 2026/27, based on feedback from the zone, assess conversion of fountain to landscape and select architect to complete feasibility and renderings for the site from prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no new improvements scheduled for FY 2026/27.

Estimated Total Cost \$1,473,120

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	177,920	0	14,900	19,600	3,600	21,100	1,236,000	1,473,120
Totals	177,920	0	14,900	19,600	3,600	21,100	1,236,000	1,473,120

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	177,920	0	14,900	19,600	3,600	21,100	1,236,000	1,473,120
Totals	177,920	0	14,900	19,600	3,600	21,100	1,236,000	1,473,120

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Bent Creek Zone Improvements - Zone 7

Project Number: 300007	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description New Project

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 7.



Project Location

Landscaping and Lighting District 1984-1 Zone 7

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Bent Creek Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed replacement of remote control valves, irrigation valves on Alcosta Boulevard, landscape renovation at Dougherty Road entry corners, and painting of gazebos. FY 2026/27, continue landscape and irrigation improvements with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no new improvements scheduled for FY 2026/27.

Estimated Total Cost \$281,768

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	161,768	0	2,500	2,000	0	0	115,500	281,768
Totals	161,768	0	2,500	2,000	0	0	115,500	281,768

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	161,768	0	2,500	2,000	0	0	115,500	281,768
Totals	161,768	0	2,500	2,000	0	0	115,500	281,768

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Deerwood Zone Improvements - Zone 8

Project Number: 300008 **Category:** Landscaping **Project Mgr:** Savell/Watson

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 8.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 8



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Deerwood Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed landscape renovation and irrigation controllers within the zone. FY 2026/27, continue landscape renovation and paint and seal retaining wall in various locations with the zone. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$87,441

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	81,441	3,500	0	2,500	0	0	0	87,441
Totals	81,441	3,500	0	2,500	0	0	0	87,441

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	81,441	3,500	0	2,500	0	0	0	87,441
Totals	81,441	3,500	0	2,500	0	0	0	87,441

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Country View Zone Improvements - Zone 9

Project Number: 300009	Category: Landscaping	Project Mgr: Savell/Watson
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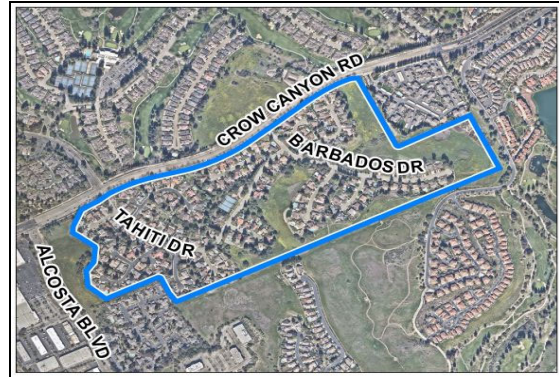
Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 9.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 9



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Country View Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2022/23 completed landscape renovation including irrigation controllers and remote control valve replacement in various locations in zone. FY 2026/27, continue supplemental landscape and irrigation renovations following the completion of the Crow Canyon Widening Projects (CIPs 905328 and 905327) from prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no new improvements scheduled for FY 2026/27.

Estimated Total Cost \$66,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	21,000	0	2,500	0	0	2,500	40,000	66,000
Totals	21,000	0	2,500	0	0	2,500	40,000	66,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	21,000	0	2,500	0	0	2,500	40,000	66,000
Totals	21,000	0	2,500	0	0	2,500	40,000	66,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Old Ranch Estates Zone Improvements - Zone 10

Project Number: 300010	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 10.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 10

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Old Ranch Estates Fund and Citywide Landscaping Fund.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed installation of new lighting system for tree and sign up lights, landscape renovation, and irrigation repairs. FY 26/27, continue landscape renovation and irrigation repairs in various locations with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no new improvements scheduled for FY 2026/27.

Estimated Total Cost \$139,300

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	130,000	0	6,800	0	0	2,500	0	139,300
Totals	130,000	0	6,800	0	0	2,500	0	139,300

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	130,000	0	6,800	0	0	2,500	0	139,300
Totals	130,000	0	6,800	0	0	2,500	0	139,300

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Village Parkway Zone Improvements - Zone 11

Project Number: 300011	Category: Landscaping	Project Mgr: Savell/Watson
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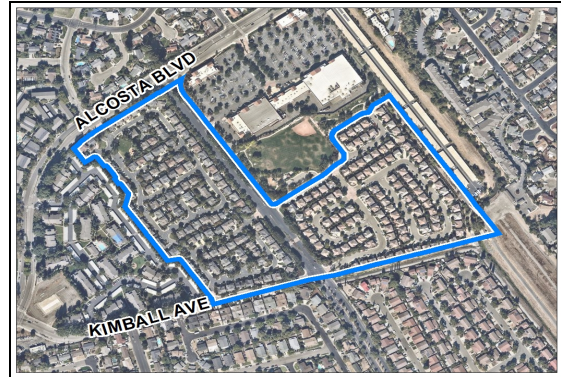
Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 11.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 11



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Village Parkway Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed landscape renovation and remote control valve replacement on Shavano Way. FY 2026/27 continue arterial landscape renovation and tree renovations within the zone. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$77,104

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	65,904	1,000	1,000	0	0	2,500	6,700	77,104
Totals	65,904	1,000	1,000	0	0	2,500	6,700	77,104

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	65,904	1,000	1,000	0	0	2,500	6,700	77,104
Totals	65,904	1,000	1,000	0	0	2,500	6,700	77,104

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



El Nido Zone Improvements - Zone 12

Project Number: 300012	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 12.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 12



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the El Nido Fund and Citywide Landscaping Fund. City council authorized Mid-Year appropriation of \$5,000 on March 9, 2021.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed tree repair and replacement, and remote control valves replacements. FY 26/27, continue arterial landscape renovation and tree renovations within the zone. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$23,309

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	10,809	1,000	1,000	0	0	0	10,500	23,309
Totals	10,809	1,000	1,000	0	0	0	10,500	23,309

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	10,809	1,000	1,000	0	0	0	10,500	23,309
Totals	10,809	1,000	1,000	0	0	0	10,500	23,309

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Crown Ridge Zone Improvements - Zone 13

Project Number: 300013	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 13.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 13



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Crown Ridge Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed irrigation cabinets upgrade and controllers and landscape renovation along Westside Drive; and remote control valve replacements and landscape renovations on Westside Drive. FY 2026/27, work includes interior landscape renovation and tree renovations within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$89,046

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	38,546	0	0	2,000	0	2,500	46,000	89,046
Totals	38,546	0	0	2,000	0	2,500	46,000	89,046

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	38,546	0	0	2,000	0	2,500	46,000	89,046
Totals	38,546	0	0	2,000	0	2,500	46,000	89,046

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Four Oaks Zone Improvements - Zone 14

Project Number: 300014 **Category:** Landscaping **Project Mgr:** Savell/Watson

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 14.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 14



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Four Oaks Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2019/20 completed removal and replacement of declining trees and landscaping. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no improvements scheduled for FY 2026/27.

Estimated Total Cost \$6,245

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	5,245	0	0	0	0	0	1,000	6,245
Totals	5,245	0	0	0	0	0	1,000	6,245

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	5,245	0	0	0	0	0	1,000	6,245
Totals	5,245	0	0	0	0	0	1,000	6,245

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Circle E Zone Improvements - Zone 15

Project Number: 300015 **Category:** Landscaping **Project Mgr:** Savell/Watson

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 15.

New Project

Project Location

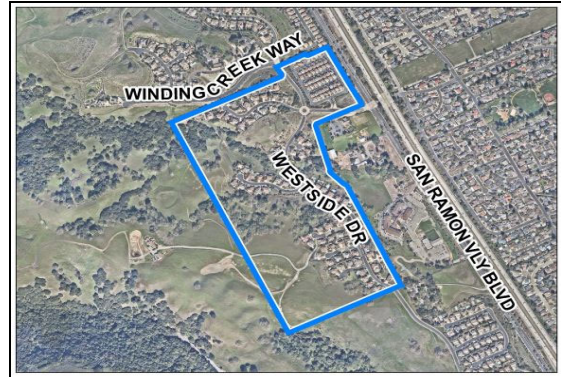
Landscaping and Lighting District 1984-1 Zone 15

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Circle E Fund and Citywide Landscaping Fund.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed landscape renovation along slope area, repairs to access roads and trails; replacement of remote control valves. FY 2026/27, continue interior landscape renovation and tree renovations within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$119,164

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	61,664	0	0	1,000	0	2,500	54,000	119,164
Totals	61,664	0	0	1,000	0	2,500	54,000	119,164

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	61,664	0	0	1,000	0	2,500	54,000	119,164
Totals	61,664	0	0	1,000	0	2,500	54,000	119,164

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Thomas Ranch Zone Improvements - Zone 16

Project Number: 300016	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 16.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 16



City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Thomas Ranch Fund and Citywide Landscaping Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2026/27, work includes arterial landscape renovation and tree renovations within the zone. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$17,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	1,000	1,000	0	0	0	0	15,000	17,000
Totals	1,000	1,000	0	0	0	0	15,000	17,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	1,000	1,000	0	0	0	0	15,000	17,000
Totals	1,000	1,000	0	0	0	0	15,000	17,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT

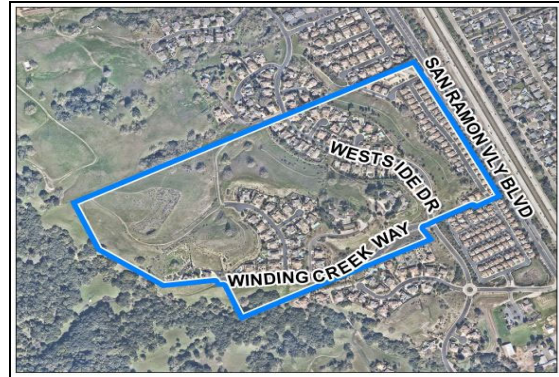


Henry Ranch Zone Improvements - Zone 17

Project Number: 300017	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description New Project

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 17.



Project Location

Landscaping and Lighting District 1984-1 Zone 17

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Henry Ranch Fund and Citywide Landscaping Fund. City Council appropriated \$9,000 from Zone 17 and \$21,000 from Zone 2 at the April 8, 2025 Council meeting.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2024/25, completed repair of retaining wall at San Ramon Valley Boulevard. Council appropriated \$30,000 to repair the retaining wall on San Ramon Valley Boulevard in Henry Ranch Zone. FY 2026/27, work includes arterial landscape renovation and tree renovations within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$48,157

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	34,157	0	0	0	0	2,500	11,500	48,157
Totals	34,157	0	0	0	0	2,500	11,500	48,157

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	34,157	0	0	0	0	2,500	11,500	48,157
Totals	34,157	0	0	0	0	2,500	11,500	48,157

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Old Ranch Summit Zone Improvements - Zone 18

Project Number: 300018	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 18.

New Project

Project Location

Landscaping and Lighting District 1984-1 Zone 18

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Old Ranch Summit Fund and Citywide Landscaping Fund.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. To date, completed replacement of remote controller valves and landscape renovation; and repairs and clean-up to detention basins in zone. FY 2026/27, work includes interior landscape renovation and tree renovations within the zone with prior funding. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$243,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	210,000	0	0	3,000	0	5,000	25,000	243,000
Totals	210,000	0	0	3,000	0	5,000	25,000	243,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	210,000	0	0	3,000	0	5,000	25,000	243,000
Totals	210,000	0	0	3,000	0	5,000	25,000	243,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Glass House Zone Improvements - Zone 19

Project Number: 300019	Category: Landscaping	Project Mgr: Savell/Watson
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New Project

Project Description

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 19. It includes the orchards on both the north and south side of the fence, nut trees on the north and fruit trees on the south. There are also pathways through the orchard, plantings along the creek and some lighting.



Project Location

Landscaping and Lighting District 1984-1 Zone 19

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by the Glass House Fund.

Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. FY 2019/20 completed plant material replacement in lower parking lot area. FY 2023/24, completed interior landscape renovations and irrigation controllers and remote control valves replacement in zone. FY 2026/27, work includes landscape and tree renovations. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$236,666

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	33,134	1,000	1,000	0	0	0	201,532	236,666
Totals	33,134	1,000	1,000	0	0	0	201,532	236,666

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	33,134	1,000	1,000	0	0	0	201,532	236,666
Totals	33,134	1,000	1,000	0	0	0	201,532	236,666

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



Citywide Lighting Zone Street Lights Improvements - Zone 1

Project Number: 300021

Category: Landscaping

Project Mgr: Bender

New Project

Project Description

This project provides for the replacement and upgrade of street lights on an on-going basis, as identified in the Engineer's Report and within the boundaries of the Landscaping and Lighting District 1984-1, Zone 1.

Project Location

Landscaping and Lighting District 1984-1 Zone 1

City Council Priority and Goals

4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by the City Council approved the creation of project funded by the Citywide Lighting Fund.



Comments

Starting in FY 2019/20, individual CIPs were created for each Zone/Special Zone in Landscape & Lighting District 1984-1 (L&L) for more efficient tracking. This project will replace the City street lights as required. Initial funding is expected to be low as most lights are within the operational life and/or are under warranty. Costs will increase with time. Initial replacements will be limited and as needed. Future replacements will be systematic. See L&L Engineer's Report for FY 2026/27 for additional details and scope of work scheduled. There are no improvements scheduled for FY 2026/27.

Estimated Total Cost \$740,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	225,000	0	0	0	0	15,000	500,000	740,000
Totals	225,000	0	0	0	0	15,000	500,000	740,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	225,000	0	0	0	0	15,000	500,000	740,000
Totals	225,000	0	0	0	0	15,000	500,000	740,000

Capital Improvement Program 2026/27 - 2030/31 PROJECT DESCRIPTION/STATUS REPORT



The Preserve Zone Improvements

Project Number: 300030	Category: Landscaping	Project Mgr: Savell/Watson
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Project Description New Project

This project provides for the replacement and renovation of improvements as identified in the Engineer's Report and within the boundaries of The Preserve Landscaping and Lighting District.



Project Location

The Preserve Landscaping and Lighting District Zone

City Council Priority and Goals

- 4. Build and maintain quality facilities and infrastructure

Project Authorization

The Engineer's Report adopted by City Council approved the creation of project funded by The Preserve Landscaping and Lighting Fund 330.

Comments

Starting in FY 2026/27, will begin to maintain existing infrastructure and improvements within The Preserve Landscaping and Lighting District zone. See The Preserve Engineer's Report for FY 2026/27 for additional details and scope of work scheduled.

Estimated Total Cost \$75,000

Est. Annual Oper/Maint. Cost \$0

Project Cost Estimate

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
All Costs	0	15,000	15,000	15,000	15,000	15,000	0	75,000
Totals	0	15,000	15,000	15,000	15,000	15,000	0	75,000

Project Funding

	Prior Year	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Yr	Total
Landscape & Ltg.	0	15,000	15,000	15,000	15,000	15,000	0	75,000
Totals	0	15,000	15,000	15,000	15,000	15,000	0	75,000

APPENDIX D

CITY OF SAN RAMON LANDSCAPING & LIGHTING DISTRICT GUIDELINES

TRANSFER OF LANDSCAPING MAINTENANCE RESPONSIBILITIES FROM PRIVATE PROPERTY OWNER(S)/DEVELOPERS TO THE CITY OF SAN RAMON FOR AREAS ADJACENT TO THE PUBLIC RIGHT-OF-WAY

From time to time private property owner(s), Homeowners' Associations, or developers request that the City assume maintenance of existing private property, it is important to establish procedural guidelines for the assumption of such responsibilities. These guidelines are:

New Development

1. If the owner(s)/developer of a new development wishes to have an area maintained by the City, discussions will be initiated with the City during the planning review process.
2. The owner(s)/developer shall provide area and landscaping information to the City so that the City can develop maintenance cost estimates and the corresponding assessment amount.
3. After the City determines the assessment amount, including an assessment range or inflation factor, the owner(s)/developer shall petition the City in writing to request formation of a Special Landscaping & Lighting District or Special Zone within the existing Landscaping & Lighting District. This petition shall be in conformance with the Right to Vote on Taxes Act (Proposition 218).
4. Following review and confirmation of the petition, the City shall conduct a public hearing and an election of the owner(s) in accordance with the Landscaping and Lighting Act and the Right to Vote on Taxes Act. The Public Hearing and election shall occur prior to the approval (vesting) of the development with Conditions of Approval. The assessment may only be levied if there is not a majority protest and a majority of the ballots weighted according to the proportional financial obligation of the affected property, are in favor of the proposal.
5. The owner(s)/developer can proceed to obtain City development approval designating the area(s) to be conveyed to and maintained by the City on appropriate development maps and plans.
6. Properties will be assessed upon Final Map approval by the City, recordation by the County Recorder's Office, and inclusion of the parcels on the Assessment Roll by the County Assessor's Office. It shall be the responsibility of the current property owner of each parcel to pay the assessment.

7. The owner(s)/developer shall be responsible to disclose the assessment on properties that are sold. If a Homeowners' Association is created within the development, the assessment shall be explained in the CC&Rs.
8. The owner(s)/developer shall install irrigation and landscaping in conformance with the approved landscaping plans. The approved plans shall be in accordance with information provided during the development review process and the City of San Ramon's Beautification Guidelines.
9. Following the completion of a minimum one-year warranty maintenance period, the City shall accept maintenance of the area.

Existing Developments

1. Discussions with the City for the transfer of maintenance shall be initiated by the property owner(s) or Homeowners' Association. The owner(s) shall provide available area and landscaping information to the City so that the City can develop any capital and/or maintenance costs and the corresponding assessment amount.
2. Based upon these discussions, the City shall determine an assessment amount, which will include an assessment range or inflation factor. The assessment amount shall include the capital costs required to bring the property up to City Beautification Standards, as well as the ongoing maintenance costs. The City may assist in financing these capital improvements through annual installment assessments consistent with the provisions of the Landscaping and Lighting Act.
3. After the City determines the assessment amount, the owner(s) shall petition the City in writing to request formation of a Special Landscaping & Lighting District or Special Zone within the existing Landscaping & Lighting District. This petition shall be in accordance with the Right to Vote on Taxes Act.
4. Following review and confirmation of the petition, the City shall conduct a Public Hearing and an election of the owner(s) in accordance with the Landscaping and Lighting Act and the Right to Vote on Taxes Act. The assessment may only be levied if there is not a majority protest and a majority of the ballots weighted according to the proportional financial obligation of the affected property, are in favor of the proposal.
5. The owners of the property shall convey title of the property to be maintained (including any existing facilities such as water meters), to the City.
6. Properties will be assessed upon inclusion of the assessment on the County Assessment Roll.
7. Property owners shall be responsible for disclosing the assessment upon the sale of their private property. If there is a Homeowners' Association, the assessment shall be explained in the CC&Rs.
8. Properties will be assessed upon inclusion of the parcels on the Assessment Roll by the County Assessor's Office.

BENEFIT METHODOLOGY

According to the Landscaping and Lighting Act, the assessment "may be apportioned by any formula or method, which fairly distributes the new amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements" (Streets and Highways Code, Section 22573). Under the Right to Vote on Taxes Act, only special benefits are assessable.

Citywide Assessment

The Citywide assessment was confirmed by a majority vote for Measure K during the November 1996 elections. Measure K provides for a continuation of the \$53 per unit per year Citywide assessment through June 1998. On July 1, 1998, the Citywide assessment increased to \$59 per unit per year.

On July 11, 2006, the City Council approved Resolution No. 2006-106 adopting the new rate of \$79 per unit for FY 2006/07, which includes an annual adjustment based on the Consumer Price Index (CPI) not to exceed 2%.

The Citywide assessment provides for street lighting and three categories of landscaping:

Category 1 - Bishop Ranch Area

Landscaping maintenance within the Bishop Ranch area is governed by their Annexation Agreement to the City of San Ramon.

Category 2 - Arterial Medians

Medians along arterials are the responsibility of the City and will be maintained at a standard determined by the City. Arterials are: Crow Canyon Road, Bollinger Canyon Road (between Crow Canyon Road and Alcosta Boulevard), San Ramon Valley Boulevard, Alcosta Boulevard, Dougherty Road, Village Parkway, Fostoria Way, and Old Ranch Road.

Category 3 - Arterial Roadsides

Roadsides along arterials are the shared responsibility of the City and the adjacent private development – 30% of the cost for arterial roadsides is included within the Citywide assessment while the remaining 70% is included within the special zone assessments described below. This shared responsibility is based upon the following factors:

- a. Enhanced landscaping along arterial roadsides provides special benefit to both the City and the adjacent property owners.
- b. Portions of the landscaped arterial roadside areas were previously maintained by the adjacent development, or private property owners, and were then deeded over to the City for maintenance.

- c. Arterial roadside landscaping was originally installed as part of the private development.
- d. In some cases, landscaped arterial roadside areas provide special benefit by serving as an entry statement into the private development area.

Confirmation of the Citywide assessment was based on the methodology as prescribed in the FY 1996/97 Engineer's Report for the City of San Ramon Landscaping & Lighting District 1984-1. As a result, the methodology did not include the assessment of any public agency properties for the Citywide assessment. Starting in FY 2006/07 public agencies including fire stations, schools (both public and private), churches, and City owned facilities will be assessed using the commercial/institutional methodology. The methodology for nonresidential, commercial, and industrial properties remains consistent with the FY 1996/97 Engineer's Report.

Special Zone Assessments

Special zone assessments provide for landscaping and maintenance of landscaping in two categories:

Category 1 - Arterial Roadside

Roadsides along arterials are the shared responsibility of the City and the adjacent private development. The special zone assessments provide for 70% of the cost of arterial roadsides.

Category 2 - Other Areas

Public medians, parkways, public open space, and roadsides other than arterial medians and arterial roadsides provide a special benefit to and are the responsibility of the private development adjacent to such landscaping. Therefore, all costs associated with these areas are provided by the special zone assessment.

City services for the landscaping or the maintenance of these two categories will be assessed on a benefit basis against properties through the creation of a special zone. The special assessment zone will be defined by either the boundaries of the specific subdivision requesting the maintenance or by the District Engineer who will determine special benefit.

Currently, there are 17 special zones:

- | | |
|--|--|
| 1. Special Zone 3 - Canyon Lakes | 10. Special Zone 12 - El Nido |
| 2. Special Zone 4 - Vista San Ramon | 11. Special Zone 13 - Crown Ridge |
| 3. Special Zone 5 - Summerwood Loop | 12. Special Zone 14 - Four Oaks |
| 4. Special Zone 6 - West Branch | 13. Special Zone 15 - Circle E |
| 5. Special Zone 7 - Bent Creek | 14. Special Zone 16 - Thomas Ranch |
| 6. Special Zone 8 - Deerwood | 15. Special Zone 17 - Henry Ranch |
| 7. Special Zone 9 - Country View | 16. Special Zone 18 - Old Ranch Summit |
| 8. Special Zone 10 - Old Ranch Estates | 17. Special Zone 19 - Glass House |
| 9. Special Zone 11 - Village Parkway | |

APPENDIX F

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 1 – LIGHTING

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 857,762	\$ 629,976	\$ 799,979	\$ 559,642
REVENUES				
Assessment Revenue	935,202	954,028	954,028	973,119
Return Funding - CIP	600	-	-	-
Interest/Finance Adjustment	40,267	-	-	23,578
Damage Reimbursement	-	-	-	-
Total Revenues	976,068	954,028	954,028	996,697
EXPENDITURES				
Personnel	145,456	225,892	225,892	215,984
Contracts	96,929	28,540	59,080	28,540
Utilities	511,809	657,000	657,000	657,000
Materials & Supplies	13,546	22,900	22,900	22,900
Other	-	-	-	-
Indirect Costs	113,917	117,936	117,936	110,947
Assessment Collection Fee	24,363	21,158	21,158	21,158
LED Project Financing Lease Pmt	29,831	-	-	-
Total Expenditures	935,851	1,073,426	1,103,966	1,056,529
Net Increase (Decrease) in Fund Balance	40,218	(119,398)	(149,938)	(59,832)
Fund Balance w/o Project Costs	897,979	510,578	650,041	499,810
% of Operating Costs	96%	48%	59%	47%
PROJECTS				
Signal/Street Light Pole Painting	48,000	-	-	-
Street Light Pole Relamping	50,000	-	-	-
IHT Overcrossing	-	-	-	-
Total Projects	98,000	-	-	-
Net Increase (Decrease) in Fund Balance	(57,782)	(119,398)	(149,938)	(59,832)
FUND BALANCE - JUNE 30	\$ 799,979	\$ 510,578	\$ 650,041	\$ 499,810
% of Operating Costs	85%	48%	59%	47%
LEVY INFORMATION				
Total Special Assessment	935,202	954,028	954,028	973,119
Total Parcels Levied	26,515.50	26,515.50	26,515.50	26,515.50
Assessment Rate	35.27	35.98	35.98	36.70
Maximum Assessment Rate	35.27	35.98	35.98	36.70

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 2 – LANDSCAPING

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 526,999	\$ 797,668	\$ 790,189	\$ 815,173
REVENUES				
Assessment Revenue	1,978,138	1,934,020	1,934,020	1,972,586
Return Funding - CIP	-	-	-	-
Interest/Finance Adjustment	62,820	-	-	31,214
Damage Reimbursement	5,255	-	-	-
Electric Vehicle Charging Station	-	800	800	800
Fostoria Revenue (Town of Danville)	16,298	11,409	11,409	11,409
Total Revenues	2,062,510	1,946,229	1,946,229	2,016,009
EXPENDITURES				
Personnel - Public Services	345,746	420,799	420,799	417,361
Personnel - Engineering	24,309	32,386	32,386	19,305
Contracts	384,600	462,245	462,245	403,783
Utilities	422,306	425,250	439,550	453,750
Materials & Supplies	1,000	16,500	17,050	17,050
Other	705	650	650	650
Indirect Costs	169,193	167,751	167,751	155,134
Transfers Out to Special Zones - 30% Arterial Share	340,310	380,579	391,379	387,053
Total Expenditures	1,688,170	1,906,160	1,931,810	1,854,086
Net Increase (Decrease) in Fund Balance	374,340	40,069	14,419	161,923
Fund Balance w/o Project Costs	901,339	837,737	804,608	977,096
% of Operating Costs	53%	44%	42%	53%
PROJECTS				
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	72,000	72,000	72,000	-
Other Improvements	-	-	-	-
Total Projects	72,000	72,000	72,000	-
Transfers OUT to Special Zones - 30% Arterial Share	39,150	16,500	25,500	3,990
Total Projects (Including Transfers OUT)	111,150	88,500	97,500	3,990
Net Increase (Decrease) in Fund Balance	263,190	(48,431)	(83,081)	157,933
FUND BALANCE - JUNE 30	\$ 790,189	\$ 749,237	\$ 707,108	\$ 973,106
% of Operating Costs	47%	39%	37%	52%
LEVY INFORMATION				
Total Special Assessment	1,896,200	1,934,020	1,934,020	1,972,586
Total Parcels Levied	24,881.25	24,881.25	24,881.25	24,881.25
Assessment Rate	76.21	77.73	77.73	79.28
Maximum Assessment Rate	76.21	77.73	77.73	79.28

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 3 – CANYON LAKES

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/ Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 847,755	\$ 589,706	\$ 907,811	\$ 776,498
REVENUES				
Assessment Revenue	240,940	240,940	240,940	271,058
Return Funding - CIP	-	-	-	-
Interest	30,642	-	-	20,580
Damage Reimbursement	-	-	-	-
HOA Contribution to Landscape Renovation	-	-	-	-
Other Revenue (Transfers from Citywide)	94,731	108,116	127,016	128,033
Total Revenues	366,313	349,056	367,956	419,670
EXPENDITURES				
Personnel	75,613	120,346	120,346	103,576
Contracts	26,376	79,848	79,848	74,268
Utilities	103,638	123,500	186,500	194,500
Materials & Supplies	3,700	8,700	8,700	8,700
Indirect Costs	40,930	42,002	42,002	45,732
Total Expenditures	250,257	374,396	437,396	426,776
Net Increase (Decrease) in Fund Balance	116,056	(25,340)	(69,440)	(7,106)
Fund Balance w/o Project Costs	963,811	564,366	838,371	769,393
% of Operating Costs	385%	151%	192%	180%
PROJECTS				
ARTERIAL				
Irrigation	25,000	5,000	5,000	-
Landscaping/Trees	55,000	40,000	40,000	-
Other Improvements				
Total Projects	80,000	45,000	45,000	-
Transfer IN from Citywide - 30% Share of Arterial	(24,000)	(13,500)	(13,500)	-
Total Projects (Including Transfer IN)	56,000	31,500	31,500	-
Net Increase (Decrease) in Fund Balance	60,056	(56,840)	(100,940)	(7,106)
FUND BALANCE - JUNE 30	\$ 907,811	\$ 532,866	\$ 806,871	\$ 769,393
% of Operating Costs	363%	142%	184%	180%
	\$ 280,704.14			
LEVY INFORMATION				
Total Special Assessment	240,940	240,940	240,940	271,058
Total Parcels Levied	3,011.75	3,011.75	3,011.75	3,011.75
Assessment Rate	80	80	80	90
Maximum Assessment Rate	110	110	110	110

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 4 – VISTA SAN RAMON

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 31,461	\$ 77,058	\$ 73,751	\$ 77,824
REVENUES				
Assessment Revenue	63,434	48,300	48,300	48,300
Return Funding - CIP	-	-	-	-
Interest	4,366	-	-	1,867
Damage Reimbursement	-	-	-	-
Other Revenue (Transfers from Citywide)	6,362	9,071	9,071	6,981
Total Revenues	74,162	57,371	57,371	57,148
EXPENDITURES				
Personnel	6,178	9,537	9,537	8,632
Contracts	6,124	10,755	10,755	10,275
Utilities	14,331	18,100	18,100	18,800
Materials & Supplies	450	1,500	1,500	1,500
Indirect Costs	4,788	5,035	5,035	4,706
Total Expenditures	31,871	44,927	44,927	43,913
Net Increase (Decrease) in Fund Balance	42,290	12,444	12,444	13,235
Fund Balance w/o Project Costs	73,751	89,502	86,195	91,059
% of Operating Costs	231%	199%	192%	207%
PROJECTS				
INTERIOR				
Irrigation	-	6,500	6,500	-
Landscaping/Trees	-	15,000	15,000	-
Other Improvements	-	-	-	-
ARTERIAL				
Irrigation	-	-	-	6,800
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	-
Total Projects	-	21,500	21,500	6,800
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(2,040)
Total Projects (Including Transfer IN)	-	21,500	21,500	4,760
Net Increase (Decrease) in Fund Balance	42,290	(9,056)	(9,056)	8,475
FUND BALANCE - JUNE 30	\$ 73,751	\$ 68,002	\$ 64,695	\$ 86,299
% of Operating Costs	231%	151%	144%	197%
LEVY INFORMATION				
Total Special Assessment	63,434	48,300	48,300	48,300
Total Parcels Levied	161	161	161	161
Assessment Rate	394	300	300	300
Maximum Assessment Rate	394	405	405	415

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 5 – SUMMERWOOD LOOP

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 45,206	\$ 40,253	\$ 31,504	\$ 23,774
REVENUES				
Assessment Revenue	50,520	54,730	54,730	54,730
Return Funding - CIP	-	-	-	-
Interest	2,848	-	-	1,618
Other Revenue (Transfers from Citywide)	23,900	22,847	22,847	24,312
Total Revenues	77,268	77,577	77,577	80,660
EXPENDITURES				
Personnel	20,850	24,864	24,864	25,357
Contracts	15,739	20,876	21,226	19,162
Utilities	22,202	23,170	29,170	29,970
Materials & Supplies	1,241	1,100	1,150	1,150
Indirect Costs	8,438	8,897	8,897	9,078
Total Expenditures	68,470	78,907	85,307	84,717
Net Increase (Decrease) in Fund Balance	8,798	(1,330)	(7,730)	(4,057)
Fund Balance w/o Project Costs	54,004	38,923	23,774	19,717
% of Operating Costs	79%	49%	28%	23%
PROJECTS				
INTERIOR				
Irrigation	-	-	-	-
Landscaping/Trees	22,500	-	-	-
Other Improvements	-	-	-	-
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	-
Total Projects	22,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Projects (Including Transfer IN)	22,500	-	-	-
Net Increase (Decrease) in Fund Balance	(13,702)	(1,330)	(7,730)	(4,057)
FUND BALANCE - JUNE 30	\$ 31,504	\$ 38,923	\$ 23,774	\$ 19,717
% of Operating Costs	46%	49%	28%	23%
LEVY INFORMATION				
Total Special Assessment	50,520	54,730	54,730	54,730
Total Parcels Levied	421	421	421	421
Assessment Rate	120	130	130	130
Maximum Assessment Rate	160	160	160	160

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 6 – WEST BRANCH

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 154,303	\$ 212,400	\$ 212,441	\$ 201,383
REVENUES				
Assessment Revenue	240,065	240,065	240,065	240,065
Return Funding - CIP	-	-	-	-
Interest	10,665	-	-	5,554
Other Revenue (Damage Reimbursement)	-	-	-	-
Other Revenue (Transfers from Citywide)	87,787	92,656	92,656	90,295
Total Revenues	338,517	332,721	332,721	335,914
EXPENDITURES				
Personnel-Landscape	67,348	82,866	82,866	81,965
Personnel-Aquatics	12,817	13,314	13,314	13,625
Contracts	70,173	95,596	95,596	89,890
Utilities	91,796	104,300	104,300	104,500
Materials & Supplies	700	9,150	9,150	9,150
Indirect Costs	37,545	38,553	38,553	35,901
Total Expenditures	280,379	343,779	343,779	335,031
Net Increase (Decrease) in Fund Balance	58,138	(11,058)	(11,058)	883
Fund Balance w/o Project Costs	212,441	201,342	201,383	202,266
% of Operating Costs	76%	59%	59%	60%
PROJECTS				
INTERIOR				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	-
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Fountains	-	-	-	-
Other Improvements	-	-	-	-
Total Projects	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Projects (Including Transfer IN)	-	-	-	-
Net Increase (Decrease) in Fund Balance	58,138	(11,058)	(11,058)	883
FUND BALANCE - JUNE 30	\$ 212,441	\$ 201,342	\$ 201,383	\$ 202,266
% of Operating Costs	76%	59%	59%	60%
LEVY INFORMATION				
Total Special Assessment	240,065	240,065	240,065	240,065
Total Parcels Levied	631.75	631.75	631.75	631.75
Assessment Rate	380	380	380	380
Maximum Assessment Rate	380	380	380	380

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 7 – BENT CREEK

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 164,487	\$ 203,152	\$ 146,813	\$ 123,274
REVENUES				
Assessment Revenue	201,140	201,140	201,140	201,140
Return Funding - CIP	-	-	-	-
Interest	11,582	-	-	6,579
Other Revenue (Transfers from Citywide)	17,177	25,376	25,376	24,468
Total Revenues	229,899	226,516	226,516	232,187
EXPENDITURES				
Personnel	46,408	41,216	41,216	42,404
Contracts	66,709	86,124	86,124	78,339
Utilities	76,225	88,000	88,000	88,000
Materials & Supplies	1,400	6,700	6,700	6,700
Indirect Costs	28,230	28,015	28,015	25,857
Total Expenditures	218,972	250,055	250,055	241,300
Net Increase (Decrease) in Fund Balance	10,926	(23,539)	(23,539)	(9,113)
Fund Balance w/o Project Costs	175,413	179,613	123,274	114,161
% of Operating Costs	80%	72%	49%	47%
PROJECTS				
INTERIOR				
Irrigation	5,000	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	7,500	-	-	-
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	20,000	-	-	-
Other Improvements	3,000	-	-	-
Total Projects	35,500	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	(6,900)	-	-	-
Total Projects (Including Transfer IN)	28,600	-	-	-
Net Increase (Decrease) in Fund Balance	(17,674)	(23,539)	(23,539)	(9,113)
FUND BALANCE - JUNE 30	\$ 146,813	\$ 179,613	\$ 123,274	\$ 114,161
% of Operating Costs	67%	72%	49%	47%
LEVY INFORMATION				
Total Special Assessment	201,140	201,140	201,140	201,140
Total Parcels Levied	452	452	452	452
Assessment Rate	445	445	445	445
Maximum Assessment Rate	445	445	445	445

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 8 – DEERWOOD

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 52,479	\$ 99,015	\$ 86,449	\$ 81,073
REVENUES				
Assessment Revenue	73,485	73,485	73,485	73,485
Return Funding - CIP	-	-	-	-
Interest	5,097	-	-	2,471
Other Revenue (Transfers from Citywide)	31,394	33,971	33,971	31,364
Total Revenues	109,976	107,456	107,456	107,320
EXPENDITURES				
Personnel	26,933	52,550	52,550	44,135
Contracts	4,500	10,112	10,112	8,584
Utilities	32,362	36,100	36,100	36,100
Materials & Supplies	-	1,400	1,400	1,400
Indirect Costs	12,211	12,670	12,670	10,828
Total Expenditures	76,006	112,832	112,832	101,047
Net Increase (Decrease) in Fund Balance	33,970	(5,376)	(5,376)	6,273
Fund Balance w/o Project Costs	86,449	93,639	81,073	87,346
% of Operating Costs	114%	83%	72%	86%
PROJECTS				
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	3,500
Total Projects	-	-	-	3,500
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(1,050)
Total Projects (Including Transfer IN)	-	-	-	2,450
Net Increase (Decrease) in Fund Balance	33,970	(5,376)	(5,376)	3,823
FUND BALANCE - JUNE 30	\$ 86,449	\$ 93,639	\$ 81,073	\$ 84,896
% of Operating Costs	114%	83%	72%	84%
LEVY INFORMATION				
Total Special Assessment	73,485	73,485	73,485	73,485
Total Parcels Levied	639	639	639	639
Assessment Rate	115	115	115	115
Maximum Assessment Rate	115	115	115	115

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ZONE 9 – COUNTRY VIEW

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 48,018	\$ 16,674	\$ 44,192	\$ 31,897
REVENUES				
Assessment Revenue	-	14,720	14,720	14,720
Return Funding - CIP				-
Interest	1,469	-	-	1,115
Other Revenue (Transfers from Citywide)	9,682	4,301	4,301	6,894
Total Revenues	11,151	19,021	19,021	22,729
EXPENDITURES				
Personnel	2,574	2,957	2,957	2,962
Contracts	6,666	8,006	8,006	6,926
Utilities	3,137	9,800	9,800	9,800
Materials & Supplies	-	830	830	830
Indirect Costs	2,599	2,723	2,723	2,463
Total Expenditures	14,976	24,316	24,316	22,981
Net Increase (Decrease) in Fund Balance	(3,825)	(5,295)	(5,295)	(252)
Fund Balance w/o Project Costs	44,192	11,379	38,897	31,646
% of Operating Costs	295%	47%	160%	138%
PROJECTS				
ARTERIAL				
Irrigation	-	5,000	5,000	-
Landscaping/Trees	-	5,000	5,000	-
Other Improvements	-	-	-	-
Total Projects	-	10,000	10,000	-
Transfer IN from Citywide - 30% Share of Arterial	-	(3,000)	(3,000)	-
Total Projects (Including Transfer IN)	-	7,000	7,000	-
Net Increase (Decrease) in Fund Balance	(3,825)	(12,295)	(12,295)	(252)
FUND BALANCE - JUNE 30	\$ 44,192	\$ 4,379	\$ 31,897	\$ 31,646
% of Operating Costs	295%	18%	131%	138%
LEVY INFORMATION				
Total Special Assessment	14,720	14,720	14,720	14,720
Total Parcels Levied	184	184	184	184
Assessment Rate	80	80	80	80
Maximum Assessment Rate	100	100	100	100

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 10 – OLD RANCH ESTATES

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 25,850	\$ 57,415	\$ 57,670	\$ 55,422
REVENUES				
Assessment Revenue	47,600	51,680	51,680	51,680
Return Funding - CIP	50,000	-	-	-
Interest	2,954	-	-	1,341
Other Revenue (Transfers from Citywide)	2,537	3,126	3,126	2,895
Total Revenues	103,091	54,806	54,806	55,916
EXPENDITURES				
Personnel	14,777	16,476	16,476	16,897
Contracts	15,928	21,028	21,028	19,600
Utilities	9,662	8,250	12,250	12,350
Materials & Supplies	535	1,350	1,350	1,350
Indirect Costs	5,369	5,950	5,950	6,025
Total Expenditures	46,271	53,054	57,054	56,222
Net Increase (Decrease) in Fund Balance	56,820	1,752	(2,248)	(306)
Fund Balance w/o Project Costs	82,670	59,167	55,422	55,116
% of Operating Costs	179%	112%	97%	98%
PROJECTS				
INTERIOR				
Irrigation	-	-	-	-
Landscaping/Trees	25,000	-	-	-
Other Improvements	-	-	-	-
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	-
Total Projects	25,000	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Projects (Including Transfer IN)	25,000	-	-	-
Net Increase (Decrease) in Fund Balance	31,820	1,752	(2,248)	(306)
FUND BALANCE - JUNE 30	\$ 57,670	\$ 59,167	\$ 55,422	\$ 55,116
% of Operating Costs	125%	112%	97%	98%
LEVY INFORMATION				
Total Special Assessment	47,600	51,680	51,680	51,680
Total Parcels Levied	136	136	136	136
Assessment Rate	350	380	380	380
Maximum Assessment Rate	380	380	380	380

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 11 – VILLAGE PARKWAY

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 53,514	\$ 69,432	\$ 51,382	\$ 46,948
REVENUES				
Assessment Revenue	26,510	26,510	26,510	26,510
Return Funding - CIP	5,977	-	-	-
Interest	3,380	-	-	1,906
Other Revenue (Transfers from Citywide)	7,918	13,757	13,757	13,485
Total Revenues	43,785	40,267	40,267	41,901
EXPENDITURES				
Personnel	16,873	18,856	18,856	19,385
Contracts	8,107	13,176	13,176	12,204
Utilities	5,457	6,900	6,900	6,900
Materials & Supplies	150	750	750	750
Indirect Costs	4,830	5,019	5,019	4,709
Total Expenditures	35,417	44,701	44,701	43,948
Net Increase (Decrease) in Fund Balance	8,368	(4,434)	(4,434)	(2,047)
Fund Balance w/o Project Costs	61,882	64,998	46,948	44,902
% of Operating Costs	175%	145%	105%	102%
PROJECTS				
ARTERIAL				
Irrigation	15,000	-	-	-
Landscaping/Trees	-	-	-	1,000
Other Improvements	-	-	-	-
Total Projects	15,000	-	-	1,000
Transfer IN from Citywide - 30% Share of Arterial	(4,500)	-	-	(300)
Total Projects (Including Transfer IN)	10,500	-	-	700
Net Increase (Decrease) in Fund Balance	(2,132)	(4,434)	(4,434)	(2,747)
FUND BALANCE - JUNE 30	\$ 51,382	\$ 64,998	\$ 46,948	\$ 44,202
% of Operating Costs	145%	145%	105%	101%
LEVY INFORMATION				
Total Special Assessment	26,510	26,510	26,510	26,510
Total Parcels Levied	241	241	241	241
Assessment Rate	110	110	110	110
Maximum Assessment Rate	110	110	110	110

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 12 – EL NIDO

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 45,027	\$ 39,804	\$ 48,768	\$ 42,879
REVENUES				
Assessment Revenue	17,380	19,750	19,750	19,750
Return Funding - CIP	7,568	-	-	-
Interest	2,079	-	-	1,224
Other Revenue (Transfers from Citywide)	7,001	10,550	11,450	10,281
Total Revenues	34,028	30,300	31,200	31,255
EXPENDITURES				
Personnel	7,953	9,529	9,529	9,633
Contracts	4,648	9,737	9,737	5,673
Utilities	8,688	10,300	13,300	13,700
Materials & Supplies	150	700	700	700
Indirect Costs	3,598	3,823	3,823	3,565
Total Expenditures	25,037	34,089	37,089	33,271
Net Increase (Decrease) in Fund Balance	8,991	(3,789)	(5,889)	(2,016)
Fund Balance w/o Project Costs	54,018	36,015	42,879	40,863
% of Operating Costs	216%	106%	116%	123%
PROJECTS				
ARTERIAL				
Irrigation	7,500	-	-	-
Landscaping/Trees	-	-	-	1,000
Other Improvements	-	-	-	-
Total Projects	7,500	-	-	1,000
Transfer IN from Citywide - 30% Share of Arterial	(2,250)	-	-	(300)
Total Projects (Including Transfer IN)	5,250	-	-	700
Net Increase (Decrease) in Fund Balance	3,741	(3,789)	(5,889)	(2,716)
FUND BALANCE - JUNE 30	\$ 48,768	\$ 36,015	\$ 42,879	\$ 40,163
% of Operating Costs	195%	106%	116%	121%
LEVY INFORMATION				
Total Special Assessment	17,380	19,750	19,750	19,750
Total Parcels Levied	158	158	158	158
Assessment Rate	110	125	125	125
Maximum Assessment Rate	125	125	125	125

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 13 – CROWN RIDGE

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 105,907	\$ 149,782	\$ 117,222	\$ 105,434
REVENUES				
Assessment Revenue	81,120	81,120	81,120	81,120
Return Funding - CIP	-	-	-	-
Interest	8,042	-	-	4,437
Other Revenue (Transfers from Citywide)	19,770	21,182	21,182	20,160
Total Revenues	108,932	102,302	102,302	105,717
EXPENDITURES				
Personnel	21,862	17,214	17,214	17,225
Contracts	28,699	36,630	36,630	31,626
Utilities	26,415	42,000	42,000	42,000
Materials & Supplies	850	2,800	2,800	2,800
Indirect Costs	13,290	12,446	12,446	11,240
Total Expenditures	91,116	111,090	111,090	104,891
Net Increase (Decrease) in Fund Balance	17,815	(8,788)	(8,788)	826
Fund Balance w/o Project Costs	123,722	140,994	108,434	106,261
% of Operating Costs	136%	127%	98%	101%
PROJECTS				
INTERIOR				
Irrigation	-	-	-	-
Landscaping/Trees	3,000	3,000	3,000	-
Other Improvements	-	-	-	-
ARTERIAL				
Irrigation	5,000	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	-
Total Projects	8,000	3,000	3,000	-
Transfer IN from Citywide - 30% Share of Arterial	(1,500)	-	-	-
Total Projects (Including Transfer IN)	6,500	3,000	3,000	-
Net Increase (Decrease) in Fund Balance	11,315	(11,788)	(11,788)	826
FUND BALANCE - JUNE 30	\$ 117,222	\$ 137,994	\$ 105,434	\$ 106,261
% of Operating Costs	129%	124%	95%	101%
LEVY INFORMATION				
Total Special Assessment	81,120	81,120	81,120	81,120
Total Parcels Levied	104	104	104	104
Assessment Rate	780	780	780	780
Maximum Assessment Rate	1,000	1,000	1,000	1,000

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 14 – FOUR OAKS

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 23,590	\$ 21,314	\$ 24,327	\$ 20,623
REVENUES				
Assessment Revenue	10,325	10,325	10,325	10,325
Return Funding - CIP	-	-	-	-
Interest	1,043	-	-	638
Other Revenue (Transfers from Citywide)	5,497	6,036	6,036	5,761
Total Revenues	16,865	16,361	16,361	16,724
EXPENDITURES				
Personnel	5,497	6,379	6,379	6,399
Contracts	5,235	6,335	6,335	5,646
Utilities	3,158	4,500	4,500	4,500
Materials & Supplies	100	600	600	600
Indirect Costs	2,138	2,251	2,251	2,058
Total Expenditures	16,128	20,065	20,065	19,203
Net Increase (Decrease) in Fund Balance	737	(3,704)	(3,704)	(2,479)
Fund Balance w/o Project Costs	24,327	17,610	20,623	18,144
% of Operating Costs	151%	88%	103%	94%
PROJECTS				
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	-
Total Projects	-	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Projects (Including Transfer IN)	-	-	-	-
Net Increase (Decrease) in Fund Balance	737	(3,704)	(3,704)	(2,479)
FUND BALANCE - JUNE 30	\$ 24,327	\$ 17,610	\$ 20,623	\$ 18,144
% of Operating Costs	151%	88%	103%	94%
LEVY INFORMATION				
Total Special Assessment	10,325	10,325	10,325	10,325
Unit Factors	59	59	59	59
Assessment Rate	175	175	175	175
Maximum Assessment Rate	175	175	175	175

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 15 – CIRCLE E

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 50,831	\$ 45,537	\$ 62,098	\$ 57,581
REVENUES				
Assessment Revenue	34,425	35,955	35,955	35,955
Return Funding - CIP	9,337	-	-	-
Interest	2,607	-	-	1,556
Other Revenue (Transfers from Citywide)	4,159	5,404	5,404	4,392
Total Revenues	50,528	41,359	41,359	41,903
EXPENDITURES				
Personnel	9,396	11,037	11,037	10,991
Contracts	6,800	7,010	7,010	6,511
Utilities	12,301	20,135	20,135	20,135
Materials & Supplies	750	2,550	2,550	2,550
Indirect Costs	5,013	5,144	5,144	4,823
Total Expenditures	34,260	45,876	45,876	45,010
Net Increase (Decrease) in Fund Balance	16,268	(4,517)	(4,517)	(3,107)
Fund Balance w/o Project Costs	67,098	41,020	57,581	54,474
% of Operating Costs	196%	89%	126%	121%
PROJECTS				
INTERIOR				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	5,000	-	-	-
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	-
Total Projects	5,000	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Projects (Including Transfer IN)	5,000	-	-	-
Net Increase (Decrease) in Fund Balance	11,268	(4,517)	(4,517)	(3,107)
FUND BALANCE - JUNE 30	\$ 62,098	\$ 41,020	\$ 57,581	\$ 54,474
% of Operating Costs	181%	89%	126%	121%
LEVY INFORMATION				
Total Special Assessment	34,425	35,955	35,955	35,955
Total Parcels Levied	153	153	153	153
Assessment Rate	225	235	235	235
Maximum Assessment Rate	300	300	300	300

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 16 – THOMAS RANCH

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 20,416	\$ 21,253	\$ 24,542	\$ 22,564
REVENUES				
Assessment Revenue	10,500	11,900	11,900	11,900
Return Funding - CIP	268	-	-	-
Interest	1,111	-	-	620
Other Revenue (Transfers from Citywide)	5,425	6,400	6,400	5,675
Total Revenues	17,304	18,300	18,300	18,195
EXPENDITURES				
Personnel	3,158	6,859	6,859	5,609
Contracts	4,443	5,494	5,494	4,738
Utilities	3,267	4,900	4,900	4,900
Materials & Supplies	200	750	750	750
Indirect Costs	2,110	2,275	2,275	1,920
Total Expenditures	13,178	20,278	20,278	17,917
Net Increase (Decrease) in Fund Balance	4,126	(1,978)	(1,978)	278
Fund Balance w/o Project Costs	24,542	19,275	22,564	22,842
% of Operating Costs	186%	95%	111%	127%
PROJECTS				
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	1,000
Other Improvements	-	-	-	-
Total Projects	-	-	-	1,000
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	(300)
Total Projects (Including Transfer IN)	-	-	-	700
Net Increase (Decrease) in Fund Balance	4,126	(1,978)	(1,978)	(422)
FUND BALANCE - JUNE 30	\$ 24,542	\$ 19,275	\$ 22,564	\$ 22,142
% of Operating Costs	186%	95%	111%	124%
LEVY INFORMATION				
Total Special Assessment	10,500	11,900	11,900	11,900
Total Parcels Levied	140	140	140	140
Assessment Rate	75	85	85	85
Maximum Assessment Rate	100	100	100	100

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 17 – HENRY RANCH

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 89,343	\$ 66,992	\$ 93,733	\$ 64,223
REVENUES				
Assessment Revenue	22,950	28,050	28,050	30,600
Return Funding - CIP	-	-	-	-
Interest	3,802	-	-	2,350
Damage Reimbursement	-	-	-	-
Other Revenue (Transfers from Citywide)	15,142	15,697	15,697	14,003
Total Revenues	41,894	43,747	43,747	46,953
EXPENDITURES				
Personnel	7,086	7,963	7,963	7,941
Contracts	9,478	18,539	18,539	13,334
Utilities	14,600	19,150	19,150	19,650
Materials & Supplies	450	750	750	750
Indirect Costs	5,890	5,855	5,855	5,002
Total Expenditures	37,504	52,257	52,257	46,677
Net Increase (Decrease) in Fund Balance	4,390	(8,510)	(8,510)	276
Fund Balance w/o Project Costs	93,733	58,482	85,223	64,499
% of Operating Costs	250%	112%	163%	138%
PROJECTS				
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	30,000	-
Total Projects	-	-	30,000	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	(9,000)	-
Total Projects (Including Transfer IN)	-	-	21,000	-
Net Increase (Decrease) in Fund Balance	4,390	(8,510)	(29,510)	276
FUND BALANCE - JUNE 30	\$ 93,733	\$ 58,482	\$ 64,223	\$ 64,499
% of Operating Costs	250%	112%	123%	138%
LEVY INFORMATION				
Total Special Assessment	22,950	28,050	28,050	30,600
Total Parcels Levied	102	102	102	102
Assessment Rate	225	275	275	300
Maximum Assessment Rate	375	375	375	375

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 18 – OLD RANCH SUMMIT

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 50,421	\$ 26,444	\$ 37,764	\$ 34,611
REVENUES				
Assessment Revenue	18,900	21,600	21,600	21,600
Return Funding - CIP	-	-	-	-
Interest	1,659	-	-	1,224
Other Revenue (Transfers from Citywide)	1,828	2,089	2,089	2,044
Total Revenues	22,387	23,689	23,689	24,868
EXPENDITURES				
Personnel	7,013	7,694	7,694	7,838
Contracts	5,397	6,489	9,489	9,855
Utilities	4,525	6,350	6,350	6,350
Materials & Supplies	150	300	300	300
Indirect Costs	2,959	3,009	3,009	2,922
Total Expenditures	20,043	23,842	26,842	27,265
Net Increase (Decrease) in Fund Balance	2,344	(153)	(3,153)	(2,397)
Fund Balance w/o Project Costs	52,764	26,291	34,611	32,214
% of Operating Costs	263%	110%	129%	118%
PROJECTS				
INTERIOR				
Irrigation	-	-	-	-
Landscaping/Trees	15,000	-	-	-
Other Improvements	-	-	-	-
ARTERIAL				
Irrigation	-	-	-	-
Landscaping/Trees	-	-	-	-
Other Improvements	-	-	-	-
Total Projects	15,000	-	-	-
Transfer IN from Citywide - 30% Share of Arterial	-	-	-	-
Total Projects (Including Transfer IN)	15,000	-	-	-
Net Increase (Decrease) in Fund Balance	(12,656)	(153)	(3,153)	(2,397)
FUND BALANCE - JUNE 30	\$ 37,764	\$ 26,291	\$ 34,611	\$ 32,214
% of Operating Costs	188%	110%	129%	118%
LEVY INFORMATION				
Total Special Assessment	18,900	21,600	21,600	21,600
Total Parcels Levied	54	54	54	54
Assessment Rate	350	400	400	400
Maximum Assessment Rate	1,858	1,858	1,858	1,858

FY 2026/27 LANDSCAPING AND LIGHTING DISTRICT

ZONE 19 – GLASS HOUSE

	2024/25 (LY) Final	2025/26 (CY) Adopted	2025/26 (CY) Projected/	2026/27 Proposed -
FUND BALANCE - JULY 1	\$ 13,707	\$ 18,925	\$ 11,848	\$ 9,034
REVENUES				
Assessment Revenue	15,802	16,118	16,118	16,440
Return Funding - CIP	-	-	-	-
Interest	1,092	-	-	616
Other Revenue (Transfers from Citywide)	-	-	-	-
Total Revenues	16,894	16,118	16,118	17,057
EXPENDITURES				
Personnel	3,463	3,863	3,863	3,827
Contracts	4,844	8,308	8,308	7,552
Utilities	3,588	3,300	4,300	3,600
Materials & Supplies	-	450	450	450
Indirect Costs	1,857	2,011	2,011	1,852
Total Expenditures	13,753	17,932	18,932	17,281
Net Increase (Decrease) in Fund Balance	3,141	(1,814)	(2,814)	(224)
Fund Balance w/o Project Costs	16,848	17,111	9,034	8,810
% of Operating Costs	123%	95%	48%	51%
PROJECTS				
INTERIOR				
Irrigation	-	-	-	-
Landscaping/Trees	5,000	-	-	1,000
Other Improvements	-	-	-	-
Total Projects	5,000	-	-	1,000
Net Increase (Decrease) in Fund Balance	(1,859)	(1,814)	(2,814)	(1,224)
FUND BALANCE - JUNE 30	\$ 11,848	\$ 17,111	\$ 9,034	\$ 7,810
% of Operating Costs	86%	95%	48%	45%
LEVY INFORMATION				
Total Special Assessment	15,802.02	16,118.06	16,118.06	16,440.42
Total Parcels Levied	3	3	3	3
Assessment Rate (rate varies by parcel)	15,802.02	16,118.06	16,118.06	16,440.42
Maximum Assessment Rate	15,802.02	16,118.06	16,118.06	16,440.42
Glass House	8,327.66	8,494.21	8,494.21	8,664.10
Brave Church	1,358.98	1,386.16	1,386.16	1,413.88
Valley Vista	6,115.38	6,237.69	6,237.69	6,362.44
Assessment Rate (rate varies by parcel)	15,802.02	16,118.06	16,118.06	16,440.42
Maximum Assessment Rate	15,802.02	16,118.06	16,118.06	16,440.42

APPENDIX G

SUMMARY OF ASSESSMENTS						
ASSESSMENT PER UNIT FACTOR BY SPECIAL ZONE						
Zone Number	Zone Name	Proposed Unit Factors	FY 2025/26 Levied Rate Per Unit	FY 2026/27 Proposed Rate Per Unit	FY 2026/27 Max Rate Per Unit	FY 2026/27 Estimated Revenue
1	Citywide Street Lighting	26,515.50	\$35.98	\$36.70	\$36.70	\$973,118.85
2	Citywide Landscaping	24,881.25	\$77.73	\$79.28	\$79.28	\$1,972,585.50
3	Canyon Lakes	3,011.75	\$80.00	\$90.00	\$110.00	\$271,057.50
4	Vista San Ramon	161	\$300.00	\$300.00	\$414.75	\$48,300.00
5	Summerwood Loop	421	\$130.00	\$130.00	\$160.00	\$54,730.00
6	West Branch	631.75	\$380.00	\$380.00	\$380.00	\$240,065.00
7	Bent Creek	452	\$445.00	\$445.00	\$445.00	\$201,140.00
8	Deerwood	639	\$115.00	\$115.00	\$115.00	\$73,485.00
9	Country View	184	\$80.00	\$80.00	\$100.00	\$14,720.00
10	Old Ranch Estates	136	\$380.00	\$380.00	\$380.00	\$51,680.00
11	Village Parkway	241	\$110.00	\$110.00	\$110.00	\$26,510.00
12	El Nido	158	\$125.00	\$125.00	\$125.00	\$19,750.00
13	Crown Ridge	104	\$780.00	\$780.00	\$1,000.00	\$81,120.00
14	Four Oaks	59	\$175.00	\$175.00	\$175.00	\$10,325.00
15	Circle E	153	\$235.00	\$235.00	\$300.00	\$35,955.00
16	Thomas Ranch	140	\$85.00	\$85.00	\$100.00	\$11,900.00
17	Henry Ranch	102	\$275.00	\$300.00	\$375.00	\$30,600.00
18	Old Ranch Summit	54	\$400.00	\$400.00	\$1,858.00	\$21,600.00
19*	Glass House (SR)	1	\$8,494.21	\$8,664.10	\$8,664.10	\$16,440.42
	Brave Church (CH)	1	\$1,386.16	\$1,413.88	\$1,413.88	
	Valley Vista (VV)	1	\$6,237.69	\$6,362.44	\$6,362.44	
Total Assessment Revenue:						\$4,155,082.27

*SR - City of San Ramon, CH - Brave Church, VV - Valley Vista Senior Housing

*The owners of the three Zone 19 parcels were responsible for paying the Zone 1 and Zone 2 assessments prior to the formation of Zone 19. Therefore, these three parcels are included in the Zone 1 and Zone 2 unit factors and revenue estimates above, in addition to the Zone 19 assessment and revenue estimates.

CUMULATIVE ASSESSMENTS
(Includes Citywide Zones and Special Zone)

Description	Per Unit FY 2025/26	Per Unit FY 2026/27	Per Unit Change
Bishop Ranch Properties (Zone 1 only)	\$35.98	\$36.70	\$0.72
Canyon Lakes (Zone 1, Zone 2, Zone 3)	\$193.71	\$205.98	\$12.27
Vista San Ramon (Zone 1, Zone 2, Zone 4)	\$413.71	\$415.98	\$2.27
Summerwood Loop (Zone 1, Zone 2, Zone 5)	\$243.71	\$245.98	\$2.27
West Branch (Zone 1, Zone 2, Zone 6)	\$493.71	\$495.98	\$2.27
Bent Creek (Zone 1, Zone 2, Zone 7)	\$558.71	\$560.98	\$2.27
Deerwood (Zone 1, Zone 2, Zone 8)	\$228.71	\$230.98	\$2.27
Country View (Zone 1, Zone 2, Zone 9)	\$193.71	\$195.98	\$2.27
Old Ranch Estates (Zone 1, Zone 2, Zone 10)	\$493.71	\$495.98	\$2.27
Village Parkway (Zone 1, Zone 2, Zone 11)	\$223.71	\$225.98	\$2.27
El Nido (Zone 1, Zone 2, Zone 12)	\$238.71	\$240.98	\$2.27
Crown Ridge (Zone 1, Zone 2, Zone 13)	\$893.71	\$895.98	\$2.27
Four Oaks (Zone 1, Zone 2, Zone 14)	\$288.71	\$290.98	\$2.27
Circle E (Zone 1, Zone 2, Zone 15)	\$348.71	\$350.98	\$2.27
Thomas Ranch (Zone 1, Zone 2, Zone 16)	\$198.71	\$200.98	\$2.27
Henry Ranch (Zone 1, Zone 2, Zone 17)	\$388.71	\$415.98	\$27.27
Old Ranch Summit (Zone 1, Zone 2, Zone 18)	\$513.71	\$515.98	\$2.27
*Glass House (SR)(Zone 19)	\$8,607.92	\$8,780.08	
*Brave Church (CH)(Zone 19)	\$1,499.87	\$1,529.86	\$329.17
*Valley Vista (VV)(Zone 19)	\$6,351.40	\$6,478.42	
All Other Areas (Zone 1, Zone 2)	\$113.71	\$115.98	\$2.27

*SR - City of San Ramon, CH - Brave Church, VV - Valley Vista Senior Housing

The Zone 1 and Zone 2 assessments for these parcels are accounted for separately from the Zone 19 assessments. Therefore, no increase for Zone 1 and Zone 2 are showing under Zone 19.



**City Council Staff Report
Item No. 8.2.**

Date: June 9, 2026

To: San Ramon City Council

**From: Brian Bornstein, Department Director
Gary Manuel, Program Manager**

Subject: Public Hearing: Resolution No. 2026-078 - Confirming The Preserve Landscaping and Lighting Assessment District Diagram and Assessments and Levying The Preserve Landscaping and Lighting Assessment District Assessments for Fiscal Year 2026/27

Executive Summary:

The Preserve Landscaping and Lighting Assessment District (District) Engineer's Report includes minor changes from the previous year. Staff is proposing a maximum assessment cap increase to \$455.06 and an assessment rate of \$315.15 (\$295.99 FY 2025/26) for FY 2026/27. This public hearing is the final action required to confirm the assessment diagram and levy the assessments. The final Engineer's Report, together with the assessment roll and the assessment diagram, will be filed with the Contra Costa County Assessor's Office by August 10, 2026.

Recommendation:

Staff recommends the City Council conduct the Public Hearing and approve this Resolution confirming The Preserve Landscaping & Lighting District diagram and assessments and levying The Preserve Landscaping & Lighting District assessments for Fiscal Year 2026/27.

Background:

The Preserve Landscaping and Lighting Assessment District (District) was formed on March 13, 2018, with Resolution No. 2018-033, to fund the proposed public landscaping program associated with the Preserve (Faria) Development. Property owners within the District will pay an annual assessment to fund the maintenance of public landscaping. Such maintenance is performed through a combination of City staff and contractors. The maximum annual assessment shall be increased by the greater of 2% or the February

Consumer Price Index for the San Francisco Bay Area, All Urban Consumers.

To reestablish a Landscaping and Lighting District under the California Landscaping and Lighting Act of 1972 (Streets and Highways Code §22500 et seq.) (Act), a local agency must follow a structured legal process. The first step necessary to re-establish the District for FY 2026/27 was completed on March 24, 2026, when the City Council approved Resolution No. 2026-038, describing new improvements and ordering the District Engineer to prepare and file the Engineer's Report for FY 2026/27. The FY 2026/27 Engineer's Report (Attachment B) is outlined by the Act as the second step necessary to re-establish the District. The final step required by the Act is to conduct a Public Hearing and adopt a Resolution confirming the diagram and assessments and levying the assessments for FY 2026/27. This allows staff to prepare the database of parcels and corresponding assessments to be included on the property tax roll, which must be submitted to the Contra Costa County Assessor's Office by August 10, 2026.

On May 26, 2026, City Council approved Resolution No. 2026-061 approving the District Engineer's Report for FY 2026/27, adopting a Resolution of Intention to levy and collect assessments for FY 2026/27, and setting a public hearing for June 9, 2026.

Improvements

All improvements to be maintained by the District in FY 2026/27 were constructed by The Preserve developer in accordance with approved project plans and, except for the three (3) roundabouts on Faria Preserve Parkway, have been transferred to the City. The transferred improvements include landscaping, irrigation, hardscape, a walking path, and related features along Faria Preserve Parkway and Bollinger Canyon Road adjacent to the project. The timing of the roundabout transfer was delayed due to development traffic, and acceptance is dependent on the developer's schedule. However, the majority of the improvements were accepted by the City for ownership and maintenance in FY 2024/25.

Cost of Maintenance

The initial maintenance cost, the annualized replacement cost of improvements, and the cost of administering the District were estimated as presented in the Engineer's Report prepared for the formation of the District.

Anticipated expenditures for FY 2026/27 are based on FY 2025/26 maintenance costs, inspections of the already accepted areas, and contractor quotes to complete certain maintenance activities. The estimated costs and budget are summarized below:

DESCRIPTION	COSTS
Annual Operation, Maintenance, and Replacement Cost	\$207,906

Less: General Benefit Contribution (7.92%)	(16,466)
Total Assessable Direct Costs	\$191,440
Incidental Costs (Tax Roll Fees and Administration)	\$8,500
Total Maximum Costs that can be Assessed	\$199,940

Recommended Assessments for FY 2026/27

The initial maximum assessment for the District was set at \$363.13 per benefit point. This can be adjusted by the greater of 2% or the Consumer Price Index for the San Francisco Bay Area, All Urban Consumers. This year, the applicable inflation rate was 2.5%. Therefore, a 2.5% increase has been applied. The proposed maximum assessment is \$455.06. Single-family homes will be assessed one benefit point, and townhome condominiums will be assessed 0.75 benefit points.

Not all of the actual costs may be assessed. A certain fraction of the benefits of the improvements is deemed to be of general benefit to the community as a whole and is not assessable. Analysis done for the original Engineer's Report determined that this benefit was 7.92%. Therefore, the total cost to be assessed for FY 2026/27 is 92.08% of the \$207,906 annual costs, or \$191,440, plus fees and administrative costs of \$8,500, for a total of \$199,940.

All the units to be constructed as part of The Preserve project will be assessable in FY 2026/27. This totals 524 benefit points, assessed at \$315.15 each, resulting in revenue of \$165,139 to fund maintenance and replacement costs for FY 2026/27. This amount is less than the total operating cost of \$199,940 due to a healthy reserve and adjustments to improvements within The Preserve.

FY 2025/26 maximum assessment was \$443.96, and the annual assessment rate was \$295.99.

Future Reserve Study Update

When the roundabouts are accepted for maintenance by the City, actual costs of maintenance and administration will be updated. In addition, appropriate reserves for non-routine maintenance and replacement of improvements will be accumulated. The amount of money to be expended in any given year and the required reserves will be tracked and presented to the Finance Committee and City Council in annual updates to the Reserve Fund Study and the annual Engineer's Report.

Fiscal Impact:

The Engineer's Report will serve as the basis for assessing parcels within The Preserve

Landscaping and Lighting Assessment District. The associated costs, as well as revenues from this levy, were included in the FY27 Proposed Budget adopted by the City Council at their meeting on May 26, 2026.

Alternative Option(s):

Do not re-establish the District and fund services through other City sources, or modify the scope of services, such as eliminating certain zone improvements.

Next Steps:

Staff will file the final Engineer’s Report, together with the assessment roll and the assessment diagram, with the Contra Costa County Assessor’s Office by August 10, 2026.

Attachment(s):

- A. Resolution 2026-078
- B. FY 26/27 The Preserve Landscaping and Lighting Assessment District Engineer’s Report

RESOLUTION NO. 2026-078

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
CONFIRMING THE PRESERVE LANDSCAPING & LIGHTING DISTRICT DIAGRAM AND
ASSESSMENTS AND LEVYING THE PRESERVE LANDSCAPING & LIGHTING DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2026/27**

WHEREAS, on March 24, 2026, the City Council of the City of San Ramon adopted Resolution No. 2026-038 describing new improvements for The Preserve Landscaping & Lighting District (District) and ordering the District Engineer to prepare and file an Engineer's Report (Report) for FY 2026/27; and

WHEREAS, the District Engineer filed the Engineer's Report and on May 26, 2026, the City Council of the City of San Ramon adopted Resolution No. 2026-061 approving the FY 2026/27 District Engineer's Report and associated assessment diagram, adopting a Resolution of intention to levy and collect assessments for FY 2026/27, and setting a Public Hearing for June 9, 2026; and

WHEREAS, the City Council conducted a Public Hearing on June 9, 2026; and

WHEREAS, the City Council hereby finds that the assessments have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed as set forth in the Engineer's Report for FY 2026/27.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby confirm The Preserve Landscaping & Lighting District diagram and assessments and levy The Preserve Landscaping & Lighting District assessments for FY 2026/27 as set forth in the Engineer's Report.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk

ENGINEER'S REPORT
for
THE PRESERVE LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT

FISCAL YEAR JULY 1, 2026 – JUNE 30, 2027



CITY OF SAN RAMON
Contra Costa County, California
June 9, 2026

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Transmittal

I, the undersigned, respectfully submit the enclosed Engineer's Report, and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of San Ramon and the Assessment Law.

Chen-hsuan Hsieh
District Engineer
R.C.E. 68052 (Expires 09/30/27)

Certification of Filing

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached was filed with me on the _____ day of _____ 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of San Ramon, California, on the _____ day of _____ 2026.

Joan Snashall, City Clerk
City of San Ramon
Contra Costa County, California

INTRODUCTION

This Assessment Engineer's Report separates and quantifies the special and general benefits and assesses the proportional special benefit to fund a proposed landscaping program containing decorative planting, irrigation, minor hardscaping, a walking path, and pedestrian improvements within the proposed The Preserve Landscape and Lighting Assessment District (hereafter referred to as the "District"). Article XIID Section 4 of the Constitution of the State of California ("Proposition 218") and recent court rulings have made clear the importance of separating and quantifying the special and general benefits and supporting that quantification with evidence and analysis.

IMPROVEMENTS

Location of District and Improvements

The District will provide ongoing funding for a landscaping program that includes decorative planting, irrigation, hardscaping, a walking path, and pedestrian improvements. The proposed District area was annexed into the City by LAFCO Resolution 08-27 on February 11, 2009. The Faria Preserve is generally located north of Deerwood Drive and Deerwood Road, east of Bollinger Canyon Road, and west of Omega Road.

The improvements are located along Bollinger Canyon Road, a section of Omega Road, and along Faria Preserve Parkway.

The Preserve project plans, containing detailed information on the exact description and location of the improvements, are on file with the City. All improvements to be maintained by the District are located in the public right of way and exclude those fences, gates, screen walls, and existing retaining walls on Purdue Road, and those improvements to be maintained by The Preserve Home Owners Association(s). Those elements to be maintained by the Landscaping and Lighting District 1984-1.

Landscaping Program

The Landscaping Program provides year-round maintenance and management services. Landscape improvements include trees, shrubs, and decorative plantings, together with an irrigation system that includes controllers, valves, and booster pumps. Hardscape improvements include decorative paving, retaining walls, and a DG walking path. The walking path improvements include sitting benches, trash receptacles, and drinking fountains.

Services include routine maintenance of irrigation systems and landscape and hardscape improvements. Landscape services include pruning, trimming, irrigation, fertilization, and the repair and replacement of improvements. Hardscape services include repair, painting, cleaning, graffiti removal, replacement of the improvements, regular trash removal, and all utilities.

The landscaping will be installed to create a common theme and neighborhood identity across parcels within the District.

Overhead

In addition to the costs to maintain and service the District improvements mentioned above, the City will incur staff time and expenses related to the programs mentioned above, as well as costs for managing the District. Staff time includes oversight and coordination of both City- and contractor-provided services, annual tax roll preparation, and addressing property owner questions and concerns. These activities are directly related to the District and its improvements, and without them, the improvements could not be efficiently completed or properly maintained on an ongoing basis.

ESTIMATE OF COSTS

The estimated costs of maintenance and servicing of the improvements as described in the previous Section are summarized below. Each year, as part of the assessment district levy calculation process, the costs and expenses are reviewed, and the annual costs are projected for the following fiscal year.

Annual Maintenance Cost Estimate

The table below estimates the cost of annual maintenance and servicing for all improvements in FY 2025/26 dollars. The estimated maintenance costs are based on previous years' actual costs and contractor quotes. Future costs will depend on the amount and timing of turnover of improvements to the District, and on the type, amount, and cost basis of the work at that time. This table may be adjusted as updated data becomes available.

Item	Cost
Staff	\$37,110.00
Contractors	\$26,574.00
Utilities	\$64,700.00
Materials	\$1,500.00
Yard and Misc	\$15,588.00
Total Annual Maintenance Cost	\$145,472.00

Annualized Replacement Cost Estimate

The table below estimates the annualized replacement cost in 2025 dollars of the improvements calculated over the service life of each item. The annualized replacement cost ensures funding is available for major landscape and irrigation repairs, including hardscape and other amenities within The Preserve. If any adjustments are required, there are sufficient reserves to cover them.

Estimated Annualized Replacement Cost			
	*Cost per Unit	Life Years	Cost
Landscaping	\$5.64	20	\$40,015.76
Trees	\$626.65	30	\$5,430.95
Irrigation Controllers	\$5,639.84	10	\$1,691.95
Remote Control Valves	\$501.32	20	\$3,759.89
Wall Replacement	\$94.00	75	\$2,098.02
Decorative Paving	\$15.04	20	\$1,457.58
DG Path	\$15.04	15	\$7,979.99
Total Annualized Replacement Cost			\$62,434.14

*FY 2025/26 costs.

Total Annual Maintenance and Replacement Cost

The cost below includes annual maintenance costs and estimated annualized replacement costs.

ER Total Annual Maintenance and Replacement Cost	
Total Annualized Replacement Cost	\$62,434.14
Total Annual Operational and Maintenance Cost	\$145,472.00
Total Annual Maintenance and Replacement Cost	\$207,906.14

SPECIAL AND GENERAL BENEFIT

Introduction

Pursuant to Article XIID, all parcels that receive a special benefit conferred upon them as a result of the public improvements shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the project. Furthermore, Article XIID requires that the City separate the general benefit from the special benefit, so that only the special benefit may be assessed.

Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIID also provides that publicly owned properties within an assessment district must be assessed, unless there is clear and convincing evidence that they receive no special benefit from the assessment. Examples of parcels that might be exempted from the assessment include public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts, public parks and parkways, and open space areas. At this time, parcels expected to develop within the District are exempt from the assessment because they are planned public streets, open space, and park areas that receive no special benefit from the improvements.

Identification of Benefit

The operation and maintenance of the improvements, along with the necessary related administrative expenses the City will incur in obtaining and managing maintenance services, will provide benefits to both properties within the District's boundary and to the community as a whole. The benefits conferred to property within the boundary of the District from the public improvements are described below. This Report does not consider any general enhancement of property value.

AESTHETIC BENEFITS

Aesthetics, or the beautification of property, is a primary component of livability. Livability encompasses qualities and characteristics unique to a specific area. The Victoria Transport Policy Institute (2011) expands on the concept of livability and the various benefits associated with that designation:

"The livability of an area increases property desirability and business activity. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. Livability also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources."

The maintenance and servicing of the improvements increases the aesthetics, appearance, and desirability of properties within the proposed boundaries of the District. The overall appeal of the District is enhanced when improvements are in place and maintained in a healthy, satisfactory condition.

The maintenance of the improvements will create a cohesive community identity that will improve livability within and help define a positive urban character through the visual features of a destination community. This encourages the enjoyment of the Neighborhood and promotes the maximum use of each area.

Conversely, appeal decreases when improvements are not well-maintained, unsafe, or destroyed by the elements or vandalism. Upgraded and maintained amenities will enhance the appearance, desirability, and "livability" of the property throughout the District.

PEDESTRIAN BENEFITS

Walking paths will be maintained and free from trash. These regularly maintained sidewalks will provide a year-round, aesthetically pleasing environment that encourages pedestrian activity.

Regular maintenance and repair ensure that the improvements do not deteriorate or become disrepair and are not materially detrimental to properties adjacent to or in proximity to the improvements within the proposed District. According to the Victoria Transport Policy Institute (2011), streetscapes significantly affect how people view and interact with their community. With streetscapes that are safe and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, and attract residents to the community.

Maintained walking improvements will enhance the local identity of the District, leading to a stronger, healthier community. The walking improvements, including benches, water fountains, and trash receptacles, will establish continuity throughout the District. The walking improvements also provide an additional means to enjoy the landscaping improvements.

A survey conducted by DMB (an Arizona-based commercial developer) found strong demand for communities characterized by pedestrian access, a sense of connection, and a sense of community and diversity (Urban Land Institute, 2006). According to the Urban Land Institute report "Creating Walkable Places: Compact Mixed-Use Solutions", people want their neighborhoods to provide more opportunities to walk (Urban Land Institute, 2006). A survey sponsored by the Surface Transportation Policy Project found that 55% of respondents would like to walk more, 63% would like to run errands on foot and walk to stores, and 79% would like sidewalks and other places to walk and exercise (Urban Land Institute, 2006). The installation of the interconnecting sidewalks improves the livability and appeal of the properties.

SECURITY AND SAFETY BENEFITS

A recent study found that after landscape improvements were installed, there was a 46% decrease in crash rates across urban arterial and highway sites, and a second study reviewed found a 5% to 20% reduction in mid-block crashes after trees and planters were installed on urban arterial roads. In addition, there is less graffiti, vandalism, and littering in outdoor spaces with natural landscapes than in comparable plant-less spaces (Wolf, 2010). As residents are active in their neighborhoods, crime declines proportionately as these neighborhoods become more cohesive, self-aware, and self-policing.

Further, by including landscaping in the central portion of streets, this will discourage pedestrians from cutting across the streets and encourage the use of designated pedestrian crossings. The Victoria Transport Policy Institute (2011) found that streetscapes reduce traffic speeds and, when combined with improved pedestrian crossing conditions, can significantly reduce collisions.

According to the Federal Highway Administration ("FHWA"), sidewalks and walking trails reduce roadway accidents, including pedestrian/motor vehicle accidents. In addition, roadways without sidewalks are more than twice as likely to have pedestrian-involved accidents compared to sites with sidewalks on both sides of the street (FHWA, n.d.). In 2008, the National Traffic Safety Administration's (NHTSA) National

Pedestrian Crash Report identified California as one of the states with the highest number of pedestrian deaths (NHTSA, 2008).

The ongoing improvements will enhance safety for the property, residents, and visitors to the District. Convenient and safe pedestrian access is a critical component of establishing a community. Well-maintained, clean sidewalks and walking trails provide separation between vehicles and pedestrians, as well as between property and pedestrians, which enhances safety for both. Pedestrian safety involves not only protection from vehicular accidents but also from criminal activity. Well-maintained areas mitigate crime, especially vandalism, and enhance pedestrian and vehicular safety.

The U.S. Department of Transportation Federal Highway Administration (FHWA, n.d.) notes that annually, around 4,500 pedestrians are killed in traffic crashes with motor vehicles in the United States. Pedestrians killed while "walking along the roadway" account for almost 8 percent of those deaths. Providing safe walkways separated from the travel lanes could help to prevent up to 88 percent of these "walking along roadway" crashes.

Separation of General Benefit

Section 4 of Article XIID of the California Constitution provides that once a local agency that proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred." Only special benefits can be included in the assessments imposed. A general benefit is an overall and similar benefit to the public at large resulting from the maintenance and operation of the improvements to be provided by the assessments levied.

The maintenance of the improvements will provide improved aesthetic, pedestrian, and safety benefits to property within the District, but it is recognized that the maintenance activities will also provide a level of benefit to some property in proximity to the District, as well as to visitors and individuals passing through the District. This is considered to be a general benefit that District assessments cannot fund. Pedestrian and vehicular traffic from property within and outside the District, as well as individuals passing through the District, will utilize and enjoy the maintained improvements. Therefore, the overall benefit resulting from District maintenance activities must be considered.

The maintenance of the improvements will also provide enhanced aesthetic, pedestrian, and safety benefits to pedestrians and vehicles traveling through the District to access properties outside the District boundaries. Further, non-resident pedestrians may take advantage of the clean, safe areas and incorporate them into their fitness routine as part of the overall route. These activities create a general benefit that must be separated and quantified as shown below.

Quantification of General Benefit

The general benefit provided by the District's activities cannot be funded through property owner assessments within the District. For property within the District to be assessed only for that portion of special benefit received from the District's maintenance and service activities, the general benefits provided by the ongoing maintenance of the improvements need to be quantified.

The District is projected to consist of a variety of land uses, including 296 single-family residential parcels, 304 condominium units, a house of worship, and approximately 220 acres of non-residential land, including open space, recreational areas, and public property. Properties within the District are classified into a land use category according to the assigned land use code, as shown on the County Assessor's latest secured property tax roll.

As a result of the maintenance activities, there will be a general benefit to traffic and/or pedestrians who do not live in or intend to conduct business within the District. This general benefit, serving as a pass-through

corridor or destination for traffic and/or pedestrians, needs to be quantified. The identified benefits of maintaining the improvements include beautification of the area, pedestrian benefits, and security/safety benefits. Each of these benefits must be considered and quantified.

General Benefit Portion of Improved Aesthetic Benefits

The automotive traffic generated from property outside the District that may pass through the District and enjoy the maintained improvements must be estimated. The AECOM Final Transportation Impact Analysis was prepared in August 2013 for the Faria Preserve project (the "Traffic Study").

The Traffic Study analyzed trips generated by the Faria development and their impact on the surrounding transportation infrastructure. The Traffic Study projected trips generated by the Faria project and by the non-project area to estimate total trip loads at selected intersections. By comparing the Project Trip Assignments with the Cumulative (2030) Plus Project Intersection Traffic Volumes and Geometry, it was found that no through traffic was calculated to pass through the Faria development. However, the Traffic Study was based upon a roadway configuration that differs from the current development plan. The difference is that the Eastern connection of Faria Parkway, formerly connected to Deerwood Road (Intersection "A"), is now connecting to Purdue Road. To accommodate potential through traffic due to the roadway configuration change, it is estimated that 5% of the total traffic passing through the improvements will be from sources outside the District (through and/or destination traffic) and will thereby enjoy an aesthetic benefit from their maintenance.

General Benefit Portion of Improved Pedestrian Benefits

The pathways connect neighborhoods to open spaces and park areas. The walking paths create recreational and fitness opportunities and foster a sense of community. There will be pedestrian traffic generated from property outside the District, which may use the maintained walking paths in the District and access property located outside the District boundaries. Pedestrians may also incorporate the walking paths into their leisure and fitness routines, thus making the District walking paths a pass-through portion of their overall route.

The park and open space associated with the Faria development will draw people from outside the District who will enjoy the pedestrian benefits. The walking paths maintained by the District are a subset of the entire sidewalk, walking path, and foot trail system planned for the Faria development open space and park parcels.

The 13.6-acre park associated with the Faria development is approximately 3.3% of the City's total park acreage. The 190 acres of open space are approximately 8.2% of the City's total open space area. The project area is located distant from the City's residential core, and, as evidenced by the Traffic Study, minimal through-traffic is anticipated to travel through the area. However, as a pedestrian recreational destination area, there is an expectation of a higher percentage of out-of-district pedestrian use relative to total pedestrian use. The out-of-district (General Benefit) percentage of use is estimated at 1/8, or 12.5%, of pedestrians using the District improvements.

General Benefit Portion of Improved Security & Safety Benefits

The improvements will enhance security and safety for persons and property. The identified benefits to property (reduced graffiti, vandalism, and littering) are localized and therefore limited to the property within the District. 0.0% General Benefit is estimated to accrue to property outside the District. The safety and security general benefit to persons is proportional to the pedestrian benefit estimated for those outside the District, or 12.5%. The General Benefit for persons and property is averaged to produce an estimated General Benefit of 6.25% for improved security and safety.

Collective District-wide General Benefit

Since the District comprises improved aesthetics, pedestrian improvements, and increased safety and security benefits resulting from a blend of improvements, the activities of both pedestrians and vehicles must be addressed collectively rather than independently. Therefore, the average of the general benefit percentages has been used to quantify the District's overall level of general benefit. This general benefit result is provided in the table below:

General Benefit Quantification				
Benefit	Measurement	Estimated Based Upon	General Benefit %	
Aesthetics	Trip Generation	Total traffic trips to or through the District, which originate out of District.		5.00%
Pedestrian	Persons using walking improvements	Walking path use from outside District		12.50%
Security & Safety	Persons using walking improvements	Walking path use from outside District	12.50%	
	Property distance from improvements	Distance from improvements	0.00%	
		Average Security & Safety	6.25%	6.25%
Total Averaged General Benefit				7.92%

The general benefit, which is the percentage of the total budget (excluding District administrative costs), that must be funded through sources other than assessments, is 7.92%. The special benefit, then, is the percentage of the budget that may be funded by assessments: 92.08%.

Apportioning of Special Benefit

As outlined in Section 5.2, each parcel within the District receives a special benefit from the improvements. Each parcel that has a special benefit conferred upon it, as a result of the maintenance and operation of improvements, is identified, and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements.

The total costs of maintenance and operation, less the amount of general benefit identified, will be assessed to the parcels within the District based on the benefit points assigned to each parcel. This Section provides a detailed breakdown of the assigned benefit points described herein. To assess special benefits appropriately, it is necessary to relate parcels to different land uses, use intensities, sizes, locations, and proximity to improvements. The City has a well-established Assessment Factoring Methodology that considers the proportional benefit received by all property types in the City from landscaping and lighting improvements.

Each parcel's land use is a factor that distinguishes parcels based on the benefits received from improvements within the District. Parcels with residential land use serve as the basis for assigning benefit points for maintenance and service activities.

Common areas, roads, and easements are deemed to receive no benefit from the District's maintenance activities because they serve as connectors to other properties and do not receive benefits from increased aesthetics, security, safety, or pedestrian benefits. Utility parcels are also deemed not to benefit from the maintenance of the improvements.

The following table lists the benefit points assigned to each land-use category of parcels within the District.

STREET LANDSCAPING & LIGHTING BENEFIT UNIT FACTORS

<u>Land Use</u>	<u>Use Code*</u>	<u>Aesthetic Points</u>	<u>Pedestrian Points</u>	<u>Security & Safety Points</u>	<u>Total Points</u>
Single Family	11-19	.375	.25	.375	1.00
Condominium	29	.250	.25	.250	.75
Multiple Residential (including hotels, motels)					
Units:					
Two	21	.50	.50	.50	1.50
Three	22	.75	.75	.75	2.25
Four	23	1.00	1.00	1.00	3.00
Five	24	1.25	1.25	1.25	3.75
6 - 12	25	2.50	2.50	2.50	7.50
13– 24	26	4.50	4.50	4.50	13.50
25 - 59	27	5.00	10.00	5.00	20.00
60 – 80	28	8.75	17.50	8.75	35.00
81 - 100	28	11.25	22.50	11.25	45.00
101 - 200	28	18.75	37.50	18.75	75.00
201 - 400	28	37.50	75.00	37.50	150.00
401 - 600	28	62.50	125.00	62.50	250.00
601 - 800	28	87.50	175.00	87.50	350.00
801 - 1,000	28	112.00	225.00	112.50	450.00
etc.	etc.	etc.	etc.	etc.	etc.
Industrial	50 - 59	Assessment based on frontage and total area of the parcel – see tables below			
Commercial	29 - 49				
Institutional	70 - 79				
<u>Industrial Frontage (ft)</u>	<u>Points</u>		<u>Parcel Area (ft2)</u>	<u>Parcel Area (ac)</u>	<u>Points</u>
0 - 200	4		0 - 25,000	0.00 - 0.57	4
201 - 500	12		25,000 - 100,000	0.58 - 2.29	12
501 - 1,000	24		100,001 - 250,000	2.30 - 5.79	24
1,001+	36		250,001+	5.80 +	36
<u>Commercial & Institutional Frontage (ft)</u>	<u>Points</u>		<u>Parcel Area (ft2)</u>	<u>Parcel Area (ac)</u>	<u>Points</u>
0 - 200	4		0 - 5,000	0.00 - 0.11	4
201 - 500	8		5,001 - 10,000	0.12 - 0.22	8
501 - 1,000	12		10,001 - 25,000	0.23 - 0.58	12
1,001 - 3,000	16		25,001 - 100,000	0.59 - 2.29	16
3,001 - 5,000	24		100,001 - 500,000	2.30 - 11.49	24
5,001+	36		500,001+	11.50 +	36

*The Use Code is the designation used by the County Assessor's Office to indicate how the land is being used

Total Special Benefit Points Calculation

The formula below shows the total special benefit points calculation for each parcel within the District:

Parcel's Total Special Benefit Points	=	Parcel's Aesthetic Benefit Points	+	Parcel's Pedestrian Benefit Points	+	Parcel's Safety Benefit Points
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Data Considerations and Parcel Changes

The use of the latest Assessor's Secured Roll information has been. It shall be used in the future as the basis for determining each parcel's land use category and acreage, unless better data is or becomes available to the City. In addition, if the Auditor/Controller identifies any parcel within the District to be an invalid parcel number, the land use category, residential dwelling units, and acreage of the subsequent valid parcels shall serve as the basis for assigning parcel factor special benefit points.

Special Considerations: Publicly Owned Parcels

Any publicly owned parcels that benefit from the improvements cannot be exempt from the assessment. The special benefits accruing to these types of parcels must be determined using the same kind of formulas and benefit point assignment as applied to privately owned parcels. This requirement is clearly conveyed in Article XIII D, Section 4(a) of the California Constitution, which states in part, "... *Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" No publicly owned parcels have been categorized and assigned benefit units using the same methodology as privately owned parcels, based on their land use as shown on the County Assessor's latest secured property tax roll.

Benefit Units per Property Type

The following table calculates the Benefit Units for each Property Type by proposed Neighborhood.

Neighborhood	Land Use	Count	Aesthetic Points	Pedestrian Points	Security & Safety Points	Benefit Points
I	Single Family	121	0.375	0.250	0.375	1.000
II	Single Family	72	0.375	0.250	0.375	1.000
III	Courtyard Single Family	63	0.375	0.250	0.375	1.000
IV	Condo - Townhomes	104	0.250	0.250	0.250	0.750
	Condo - 2 Story Flats	78	0.250	0.250	0.250	0.750
V	Single Family	40	0.375	0.250	0.375	1.000
	Condo	122	0.250	0.250	0.250	0.750
TOTALS		600				

Total Benefit Unit Calculation

The following table calculates the Total Benefit Units in the District by proposed Neighborhood.

Neighborhood	Land Use	Count	Benefit Points per Use	Total Benefit Points
I	Single Family	121	1.000	121.00
II	Single Family	72	1.000	72.00
III	Courtyard Single Family	63	1.000	63.00
IV	Condo - Townhomes	104	0.750	78.00
	Condo - 2 Story Flats	78	0.750	58.50
V	Single Family	40	1.000	40.00
	Condo	122	0.750	91.50
TOTALS		600		524

METHOD OF ASSESSMENT

Balance to be Assessed

It is anticipated that all of the improvements will be completed and accepted by the end of the fiscal year. Therefore, the estimated annual maintenance and replacement costs budgeted reflect ownership of all of the improvements for most of the year.

The general benefit, which is the percentage of the total budget, excluding incidental costs, which must be funded through sources other than assessments, is 7.92% of the total project cost. The special benefit, which is the percentage of the budget that assessments may fund, is 92.08%.

Description	Budget Amount
Estimated Annual Maintenance and Replacement Costs	\$207,906
Less: General Benefit Contribution (7.92%)	(\$16,466)
Total Assessable Direct Costs	\$191,440
Incidental Costs (Tax Roll Fees and Administration)	\$8,500
Total Maximum Costs that can be Assessed	\$199,940
Total Annual Cost (Maintenance, Replacement, Incidental Costs)	\$216,406

Maximum Annual Assessment Amount per Benefit Point and Annual Increase to the Maximum Annual Assessment

The assessment per benefit point was calculated at the time of the District's formation by dividing the total estimated costs to be assessed by the total benefit points assigned to the parcels within the District.

The maximum initial annual assessment was determined to be = \$363.13

As of June 1 of each fiscal year after the base year (2018/2019), the maximum annual assessment (the "Maximum Annual Assessment") shall be increased by the greater of 2% or the February Consumer Price Index for the San Francisco Bay Area, All Urban Consumers. It is specifically provided that the Maximum Annual Assessment shall be increased each fiscal year, computed based on the previous fiscal year's Maximum Annual Assessment. The actual annual assessment levied in any fiscal year may be less than, but shall not exceed, the Maximum Annual Assessment, unless the District conducts appropriate proceedings to authorize any increase beyond the Maximum Annual Assessment. The applicable inflation rate for this year's assessment is 2.5%. Therefore, a 2.5% increase has been applied.

The Maximum Annual Assessment levied in FY 2025/26 was \$443.96 per Benefit Point.

The Maximum Annual Assessment that may be levied in FY 2026/27 is \$455.06 per Benefit Point.

The special benefit analysis and assignment of benefit points have been calculated relative to the total costs to be assessed. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel.

Method of Assessment Spread

The assessment method is based on a formula that assigns the special benefit to each parcel. The formulas below provide a summary of the assessment calculation for each parcel within the District.

Parcel's Total Special Benefit Points	=	Parcel's Aesthetic Benefit Points	+	Parcel's Pedestrian Benefit Points	+	Parcel's Safety Benefit Points
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Parcel's Total Assessment	=	Assessment Rate per Benefit Point	x	Parcel's Total Benefit Points
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Total Maximum Assessment per Property Type

The following table shows the Maximum Annual Assessment per property type by Neighborhood.

Neighborhood	Land Use	Benefit Points	Maximum Annual Assessment
I	Single Family	1.000	\$455.06
II	Single Family	1.000	\$455.06
III	Courtyard Single Family	1.000	\$455.06
IV	Condo - Townhomes	0.750	\$341.30
	Condo - 2 Story Flats	0.750	\$341.30
V	Single Family	1.000	\$455.06
	Condo	0.750	\$341.30

ACTUAL ASSESSMENT TO BE LEVIED

The actual assessment to be levied is based on the Estimate of Costs, Special and General Benefit, and Method of Assessment. For Fiscal Year 2026/27, the total estimated maximum assessable costs are \$199,940. It is anticipated that 524 benefit points will be assessable as of June 30, 2026. Due to adjustments to annualized replacements costs, the per-unit assessment will be \$315.15 (\$19.16 higher than FY 2025/26 annual rate of \$295.99) per benefit point (to avoid charging more than the estimated costs), with a total anticipated assessment of \$165,139. This amount is lower than the maximum assessable cost due to removal of improvements not associated with the The Preserve L&LD.

ASSESSMENT ROLL

The following is a summary of information included in the Assessment Roll, which, because of its bulk, is filed separately with the City Clerk. Under the Landscaping and Lighting Act, the information must include a list of all parcels of land within the assessment district. Each parcel must be listed by its distinctive designation, a description of the parcel, and the proposed assessment on the parcel in proportion to the estimated benefit it receives from the improvement. This is done in the following format:

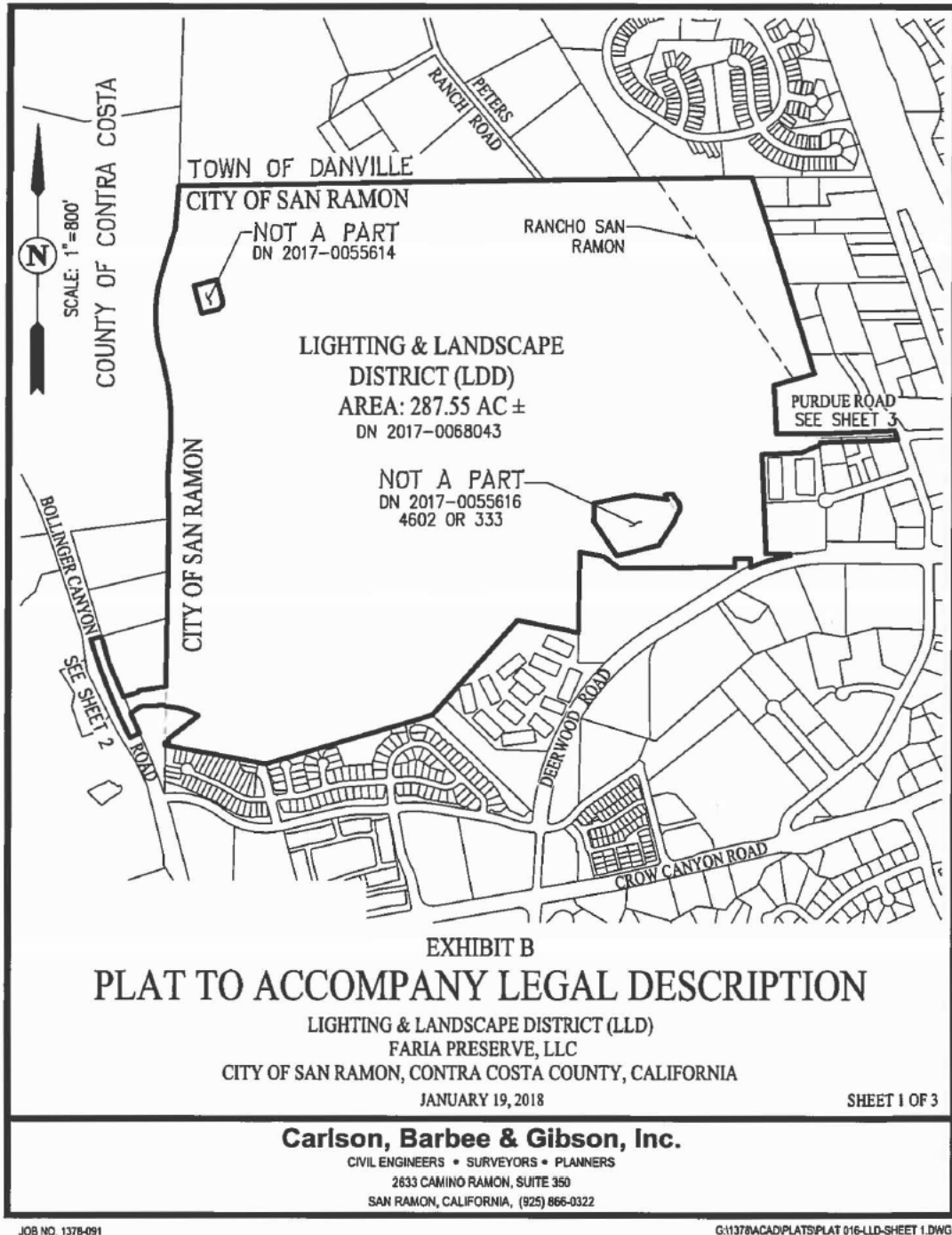
<u>Property Description</u> <u>(Assessor's Parcel #)</u>	<u>Property Description</u> <u>(Assessor's Description)</u>	<u>FY 2026/27</u> <u>Assessment</u>
---	--	--

Total Expected Assessment: **\$165,139**

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Contra Costa, which by reference is hereby made a part of this Report.

ASSESSMENT DIAGRAM

The Assessment Diagram is shown on the following page. The lines and dimensions of each lot or parcel within are those lines and dimensions shown on the maps of the Contra Costa County Assessor, at the time this Report was prepared, and are incorporated by reference herein and made part of this Engineer's Report.





**City Council Staff Report
Item No. 9.1.**

Date: June 9, 2026
To: San Ramon City Council
From: Henry Perezalonso, Department Director
Jessica Reaber, Recreation Supervisor
Subject: Teen Council 2025-2026 Annual Report

Executive Summary:

Each committee provides an annual report to the City Council on its operations, accomplishments, goals, and work plans.

Recommendation:

Receive the Teen Council Annual Report for 2025-2026 and provide feedback to the Teen Council for the 2026-2027 term.

Background:

This report was prepared by the Teen Council with input from staff and approved by the Teen Council on April 21, 2026. The Parks and Community Services Commission received the report on May 13, 2026, and recommended that it be forwarded to the City Council for final acceptance.

Fiscal Impact:

There is no fiscal impact associated with this item.

Alternative Option(s):

No alternative options are presented, as this report is informational in nature.

Next Steps:

The Teen Council will proceed with their work plan and goals for 2026-2027 as approved.

Attachment(s):

- A. Teen Council 2025-2026 Annual Report

2025-2026 Annual Report to the City Council
San Ramon Teen Council
Presented to the Parks Commission – May 13, 2026
Scheduled to Present to the City Council – June 9, 2026

I. Charge of the Teen Council

1. Advise and inform the Parks and Community Services Commission and staff on the various issues relating to teens, outlining the needs of the population.
2. Provide recommendations to the staff and Parks and Community Services Commission on teen programs and policies relating to teen recreation services.
3. Appoint appropriate subcommittees as necessary to further the work of the teen program mission and the efforts of the department and the Teen Council.
4. Receive input from the teen population in San Ramon as well as other organizations and individuals on issues relevant to the teen population.
5. Act as a liaison for teen issues to governmental and private organizations.
6. Advocate for teen issues within the entire community.
7. Identify problems of teen services and recommend appropriate solutions.
8. Be a channel of communication between the staff and the teen population.
9. Provide feedback to the staff on the assessment of current and future needs of the teen population for the purpose of program planning.

II. History of the Committee

The Teen Council was established by the City Council on August 23, 1994, pursuant to a recommendation by the Parks and Community Services Commission. Currently, the Teen Council consists of 17 members and 2 alternates, in grades 9-12 from California High School, Dougherty Valley High School, and The Quarry Lane School. There were five appointed Ad Hoc Committees this year including the Wellness Ad Hoc Committee, Outstanding Teen Citizenship Award Ad Hoc Committee, Senior Technology Day Ad Hoc Committee, and the Ambassador Program Ad Hoc Committee.

III. Review of 25/26 Committee Accomplishments and Projects

1. Teen Wellness Ad Hoc Committee

The Wellness Ad Hoc Committee focused on identifying critical barriers to student engagement with mental health resources, specifically addressing the underutilization

of campus wellness centers and the need for more relatable outreach. After a comprehensive review of existing support systems, the committee developed an approved 2026-2027 work plan designed to personalize teen wellness initiatives. Key strategies include a peer-led transition program for middle school students entering high school, integrating student speakers into psychologist-led mental health presentations, and a collaborative story-to-art program to provide creative outlets for students' experiences. By establishing these frameworks and drafting specialized student-focused surveys, the committee has developed a clear, strategic vision for making San Ramon's wellness resources more accessible, relatable, and responsive to the teen population.

2. Outstanding Teen Citizenship Award (OTCA) Ad Hoc Committee

The Outstanding Teen Citizenship Award was established in 2011 and was first awarded in the 2012–13 term. Since then, the Teen Council has been proud to present this award to several qualified applicants in San Ramon. This year, the OTCA Ad Hoc Committee sought to find an applicant who had made a significant contribution toward enhancing the quality of life for San Ramon residents. This year, the OTCA Ad Hoc committee received five applications, each revealing unique contributions made to our community by gifted teens. After careful review from the OTCA Ad Hoc committee members, Danya Prakash was chosen as the nominee for this award. Danya raised funds for her non-profit "Humanities in Focus" and started a podcast to raise awareness. She is also an advocate against drug abuse and acts as a youth ambassador for the National Coalition Against Prescription Drug Abuse. Danya was recognized at the Chamber Annual Business & Community Awards for winning this award.

3. Senior Technology Day Ad Hoc Committee

The Senior Technology Day Ad Hoc committee worked to assist seniors in San Ramon to help make them feel more comfortable using their electronic devices. This year, the Committee organized and executed three Senior Technology Days at the Alcosta Senior & Community Center. During Senior Tech Days, volunteers worked with seniors to answer questions about their devices and to show them new tricks to make tech use easier. These events were both informative and fun for the volunteers and seniors who participated, and they should be continued by subsequent committees.

Through Senior Tech Days, the committee sees value in incorporating more intergenerational opportunities by introducing a Senior Game Day or Night as a more informal and approachable way for seniors to engage with technology. While Tech Days have been successful, some seniors may feel hesitant or intimidated asking for help in a

structured setting. A game night environment, with activities like pool and card games, as well as digital games, would create a relaxed, social atmosphere where seniors can explore technology more discreetly and comfortably. This approach would encourage learning through play and reduce the social pressure of needing help. By blending technology with entertainment, tech becomes more accessible and less intimidating, ultimately increasing participation and satisfaction among seniors.

4. Ambassador Program Ad Hoc Committee

The Teen Council Ambassador Ad Hoc serves to expand the Teen Council's outreach to the school districts, especially to middle schools that are not represented on the council. The Teen Council interviewed applicants and selected prospective ambassadors who were believed to be able to gather the most peer input and be able to work as leaders within their community. The Ad Hoc chose ambassadors from a multitude of schools, such as Dougherty Valley High School, California High School, Windermere Ranch Middle School, Gale Ranch Middle School, Quarry Lane School, The Athenian School, Dorris Eaton School, and Pine Valley Middle School. There was a total of 50 applications, and 19 ambassadors were selected from the top 37 applicants.

The ambassadors were tasked with creating a presentation about what they believed was the most important problem within the San Ramon community and to brainstorm solutions from January to March 2026. Their selections included topical problems such as financial literacy among youth, addressing insecurity in public speaking skills, environmental issues, the youth mental health crisis, and difficulties deciding on a career and navigating life beyond school. The Teen Council's Ambassador Ad Hoc Committee was tasked with mentoring the ambassadors and helping them create their presentations around these issues. Ambassadors voted on what they believed was the best solution and that presentation would be shared with the Teen Council. The ideas selected to move forward were basic financial literacy presentations for the teen population and creating a career hub to help with career guidance. These topics help to inform the goals and suggestions for next year's board.

IV. Volunteer Activities

Teen Council members are required to commit to eight hours of volunteer work each month that supports the activities and goals of the Council. This requirement ensures active membership in the community and encourages their peers to volunteer. Teen Council members were able to remain active by participating in a variety of events including Senior Technology Days, Teen Job Fair, and Tri-Valley YAC Roundtable, and Arbor Day at Forest Home Farms.

V. Representation in City Government

The Teen Council has liaisons for the Arts Advisory Committee, Library Advisory Committee, Planning Commission, Senior Advisory Committee, Transportation Advisory Committee, Parks and Community Services Commission, and City Council. Teen Council members attend meetings and report back to the Teen Council to consider various aspects of other committees' work when making suggestions.

VI. Programs of the 25/26 Term

- Community outreach and engagement through San Ramon Teen Council's Instagram page, through various prompts with themes surrounding Unity Day, gratitude posts around the holidays, and managing stress during finals week.
- Further development and purpose of the Teen Council Ambassador program
- Networking with local youth advisory committees in Danville, Livermore, Dublin, and Pleasanton
- Serving seniors in person by hosting Senior Technology Days at the Alcosta Senior and Community Center
- Reviewed applications and awarded the Outstanding Teen Citizenship Award in partnership with the San Ramon Chamber of Commerce and Realty One. Recognized the winner at a Parks and Community Services Commission Meeting.
- Participation in events such as the Teen Job Fair and Tri-Valley YAC Roundtable.

VII. Suggestions for the 2026-2027 Term

1. Review the San Ramon Teen Council Bylaws to ensure alignment with existing City goals, and the board's ability to make meaningful impact in addressing teen needs within the City of San Ramon.
2. Strengthen and expand partnerships with local organizations, businesses, advisory committees, and staff to support teen wellness, mental health, recreation, and resource sharing, while leveraging community spaces, and intergenerational opportunities such as Senior Tech Days.
3. Recognize and celebrate teen achievements by continuing and enhancing programs like the Outstanding Teen Citizenship Award and partnering with other programs or platforms that highlight youth contributions and community impact.
4. Increase engagement with the middle school population through the ambassador program and work with staff to connect with the correct agencies to advance

initiatives for high school students to connect with peers and middle school students in a mentorship capacity, teaching specific technical skills.

5. Enhance Teen Council's outreach, visibility, and communication efforts by developing a coordinated strategy that includes social media expansion, community partnerships, and increased promotion of programs, events, applications, and opportunities.
6. Continue to establish necessary Ad Hoc committees to support the Teen Council's effort to appropriately represent teens in San Ramon and continue to build upon successes in addressing mental health, intergenerational opportunities, mentorship, and skill-building opportunities, and helping connect San Ramon teens to resources.



**City Council Staff Report
Item No. 9.2.**

Date: June 9, 2026

To: San Ramon City Council

From: Martin Lysons, City Attorney
Alicia Poon, Assistant City Attorney

Subject: Resolution No. 2026-079 - Approving the Technology Disruption of Telephonic or Internet Service During Public Meetings Policy to Establish Procedures for Responding to a Technology Disruption in the Telephonic or Internet Services that Provide Two-Way Remote Public Access to Meetings of the City of San Ramon City Council

Executive Summary:

The City Council is being asked to consider and approve a new City Council Policy: *Technology Disruption of Telephonic or Internet Service During Public Meetings*. This new policy is a requirement of Senate Bill (SB) 707 which states the City Council must adopt a technology disruption policy at a noticed public meeting by July 1, 2026.

Recommendation:

The City Council's role is to consider the Policy, provide feedback and amendments, if any, and adopt the Resolution approving the Policy.

Background:

Senate Bill (SB) 707 was signed into law in October 2025 and took effect in two phases: on January 1, 2026 and on July 1, 2026. This report focuses solely on the requirement that the City Council, which is an "eligible legislative body" under SB 707, adopt a technology disruption policy by July 1, 2026 and provides a policy (see Attachments B & C to this report) for consideration.

SB 707 requires that the policy be approved at a noticed public meeting during open session and on the regular calendar. The policy may not be approved on the consent

calendar. The policy must "address the procedures for recessing and reconvening a meeting in the event of disruption and the efforts that the eligible legislative body shall make to attempt to restore the service." The City Council can, after making attempts to restore service for at least one hour, continue the meeting during the disruption of service by adoption of a finding that it is in the public interest to continue the meeting despite the fact that remote access services have not been restored.

The policy also provides for recessing in the case of technology disruption impacting the remote participation platform and includes documentation of the efforts made to attempt to restore the meeting and reconvening the meeting after the recess.

Policy Committee Discussion:

Staff brought a draft policy to the May 27, 2026 Policy Committee meeting and received questions, comments and feedback from one public speaker, and Policy Committee Chair Marisol Rubio and Vice Chair Robert Jweinat.

In summary, Chair Rubio requested that the following text (shown in redline in Attachment B) be added to the Policy where in the event remote access service is not restored after an hour, the City Council must make a finding if it decides to adjourn the meeting similar to the finding it must make if it were to continue the meeting.

Vice Chair Jweinat did not provide any amendments to the policy text but did request that staff memorialize the procedure stated in SB 707 pertaining to the removal of an individual for disrupting a meeting, as it equally applies to both individuals appearing remotely and in person. Staff recommended that such procedure is best addressed in the City Council Resolution 2019-97(Establishing City Council Rules for Conduct of City Council Meetings) and staff will bring forward further amendments to that Resolution at a future City Council Meeting.

The Policy Committee recommended forwarding the draft policy with amendments, as identified above, to the City Council for their consideration and adoption.

Fiscal Impact:

The fiscal impacts associated with approving this new policy will be the additional cost for staff time to troubleshoot and restore the remote access services in the event of service disruption. Any future changes or direction regarding the implementation of SB 707 may carry additional fiscal implications.

Alternative Option(s):

Option 1: Adopt Resolution No. 2026-079 approving the Policy as recommended with no further changes.

Option 2: Provide amendments to the Policy and Adopt Resolution No. 2026-079 approving the Policy as amended on the dias.

Next Steps:

After adoption of the Resolution by the City Council, staff will:

1. Implement Remote Access Service and the Policy at City Council Meetings beginning July 1, 2026

Beginning July 1, 2026, staff will implement remote access service and the *Technology Disruption of Telephonic or Internet Service During Public Meetings* Policy for City Council Meetings.

2. Bring amendments to Resolution No. 2019-97 to a future City Council Meeting

After City Council adoption of the Policy, staff will bring amendments to Resolution 2019-097 (Establishing City Council Rules for the Conduct of City Council Meetings) to a future City Council Meeting that addresses remote public participation at City Council meetings as required by SB 707 and the procedure to remove disruptive individuals at hybrid public meetings.

Attachment(s):

- A. Resolution No. 2026-079
- B. City Council Policy-Disruption of Telephonic or Internet Service During Public Meetings (Redline Draft)
- C. City Council Policy-Disruption of Telephonic or Internet Service During Public Meetings (Final)

RESOLUTION NO. 2026-079

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON APPROVING THE *DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING PUBLIC MEETINGS* POLICY TO ESTABLISH PROCEDURES FOR RESPONDING TO A DISRUPTION IN THE TELEPHONIC OR INTERNET SERVICES THAT PROVIDE TWO-WAY REMOTE PUBLIC ACCESS TO MEETINGS OF THE CITY OF SAN RAMON CITY COUNCIL

WHEREAS, on October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707), which amended the Brown Act to diversify and increase public engagement in meetings of local legislative bodies; and

WHEREAS, among the various new requirements under SB 707, an “eligible legislative body” must now offer hybrid public meetings through remote access services (two-way telephonic service or two-way audiovisual platform); and

WHEREAS, the City Council of the City of San Ramon meets the definition of an “eligible legislative body” under SB 707; and

WHEREAS, the City Council will meet this requirement by offering hybrid public meetings via Zoom which allow the public to attend, observe and provide public comment at the City Council’s public meetings; and

WHEREAS, SB 707 requires the City Council to formally adopt a policy, on or before July 1, 2026, that establishes the procedure for recessing and reconvening a meeting in the event of remote access services disruption and the efforts that the City Council and City Staff shall make to attempt to restore service.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby approve and adopt the *Disruption of Telephonic or Internet Service During Public Meetings* Policy, attached hereto as **Exhibit 1**.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk

Exhibit 1: City Council Policy-*Disruption of Telephonic or Internet Service During Public Meetings*

City of San Ramon City Council Policy

POLICY NAME: DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING PUBLIC MEETINGS

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

I. Purpose

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City of San Ramon City Council, as required by the Brown Act (Gov. Code § 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

II. Definitions

For purposes of this policy:

- “Disruption” means any failure, outage, or other interruption to the City’s remote access services that prevents members of the public participating remotely from attending or observing the meeting.
- “Remote access services” means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

III. Applicability

This policy applies to all open and public meetings of the City of San Ramon City Council at which remote public participation is offered via remote access services or required under the Brown Act.

IV. Procedures in the Event of a Service Disruption

A. Response to Service Disruption

If the Presiding Officer or City Clerk becomes aware of a disruption to the City’s remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer or City Clerk shall immediately announce the disruption to the public.
2. The Presiding Officer may then call for a recess of the open session

or convene the legislative body in closed session, consistent with the Brown Act.

3. City Staff shall begin efforts to diagnose and restore the disrupted service.
4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

B. Efforts to Restore Service

The City of San Ramon shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software.
- Resetting or replacing audiovisual equipment.
- Attempting alternative connection methods.
- Contacting necessary support staff or service providers.
- Switching to back-up equipment or platforms, if available.

The City Clerk shall document the restoration efforts undertaken.

C. Reconvening the Open Session

1. Timing.

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

2. If service is restored.

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

3. If service is *not* restored.

If service has not been restored after one hour, the City Council may reconvene and:

- a. Adjourn the meeting by adopting, by roll call vote, the following, or a substantially similar, finding:

“The City of San Ramon has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting does not outweigh the public interest in remote public access.”

Upon adoption of the finding, the City Council shall adjourn the open session; or

- b. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

“The City of San Ramon has made good faith efforts to restore

telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access.”

Upon adoption of the finding, the City Council may continue the open session despite the fact that remote access services have not been restored.

V. Recordkeeping

The City Clerk shall enter a brief statement into the meeting minutes, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to this policy

VI. Review and Updates

This policy may be amended by the City Council at a noticed public meeting in open session, not on the consent calendar.

City of San Ramon City Council Policy

POLICY NAME: DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING PUBLIC MEETINGS

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

I. Purpose

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City of San Ramon City Council, as required by the Brown Act (Gov. Code § 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

II. Definitions

For purposes of this policy:

- “Disruption” means any failure, outage, or other interruption to the City’s remote access services that prevents members of the public participating remotely from attending or observing the meeting.
- “Remote access services” means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

III. Applicability

This policy applies to all open and public meetings of the City of San Ramon City Council at which remote public participation is offered via remote access services or required under the Brown Act.

IV. Procedures in the Event of a Service Disruption

A. Response to Service Disruption

If the Presiding Officer or City Clerk becomes aware of a disruption to the City’s remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer or City Clerk shall immediately announce the disruption to the public.
2. The Presiding Officer may then call for a recess of the open session

or convene the legislative body in closed session, consistent with the Brown Act.

3. City Staff shall begin efforts to diagnose and restore the disrupted service.
4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

B. Efforts to Restore Service

The City of San Ramon shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software.
- Resetting or replacing audiovisual equipment.
- Attempting alternative connection methods.
- Contacting necessary support staff or service providers.
- Switching to back-up equipment or platforms, if available.

The City Clerk shall document the restoration efforts undertaken.

C. Reconvening the Open Session

1. Timing.

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

2. If service is restored.

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

3. If service is *not* restored.

If service has not been restored after one hour, the City Council may reconvene and:

- a. Adjourn the meeting by adopting, by roll call vote, the following, or a substantially similar, finding:

“The City of San Ramon has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting does not outweigh the public interest in remote public access.”

Upon adoption of the finding, the City Council shall adjourn the open session; or

- b. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

“The City of San Ramon has made good faith efforts to restore

telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access.”

Upon adoption of the finding, the City Council may continue the open session despite the fact that remote access services have not been restored.

V. Recordkeeping

The City Clerk shall enter a brief statement into the meeting minutes, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to this policy

VI. Review and Updates

This policy may be amended by the City Council at a noticed public meeting in open session, not on the consent calendar.



**City Council Staff Report
Item No. 9.3.**

Date: June 9, 2026

To: San Ramon City Council

From: Steven Spedowfski, City Manager
Christina Franco, Deputy City Manager

Subject: Public Hearing: Ordinance (Next in Line) Amending Title A (General And Administration), Division A4 (Officers And Employees) of the San Ramon Municipal Code to Change the Time for Holding City Council Meetings

Executive Summary:

At the May 26, 2026 City Council meeting, the Council discussed the start time of regular City Council meetings and reached consensus to adjust the start time from 7:00 p.m. to 6:30 p.m. to improve meeting efficiency, better align with community and staff schedules, and support timely completion of Council business.

Recommendation:

The City Council's role is to introduce the ordinance amending the San Ramon Municipal Code to change the regular City Council meeting start time from 7:00 p.m. to 6:30 p.m., waive the first reading and read by title only, and place the Ordinance on the agenda for adoption at the next regular City Council meeting.

Background:

Regular City Council meeting times are established by ordinance within the San Ramon Municipal Code. The current start time of 7:00 p.m. has been in place since 2002.

During the Council's discussion on May 26, 2026, members expressed interest in beginning meetings earlier to:

- Provide additional flexibility for longer agendas
- Improve accessibility for residents who prefer earlier evening meetings
- Reduce late-night adjournments for the public, staff, and Councilmembers

Following deliberation, the Council directed staff to return with an ordinance to formally change the start time to 6:30 p.m.

The proposed ordinance updates the relevant section of the Municipal Code to reflect the new start time. No other procedural changes are included.

If adopted, the new start time would take effect 30 days after adoption, consistent with state law governing municipal ordinances. Staff will update all public-facing materials.

Fiscal Impact:

There are no fiscal implications to this action.

Alternative Option(s):

- 1. Maintain the current 7:00 p.m. start time
- 2. Change the start time to 6:00 p.m.

Next Steps:

If the Council introduces the ordinance and waives the reading, staff will place the ordinance on the agenda for adoption at the next regular City Council meeting.

Attachment(s):

- A. Ordinance (Next-In-Line)

ORDINANCE (Next in Line)

**ORDINANCE OF THE CITY OF SAN RAMON
AMENDING TITLE A (GENERAL AND ADMINISTRATION),
DIVISION A4 (OFFICERS AND EMPLOYEES) OF THE SAN RAMON MUNICIPAL CODE TO
CHANGE THE TIME FOR HOLDING CITY COUNCIL MEETINGS**

THE CITY COUNCIL OF THE CITY OF SAN RAMON DOES ORDAIN as follows:

SECTION 1. Sub-Section A of Section A4-1 (Meetings) of Chapter I (City Council) of the Division A4 (Officers and Employees) of Title A (General and Administration) is amended to read as follows:

"A4-1 Meetings:

A. Regular Meetings of the City Council should be held in the Council Chamber, City Hall, 7000 Bollinger Canyon Road, San Ramon, California, and shall be held on the second and fourth Tuesdays of each month commencing at 6:30 p.m."

Section 2. This Ordinance shall take effect thirty (30) days from the date of its passage. Before the expiration of fifteen (15) days after its passage, this Ordinance shall be posted in three (3) public places within the City of San Ramon along with the names of the members of the City Council voting for and against the same.

The foregoing Ordinance was introduced on June 9, 2026 and was adopted on June 23, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 9.4.**

Date: June 9, 2026

To: San Ramon City Council

**From: Christina Franco, Deputy City Manager
Joan Snashall, City Clerk**

**Subject: Resolution No. 2026-080 - Establishing a Word Count Limit for the
Voluntary Candidate Statement for the 2026 Municipal Election**

Executive Summary:

The City Council is being asked to approve this resolution establishing a 400-word limit for voluntary candidate statements for the November 2026 Municipal Election. While Contra Costa County charges a flat fee based on statement length, allowing up to 400 words provides candidates with greater flexibility to communicate their qualifications and priorities to voters. Candidate statements are optional, and all associated costs are paid entirely by the candidate, resulting in no fiscal impact to the City. The proposed limit is consistent with the City's approach in recent elections and reflects the recommendation of the Policy Committee following its discussion on May 27, 2026.

Recommendation:

Staff recommends that the City Council approve this resolution establishing a word count limit for the voluntary candidate statement for the 2026 Municipal Election taking into consideration the costs and benefits the limit will have on potential candidates.

Background:

The City consolidates the Candidate Statement election printing with Contra Costa County (County). The County will charge a Candidate Statement fee at a flat rate for a maximum of 250 words. Elections Code Section 13307(a)(1) allows the governing body of the local agency to authorize its own word limitations up to 400 words.

Historically, the City of San Ramon has allowed candidates to use more than 250 words in the Candidate Statements. For the November 2024 election, the City Council allowed up to a maximum of 400 words. The County will allow candidate statements up to 400 words, but the cost for production for a 400-word limit will be double. In the 2024 election, 400-word Candidate Statements cost each Mayoral candidate \$2,288.00, Councilmember

District 1 candidate \$780.00, and Councilmember District 3 candidate \$742.00.

The November 2026 election the costs per statement are specified below by elected office.

	<u>250 Words</u>	<u>250+ Words</u>
Mayor	\$1,218.00	\$2,436.00
District 2	\$461.00	\$922.00
District 4	\$438.00	\$876.00

Candidates are wholly responsible for the cost of their statements as they are an optional cost. The County pricing structure is based on a 'flat rate.' Additionally, the City does not charge a filing fee to run for elected office.

After review and discussion at the May 27, 2026 Policy Committee meeting, the recommendation was to set the word limit to 400 words.

Fiscal Impact:

There is no fiscal impact to the City.

Alternative Option(s):

Establish a 250-word limit for candidate statements.

Next Steps:

Staff will incorporate any changes as directed by the City Council and will advise the County Elections office and all candidates of the word limit.

Attachment(s):

- A. Resolution No. 2026-080

RESOLUTION NO. 2026-080

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
ESTABLISHING A WORD COUNT LIMIT FOR CANDIDATE STATEMENTS
FOR THE 2026 MUNICIPAL ELECTION**

WHEREAS, under Election Code Section 13307(a)(1), the governing body of the local agency is permitted to set the word count for the Candidate Statements; and

WHEREAS, the City Council finds that a 400 word count Candidate Statement allows enough words to detail candidate qualifications and experience and sets a reasonable cost for the candidates who bear the entire cost of the optional Candidate Statement in all Municipal Elections.

NOW, THEREFORE, BE IT RESOLVED, under authority of Election Code Section 13307(a)(1), the word count of 400 is established as the word count limit for Candidate Statements in the 2026 Municipal Election.

PASSED, APPROVED, AND ADOPTED, at the meeting of June 9, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 9.5.**

Date: June 9, 2026

To: San Ramon City Council

**From: Christina Franco, Deputy City Manager
Joan Snashall, City Clerk**

**Subject: Resolution No. 2026-081 - Establishing a Voluntary Campaign Expenditure
Limitation for the 2026 Municipal Election**

Executive Summary:

The City Council is being asked to consider approval of this resolution establishing voluntary campaign expenditure limits for the November 3, 2026 Municipal Election, which includes the offices of Mayor and Councilmembers for Districts 2 and 4. Consistent with state law and the City's Municipal Code, any campaign spending limits must be voluntary and are intended to promote fair and orderly elections, reduce campaign costs, and minimize the appearance of undue influence.

Historically, the City has established voluntary expenditure limits based on the number of registered voters and anticipated campaign costs, including postage, printing, and outreach. Following a review of historical campaign spending data and projected election costs, the Policy Committee recommended expenditure limits of \$91,453 for Mayor (\$1.75 per registered voter), \$39,938 for District 2 (\$2.75 per registered voter), and \$36,597 for District 4 (\$2.75 per registered voter).

There is no fiscal impact associated with establishing voluntary campaign expenditure limits. Following Council direction, staff will prepare candidate pledge forms reflecting the adopted limits and post candidates' participation decisions on the City's website.

Recommendation:

Staff recommends that the City Council approve this Resolution establishing a voluntary campaign expenditure limit for the 2026 Municipal election that would be reasonable and fair to all candidates.

Background:

The City of San Ramon will hold a Municipal Election for Mayor and two Councilmembers

(Districts 2 and 4) on November 3, 2026. The courts have held that the amount spent by a candidate on his or her behalf in an election cannot be limited unless such limits are voluntary. The City of San Ramon addressed this issue in its Municipal Code, Division A3 Elections, Chapter II Campaigns which states:

- A. Inherent in the high cost of election campaigns is the possibility and the appearance of improper influence, real or potential, exercised by campaign contributors over elective officials.
- B. The intent and purpose of this chapter, through the voluntary action of city council candidates, is to:
 - 1. Preserve and foster an orderly political forum in which persons may express themselves effectively;
 - 2. Place realistic limits on the amounts of money that may be spent in political campaigns for city council elections;
 - 3. Decrease the cost of campaigns; and
 - 4. Prevent the appearance of improper influence.

(Municipal Code § A3-13, Elections Code § 20400, 20420, 20440-20444)

In previous elections, the recommended voluntary campaign expenditure limit was established by determining the number of registered voters, the price of postage, and an expenditure amount per registered voter. For the November 2024 election, the City Council adopted Resolution No. 2024-070 establishing a voluntary campaign expenditure as follows;

- Mayor - \$75,282, which approximates the sum of \$1.50 per registered voter
- Councilmember District 1 - \$30,263, which approximates to \$2.50 per registered voter
- Councilmember District 3 - \$27,820, which approximates to \$2.50 per registered voter

The candidate expenditure information for the 2022 and 2024 elections is presented below.

2022 SAN RAMON MUNICIPAL ELECTION		
Candidate	Amount Spent	Average Per Registered Voter
Mayor (49,271 Registered Voters)		
Dinesh Govindarao	\$13,780	\$.279
David E. Hudson	\$32,936	\$.668
Sabina Zafar	\$56,466	\$1.146
District 2 (14,110 Registered Voters)		
Mark Armstrong	\$12,778	\$.905
Sara Lashanlo	\$10,900	\$.772
District 4 (12,507 Registered Voters)		

Heidi Kenniston-Lee	\$8,080	\$.646
Marisol Rubio	\$18,136	\$1.45

2024 SAN RAMON MUNICIPAL ELECTION		
Candidate	Amount Spent	Average Per Registered Voter
Mayor (50,188 Registered Voters)		
Mark Armstrong	\$12,646	\$.252
Chirag Kathrani	\$19,138	\$.318
District 1 (12,105 Registered Voters)		
Robert Jweinat	\$0	\$0.00
Vasanth Shetty	\$30,619	\$2.53
District 3 (11,128 Registered Voters)		
Sridhar Verose	\$2,575	\$.231

Historically, the City has established a campaign spending limit and offered candidates the opportunity to voluntarily agree to that limit. Consistent with past elections, the City Council could consider a voluntary campaign expenditure limit based upon the number of registered voters while taking into consideration the price of postage, the number of mailings, and the cost of campaign signs. Several proposed Expenditure Limits are presented below for each elected office for November 2026:

Number of Registered Voters*	Amount Per Voter	Proposed Expenditure Limits
Mayor - 52,259	\$1.30	\$67,937
	\$1.40	\$73,163
	\$1.50**	\$78,389
	\$1.75	\$91,453
	\$2.00	\$104,518
	\$2.25	\$117,583

*Registered Voters as of April 3, 2026.

**Amount per voter for November 2024 election.

Number of Registered Voters*	Amount Per Voter	Proposed Expenditure Limits
District 2 - 14,523	\$2.00	\$29,046
	\$2.35	\$34,129
	\$2.50**	\$36,307
	\$2.75	\$39,938
	\$3.00	\$43,569
	\$3.25	\$47,200

*Registered Voters as of April 3, 2026.

**Amount per voter for November 2024 election.

Number of Registered Voters*	Amount Per Voter	Proposed Expenditure Limits
District 4 - 13,308	\$2.00	\$26,616
	\$2.35	\$31,274
	\$2.50**	\$33,270
	\$2.75	\$36,597
	\$3.00	\$39,924
	\$3.25	\$43,251

**Registered Voters as of April 3, 2026.*

***Amount per voter for November 2024 election.*

The Policy Committee reviewed this information on May 27, 2026 and recommended an expenditure limit for the Mayor of \$1.75 per registered voter, which would set the expenditure limit of \$91,453; and an expenditure limit for the Councilmembers of \$2.75 per registered voter, which would set the expenditure limit of \$39,938 for District 2 and \$36,597 for District 4.

The voluntary expenditure limit document, whether agreed to or not, will be posted to the city's website.

Fiscal Impact:

There is no fiscal impact associated with establishing the voluntary campaign expenditure limits.

Alternative Option(s):

1. Maintain the same per-registered-voter expenditure limits adopted for the 2024 Municipal Election.
2. Increase the voluntary expenditure limits recommended by the Policy Committee to account for rising campaign costs, including postage, printing, and outreach expenses.
3. Lower the voluntary expenditure limits to encourage lower-cost campaigns and reduce campaign spending overall.

Next Steps:

Staff will draft, for each candidate's signature, a candidate pledge reflecting the expenditure limit determined by the Council.

Attachment(s):

- A. Resolution No. 2026-081

RESOLUTION NO. 2026-081

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
ESTABLISHING A VOLUNTARY CAMPAIGN EXPENDITURE LIMITATION
FOR THE 2026 MUNICIPAL ELECTION**

WHEREAS, inherent in the high cost of election campaigns is the possibility and the appearance of improper influence real or potential, exercised by campaign contributors over elective officials; and

WHEREAS, the City Council, through the voluntary actions of City Council candidates, seeks to preserve and foster an orderly political forum in which persons may express themselves effectively, to decrease the cost of campaigns, and to prevent the appearance of improper influence; and

WHEREAS, the City Council finds \$91,453, which approximates the sum of \$1.75 per registered voter, is a reasonable limit for funds to be spent by individual candidates for Mayor; and

WHEREAS, the City Council finds \$39,938, which approximates the sum of \$2.75 per registered voter, is a reasonable limit for funds to be spent by individual candidates for Councilmember District 2; and

WHEREAS, the City Council finds \$36,597, which approximates the sum of \$2.75 per registered voter, is a reasonable limit for funds to be spent by individual candidates for Councilmember District 4.

NOW, THEREFORE, BE IT RESOLVED, under authority of Government Code Section 85400 (Political Reform Act of 1996) of Section A 3-13 of the San Ramon Municipal Code, that the sum of \$91,453 for Mayor, \$39,938 for Councilmember District 2, and \$36,597 for Councilmember District 4, is established as the campaign expenditure limits for the 2026 Municipal Election.

PASSED, APPROVED, AND ADOPTED at the meeting of June 9, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk