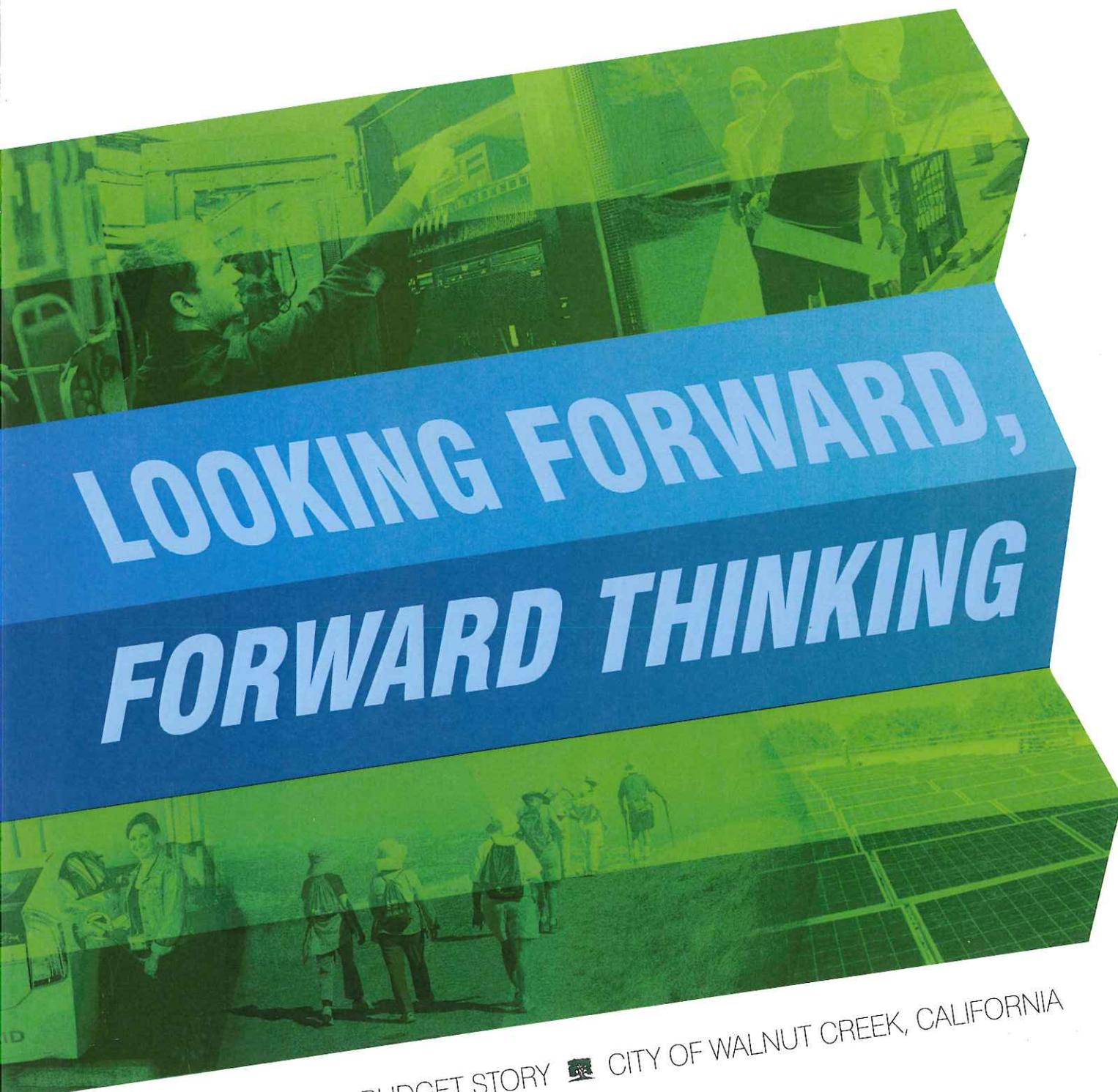


**LOOKING FORWARD, FORWARD THINKING
THE 2014-16 BUDGET STORY**

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LOOKING FORWARD, FORWARD THINKING

THE 2014-2016 BUDGET STORY  CITY OF WALNUT CREEK, CALIFORNIA

LOOKING FORWARD,
FORWARD THINKING

Our Mission

The City of Walnut Creek, working in partnership with the community, is committed to enhancing our quality of life by promoting:

A positive environment where people can live, work and play

A vibrant local economy to enhance and sustain long-term fiscal stability

A progressive workplace where dedicated employees can make a difference

Our Vision

A balanced community meeting tomorrow's needs while protecting the quality and character we value today

Our Values

Respect

Integrity

Excellence

Teamwork

Creativity

The City of Walnut Creek has a promising future, buoyed by vision, innovation and partnerships. As City Manager, I am inspired every day by the 350 dedicated employees who are committed to collaborating with you - our residents and businesses - to make this future a reality.

One of my core responsibilities as City Manager is to keep you informed about the opportunities, changes and issues occurring throughout our community so that we may work together effectively.

While there are myriad examples of public communication throughout the year, the City Council's formal adoption of the 2014-2016 two-year budget is a particularly significant milestone that merits special attention.

We decided two years ago to create a visually appealing, reader-friendly budget document to better tell our story. Based on reader response to "A Community Connected: The 2012-14 Budget Story," we decided to use a similar approach with the 2014-16 budget.

However, this 2014-16 Budget Story is not a sequel. We are not dwelling on past accomplishments or challenges. Instead, we are focusing on the future, and where we go from here.

It may appear to some as if all of our financial challenges are over. We are coming out of rocky economic times with our budget intact, albeit with less staff than a decade ago. There are clear signs that the economy is getting better. People want to be here, and the strong housing, retail and commercial markets underscore that.

But we are never going to go back to the years of large surpluses that we experienced in previous decades. The world is changing in ways that will have a lasting impact on the way we provide services to our residents. One needs look no further than the impact internet sales are having on local sales tax revenues to realize this is the case.

So where do we go from here? How do we continue to provide the programs, services and facilities that you, our constituents, consistently tell us you value?

In the following pages, we aim to answer that question.

We'll start with a look at the Strategic Priorities the City Council established for 2014-16: Fiscal Sustainability; a Strong Local Economy; Community Health and Well-Being; and, Inclusive Governance. These goals help our organization focus on the big picture while still delivering the day-to-day services the community expects.

Next, we'll give you an overview of the 2014-16 Budget; where the money comes from, where it goes, and how we plan to invest your tax dollars into community priorities. We'll also talk about what isn't included in the budget and why our long-term fiscal forecast continues to show areas of concern.

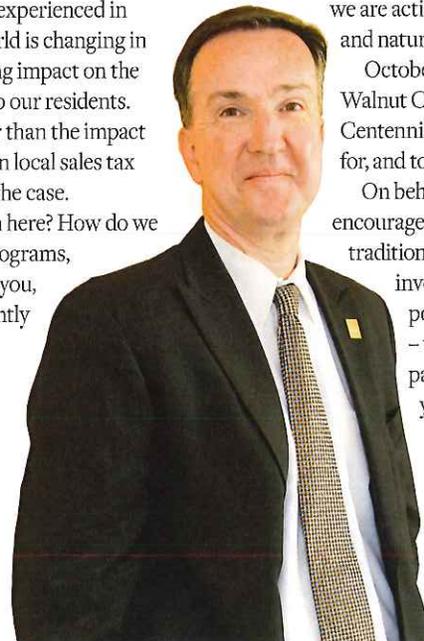
We'll examine how partnerships with non-profits, stakeholder groups, businesses and residents can protect and even enhance the quality of life the community desires.

We'll explore what's happening with our changing downtown and beyond, and why intelligent, community-supported change can bring about the kind of economic diversification that will ensure a strong future for Walnut Creek for decades to come.

We will demonstrate how we plan to continue to care for our infrastructure - roads, sidewalks, storm drains, buildings - while living within our means, through sharing resources, maximizing collaborations, and seeking grants. In addition, we will highlight how we are actively pursuing ways to protect our fiscal and natural resources.

October 21 marks 100 years since the day Walnut Creek voted to incorporate. This Centennial Year, we have much to be thankful for, and to celebrate.

On behalf of the City Council and staff, I encourage you to continue the Walnut Creek tradition of speaking your mind and being involved. Come to meetings, write letters, post comments on Facebook and Twitter - whatever your method of choice, participate as we move forward! This is your community - give voice to your future!



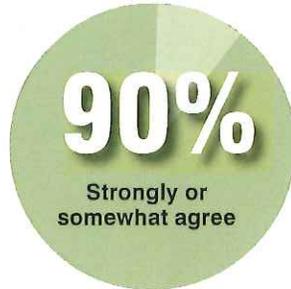
Ken Nordhoff
Walnut Creek City Manager

Quality of Life in Walnut Creek

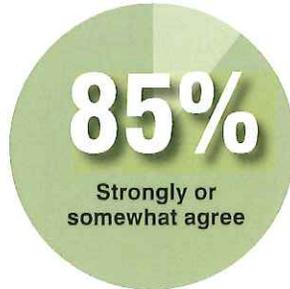
Walnut Creek as a place to live



Roads, parks and city facilities are well maintained



Quality of life in Walnut Creek is worth the cost



Results from a telephone poll conducted by EMC research on October 1, 2013



INSIDE

Walnut Creek's Budget at a Glance

Pages 3-4

Making it Easier to Work Together

Page 5

The Power of Partnerships

Page 6

Our Evolving City

Pages 7-8

Taking Care of What We've Got

Pages 9 & 10

Walnut Creek City Council

Kristina Lawson
Mayor

Bob Simmons
Mayor Pro Tem

Loella Haskew

Cindy Silva

Justin Wedel

Council Strategic Priorities

Strong Local Economy



Promote a business-friendly environment that enables local job growth and the continued success of existing local businesses and key industry sectors

Attract new businesses and opportunities to Walnut Creek by emphasizing the importance of education at all levels and by focusing land-use planning and economic development efforts on high-priority areas such as the traditional downtown and Shadelands Business Park

Provide additional housing opportunities near job centers

Improve multi-modal transportation systems that enhance job growth and support local businesses

Community Health and Well-Being



Provide for a safe and healthy living and working environment for residents and visitors

Sustain Walnut Creek's unique community character by preserving key community resources, such as our open space, and by providing a diversity of services that meet the recreational, educational, cultural and social service needs of residents

Encourage an active level of community involvement among residents while integrating new residents and neighborhoods into the fabric of the community

Fiscal Sustainability



Sustain City services and amenities by making wise compromises that provide for a balanced budget in an era when expenses are expected to continue to rise at a faster pace than revenues

Take full advantage of new opportunities for enhancing revenue and delivering services

Align investment in capital infrastructure to best utilize our resources to meet the community's needs

Inclusive Government



Promote a culture of learning, listening and communication that supports a well-informed community and sustains a high level of confidence in local government

Develop strategic priorities that set the framework for significant City work

LOOKING FORWARD,
FORWARD THINKING

THE 2014-16 BUDGET

Here is an overview of Walnut Creek's anticipated revenues and expenditures in the Fiscal Years 2014-16 Biennial Budget.

How we balanced the budget

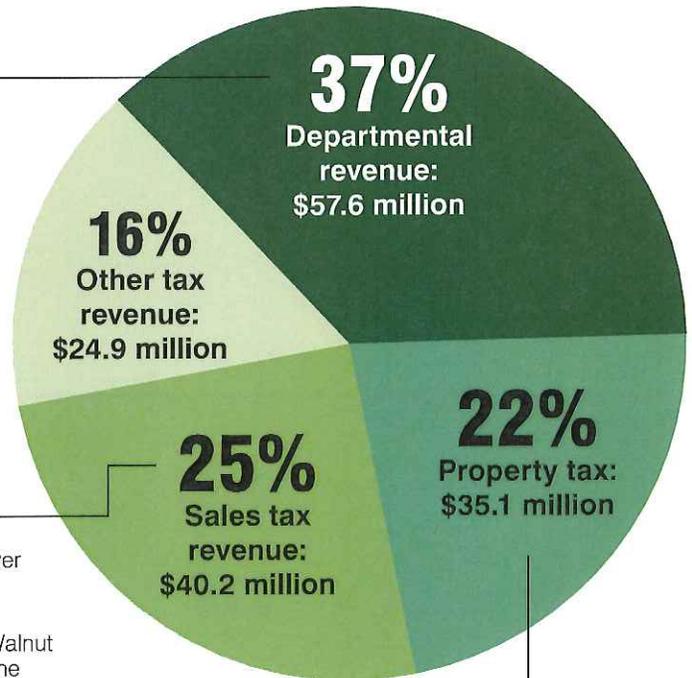
Here are some of the steps the Council took to balance the 2014-16 Operating Budget.



General Fund Total Revenues 2014-2016: **\$157.8 million**

Department revenues

Fees and charges for specific services are now the largest source of General Fund revenue; these funds are restricted and support operations within their specific departments

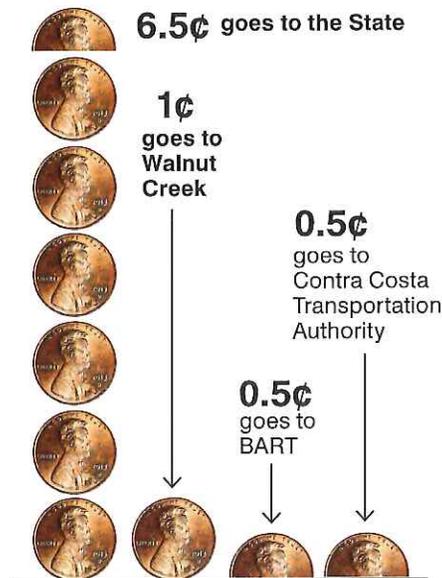


Sales tax

Sales tax projections are still lower than the pre-recession 2006-08 projection of \$43.5 million

While the total sales tax rate in Walnut Creek is **8.5 cents per dollar**, the City receives a single penny. Bought a \$40,000 car? Walnut Creek will get \$400 in sales tax.

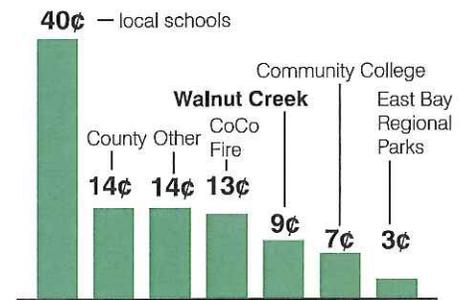
Of that 8.5 cents:



Property tax

Walnut Creek receives 9.4 cents per dollar of property tax. Of the average resident's \$3,912 property tax bill, only \$368 goes to the City. A \$100 million project will bring in \$90,400 to Walnut Creek.

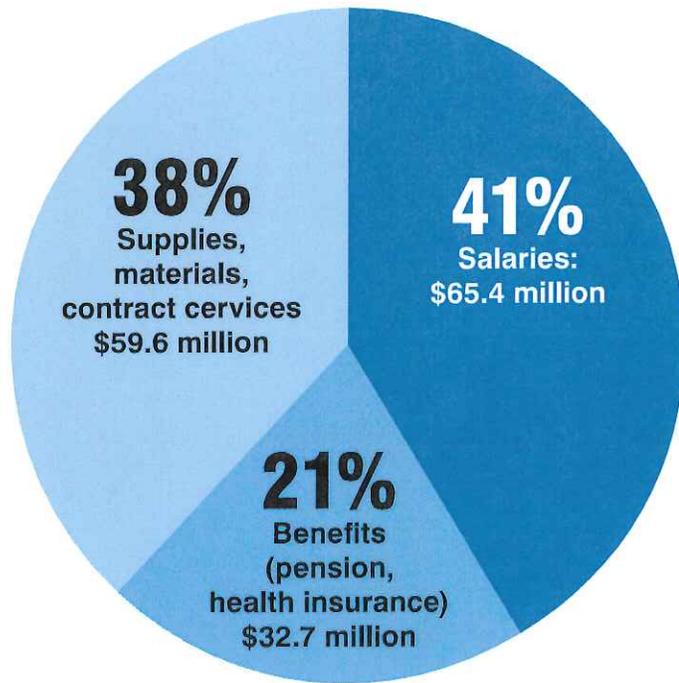
Where does your property tax dollar go?



BY THE NUMBERS

The budget serves as a business plan to help the City and Citizens prioritize funding and plan for the future.

General Fund Total Expenditures 2014-2016: **\$157.7 million**



62% of the City's expenses are related to personnel costs (\$98.1 million)

\$0

The City has no General Fund debt

\$11 million

Reserves set aside for catastrophic and fiscal emergencies



Looking into the future

The Long Term Fiscal Forecast projects deficits of \$3 -\$5 million per year over the next 10 years. Here are some reasons why:

Aging Infrastructure

– Walnut Creek blossomed in the 1960s to 1970s. Many of the buildings, roads, drainage systems and recreational facilities built during that time are in need of costly maintenance or replacement. To keep infrastructure maintained at present levels would cost \$3 million more per year than currently allocated.

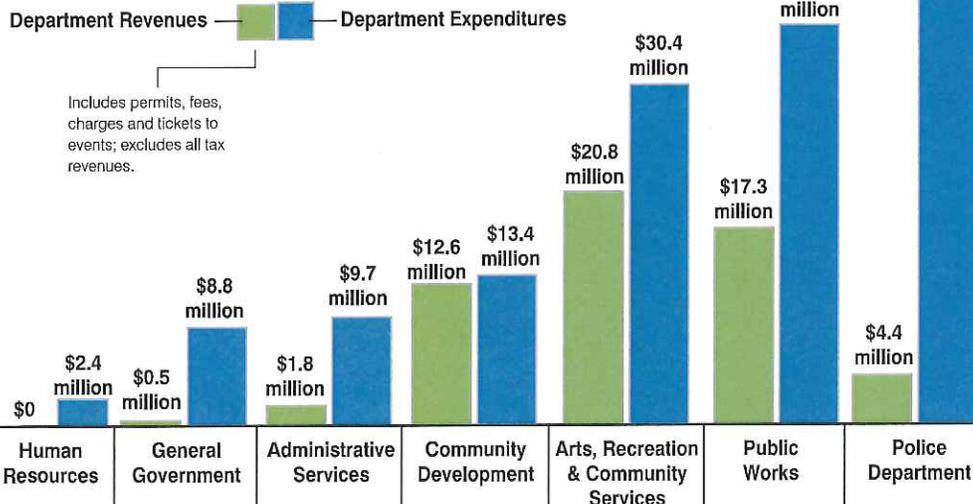
Cost of Technology

– Walnut Creek is not fully funding its information technology needs as identified in the IT Strategic Plan. Yet, technology is increasingly essential for every service, from public safety to managing traffic lights.

Employee Benefits

– 62 percent of the City's operating budget is for the employees who provide those services. But even with employees contributing significant amounts toward health care and pension costs, increases in the benefits outpace inflation.

General Fund: Cost Recovery by Department



LOOKING FORWARD,
FORWARD THINKING

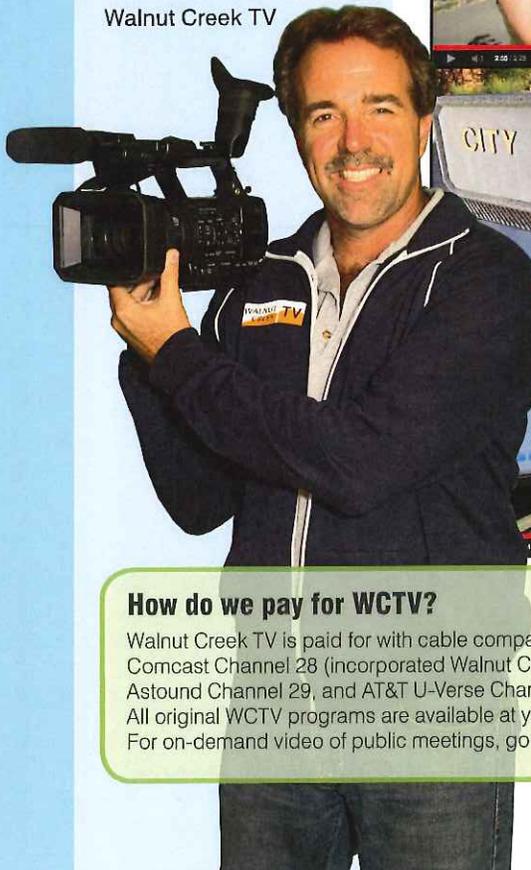
MAKING IT EASIER TO WORK TOGETHER

A new way to connect

Seeing is believing

“Walnut Creek TV tapes every Council and Commission meeting for government transparency. But we also show the colors of our community – graduations, parades, special events, and more.”

Matt Bolender
Walnut Creek TV



How do we pay for WCTV?

Walnut Creek TV is paid for with cable company fees. It is available on Comcast Channel 28 (incorporated Walnut Creek only), Rossmoor 26, Astound Channel 29, and AT&T U-Verse Channel 99, or at walnutcreektv.org. All original WCTV programs are available at youtube.com/cityofwalnutcreek. For on-demand video of public meetings, go to www.walnut-creek.org.

The City is adding a new tool to its communications toolbox with neighborhood-based Nextdoor.

Nextdoor works with residents to create a free, private neighborhood website. Subscribers use their Nextdoor website like a community bulletin board, sharing everything from requests for house-sitter recommendations to help locating a lost pet.

For many, Nextdoor has become a virtual Neighborhood Watch group, where residents or police can quickly alert those in the area of suspicious activity.

What distinguishes Nextdoor from other social media is that it gives the City option of reaching out to specific locations.

For instance, if the Public Works department needs to let people on a specific street know their street will be closed for maintenance one day, they can send a message to just that neighborhood's Nextdoor site. Or, if there is a citywide issue that everyone needs to



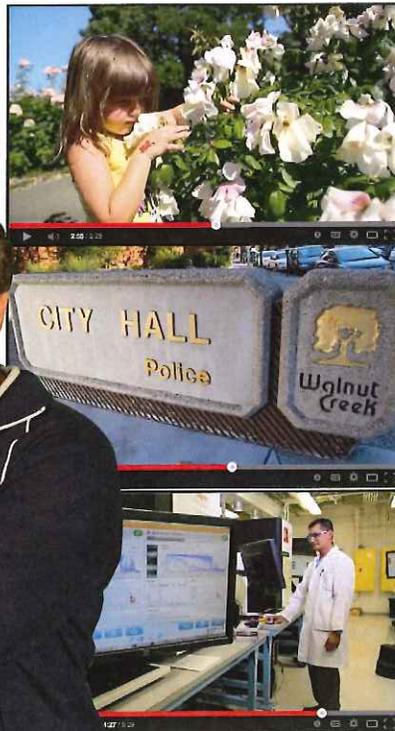
know about, the City can easily post to all 58 (and counting) Walnut Creek Nextdoor sites.

Nextdoor isn't a one-way street. Residents can use Nextdoor to reach the City and Police Department as well, with questions, comments and ideas.

Neighborhoods establish and self-manage their own Nextdoor websites; the City will not be able to see what's on individual Nextdoor websites, or access contact information. Information shared on Nextdoor is password protected and cannot be accessed by search engines.

Those interested in joining their neighborhood's Nextdoor website can visit www.nextdoor.com and enter their address.

Watch it on Walnut Creek TV



WCPD Social Media Team

Walnut Creek PD is going big with social media this fall.

While the department set up Facebook and Twitter accounts in 2011, both platforms have been underutilized. That's about to change, says Lt. Jay Hill, who heads up the department's new Social Media Team.

Team members hail from across the department, from police officers to dispatchers to records technicians. Together, they are looking forward to using social media to promote two-way dialogue and collaboration between the police department and the public they serve, Hill says.

"We are back in business," he says. "Social media is the wave of the future, and we are going to be part of it."

In addition to Facebook and Twitter, the police department plans on utilizing other platforms like Nextdoor, YouTube, Instagram and others.

Find Walnut Creek PD at twitter.com/walnutcreekpdpd and facebook.com/walnutcreekpdpd. Don't miss Chief Tom Chaplin's lively tweets! [@WCPChiefChaplin](https://twitter.com/WCPChiefChaplin)



Easing access with Accela



Waiting at the permit counter.

A key initiative of our Building, Planning and Engineering divisions, in partnership with Information Technology, is making it easier to navigate through the permitting process.

Today, most permit seekers must come to City Hall during business hours to submit permit applications and plans.

Once the Accela Automation Land Management system is in place, the public will have online access to apply and pay for building permits, submit plans, check permit status and schedule inspections.

Permit applicants will save time and resources with this streamlined, greener process.

Expect Accela Automation to be available in late 2015 or early 2016.

HARNESSING THE POWER OF PARTNERSHIPS

Playground partnership



City architect Carolyn Challice with community members Tom Worthy and Sandi Jacobsen at the All-Abilities Playground site. Worthy and Jacobsen offered to raise money for the playground when they learned the City had a bare-bones budget; they soon teamed up with the Walnut Creek Civic Pride Foundation, which raised more than \$350,000 for the project.

Walnut Creek's first All-Abilities Playground at Heather Farm Park is proof of the power of partnerships.

When the City first started planning the playground, there was just enough money \$350,000 from regional park bonds to cover the basics; getting the site prepared and renovating one play structure.

Then, Contra Costa County offered to contribute \$490,000 from park fees paid by developers who had built in unincorporated Walnut Creek.

But it was still not enough to pay for all the components needed, such as sunshades and benches and resilient surfacing.

That's when Sandi Jacobsen and Tom Worthy, who were representing the Park, Recreation and Open Space Commission on the playground's site selection

committee, stepped up.

"The City said that to have a really nice park, it would take another \$100,000 or more, and that someone would need to raise that extra money," says Jacobsen. "I said I would do that, and right away, Tom said he would help me. We looked at each other and said 'We've never done this before. We don't know how to fund raise, but we will figure it out.'"

They soon realized they needed a 501(c)3 for successful fund-

raising. The former Walnut Creek Fountain for Youth – renamed the Civic Pride Foundation – reached out and offered to help. And help they did. By the time fund-raising was over, the Foundation raised more than \$350,000, a "phenomenal and heartwarming response from the community," said Foundation president Natalie Inouye.

The All-Abilities Playground at Heather Farm Park is expected to open October 25, 2014.

LOOKING FORWARD,
FORWARD THINKING

Recognizing that Long Term Financial Projections show ongoing shortfalls, the Council directed staff to work with partners to explore other ways to deliver these important services. Here is what's happening:

Libraries

With Measure Q funds running out by early 2015, Council directed staff to work with stakeholders to evaluate the libraries' programming, operations and maintenance, and define how to continue long-term delivery of library services. Stakeholder meetings are to begin this fall. (The libraries continue to be funded for 56 hours per week through June 2016.)

Clarke Swim Center

Most agree that the Clarke Swim Center, which opened in the early 1970s is reaching the end of its useful life. The challenge is how to pay for and operate a new aquatics facility. The City is actively working with community partners on identifying an alternative for delivering aquatics programs and services. Discussions are focused on common interests, including a balanced mix of pools and programs, and a revitalized facility.

Leshner Center for the Arts

The 1990 opening of the Leshner Center for the Arts energized the downtown. The Diablo Regional Arts Association is launching a fund-raising campaign around the Center's 25th anniversary, with the goal of expanding programming. Long-term, look for discussion around the potential for partnering to continue to provide the performing and visual arts currently funded through the City.

LOOKING FORWARD,
FORWARD THINKING

OUR EVOLVING CITY

Downtown Development in progress or coming soon:

Downtown is a hub of activity, with new multi-family housing and parking, retail, restaurants and commercial buildings in the works.

Location, location

"I'm a real believer in our city. We are fortunate to enjoy a dynamic downtown, incredible open space, and a great community"

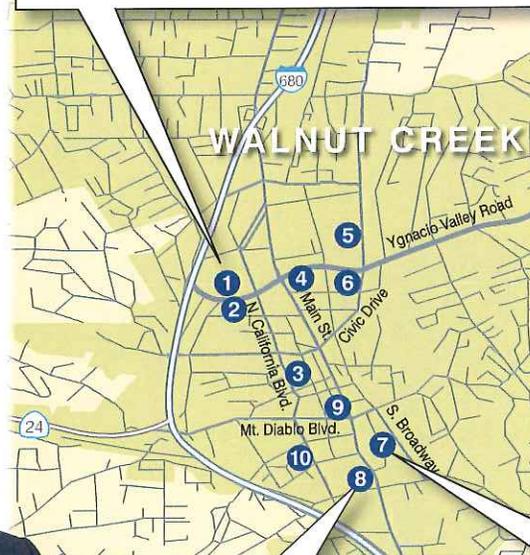
Brian Hirahara,
President of Walnut Creek Downtown Business Association, Board member, Diablo Regional Arts Association, Walnut Creek Chamber of Commerce



1 200 Ygnacio Valley Road – Approved in 2012, the Walnut Creek BART Transit Village will create 600 apartment units, a new parking structure, and 30,000 square feet of commercial space.



2 207-235 Ygnacio Valley Road – The Landing at Walnut Creek is a recently-approved project that will build 178 apartment units across the street from the Walnut Creek BART station.



3 1500 North California Blvd. – 141 new apartment units, ground-floor retail and restaurant space, and a new public courtyard are under construction.

4 1960 North Main St – The North Main Street Apartments project will add another 126 apartment units with live/work options.

5 141 N Civic Drive – The 300 unit BRIO Apartment project at the site of the former Longs headquarters on Civic Drive is almost complete and will be ready for occupancy before the end of 2014.

6 1250 Arroyo Way – Approved in late 2013, The Arroyo is already under construction and will be a 100-unit apartment building.



8 1500 Newell – A former office and retail building are being replaced with a four-story building featuring 36,000 square feet of retail space, 49 apartment units, and a creek promenade.

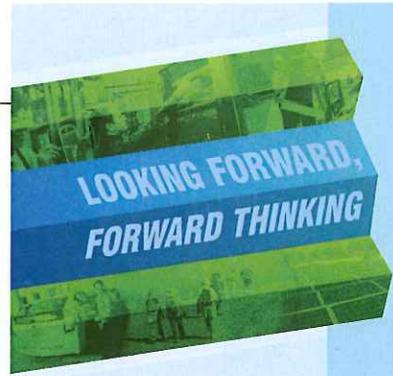


7 Broadway Plaza has begun a \$250 million remodel and expansion that will enhance shopping and dining. Need parking? Try the free valet on Broadway Plaza Street.

9 1500 Mt. Diablo – A proposed development will create a 12,000 square foot commercial building with retail space and rooftop dining areas.

10 1271 S California Blvd – Centre Place South will mix 22 residential condos with 23,000 square feet of retail and restaurant space⁶⁻⁸

OUR EVOLVING CITY



The Shadelands comes into its own

While downtown Walnut Creek evolves, other parts of the city are going through their own renaissance. Case in point: the Shadelands Business Park.

For years, the business park has been a poster child for potential unrealized. Despite hosting such innovative businesses as the Energy Joint Genome Institute, Children's Hospital and Quick Mount PV, vacancy rates continued to soar to as high as 40 percent.

That's about to change. This summer, Shadelands Business Park owners voted to essentially tax themselves by forming a Business Improvement District. The BID will bring in about \$385,000 a year, which will be used to improve and promote the business park as an ideal location for businesses to settle, bringing with them well-paying jobs.

Of note is a County Connection shuttle that will transport workers to and from the Pleasant Hill BART Station; the BID will cover shuttle's fare cost, making it free to riders.



Rendering of The Orchards at Walnut Creek, set to open in the fall of 2015

The Orchards at Walnut Creek, set to open in the fall of 2015 at the corner of Ygnacio Valley and Oak Grove roads, will also play a key role in reinvigorating the business park.

Plans for the 25-acre site include a new mixed-use commercial center featuring a 55,000-square-foot Safeway, several new retail shops and restaurants with dining, a health club and up to 200 units of senior housing.

The Orchards will also offer several public amenities, such as a

new multi-use pathway, four acres of open space with a splash pad for kids and an amphitheater for concert performances, a community room, public art and significant right-of-way improvements to help alleviate traffic congestion in the area.

The Orchards is the result of a three-year specific plan process with significant community outreach and feedback, including creation of a citizens advisory committee and nearly 30 public meetings.

A strong foundation

"Providing housing for all strengthens the community because it allows everyone to live here -- people who work here, single parents with kids, people with disabilities, senior citizens, everyone."

Housing Program analyst **Margot Ernst**, right, with Housing Division Manager **Laura Simpson**

Laying the groundwork for the future

Walnut Creek has a history of taking a long-term view when it comes to planning. In the early 1960s, City leaders turned down a developer's request to build a large shopping mall in the Ygnacio Valley, recognizing that it would destroy the viability of the downtown. Here are three current long-range planning efforts that will help frame the future of Walnut Creek.

The Housing Element, which is updated every eight years, identifies and analyzes existing and projected housing needs in an effort to preserve, improve, and develop housing affordable to all members of our community. Over the last year, hundreds of community members have weighed in on the kinds of housing needed for current and future Walnut Creek residents. The update comes to the City Council in September 2014 for approval.

The West Downtown Specific Plan focuses on making it easier to walk and bike between the Walnut Creek BART station and downtown; plans for new homes and businesses; and, reinvigorates Mt. Diablo Boulevard while preserving the Almond-Shuey neighborhood.

After completing an extensive two-year community outreach effort involving hundreds of community members, City staff is now preparing a draft plan which will be released for public review in October. Beginning in January 2015, the City Council and the Planning, Design Review, and Transportation Commissions will consider the draft plan during a series of public meetings. The West Downtown Specific Plan was funded through a \$500,000 grant.

North Downtown Specific Plan City staff recently applied for a grant to prepare another specific plan, this time for the area located north of the traditional downtown (generally bounded by Parkside Drive to the north, the Iron Horse Trail to the east, Civic Drive to the south, and California Boulevard and Riviera Drive to the west). Recognizing that this area is notably different from West Downtown, this proposed specific plan would have a strong focus on economic growth and job opportunities, improved access to the BART station, opportunities for new housing, and a more pedestrian and bicycle-friendly environment.



LOOKING FORWARD,
FORWARD THINKING

TAKING CARE OF WHAT WE'VE GOT

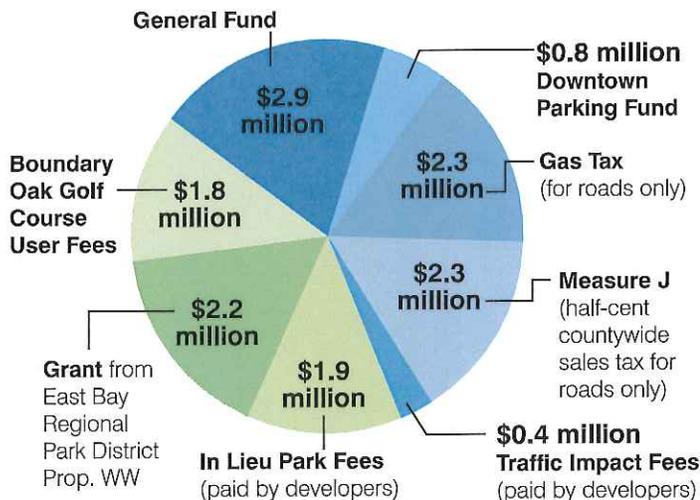
The Capital Budget

While most budget discussions focus on the City's General Fund (which covers the cost of operating programs and services), the City also has a Capital Budget to pay for specific projects.

The 2014-16 Capital Budget is \$14.6 million.

How do we pay for that?

Eight main sources of funding for the 2014-16 Capital Budget



Waiting for funding

Here are some 'big ticket' unfunded items listed in the Ten-Year Capital Investment Program (CIP)

Repaving of Ygnacio Valley Road – It will cost \$20 million to repave all of Ygnacio Valley Road. While funding is not currently available, the city is working on preliminary planning and design for the project to increase chances for future grant funding.

Clarke Swim Center – the 40-year-old Clarke Swim Center will need to be replaced in the not-too-distant future. The City Council earmarked \$1 million out of special "one time money" as a placeholder for what could be a \$20 million project.

Walnut Boulevard and Homestead storm drain and sidewalk project – Building sidewalks and replacing ineffective storm drains will cost \$7 million. So far, the City has \$2 million earmarked for this project. The project is included as an unfunded project for 2018-2020.

All Weather Sports Fields – The All-Weather Sports Fields project is listed as an unfunded project in the 2016-18 CIP, with the caveat that there would need to be donations and grants for construction and long-term maintenance. Plans to spend \$2 million in 2012-14 for two fields at Heather Farm Park were placed on hold following a feasibility study that showed the total project cost would be \$3.5 million.

Civic Park Ice Rink/Bocce – This project was approved in the 2012-14 Capital Budget, and then removed. It is currently included in the 2016-18 cycle of CIP, with the expectation that user groups will help fully fund the project.



Geary Road Improvement Project

Workers guide a drainage pipe into place as part of the Geary Road Improvement Project. The reconstruction is a joint project between the cities of Walnut Creek and Pleasant Hill and will benefit all modes of travel – cars, bicycles and pedestrians – by creating continuous left-turn lanes, plus street parking, dedicated bike lanes and sidewalks on both sides of the busy road. Other benefits of the project include LED street lighting, traffic signal updates at the Buena Vista/Pleasant Hill Road intersection, replacement of drainage ditches with sidewalk curbs and gutters, and spiffed up landscaping. The \$11 million project is almost entirely paid for through Measure J, the voter-approved half-cent sales tax, with Walnut Creek and Pleasant Hill each contributing \$400,000, and is expected to be completed in Spring 2015.

HERE'S
WHAT'S
COMING
UP IN
2014-16

TAKING CARE OF WHAT WE'VE GOT

Boundary Oak Club-house renovations will begin this winter and cost about \$1.8 million over the next two years. The project is being funded entirely by Boundary Oak Golf Course user fees.

Larkey Pool upgrades will begin in late 2015. These include upgrading the pool to current code standards, replacing mechanical equipment, and adding exterior bathrooms that will serve the surrounding park. The \$3.5 million price tag is being paid for with a combination of In Lieu Park fees paid by developers and Measure WW funds collected by East Bay Regional Park District.

The City owns 69 buildings. In 2014-16, the City will spend \$1.4 million on routine maintenance (replacing roofs, painting, flooring, etc.)

DISCRETIONARY PROJECTS

There is little funding available for discretionary projects. Two projects that are included in the Two-Year Capital Budget are:

Larkey Pool Splash Pad: This \$350,000 project is being paid for through In Lieu Park fees, and will start in winter 2015.

LED Streetlight Conversion: This is being funded through the City's General Fund. The \$250,000 cost will be recovered through energy savings over the next 5-8 years.

TAKING CARE OF WHAT WE'VE GOT

Little changes add up to big difference

Walnut Creek is the first city in the nation to use all-electric SmartCars for parking enforcement. To date, two of the gas-powered vehicles have been replaced with SmartCars.

Other recent "green" initiatives include:

- Swapping out existing lighting in the library garage with motion-sensor equipped LED lights. When the garage is empty, the lights power down from 55 to 15 watts, with overall energy savings reduced by 65 percent.

- Planting drought-tolerant Bermuda grass at the El Divisadero Park soccer field, thereby reducing summer water consumption by 50 percent. The park reopens for use on September 12. Look for more water savings as softball fields are converted to Bermuda grass in the near future.

- Replacing failing conventional roofs on City facilities with "cool roofs" that absorb less heat, reducing the amount of energy needed to cool the buildings on hot days.

- Installing additional electric vehicle charging stations at City Hall and the Broadway garage, thanks to a Federal grant.

Did you know? Walnut Creek's street sweepers, dump trucks, back hoes and other large Public Works vehicles now run on bio-diesel.



Police Services Officer Juan Maldonado in one of the Walnut Creek PD's new SmartCars.



A youngster plays on the new Bermuda grass at El Divisadero Park.



A strong foundation

"The upcoming solar project is just one of the many ways our City is preserving natural and fiscal resources for the future."

Gwen Ho-Sing-Loy
Public Works
Operations Manager



Power through collaboration

When it comes to going green, lack of green can be a barrier. Local government agencies interested in investing in renewable energy often find themselves without the necessary funds or expertise to move forward.

But Walnut Creek is getting at least two new solar projects. Projects being considered are carpools with solar photovoltaic roofs at Heather Farm Park and Boundary Oak Golf Course - thanks to the Regional Renewable Energy Procurement Project (R-REP).

A collaboration between the Contra Costa Economic Partnership, Alameda County and Venture Silicon Valley, R-REP is the largest government partnership for procurement of renewable energy to date, comprising 19 participating agencies in four Bay Area counties. Using economies of scale and

shared technical advisers brings renewable energy projects within reach.

The Walnut Creek projects will be Power Purchase Agreements (PPA) between the selected vendor and the City. A PPA is where the vendor owns, operates, and maintains the solar installation and the City agrees to host the system

on its property and purchase the system's generated energy from the vendor at a predetermined period and price. So what does this mean for the City? It means the City can participate in the use of renewable energy and benefit from stable electricity costs without incurring the high up-front and ongoing maintenance costs.



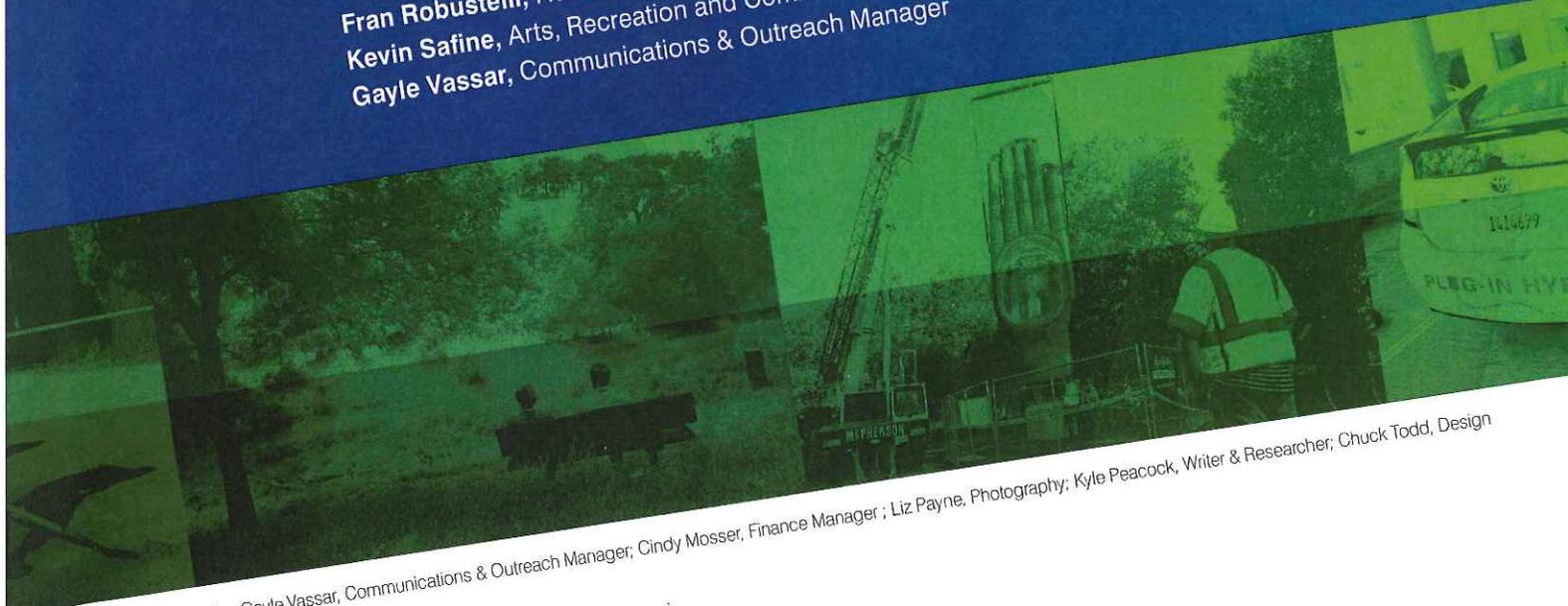
Solar panels on City Hall roof.

"Looking Forward, Forward Thinking: The 2014-16 Budget Story"
was produced by the City of Walnut Creek
For questions or comments email community@walnut-creek.org or call 925-943-5895



WALNUT CREEK EXECUTIVE TEAM

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Tom Chaplin, Chief of Police
Suzie Martinez, City Clerk
Steve Mattas, City Attorney
Sandra Meyer, Community & Economic Development Director
Jeff Mohlenkamp, Administrative Services Director
Fran Robustelli, Human Resources Director
Kevin Safine, Arts, Recreation and Community Services Director
Gayle Vassar, Communications & Outreach Manager



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