



OAKHURST GEOLOGICAL HAZARD ABATEMENT DISTRICT (GHAD)

REGULAR MEETING AGENDA

TUESDAY, FEBRUARY 18, 2025

7:30 PM

**Hoyer Hall, Clayton Community Library
6125 Clayton Road, Clayton, CA 94517**

Kim Trupiano, Mayor

Jeff Wan, Vice Mayor

Jim Diaz, Councilmember

Holly Tillman, Councilmember

Richard G. Enea, Councilmember

1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENT ON NON - AGENDA ITEMS

Members of the public may address the committee on non-agendized items within the committee's jurisdiction. To ensure an orderly meeting and an equal opportunity for everyone, each speaker is limited to three (3) minutes, or the time established by the Chair. In accordance with State Law, no action may take place on any item not appearing on the posted agenda.

Public comment and input on other agenda items will be allowed when each item is considered by the Committee.

3. ACTION

(a) Election of Chair and Vice Chair

The GHAD membership shall select one Chair and one Vice Chair to serve for the 2025 calendar year.

(b) Annual Inspection and Maintenance Report based on Geological and Geotechnical Site Reconnaissance Performed by BSK Associates

- (c) Discussion of Proposed Assessment Rate Increases within the Oakhurst Geological Hazard Abatement District to Adequately Fund the Required Activities within the Amended Plan of Control

4. **ADJOURNMENT**

Please visit www.claytonca.gov for information on the next scheduled meeting of the Oakhurst Geological Hazard Abatement District (GHAD).



STAFF REPORT

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: Stephanie Cabrera-Brown, City Clerk/Assistant to the City Manager

DATE: February 18, 2025

SUBJECT: Election of Chair and Vice Chair

RECOMMENDATION

The GHAD membership shall select one Chair and one Vice Chair to serve for the 2025 calendar year.

BACKGROUND

Each year the GHAD Board of Directors selects a Chair and Vice Chair from its membership to serve a one-year term.

FISCAL IMPACTS

There is no fiscal impact.



STAFF REPORT

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: Larry Theis

DATE: February 18, 2025

SUBJECT: Annual Inspection and Maintenance Report based on Geological and Geotechnical Site Reconnaissance Performed by BSK Associates

RECOMMENDATION

Click on Attachments to view Staff Report

ATTACHMENTS

[STAFF REPORT - GHAD 2024-2025 Site Recon Report.pdf](#)

[Oakhurst GHAD 2024 Recon Letter \(BSK 1-31-25\) FINAL.pdf](#)



STAFF REPORT

TO: Honorable Chairperson and Board Members

FROM: Larry Theis, P.E., General Manager

DATE: February 18, 2025

SUBJECT: Annual Inspection and Maintenance Report based on Geological and Geotechnical Site Reconnaissance Performed by BSK Associates

RECOMMENDATION

The GHAD General Manager recommends the Board of Directors of Oakhurst Geologic Hazard Abatement District receive the Annual Inspection and Maintenance Report and authorize one-time maintenance activities of hydro-cleaning subdrains in the Kelok Way area.

BACKGROUND

In accordance with the 2nd Amendment to the GHAD Plan of Control approved by the GHAD Board of Directors on May 21, 2024, the GHAD General Manager will prepare and present an annual inspection report to the GHAD Board of Directors. This report is prepared under the direction of a licensed geologist and geotechnical engineer which consists of a site reconnaissance and visual surface inspection.

DISCUSSION

The inspection report includes information gathered from site visits by the geologist on December 31, 2024 and January 2, 2025. The attached report was prepared by BSK Associates which generally organized their inspections into three regions of the GHAD District: 1) North Area – Keller Ridge Drive/Windmill Canyon Drive; 2) Kelok Way Area – Kelok Way and upper Keller Ridge Drive; 3) South Area – Peacock Creek Drive/Pebble Beach Drive. The visual inspection is primarily around the open space area closest to the homes. This report is the deliverable to the GHAD Board related to inspection of drainage ditches, the outlet of subdrain pipes, and vegetated slope surfaces nearest the homes.

Due to the limited budget, the GHAD inspection activities are considered the minimum level of tasks and currently does not include any inclinometer or piezometer readings or

subsurface inspections. The various types of inspection and frequency as outlined in the amended Plan of Control cannot be completed at this time until additional funding is approved by the property owners within the GHAD.

Landslide and ground movement is closely associated with rainwater runoff or buildout of subsurface ground water – therefore the focus is to inspect V-ditches with inlets and subdrain pipes.

BSK recommended certain maintenance activities and repairs in their “Conclusions and Recommendations” section of the inspection report (see page 17). The GHAD General Manager agrees with all of the recommendations in this section and has already requested City Maintenance staff to address clearing debris from the ditch and/or inlet near 8049 Kelok and 321 Windmill Canyon Place. Code enforcement was alerted to grading into the GHAD area behind 717 Acorn Place.

The GHAD Manager recommendation from last year remains unchanged, that the GHAD should perform one-time tasks before the next rainy season which include hydro-cleaning the subdrain pipes from the Kelok Way area near North Valley Park and repairing cracks and gaps in V-ditches at various locations. The lack of consistent outflow from the subdrain pipes may indicate that additional water build up (pore pressure) within the slope supporting the homes and roadway along Kelok Way which could eventually reactive the landslide and cause severe damage to the surrounding properties and slope.

FISCAL IMPACT

No specific fiscal Impact with receiving the Annual Inspection and Maintenance Report. The GHAD is currently operating without sufficient funds to perform all of the required tasks in the Plan of Control. The GHAD Manager is recommending that the GHAD Board of Directors authorize an one-time allocation of \$50,000 in the upcoming fiscal year budget for performing the hydro-cleaning of the subdrain pipes from the Kelok Way area, then any remaining funds be used to hire a concrete contractor to repair gaps or replace segments of V-ditches based on highest priority, along with associated administrative costs.

This requested allocation will result in a negative ending balance in FY25/26. It is recommended that GHAD District operate temporarily in a deficit to address immediate issues and recover using future assessment funds over several years.

CEQA IMPACT

None

ATTACHMENTS

1. BSK Annual Inspection and Maintenance Report (Geological and Geotechnical Site Reconnaissance



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Livermore CA 94551
P 925.315.3151
www.bskassociates.com

Sent via email: larryt@claytonca.gov

January 28, 2025 (revised 1/30/2025)

BSK Project No. G24001595

Mr. Larry Theis, PE
City Engineer
City of Clayton
6000 Heritage Trail
Clayton, California 94517

SUBJECT: Annual Geological and Geotechnical Site Reconnaissance – 2024-2025
Oakhurst Geological Hazards Abatement District (GHAD)
Clayton, CA

Dear Mr. Theis:

At your request, BSK Associates (BSK) performed an annual geological and geotechnical site reconnaissance of the Oakhurst Geological Hazards Abatement District (GHAD) located in the City of Clayton (City), California (see Figure 1, Vicinity Map), as required by the 2nd Amended Plan of Control (dated May 21, 2024). BSK visited properties located within the GHAD boundaries (see Figure 2, Oakhurst GHAD Boundaries) on December 31, 2024, and January 2, 2025. This letter presents a summary of our observations, conclusions, and our recommendations.

GEOLOGICAL AND GEOTECHNICAL SITE RECONNAISSANCE

On December 31, 2024 and January 2, 2025, a project geologist from BSK visited the hilly residential portions of the GHAD to review the existing condition of slopes, drainage and erosion mitigation and control measures within the GHAD area. We also wanted to compare existing conditions to those conditions observed and noted in our May 1, 2024 letter entitled “Geological and Geotechnical Site Review, Oakhurst Geologic Hazards Abatement District (GHAD), Clayton, CA” (BSK project number G00001941). Note that our site reconnaissance was limited to only those open space areas immediately adjacent to the hilly residential areas and paved roadways within the designated area of the GHAD as described below.

Following is a summary of our observations and recommendations from our recent site reconnaissance. For ease in discussion, we have separated the GHAD into the following areas:

1. Windmill Canyon Drive Area (formerly referred to as “North Area” in our previous annual site reconnaissance letters): The first area consists of the developed portions of the GHAD including open space/slopes that is located immediately adjacent to homes in the northeastern portion of the GHAD (see Exhibit 1 below).

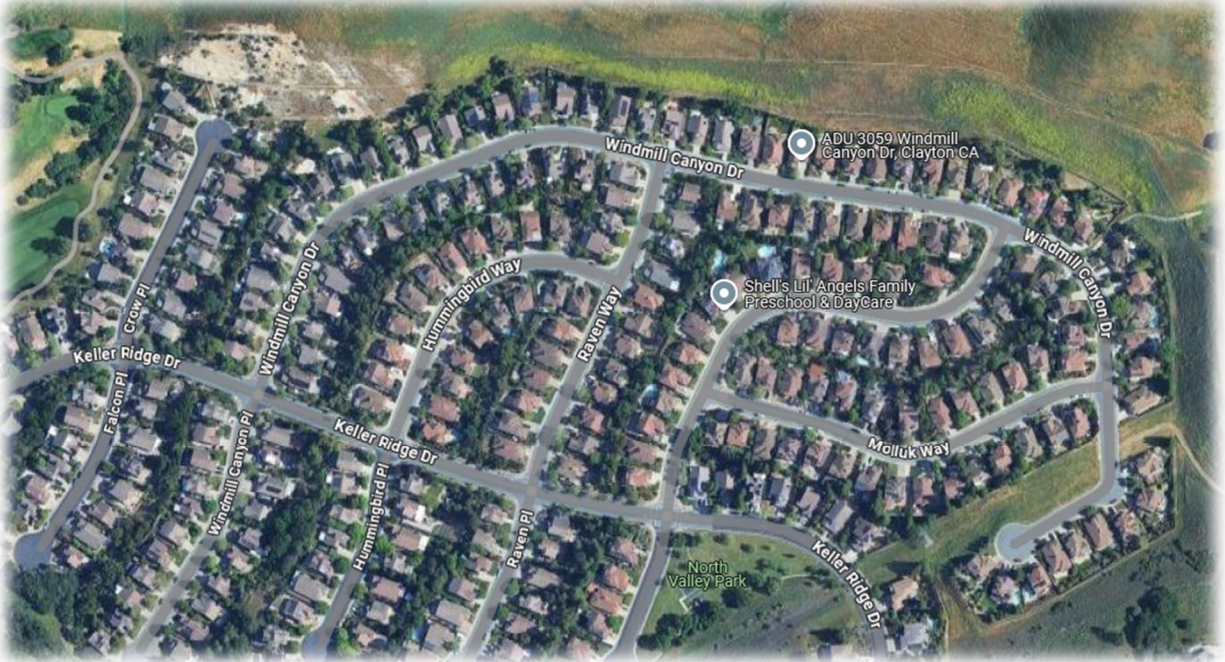


Exhibit 1 – Windmill Canyon Drive Area

2. Kelok Way Area: The second area is the area associated within Kelok Way and adjacent open space/slopes (see Exhibit 2 below).



Exhibit 2 – Kelok Way Area

3. Miwok Way/Blue Oak Lane Area: The third area is associated with Miwok Way, Blue Oak Lane, and Obsidian Way, including open space/slopes (see Exhibit 3 below).



Exhibit 3 – Miwok Way/Blue Oak Lane Area

4. South Area: The fourth area is associated with the Pebble Beach Drive, Peacock Creek Drive, and Peacock Creek, including slopes and known areas of instability and mitigation measures previously installed between Pebble Beach Drive and Peacock Creek (see Exhibit 4 below).

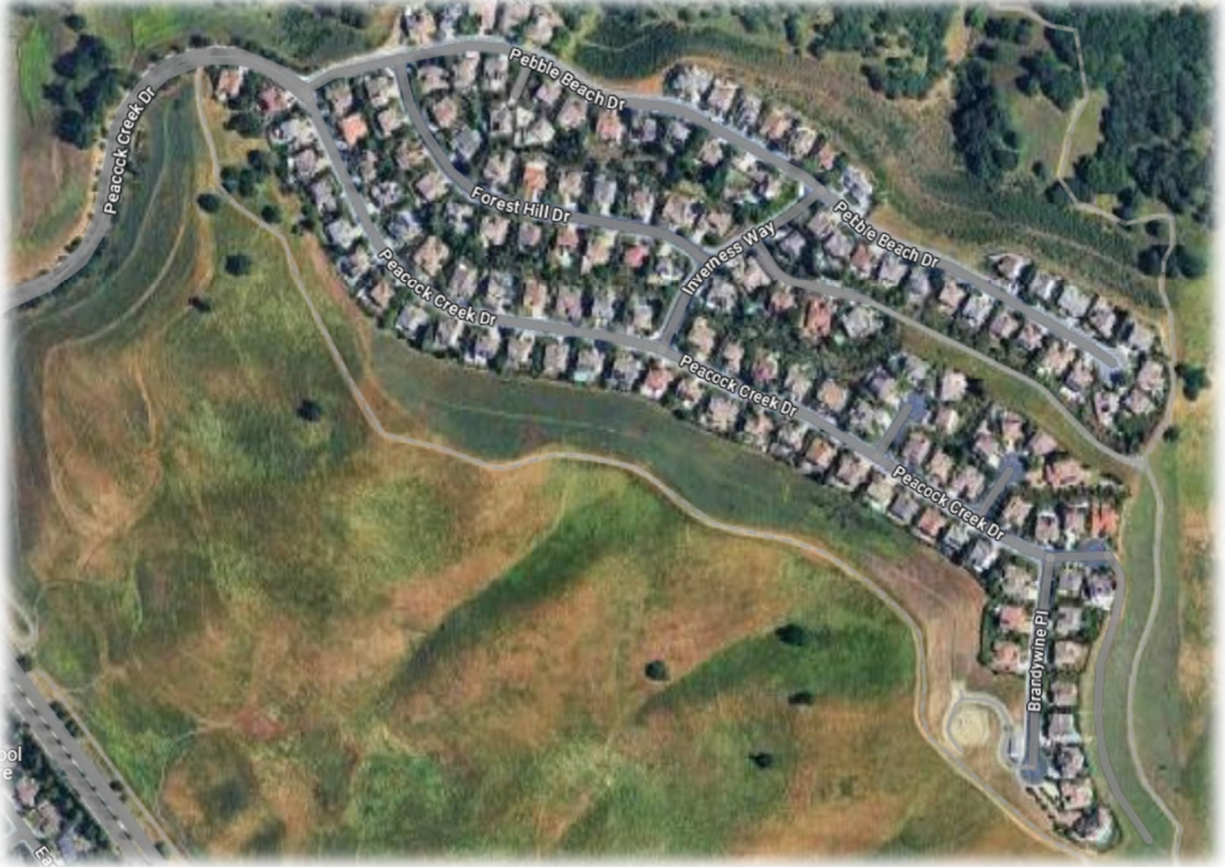


Exhibit 4 – South Area

Windmill Canyon Drive Area (formerly referred to as “North Area”)

BSK walked V-ditches and boundaries between open space slopes, homes, and other improvements along the northeastern boundary of the GHAD (see Exhibit 1 above). We made cursory observations of homes and roadways and did not observe readily visible evidence of geologic hazards impacts to homes or roadways in the general area. Our site reconnaissance was primarily focused on the open space and slopes bordering the limits of the GHAD, where slopes either ascend from, or descend to yards and residences, primarily on the north and east side of Windmill Canyon Drive and areas south of Falcon Place, Windmill Canyon Place, Hummingbird Place, and Raven Place. Exhibits 5 and 6 below show the locations of our observations and photographs of conditions we encountered that should be considered for future repairs or should be watched and monitored annually before the onset of the annual storm season.

In general, we observed surface creep¹ above most V-ditches, particularly in areas where slopes are mowed (presumably for fire control) or recently saturated by annual storms. Periodic maintenance

¹

Creep is defined in the 1st Amended Plan of Control dated June 29, 1990 as the slow, gradual, more or less continuous, non-recoverable deformation sustained by soil or rock materials under gravitational body stresses. Creep is distinguished from landsliding by the slow velocity of downhill movement with Creep being limited to a maximum of three inches of movement per year.

should be sufficient to prevent soil from entering and disrupting flow in the ditches. Overall, the conditions observed remain similar to those observed and noted in our May 1, 2024 letter.

The following photographs depict the conditions documented during our site reconnaissance. The approximate photograph locations are presented on Exhibits 5 and 6 below.



Exhibit 5 – Site Plan (Windmill Canyon Drive Area). Photograph numbers shown in red.



Photograph 1 – Recent slope erosion/wash along trail access point at the end of Crow Place.



Photograph 2 – Recent slope erosion/wash north of 3027 and 3029 Windmill Canyon Drive.



Photograph 3 – Additional slope erosion immediately south of Photograph 2.



Photograph 4 – Minor slump along slope immediately north of 3061 Windmill Canyon Drive. No movement or bulging observed at toe of slope near V-ditch.



Exhibit 6 – Site Plan (southern Windmill Canyon Drive Area). Photograph numbers shown in red.



Photograph 5 – Drop inlet and V-ditch require cleaning at 321 Windmill Canyon Place.



Photograph 6 – V-ditch at 321 Windmill Canyon Place. All remaining V-ditches and drop inlets in the area should be checked and cleaned.

Kelok Way Area

BSK walked V-ditches and boundaries along open space slopes north of Kelok Way, in the open space area south of Keller Ridge Drive, and both west and east of those areas (see Exhibit 2 above). We made cursory observations of homes and roadways throughout the area, and aside from those documented below, we did not observe readily visible evidence of geologic hazards impacts to homes or roadways in the general area except for the home at 8053 Kelok Way, where conditions appear to be similar to our previous observations presented in our May 1, 2024 letter.

Our site reconnaissance focused on the open space and slopes bordering the limits of the homes along Kelok Way, Keller Ridge Drive, and east of Acorn Drive. Exhibits 7 and 8 below present locations of our photographs of conditions we encountered that should be considered for future repairs or should be watched and monitored annually before the onset of the annual storm season.

In general, we observed surface creep above most V-ditches. Periodic maintenance should be sufficient to prevent soil from entering and disrupting flow in the ditches. Significant organic debris are present in the V-ditches, especially south of Keller Ridge Drive, and should be cleaned. The drain inlet shown in Photograph 9 from our March 1, 2024 letter still has not been cleaned. Overall, conditions remain similar to those observed during our 2023/2024 reconnaissance. The following photographs depict the conditions documented during our site review.



Exhibit 7 – Site Plan (Kelok Way Area). Photograph numbers shown in red.



Photograph 7 – Drop inlet at toe of slope at North Valley Park. Pipes are draining but should be cleaned out.



Photograph 8 – Horizontal outlet drain pipes at North Valley Park. Water was discharging from the rightmost pipe only.



Photograph 9 – Property owner renovating top of slope outside parcel limits at 717 Acorn Drive.



Photograph 10 – Northeastern view of rear of 717 Acorn Drive. Note significant slope disturbance.

Miwok Way/Blue Oak Lane Area

BSK walked V-ditches and boundaries along open space slopes north of Miwok Way/Blue Oak Lane, and slopes south of Obsidian Way (see Exhibit 3 above). We made cursory observations of improvements and roadways throughout the area, and aside from those documented below, we did not observe readily visible evidence of geologic hazards impacts to homes or roadways in the general area.

Our site reconnaissance focused on the open space and slopes bordering the homes. In general, we observed surface creep above most V-ditches due to saturated soil conditions. Periodic maintenance should be sufficient to prevent soil from entering and disrupting flow in the ditches. Most of the V-ditches are full of organics in random locations and should be cleaned.

South Area

BSK walked V-ditches and boundaries along open space slopes north of Pebble Beach Drive, South of Peacock Creek Drive, and along the eastern boundary of the GHAD (see Exhibit 4 above). We made cursory observations of improvements and roadways throughout the area, and aside from those documented below, we did not observe readily visible evidence of geologic hazards impacts to homes or roadways in the general area.

Our site reconnaissance focused on the open space and slopes bordering the homes along the north side of Pebble Beach Drive, the slopes immediately south of the homes on Peacock Creek Drive, and the slopes along the eastern boundary of the GHAD. In general, we observed surface creep above most V-ditches. Periodic maintenance should be sufficient to prevent soil from entering and disrupting flow in the ditches. Overall, the conditions observed remain similar to those observed and noted in our May 1, 2024 letter. V-ditches in the area have accumulation of organics in random areas and should be cleaned. The cracks reported in our May 1, 2024 letter on the roadway along Torrey Pines Place remain open and have not expanded.

Contra Costa Water District – Seminary Reservoir and Pump Station

As requested, BSK observed the area of the recent small landslide that occurred along the northern slope at the Contra Costa Water District's (District) Seminary Reservoir and Pump Station located along the northern side of Marsh Creek Road, approximately 700 feet northwest of the intersection with Diablo Parkway. The approximate location and limits of the landslide is shown on Exhibit 8 below. At the time of our site reconnaissance on December 31, 2024, the landslide measured approximately 60 feet in length and approximately 35 feet or so in width. We understand that the District's consultant is in the process of conducting a field investigation to evaluate the landslide and provide recommendations for its repair. We also understand that the City and BSK will get an opportunity to review the geotechnical report for the landslide investigation because the upper portion (head scarp) of the landslide encroaches into the southern boundary of the Oakhurst GHAD open space, but primarily is within the District's parcel. The following photographs, 11 through 14, depict the conditions at the landslide area during our site reconnaissance on December 31, 2024.



Exhibit 8 – Approximate limits of landslide at Seminary Reservoir and Pump Station



Photograph 11



Photograph 12



Photograph 13



Photograph 14

CONCLUSIONS AND RECOMMENDATIONS

Based on our 2024-2025 site reconnaissance, it is our opinion that the conclusions and recommendations presented in our May 1, 2024, letter are valid, and that current overall conditions remain similar. Areas of concern are as follows:

- It is possible that the minor slump noted in Photograph 4 above could liquefy (i.e., become saturated and cause a mudflow downslope) during a long duration or heavy rainstorm. Therefore, we recommend that City staff or BSK visit this location during or immediately after a long duration or heavy rainstorm to check the slope condition.
- The inlet west of and adjacent to 8049 Kelok Way should be cleaned out/unclogged.
- The horizontal outlet drain pipes located along the slope at North Valley Park should be cleaned on a regular basis to remove any sludge or silt build up. We recommended that a video survey of these pipes be conducted to check if the pipes are clogged or damaged. If the pipes are found to be clogged or damaged, they should be cleaned via hydrauger or another suitable method. Otherwise, there is an increased risk that water/hydrostatic pressure could be building up behind the landslide at Kelok Way if the drains are not working properly. This could eventually reactive the landslide and cause severe damage to the surrounding properties and slope.
- Cracked and/or offset V-ditch panels, while not numerous, can result in drainage obstructions, overflow, and erosion to slopes. Patches and/or replacement of V-ditch panels should be prioritized and undertaken on a regular basis.
- V-ditch and drop inlet maintenance should be continued and inspections of the drainage system, slopes and pavements should be continued. We recommend that drainage system maintenance occur prior to the onset of the rainy season each year. Inspections should take place prior to maintenance.
- Residents going beyond their fence line, altering the existing slopes, could adversely impact the shallow and global stability of such slopes. GHAD management should consider notifying those homeowners of their potential liability for the alterations made by them.
- The landslide at the Seminary Reservoir and Pump Station is currently being addressed by the Contra Costa Water District and its consultant.
- Consideration should be given to filling the cracks noted on the roadway along Torrey Pines Place with crack filler.

LIMITATIONS

Our services were performed in a manner consistent with that level of care and skill ordinarily exercised by other members of BSK's profession practicing in the same locality, under similar conditions and at the date the services are provided. Our findings and conclusions are based on our limited site reconnaissance of the GHAD area completed on December 31, 2024 and January 2, 2025. It is possible that conditions could vary between or beyond the data evaluated or have changed since we visited the GHAD area or that previous GHAD files not available to us could influence the findings and conclusions presented herein. BSK makes no other representation, guarantee or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This report may be used only by the Client and only for the purposes stated within a reasonable time from its issuance, but in no event later than six (6) months from the date of the report, or if conditions at the



site have changed. If this report is used beyond this period, BSK should be contacted to evaluate whether site conditions have changed since the report was issued.

CLOSURE

BSK appreciates the opportunity to provide our services to you and trusts this letter report meets your needs at this time. If you have any questions concerning the information presented, please contact us at 925-315-3151.

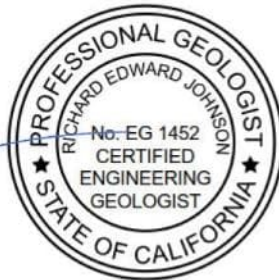
Respectfully submitted,
BSK Associates



Omar K. Khan
Project Professional II



Richard E. Johnson, CEG #1452
Principal Engineering Geologist



Cristiano Melo, PE, GE #2756
Branch Manager



ATTACHMENTS: Figure 1 – Vicinity Map
Figure 2 – Oakhurst GHAD Boundaries



References: 1. <https://www.arcgis.com/apps/mapviewer/index.html>, 2023

Note: Locations are approximate

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PROJECT NO. G24001595

DRAWN: 01/02/25

DRAWN BY: D. Tower

CHECKED BY: O. Khan

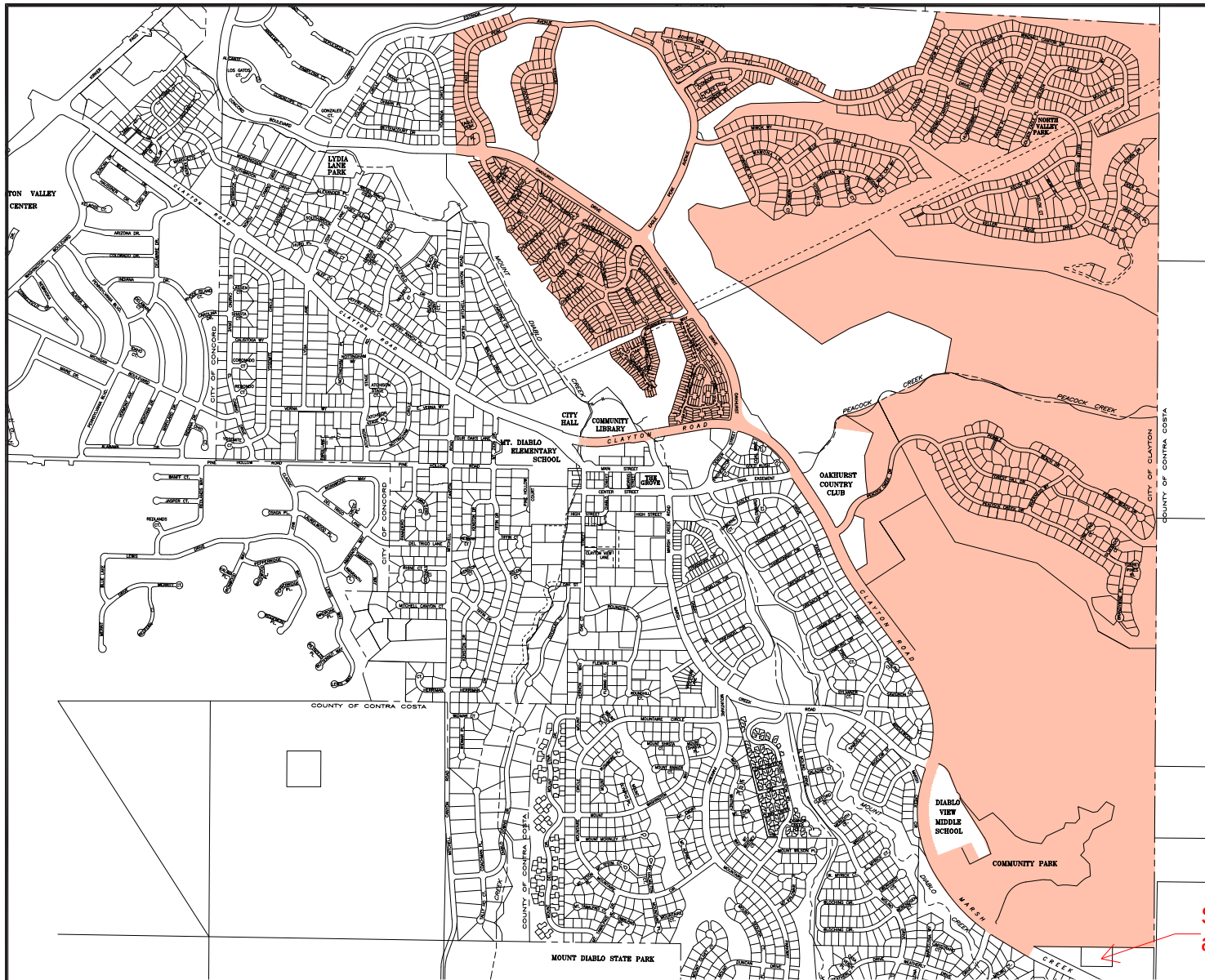
FILE NAME:
Figures.indd

VICINITY MAP

Geological and Geotechnical Site Recon
Oakhurst GHAD
Clayton, California

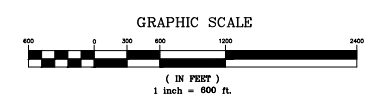
FIGURE

1



OAKHURST

GEOLOGIC HAZARD ABATEMENT DISTRICT



 GHAD PROPERTIES

Seminary Reservoir
and Pump Station



PROJECT NO. G24001595
 DRAWN: 02/01/24
 DRAWN BY: D. Tower
 CHECKED BY: O.Khan
 FILE NAME: SitePlan.indd

OAKHURST GHAD BOUNDARY MAP

Geological and Geotechnical Site Recon
 Oakhurst GHAD
 Clayton, California

FIGURE

2

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. BSK makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.



STAFF REPORT

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: Larry Theis

DATE: February 18, 2025

SUBJECT: Discussion of Proposed Assessment Rate Increases within the Oakhurst Geological Hazard Abatement District to Adequately Fund the Required Activities within the Amended Plan of Control

RECOMMENDATION

Click on Attachments to view Staff Report

ATTACHMENTS

[STAFF REPORT - GHAD Proposed Assessment Rate Increase Discussion.pdf](#)

[ATTACH~1.PDF](#)

[Attachment 2 - Powerpoint Slides.pdf](#)



STAFF REPORT

TO: Honorable Chairperson and Board Members

FROM: Larry Theis, P.E., General Manager

DATE: February 18, 2025

SUBJECT: Discussion of Proposed Assessment Rate Increases within the Oakhurst Geologic Hazard Abatement District to Adequately Fund the Required Activities within the Amended Plan of Control

RECOMMENDATION

The GHAD General Manager recommends the Board of Directors of Oakhurst Geologic Hazard Abatement District receive a presentation from Francisco & Associates which outlines the proposed assessment rate increase for various zones within the Oakhurst Geologic Hazard Abatement District in order to adequately fund the required activities specified within the Amended Plan of Control. The Board should ask questions and provide their feedback and authorize staff to prepare an Engineer's Report to initiate the ballot process with property owners in the GHAD.

BACKGROUND

At its May 21, 2024 meeting, the GHAD's geotechnical consultant, BSK presented the 2nd amendment to the Plan of Control which supersedes all previous versions/amendments. The recommended Plan of Control is attached to the Resolution 1-2024 as Attachment 1. The Board unanimously approved the Resolution that accepted the updated Plan of Control. The updated Plan of Control is not a major change or significant increase to the recommended activities from the current Plan of Control from 1990. In general, the updated Plan of Control provides more specificity, clear frequency of activities, and better defines areas of responsibilities. The new Plan of Control further limits what would be considered a geologic hazard (eliminating creep) that the GHAD would have been responsible for repairing.

GHAD staff recommended updating the Plan of Control after 34 years since its last amendment as the first step in addressing its deficient financial situation. The GHAD currently collects approximately a total of \$50,000 per year from the property owners within the GHAD (1,484 units ranging between \$27 to \$87 per year). It is necessary for the GHAD District to

collect three to five times the current annual assessment amount to perform the recommended activities and to build an emergency reserve to address a major landslide when it occurs.

The GHAD Manager and its geotechnical consultant BSK have been estimating the annual cost of performing the Plan of Control's maintenance and monitoring activities along with the one-time costs for repair of inclinometers/piezometers, V-ditch repairs, hydro-augering subdrain pipes, and developing some reserve funds for addressing future landslides. These cost estimates are necessary to determine the proposed total budget for the GHAD's eventual new Engineer's Report that will be approved by the Board of Directors to present a ballot vote to the property owners within the Oakhurst GHAD to increase their assessment rates to adequately fund the required activities as outlined in the Plan of Control.

DISCUSSION

GHAD is presenting its preliminary calculations for a proposed assessment rate increase to the Board to receive its input and concurrence such that at its next meeting an official Engineer's Report can be approved via Resolution to prepare ballots to be mailed to GHAD property owners to consider raising their assessment to the requested amount for their specific Area/Land Use Type.

The GHAD Manager has engaged the services of Francisco & Associates (F&A) which specializes in special district funding for assessment districts. They have expertise in preparing Engineer's Report and currently prepare the City of Clayton's annual reports for several districts including the GHAD, Streetlight District, and Community Facilities District. Special District funding is subject to the rules outlined in Proposition 218 that was passed by the voters in 1996. F&A, along with BBK our city attorney, are ensuring the steps taken to develop a ballot vote with the proposed apportionment of assessment increases are calculated in accordance with State Law per Prop 218.

The recommended budget for the Plan of Control is outlined in the presentation slides (specifically Slide 6 – Attachment 2). The estimated annual maintenance cost is \$197,500 which is for administration of the district including monitoring reporting, expected small repairs, and visual inspection of the open space.

GHAD staff also estimated one-time costs such as inclinometer replacements, known V-ditch repairs, locating subdrain cleanouts, and developing a \$2 million reserve for major landslide repairs. The total of these tasks is expected to be \$2,160,000, which would be funded by collecting an additional assessment of \$216,000 per year for a 10-year period; at which time this portion of the assessment would cease.

Therefore, the total annual estimated cost for the GHAD would be \$413,500, which is comprised of the annual maintenance cost of \$197,500 per year (in perpetuity) and \$216,000 for the next 10 years to develop a reserve and address some known one-time replacement costs.

Currently the GHAD assessments are divided into three area/tiers – Area 1 Indian Wells neighborhood, Area 2 – Keller Ridge neighborhood, and Area 3 – Peacock Creek neighborhood. As required under Prop 218, the GHAD staff performed a benefit analysis to appropriately apportion the assessment to residential properties within the GHAD boundaries to the special benefits received (more details on Slide 4-5). The intent is to ensure that each property is levied an assessment that is commensurate the benefit it receives. For example, Area 1, as compared to Areas 2 and 3, has smaller lot sizes and in flatter topography therefore should have a lower assessment since the likely benefits to these parcels are lower since the potentially affected area is expected to be smaller and has less likelihood to need a landslide repair.

In addition to the apportionment calculation between types (areas) of the residential properties, there is a general benefit to non-residential properties (such as parks, roads, or neighboring properties not in the GHAD) that must be calculated and subtracted from the assessments collected from the GHAD residential property owners. Each residential property owner should not have to pay within their assessment for costs that benefit parties outside/or not paying into the GHAD. It was calculated that approximately 16% of the total GHAD budget (\$66,160) will not be paid by the residential properties. The City will need to consider financing this portion to ensure that the GHAD budget is fully funded.

F&A also performed further evaluation of the different residential properties within the GHAD in order to conform with Prop 218. In Areas 1 & 2, there are condominium and single family HOAs that those property owners collectively receive GHAD benefits which their private roads and common space; therefore, those types of units were apportioned their own assessment rate category to consider the benefits to their collective common spaces.

The following table presents the current assessment and the proposed assessments for each area/type of residential property after subtracting the general benefit amount from the budget.

GHAD Area	Land Use Type	Proposed On-Going Assessment	Proposed 10-Year Sunset Assessment*	Total Proposed FY 2025-26 Assessment	Estimated Current FY 2025-26 Assessment**	Estimated Proposed Assessment Increase
Area No. 1	Single-Family Home	\$54.00	\$59.00	\$113.00	\$28.88	\$84.12
Area No. 1	Single-Family Home with Private Roads	\$67.50	\$73.75	\$141.25	\$22.31	\$118.94
Area No. 1	Condos with Private Roads	\$54.00	\$59.00	\$113.00	\$14.87	\$98.13
Area No. 2	Single-Family Home	\$143.00	\$157.00	\$300.00	\$38.58	\$261.42
Area No. 2	Condos with Private Roads	\$143.00	\$157.00	\$300.00	\$19.87	\$280.13
Area No. 3	Single-Family Home	\$160.00	\$175.00	\$335.00	\$93.07	\$241.93

*Includes collection of \$2,000,000 over 10-Years.

**The April CPI is not available at this time and therefore a 3% estimate has been used for presentation purposes.

The proposed assessment rate increase varies widely since the common space areas were not previously considered in the benefit analysis; therefore the increase is greatest in those types of residential units. In general, the proposed assessment rate increase is roughly 3 to 7 times their existing rates, except for the Area 2 Condos increasing 15 times its current rate. All of the proposed assessments would include an annual inflation rate that matches the Consumer Price Index.

FISCAL IMPACT

No specific fiscal impact for this discussion item. Future actions will include authorization of staff to prepare and present an Engineer's Report for the proposed assessment rate increase to be voted on by the property owners within the GHAD.

CEQA IMPACT

None

ATTACHMENTS

Attachment 1 - 2nd Amended Plan of Control, approved May 21, 2024

Attachment 2 - Powerpoint Slides – Presentation by Francisco & Associates

GHAD RESOLUTION NO. 1-2024

**A RESOLUTION APPROVING THE 2ND AMENDMENT OF THE PLAN OF CONTROL
FOR THE OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT**

**THE BOARD OF DIRECTORS
OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
Clayton, California**

WHEREAS, by Resolution No. 5-89, the Clayton City Council formed the Oakhurst Geologic Hazard Abatement District (herein "GHAD"), pursuant to Division 17, Geologic Hazard Abatement Districts, of the Public Resources Code, Section 26500 et seq.; and

WHEREAS, the Board of Directors of the GHAD approved the Plan of Control in 1989 and its subsequent 1st Amendment by Resolution No. 2-90 on July 17, 1990; and

WHEREAS, the Plan of Control, prepared under the direction of a licensed geologist, provides that it will be subject to revisions and modifications, as new data or investigation warrant; and

WHEREAS, an amendment to the Plan of Control (2nd Amendment) prepared by BSK Associates has been submitted to the Board of Directors and attached hereto as Exhibit A; and

WHEREAS, the Board of Directors has reviewed and considered said proposed 2nd amendment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the GHAD certifies and orders as follows:

1. Amendment No. 2 to the Plan of Control for the Oakhurst GHAD, which is attached hereto as Exhibit A, is hereby approved in its entirety.
2. The previously approved Plan of Control, including Amendment No. 1, for the Oakhurst GHAD is hereby superseded in its entirety, and shall be considered null and void.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the GHAD at a regular public meeting thereof held on May 21, 2024, by the following vote:

AYES: Directors: Diaz, Tillman, Trupiano, and Wan; Chair Cloven

NOES: None.

ABSTAIN: None.

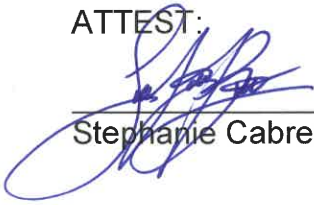
ABSENT: None.

THE BOARD OF DIRECTORS OF GHAD



Peter Cloven, Chairperson

ATTEST:



Stephanie Cabrera-Brown, Secretary

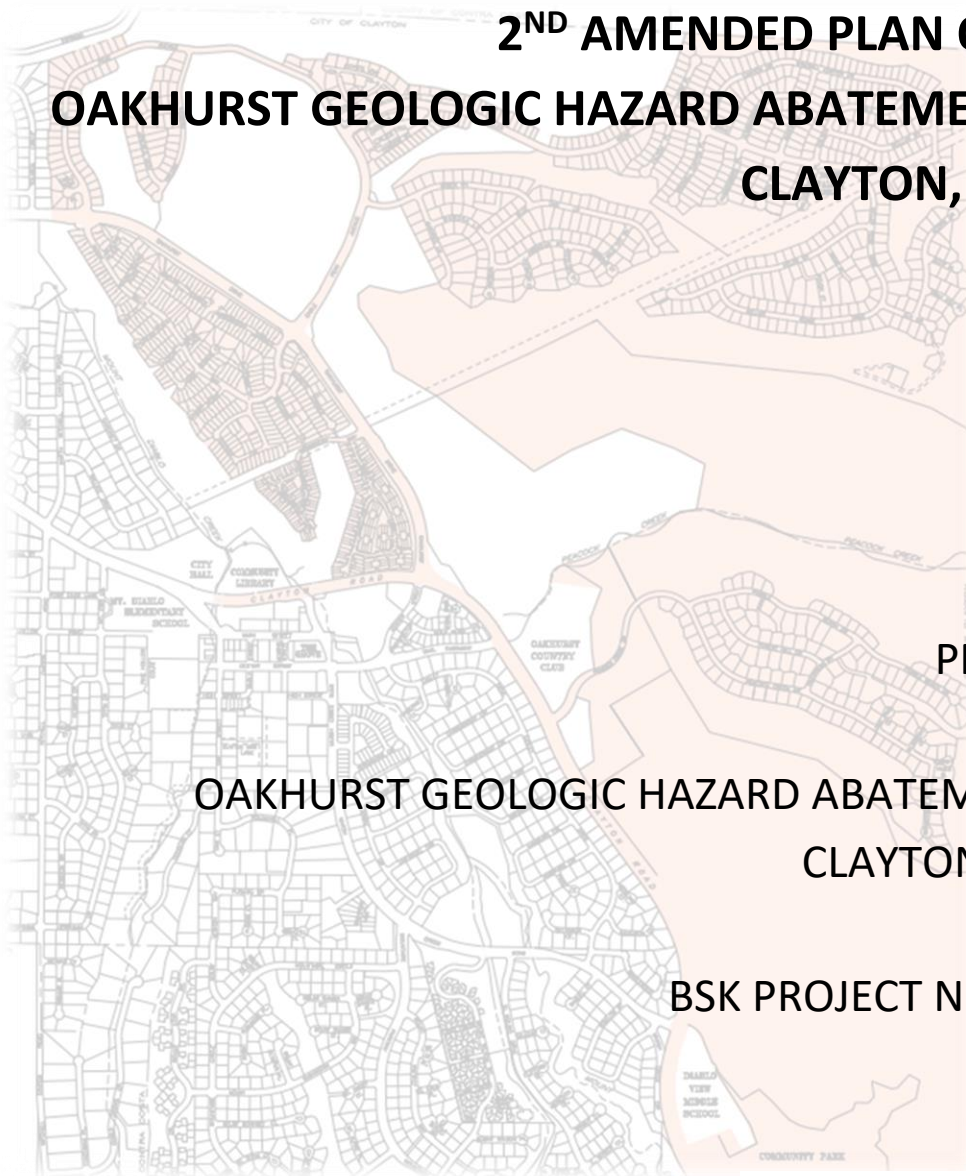
I hereby certify that the foregoing resolution was duly and regularly passed by the Board of Directors of the Oakhurst Geologic Hazard Abatement District at a meeting held on May 21, 2024.



Stephanie Cabrera-Brown, Secretary



2ND AMENDED PLAN OF CONTROL OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT CLAYTON, CALIFORNIA



PREPARED FOR:

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
CLAYTON, CALIFORNIA

BSK PROJECT NO. G00001941

May 21, 2024



Richard E. Johnson, CEG #1452
Principal Engineering Geologist

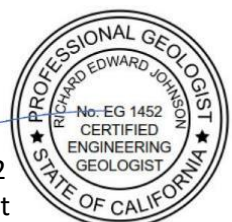


Table of Contents

1.0	INTRODUCTION	1
2.0	GEOLOGY	1
2.1	Area Geology	1
2.2	Site Geology	2
2.3	Faulting and Seismicity	2
3.0	GEOLOGIC HAZARDS DESCRIPTION	2
3.1	Landslide Hazards	3
3.2	Soil Creep	3
3.3	Erosion Hazards	3
3.4	Expansive Soils	3
3.5	Seismically Induced Ground Shaking	4
3.6	Liquefaction and Lateral Spreading	4
3.7	Faulting Rupture Hazard Zones in California	4
4.0	GHAD RESPONSIBILITIES	5
4.1	Emergencies	6
4.2	Preventative Mitigation and Geotechnical Investigations	6
4.3	Surface and Subsurface Drainage Facilities	6
4.4	Creeks and Retention Basins	6
5.0	GHAD LIMITATIONS	7
5.1	Funding and Risk Limitations	7
5.2	Services Only to Areas Within the GHAD Boundaries	7
5.3	Geologic Hazard Limited to a Single Property	7
5.4	Geologic Hazard Resulting from Negligence of Property Owner	8
5.5	Geologic Hazard which Requires Expenditure Amount Exceeding the Value of the Threatened or Damaged Improvement	8
5.6	Geologic Processes Occurring Entirely in Open Space Areas	8
5.7	Damage Caused by Soil Creep	8
5.8	Damage Due to Seismically Induced Ground Shaking	8
5.9	Damage Due to Expansive Soils	8
5.10	GHAD Funding or Reimbursement for Damaged or Destroyed Structures or Site Improvements	9
5.11	No Reimbursement of Expenses Incurred by Property Owners	9
5.12	Appeal to GHAD Board of Directors	9
6.0	PRIORITIZATION OF SERVICES	9
7.0	MAINTENANCE AND MONITORING SCHEDULE	10
8.0	RIGHT OF ENTRY	13

Figures

FIGURES

Figure 1 – Oakhurst GHAD Boundary Map

Figure 2 – Area Geology Map

Figure 3 – Local Fault Map

Figure 4 – Landslide Types

Figure 5 – Potential Liquefaction and Earthquake-Induced Landslide Hazard Zones

1.0 INTRODUCTION

Following a petition made by several landowners within the boundaries of the now Oakhurst Geologic Hazards Abatement District, made on December 19, 1988, petitioners asked the City of Clayton to form a Geologic Hazards Abatement District as provided for in Division 17 of the Public Resources Code, Sections 26500, et seq. Per the petition, the City Council for the City of Clayton, in their Resolution No. 5-89, ordered the formation of the Oakhurst Geological Hazards Abatement District (hereinafter the GHAD) on February 1, 1989.

A series of 11 GHAD Resolutions, between December 19, 1989, and July 21, 1998, were passed, each of which annexed additional streets, subdivisions, open space and parcels into the GHAD. Figure 1 presents a Boundary Map for the Oakhurst GHAD.

GHAD Resolution No. 2-90, passed by the GHAD Board of Directors on July 17, 1990, approved Amendment 1 to the Plan of Control for the Oakhurst GHAD. The amendment sought the authority to maintain grading and drainage facilities outside of the boundaries of the GHAD, but within easements created for the maintenance work.

As required by Section 26509 of the Public Resources Code, the Plan of Control for the Oakhurst GHAD, superseded by the First Amended Plan of Control, describes potential geologic hazards within the GHAD, properties that have actively been affected by those hazards since the formation of the District, and a plan for prevention, mitigation, abatement and/or control.

2.0 GEOLOGY

2.1 Area Geology

The GHAD is located within the northern portion of the Diablo Range, which in turn is located within the Coast Ranges Geomorphic Province of California. The Coast Ranges geomorphic province is characterized by northwest-trending mountain ranges and valleys that trend subparallel to the San Andreas Fault. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay.

The GHAD is located just to the north of Mount Diablo, which forms a prominent feature in the East Bay landscape. Mount Diablo is comprised of three main groups of rocks – Mount Diablo Ophiolite (part of the Coast Range Ophiolite), Franciscan Complex, and Great Valley Sequence. Ophiolites are thought to form along oceanic spreading centers in the middle of the oceans, associated with oceanic island chains (arcs), or in narrow oceans. Ophiolites generally form a uniform vertical rock sequence consisting, from bottom to top, of ultramafic peridotite from the top of the mantle, mafic intrusive gabbros and/or diabase that formed one or more miles below the sea floor, and mafic extrusive rocks, often in the form of pillow lava extruded beneath water.

The Franciscan Complex records over 140 million years of uninterrupted east-dipping subduction, during which the Franciscan formed as an accretionary complex. As the oceanic plate subducted beneath the continent, part of the upper section of the ocean crust and the material riding on the plate were scraped off the upper part of the subducting plate, mixed, partially subducted and accreted on and under the continental crust.

The Great Valley Sequence is composed mostly of deepwater marine shale, sandstone, and some conglomerates accumulating to a thickness of 60,000 feet near the western margin of the Great Valley.

2.2 Site Geology

According to geological maps of the Clayton area (see Figure 2, Area Geology Map), the Town of Clayton is located within an elongated valley surrounded by gently rolling hilly topography. The low-lying portion of Clayton is underlain by Holocene to Pleistocene alluvial deposits consisting of sand, gravel, silt and clay. The majority of the GHAD is located within the hilly topography which is composed of the Great Valley Sequence – interbedded shale, sandstone, and claystone. Some authors have mapped landslides within these units that are within or near the GHAD boundary.

Onsite surface materials include artificial fill (predominantly engineered fills), landslides, colluvium, and minor sediment erosional deposits from streams and surface erosion.

2.3 Faulting and Seismicity

The San Francisco Bay Area is seismically dominated by the active San Andreas Fault system. Movement along this fault system is distributed across a complex network of generally strike-slip, right-lateral parallel and sub-parallel faults including, among others, the San Andreas, San Gregorio, Hayward and Calaveras Faults. Although the GHAD is not located within an Alquist-Priolo Earthquake Fault Zone (AP Zone), the mapped trace of the Clayton Fault traverses the GHAD from the southeast to the northwest, as shown on Figure 3, Local Fault Map. The mapped trace of the Clayton Fault does not appear to pass through building footprints, but does potentially impact improvements within the GHAD boundaries. The Clayton Fault is considered an active Holocene fault. An active fault is commonly defined as a fault that has had surface displacement within Holocene time (the last 11,700 years).

The closest AP Zones are associated with the following faults:

- Concord Fault – located approximately 4½ miles west from the western GHAD boundary.
- Greenville Fault – located approximately 14 miles southeast from the southern boundary of the GHAD.
- Hayward Fault – located approximately 17 miles southwest from the western GHAD boundary.

Except along the mapped fault trace of the Clayton Fault, where the potential for surface fault rupture to occur is considered to be high, we consider the potential for surface fault rupture to occur within most of the GHAD to be low.

Because the GHAD is in a seismically active area of California, we expect the area to be subjected to moderate to intense ground shaking due to a significant seismic event on the active faults in the Bay Area and surrounding regions.

3.0 GEOLOGIC HAZARDS DESCRIPTION

Geologic hazards which could potentially affect the GHAD include landslides of all forms, soil creep, erosion, expansive soils, seismically induced ground shaking, liquefaction, lateral spreading, and fault rupture.

3.1 Landslide Hazards

Landslides include a range of mass-wasting processes that, in general, can be described as “a wide variety of processes that result in the downward and outward movement of slope-forming materials including rock, soil, artificial fill, or a combination of these” (USGS, 2004¹). Landslides are typically differentiated by material type that is involved in the landslide, the rate of movement, the geometry of movement, and the water content. For the GHAD, the most likely forms of landslide that are either present, or could develop include (see Figure 4 – Landslide Types):

- Rotational landslides in artificial fills and colluvial slopes,
- Translational landslides in deep bedrock materials (as identified during preliminary geological investigations for the various developments within the GHAD, and
- Earthflows and Debris flows in native hillside draws and colluvial slopes.

Figure 5 shows areas zoned by the California Geological Survey (CGS) that have a potential for earthquake-induced landslides to develop within the GHAD.

3.2 Soil Creep

Creep is defined in the 1st Amended Plan of Control as the slow, gradual, more or less continuous, non-recoverable deformation sustained by soil or rock materials under gravitational body stresses. Creep is distinguished from landsliding by the slow velocity of downhill movement with Creep being limited to a maximum of three inches of movement per year.

For the purposes of this Plan of Control, Creep shall not be recognized as a Geologic Hazard.

3.3 Erosion Hazards

Erosion, the mechanical and chemical loosening and downslope transport of soil particles, is generally not, in and of itself, a hazard. As erosion processes continue, though, the formation of rills and gullies does lead to increased potential for surface instability. Erosion and subsequent deposition of sediments can reduce the performance of erosion protection features such as V-ditches. Further, erosion along creek banks can remove toe support for adjacent slopes adding to the potential for larger-scale slope failures.

3.4 Expansive Soils

Near-surface soils including colluvium, artificial fills and some bedrock could exhibit moderate to high potential for shrinkage or swelling with changing moisture content. Alternate shrink and swell can cause heaving and cracking of pavements and structures founded on shallow foundations. Review documents for the original Plan of Control noted that geotechnical recommendations for the design and construction of the various developments addressed and, as such, expansive soil hazards were not made a part of the Plan of Control. Therefore, the GHAD does not have responsibility with regard to damage from expansive soils except to the extent that they cause or contribute to slope instability in the opinion of the GHAD General Manager under consultation with the GHAD’s Geological and Geotechnical Engineer of Record (GGEOR).

¹ U.S Geological Survey Staff (2004), Types of Landslides and Processes: U.S. Geological Survey Fact Sheet 2004-3072

3.5 Seismically Induced Ground Shaking

Seismically induced ground motions can be caused by earthquakes on any of the faults surrounding the GHAD. Seismic hazard deaggregation yields the maximum considered earthquake hazard level, distance, and magnitude for each source that contributes to the hazard. Deaggregation of the seismic hazard was performed using the USGS Unified Hazard Tool. In reference to Table 20.3-1 of ASCE 7-16, we consider the general area of the GHAD as Site Class C (very dense soil and soft rock). Based on a probabilistic model developed by the USGS (Dynamic: Conterminous U.S. 2014 (updated) (v4.2.0)) and the consideration of the GHAD as Site Class C, deaggregation results indicate that the most extreme seismic source that contributes to the peak ground acceleration at the GHAD is from an earthquake with a moment magnitude of M7.19 on the Calaveras Fault at a distance of approximately 10 miles.

The GHAD's responsibility with regard to ground shaking is expected to be limited to response to seismically induced landslides or ground failures that impact public improvements as described in Sections 4.0 and 5.0 below.

3.6 Liquefaction and Lateral Spreading

Soil liquefaction is a condition where saturated, granular soils undergo a substantial loss of strength and deformation due to pore pressure increase resulting from cyclic stress application induced by earthquakes. In the process, the soil acquires mobility sufficient to permit both horizontal and vertical movements if the soil mass is not confined. Soils most susceptible to liquefaction are saturated, loose, clean, uniformly graded, and fine-grained sand deposits. If liquefaction occurs, foundations resting on or within the liquefiable layer may undergo settlements and/or a loss of bearing capacity. Figure 5 shows areas zoned by the CGS that have a potential for liquefaction to occur within the GHAD.

Lateral spreading is a potential hazard commonly associated with liquefaction where extensional ground cracking and settlement occur as a response to lateral migration of subsurface liquefiable material. These phenomena typically occur adjacent to free faces such as slopes and creek channels.

For the purposes of this Plan of Control, liquefaction and lateral spreading shall not be recognized as Geologic Hazards. At the GHAD General Manager's sole discretion, Services may be provided to address damage resulting from liquefaction or lateral spreading due to extenuating circumstances.

3.7 Faulting Rupture Hazard Zones in California

The purpose of the Alquist-Priolo Earthquake Fault Zoning Act, as summarized in CGS Special Publication 42 (2018)², is to "address the hazard of surface fault rupture through the regulation of development in areas near Holocene-active faults and prevent the construction of structures for human occupancy across traces of active faults." As indicated by Special Publication 42, "the State Geologist (Chief of the California Geological Survey) is required to delineate 'Earthquake Fault Zones (EFZ)' along known Holocene-active faults in California. The EFZs are distributed as 'Earthquake Fault Zone maps.' The zones are regulatory in nature and are one class of 'Earthquake Zones of Required Investigation', which includes other geologic hazards such as liquefaction and earthquake-induced landslides. Cities and counties affected by the zones

² California Geological Survey Staff (2018), Earthquake Fault Zones – A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California: California Geological Survey, Special Publication 42, Revised 2018.

must regulate certain development ‘projects’ within the zones. They must withhold development permits for sites within the zones until geologic investigations demonstrate that the sites are not threatened by surface displacement from future faulting.”

As previously discussed, the GHAD is not located within an AP Zone. The closest Fault-Rupture Hazard Zone is associated with Concord Fault located approximately 4½ miles west from the western GHAD boundary. We consider the potential for surface fault rupture to occur within most of the GHAD to be low. However, we consider the potential for surface fault rupture to occur along the mapped fault trace of the Clayton Fault (see Figure 3) to be high. Therefore, for any new development within the GHAD, structures for human occupancy (i.e., habitable structures) should not be built along the mapped fault trace of the Clayton Fault unless specific areas to be developed are cleared of any potential fault traces by means of literature review and/or fault trenching investigations.

4.0 GHAD RESPONSIBILITIES

Services authorized under this Plan of Control will focus on the monitoring, maintenance, repair, and mitigation of threatened or actual landslides within the GHAD boundaries. Services will fall into one of two categories:

1. Known, existing landslides with known movement at depth and existing drainage facilities. For these landslides, the GHAD will be responsible for:
 - a. Monitoring and continued maintenance of in-place infrastructure intended to prevent or detect ongoing instability including piezometers, inclinometers, subsurface drainage facilities, and surface drainage facilities.
 - b. Cleaning, maintaining, replacing and/or installing surface and subsurface drainage systems and monitoring instrumentation.
2. Newly discovered or renewed instability that threatens or has damaged infrastructure including roadways, sidewalks, parks, drainage systems, and potentially residential structures. Responsibility of the GHAD include, but may not be limited to:
 - a. Appropriate investigation needed to define the scope of the land movement, as well as mitigation measures that are appropriate to the situation.
 - b. Site grading/slope reconstruction.
 - c. Installation of surface and/or subsurface drainage.
 - d. Installation of retaining systems.
 - e. Installation of debris catchment structures.

For all the above, the GHAD General Manager has sole discretion for prioritizing GHAD expenditures (subject to the guidance provided herein) and for the selection of repair and mitigation methods appropriate to a particular situation, within the constraints described herein.

Property owners within the GHAD boundaries should contact the GHAD management to either report a new geologic hazard incident or condition on their property or adjacent public works facilities. When contacted, the GHAD General Manager shall respond to the inquiry and indicate whether the incident or inquiry falls within the responsibilities of the GHAD, and if so, what steps may be taken to address the incident.

The GHAD is authorized to act to prevent, mitigate, abate or control geologic hazards, hereinafter referred to as “Services”, in the following situations:

4.1 Emergencies

During emergency situations when a landslide presents an active or imminent threat to improved property, the GHAD may implement interim slope stabilization measures that can arrest or minimize further slope movement until long-term mitigation measures can be implemented. Interim slope stabilization measures can include, but are not limited to, the temporary installation of slope coverings or drainage infrastructure to prevent further water infiltration or erosion, installation of structural elements to prevent or arrest motion of a landslide, or grading to remove or buttress unstable slopes. Emergency preparation measures may also be taken in advance of threatening landslides; these measures may include stockpiling slope stabilization materials and/or having resources in-place ready to respond rapidly.

4.2 Preventative Mitigation and Geotechnical Investigations

The GHAD may provide Services for landslides that threaten improved property using a number of mitigation techniques. The selection of mitigation techniques depends on the type and rate of failure of landsliding, equipment accessibility, urgency, and other factors. Prevention of landslides can sometimes be achieved using surface and subsurface drains. Imminent landslides can potentially be stabilized by one or a combination of, but not limited to, 1). The construction of retaining structures, 2). Slope stitch piers or soil nail anchors extending beyond the slide plane, 3). Dewatering facilities, or 4). Toe buttresses, to name a few. Landslide-damaged slopes can be reconstructed and stabilized by removal of landslide debris and rebuilding the slopes with properly compacted and drained, engineered fill. These or other appropriate techniques should be selected based on the actual site conditions and available funding. The GHAD General Manager in consultation with the GHAD's GEOR will make the final decision in determining the type of action that best fits the need of each GHAD project.

At the GHAD General Manager's sole discretion, a geotechnical investigation may be conducted for areas where unstable conditions or landslides exist or are believed to exist. The purposes of the geotechnical investigation are to evaluate the cause of the unstable slope conditions and to identify and define repair or stabilization options. Geotechnical monitoring, whether short-term as part of an active landslide investigation, or long-term, to track changes in groundwater levels and/or surface and subsurface movement, are authorized activities of the GHAD as related to the prevention, mitigation, abatement, or control of landslides within the GHAD's boundaries.

4.3 Surface and Subsurface Drainage Facilities

The GHAD may maintain, repair and/or replace those portions of surface and subsurface drainage facilities including, but not limited to, concrete V-ditches, storm sewer lateral pipes, catch basins, horizontal drains, subdrain pipes, subdrain pipe inlets and outlets when they are directly related to the repair, prevention, or control of landslides. Maintenance includes removal of sediment from ditches and hydro-cleaning of horizontal drains and subdrains.

4.4 Creeks and Retention Basins

As part of its duties to mitigate against actual or threatened landslides, the GHAD may perform the following GHAD Services in creek channels and retention basins:



- Clearing and removal of debris and/or impediments in creek channels under emergency conditions to maintain open stream flow in order to mitigate creek bank erosion.
- Removal of significant quantities of sediment and/or debris deposits in retention basins to maintain functionality.
- Reconstruct retention basin berms and standpipes as needed to maintain functionality.

5.0 GHAD LIMITATIONS

When considering whether to proceed with Services in response to a geologic hazard, the GHAD is authorized to take into consideration the following limitations and exclusions:

5.1 Funding and Risk Limitations

The GHAD Board of Directors is required to approve or not approve authorized Services based on funding limitations followed by project priorities based on risk evaluation and priorities as established in Section 6.0 below. If revenue is not sufficient, due to the failure of property owners to approve a rate increase as presented to them by the GHAD, the GHAD would be required to reduce, postpone, and/or eliminate some or all GHAD Services unless an alternative funding can be identified. This means that the GHAD may be limited in its ability to maintain, monitor, mitigate, or respond to geologic hazards due to lack of funding. Failure to provide adequate funding to the GHAD does not render the GHAD nor the City responsible or liable for any harm or damage caused by a geologic hazard.

In the event of insufficient funding to perform all of the recommended/required maintenance and monitoring within this Plan of Control due to the failure of property owners to approve a rate increase as presented to them by the GHAD, then the GHAD Board of Directors will request the GHAD General Manager to annually presents a prioritized list of activities within the available budget. This means that each parcel will be at increased risk of landslide hazard, which the owner of the parcel, and not the GHAD, will be responsible for mitigating. The GHAD will annually notify the assessed property owners that the assessments currently collected is insufficient to perform the recommended/required maintenance and monitoring of the underlying land of the Oakhurst development which will lead to an increased risk of landslide hazards.

5.2 Services Only to Areas Within the GHAD Boundaries

The authority to provide Services is limited to those properties located within the GHAD boundaries, and to some degree, to offsite drainage facilities that could impact property within the GHAD boundaries. The GHAD can provide Services for a geologic hazard on property outside the GHAD boundaries when the hazard has damaged or poses an imminent threat of damage to structures or site improvements located on properties within the GHAD boundaries. Should the GHAD be required to respond to a geologic hazard outside the boundaries of the GHAD, the GHAD may take such actions as may be appropriate to recover costs incurred as a result of preventing, mitigating, abating or controlling such geologic hazard from the responsible party, if any.

5.3 Geologic Hazard Limited to a Single Property

The GHAD will not provide its Services for landslides that are contained within the limits of a single parcel of property. Hazards must extend across or into open space and/or at least two residential property boundaries within the GHAD before the GHAD will implement the Plan of Control as described herein. At the GHAD General Manager's sole discretion, Services may be provided to address a geologic hazard within a single property due to extenuating circumstances.

5.4 Geologic Hazard Resulting from Negligence of Property Owner

The GHAD may decline to provide Services for geologic hazards that occur due to, or result from, the negligence of the property owner and/or the property owner's contractors, agents or employees in developing, grading, constructing, maintaining, performing, or not performing, any work related to, or that may have influenced the geologic hazard on the subject property, including performing alterations to site drainage or slope configuration that adversely impact the overall existing stability of slopes. If the GHAD bears expense as the result of negligence described in this section, the GHAD may pursue reimbursement from the negligent parties.

5.5 Geologic Hazard which Requires Expenditure Amount Exceeding the Value of the Threatened or Damaged Improvement

The GHAD may elect to not provide Services where, in the GHAD General Manager's sole discretion, the anticipated expenditure required to be funded by the GHAD will exceed the value of the structure(s) and/or site improvement(s) that are threatened with damage or loss.

5.6 Geologic Processes Occurring Entirely in Open Space Areas

The GHAD will not provide its Services for landslides, creek bed erosion or deposition, etc. that occur entirely in open space areas. In the GHAD General Manager's sole discretion, geohazard impacts from open space lands that impact roadways, sidewalks, or other improvements deemed relevant by the GHAD General Manager, may receive Services.

5.7 Damage Caused by Soil Creep

The GHAD will not provide Services for damage due to soil creep. Site-specific design and construction techniques can typically be implemented by property owners to reduce the impact of creep on their properties.

5.8 Damage Due to Seismically Induced Ground Shaking

The GHAD will not fund Services or otherwise compensate for damage resulting from seismically induced ground shaking except for the following:

1. Damage to public infrastructure within the GHAD boundaries, as authorized by the GHAD General Manager and subject to the availability of funds.
2. Damage resulting from seismically induced landslides, as authorized by the GHAD General Manager and subject to the availability of funds and the other restrictions included within this Plan of Control.

5.9 Damage Due to Expansive Soils

The GHAD will not fund Services or otherwise compensate for damage due to expansive soils except for the following:

1. Damage to public infrastructure within the GHAD boundaries, as authorized by the GHAD General Manager and subject to the availability of funds.

2. Damage resulting from landslides where the presence of expansive soils may be a contributing factor to the landslide and as authorized by the GHAD General Manager and subject to the availability of funds and the other restrictions included within this Plan of Control.

5.10 GHAD Funding or Reimbursement for Damaged or Destroyed Structures or Site Improvements

Except as limited by Sections 5.3 and 5.5 above, in the event a habitable structure, site improvement, or landscaping is damaged or destroyed as a result of a geologic hazard, the GHAD may elect to fund or reimburse the property owner for the reasonable expenses necessary to repair or replace the damaged or destroyed structure, site improvement, or landscaping. Unless otherwise authorized by the GHAD Board of Directors, the dollar amount of the GHAD funding or reimbursement may not exceed ten percent (10%) of the costs incurred by the GHAD in preventing, mitigating, abating or controlling the geologic hazard responsible for the damage. The GHAD may decline to provide any funding, or reimbursement to a property owner for the repair or replacement of a structure, site improvement, or landscaping damaged by a geologic hazard where at its construction or installation, the structure, site improvement, or landscaping violated any provision of the City's building code or ordinances that was operative when the structure, site improvement, or landscaping was constructed.

5.11 No Reimbursement of Expenses Incurred by Property Owners

The GHAD will not be obligated to reimburse a property owner for expenses incurred for the prevention, mitigation, abatement, or control of a geologic hazard absent a written agreement between the property owner and the GHAD to that effect, which agreement has been executed prior to the property owner incurring said expenses, and following an investigation conducted by the GHAD.

5.12 Appeal to GHAD Board of Directors

Any determination made by the GHAD General Manager in its sole discretion may be appealed to the GHAD Board of Directors through a written letter of appeal submitted within 10 days of the GHAD General Manager's written determination to the affected party.

6.0 PRIORITIZATION OF SERVICES

Emergency response and scheduled repair, maintenance and monitoring expenditures are to be prioritized at the discretion of the GHAD General Manager, based on available funds (including reserve funds), and pursuant to paragraph II of the *DISTRICT OBLIGATIONS AND REVENUE GENERATION, Statement of Policy* (Approved May 5, 1998), as follows:

"In order to make the best of available funds, a priority of expenditures has been established as follows:

- a) first, resources shall be used to secure public safety;
- b) second, resources shall be used to secure the safety of public and private property;
- c) third, resources shall be used for the cleanup and repair of public property to minimum standards of public safety;



- d) fourth, resources shall be used for increasing the District's reserves to levels determined by the GHAD Board of Directors;
- e) fifth, resources shall be used for the repair of public property to like new condition;
- f) sixth, resources shall be used for the cleanup and repair of private property to a level determined by the GHAD Board of Directors.

Consistent with priorities a and b, above, and in the absence of active construction for remediation of geologic hazards' impact to public and private property, expenditures shall be prioritized as follows (in descending order of priority):

- 1) The prevention, mitigation, abatement or control of geologic hazards that have damaged or pose a significant threat of damage to underground water and sewer infrastructure, paved streets, habitable structures, and other critical underground utilities.
- 2) The prevention, mitigation, abatement or control of geologic hazards that have damaged or pose a significant threat of damage to private recreation facilities (such as pools, pool cabanas, sport courts, or the like).
- 3) The prevention, mitigation, abatement or control of geologic hazards that have damaged or pose a significant threat of damage to landscaping and other non-essential amenities.

7.0 MAINTENANCE AND MONITORING SCHEDULE

Geologic features, GHAD maintained facilities, and surface pavements within the public right-of way (and particularly within known landslide areas) shall be inspected and monitoring facilities, including piezometers and inclinometers, shall be sounded and recorded at proper intervals. Inspections and monitoring should be increased in frequency during years with abnormally high frequency or high intensity rainfall events.

In general, all V-ditches, drop inlets, debris basin standpipes, subdrain clean-outs and outfall/discharge pipes should be observed during each inspection event.

The GHAD General Manager shall review and adjust the inspection and monitoring schedule annually and, based on the annual report from the GHAD's GGEOR, assess the effectiveness of its preventive maintenance program on a regular basis. The GHAD General Manager shall prepare an annual inspection report for presentation to the GHAD Board of Directors.

The table below presents the inspection and monitoring schedule for the GHAD:

EXHIBIT A

2nd Amended Plan of Control
 Oakhurst GHAD
 Clayton, California

BSK Project No. G00001941

May 21, 2024

Page 11

Elements of 2 nd Amended Plan of Control	Service Description
District Obligation/Responsibilities	
Frequency	Continuous
Administration	
Geologist Site Assessment Report	Preparation and presentation of annual inspection and maintenance report by the GHAD management based on report(s) and memoranda prepared by the GGEOR
Frequency	Annually in December
Annual Maintenance Activities	
Debris removal	Clear V-Ditches and inlets
Frequency	Annually in the Fall and at other times during heavy rainfall years
Vegetation Management	Weed abatement in open spaces per fire code
Frequency	Annually in the Summer
Periodic Maintenance Activities	
Subdrain clearing	Root or jet subdrains and outfall pipes if reduced flow is observed (relative to other drains or prior observations).
Frequency	As-needed
Monitoring Activities	
Drainage Ditches	Visual inspection of lined surface drainage V-ditches by GGEOR within hillside residential areas of the GHAD and immediately adjacent open space. <u>Deliverable/engagement:</u> Letter summarizing observations.
Frequency	At least one yearly (in the Fall before rain season starts) or at least twice yearly (in the Fall and in the Winter) during heavy rainfall years
Risers and outlets	Visual inspection of risers and outlets to storm drains from debris barriers.
Frequency	Annually in the Fall
Existing slope Inclinometers and piezometers - Locate and Identify	Field locate and determine inclinometer and piezometer ID from previous studies. Differentiate, if possible, dual-purpose inclinometer/piezometers. <u>Deliverable:</u> memorandum and site plan.
Frequency	One time - As soon as possible
Locate subdrainage clean-outs and subdrain outfalls	Field locate. <u>Deliverable:</u> memorandum and site plan.
Frequency	One time - As soon as possible
Delineators/Markers	Check delineators/markers are present at all outlets of subsurface drains, all piezometers, all inclinometers, and all de-watering wells - replace as needed
Frequency	Included w/ "Subsurface Drain Discharge" and "Slope inclinometers - Ongoing Monitoring" inspections
Subsurface Drain Discharge	Visual inspection of outlets of all subsurface drain outlets, measure flowrate. <u>Deliverable:</u> memorandum.
Frequency	At least twice yearly (Fall and Spring)

EXHIBIT A

2nd Amended Plan of Control
 Oakhurst GHAD
 Clayton, California

BSK Project No. G00001941

May 21, 2024

Page 12

Elements of 2 nd Amended Plan of Control	Service Description
Slope Inclinometers - Ongoing Monitoring	For select inclinometers, measure inclinometer offsets across the entire casing. Measure depth to groundwater for dual purpose inclinometers/piezometers. <u>Deliverable:</u> memorandum.
Frequency	Early Fall, mid-Winter, and late Spring
Piezometers	Measure groundwater level in piezometers (if done separately of "Slope Inclinometers - Ongoing Monitoring" inspections). <u>Deliverable:</u> memorandum.
Frequency	Early Fall, mid-Winter, and late Spring
Open and Public Space Land	Visual inspection of roadways, sidewalks, and facilities (if done separately of "Drainage Ditches" inspections) within hillside residential areas of the GHAD and immediately adjacent open space. <u>Deliverable:</u> memorandum.
Frequency	Annually in the Spring
Minor Repairs	
Debris Basins	Restore debris basins to pre-mudslide elevations
Frequency	As-needed
V-Ditches	Repair cracks/gaps in drainage ditches. Replace significantly distressed/damaged drainage ditch panels.
Frequency	As-needed
Drainage pipes/risers	Repair/Replace risers, pipes, and outlets
Frequency	As-needed
Inclinometer Replacements	Replace 2 sheared inclinometer casings - One at Kelok Way and one at Pebble Beach Drive Landslide area. <u>Deliverable:</u> two new inclinometers.
Frequency	As soon as possible

Infrastructure Renewal	
V-Ditches	Replace facilities at the end of service life
Frequency	As determined by the GHAD General Manager
Drainage pipes/risers	Replace facilities at the end of service life
Frequency	As determined by the GHAD General Manager
Inlets/Manholes	Replace facilities at the end of service life
Frequency	As determined by the GHAD General Manager
Access Road Surfaces	Replace facilities at end of services life
Frequency	As determined by the GHAD General Manager

8.0 RIGHT OF ENTRY

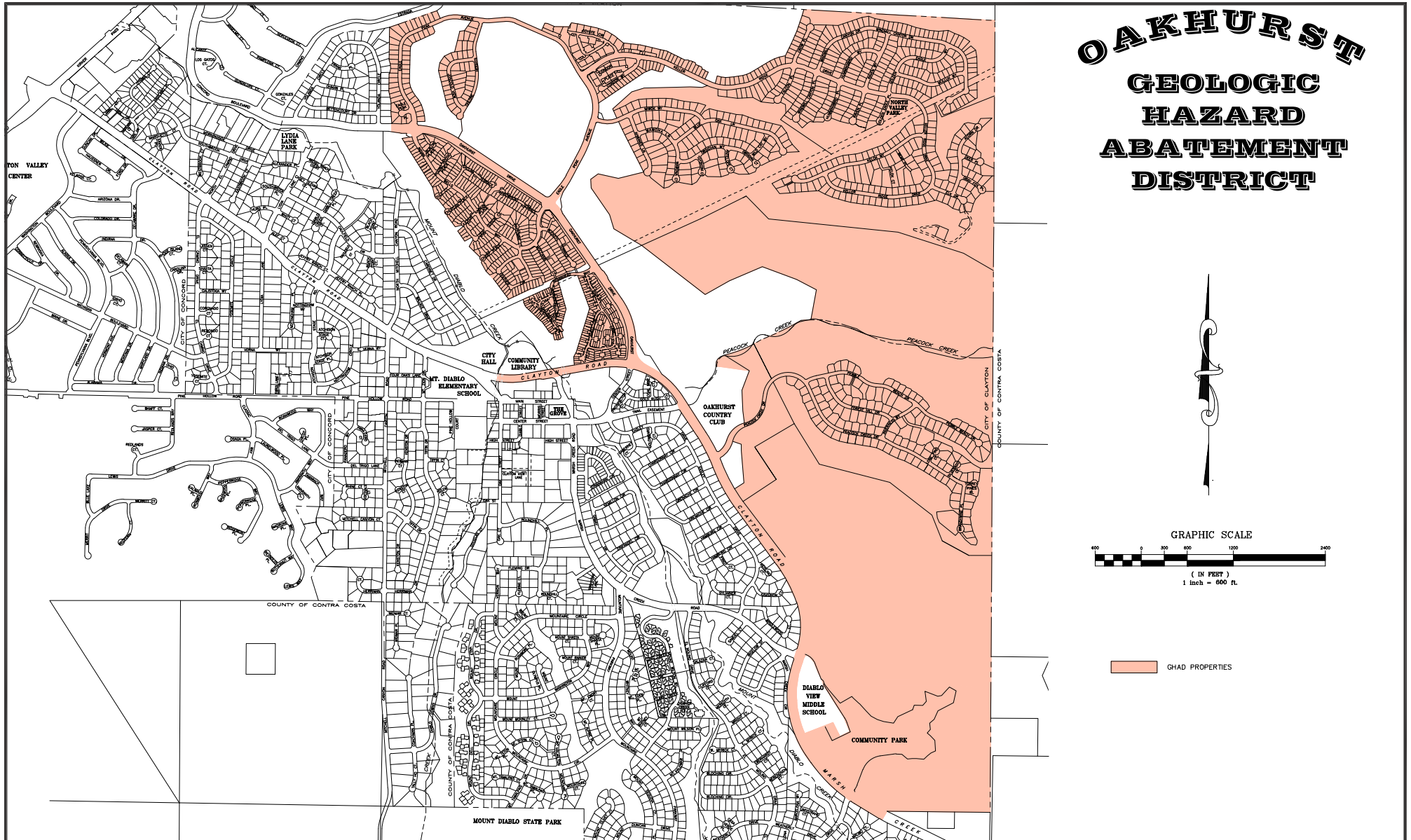
GHAD officers, employees, consultants, contractors, agents, and representatives shall have the right to enter upon all lands within the GHAD boundary for the purpose of performing the activities described in this Plan of Control. Such activities include, but are not limited to, 1). the inspection, maintenance and monitoring of site improvements including, drainage ditches, storm drains, outfalls and pipelines, 2). the monitoring, maintenance and repair of slopes, including repaired or partially repaired landslides, and 3). the management of erosion and geologic hazards within open space. Should the GHAD need to access private residential lots to fulfill its duties under the Plan of Control, the GHAD shall provide the affected property owner with 72 hours advanced notice unless, in the reasonable judgment of the GHAD General Manager, an emergency situation exists which makes immediate access necessary to protect the public health and safety, in which case no advanced notice is required, but the GHAD shall inform the property owner as soon as reasonably possible.

EXHIBIT A

2nd Amended Plan of Control
Oakhurst GHAD
Clayton, California

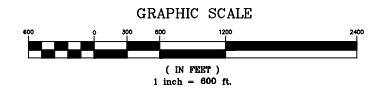
BSK Project No. G00001941
May 21, 2024

FIGURES



OAKHURST

GEOLOGIC HAZARD ABATEMENT DISTRICT



GHAD PROPERTIES

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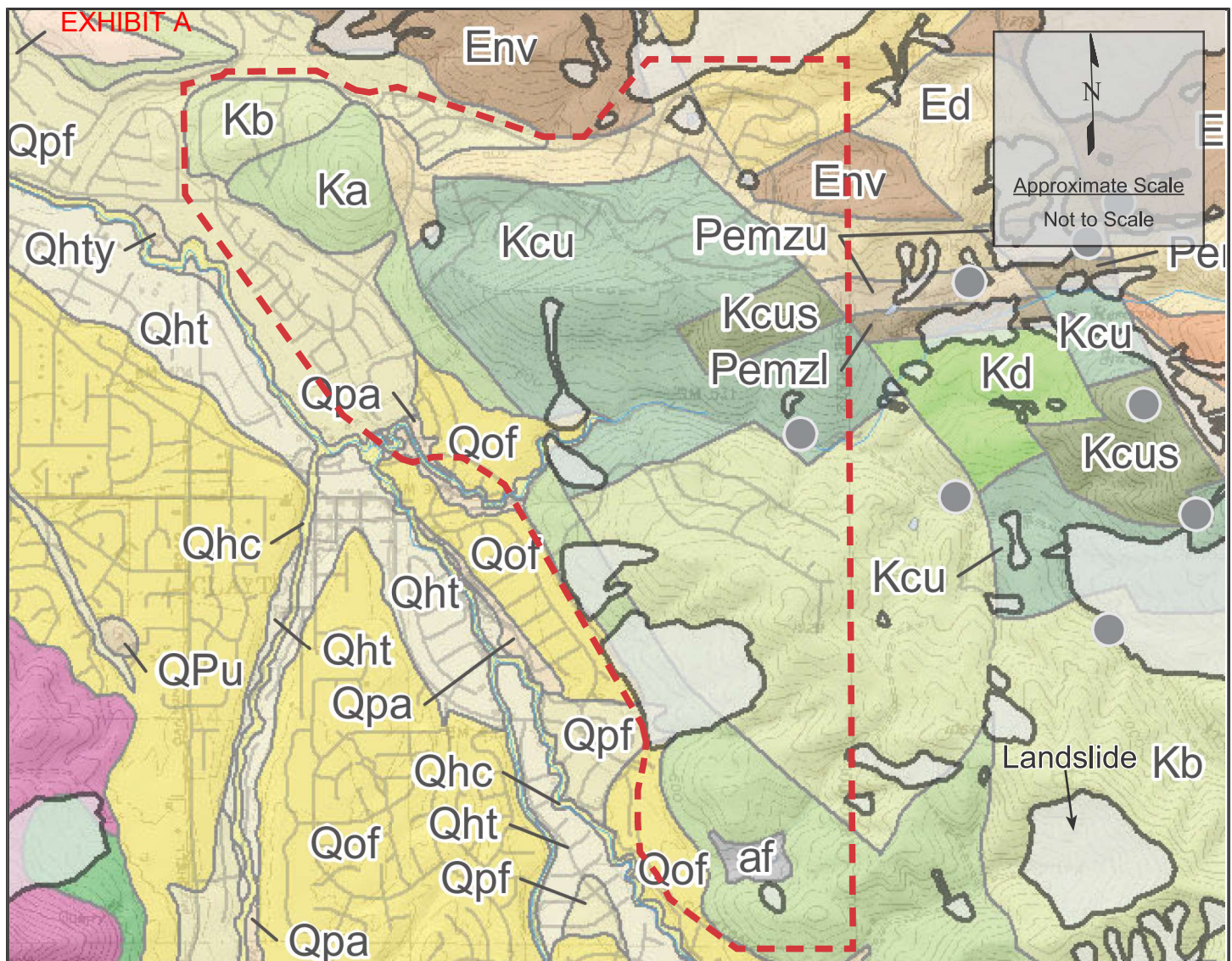
PROJECT NO.	G00001941
DRAWN:	02/01/24
DRAWN BY:	D. Tower
CHECKED BY:	O.Khan
FILE NAME:	SitePlan.indd

OAKHURST GHAD BOUNDARY MAP

Oakhurst GHAD Plan of Control
Oakhurst GHAD
Clayton, California

FIGURE

1



References: 1. California Geological Survey Staff (2021), Seismic Hazard Zone Report for the Clayton 7.5-Minute Quadrangle, Contra Costa County, California: California Geological Survey, Seismic Hazard Zone Report 130.

----- Approximate GHAD boundary
(see Figure 1 for actual GHAD boundary)

af - Artificial Fill (Historical)
 Qhty - Stream Terrace Deposits (Latest Holocene)
 Qhc - Stream Channel Deposits (Holocene)
 Qha - Alluvium, Undifferentiated (Holocene)
 Qhf - Alluvial Fan Deposits (Holocene)
 Qht - Stream Terrace Deposits (Holocene)
 Qpf - Alluvial Fan Deposits (Latest Pleistocene)
 Qpa - Alluvium, Undifferentiated (Latest Pleistocene)
 Qof - Alluvial Fan Deposits (Pleistocene)
 Qoa - Alluvium, Undifferentiated (Pleistocene)
 Env - Nortonville Shale (Tertiary)
 Ed - Domengine Formation (Eocene)
 Pemzu/Pemzl - Meganos Formation (Paleocene)

Great Valley Sequence:
 Kcu - Shale and Siltstone (Late Cretaceous)
 Kcus - Sandstone (Late Cretaceous)
 Kb - Sandstone and Shale (Early/Late Cretaceous)
 Ka - Shale (Late and Early Cretaceous)

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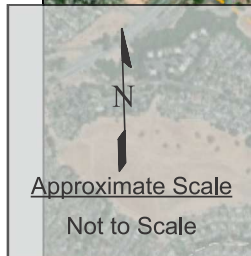
AREA GEOLOGY MAP

Oakhurst GHAD Plan of Control
 Oakhurst GHAD
 Clayton, California

FIGURE

2

EXHIBIT A



References: 1. USGS Interactive Quaternary Fault Map (<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>)

- Latest Quaternary (<15,000 years), well constrained location
- - - Latest Quaternary (<15,000 years), moderately constrained location
- ... Latest Quaternary (<15,000 years), inferred location
- - - Approximate GHAD boundary
(see Figure 1 for actual GHAD boundary)

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PROJECT NO. G00001941
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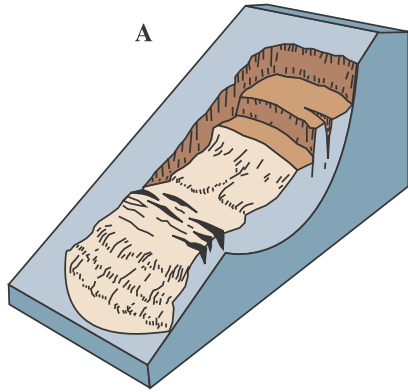
LOCAL FAULT MAP

Oakhurst GHAD Plan of Control
 Oakhurst GHAD
 Clayton, California

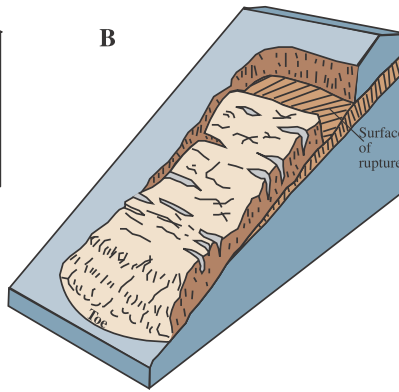
FIGURE

3

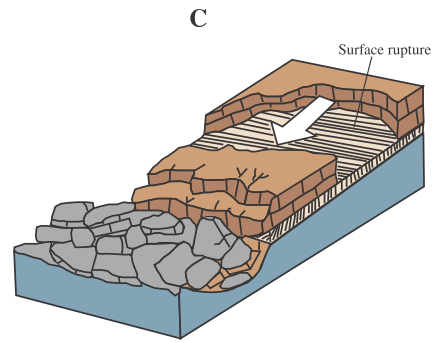
EXHIBIT A



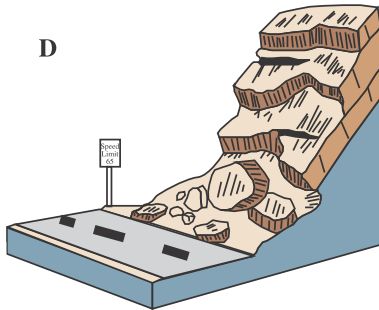
Rotational landslide



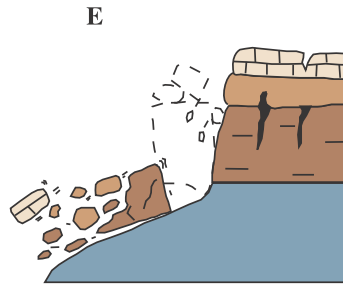
Translational landslide



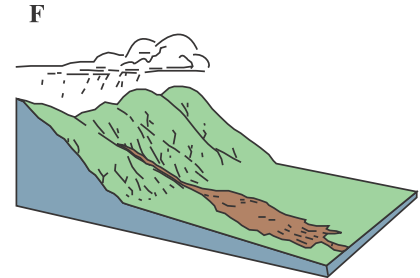
Block slide



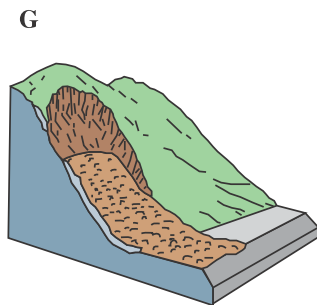
Rockfall



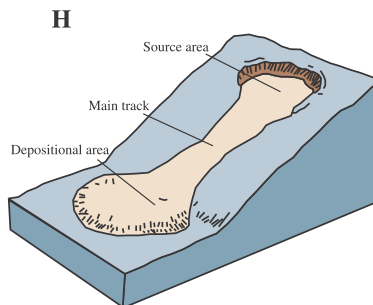
Topple



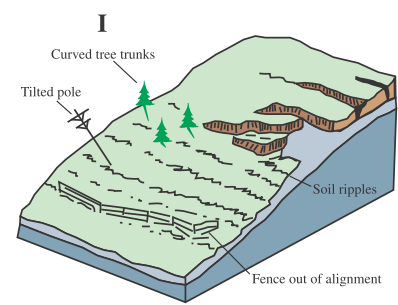
Debris flow



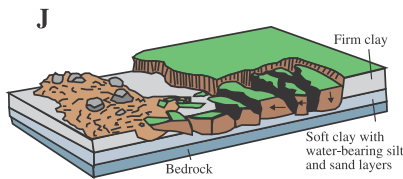
Debris avalanche



Earthflow



Creep



Lateral spread

References: 1. U.S. Geological Survey Staff (2004), Types of Landslides and Processes: U.S. Geological Survey, Fact Sheet 2004-3072

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BSK
ASSOCIATES

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FILE NAME:
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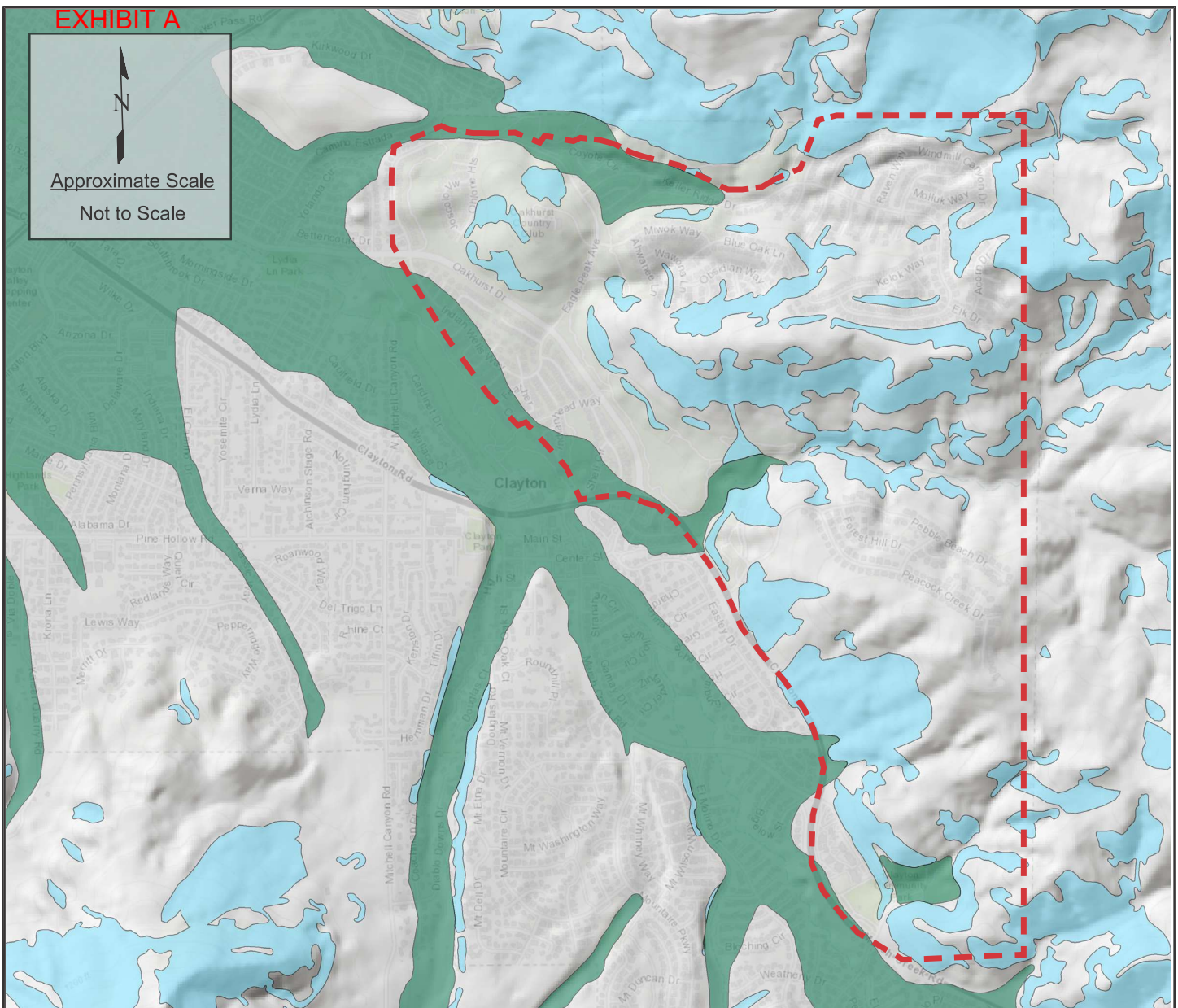
LANDSLIDE TYPES

Oakhurst GHAD Plan of Control
Oakhurst GHAD
Clayton, California

FIGURE

4

EXHIBIT A



Reference: California Geological Survey Staff (2021), Earthquake Zones of Required Investigation, Clayton Quadrangle: California Geological Survey, Earthquake Fault Zones and Seismic Hazard Zones, Released September 23, 2021.

SEISMIC HAZARD ZONES

--- Approximate GHAD boundary
(see Figure 1 for actual GHAD boundary)



Liquefaction Zones

Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



Earthquake-Induced Landslide Zones

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

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POTENTIAL LIQUEFACTION AND EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONES

Oakhurst GHAD Plan of Control
Oakhurst GHAD
Clayton, California

FIGURE

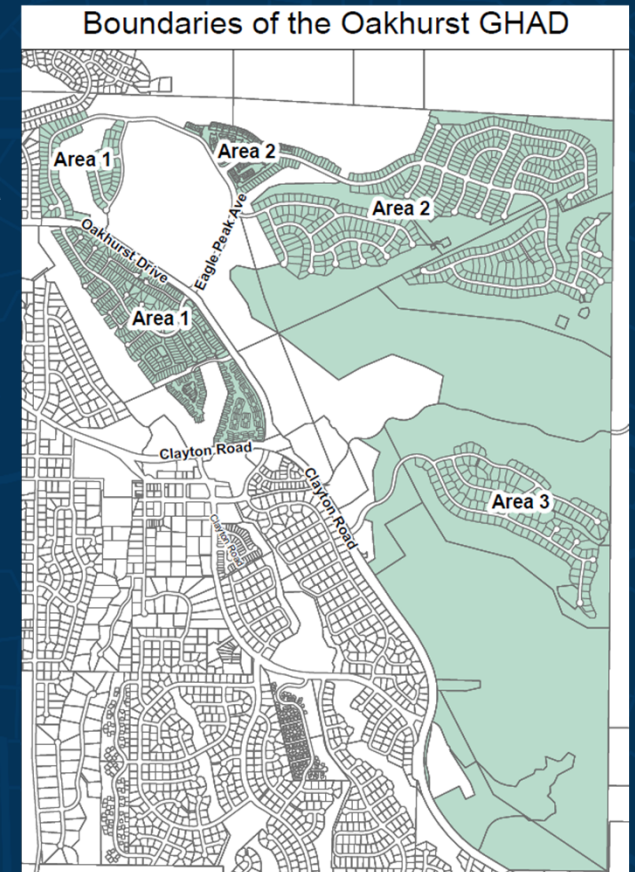
5

The background of the slide is a dark blue map of Oakhurst, showing a network of streets and roads. The map is oriented with North at the top. A light blue rectangular box is positioned in the lower-left quadrant of the slide, containing the title text.

Oakhurst Geologic Hazard Abatement District Proposed Assessments and Proposition 218 February 18, 2025

Introduction

- Geologic Hazard Abatement Districts (GHADs) are authorized under Public Resources Code §26500 et seq
- Provide management structure and funding source to protect properties from landslides, erosion, liquefaction, flooding, and other hazards
- A “Plan of Control” must be prepared for GHADs that describes the potential hazards and includes a plan for prevention, mitigation, abatement, and control of these hazards
- The Oakhurst GHAD is comprised of 3 Areas located in the City of Clayton north of Mount Diablo, south of Kirker Pass Road, adjacent to Oakhurst Drive
- Original Plan of Control established in 1989, amended in 1990, and amended again in 2024



Funding for the Oakhurst GHAD

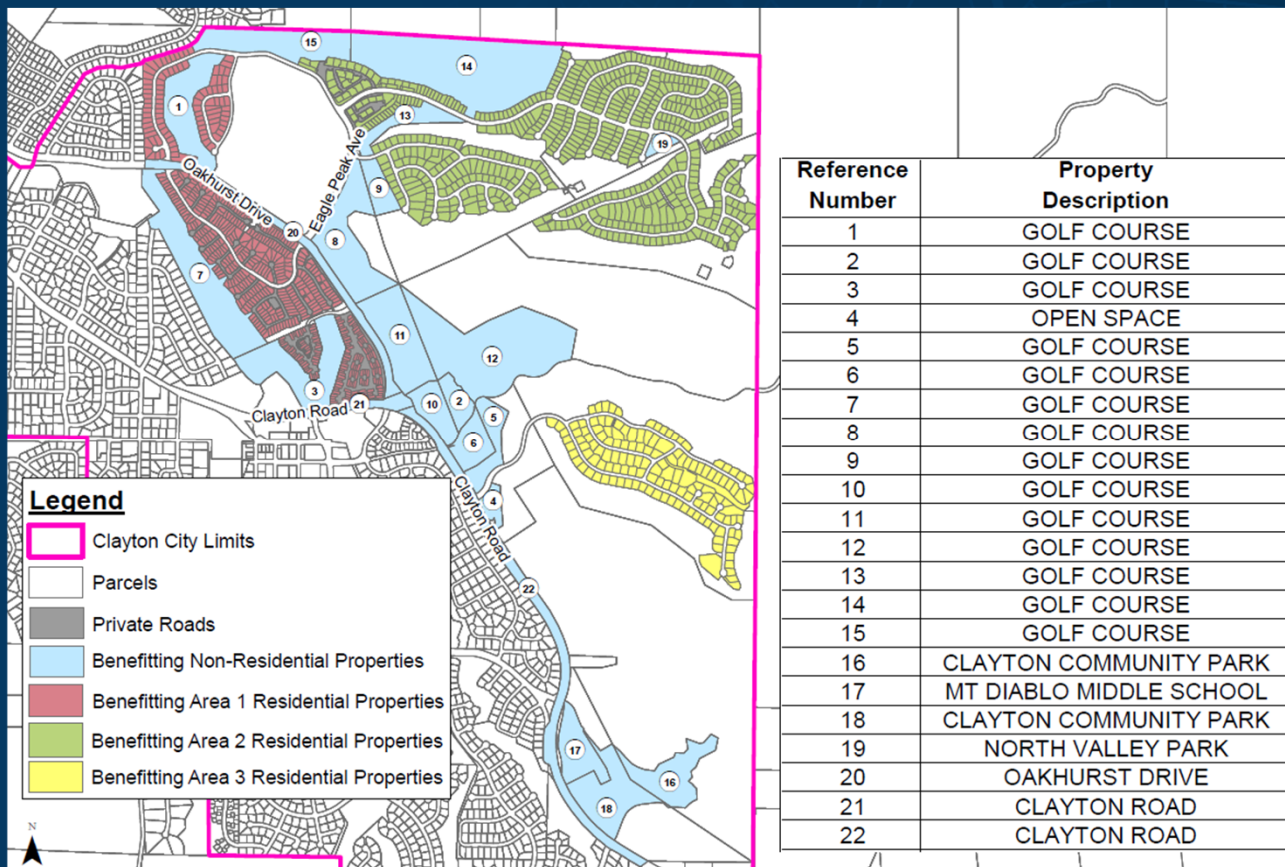
- An Annual assessment for Oakhurst GHAD established in 2000 and currently generates ~\$51K annually for GHAD services
- Oakhurst GHAD needs an additional ~\$360K annually to fund clean ups, repairs, weed abatement, response to geologic hazards, and build a capital replacement fund to address major landslides
- On May 21, 2024, the Oakhurst GHAD Board directed staff to proceed with establishing a new assessment to generate additional revenue for services described in the amended Plan of Control
- Establishing a new assessment requires property owner approval through Proposition 218 mailed notice and ballot proceedings
- If property owners do not approve the new assessment, certain GHAD services will need to be reduced or eliminated to balance the budget



Proposition 218 Benefit Analysis

- Residential properties within GHAD boundaries can only be assessed in proportion to the special benefits received
- Oakhurst GHAD services provide the following special benefits to property:
 - erosive runoff mitigation and landslide prevention
 - drainage system maintenance
 - weed abatement and ancillary wildfire prevention
 - overall appeal to property due to added protection
- Properties in Areas 2 and 3 receive a greater benefit than properties in Area 1 due to the following:
 - larger lot sizes
 - greater risk of landslides and erosive runoff mitigation
- Benefit attributed to non-residential properties is determined to be 16% of the total budget and will **not** be paid by the residential properties in Areas 1, 2, and 3.

Benefit Boundary Map



Recommended Budget for Plan of Control

Budget Line Item Descriptions	Total Budget for Recommended Plan of Control	Estimated Annual Maintenance Costs	10-Year Annual Reserve Collection	Total Annual Estimated Costs
Administration	\$36,000.00	\$36,000.00	\$0.00	\$36,000.00
Annual Maintenance Activities	\$70,000.00	\$70,000.00	\$0.00	\$70,000.00
Monitoring Activities	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
Infrastructure Upgrades	\$35,500.00	\$35,500.00	\$0.00	\$35,500.00
Subsurface Drain Discharge	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
On-going Monitoring Slope Inclimeters	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00
Piezometers	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
Inspection of Open and Public Space Land	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
Restore Debris Basins	\$10,000.00	\$0.00	\$1,000.00	\$1,000.00
Minor Repair to V-Ditches	\$10,000.00	\$0.00	\$1,000.00	\$1,000.00
Inclinometer Replacements	\$100,000.00	\$0.00	\$10,000.00	\$10,000.00
Locate and Identify Inclimeters and Piezometers	\$15,000.00	\$0.00	\$1,500.00	\$1,500.00
Locate Subdrainage Clean-Outs and Subdrain Fallouts	\$15,000.00	\$0.00	\$1,500.00	\$1,500.00
Subdrain Clearing	\$10,000.00	\$0.00	\$1,000.00	\$1,000.00
Reserve for Major Landslide Repairs	\$2,000,000.00	\$0.00	\$200,000.00	\$200,000.00
Totals:	\$2,357,500.00	\$197,500.00	\$216,000.00	\$413,500.00

84% of the costs above will be funded through the Oakhurst GHAD assessments and the remaining 16% will be funded through an alternative funding source.

Proposed Assessment Rates

- If approved by property owners, the proposed assessments will generate an additional ~\$300K annually for GHAD services
- Proposed Assessment segregated into two components:
 - On-going Component – To be collected in perpetuity for on-going maintenance services
 - 10-year Sunset Component – To be collected for 10 years to build reserves for capital replacement and to address future landslides
- Proposed assessments will increase by CPI commencing Fiscal Year 2026-27

GHAD Area	Land Use Type	Proposed On-Going Assessment	Proposed 10-Year Sunset Assessment*	Total Proposed FY 2025-26 Assessment	Estimated Current FY 2025-26 Assessment**	Estimated Proposed Assessment Increase
Area No. 1	Single-Family Home	\$54.00	\$59.00	\$113.00	\$28.88	\$84.12
Area No. 1	Single-Family Home with Private Roads	\$67.50	\$73.75	\$141.25	\$22.31	\$118.94
Area No. 1	Condos with Private Roads	\$54.00	\$59.00	\$113.00	\$14.87	\$98.13
Area No. 2	Single-Family Home	\$143.00	\$157.00	\$300.00	\$38.58	\$261.42
Area No. 2	Condos with Private Roads	\$143.00	\$157.00	\$300.00	\$19.87	\$280.13
Area No. 3	Single-Family Home	\$160.00	\$175.00	\$335.00	\$93.07	\$241.93

*Includes collection of \$2,000,000 over 10-Years.

**The April CPI is not available at this time and therefore a 3% estimate has been used for presentation purposes.

Other Options for Sunset Component

Collection of \$1,000,000 over 10 years to address future landslides

GHAD Area	Land Use Type	Proposed On-Going Assessment	Proposed 10-Year Sunset Assessment*	Total Proposed FY 2025-26 Assessment	Estimated Current FY 2025-26 Assessment**	Estimated Proposed Assessment Increase
Area No. 1	Single-Family Home	\$54.00	\$32.00	\$86.00	\$28.88	\$57.12
Area No. 1	Single-Family Home with Private Roads	\$67.50	\$40.00	\$107.50	\$22.31	\$85.19
Area No. 1	Condos with Private Roads	\$54.00	\$32.00	\$86.00	\$14.87	\$71.13
Area No. 2	Single-Family Home	\$143.00	\$84.00	\$227.00	\$38.58	\$188.42
Area No. 2	Condos with Private Roads	\$143.00	\$84.00	\$227.00	\$19.87	\$207.13
Area No. 3	Single-Family Home	\$160.00	\$94.00	\$254.00	\$93.07	\$160.93

*Includes collection of \$1,000,000 over 10-Years.

**The April CPI is not available at this time and therefore a 3% estimate has been used for presentation purposes.

No reserve collection over to address future landslides

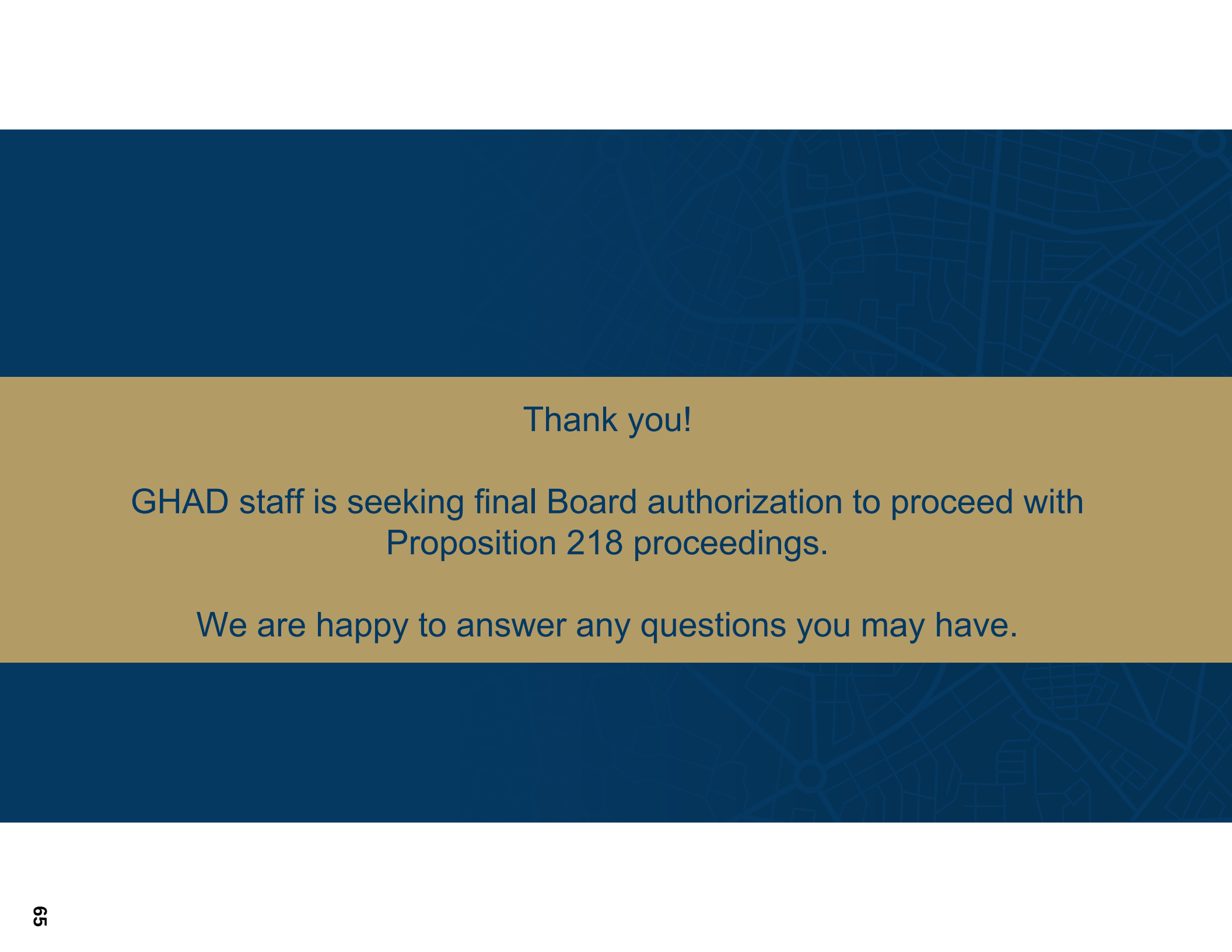
GHAD Area	Land Use Type	Proposed On-Going Assessment	Proposed 10-Year Sunset Assessment*	Total Proposed FY 2025-26 Assessment	Estimated Current FY 2025-26 Assessment**	Estimated Proposed Assessment Increase
Area No. 1	Single-Family Home	\$54.00	\$0.00	\$54.00	\$28.88	\$25.12
Area No. 1	Single-Family Home with Private Roads	\$67.50	\$0.00	\$67.50	\$22.31	\$45.19
Area No. 1	Condos with Private Roads	\$54.00	\$0.00	\$54.00	\$14.87	\$39.13
Area No. 2	Single-Family Home	\$143.00	\$0.00	\$143.00	\$38.58	\$104.42
Area No. 2	Condos with Private Roads	\$143.00	\$0.00	\$143.00	\$19.87	\$123.13
Area No. 3	Single-Family Home	\$160.00	\$0.00	\$160.00	\$93.07	\$66.93

*Includes collection of \$0 over 10-Years.

**The April CPI is not available at this time and therefore a 3% estimate has been used for presentation purposes.

Next Steps to Approve Proposed Assessments

- Preparation of Engineer's Report
- **March 18, 2025 – Board adopts resolution of intention and preliminarily approves Engineer's Report**
- Conduct virtual meeting with GHAD property owners
- April 18, 2025 – Deadline to mail Proposition 218 notices and ballots to property owners
- **June 3, 2025 – Conduct public hearing and close balloting period**
- June 4, 2025 – Perform ballot tabulation
- If a majority of returned ballots, weighted by proposed assessment, do not oppose the proposed assessments then Board can approve for Fiscal Year 2025-26
- **June 17, 2025 – Board declares results of ballot tabulation and adopts final resolution**



Thank you!

GHAD staff is seeking final Board authorization to proceed with
Proposition 218 proceedings.

We are happy to answer any questions you may have.