CITY OF CLAYTON

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OAKHURST GEOLOGICAL HAZARD ABATEMENT DISTRICT
REGULAR MEETING AGENDA

TUESDAY, JUNE 17, 2025
6:45 PM
Hoyer Hall, Clayton Community Library
6125 Clayton Road, Clayton, CA 94517

Jeff Wan, Chair

Richard G Enea, Vice Chair | *Kim Trupiano, Member*

Jim Diaz, Member | *Holly Tillman, Member*

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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 ITEMS

(a) Approval of the Meeting Minutes from:
- April 1, 2025
- June 3, 2025

(View)

(b) Adopt a Resolution Confirming the Increased Assessments of the Oakhurst Geologic Hazard Abatement District and Ordering the Levy and Collection of Said Assessments for Fiscal Year 2025-2026
(View)

4. ADJOURNMENT

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

Meeting Information and Access

- A complete packet of information containing staff reports and exhibits related to each public item is available for public review in City Hall located at 6000 Heritage Trail and on the City's website at www.claytonca.gov
- Agendas are posted at: 1) City Hall, 6000 Heritage Trail; 2) Library, 6125 Clayton Road; 3) Ohm's Bulletin Board, 1028 Diablo Street, Clayton; and 4) City Website at www.claytonca.gov
- Any writings or documents provided to a majority of the City Council after distribution of the agenda packet and regarding any public item on this agenda will be made available for public inspection in the City Clerk's office located at 6000 Heritage Trail during normal business hours and is available for review on the City's website at www.claytonca.gov
- If you have a physical impairment requiring special accommodation to participate, please call the City Clerk's office at least 72 hours (about 3 days) before the meeting at (925) 673-7300.
- E-mail Public Comments: Public comment may also be sent to the City Clerk at cityclerk@claytonca.gov by 5:00 p.m. on the day of the meeting. All e-mailed public comments will be forwarded to the entire committee and made part of the official meeting file.

Each person attending the meeting in-person, via videoconference, or call-in and who wishes to speak on an agendized or non-agendized matter (within the council's jurisdiction), shall have a set amount of time to speak as determined by the Chair.

STAFF REPORT

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

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

DATE: June 17, 2025

SUBJECT: Approval of the Meeting Minutes from:
- **April 1, 2025**
- **June 3, 2025**

RECOMMENDATION
Review and approve minutes of the April 1st and June 3rd meeting minutes.

DISCUSSION
Please review attached minutes.

FISCAL IMPACTS
N/A

CEQA
N/A

ATTACHMENTS
060325 GHAD Minutes - Draft.pdf
040125 GHAD Minutes - Draft.pdf

CITY OF CLAYTON
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MINUTES
OF THE
OAKHURST GEOLOGICAL HAZARD ABATEMENT DISTRICT
(GHAD)

Tuesday June 3, 2025
6:45 pm

1. **CALL TO ORDER AND ROLL CALL –** The meeting was called to order at 6:45 p.m. by Chair Wan held in-person and broadcast from Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton, California. Members present: Directors: Diaz, Tillman, Trupiano, and Vice Chair Enea; Chair Wan. Staff present: City Manager, Kris Lofthus; Assistant City Manager, Regina Rubier; City Attorney Mala Subramanian; Management Analyst, Dennis Bozanich; City Engineer, Larry Theis; City Clerk, Stephanie Cabrera-Brown; Administrative Clerk, Skyler Aitken

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.

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Herb – Spoke regarding District finances and requested additional information on income, cashflow, and expenses paid.

Nancy Beaver – Spoke regarding options the assessment increase did not pass, suggesting that the GHAD be separated by neighborhood and separating the maintenance and investment finances. .

3. **PUBLIC HEARING(S)**

(a) Open Public Hearing to Consider Proposed Property Assessment Rate Increases within the Oakhurst Geologic Hazard Abatement District Beginning Fiscal Year 2025/2026, Receive All Oral and Written Public Comments and Testimony, Tabulate Ballots in Favor and All

Ballots in Opposition and/or Protests Submitted to the Proposed Increased Assessments, and Determine Whether a Majority Protest Exists.

Larry Theis, GHAD Manager, provided an overview of the Ballot Assessment voting process, public hearing and ballot tabulation.

Chair Wan opened public comment and the public hearing

Jim Killoran – Requested information on how the ballots are counted and what the voting threshold was.

Herb – Read ballot and tabulation process information from the flyer.

Nancy Beaver – Restated information regarding the ballot and tabulation process.

GHAD Manager, Larry Theis, explained the voting process, deadlines, tabulation, assessment type, and voting threshold.

Chair Wan closed public comment and the public hearing, directing staff to begin counting the ballots.

Chair Wan recessed the meeting at 7:02pm;the meeting was reconvened at 10:23 p.m.

GHAD Manager, Larry Theis, announced that there was no majority protest, and the proposed GHAD assessment was approved.

4. **ADJOURNMENT** - Chairperson Wan adjourned the meeting at 10:30 p.m.

***

CITY OF CLAYTON
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MINUTES
OF THE
OAKHURST GEOLOGICAL HAZARD ABATEMENT DISTRICT
(GHAD)

Tuesday April 1, 2025
8:00 PM

1. <u>CALL TO ORDER AND ROLL CALL</u> – The meeting was called to order at 9:51 p.m. by Chair Wan held in-person and broadcast from Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton, California. <u>Members present</u>: Directors: Diaz, Tillman, Trupiano, and Vice Chair Enea; Chair Wan. <u>Staff present</u>: City Manager, Kris Lofthus; City Attorney Mala Subramanian; City Engineer, Larry Theis; and City Clerk, Stephanie Cabrera-Brown.

2. <u>PUBLIC COMMENT ON NON-AGENDA ITEMS</u>

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.

No one made a public comment

3. <u>ACTION ITEMS</u>

(a) Approval of the February 18, 2023, Meeting Minutes

It was moved by Vice Chair Enea, seconded by Director Trupiano, to approve the March 18, 2025, Meeting Minutes. (Passed: 5/0)

(b) Discussion Regarding the Desired Level of Outreach Effort to Property Owners within the Oakhurst Geologic Hazard Abatement District as part of the Proposition 218 Ballot Vote to Increase Assessments.

City Engineer and GHAD Director Larry Theis discussed the ballot and the flyer that was being prepared as part of the mail out, and other marketing and public outreach possibilities.

No one made a public comment

4. **<u>ADJOURNMENT</u>** - Chairperson Wan adjourned the meeting at 10:16 p.m.

***

STAFF REPORT

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: Larry Theis, General Manager

DATE: June 17, 2025

SUBJECT: Adopt a Resolution Confirming the Increased Assessments of the Oakhurst Geologic Hazard Abatement District and Ordering the Levy and Collection of Said Assessments for Fiscal Year 2025-2026

RECOMMENDATION

The General Manager recommends the Oakhurst Geological Hazard Abatement District (GHAD) Board of Directors adopt the attached Resolution which confirms the increased assessments and ordering the levy and collection of said assessments for Fiscal Year 2025-2026 through the County Assessor's Office.

BACKGROUND

At its February 18, 2025 meeting, the Board received a presentation and discussed the proposed assessment rate increases which ranged between $84 to $280 depending on the area and parcel type. At its March 18, 2025, the Board formally adopted Resolution 01- 2025 to declare its intention to increase the assessments, approve the Engineer's Report, and directed staff to mail notices and ballots of this public hearing to all affected property owners.

Ballots and notices were individually mailed to 1,484 property owners by April 19, 2025 with a return deadline by the public hearing tonight on June 3, 2025.

Staff hosted a virtual meeting on April 30th which started with a 30 minute presentation of the general information and current levels of service followed by an open Q&A session that lasted 60 minutes until everyone's questions were answered. In addition, Staff received approximately a dozen phone calls inquiring about more information about their ballot.

At its June 3, 2025 meeting, the Board opened a public hearing, received public testimony, and then closed the public hearing. The Chair of the Board directed staff to publicly open the submitted ballots and tabulate each ballot by corresponding it to the property address then register if the vote is in favor or opposition to proposed assessment rate increase. All of the ballots will be totaled and weighted by each property's assessment rate to determine if there is a weighted majority protest/opposition to the proposed increased assessments.

DISCUSSION

On the evening of June 3, 2025, the ballot tabulation was completed and the results were announced to the Board. The proposed assessment increase for the Oakhurst GHAD passed by a weighted majority.

The Oakhurst Geologic Hazard Abatement District received 565 ballots of the 1,484 mailed to Oakhurst property owners (38.1% return rate). There was no weighted majority protest (Opposition) to the proposed assessment increase which passed 51.1% in favor and 48.9% opposed.

VOTE	BALLOT COUNT	WEIGHTED VALUE*	WEIGHTED PERCENTAGE
IN FAVOR	270	$66,161.99	51.1%
OPPOSED	287	$63,391.24	48.9%
	557**	$129,553.23	100.0%

*Weighted value is calculated by multiplying/weighting either yes or no vote by the new Proposed Assessment Amount (Example Property Owner in Area A, value of vote = $335.47)
**565 total ballots received; 8 were invalid either for failure to sign or did not select YES or NO.

Beginning with the 2025-2026 property tax roll, the new assessment as specified below will be collected through the County Property Tax bill and distributed to the Oakhurst GHAD.

GHAD AREA	FY 2025-2026 Max Assessment
Area 1 Single Family Residential (Public Streets)	$112.43
Area 1 Single Family Residential (Private Streets)	$140.54
Area 1 Condominiums (Private Streets)	$112.43
Area 2 Single Family Residential (Public Streets)	$299.14
Area 1 Condominiums (Private Streets)	$299.14
Area 3 Single Family Residential (Public Streets)	$335.47

FISCAL IMPACTS
The total Fiscal Year 2025-2026 assessment to be collected from the 1,484 units within the GHAD is calculated to be approximately $347,500 which is ~$296,000 more than the existing annual assessment collection. These additional funds will allow the GHAD to adequately fund routine maintenance and long term capital asset replacement, along with building up a emergency reserve.

The total annual GHAD budget is $413,500; therefore the difference from the new 2025-2026 collection amount of $347,000 from property owners is $66,000. This amount, which is 16% of the total budget, is the calculated benefit attributed to non-residential properties and will not be charged to the residential property owners within Oakhurst GHAD. The City will need to determine an alternate funding source to pay for the general benefit contribution of the GHAD budget in order for it to be fully funded.

CEQA
None

ATTACHMENTS

Exhibit A - Oakhurst GHAD FY 2025-26 Engineer Report.pdf

GHAD_Resolution_Confirming_Assessments_and_the_FY2025-26_Assessment_Levy.pdf

CITY OF CLAYTON

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Oakhurst Geologic Hazard Abatement District

Proposed Assessment for Oakhurst GHAD Services

March 18, 2025

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies Fund Tomorrow's Communities

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APPENDIX A – Benefit Boundary Diagram

APPENDIX B – Assessment Roll

ENGINEER'S REPORT

ASSESSMENT FOR GHAD SERVICES

The undersigned Engineer of Work, acting on behalf of Francisco & Associates, respectfully submits the enclosed Engineer's Report pursuant to the provisions of Section 26651 of the California Public Resources Code, and provisions of Article XIIID of the California Constitution. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: March 10, 2025

By: ________________________
Ed Espinoza, P.E.
Engineer of Work
RCE # 83709

REGISTERED PROFESSIONAL ENGINEER
EDUARDO ESPINOZA
C 83709
CIVIL
STATE OF CALIFORNIA

ENGINEER'S REPORT PURSUANT TO THE PROVISIONS OF SECTIONS 26651 OF THE PUBLIC RESOURCES CODE

California Public Resources Code, Division 17, Sections 26500 et seq ("GHAD Law"), authorizes the establishment of Geologic Hazard Abatement Districts to prevent, mitigate, abate, or control geologic hazards that pose a threat to public and private property. Section 26509 of the GHAD Law requires a plan of control to be prepared by a State-Certified Engineering Geologist, as a prerequisite to the formation of a Geologic Hazard Abatement District.

The Oakhurst Geologic Hazard Abatement District (the "GHAD") was formed in 1989 pursuant to GHAD Law and adoption of Resolution No. 5-89. The GHAD encompasses the Indian Wells, Keller Ridge, and Peacock Creek neighborhoods located north of Mount Diablo, south of Kirker Pass Road, and adjacent to Oakhurst Drive in the City of Clayton. The original plan of control for the GHAD was established in 1989 and amended in 1990. In April 2000, GHAD property owners approved an assessment that generates approximately $51,000 in annual revenue for the prevention, mitigation, abatement and control of geologic hazards that pose a threat to properties within the GHAD. The existing assessment is paid by property owners on the property tax roll and remains the sole source of revenue for the GHAD. Historical budget reports indicate that GHAD expenditures have consistently exceeded assessment revenues, resulting in ongoing annual operating deficits due to insufficient funding.

On May 21, 2024, the GHAD Board of Directors (the "Board") adopted Resolution No. 1-2024 approving the second amendment to the GHAD plan of control (the "Plan of Control") which supersedes all previous versions. The Plan of Control provides more specificity, clear frequency of activities, and better defines areas of maintenance responsibilities. An additional $362,000 annually is needed to provide GHAD services in accordance with the Plan of Control, including establishing a capital replacement fund to address future landslides (the "GHAD Services").

To provide the additional funding required to perform the GHAD Services outlined in the Plan of Control, the Board is proposing to increase the assessment for the GHAD pursuant to GHAD Law and Article XIIID of the State Constitution. Increasing the GHAD assessment requires the Board to authorize the mailing of notices and ballots to affected property owners a minimum of 45 days prior to the public hearing on this matter that is scheduled for June 3, 2025. At the public hearing, the Board will provide an opportunity for any interested person to provide testimony. After the public hearing input portion, the Board will ask if there are any remaining ballots to be turned in or if anyone would like to change or withdraw their ballot. Tabulation of the ballots will be conducted on June 3, 2025, and the results of the ballot tabulation will be presented to the Board on June 17, 2025. If a majority of ballots returned, weighted by proposed assessment, do not oppose the increased assessment, then the Board can authorize the increased assessment commencing with Fiscal Year 2025-26. If the increased assessment is not approved by GHAD property owners or the Board, the existing assessment will continue and GHAD Services will be reduced or potentially eliminated in the future.

This Engineer's Report (the "Report") is presented to the Board in connection with the proceeding to increase the assessment for the GHAD. I, Ed Espinoza, P.E., a registered Professional Engineer in the State of California, the duly appointed Engineer of Work, herewith submit this Report, consisting of four (4) parts as described below.

PART I – DESCRIPTION OF SERVICES

This part describes the services that will be provided by the GHAD. Plans and specifications for the improvements are on file in the offices of the GHAD and incorporated herein by reference.

PART II – ESTIMATE OF COST

This part provides an estimate of the cost for the proposed services and improvements, including the plan to establish a capital replacement fund, as well as any related incidental costs and expenses.

PART III – ASSESSMENT DIAGRAM

This part incorporates by reference a diagram of the lines and dimensions of each lot or parcel of land within the GHAD that is subject to the assessment. The diagram has been prepared by the Engineer of Work and is on file in the offices of the GHAD. The lines and dimensions of each lot or parcel are those lines and dimensions shown on the maps of the Contra Costa County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART IV – METHOD OF ASSESSMENT

This part describes the proposed method of assessment for the total estimated costs and expenses of the services and improvements for the GHAD upon the parcels of land within the GHAD, in proportion to the special benefits to be received by such parcels of land from the services and improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.

PART I
DESCRIPTION OF SERVICES

Section 26505 of the GHAD Law defines "Improvement" as any activity that is necessary or incidental to the prevention, mitigation, abatement, or control of a geologic hazard, including, but not limited to, all of the following:

(a) Acquisition of property or any interest therein.

(b) Construction.

(c) Maintenance, repair, or operation of any improvement.

(d) Preparation of geologic reports required pursuant to Section 2623 for multiple projects within an earthquake fault zone or zones.

(e) Issuance and servicing of bonds, notes, or debentures issued to finance the costs of the improvements specified in subdivisions (a), (b), (c), and (d).

Section 26507 of the GHAD Law defines a "geologic hazard" as an actual or threatened landslide, land subsidence, soil erosion, earthquake, fault movement, or any other natural or unnatural movement of land or earth.

The Plan of Control for the GHAD is on file with the GHAD General Manager and provides a detailed description of the GHAD authorized services, subject to availability of funding by the GHAD assessments. Below is a summary:

<u>Geologic Hazard Monitoring & Maintenance</u>
The GHAD is authorized to identify, monitor, and maintain areas prone to geologic hazards such as landslides and erosion. Key authorized services include the following:

- Routine inspections of landslide-prone areas to assess movement risks.
- Monitoring and maintaining surface and subsurface drainage systems to control water flow and prevent geologic hazards.
- Repairing and replacing geotechnical monitoring equipment such as inclinometers and piezometers.

<u>Emergency Response Services</u>
The GHAD may take immediate action in emergency situations where landslides or other geologic hazards pose a risk to public safety or property. This includes the following:

- Implementing temporary slope stabilization measures to prevent further movement.
- Installing emergency drainage or erosion control structures to mitigate immediate threats.
- Responding to geologic hazards impacting public roadways, sidewalks, or infrastructure.

Preventative Mitigation & Investigations

To reduce the risk of future hazards, geotechnical investigations and implement mitigation strategies are authorized, including the following:

- Performing studies to assess unstable slopes and areas at risk.
- Implementing preventative measures such as retaining structures, slope stabilization, and improved drainage systems.
- Rebuilding slopes with engineered fill to restore stability.

Drainage & Erosion Control

The GHAD is authorized to maintain and repair drainage systems to prevent soil erosion and water-related slope failures. Key activities include the following:

- Cleaning and maintaining V-ditches, catch basins, and storm drains.
- Removing debris from creeks and retention basins to ensure proper water flow.
- Managing vegetation and performing weed abatement to comply with fire codes and erosion control guidelines.

Infrastructure Repairs

The GHAD is authorized to repair or replace damaged infrastructure affected by geologic hazards, including the following:

- Rebuilding or reinforcing damaged roadways, sidewalks, and stormwater systems.
- Repairing and replacing drainage pipes, risers, and erosion control systems.
- Restoring debris basins and other mitigation structures to pre-event conditions.

PART II
ESTIMATE OF COST

The estimated annual cost for GHAD Services based on the Plan of Control prepared by the GHAD geotechnical consultant (BSK) is $413,500 for Fiscal Year 2025-26. The estimated annual cost is segregated into two components: the on-going maintenance component and the reserve collection component. The annual maintenance component is $197,500 and will be collected annually to cover recurring costs for ongoing maintenance and operations related to GHAD Services. The reserve collection component is $216,000 and will be collected annually for the next 10 years to build a capital replacement fund totaling $2,160,000 that can address a major landslide and replace GHAD infrastructure at the end of its useful life.

The estimated costs are assigned to properties that will receive a special and direct benefit from GHAD Services. The proposed assessments will be levied on residential properties within the GHAD and will cover 84% of the estimated costs. The remaining 16% of the estimated costs are attributed to non-residential properties that benefit from GHAD Services and will be funded through an alternative funding source.

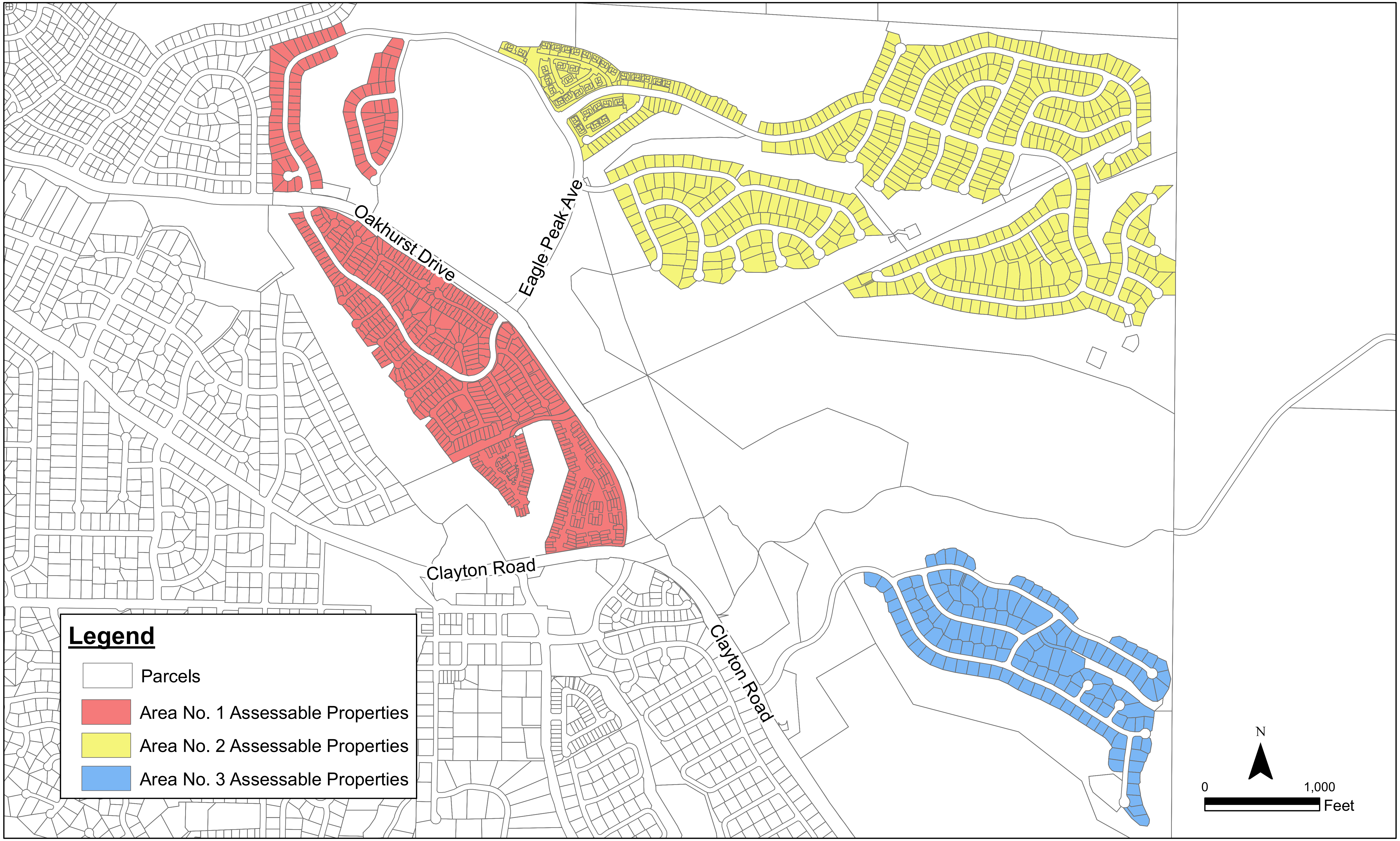
GHAD Services Cost Description	Cost Estimate
Anuual Maintenance and Operation Costs	
Annual Maintenance Activities	$70,000
Administration and County Collection Fees	$21,000
Geologist Site Assessment Report	$15,000
Infrastructure Upgrades	$35,500
Inspection of Open Space Inclinometers	$8,000
Monitoring Activities	$10,000
On-going Monitoring Slope Inclinometers	$20,000
Piezometers	$8,000
Subsurface Drain Discharge	$10,000
Subtotal:	$197,500
10-Year Annual Reserve Collection	
Inclinometer Replacements	$10,000
Locate and Identify Inclinometers and Piezometers	$1,500
Locate Subdrainage Clean-Outs and Subdrain Fallouts	$1,500
Minor Repair to V-Ditches	$1,000
Reserve for Major Landslide Repairs	$200,000
Restore Debris Basins	$1,000
Subdrain Clearing	$1,000
Subtotal:	$216,000
Total Estimate of Costs (A):	**$413,500**
16% of Total Costs to be Funded by Alternative Funding Sources (B):	$66,160
84% of Total Costs to be Funded by Assessments (A-B):	$347,340

PART III
ASSESSMENT DIAGRAM

The lines and dimensions of each parcel within the GHAD subject to the assessment are those lines and dimensions shown on the maps of the Contra Costa County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report.

A reduced copy of the Assessment Diagram is shown on the following page.

PROPOSED ASSESSMENT FOR OAKHURST GHAD SERVICES
ASSESSMENT DIAGRAM



PART IV
METHOD OF ASSESSMENT

The proposed special assessment for the GHAD will be established pursuant to GHAD Law and Article XIIID of the State Constitution, which require assessments be based on the special benefit properties receive from the proposed services and improvements. Section 4 of Article XIIID of the State Constitution establishes that a parcel's assessment may not exceed the reasonable cost attributed to the proportional special benefit conferred upon that parcel. The local agency levying the assessment must separate the general benefits to the public at large from the special benefits conferred upon properties within the GHAD, and only the special benefits are assessable. Any costs attributed to general benefits may not be assessed to properties within the GHAD. The sole purpose of the GHAD Services is to protect properties within the boundaries of the GHAD and therefore there is no general benefit to the public at large that is associated with the GHAD.

Neither the GHAD Law nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties for assessments. The responsibility for recommending an apportionment of the costs to properties which specially benefit from the GHAD Services rests with the Engineer of Work, who is appointed for the purpose of making an analysis of the facts and determining the appropriate apportionment of the assessments. An analysis has been completed and will be used as the basis for apportioning assessments to each property that receives benefit from the GHAD Services. The findings of the analysis and resulting apportionment of special benefit is outlined in this part of the Report.

The final authority to approve the proposed assessments for the GHAD rests with the Board after hearing all testimony and evidence presented at a public hearing. In accordance with Section 4 of Article XIIID of the State Constitution, notices and ballots shall be mailed to all affected record owners of property within the GHAD not less than 45 days prior to the public hearing. Upon conclusion of the public hearing, the ballots returned to the Clerk of the Board prior to the close of the public hearing are tabulated. If a majority of the returned ballots, weighted by assessment amount, are not in opposition to the proposed assessment, the Board may proceed with the proposed assessment for the GHAD. The Board's findings must include whether the assessment spread has been made in direct proportion to the special benefits received by each parcel.

Special Benefit

Article XIIID of the State Constitution requires the Engineer of Work to ensure the special benefits provided by GHAD Services are distributed proportionally based on the characteristics of both the services and the properties benefitting from the services. The GHAD includes both residential and non-residential properties, which receive a direct and special benefit from GHAD Services. Additionally, some properties outside GHAD boundaries also specially benefit from the GHAD Services. The residential and non-residential properties receiving a special benefit from the GHAD Services are collectively referred to as the "Benefitting Properties" and identified on the Benefit Boundary Diagram included in this Report as Appendix A.

The estimated cost summarized in Part II of this Report is allocated exclusively to the Benefitting Properties, ensuring that only those receiving a special benefit contribute to the funding of GHAD Services. Areas subject to an assessment may be delineated into different benefit zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone consists of all territory which will receive substantially the same degree of benefit from the improvements. The GHAD is comprised of Area 1 (Indian Wells neighborhood), Area 2 (Keller Ridge neighborhood), and Area 3 (Peacock Creek neighborhood) (collectively "GHAD Areas"), which receive differing degrees of benefit from GHAD Services as described further in this Report.

Identification of Benefits

The proposed assessment will provide a funding mechanism for the GHAD Services outlined in the Plan of Control. Upon conferring with the GHAD General Manager and BSK, it was determined the GHAD Services provide the following special benefits to property:

- Erosive mitigation and landslide prevention – protection to properties by stabilizing soil, reducing the risk of land movement, and preventing foundation damage.
- Drainage system maintenance – ensures stormwater is effectively diverted away from roadways and properties, reducing the risk of foundation issues, soil instability, and property damage.
- Weed abatement and ancillary fire prevention – removal of overgrown vegetation and debris enhancing aesthetics, promoting pedestrian and vehicle safety, and reducing the risk of localized fires.
- Overall appeal to property due to added protection – The effective hazard mitigation measures that will be provided by the GHAD Services make the Benefitting Properties more desirable to potential buyers and homeowners by offering enhanced safety and stability, potentially increasing insurance ratings and positively impacting property values.

Assessment Methodology

Section 4 of Article XIIID of the State Constitution establishes that a parcel's assessment may not exceed the reasonable cost attributed to the proportional special benefit conferred upon that parcel. The GHAD Areas receive differing degrees of benefit from GHAD Services. Area 1 has the flattest topography within the GHAD and, on average, is comprised of smaller residential lots with lower property values as compared to Area 2 and Area 3. Therefore, Area 1 was designated as the baseline to allocate special benefits amongst the GHAD Areas. Properties within Area 2 and Area 3 receive a greater special benefit from GHAD Services than properties in Area 1 due to having a greater innate risk of landslides and erosive runoff mitigation, the preservation of larger underlying land, and the preservation of higher value.

To properly allocate the differing degrees of special benefit from GHAD Services amongst the GHAD Areas, "Benefit Units" are assigned to all properties within Area 1, Area 2, and Area 3 respectively. Benefit Units are assigned for each "Benefit Category" described in Table 1 on page 11 of this Report. The GHAD Areas receive equal special benefit for every Benefit Category except three described as follows:

- Erosive Mitigation and Landslide Prevention – Properties in Area 2 and Area 3 receive a greater special benefit by a factor of eight (8) as compared to Area 1 because both Area 2 and Area 3 are within a Seismic Hazard Zone as designated by the California Geological Survey; both have been and continue to be affected by existing landslides; both are located within hilly terrain that is susceptible to shallow sloughing and/or debris flows; both have slopes that are prone to experiencing on-going soil creep or downhill creep; both are underlain by geologic formations that are susceptible to landsliding; both currently have monitoring wells or inclinometers installed that require on-going maintenance and repair; both have inadequate drainage of subsurface water and buildup of hydrostatic pressures which is a common trigger for landsliding; and both show concerns of ongoing, deep-seated movement on known active landslides and also piezometric surfaces (water levels) indicate early evidence/warning of incipient landslide movement.
- Preservation of Underlying Land – On average, the underlying land for properties in Area 2 and Area 3 is considerably larger than that of Area 1 according to County Assessor data. Therefore, GHAD Services protect more underlying land in Area 2 and Area 3. If a catastrophic geological event were to occur, restoring underlying land in Area 2 and Area 3 will require more in-depth repairs and restoration of land as opposed to land in Area 1 placing a higher demand on GHAD Services. Properties in Area 2 and Area 3 receive a greater special benefit by a factor of 1.7 and 2.8 respectively as compared to Area 1 based on the average assessable parcel area for the GHAD Areas.
- Preservation of Higher Value – On average, properties in Area 2 and Area 3 are considerably more valuable than properties in Area 1 according to historical County Assessor data and current fair market values. On average, properties in Area 2 and Area 3 have considerably larger building square footage and therefore capacity to house more people per household. Therefore, GHAD Services protect more value in Area 2 and Area 3. Area 2 and Area 3 receive a greater special benefit by a factor of 1.3 and 1.9 respectively as compared to Area 1 based on historical County Assessor data for the GHAD Areas.

A summary of Benefit Units for each Benefit Category is provided in Table 1 on page 11 of this Report.

Table 1. Benefit Unit Assignments

Benefit Category Descriptions	Area 1 Residential Properties	Area 2 Residential Properties	Area 3 Residential Properties	Area 1, 2, 3 Non-Residential Properties
Erosive Mitigation and Landslide Prevention	1	8	8	Varies*
Drainage System Maintenance	1	1	1	1
Weed Abatement and Ancillary Fire Prevention	1	1	1	1
Overall Appeal to Property due to Added Protection	1	1	1	1
Preservation of Underlying Land	1	1.7	2.8	Varies*
Preservation of Higher Value	1	1.3	1.9	Varies*
Total Benefit Units:	**6**	**14.0**	**15.7**	**Varies**

*Non-residential properties can be located in Area 1, Area 2, or Area 3 and Benefit Units vary based on location and parcel characteristics associated with the non-residential property.

Based on the Benefit Units assigned to each property in Area 1, Area 2, and Area 3 per Table 1 above, Benefit Units for all Benefitting Properties are summarized in Table 2 below.

Table 2. Benefit Unit Summary

Description of Benefitting Properties	Number of Parcels	Benefit Units	Share of Special Benefit
Area 1 Residential Properties	595	3,570.00	18.45%
Area 2 Residential Properties	748	10,472.00	54.12%
Area 3 Residential Properties	141	2,213.70	11.44%
Area 1, 2, and 3 Non-Residential Properties	22	3,095.18	16.00%
Totals:	**1,506**	**19,350.88**	**100.00%**

The total estimated costs provided in Part II of this Report is allocated to the Area 1, Area 2, and Area 3 Benefitting Properties in accordance with the Share of Special Benefit summarized in Table 2 above. The 84% total special benefit attributed to the Area 1, Area 2, and Area 3 Residential Properties will be assessed to GHAD property owners on the property tax roll and the 16% special benefit attributed to the Area 1, Area 2, and Area 3 Non-Residential Properties will be paid by alternative funding sources.

To establish proportionality amongst the assessable residential properties within Area 1, Area 2, and 3 respectively, Equivalent Dwelling Units (EDUs) are assigned using the land use categories for residential properties as described below.

Single-Family Residential Parcels (Public Streets) – Approximately 60% of the assessable properties within the GHAD are Single-Family Residential Parcels (SFR) located on a public street. Since SFRs located on a public street make up the majority of assessable properties within the GHAD, they serve as the baseline for measuring the relative special benefits received by other residential land uses. Therefore, one SFR located on a public street shall be equal to 1 EDU. The SFRs located on a public street are identified on the Benefit Boundary Diagram included in this Report as Appendix A.

Single-Family Residential Parcels (Private Streets) – Private streets are owned and maintained by homeowners associations (HOAs) and therefore property owners associated with HOAs own a share of its private streets. If a catastrophic geological event were to occur and a private residential street was affected, repair and replacement of the private street would be responsibility of the applicable HOA. Therefore, GHAD Services safeguard HOAs and its members providing an additional special benefit to SFRs located on a private street. It is estimated the GHAD Services protect an additional 25% in value attributed to the parcel area for private streets. Therefore, SFRs located on a private street are assigned 1.25 EDUs per parcel and identified on the Benefit Boundary Diagram included in this Report as Appendix A.

Condominiums (Private Streets) – Condominium Parcels generally have a smaller building square footage than SFRs. However, Condominium Parcels within the GHAD have common areas and private streets which are owned and maintained by HOAs and therefore property owners associated with HOAs own a share of its common areas and private streets. Therefore, GHAD Services safeguard HOAs and its members and provide an additional special benefit to Condominium Parcels. It is estimated the GHAD Services protect an additional 25% in value attributed to the parcel area for common areas and private streets. Therefore, Condominiums are assigned 1 EDU per parcel and identified on the Benefit Boundary Diagram included in this Report as Appendix A.

Table 3 below provides a summary of EDU assignments by GHAD Area and land use classification.

Table 3. Summary of EDU Assignments

GHAD Area	Land Use Category	EDU Assignment
Area 1	Single-Family Residential Parcel (Public Streets)	1
Area 1	Single-Family Residential Parcel (Private Streets)	1.25
Area 1	Condominiums (Private Streets)	1
Area 2	Single-Family Residential Parcel (Public Streets)	1
Area 2	Condominiums (Private Streets)	1
Area 3	Single-Family Residential Parcel (Public Streets)	1

Based on the EDU Assignments shown in Table 3 above, an EDU summary for the GHAD is provided by GHAD Area in Table 4 on page 13 of this Report.

Table 4. Summary of EDUs

GHAD Area	Land Use Category	Number of Parcels	Total EDUs
Area 1	Single-Family Residential Parcel (Public Streets)	92	92
Area 1	Single-Family Residential Parcel (Private Streets)	334	417.50
Area 1	Condominiums (Private Streets)	169	169
Area 2	Single-Family Residential Parcel (Public Streets)	612	612
Area 2	Condominiums (Private Streets)	136	136
Area 3	Single-Family Residential Parcel (Public Streets)	141	141
	Totals:	**1,484**	**1,567.50**

Maximum Assessment Rates

The maximum assessment rates for the residential properties in Area 1, Area 2, and Area 3 are established by dividing the total estimated annual cost attributed to each respective Share of Special Benefit shown in Table 2 of this Report by the total EDUs for each GHAD Area as shown in Table 4 of this Report. The maximum assessment rates are comprised of the following two components:

- On-going Maintenance Component – To be collected annually in perpetuity for on-going maintenance services for the GHAD.

- Reserve Collection Component (10-year Sunset) – To be collected annually for 10 years to build reserves for capital replacement and address future landslides. This component of the assessment will sunset after 10 years following Fiscal Year 2034-35.

The maximum assessment rates for the residential properties in the GHAD Areas is summarized in Table 5 below.

Table 5. Summary of Maximum Assessment Rates

GHAD Area	Land Use Category	On-Going Maintenance Component	Reserve Collection Component* (10-year Sunset)	Total Maximum FY 2025-26 Assessment
Area 1	Single-Family Residential Parcel (Public Streets)	$53.70	$58.73	$112.43
Area 1	Single-Family Residential Parcel (Private Streets)	$67.12	$73.41	$140.53
Area 1	Condominiums (Private Streets)	$53.70	$58.73	$112.43
Area 2	Single-Family Residential Parcel (Public Streets)	$142.88	$156.26	$299.14
Area 2	Condominiums (Private Streets)	$142.88	$156.26	$299.14
Area 3	Single-Family Residential Parcel (Public Streets)	$160.23	$175.24	$335.47

*Collection of $2,160,000 over 10 years for capital replacement and to address future landslides. The Reserve Collection Component will sunset after 10 years following Fiscal Year 2034-35.

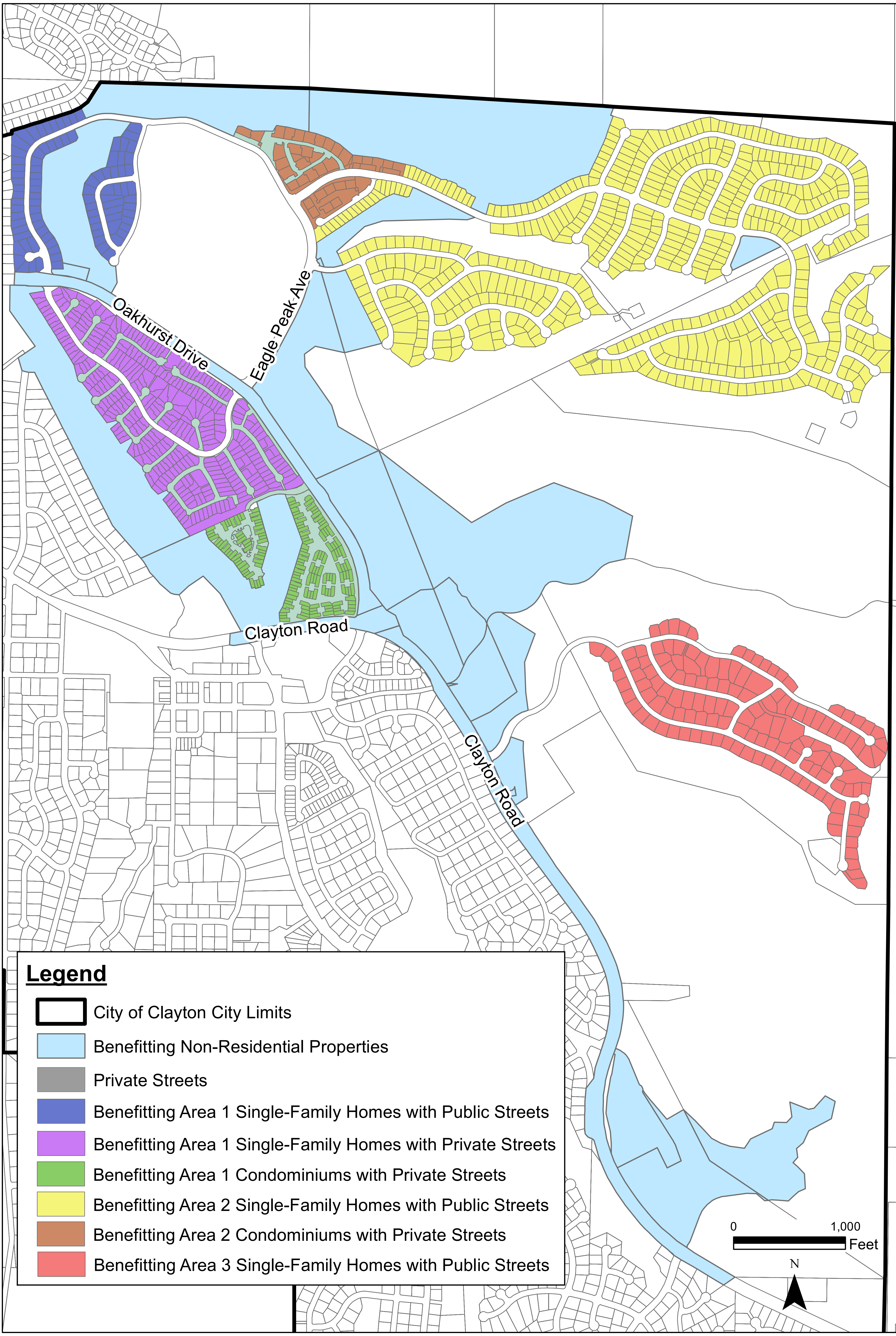
Annual Adjustments to Maximum Assessment Rates

Commencing Fiscal Year 2026-27, the On-Going Maintenance Component shown in Table 5 above will be increased annually by the change in the Consumer Price Index for Urban Consumers for the San Francisco Bay Area for the month of April.

APPENDIX "A"

BENEFIT BOUNDARY DIAGRAM

PROPOSED ASSESSMENT FOR OAKHURST GHAD SERVICES
BENEFIT BOUNDARY DIAGRAM



APPENDIX "B"

ASSESSMENT ROLL

A list of addresses for all parcels, and the description of each parcel subject to the proposed GHAD assessment is shown on the last equalized Secured Property Tax Roll of the Contra Costa County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed assessment amounts for Fiscal Year 2025-26 apportioned to each parcel. The Assessment Roll is on file in the office of the GHAD General Manager. The total proposed assessment for Fiscal Year 2025-26 is $347,388.56.

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
PROPOSED ASSESSMENT FOR OAKHURST GHAD SERVICES

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount
118381001	1	$112.42
118381002	1	$112.42
118381003	1	$112.42
118381004	1	$112.42
118381005	1	$112.42
118381006	1	$112.42
118381007	1	$112.42
118381008	1	$112.42
118381009	1	$112.42
118381010	1	$112.42
118381011	1	$112.42
118381012	1	$112.42
118381017	1	$112.42
118381018	1	$112.42
118381019	1	$112.42
118381020	1	$112.42
118381021	1	$112.42
118381022	1	$112.42
118381023	1	$112.42
118381024	1	$112.42
118381025	1	$112.42
118381026	1	$112.42
118381027	1	$112.42
118381028	1	$112.42
118381029	1	$112.42
118381030	1	$112.42
118381036	1	$112.42
118381037	1	$112.42
118381038	1	$112.42
118381039	1	$112.42
118382001	1	$112.42
118382002	1	$112.42
118382003	1	$112.42
118382004	1	$112.42
118382005	1	$112.42
118382006	1	$112.42
118382007	1	$112.42
118382008	1	$112.42
118382009	1	$112.42
118382010	1	$112.42
118382011	1	$112.42
118382012	1	$112.42
118382013	1	$112.42
118382014	1	$112.42
118382015	1	$112.42
118382016	1	$112.42
118382017	1	$112.42
118382018	1	$112.42
118382019	1	$112.42
118382020	1	$112.42
118382021	1	$112.42
118382022	1	$112.42
118391001	1	$112.42
118391002	1	$112.42
118391003	1	$112.42
118391004	1	$112.42
118391005	1	$112.42
118391006	1	$112.42
118391007	1	$112.42
118391008	1	$112.42
118391009	1	$112.42
118391010	1	$112.42
118391011	1	$112.42
118391012	1	$112.42
118391013	1	$112.42
118391014	1	$112.42
118391015	1	$112.42
118391016	1	$112.42
118391017	1	$112.42
118391018	1	$112.42
118391019	1	$112.42
118391020	1	$112.42
118391021	1	$112.42
118391022	1	$112.42
118391023	1	$112.42
118391024	1	$112.42
118392001	1	$112.42
118392002	1	$112.42
118392003	1	$112.42
118392004	1	$112.42
118392005	1	$112.42
118392006	1	$112.42
118392007	1	$112.42
118392008	1	$112.42
118392009	1	$112.42
118392010	1	$112.42
118392011	1	$112.42
118392012	1	$112.42
118392013	1	$112.42
118392014	1	$112.42
118392015	1	$112.42
118392016	1	$112.42
118401001	1	$140.54
118401002	1	$140.54
118401003	1	$140.54
118401004	1	$140.54
118401005	1	$140.54
118401006	1	$140.54
118401007	1	$140.54
118401008	1	$140.54
118401009	1	$140.54
118401010	1	$140.54
118401011	1	$140.54
118401012	1	$140.54
118401013	1	$140.54
118401014	1	$140.54
118401015	1	$140.54
118401016	1	$140.54
118401017	1	$140.54
118401018	1	$140.54
118401019	1	$140.54
118401020	1	$140.54
118401021	1	$140.54
118401022	1	$140.54
118401023	1	$140.54
118401024	1	$140.54
118401025	1	$140.54
118401026	1	$140.54
118401027	1	$140.54
118401028	1	$140.54
118401029	1	$140.54
118401030	1	$140.54
118401031	1	$140.54
118401032	1	$140.54
118401033	1	$140.54
118401034	1	$140.54
118401035	1	$140.54
118401036	1	$140.54
118401037	1	$140.54
118401038	1	$140.54
118401039	1	$140.54
118401040	1	$140.54
118401041	1	$140.54
118401042	1	$140.54
118402001	1	$140.54
118402002	1	$140.54
118402003	1	$140.54
118402004	1	$140.54
118402005	1	$140.54
118402006	1	$140.54
118402007	1	$140.54
118402008	1	$140.54
118402009	1	$140.54
118402010	1	$140.54

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
PROPOSED ASSESSMENT FOR OAKHURST GHAD SERVICES

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount	Assessor's Parcel Number	Area	Assessment Amount	Assessor's Parcel Number	Area	Assessment Amount
118402011	1	$140.54	118402059	1	$140.54	118410042	1	$112.42
118402012	1	$140.54	118402060	1	$140.54	118410043	1	$112.42
118402013	1	$140.54	118402061	1	$140.54	118410044	1	$112.42
118402014	1	$140.54	118402062	1	$140.54	118410045	1	$112.42
118402015	1	$140.54	118402063	1	$140.54	118410046	1	$112.42
118402016	1	$140.54	118402064	1	$140.54	118410047	1	$112.42
118402017	1	$140.54	118402065	1	$140.54	118410048	1	$112.42
118402018	1	$140.54	118402066	1	$140.54	118410049	1	$112.42
118402019	1	$140.54	118410001	1	$112.42	118410050	1	$112.42
118402020	1	$140.54	118410002	1	$112.42	118410051	1	$112.42
118402021	1	$140.54	118410003	1	$112.42	118410052	1	$112.42
118402022	1	$140.54	118410004	1	$112.42	118410053	1	$112.42
118402023	1	$140.54	118410005	1	$112.42	118410054	1	$112.42
118402024	1	$140.54	118410006	1	$112.42	118410055	1	$112.42
118402025	1	$140.54	118410007	1	$112.42	118410056	1	$112.42
118402026	1	$140.54	118410008	1	$112.42	118410057	1	$112.42
118402027	1	$140.54	118410009	1	$112.42	118410058	1	$112.42
118402028	1	$140.54	118410010	1	$112.42	118410059	1	$112.42
118402029	1	$140.54	118410011	1	$112.42	118410060	1	$112.42
118402030	1	$140.54	118410012	1	$112.42	118410061	1	$112.42
118402031	1	$140.54	118410013	1	$112.42	118410062	1	$112.42
118402032	1	$140.54	118410014	1	$112.42	118410063	1	$112.42
118402033	1	$140.54	118410015	1	$112.42	118410064	1	$112.42
118402034	1	$140.54	118410016	1	$112.42	118410065	1	$112.42
118402035	1	$140.54	118410017	1	$112.42	118410066	1	$112.42
118402036	1	$140.54	118410018	1	$112.42	118410067	1	$112.42
118402037	1	$140.54	118410019	1	$112.42	118410069	1	$112.42
118402038	1	$140.54	118410020	1	$112.42	118410070	1	$112.42
118402039	1	$140.54	118410021	1	$112.42	118410071	1	$112.42
118402040	1	$140.54	118410022	1	$112.42	118410072	1	$112.42
118402041	1	$140.54	118410023	1	$112.42	118410073	1	$112.42
118402042	1	$140.54	118410024	1	$112.42	118410074	1	$112.42
118402043	1	$140.54	118410025	1	$112.42	118410075	1	$112.42
118402044	1	$140.54	118410026	1	$112.42	118410076	1	$112.42
118402045	1	$140.54	118410027	1	$112.42	118410077	1	$112.42
118402046	1	$140.54	118410028	1	$112.42	118410078	1	$112.42
118402047	1	$140.54	118410029	1	$112.42	118410079	1	$112.42
118402048	1	$140.54	118410030	1	$112.42	118410080	1	$112.42
118402049	1	$140.54	118410031	1	$112.42	118410081	1	$112.42
118402050	1	$140.54	118410032	1	$112.42	118410082	1	$112.42
118402051	1	$140.54	118410033	1	$112.42	118410083	1	$112.42
118402052	1	$140.54	118410034	1	$112.42	118410084	1	$112.42
118402053	1	$140.54	118410035	1	$112.42	118410085	1	$112.42
118402054	1	$140.54	118410037	1	$112.42	118410086	1	$112.42
118402055	1	$140.54	118410038	1	$112.42	118410087	1	$112.42
118402056	1	$140.54	118410039	1	$112.42	118410088	1	$112.42
118402057	1	$140.54	118410040	1	$112.42	118410089	1	$112.42
118402058	1	$140.54	118410041	1	$112.42	118410090	1	$112.42

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
PROPOSED ASSESSMENT FOR OAKHURST GHAD SERVICES

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount	Assessor's Parcel Number	Area	Assessment Amount	Assessor's Parcel Number	Area	Assessment Amount
118410091	1	$112.42	118460021	1	$140.54	118460070	1	$140.54
118410092	1	$112.42	118460022	1	$140.54	118460071	1	$140.54
118410093	1	$112.42	118460023	1	$140.54	118460072	1	$140.54
118410094	1	$112.42	118460024	1	$140.54	118460073	1	$140.54
118410095	1	$112.42	118460025	1	$140.54	118460074	1	$140.54
118410096	1	$112.42	118460026	1	$140.54	118460075	1	$140.54
118410097	1	$112.42	118460027	1	$140.54	118460076	1	$140.54
118410098	1	$112.42	118460028	1	$140.54	118460077	1	$140.54
118410099	1	$112.42	118460029	1	$140.54	118460078	1	$140.54
118410100	1	$112.42	118460030	1	$140.54	118460079	1	$140.54
118410101	1	$112.42	118460031	1	$140.54	118460080	1	$140.54
118410102	1	$112.42	118460032	1	$140.54	118460081	1	$140.54
118410103	1	$112.42	118460033	1	$140.54	118460082	1	$140.54
118410104	1	$112.42	118460034	1	$140.54	118460083	1	$140.54
118410105	1	$112.42	118460035	1	$140.54	118460084	1	$140.54
118410106	1	$112.42	118460036	1	$140.54	118460085	1	$140.54
118410107	1	$112.42	118460037	1	$140.54	118460086	1	$140.54
118410108	1	$112.42	118460038	1	$140.54	118460087	1	$140.54
118410109	1	$112.42	118460039	1	$140.54	118460088	1	$140.54
118410110	1	$112.42	118460040	1	$140.54	118460089	1	$140.54
118410111	1	$112.42	118460041	1	$140.54	118460090	1	$140.54
118410112	1	$112.42	118460042	1	$140.54	118460091	1	$140.54
118410113	1	$112.42	118460043	1	$140.54	118460092	1	$140.54
118410114	1	$112.42	118460044	1	$140.54	118460093	1	$140.54
118410115	1	$112.42	118460045	1	$140.54	118460094	1	$140.54
118410116	1	$112.42	118460046	1	$140.54	118460095	1	$140.54
118410117	1	$112.42	118460047	1	$140.54	118460096	1	$140.54
118410120	1	$112.42	118460048	1	$140.54	118460097	1	$140.54
118460001	1	$140.54	118460049	1	$140.54	118460098	1	$140.54
118460002	1	$140.54	118460050	1	$140.54	118460099	1	$140.54
118460003	1	$140.54	118460051	1	$140.54	118460100	1	$140.54
118460004	1	$140.54	118460052	1	$140.54	118460101	1	$140.54
118460005	1	$140.54	118460053	1	$140.54	118460102	1	$140.54
118460006	1	$140.54	118460054	1	$140.54	118460103	1	$140.54
118460007	1	$140.54	118460055	1	$140.54	118460105	1	$140.54
118460008	1	$140.54	118460056	1	$140.54	118460106	1	$140.54
118460009	1	$140.54	118460057	1	$140.54	118460107	1	$140.54
118460010	1	$140.54	118460058	1	$140.54	118460108	1	$140.54
118460011	1	$140.54	118460059	1	$140.54	118460109	1	$140.54
118460012	1	$140.54	118460060	1	$140.54	118460110	1	$140.54
118460013	1	$140.54	118460061	1	$140.54	118460111	1	$140.54
118460014	1	$140.54	118460062	1	$140.54	118460112	1	$140.54
118460015	1	$140.54	118460063	1	$140.54	118460113	1	$140.54
118460016	1	$140.54	118460064	1	$140.54	118460114	1	$140.54
118460017	1	$140.54	118460065	1	$140.54	118460115	1	$140.54
118460018	1	$140.54	118460066	1	$140.54	118460116	1	$140.54
118460019	1	$140.54	118460067	1	$140.54	118460117	1	$140.54
118460020	1	$140.54	118460069	1	$140.54	118460118	1	$140.54

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount	Assessor's Parcel Number	Area	Assessment Amount	Assessor's Parcel Number	Area	Assessment Amount
118460121	1	$140.54	118470050	1	$140.54	118470109	1	$140.54
118470003	1	$140.54	118470051	1	$140.54	118470110	1	$140.54
118470004	1	$140.54	118470052	1	$140.54	118470111	1	$140.54
118470005	1	$140.54	118470053	1	$140.54	118470112	1	$140.54
118470006	1	$140.54	118470054	1	$140.54	118470113	1	$140.54
118470007	1	$140.54	118470055	1	$140.54	118470114	1	$140.54
118470008	1	$140.54	118470056	1	$140.54	118470115	1	$140.54
118470009	1	$140.54	118470057	1	$140.54	118470118	1	$140.54
118470010	1	$140.54	118470063	1	$140.54	118470119	1	$140.54
118470011	1	$140.54	118470064	1	$140.54	118470120	1	$140.54
118470012	1	$140.54	118470065	1	$140.54	118470121	1	$140.54
118470013	1	$140.54	118470066	1	$140.54	118470122	1	$140.54
118470014	1	$140.54	118470067	1	$140.54	118530001	1	$112.42
118470015	1	$140.54	118470069	1	$140.54	118530002	1	$112.42
118470016	1	$140.54	118470070	1	$140.54	118530003	1	$112.42
118470017	1	$140.54	118470071	1	$140.54	118530004	1	$112.42
118470018	1	$140.54	118470072	1	$140.54	118530005	1	$112.42
118470019	1	$140.54	118470076	1	$140.54	118530006	1	$112.42
118470020	1	$140.54	118470079	1	$140.54	118530007	1	$112.42
118470021	1	$140.54	118470080	1	$140.54	118530008	1	$112.42
118470022	1	$140.54	118470081	1	$140.54	118530009	1	$112.42
118470023	1	$140.54	118470082	1	$140.54	118530010	1	$112.42
118470024	1	$140.54	118470083	1	$140.54	118530011	1	$112.42
118470025	1	$140.54	118470084	1	$140.54	118530012	1	$112.42
118470026	1	$140.54	118470085	1	$140.54	118530013	1	$112.42
118470027	1	$140.54	118470086	1	$140.54	118530014	1	$112.42
118470028	1	$140.54	118470087	1	$140.54	118530015	1	$112.42
118470029	1	$140.54	118470088	1	$140.54	118530016	1	$112.42
118470030	1	$140.54	118470089	1	$140.54	118530017	1	$112.42
118470031	1	$140.54	118470090	1	$140.54	118530018	1	$112.42
118470032	1	$140.54	118470091	1	$140.54	118530019	1	$112.42
118470033	1	$140.54	118470092	1	$140.54	118530020	1	$112.42
118470034	1	$140.54	118470093	1	$140.54	118530021	1	$112.42
118470035	1	$140.54	118470094	1	$140.54	118530022	1	$112.42
118470036	1	$140.54	118470095	1	$140.54	118530023	1	$112.42
118470037	1	$140.54	118470096	1	$140.54	118530024	1	$112.42
118470038	1	$140.54	118470097	1	$140.54	118530025	1	$112.42
118470039	1	$140.54	118470098	1	$140.54	118530026	1	$112.42
118470040	1	$140.54	118470099	1	$140.54	118530027	1	$112.42
118470041	1	$140.54	118470100	1	$140.54	118530028	1	$112.42
118470042	1	$140.54	118470101	1	$140.54	118530029	1	$112.42
118470043	1	$140.54	118470102	1	$140.54	118530030	1	$112.42
118470044	1	$140.54	118470103	1	$140.54	118530031	1	$112.42
118470045	1	$140.54	118470104	1	$140.54	118530033	1	$112.42
118470046	1	$140.54	118470105	1	$140.54	118530034	1	$112.42
118470047	1	$140.54	118470106	1	$140.54	118530035	1	$112.42
118470048	1	$140.54	118470107	1	$140.54	118530036	1	$112.42
118470049	1	$140.54	118470108	1	$140.54	118530037	1	$112.42

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
PROPOSED ASSESSMENT FOR OAKHURST GHAD SERVICES

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount
118530038	1	$112.42
118530039	1	$112.42
118530040	1	$112.42
118530041	1	$112.42
118530042	1	$112.42
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118443007	2	$299.14
118451001	2	$299.14
118451002	2	$299.14
118451003	2	$299.14
118451004	2	$299.14
118451005	2	$299.14

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount
118451006	2	$299.14
118451007	2	$299.14
118451008	2	$299.14
118451009	2	$299.14
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118550033	2	$299.14
118550034	2	$299.14
118550035	2	$299.14
118550036	2	$299.14

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount
118550038	2	$299.14
118570001	2	$299.14
118570002	2	$299.14
118570003	2	$299.14
118570004	2	$299.14
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118600027	2	$299.14
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118600029	2	$299.14
118600031	2	$299.14
118600032	2	$299.14
118600033	2	$299.14
118600034	2	$299.14

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
PROPOSED ASSESSMENT FOR OAKHURST GHAD SERVICES

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount	Assessor's Parcel Number	Area	Assessment Amount	Assessor's Parcel Number	Area	Assessment Amount
118600036	2	$299.14	118620021	2	$299.14	118630007	2	$299.14
118600037	2	$299.14	118620022	2	$299.14	118630008	2	$299.14
118600038	2	$299.14	118620023	2	$299.14	118630009	2	$299.14
118600039	2	$299.14	118620024	2	$299.14	118630010	2	$299.14
118610001	2	$299.14	118620025	2	$299.14	118630011	2	$299.14
118610002	2	$299.14	118620026	2	$299.14	118630012	2	$299.14
118610003	2	$299.14	118620027	2	$299.14	118630013	2	$299.14
118610004	2	$299.14	118620028	2	$299.14	118630014	2	$299.14
118610006	2	$299.14	118620029	2	$299.14	118630015	2	$299.14
118610007	2	$299.14	118620030	2	$299.14	118630016	2	$299.14
118610008	2	$299.14	118620031	2	$299.14	118630017	2	$299.14
118610009	2	$299.14	118620032	2	$299.14	118630018	2	$299.14
118610012	2	$299.14	118620033	2	$299.14	118630019	2	$299.14
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118610014	2	$299.14	118620035	2	$299.14	118630021	2	$299.14
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118610030	2	$299.14	118620047	2	$299.14	118630033	2	$299.14
118610031	2	$299.14	118620048	2	$299.14	118630034	2	$299.14
118620001	2	$299.14	118620049	2	$299.14	118630035	2	$299.14
118620002	2	$299.14	118620050	2	$299.14	118630036	2	$299.14
118620003	2	$299.14	118620051	2	$299.14	118630037	2	$299.14
118620004	2	$299.14	118620052	2	$299.14	118630038	2	$299.14
118620005	2	$299.14	118620053	2	$299.14	118630039	2	$299.14
118620006	2	$299.14	118620054	2	$299.14	118630040	2	$299.14
118620007	2	$299.14	118620055	2	$299.14	118640001	2	$299.14
118620008	2	$299.14	118620056	2	$299.14	118640002	2	$299.14
118620009	2	$299.14	118620057	2	$299.14	118640003	2	$299.14
118620010	2	$299.14	118620058	2	$299.14	118640004	2	$299.14
118620011	2	$299.14	118620059	2	$299.14	118640005	2	$299.14
118620012	2	$299.14	118620060	2	$299.14	118640006	2	$299.14
118620013	2	$299.14	118620061	2	$299.14	118640007	2	$299.14
118620014	2	$299.14	118620062	2	$299.14	118640008	2	$299.14
118620015	2	$299.14	118630001	2	$299.14	118640009	2	$299.14
118620016	2	$299.14	118630002	2	$299.14	118640010	2	$299.14
118620017	2	$299.14	118630003	2	$299.14	118640011	2	$299.14
118620018	2	$299.14	118630004	2	$299.14	118640012	2	$299.14
118620019	2	$299.14	118630005	2	$299.14	118640014	2	$299.14
118620020	2	$299.14	118630006	2	$299.14	118640015	2	$299.14

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount
118640016	2	$299.14
118640017	2	$299.14
118640018	2	$299.14
118640019	2	$299.14
118640020	2	$299.14
118640022	2	$299.14
118640024	2	$299.14
118640025	2	$299.14
118640026	2	$299.14
118640027	2	$299.14
118640028	2	$299.14
118640029	2	$299.14
118640030	2	$299.14
118640031	2	$299.14
118640032	2	$299.14
118640033	2	$299.14
118640034	2	$299.14
118640035	2	$299.14
118640036	2	$299.14
118640037	2	$299.14
118640038	2	$299.14
118640039	2	$299.14
118640040	2	$299.14
118640041	2	$299.14
118640042	2	$299.14
118640043	2	$299.14
118640044	2	$299.14
118640046	2	$299.14
118640047	2	$299.14
118640048	2	$299.14
118650001	2	$299.14
118650002	2	$299.14
118650003	2	$299.14
118650004	2	$299.14
118650005	2	$299.14
118650006	2	$299.14
118650007	2	$299.14
118650008	2	$299.14
118650009	2	$299.14
118650010	2	$299.14
118650011	2	$299.14
118650012	2	$299.14
118650013	2	$299.14
118650014	2	$299.14
118650015	2	$299.14
118650016	2	$299.14
118650017	2	$299.14
118650018	2	$299.14
118650019	2	$299.14
118650020	2	$299.14
118650021	2	$299.14
118650022	2	$299.14
118650023	2	$299.14
118650024	2	$299.14
118650025	2	$299.14
118650026	2	$299.14
118650027	2	$299.14
118650028	2	$299.14
118650029	2	$299.14
118650030	2	$299.14
118650031	2	$299.14
118660001	2	$299.14
118660002	2	$299.14
118660003	2	$299.14
118660004	2	$299.14
118660006	2	$299.14
118660007	2	$299.14
118660008	2	$299.14
118660009	2	$299.14
118660013	2	$299.14
118660014	2	$299.14
118660015	2	$299.14
118660016	2	$299.14
118660019	2	$299.14
118660020	2	$299.14
118660021	2	$299.14
118660022	2	$299.14
118660024	2	$299.14
118660025	2	$299.14
118660026	2	$299.14
118660027	2	$299.14
118660029	2	$299.14
118660030	2	$299.14
118660031	2	$299.14
118660032	2	$299.14
118660036	2	$299.14
118660037	2	$299.14
118660038	2	$299.14
118660039	2	$299.14
118660047	2	$299.14
118660048	2	$299.14
118660049	2	$299.14
118660050	2	$299.14
118660052	2	$299.14
118660053	2	$299.14
118660054	2	$299.14
118660055	2	$299.14
118660057	2	$299.14
118660058	2	$299.14
118660059	2	$299.14
118660060	2	$299.14
118660062	2	$299.14
118660063	2	$299.14
118660064	2	$299.14
118660065	2	$299.14
118660067	2	$299.14
118660069	2	$299.14
118660070	2	$299.14
118660071	2	$299.14
118660072	2	$299.14
118660073	2	$299.14
118660074	2	$299.14
118660075	2	$299.14
118660076	2	$299.14
118660077	2	$299.14
118660078	2	$299.14
118660079	2	$299.14
118660080	2	$299.14
118660081	2	$299.14
118660082	2	$299.14
118670001	2	$299.14
118670002	2	$299.14
118670003	2	$299.14
118670004	2	$299.14
118670005	2	$299.14
118670006	2	$299.14
118670007	2	$299.14
118670008	2	$299.14
118670009	2	$299.14
118670010	2	$299.14
118670011	2	$299.14
118670012	2	$299.14
118670013	2	$299.14
118670014	2	$299.14
118670015	2	$299.14
118670016	2	$299.14
118670017	2	$299.14
118670018	2	$299.14
118670019	2	$299.14
118670020	2	$299.14
118670021	2	$299.14
118670022	2	$299.14
118670023	2	$299.14
118670024	2	$299.14

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount
118670025	2	$299.14
118670026	2	$299.14
118670027	2	$299.14
118670028	2	$299.14
118670029	2	$299.14
118670030	2	$299.14
118670031	2	$299.14
118670032	2	$299.14
118670033	2	$299.14
118670034	2	$299.14
118670035	2	$299.14
118670036	2	$299.14
118670037	2	$299.14
118670038	2	$299.14
118670039	2	$299.14
118670040	2	$299.14
118670041	2	$299.14
118670042	2	$299.14
118670043	2	$299.14
118670044	2	$299.14
118680001	2	$299.14
118680002	2	$299.14
118680003	2	$299.14
118680004	2	$299.14
118680005	2	$299.14
118680006	2	$299.14
118680007	2	$299.14
118680008	2	$299.14
118680009	2	$299.14
118680010	2	$299.14
118680011	2	$299.14
118680012	2	$299.14
118680013	2	$299.14
118680014	2	$299.14
118680015	2	$299.14
118680016	2	$299.14
118680017	2	$299.14
118680018	2	$299.14
118680019	2	$299.14
118680020	2	$299.14
118680021	2	$299.14
118680022	2	$299.14
118680023	2	$299.14
118680024	2	$299.14
118680025	2	$299.14
118680026	2	$299.14
118660068	2	$299.14
118480001	3	$335.46

Assessor's Parcel Number	Area	Assessment Amount
118480002	3	$335.46
118480003	3	$335.46
118480004	3	$335.46
118480005	3	$335.46
118480006	3	$335.46
118480007	3	$335.46
118480008	3	$335.46
118480009	3	$335.46
118480010	3	$335.46
118480011	3	$335.46
118480012	3	$335.46
118480013	3	$335.46
118480014	3	$335.46
118480015	3	$335.46
118480016	3	$335.46
118480017	3	$335.46
118480018	3	$335.46
118480019	3	$335.46
118480020	3	$335.46
118480023	3	$335.46
118480024	3	$335.46
118480025	3	$335.46
118480026	3	$335.46
118480027	3	$335.46
118480028	3	$335.46
118480029	3	$335.46
118480030	3	$335.46
118480031	3	$335.46
118480034	3	$335.46
118480035	3	$335.46
118480036	3	$335.46
118480037	3	$335.46
118480038	3	$335.46
118480039	3	$335.46
118480040	3	$335.46
118480041	3	$335.46
118480042	3	$335.46
118480043	3	$335.46
118480044	3	$335.46
118480045	3	$335.46
118480046	3	$335.46
118480047	3	$335.46
118480048	3	$335.46
118490001	3	$335.46
118490003	3	$335.46
118490005	3	$335.46
118490006	3	$335.46
118490007	3	$335.46

Assessor's Parcel Number	Area	Assessment Amount
118490008	3	$335.46
118490009	3	$335.46
118490010	3	$335.46
118490011	3	$335.46
118490012	3	$335.46
118490013	3	$335.46
118490014	3	$335.46
118490015	3	$335.46
118490016	3	$335.46
118490017	3	$335.46
118490018	3	$335.46
118490019	3	$335.46
118490020	3	$335.46
118490021	3	$335.46
118490022	3	$335.46
118490023	3	$335.46
118490024	3	$335.46
118490025	3	$335.46
118490027	3	$335.46
118490028	3	$335.46
118500001	3	$335.46
118500002	3	$335.46
118500005	3	$335.46
118500006	3	$335.46
118500007	3	$335.46
118500008	3	$335.46
118500009	3	$335.46
118500010	3	$335.46
118500011	3	$335.46
118500012	3	$335.46
118500013	3	$335.46
118500014	3	$335.46
118500015	3	$335.46
118500016	3	$335.46
118500017	3	$335.46
118500018	3	$335.46
118500019	3	$335.46
118500020	3	$335.46
118500021	3	$335.46
118500022	3	$335.46
118500023	3	$335.46
118500024	3	$335.46
118500025	3	$335.46
118500026	3	$335.46
118500027	3	$335.46
118500028	3	$335.46
118500029	3	$335.46
118500030	3	$335.46

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT
PROPOSED ASSESSMENT FOR OAKHURST GHAD SERVICES

ASSESSMENT ROLL
FISCAL YEAR 2025-26

Assessor's Parcel Number	Area	Assessment Amount
118500031	3	$335.46
118500032	3	$335.46
118500033	3	$335.46
118510001	3	$335.46
118510002	3	$335.46
118510003	3	$335.46
118510004	3	$335.46
118510005	3	$335.46
118510006	3	$335.46
118510007	3	$335.46
118510008	3	$335.46
118510009	3	$335.46
118510010	3	$335.46
118510011	3	$335.46
118510012	3	$335.46
118510013	3	$335.46
118510015	3	$335.46
118510016	3	$335.46
118510017	3	$335.46
118510018	3	$335.46
118510019	3	$335.46
118510020	3	$335.46
118510021	3	$335.46
118510022	3	$335.46
118510023	3	$335.46
118510024	3	$335.46
118510025	3	$335.46
118510026	3	$335.46
118510027	3	$335.46
118510028	3	$335.46
118510029	3	$335.46
118510030	3	$335.46
118510031	3	$335.46
118510032	3	$335.46
118510033	3	$335.46
118510034	3	$335.46
118510035	3	$335.46
118510036	3	$335.46
118510037	3	$335.46
118510038	3	$335.46
118510039	3	$335.46
118510040	3	$335.46
118510041	3	$335.46
118510042	3	$335.46
		$347,338.56

RESOLUTION NO. ___-2025

A RESOLUTION CONFIRMING THE ASSESSMENTS OF THE OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT AND ORDERING THE LEVY AND COLLECTION OF SAID ASSESSMENTS FOR FISCAL YEAR 2025-26

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

WHEREAS, by Resolution No. 5-89, the Clayton City Council (acting in its capacity as the board of Directors of the Oakhurst Geologic Hazard Abatement District ("Board")) formed the Oakhurst Geologic Hazard Abatement District ("District"), pursuant to Division 17, Geologic Hazard Abatement Districts, of the Public Resources Code, section 26500 *et seq.* ("Act"); and

WHEREAS, on March 18, 2025, pursuant to Resolution No. 1-2025, the Board approved a resolution of intention to increase the District assessments (the "Assessments") in accordance with article XIII D of the California Constitution ("Proposition 218") and the Act, and scheduled a public hearing for June 3, 2025; and

WHEREAS, notice of the public hearing regarding the proposed increased Assessments was provided to all property owners subject to the Assessments in compliance with Proposition 218; and

WHEREAS, on June 3, 2025 the Board conducted a noticed public hearing on the proposition of increasing the Assessments and heard and considered all oral statements and written communications made and filed thereon by interested persons in compliance with Proposition 218 and the Act; and

WHEREAS, at the conclusion of the public hearing the Board confirmed a majority protest did not exist to the question of increasing the Assessments; for purposes of Proposition 218 a majority protest exists if the assessment ballots submitted, and not withdrawn, in opposition to the proposed increased Assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed Assessment to be imposed upon the identified parcel for which each assessment ballot was submitted; and

WHEREAS, the Board, caused to be prepared an official report by a certified engineer identifying the improvements to be provided, the estimated budget for providing such improvements, the proposed Assessments to be levied upon the benefiting parcels within the District, and a description of the method used in formulating the estimated Assessments (the "Report"); and

WHEREAS, a copy of the Report is attached hereto as Exhibit "A", and is available for inspection at the office of the City Clerk; and

WHEREAS, the Board has completed all procedural and substantive requirements of Proposition 218 and the Act and is satisfied with the results of the proceedings and therefore wishes to impose the increased Assessments effective Fiscal Year 2025-26 and each fiscal year thereafter.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Oakhurst Geologic Hazard Abatement District as follows:

1. The recitals set forth above are true and correct, and by this reference incorporated herein.
2. The Board hereby finds and determines that after conclusion of the public hearing, the ballots relating to the Assessments were tabulated by an impartial person in a public place, accessible by members of the general public. The ballots submitted in favor of the assessment, weighted based on the amount of the assessment, totaled $66,161,99. The ballots opposed to the assessment, weighted based on the amount of the assessment, totaled $63,391.24. As such, the ballots in support of the assessment constituted 51.1% of the total ballots, and the ballots opposed constituted 48.9%. Therefore, no majority protest exists.
3. The Board hereby approves the Assessments as set forth in Exhibit B hereto. Commencing Fiscal Year 2026-27, the On-Going Maintenance Component of the Assessment (as shown in more detail in Exhibit B) shall increase annually by the change in the Consumer Price Index for Urban Consumers for the San Francisco Bay Area for the month of April, not to exceed 5%, and the Reserve Collection Component is fixed.
4. The Board hereby approves the Report, orders the improvements set forth in the Report, and confirms the Assessments.
5. The Board declares this Resolution to be, and the same shall constitute, the levy of the Assessments for Fiscal Year 2025-26.
6. The Board hereby directs the Secretary of the Board to immediately have recorded a notice of assessment, as provided for in section 3114 of the Streets and Highways Code, whereupon the Assessments shall attach as a lien upon each property as provided in section 3115 of the Streets and Highways Code, all pursuant to section 26654 of the Act.
7. The Assessments shall be collected on the County property tax roll payable at the same time and in the same manner as general taxes on real property are collected.
8. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Oakhurst Geologic Hazard Abatement District at a regular public meeting thereof held on June 17, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THE BOARD OF DIRECTORS OF OAKHURST
GEOLOGIC HAZARD ABATEMENT DISTRICT

____
Jeff Wan, 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 June 17, 2025.

____
Stephanie Cabrera-Brown, Secretary

EXHIBIT A

OAKHURST GEOLOGICAL HAZARD ABATEMENT DISTRICT
ENGINEER'S REPORT

[SEE ATTACHED]

EXHIBIT B

OAKHURST GEOLOGICAL HAZARD ABATEMENT DISTRICT
FISCAL YEAR 2025-2026 MAXIMUM ASSESSMENT RATES

GHAD Area	Land Use Category	On-Going Maintenance Component	Reserve Collection Component (10-year Sunset)	Total Proposed Maximum FY 2025-26 Assessment
Area 1	Single-Family Residential (Public Streets)	$53.70	$58.73	$112.43
Area 1	Single-Family Residential (Private Streets)	$67.13	$73.41	$140.54
Area 1	Condominiums (Private Streets)	$53.70	$58.73	$112.43
Area 2	Single-Family Residential (Public Streets)	$142.88	$156.26	$299.14
Area 2	Condominiums (Private Streets)	$142.88	$156.26	$299.14
Area 3	Single-Family Residential (Public Streets)	$160.23	$175.24	$335.47

Commencing Fiscal Year 2026-27, the On-Going Maintenance Component of the Assessment shall increase annually by the change in the Consumer Price Index for Urban Consumers for the San Francisco Bay Area for the month of April, not to exceed 5%, and the Reserve Collection Component is fixed.