

**WIEDEMANN RANCH
GEOLOGIC HAZARD ABATEMENT DISTRICT**

TO: Wiedemann Ranch GHAD Board of Directors

FROM: GHAD Manager and GHAD Clerk/Attorney

MEETING DATE: November 15, 2016

SUBJECT: RESOLUTION TO DECLARE THE GHAD' S INTENT TO ORDER AN ASSESSMENT FOR THE PODVA DEVELOPMENT AND SET A PUBLIC HEARING FOR JANUARY 17, 2017 TO CONSIDER THE PROPOSED ASSESSMENT AND ANY PROTESTS THERETO (NO. 2016/03).

RECOMMENDATION(S):

ADOPT Resolution No. 2016/03 declaring the GHAD' s intent to order the assessment set forth in the attached Engineer's Report and set a public hearing for January 17, 2017 to consider the proposed assessment and any objections thereto. (Note: This Resolution directs the GHAD Clerk to mail notice of the public hearing and to mail the assessment ballots.)

FISCAL IMPACT:

The developer of the Podva (now known as Red Hawk) development is responsible for funding all activities relating to that development undertaken by the GHAD up and until the GHAD Improvements, as defined in the Podva Plan of Control, are accepted by the GHAD. Thereafter, it is anticipated that the GHAD, as it relates to the Podva development, will be funded 100% through assessments levied on properties within that development.

BACKGROUND:

On September 1, 1998, the Contra Costa County Board of Supervisors adopted Resolution No. 98/438 approving the formation of the Wiedemann Ranch GHAD and appointed itself to serve as the GHAD Board of Directors. Three developments have been annexed into the GHAD - the Henry Ranch (April 11, 2000), Elworthy Ranch (July 29, 2014) and Podva (March 29, 2016). The Podva development was approved for 20 single family homes.

Funding sources have been secured for the first two annexations and it is now appropriate to secure a funding source for the Podva annexation. Like all the projects in the GHAD, the funding source is through a real property assessment. The assessment for the Podva development is proposed to be imposed as building permits are issued for the homes. The assessment will allow the GHAD to perform services as outlined in the Podva Plan of Control approved by the GHAD Board on March 29, 2016 (Resolution No. 2016/02).

The proposed assessment is supported by the Engineer's Report dated November 1, 2016 prepared by a Registered Professional Engineer certified by the State of California, in accordance with Proposition 218 (attached as Attachment B to Resolution No. 2016/03).

The Engineer's Report recommends an assessment limit of \$2,395.00 per single family residential unit (fiscal year 2016/2017 dollars). The annual assessment limit would be adjusted annually based on the San Francisco-Oakland-San Jose Consumer Price Index (CPI).

ENVIRONMENTAL REVIEW:

Under State law, GHAD formation is exempt from review under the California Environmental Quality Act (CEQA) (Pub. Res. Code § 26559). Also, improvements caused to be undertaken under the GHAD Law and all activities in furtherance or in connection therewith are exempt from review under CEQA (Pub. Res. Code § 26601).

CONSEQUENCE OF NEGATIVE ACTION:

The Podva portion of the GHAD would have no secured funding source so GHAD services could not be provided to this area of the GHAD.

CONTACT PERSON:

Inquiries regarding the hearing and requests for materials and documents to be considered at the hearing may be made to the GHAD Manager, ENGEEO Incorporated, Attn: Eric Harrell, 2010 Crow Canyon Place, Suite 250, San Ramon, CA 94583 by phone at (925) 866-9000, or by e-mail at eharrell@engeeo.com.

**THE BOARD OF DIRECTORS OF WIEDEMANN RANCH
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)**

Adopted this Resolution on November 15, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RESOLUTION NO. 2016/03(WIEDEMANN RANCH GHAD)

SUBJECT: Resolution 2016/03 declaring the GHAD' s intent to order the assessment set forth in the attached Engineer's Report and set a public hearing for January 17, 2017 to consider the proposed assessment and any objections thereto. (Note: This Resolution directs the GHAD Clerk to mail notice of the public hearing and to mail the assessment ballots.)

WHEREAS, on September 1, 1998, the Contra Costa County Board of Supervisors adopted Resolution 98/438 approving the formation of the Wiedemann Ranch ("GHAD") and appointed itself to serve as the GHAD Board of Directors;

WHEREAS, on January 19, 2016, the GHAD Board accepted a petition from Ponderosa Homes II, Inc. requesting annexation of the Podva (also known as Red Hawk) development into the GHAD;

WHEREAS, on March 29, 2016, the GHAD Board held a public hearing on the proposed annexation and Podva Property Development Annexation Plan of Control ("Plan of Control") and thereafter approved the annexation and Plan of Control;

WHEREAS, in order to pay for costs and expenses of maintaining and operating the GHAD improvements as set forth in the Plan of Control, a funding source must be established;

WHEREAS, an Engineer's Report has been prepared to support a real property assessment against the 20 homes at a FY 2016/17 level of \$2,395.00 per single-residential unit for GHAD services and is attached as Exhibit A;

WHEREAS, Public Resources Code sections 26650 *et seq.* authorize, after a noticed public hearing, the levy and collection of an assessment upon specially benefited property within the GHAD to pay for the maintenance and operation of GHAD improvements. Article XIII(D) of the California Constitution imposes additional requirements for the levy and collection of said assessment;

WHEREAS, the Engineer's Report was prepared by the GHAD Manager to reflect the Plan of Control adopted by the GHAD Board on March 29, 2016. The GHAD Manager is a Registered Professional Engineer, certified in the State of California, in compliance with Public Resources Code section 26651(a) and section 4(b) of Article XIII (D) of the California Constitution; the Engineer's Report sets forth the estimated budget, the total assessment that will be chargeable to the Podva portion of the GHAD, the proposed estimated assessment to be levied against each parcel of property within the Podva portion of the GHAD, and a description of the method used in formulating the estimated assessments; and

WHEREAS, the property within the Podva portion of the GHAD is identified on the map attached as Exhibit B and each parcel is proposed to be assessed.

NOW THEREFORE, the GHAD Board of Directors resolves and orders that:

1. The GHAD Board declares its intention, consistent with the requirements of Article XIII (D) of the California Constitution, Public Resources Code sections 26650 et seq., Government Code section 53750, and Elections Code section 4000, to order that the cost and expenses of maintaining and operating any GHAD improvements in the Podva development acquired or constructed pursuant to Public Resources Code sections 26500 et seq. shall be assessed against the property within the Podva portion of the GHAD, which is benefited by the these properties in this portion of the GHAD.

2. The GHAD Board shall not order this assessment if a majority protest exists within the Podva portion of the GHAD as defined in Section 4(e) of Article XIII(D) of the California Constitution.

3. Each of the parcels identified in Exhibit B will receive a particular and distinct special benefit in the form of GHAD facilities and services that are over and above the general benefits received by the general public. Specifically, the GHAD's maintenance responsibilities include prevention and abatement of geologic hazards such as landslides and slope erosion within the Podva portion of the GHAD. The GHAD will have responsibilities that include (a) maintenance of retaining walls, water detention basin facility and access road, bio retention facility, trash rack, debris benches, drainage ditches, storm drain systems and trails, (b) vegetation control for fire suppression, and (c) establishment of a reserve to fund, prevent, mitigate, abate or control geologic hazards within this area. These special benefits are described in detail in the already approved Plan of Control.

4. Whenever a residential building permit is issued on the 20 parcels identified in Exhibit B, that lot will be assessed on an equal basis with each single family lot in the development. The annual assessment amount for each residential unit will be calculated by dividing the annual Podva portion of the GHAD budget by the number of residential units then existing within the Podva portion of the GHAD boundaries.

5. The GHAD Board has reviewed and considered the attached Engineer's Report. The special benefit derived from the GHAD by each parcel is proportionate to the entire costs of the Podva portion of the GHAD, and the amount of the assessment is proportional to, and no greater than, the benefits conferred on each parcel. The assessment does not exceed the reasonable cost of the proportional special benefit conferred on each parcel.

6. The GHAD Board directs the GHAD Clerk cause to be mailed, no later than three (3) days after adoption of this Resolution, the "Notice of Adoption of Resolution and Notice of Assessment" of the Public Hearing, in substantially the same form as in Exhibit C ("Notice") to the record owners of each parcel upon which the assessment will be imposed. The sealable Ballot, attached hereto as Exhibit D, and the Engineer's Report, shall be attached to the Notice.

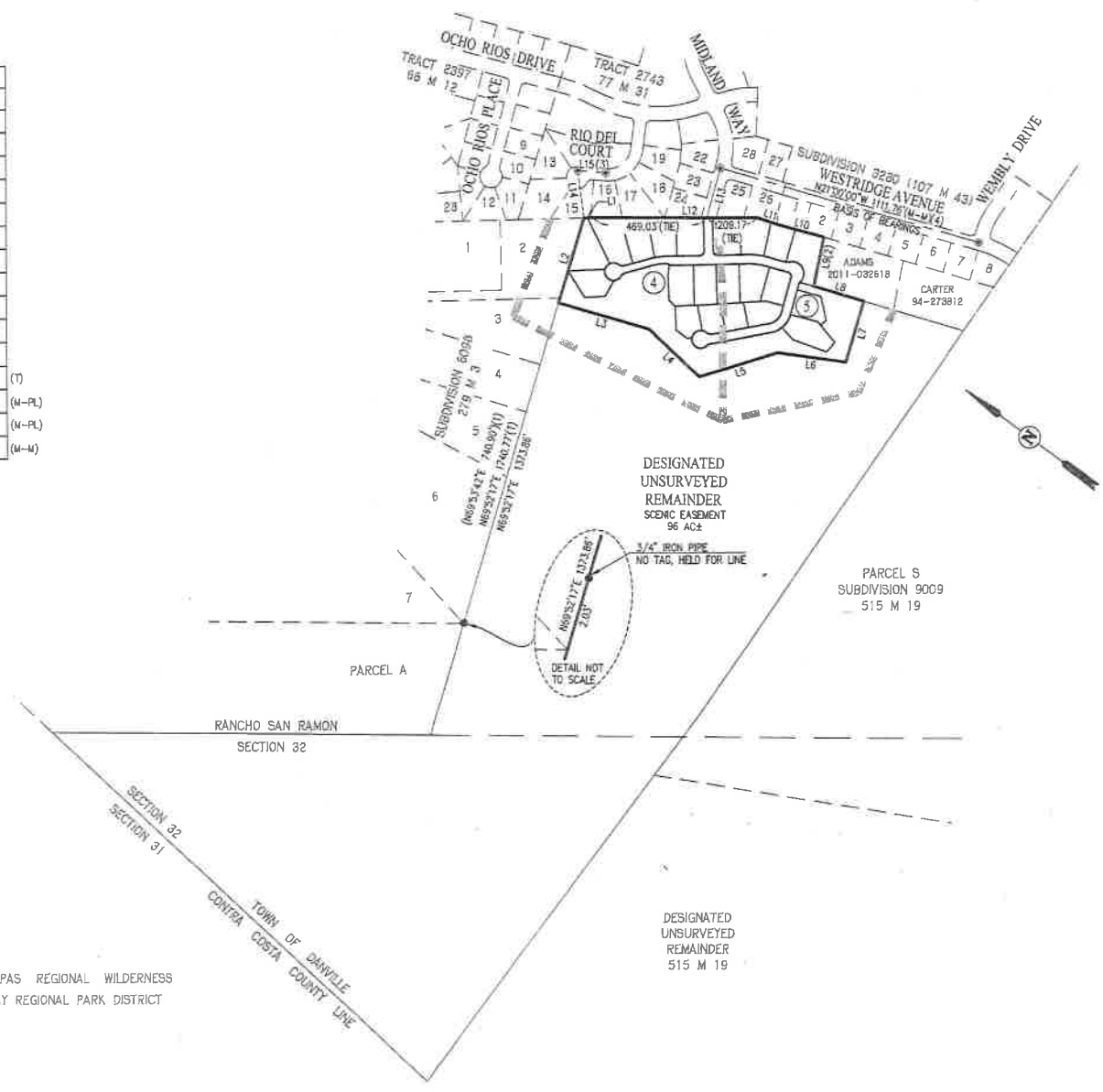
7. The GHAD Board will conduct a public hearing on January 17, 2017 in the chambers of the Contra Costa County Board of Supervisors at 651 Pine Street, Martinez, CA at 9:00 am or thereafter. The Clerk of the GHAD shall deliver all sealed ballots received from record owners of parcels within the Podva portion of the GHAD to the GHAD hearing. The ballots shall remain sealed until they are tabulated. The GHAD Board shall permit a change, withdrawal, or submittal of a ballot at any time prior to the conclusion of the public testimony on the proposed assessment at the public hearing. The GHAD Board shall consider all protests against the proposed assessment. At the GHAD Board hearing, the Clerk of the GHAD, or some other impartial person not having a vested interest in the outcome of the proposed assessment, shall tabulate the ballots, and shall weight the ballots according to the proportional financial obligation of the affected property. The GHAD Board shall not impose the assessment if there is a majority protest as that term is defined by Section 4(e) of Article XIII (D) of the California Constitution. If there is no majority protest, the GHAD Board shall authorize the assessment and adopt the canvas of votes.

8. Upon authorization of the assessment, the GHAD Board shall levy the authorized assessment on the 20 parcels the first fiscal year following issuance of a residential building permit for each of those parcels.

9. This Resolution shall become effective immediately upon its passage and adoption.

Attachments: Exhibit A (Map of Podva portion of the GHAD Boundaries)
Exhibit B (Engineer's Report)
Exhibit C (Notice of Adoption of Resolution and Notice of Assessment)
Exhibit D (Ballot)

| NO | BEARING | LENGTH |
|-----|-------------|----------------|
| L1 | N38°23'06"W | 38.56' |
| L2 | N69°52'17"E | 366.91' |
| L3 | N20°45'48"W | 389.46' |
| L4 | N06°25'59"E | 285.81' |
| L5 | N53°56'03"W | 339.68' |
| L6 | N29°13'22"W | 284.65' |
| L7 | N69°39'40"E | 261.49' |
| L8 | N20°20'20"W | 215.97' |
| L9 | N64°27'40"E | 208.30' |
| L10 | N21°34'57"W | 199.21' |
| L11 | N18°20'58"W | 87.21' |
| L12 | N37°02'05"W | 678.20' (T) |
| L13 | N69°00'00"E | 209.85' (M-PL) |
| L14 | N45°35'15"E | 194.43' (M-PL) |
| L15 | N32°30'00"W | 117.00' (M-M) |



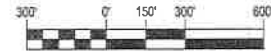
SUBDIVISION 9309 RED HAWK

CONSISTING OF 5 SHEETS
BEING A PORTION OF RANCHO SAN RAMON AND
A PORTION OF SECTION 32, T.1S, R.1W., MDM
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 300' JUNE 2015



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON WESTRIDGE AVENUE, THE BEARING BEING N21°00'00"W PER TRACT NO. 3280 (107 M 43).

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 6088 (279 M 3)
- (2) GRANT DEED, DOC NO. 2011-32618
- (3) TRACT 2743 (77 M 31)
- (4) SUBDIVISION 3280 (107 M 43)

NOTE:

1. A CHISELED MARK SHALL BE CUT INTO THE TOP OF CURB AT THE PROLONGATION OF LOT LINES, AND A REBAR AND CAP, LS 7960, SHALL BE SET AT ALL NON-FRONTAGE CORNERS AND ANGLE POINTS

LEGEND

| | |
|--------|------------------------------------|
| | GHAD AND SUBDIVISION BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | MONUMENT LINE |
| | ADJONER LINE |
| | RANCHO AND SECTION LINE |
| (T) | TOTAL |
| (R) | RADIAL |
| (M-M) | MONUMENT TO MONUMENT |
| (M-PL) | MONUMENT TO PROPERTY LINE |
| ⊙ | FOUND STANDARD STREET MONUMENT |
| ⊙ | SET STANDARD STREET MONUMENT |
| ⊙ | FOUND MONUMENT AS NOTED |
| LME | LANDSCAPE MAINTENANCE EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| TMAE | TRAIL MAINTENANCE ACCESS EASEMENT |
| | SHEET LIMIT |
| | SHEET NUMBER |

ENGINEER'S REPORT

for

**WIEDEMANN RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
RED HAWK (PODVA) DEVELOPMENT ANNEXATION
CONTRA COSTA COUNTY, CALIFORNIA**

November 1, 2016

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EXHIBIT B - WIEDEMANN RANCH GHAD BUDGET – RED HAWK (PODVA)

ANNEXATION

ENGINEER'S REPORT

**WIEDEMANN RANCH
GEOLOGIC HAZARD ABATEMENT DISTRICT
RED HAWK (PODVA) DEVELOPMENT ANNEXATION**
(Pursuant to the Public Resources Code of the State of California, Section 26500 et seq.)

CERTIFICATION OF FILING

The Geologic Hazard Abatement District (“GHAD”) provides monitoring and maintenance of improvements related to geologic hazard management and other responsibilities as a landowner, within the Red Hawk (Podva) Residential Development portion of the Wiedemann Ranch GHAD and levies and collects assessments in order to perform its activities.

The GHAD responsibilities, which are the subject of this report, are defined as any activity that is necessary or incidental to the prevention, mitigation, abatement, or control of a geologic hazard, construction, maintenance, repair, or operation of improvement; or the issuance and servicing of bonds issued to finance any of the foregoing (Section 26505).

This report consists of seven parts, as follows:

- I. INTRODUCTION**
- II. BACKGROUND**
- III. GEOLOGIC HAZARD ABATEMENT DISTRICT DIAGRAM**
- IV. SERVICE LEVELS**
- V. DESCRIPTION OF GHAD MAINTAINED IMPROVEMENTS**
- VI. ASSESSMENT METHOD**
- VII. ASSESSMENT LIMIT - BUDGET PROJECTION**

The undersigned respectfully submits the enclosed Engineer's Report.

Date: November 1, 2016

By: ENGEO Incorporated



Paul C. Guerin, GE
Paul C. Guerin

I HEREBY CERTIFY that the enclosed Engineer's Report was filed on the 1th day of November 2016.

Patricia Curtin
Attorney and Acting Clerk of the Board
Wiedemann Ranch Geologic Hazard Abatement District
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report was approved and confirmed by the GHAD Board on the 15th day of November 2016.

Eric Harrell
GHAD Manager
Wiedemann Ranch Geologic Hazard Abatement District
Contra Costa County, California

ENGINEER'S REPORT

for

**WIEDEMANN RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
RED HAWK (PODVA) DEVELOPMENT ANNEXATION
CONTRA COSTA COUNTY, CALIFORNIA
for the
ESTABLISHMENT OF AN ASSESSMENT LIMIT**

I. INTRODUCTION

The Contra Costa County Board of Supervisors formed the Wiedemann Ranch Geologic Hazard Abatement District (“GHAD” or “District”) on September 1, 1998 (Resolution No. 98/438), under the authority of the California Public Resources Code, Division 17, Section 26500 et seq. The GHAD Board of Directors approved the annexation of the Red Hawk (Podva) Property into the GHAD on March 29, 2016 with the approval of Resolution No. 2016/02 (“GHAD Annexation Area”). The members of the Contra Costa County Board of Supervisors act as the Board of Directors of the GHAD.

II. BACKGROUND

The Wiedemann Ranch Board of Directors approved the Plan of Control for the Podva Property Development Annexation (“Plan of Control”) with the approval of Resolution No. 2016/02 on March 29, 2016. The Plan of Control describes the GHAD’s responsibilities to permanently monitor and maintain GHAD improvements within the GHAD Annexation Area. This Engineer’s Report describes the establishment of an assessment level to fund GHAD activities necessary or incidental to geologic hazard mitigation, abatement and control.

III. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARIES

The boundaries for the GHAD Annexation Area are shown in the legal description and plats attached hereto as Exhibit A.

IV. SERVICE LEVELS

The GHAD’s activities are those that are necessary or incidental to the prevention, mitigation, abatement, or control of geologic hazards including construction, maintenance, repair, or operation of any improvement; and the issuance and servicing of bonds issued to finance any of the foregoing.

The GHAD provides for the administration and review of facilities within the budgeted limits, including the following services:

1. Oversight of GHAD operations, including reporting to the GHAD Board of Directors.
2. In conjunction with the County Assessor's Office, setting the annual levying of assessments on the property tax rolls.
3. Engagement of technical professionals to perform the monitoring duties as described in the Plan of Control.
4. Performance of GHAD maintenance activities in accordance with the Plan of Control. These maintenance activities include:
 - Monitoring of developer- or GHAD-constructed retaining walls and maintenance if structural integrity of a wall or adjacent structure(s) is threatened.
 - Maintenance of water detention basin facility and access road located on Parcel "B".
 - Maintenance of bioretention facility located on Parcel "A" between Midland Way and Lot 1.
 - Maintenance of existing trash rack on Parcel "B"
 - Maintenance of debris benches, lined and unlined drainage ditches in developed areas and open space.
 - Vegetation control for fire suppression within open space (Parcels "A" and "B").
 - Maintenance of storm drain system improvements, subdrains, and subdrain outlets in open space (Parcels "A" and "B").
 - Trail maintenance on Parcel "B".
5. The GHAD will also have maintenance, monitoring and repair responsibilities for slopes, which include natural, reconstructed or partially reconstructed landslides.
6. Preparation of annual GHAD budgets for approval by the GHAD Board of Directors.

V. DESCRIPTION OF THE IMPROVEMENTS MAINTAINED BY THE GHAD

The GHAD-maintained improvements are described in the Plan of Control. In general, these improvements include water quality facilities; drainage systems, including lined ditches in developed areas and open space; open-space storm drain inlets and outlets; subdrains and outlets; retaining walls; and access roadways.

VI. ASSESSMENT METHOD

The improvements and GHAD responsibilities described in Section V are distributed within the GHAD Annexation Area. The improvements described in this document will confer the following special benefits to the assessed parcels:

1. Protection from slope instability
2. Protection from erosion due to uncontrolled surface water
3. Protection of water quality
4. Protection from wild land fires due to unmanaged vegetation

The GHAD assessment is distributed among all residential property owners within the GHAD Annexation Area. The improvements and responsibilities listed in Section V provide specific benefits to the properties within the GHAD Annexation Area and the improvements are constructed for the benefit of those assessed and not the general public.

The GHAD Annexation Area consists of 20 single-family residences. Single-family residential lots are assessed as one unit and are assessed equally. The total number of residential units within the GHAD Annexation Area was considered in light of the annual GHAD Annexation Area budget in developing the annual assessment amount.

The Engineer hereby finds that the residential properties within the GHAD Annexation Area receive approximately equal special benefit from the work and improvements within the GHAD. As a result, the GHAD assessment for the GHAD Annexation Area is distributed among all owners of parcels.

A financial analysis was performed to provide a framework for an operating budget for the ongoing abatement, mitigation, prevention and control of geologic hazards within the GHAD Annexation Area. In preparation of the budget, several factors were considered including:

1. Site geology
2. Remedial grading
3. Proximity of geologic hazards to proposed residences
4. Improvements and structures
5. Site access considerations
6. Elements requiring routine maintenance, including:
 - Surface drainage facilities
 - Graded slopes
 - Retaining walls
 - Bioretention and detention basin facilities
 - Trails and fire breaks

VII. ASSESSMENT - BUDGET

The purpose of this Engineer's Report is to establish the assessment level and the apportionment of the assessment within the GHAD Annexation Area as required under Proposition 218. The annual budget in each subsequent fiscal year will apprise the GHAD Board of Directors of the estimated budget for the upcoming year.

Based on the estimated expenses for on-going operations, and allowing for larger (approximately \$150,000) geologic events at 10-year intervals, a budget was prepared for the purpose of estimating initial assessment levels (Exhibit B).

The Engineer recommends an annual assessment limit for the GHAD Annexation Area of \$2,395.00 per single-residential unit (Fiscal Year 2016/17 dollars). The proposed initial assessment level will be automatically adjusted annually on June 30 to reflect the percentage change in the San Francisco-Oakland-San Jose Consumers Price Index for All Urban Consumers.

While the assumptions and estimated expenses listed in Exhibit B were used to determine the assessment levels for the GHAD Annexation Area, they do not represent the actual budget for any one year of the GHAD's operation, since assessment of the individual parcels will be based on the issuance of building permits, which will occur over a number of years. In addition, the Engineer anticipates that the projected expense amounts will be reached over time and that these amounts will be inflation-adjusted in the year that the expenses occur.

Pursuant to the schedule set forth in Exhibit B of the Plan of Control for the Red Hawk Project, the GHAD reserve at the time of transfer will be a minimum \$149,000. The minimum reserve amount represents the estimated total assessments that will be collected from within the Red Hawk Project during the period the developer is responsible for all GHAD activities. The reserve amount requirement may be satisfied by including remaining cash and receivables from the Contra Costa County Tax Collector during the period that the developer of the Red Hawk Project is responsible for performing the GHAD activities. Additional funds contributed directly by the developer to satisfy the minimum reserve requirement, if any, shall be provided to the Wiedemann Ranch GHAD prior to its acceptance of the monitoring and maintenance responsibilities within the Red Hawk Project.

VIII. DEVELOPER RESPONSIBILITIES

The developer of the Site is responsible for managing and maintaining the GHAD Annexation Area until the GHAD accepts responsibility for the GHAD Improvements as set forth in the Plan of Control. In addition, the developer is responsible for funding any necessary GHAD functions or business undertaken for the GHAD Annexation Area that the GHAD Officers or Board of Directors determine are necessary before the GHAD accepts the GHAD Improvements. If the developer fails to fund all or a portion of these costs, the costs shall be covered by the funds generated by and for the GHAD Annexation Area (i.e., through the assessment) and the developer shall be required to reimburse the GHAD for such costs before the GHAD can accept monitoring and maintenance responsibilities for the GHAD Improvements.

The GHAD may utilize funds generated by or for the GHAD Annexation Area to conduct any necessary GHAD functions or business for the GHAD Annexation Area required before the GHAD accepts the GHAD improvements. Such functions and business can include periodic reporting to the GHAD Board of Directors and work performed by GHAD Officers to verify the GHAD is implemented in accordance with the Plan of Control and GHAD Law.

EXHIBIT A

Legal Description and Plats

SUBDIVISION 9309 RED HAWK

CONSISTING OF 5 SHEETS
BEING A PORTION OF RANCHO SAN RAMON AND
A PORTION OF SECTION 32, T.1S., R.1W., MDM
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

JUNE 2015

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE SUBDIVISION BOUNDARY OF THIS MAP ENTITLED "SUBDIVISION 9309 RED HAWK", TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA, DO HEREBY CONSENT TO THE MAKING AND RECORDEATION OF THE SAME.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
THOSE PORTION OF SAID LANDS DESIGNATED ON THIS MAP AS RED TAIL COURT, WINGFIELD COURT AND MIDLAND WAY FOR PUBLIC STREET AND UTILITY PURPOSES.

THE REAL PROPERTY BELOW IS OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES:
THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "PUE" ARE FOR PUBLIC PURPOSES INCLUDING POLES, WIRES, CONDUITS, STORM DRAINS, FLOOD AND SURFACE WATER DRAINAGE, GAS LINES, ELECTRIC, TELEPHONE, AND CABLE TELEVISION UTILITIES, INCLUDING THE RIGHTS OF INGRESS, EGRESS, CONSTRUCTION, RECONSTRUCTION, ACCESS FOR MAINTENANCE OF WORKS, IMPROVEMENTS, AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE REAL PROPERTY BELOW IS OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES:
THE AREAS SHOWN AS "SCENIC EASEMENT" OVER PARCEL "B" AND UNSURVEYED DESIGNATED REMAINDER ARE FOR THE PURPOSE OF OPEN SPACE AND ARE SPECIFICALLY EXCLUDED FROM FUTURE DEVELOPMENT. THE SCENIC EASEMENT ACROSS THE UNSURVEYED DESIGNATED REMAINDER SHALL AUTOMATICALLY EXTINGUISH UPON E.B.R.P.D. ACCEPTANCE OF THE LAND DEDICATION.

THE REAL PROPERTY DESIGNATED AS PARCEL "A" IS FOR THE PURPOSE OF PRIVATE STORM DRAINAGE, LANDSCAPE FEATURES, AND WATER QUALITY USE AND ANY IMPROVEMENTS AND AFFURTANCES INSTALLED. THE REAL PROPERTY DESIGNATED AS PARCEL "B" IS FOR THE PURPOSE OF OPEN SPACE. MAINTENANCE OF SAID PARCELS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. PARCEL "A" AND PARCEL "B" WILL BE OFFERED TO, AND ACCEPTED BY, THE GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD) BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

THE AREAS SHOWN AS "LANDSCAPE MAINTENANCE EASEMENT" OR "LME" ARE SPECIFICALLY EXCLUDED FROM PUBLIC DEDICATION AND ARE FOR THE USE OF AND MAINTENANCE BY THE HOMEOWNERS ASSOCIATION OF SUBDIVISION 9309 RED HAWK, FOR ACCESS, STORM DRAINAGE, CONSTRUCTION, AND MAINTENANCE OF STORM DRAIN AND LANDSCAPE FEATURES.

THE AREA MARKED EBMDU IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, A PIPE OR PIPELINES AND ALL NECESSARY UTILITIES INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTANCES THERE TO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF.

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

THE REAL PROPERTY DESIGNATED AS "DESIGNATED UNSURVEYED REMAINDER" SHALL BE DEDICATED TO THE EAST BAY REGIONAL PARK DISTRICT BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

THE AREA SHOWN AS TRAIL MAINTENANCE ACCESS EASEMENT OR "TMAE" IS IRREVOCABLY OFFERED FOR DEDICATION TO THE EAST BAY REGIONAL PARK DISTRICT FOR INGRESS AND EGRESS, MAINTENANCE PURPOSES, AND PUBLIC ACCESS. THIS EASEMENT WILL BE ACCEPTED BY THE EAST BAY REGIONAL PARK DISTRICT BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PROPERTY BEING SUBDIVIDED.

AS OWNER:

PONDEROSA HOMES II, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

OWNER'S ACKNOWLEDGMENT

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

STATE OF _____
COUNTY OF _____

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

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

OWNER'S ACKNOWLEDGMENT

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

STATE OF _____
COUNTY OF _____

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

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PONDEROSA HOMES II, INC., A CALIFORNIA CORPORATION, IN SEPTEMBER 2014, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT THE MONUMENTS WILL BE SET IN THE POSITIONS INDICATED AFTER THE IMPROVEMENTS ARE COMPLETED AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE AREA OF THE SUBDIVISION IS 13.22 ACRES, MORE OR LESS.

DATE _____



MARK H. WEBER, P.L.S.
L.S. NO. 7960

RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9309 RED HAWK", IS HEREBY ACCEPTED FOR RECORDEATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE COMPANY, DATED _____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

RECORDED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY AT _____ M., ON THE
DAY OF _____, 2015, IN BOOK _____ OF MAPS, AT PAGE
_____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

DOCUMENT NO: _____

JOSEPH E. CANGAMILLA
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

PRELIMINARY

**SUBDIVISION 9309
RED HAWK**

CONSISTING OF 5 SHEETS
BEING A PORTION OF RANCHO SAN RAMON AND
A PORTION OF SECTION 32, T.1S., R.1W., MDM
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

JUNE 2015

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN TRACT MAP ENTITLED " SUBDIVISION 9309 RED HAWK", THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF DANVILLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, ON _____, THAT ALL OF THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

STEVEN C. LAKE
DEVELOPMENT SERVICES DIRECTOR/CITY ENGINEER
TOWN OF DANVILLE
R.C.E. 31870

CITY CLERK'S STATEMENT

I HEREBY STATE THIS MAP, ENTITLED " SUBDIVISION 9309 RED HAWK ", WAS PRESENTED TO THE TOWN COUNCIL OF THE TOWN OF DANVILLE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20____ AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP BY A RESOLUTION WHICH WAS DULY PASSED AND ADOPTED AT SAID MEETING.

I FURTHER STATE THAT SAID TOWN COUNCIL DID HEREBY ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, THE FOLLOWING OFFERS OF DEDICATION SHOWN ON THIS MAP, SAID AREAS ARE CALLED OUT AS: RED TAIL COURT, WINGFIELD COURT, PUBLIC UTILITY EASEMENT (PUE), SCENIC EASEMENT AND MIDLAND WAY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS _____ DAY OF _____, 2015.

MARIE SLINSEK
CITY CLERK AND EX-OFFICIO CLERK OF THE
TOWN COUNCIL OF THE TOWN OF DANVILLE,
COUNTY OF CONTRA COSTA, STATE OF
CALIFORNIA

PLANNING STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE TOWN OF DANVILLE, CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP ENTITLED "SUBDIVISION 9309 RED HAWK" UPON WHICH THE FINAL MAP IS BASED.

DATE _____

KEVIN J. GAILEY
CHIEF OF PLANNING
TOWN OF DANVILLE
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BUILDING OFFICIAL'S STATEMENT

A GEOTECHNICAL EXPLORATION REPORT, PREPARED BY ENGEO, DATED AUGUST 6, 2014, PROJECT NO. 916.000.001, SIGNED BY PHILIP STUECHEL, HAS BEEN RECEIVED AND APPROVED FOR AREAS INCLUDED IN THIS SUBDIVISION AND IS KEPT ON FILE FOR PUBLIC INSPECTION AT THE TOWN OF DANVILLE BUILDING INSPECTION DIVISION, DANVILLE, CALIFORNIA.

MIKE LEONTRADES
CHIEF BUILDING OFFICIAL
TOWN OF DANVILLE
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

BY _____ DATE _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I HEREBY STATE AS CHECKED BELOW THAT:

A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT ARE NOT YET PAYABLE, HAVE BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER

DATED _____

DAVID TWA
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY _____
DEPUTY CLERK

PRELIMINARY

SUBDIVISION 9309 RED HAWK

CONSISTING OF 5 SHEETS
BEING A PORTION OF RANCHO SAN RAMON AND
A PORTION OF SECTION 32, T. 1S., R. 1W., MDM
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.

LAND SURVEYORS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE 1" = 200' JUNE 2015



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON WESTRIDGE AVENUE. THE BEARING BEING N27°00'00"W PER TRACT NO. 3260 (107 M 42).

REFERENCES:

- (A) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 8096 (279 M 3)
- (2) GRANT DEED, DCC NO 2811-32818
- (3) TRACT 2745 (77 M 3)
- (4) SUBDIVISION 3260 (107 M 42)

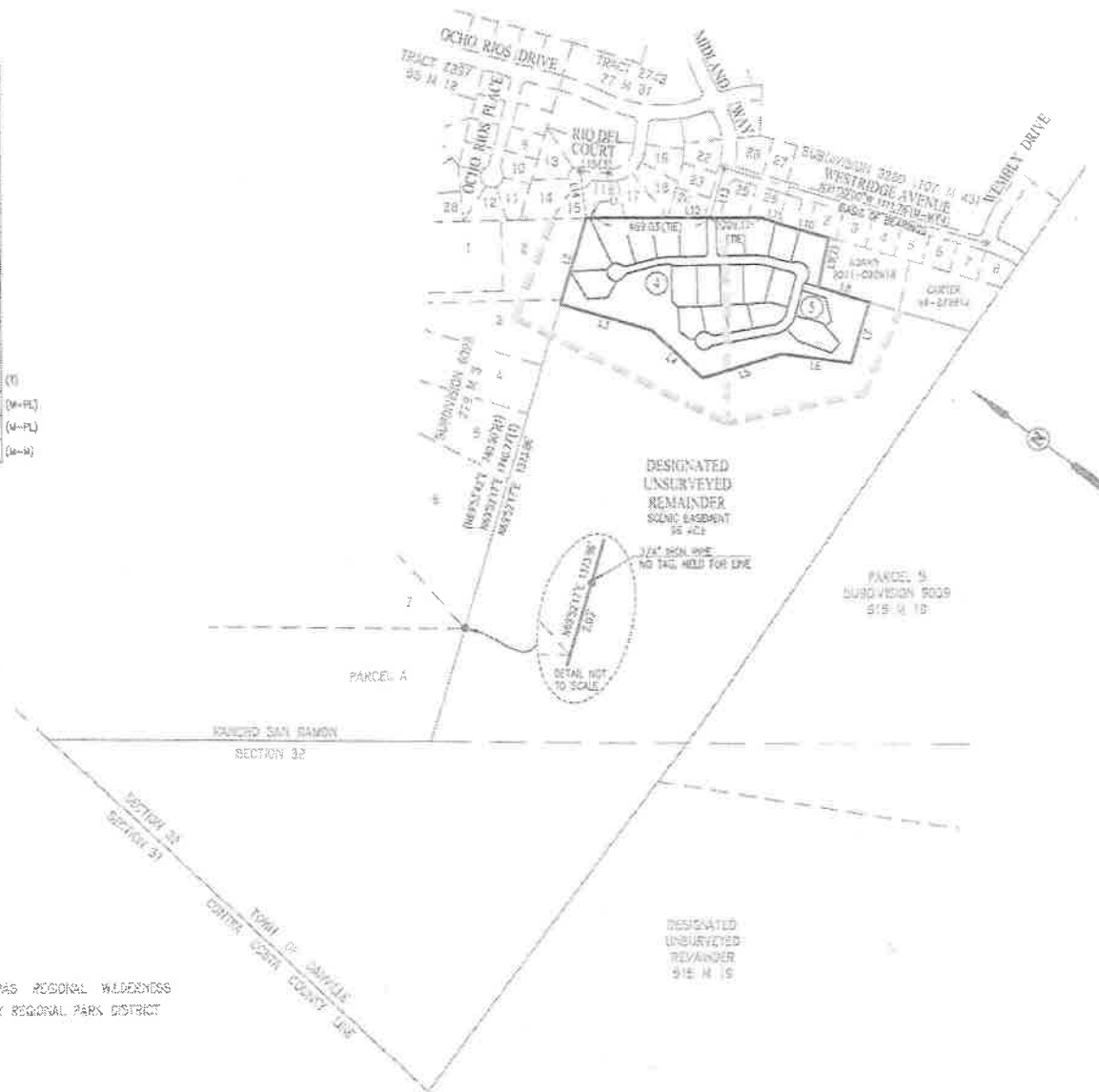
NOTE:

- 1. A CHISELED MARK SHALL BE CUT INTO THE TOP OF CURB AT THE PROLONGATION OF LOT LINES, AND A REBAR AND CAP, IS 2560, SHALL BE SET AT ALL NON-FRONTAGE CORNERS AND ANGLE POINTS

LEGEND

| | |
|--------|------------------------------------|
| | GRAD AND SUBDIVISION BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | MONUMENT LINE |
| | ADJOINER LINE |
| | RANCHO AND SECTION LINE |
| (1) | TOTAL |
| (R) | RADIAL |
| (M-U) | MONUMENT TO MONUMENT |
| (M-PL) | MONUMENT TO PROPERTY LINE |
| * | FOUND STANDARD STREET MONUMENT |
| + | SET STANDARD STREET MONUMENT |
| • | FOUND MONUMENT AS NOTED |
| LME | LANDSCAPE MAINTENANCE EASEMENT |
| PLU | PUBLIC UTILITY EASEMENT |
| TMAE | TRAIL MAINTENANCE ACCESS EASEMENT |
| | SHEET LIMIT |
| | SHEET NUMBER |

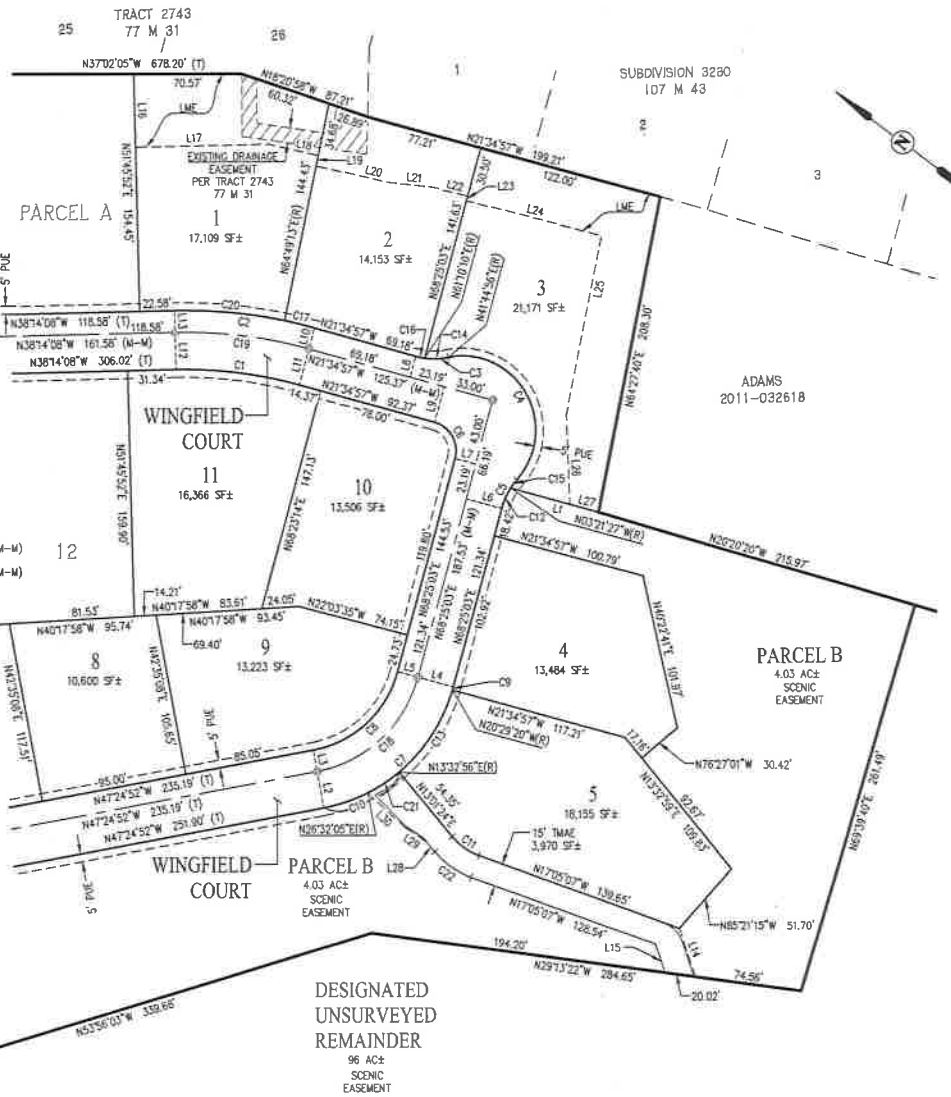
| NO | BEARING | LENGTH |
|-----|-------------|---------|
| L1 | N38°23'06"W | 38.56' |
| L2 | N69°21'17"E | 366.31' |
| L3 | N27°45'48"W | 369.46' |
| L4 | N06°25'59"E | 285.81' |
| L5 | N03°56'53"W | 539.68' |
| L6 | N29°13'22"W | 264.65' |
| L7 | N69°39'40"E | 287.49' |
| L8 | N03°20'39"W | 215.97' |
| L9 | N64°27'40"E | 208.30' |
| L10 | N21°34'53"W | 199.21' |
| L11 | N16°23'58"W | 87.21' |
| L12 | N17°02'06"W | 678.20' |
| L13 | N69°00'00"E | 205.85' |
| L14 | N45°35'15"E | 194.43' |
| L15 | N32°30'03"W | 177.60' |



LAS TRAMPAS REGIONAL WILDERNESS
EAST BAY REGIONAL PARK DISTRICT

| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|--------|------------|-------------|---------|
| NO | BEARING | LENGTH | NO | BEARING | LENGTH |
| L1 | N21°34'57"W | 59.88' | L16 | N51°45'52"E | 47.43' |
| L2 | N42°35'08"E | 24.00' | L17 | N38°14'08"W | 87.00' |
| L3 | N42°35'08"E | 14.00' | L18 | N23°48'21"W | 33.49' |
| L4 | N21°34'57"W | 24.00' | L19 | N64°48'13"E | 5.39' |
| L5 | N21°34'57"W | 14.00' | L20 | N23°42'38"W | 48.91' |
| L6 | N21°34'57"W | 24.00' | L21 | N30°48'02"W | 29.49' |
| L7 | N21°34'57"W | 14.00' | L22 | N22°37'30"W | 23.46' |
| L8 | N68°25'03"E | 14.00' | L23 | N68°25'03"E | 3.30' |
| L9 | N68°25'03"E | 24.00' | L24 | N22°37'30"W | 91.45' |
| L10 | N68°25'03"E | 14.00' | L25 | N64°30'37"E | 118.00' |
| L11 | N68°25'03"E | 24.00' | L26 | N50°59'50"E | 58.07' |
| L12 | N51°45'52"E | 24.00' | L27 | N21°34'57"W | 19.52' |
| L13 | N51°45'52"E | 14.00' | L28 | N13°01'24"E | 7.71' |
| L14 | N34°48'26"E | 33.66' | L29 | N03°42'15"W | 17.77' |
| L15 | N34°48'26"E | 19.95' | L30 | N05°25'35"E | 32.92' |

| CURVE TABLE | | | | CURVE TABLE | | | |
|-------------|---------|------------|---------|-------------|---------|-----------|--------|
| NO | RADIUS | DELTA | LENGTH | NO | RADIUS | DELTA | LENGTH |
| C1 | 281.00' | 16°39'11" | 81.67' | C17 | 319.00' | 3°35'49" | 20.03' |
| C2 | 319.00' | 16°39'11" | 92.72' | C18 | 85.00' | 64°10'05" | 95.20' |
| C3 | 46.00' | 26°40'07" | 21.41' | C19 | 305.00' | 16°38'11" | 88.65' |
| C4 | 48.00' | 143°20'14" | 120.08' | C20 | 319.00' | 13°03'21" | 72.69' |
| C5 | 46.00' | 26°40'07" | 21.41' | C21 | 109.00' | 12°59'09" | 24.70' |
| C6 | 19.00' | 90°00'00" | 29.85' | C22 | 56.00' | 30°06'31" | 29.43' |
| C7 | 109.00' | 64°10'05" | 122.07' | | | | |
| C8 | 71.00' | 64°10'06" | 79.52' | | | | |
| C9 | 109.00' | 1°05'31" | 2.08' | | | | |
| C10 | 109.00' | 29°02'12" | 55.24' | | | | |
| C11 | 41.00' | 30°06'31" | 21.55' | | | | |
| C12 | 46.00' | 18°13'30" | 14.63' | | | | |
| C13 | 109.00' | 34°02'16" | 64.75' | | | | |
| C14 | 46.00' | 19°25'14" | 15.59' | | | | |
| C15 | 46.00' | 8°26'37" | 6.78' | | | | |
| C16 | 46.00' | 7°14'53" | 5.82' | | | | |

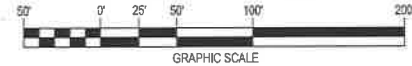


SUBDIVISION 9309 RED HAWK

CONSISTING OF 5 SHEETS
BEING A PORTION OF RANCHO SAN RAMON AND
A PORTION OF SECTION 32, T.1S., R.1W., MDM
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 50'
JUNE 2015



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON WESTRIDGE AVENUE. THE BEARING BEING N21°00'00"W PER TRACT NO. 3280 (107 M 43).

REFERENCES:

- (f) INDICATES REFERENCE NUMBER
 (1) SUBDIVISION 6098 (279 M 3)
 (2) GRANT DEED, DOC NO. 2011-32618
 (3) TRACT 2743 (77 M 31)
 (4) SUBDIVISION 3280 (107 M 43)

NOTE:

- A CHISELED MARK SHALL BE CUT INTO THE TOP OF CURB AT THE PROLONGATION OF LOT LINES, AND A REBAR AND CAP, LS 7960, SHALL BE SET AT ALL NON-FRONTAGE CORNERS AND ANGLE POINTS

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- MONUMENT LINE
- ADJOINER LINE
- RANCHO AND SECTION LINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- ⊙ FOUND STANDARD STREET MONUMENT
- ⊙ SET STANDARD STREET MONUMENT
- ⊙ FOUND MONUMENT AS NOTED
- LME LANDSCAPE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- TMAE TRAIL MAINTENANCE ACCESS EASEMENT

EXHIBIT B
Wiedemann Ranch Geologic Hazard Abatement District – Red Hawk Property
Annexation

Budget – November 1, 2016

ASSUMPTIONS

| | |
|--|-----------|
| Total No. of Single Family Residential Units | 20 |
| Annual Assessment per Unit (FY 2016/2017) | \$2,395 |
| Annual Adjustment in Assessment (estimated) | 3.0% |
| Inflation (estimated) | 3.0% |
| Investment Earnings (estimated) | 4.5% |
| Frequency of Large-Scale Repair (years) | 10 |
| Cost of Large-Scale Repair (current \$) | \$150,000 |

ESTIMATED ANNUAL EXPENSES IN 2016/2017 DOLLARS

| | |
|---|------------------------|
| Administration (Manager, Treasurer, Clerk, and Legal Counsel) | \$ 7,715 |
| Outside Administration Services, Membership, and Insurance | \$ 424 |
| Monitoring Activities | \$ 4,750 |
| Maintenance and Operation | \$ 9,821 |
| Capital Improvements | \$ 6,097 |
| Major Repair (Annualized) | \$ 15,000 |
| Miscellaneous & Contingency (10%) | <u>\$ 2,881</u> |
| TOTAL | <u>\$46,688</u> |

**NOTICE OF 1) ADOPTION OF RESOLUTION NO. 2016/03 BY THE BOARD
OF DIRECTORS OF THE WIEDEMANN RANCH GEOLOGIC HAZARD
ABATEMENT DISTRICT, 2) PROPOSED ASSESSMENT AND, 3) PUBLIC HEARING
FOR JANUARY 17, 2017**

On September 1, 1998, the County Board of Supervisors adopted Resolution No. 98/438 approving the formation of the Wiedemann Ranch Geologic Hazard Abatement District ("GHAD") and appointing itself to act as the Board of Directors of the GHAD ("GHAD Board"). Several properties have been annexed into the GHAD over the years and the GHAD Board imposed assessments on those properties to fund monitoring and maintenance of the GHAD improvements as explained in the corresponding Plans of Control for those properties. On March 29, 2016, the GHAD Board adopted Resolution No. 2016/02 annexing the Podva development into the GHAD and approving its corresponding Plan of Control.

NOTICE IS HEREBY GIVEN that:

On November 15, 2016, the GHAD Board adopted Resolution No. 2016/03 declaring its intention to impose an assessment on the Podva property (also known as Red Hawk) and directed that a public hearing be scheduled for January 17, 2017 to consider adoption of this assessment to secure services from the GHAD. The total yearly estimated budget for the Podva portion of the GHAD as set forth in the attached Engineer's Report is \$46,688.00. If the assessment is adopted, each detached single-family parcel will be assessed \$2,395.00 per year (Fiscal Year 2016/17), plus an annual adjustment to reflect the percentage change in the San Francisco-Oakland-San Jose Consumers Price Index (CPI) for All Urban Consumers. The assessment for any new residential unit will be levied beginning the first fiscal year after issuance of the building permit for that parcel. The assessment will continue to be levied in perpetuity.

The attached Engineer's Report was prepared by a Registered Professional Engineer, certified in the State of California, and describes in detail the reason for the assessment and the basis upon which the amount of the proposed assessment was calculated. The Engineer's Report specifically sets forth the yearly estimated budget, the total assessment, the proposed estimated assessments to be levied each year against each parcel of property, and a description of the method used in formulating the estimated assessment.

A copy of this Notice, a sealable ballot, and the Engineer's Report is hereby being provided to each of the property owners within the Podva portion of the GHAD.

The GHAD Board will conduct a public hearing on January 17, 2017, at 9:00 a.m., in the Contra Costa County Board of Supervisors Chambers, 651 Pine Street, Martinez, California, on the proposed assessment.

PROCEDURES FOR RETURNING AND TABULATING BALLOTS

The enclosed ballot may be completed and mailed or hand delivered to the GHAD Manager, c/o ENGEO Incorporated, Attn: Eric Harrell, 2010 Crow Canyon Place, Suite 250, San Ramon, CA 94583 or may be submitted at the public hearing. Each ballot may be submitted, withdrawn, or changed at any time prior to the conclusion of the testimony on the proposed assessment at the public hearing. At the hearing, the GHAD Board shall consider any objections or protests to the assessment, the GHAD Clerk shall tabulate the ballots, and the GHAD Board shall certify the tabulation of the ballots.

The GHAD Board shall not impose the assessment if there is a majority protest. A majority protest exists if, upon conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property. In the event that the assessment described in this Notice is not approved by vote of the property owners within the Podva portion of the GHAD, no assessment can be imposed and no service will be provided to the Podva portion of the GHAD.

Inquiries regarding the proposed assessment may be made by mail to the GHAD Manager c/o ENGEO Incorporated, Attn: Eric Harrell, 2010 Crow Canyon Place, Suite 250, San Ramon, CA 94583, by phone at (925) 866-9000, or by e-mail at eharrell@engeo.com.

Enclosures: Engineer's Report November 1, 2016
Sealable Ballot

Ballot
Wiedemann Ranch Geologic Hazard Abatement District
(Podva Project Annexation)

Identification of Parcel: _____

Record Owner: _____

_____ Yes, I approve the proposed annual benefit assessment described in the attached Notice on the property described by the parcel numbers identified in this Ballot.

_____ No, I do not approve the proposed annual benefit assessment described in the attached Notice on the property described by the parcel numbers identified in this Ballot.

Signature of Record Owner or
Authorized Representative of the
above identified parcel(s)

Dated: _____

Mail or deliver sealed Ballot to:

GHAD General Manager
Wiedemann Ranch Geologic Hazard Abatement District
c/o ENGEO Incorporated
Attention: Eric Harrell
2010 Crow Canyon Place, St 250
San Ramon, CA 94583