

**WIEDEMANN RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
BOARD OF DIRECTORS**

**BOARD CHAMBERS ROOM 107, ADMINISTRATION BUILDING,
651 PINE STREET, MARTINEZ, CALIFORNIA 94553-1229**

**FEDERAL D. GLOVER, BOARD DIRECTOR
CANDACE ANDERSEN, BOARD DIRECTOR
DIANNE BURGIS, BOARD DIRECTOR
KAREN MITCHOFF, BOARD DIRECTOR
JOHN GIOIA, BOARD DIRECTOR**

**AGENDA
JANUARY 17, 2017**

Geologic Hazard Abatement District (GHAD) Board of Directors for Wiedemann Ranch.

Time

9:00 a.m. DISCUSSION ITEM

1. Wiedemann Ranch GHAD Board of Directors:

SUBJECT: Accepting tabulation of ballots, considering any objections, confirming the assessment, and authorizing the levy and collection of the assessment for the annexed territory of the Podva (aka Red Hawk) subdivision to the Wiedemann Ranch Geologic Hazard Abatement District ("GHAD").

WIEDEMANN RANCH
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD) BOARD
STAFF REPORT

TO: Wiedemann Ranch GHAD Board of Directors

FROM: GHAD Manager and GHAD Attorney

MEETING DATE: January 17, 2017

SUBJECT: CONDUCT A PUBLIC HEARING ON THE PROPOSED ASSESSMENT FOR PODVA (AKA RED HAWK) DEVELOPMENT, ACCEPT THE CANVASS OF VOTES AND IF ALLOWED BY THE VOTES, CONFIRM THE ASSESSMENT, AND ORDER THE LEVY AND COLLECTION OF THE ASSESSMENT

RECOMMENDATIONS

Staff recommends that the Wiedemann Ranch Geologic Hazard Abatement District (“GHAD”) Board take the following actions:

1. Open and conduct a public hearing on the proposed assessment;
2. Close the hearing and consider any protests against the assessment;
3. Direct the GHAD Clerk to tabulate the assessment ballots; and
4. If the vote supports the approval, adopt Resolution No. 2017-01 Accepting tabulation of ballots, considering any objections, confirming the assessment, and authorizing the levy and collection of the assessment for the annexed territory of the Podva (aka Red Hawk) subdivision to the Wiedemann Ranch Geologic Hazard Abatement District (“GHAD”).

BACKGROUND

The Podva development includes 20 single-family residential lots and additional improvements. Due to the potential for geologic hazards and related ongoing maintenance, the conditions of approval for the Podva development required that it be included within a GHAD. To satisfy this requirement, the developer of the Podva development petitioned the GHAD Board to annex into the Wiedemann Ranch GHAD. On January 19, 2016, the GHAD Board accepted the petition.

On March 29, 2016, the GHAD Board, pursuant to Resolution No. 2016-02, adopted the Plan of Control for the Podva development and pursuant to Resolution No. 2016-04, declared its intent to order an assessment and set a hearing for January 17, 2017 to consider the proposed assessment.

At the January 17 hearing, the GHAD Board will hear and consider any protests against the proposed assessment. If a majority of the property owners within the Podva development protest the assessment, the GHAD Board is precluded by law from ordering the assessment. As required by law, on November 16, 2016, the ballot on the proposed assessment was mailed to the property owner. The property owner may vote either to approve or reject the assessment. The ballot will be presented to the GHAD Board at its hearing on January 17.

The Engineer's Report (attached as Attachment A to proposed Resolution No. 2017-01) recommends an assessment limit of \$2,395 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). The assessment will allow the GHAD to fund estimated administrative, monitoring, maintenance, and repair expenses within the Podva development.

FISCAL IMPACT:

The developer of the Podva development is responsible for funding all activities within the Podva 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, the GHAD is funded 100% through assessments levied on properties within the GHAD.

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.

ATTACHMENT:

1. Resolution No. 2017-01 regarding accepting tabulation of ballots, considering any objections, confirming the assessment, and authorizing the levy and collection of the assessment for the annexed territory of the Podva (aka Red Hawk) subdivision to the Wiedemann Ranch Geologic Hazard Abatement District.

**THE BOARD OF DIRECTORS OF WIEDEMANN RANCH
GEOLOGIC HAZARD ABATEMENT DISTRICT**

Adopted this Resolution on January 17, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RESOLUTION NO. 2017/01

SUBJECT: Accepting tabulation of ballots, considering any objections, confirming the assessment, and authorizing the levy and collection of the assessment for the annexed territory of the Podva (aka Red Hawk) subdivision to the Wiedemann Ranch Geologic Hazard Abatement District (“GHAD”).

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

WHEREAS, of the date of this Resolution, three developments have been annexed into the GHAD – Henry Ranch on April 11, 2000, Elworthy Ranch on July 29, 2014, and Podva on March 29, 2016. Real property assessments are currently being levied against homes within the Henry Ranch and Elworthy Ranch developments and these assessments are used to finance the GHAD operations within those developments;

WHEREAS, in order to pay for costs and expenses of maintaining and operating the GHAD improvements for the Podva development as set forth in the Podva Property Development Annexation Plan of Control (“Plan of Control”), a funding source must be established;

WHEREAS, an Engineer’s Report was prepared to support a real property assessment against the 20 proposed homes within the Podva development 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 a 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 to reflect the Plan of Control adopted by the GHAD Board on March 29, 2016. The Engineer’s Report was prepared by 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;

WHEREAS, on November 15, 2016 the GHAD Board adopted Resolution 2016/04 declaring its intention to order an assessment on the Podva subdivision and fixed a public hearing for January 19, 2017 to consider the assessment and any protests against the assessment;

WHEREAS, pursuant to Resolution No. 2016/04 the GHAD Board declared its intention, consistent with the requirements of Article XIII(D) of the California Constitution, to order that the costs and expenses of maintaining and operating the GHAD improvements acquired or constructed pursuant to Public Resources Code section 26500 *et seq.* be assessed against those parcels in the Podva subdivision, as identified on the Boundary Map (Exhibit A to the Engineer's Report), that are specially benefited by the GHAD;

WHEREAS, Resolution No. 2016/04 declares the GHAD Board's intention to assess against those parcels in the Podva subdivision and as shown on the Boundary Map, all or part of the amount set forth in the Engineer's Report the first fiscal year following the issuance of a residential building permit for each lot in the Podva development; and

WHEREAS, this Resolution No. 2017/01 directs the tabulation of the ballots and presentation of the ballots received from record owners to the GHAD Board at the hearing. This Resolution states that the GHAD Board shall then consider all protests against the proposed assessment and certify the tabulation of the ballots. This Resolution states that in tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation on the affected property. This Resolution state that the GHAD Board shall not impose the assessment if there is a majority protest and if there is no majority protest, the GHAD Board shall authorize the assessment.

THE BOARD OF DIRECTORS FOR THE WIEDEMANN RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT DECLARES, RESOLVES, FINDS AND ORDERS THAT:

1. That notice of the public hearing described above in accordance with Public Resources Code sections 26651 through 26653 and Article XIII(D), Section 4 of the California Constitution was provided.
2. The public hearing was held before the GHAD Board on January 19, 2017, at 9:00 a.m. in order to hear and consider any protests regarding the assessment. At the hearing, the GHAD Board was presented with the ballots received from property owners within the annexed territory (the Podva subdivision) to the Wiedemann Ranch GHAD. At the hearing, the sealed ballots were tabulated and weighted according to the proportional financial obligation on the affected property.

3. The GHAD Board accepts the tabulation of ballots, which is attached hereto as Exhibit B, showing the benefit assessment passed.
4. Based upon the tabulation of the ballots, the GHAD Board finds that there is no majority protest. Therefore, the GHAD Board is authorized to levy the proposed assessment pursuant to Public Resources Code section 26653 and Article XIII(D), Section 4 of the California Constitution on property within the Podva subdivision.
5. The GHAD Board further confirms the assessment at a FY 2016/17 level of \$2,395.00 per single-residential unit, as set forth in the Engineer's Report.
6. The GHAD Board further orders that the assessment amount in the Engineer's Report (with an adjustment annually to reflect the percentage change in the San Francisco-Oakland-San Jose Consumers Price Index for All Urban Consumers) shall be assessed against each residential parcel in the Podva subdivision annexed to the Wiedemann Ranch GHAD, which shall be levied the first fiscal year following issuance of building permits for each parcel and the assessment will continue to be levied in perpetuity.
7. The GHAD Board further orders that the assessment shall be levied and collected in the following manner:
 - (a) The GHAD Manager shall cause to be recorded a Notice of Assessment, in substantially the form as attached hereto Exhibit C, as provided for in Section 3114 of the California Streets and Highway Code, whereupon the assessment shall attach as a lien upon the property.
 - (b) Thereafter, the assessment shall be payable at the same time and in the same manner as general taxes on real property within the Wiedemann Ranch GHAD are payable.
8. This Resolution shall become effective immediately upon its passage and adoption.

Attachments:

Exhibit A (Engineer's Report)
Exhibit B (Tabulation of Ballots)
Exhibit C (Notice of Assessment)

ENGINEER'S REPORT

for

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

November 1, 2016

EXHIBIT A

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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 RECORDATION 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 "TUE" 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 PARCELS "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 EXTEND 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 APPURTENANCES INSTALLED. THE REAL PROPERTY DESIGNATED AS PARCEL "B" IS FOR THE PURPOSE OF OPEN SPACE. MAINTENANCE OF SAID PARCEL "B" WILL BE OFFERED TO 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 E58401 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 FIXTURES INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THEREON, 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 RECORDATION, 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 _____, 20____, IN BOOK _____ OF MAPS, AT PAGE _____,
IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

DOCUMENT NO: _____

JOSEPH E. CANDAMILLA
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

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. GALEY
CHIEF OF PLANNING
TOWN OF DANVILLE
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

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

BY _____
DEPUTY CLERK

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 _____, 2015, 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 HERETO SET MY HANDS THIS _____ DAY OF _____, 2015.

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

BUILDING OFFICIAL'S STATEMENT

A GEOTECHNICAL EXPLORATION REPORT, PREPARED BY ENGCO, DATED AUGUST 6, 2014, PROJECT NO. 916.000.001, SIGNED BY PHILIP STEICHELL, 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 _____

PRELIMINARY

SUBDIVISION 9309 RED HAWK

CONSISTING OF 5 SHEETS
BEING A PORTION OF RANCHO SAN RAMON AND
A PORTION OF SECTION 32, T. 1 S., R. 1 E., S. 101
TOWN OF DANVILLE CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.

2212 DELICATA • SUITE 200 • DANVILLE
CALIFORNIA 94501

SCALE: 1" = 500' JULY 2015



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY POLAR MONUMENTS SHOWN ON NEAREST ADJACENT. THE BEARING BEING N270°00'00"W FOR TRACT NO. 3350 (107 W 43)

REFERENCES:

- (1) RECORDED REFERENCE NUMBER
- (2) SUBDIVISION 8798 (479 N 3)
- (3) GRANT DEED, DOC NO. 2811-32618
- (4) TRACT 2742 (77 W 33)
- (5) SUBDIVISION 5200 (107 W 43)

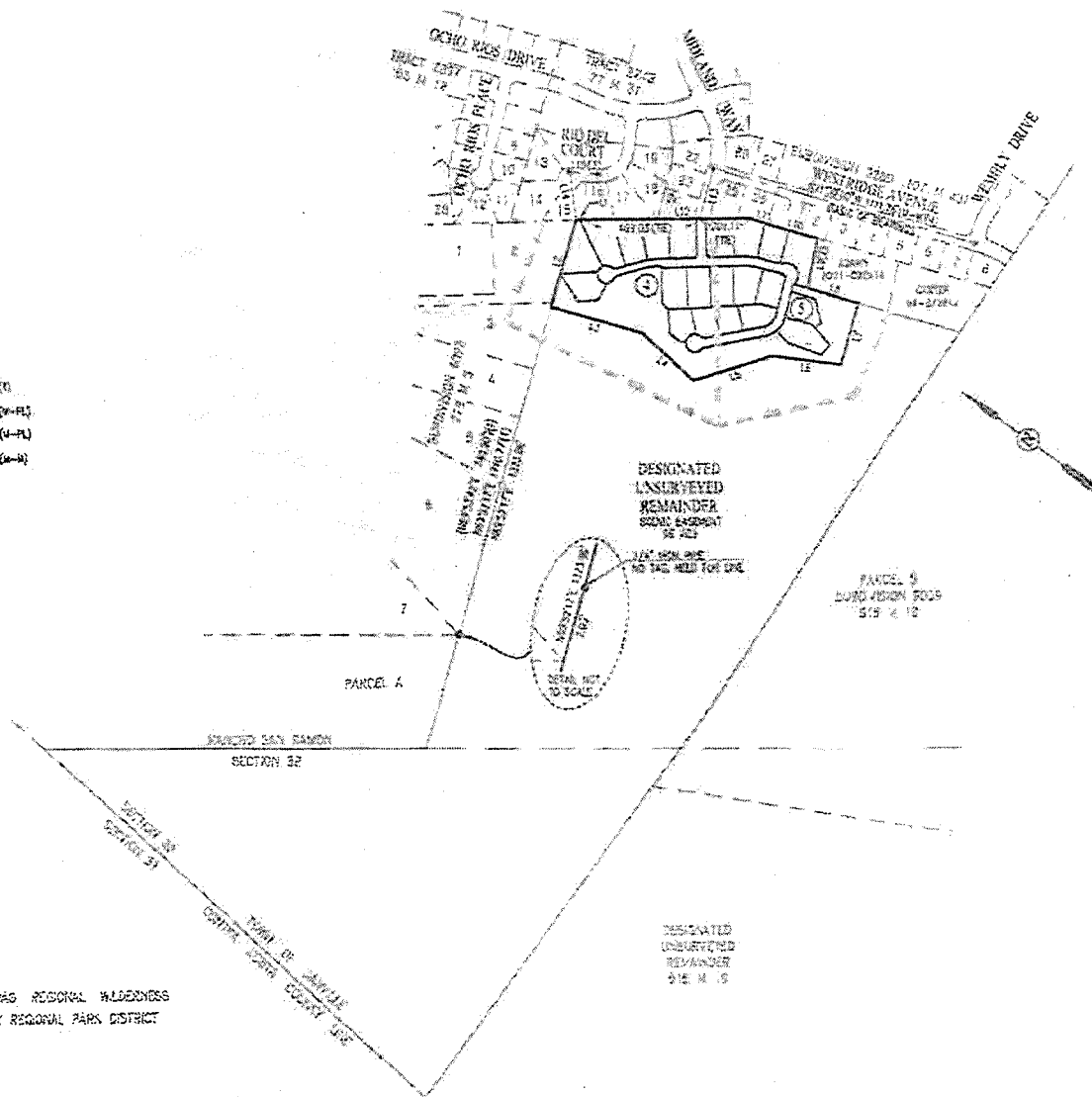
NOTE:

- 1. A CHISELED MARK SHALL BE CUT INTO THE TOP OF CURB AT THE PROLONGATION OF LOT LINES, AND A REBAR AND CAP, IS 7560, SHALL BE SET AT ALL NON-FRONTAGE CORNERS AND ANGLE POINTS.

LEGEND

	CHAD AND SUBDIVISION BOUNDARY LINE
	PORT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	ADJACENT LINE
	RANCHO AND SECTION LINE
	TOTAL
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
K	FOUND STANDARD STREET MONUMENT
S	SET STANDARD STREET MONUMENT
W	FOUND MONUMENT AS NOTED
LN	LANDSCAPE MAINTENANCE EASEMENT
PL	PUBLIC UTILITY EASEMENT
TM	TRAIL MAINTENANCE ACCESS EASEMENT
	SHEET LIMIT
	SHEET NUMBER

NO.	BEARING	LENGTH
L1	N28°25'00"W	58.36'
L2	N49°32'17"E	368.91'
L3	N23°46'40"W	589.46'
L4	N06°28'56"E	285.81'
L5	N63°56'03"W	539.68'
L6	N26°43'22"W	264.65'
L7	N67°39'40"E	287.49'
L8	N07°28'20"W	245.07'
L9	N64°27'40"E	238.30'
L10	N27°34'37"W	599.21'
L11	N18°28'58"W	87.21'
L12	N17°02'56"W	678.20'
L13	N18°00'00"E	209.85'
L14	N48°35'16"E	194.43'
L15	N32°35'00"W	117.50'



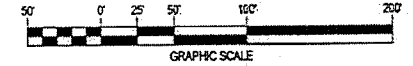
LAS TRAMPAS REGIONAL WILDERNESS
EAST BAY REGIONAL PARK DISTRICT

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., MDW
TOWN OF DAVISVILLE, 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:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 8098 (275 M 3)
- (2) GRANT DEED, DOC NO. 2011-32618
- (3) TRACT 2743 (77 M 31)
- (4) SUBDIVISION 3280 (107 M 43)

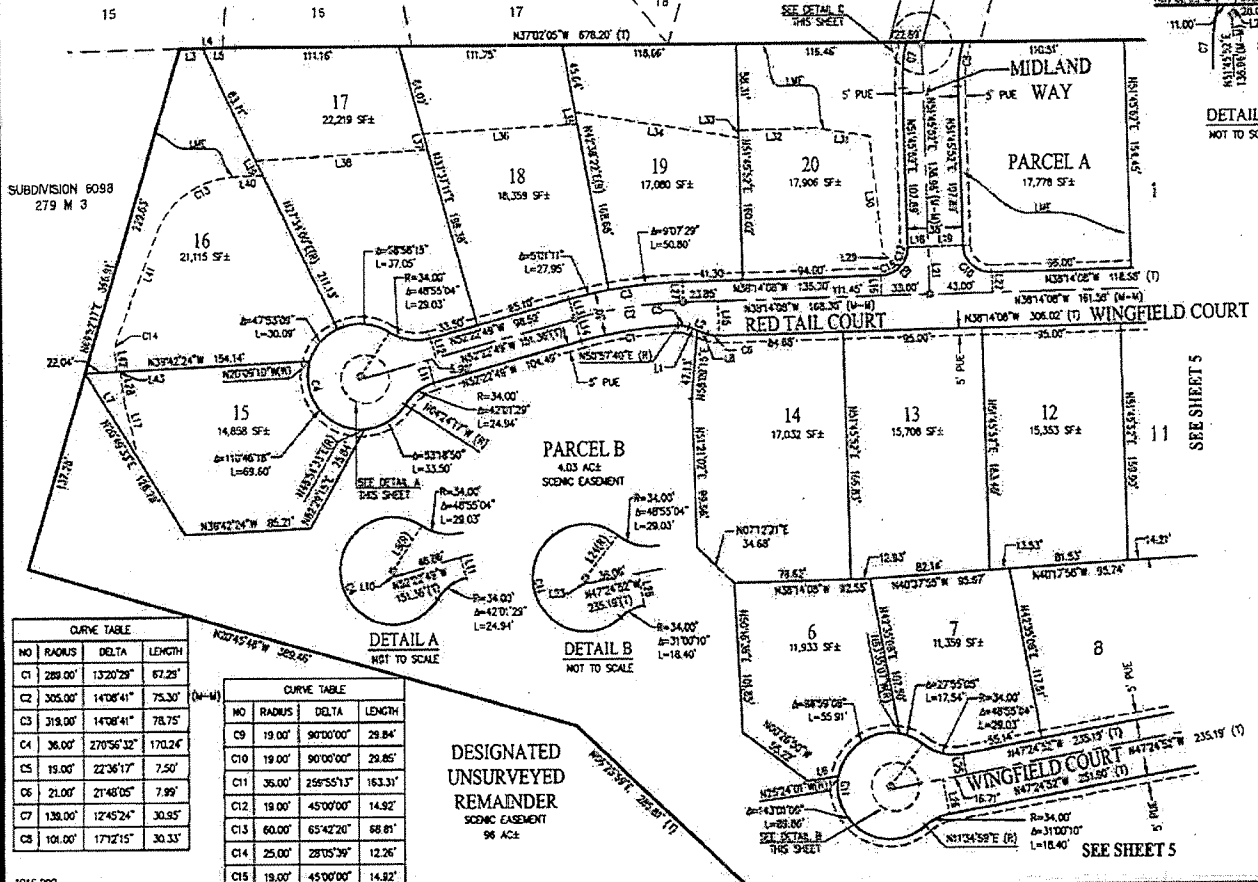
NOTE:

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

- 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
- FOUND MONUMENT AS NOTED
- LANDSCAPE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- TMAE TRAIL MAINTENANCE ACCESS EASEMENT

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH
L1	N16°26'03"W	8.28'	L10	N37°37'11"E	2.00'	L19	N36°14'08"W	24.00'	L28	S46°03'48"W	22.24'	L37	N37°37'11"E	11.36'
L2	N16°26'03"W	13.77'	L11	N37°37'11"E	16.00'	L20	N69°00'00"E	1.46'	L29	N01°02'36"E	14.80'	L38	N40°05'12"W	117.45'
L3	N36°23'06"W	15.65'	L12	N37°37'11"E	14.00'	L21	N51°45'52"E	33.00'	L30	N46°53'45"E	80.45'	L39	N27°34'00"E	10.70'
L4	N36°23'06"W	38.56'	L13	N37°37'11"E	14.00'	L22	N51°45'52"E	14.00'	L31	N28°00'17"W	26.86'	L40	N40°05'12"W	20.34'
L5	N36°23'06"W	22.84'	L14	N37°37'11"E	18.00'	L23	N42°35'08"E	2.00'	L32	N36°14'08"W	52.72'	L41	N74°09'28"E	76.73'
L6	N45°17'35"W	21.05'	L15	N51°45'52"E	24.00'	L24	N88°29'48"W	36.00'	L33	N51°45'52"E	5.06'	L42	N46°03'48"E	10.93'
L7	N20°49'13"E	68.32'	L16	N51°45'52"E	14.00'	L25	N42°35'08"E	14.00'	L34	N27°39'51"W	113.32'	L43	N39°42'24"W	2.41'
L8	N16°26'03"W	7.48'	L17	S38°53'39"W	38.05'	L26	N42°35'08"E	24.00'	L35	N42°39'22"E	8.37'			
L9	N66°32'15"E	36.00'	L18	N36°14'08"W	14.00'	L27	N51°45'52"E	14.00'	L36	N40°06'12"W	105.44'			



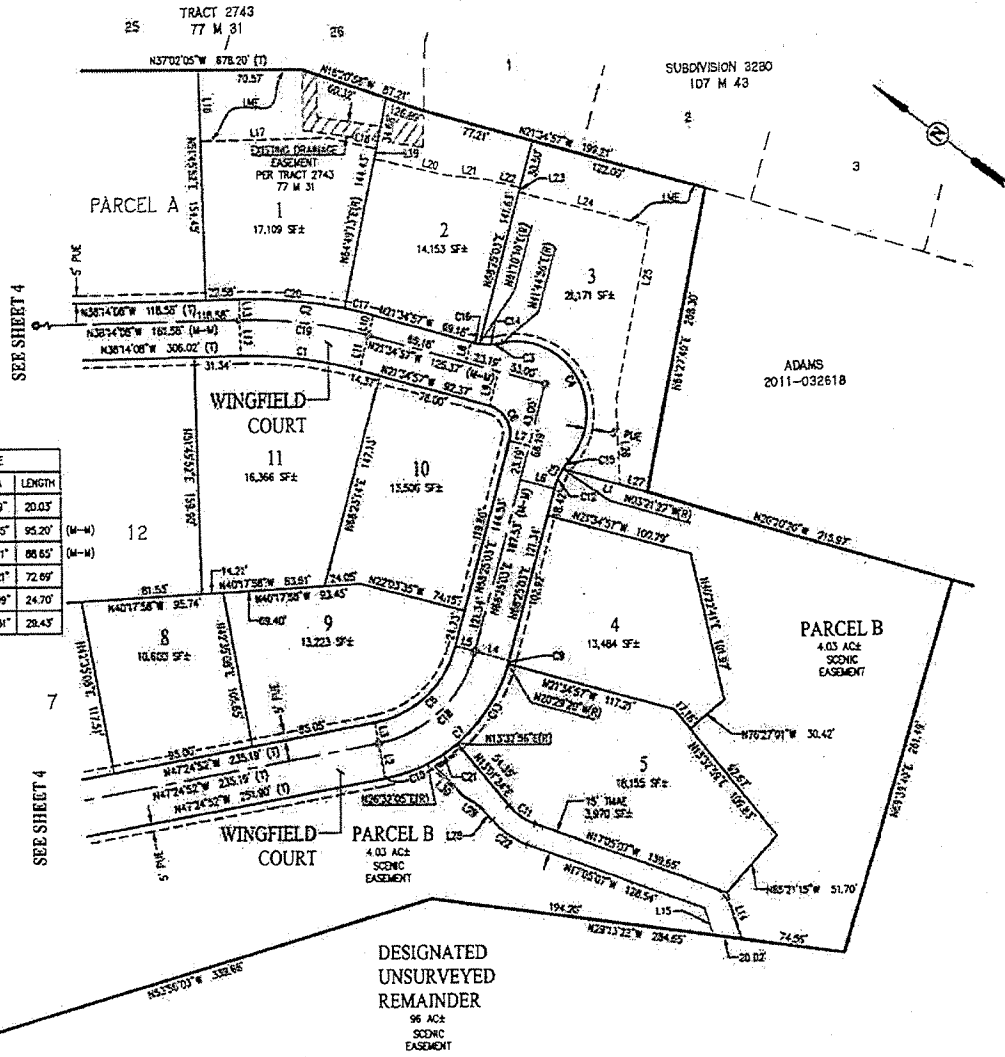
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	289.00'	13°20'29"	67.25'
C2	305.00'	14°05'41"	75.30'
C3	318.00'	14°08'41"	78.75'
C4	36.00'	27°05'32"	170.24'
C5	19.00'	22°36'17"	7.50'
C6	21.00'	21°48'05"	7.99'
C7	138.00'	12°45'24"	30.95'
C8	104.00'	17°12'15"	30.33'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C9	19.00'	90°00'00"	29.84'
C10	19.00'	90°00'00"	29.85'
C11	35.00'	25°55'51.3"	163.31'
C12	19.00'	45°00'00"	14.92'
C13	60.00'	65°42'26"	68.81'
C14	25.00'	28°05'39"	12.26'
C15	19.00'	45°00'00"	14.92'

DESIGNATED
UNSURVEYED
REMAINDER
SCENIC EASEMENT
96 AC±

LINE TABLE			LINE TABLE		
NO	BEARING	LENGTH	NO	BEARING	LENGTH
L1	N21°34'57"W	59.68'	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°49'13"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'

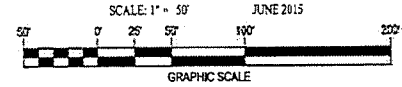
CURVE TABLE				CURVE TABLE			
NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH
C1	281.00'	16°39'11"	81.67'	C17	318.00'	3°35'48"	20.03'
C2	318.00'	16°39'11"	82.72'	C18	83.00'	64°10'05"	95.20'
C3	46.00'	26°40'07"	21.41'	C19	305.00'	16°39'11"	88.65'
C4	48.00'	143°20'14"	120.88'	C20	318.00'	1°30'21"	72.69'
C5	46.00'	26°40'07"	21.41'	C21	108.00'	12°39'09"	24.70'
C6	19.00'	90°00'00"	28.85'	C22	56.00'	30°06'31"	28.43'
C7	109.00'	64°10'05"	122.07'				
C8	71.00'	64°10'05"	79.52'				
C9	109.00'	1°05'37"	2.08'				
C10	109.00'	29°02'12"	55.24'				
C11	41.00'	30°06'31"	21.95'				
C12	46.00'	18°13'30"	14.63'				
C13	109.00'	34°02'18"	64.75'				
C14	46.00'	19°25'14"	15.59'				
C15	46.00'	8°26'37"	6.78'				
C16	48.00'	7°14'33"	5.82'				



SUBDIVISION 9309 RED HAWK

CONSISTING OF 5 SHEETS
BEING A PORTION OF RANCHO SAN RAMON AND
A PORTION OF SECTION 32, T. 15, R. 1W., 40M
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

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



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 6598 (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

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	ADJACENT 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>

RESULTS OF THE BALLOTS CAST FOR THE PROPOSED ASSESSMENT FOR THE ANNEXED TERRITORY OF THE PODVA DEVELOPMENT TO THE WIEDEMANN RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT (“GHAD”)

On January 17, 2017 the following ballot results were received by the Wiedemann Ranch GHAD Board for the proposed assessment for the annexed territory of the Podva development to the Wiedemann Ranch GHAD:

Yes _____ No _____

This vote was included in the ballot submitted by _____.

NOTICE OF ASSESSMENT

Pursuant to the requirements of Section 3114 of the Streets and Highways Code, the undersigned Manager of the Wiedemann Ranch Geologic Hazard Abatement District State of California, hereby gives notice that a diagram and assessment were recorded in the office of the County Recorder of Contra Costa County as provided for in said section, more particularly described on that certain assessment diagram filed in accordance with the section in Book ____ of Maps of Assessments and Community Facilities Districts at Page ____ in the Office of the County Recorder of the County of Contra Costa County and relating to the following described real property (commonly known as Podva development):

The land referred to is situated in the County of Contra Costa County, State of California, and is described as follows:

Notice is further given that upon the recording of this notice in the Office of the County Recorder, the several assessments assessed on the lots, pieces and parcels shown on said filed assessment diagram shall become a lien upon the lots or portions of lots assessed respectively.

Reference is made to the assessment diagram and assessment roll recorded in the office of the County Recorder of Contra Costa County.

Dated: _____

Owner Notification:

ATTEST: