

Wendt Ranch Geologic Hazard Abatement District

Annexation of Somerset
Development (Tract 7763) Into the
Wendt Ranch GHAD

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Manager, ENGEO Representative



Overview – Wendt Ranch GHAD

- Formed in 2002 to include the Wendt Ranch development (Subdivision 8002)
- Monterosso (Subdivision 8831) and Alamo Creek developments (Subdivisions 8381 and 8382) were annexed into the Wendt Ranch GHAD in 2005
- Approximately 1,300 residential units within the existing GHAD and subject to the levy of an assessment
- GHAD monitoring and maintenance responsibilities within the Wendt Ranch GHAD began in 2009 and will continue in perpetuity

Overview – Somerset Development

- 150 townhomes and common-area parcels on 17.8 acres in Contra Costa County
- Residential units constructed between 1992 and 1996.
- Monitoring of instrumentation within the development started as early as 1997 and has indicated deep-seated landslide movement beneath a significant portion of the site.
- Structural slope improvements were installed in 2016 for a portion of the development and design recommendations have been provided to stabilize intermediate and deep-seated slope movement.

Actions Being Considered

- Approve annexation of the Somerset development into the Wendt Ranch Geologic Hazard Abatement District and approve the Somerset Plan of Control
 - Based on approval of resolution accepting the petition for annexation by the GHAD Board of Directors on July 13, 2021, the GHAD Clerk mailed a public notice of this hearing to the 150 property owners listed on roll last equalized by the County
 - Calls were received from several property owners within the Somerset development wanting additional information about the GHAD and the GHAD annexation process

Annexation Hearing Process

- Open and conduct a public hearing
- Close the public hearing and consider any written objections to the proposed annexation
- If owners of more than 50 percent of the assessed valuation of the property to be included in the GHAD do not submit written objections to the annexation, consider approval of the annexation and adoption of the Somerset Plan of Control
- If owners of more than 50 percent of the assessed valuation of the property to be included in the GHAD submit written objections to the annexation close the public hearing and abandon the annexation proceedings

Future Board Actions

If annexation is approved, future GHAD Board of Directors meetings would be scheduled to consider:

- Approving Engineer's Report and Notice of intent to Order an Assessment
- Accepting Canvass of Votes for Assessment
- Accepting Tabulation of Mail-in Ballots, Confirming Assessment, and Authorizing Levy and Collection of an assessment
- Transferring Monitoring, Maintenance, and Repair Responsibilities as outlined in the Plan on Control

Transfer of GHAD Plan of Control Responsibilities

Transfer of monitoring, maintenance, and repair responsibilities as outlined in the Plan of Control from the HOA to the GHAD would be contingent on completion of following items.

- Authorization of a GHAD assessment for residences within the Somerset development
- Verification of the condition and performance of GHAD-maintained improvements including currently proposed stabilization improvements
- Acceptance of transfer responsibilities by the GHAD Board of Directors

Recommendation

- If owners of more than 50 percent of the assessed valuation do not submit written objections to the annexation, adopt Resolution 2021/03 approving annexation of the Somerset development into the Wendt Ranch Geologic Hazard Abatement District and adopting the Somerset development Plan of Control