



**Contra  
Costa  
County**

To: Wiedemann Ranch GHAD Board of Directors  
 From: Patricia E. Curtin, GHAD Attorney and General Manager  
 Date: November 15, 2016

Subject: Declare GHAD intent to order assessment for PODVA Development and set public hearing

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**RECOMMENDATION(S):**

ADOPT Resolution No. 2016/03 declaring the GHAD's intent to order the assessment set forth in the attached Engineers 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 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

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<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> OTHER
<input checked="" type="checkbox"/> RECOMMENDATION OF CNTY ADMINISTRATOR	<input type="checkbox"/> RECOMMENDATION OF BOARD COMMITTEE

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Action of Board On: **11/15/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
 Candace Andersen, District II Supervisor  
 Mary N. Piepho, District III Supervisor  
 Karen Mitchoff, District IV Supervisor  
 Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: November 15, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Eric Harrell  
 925-866-9000

cc:



## BACKGROUND: (CONT'D)

GHAP 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).

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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).

## 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, 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](mailto:eharrell@engeo.com).

## 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.

## ATTACHMENTS

Wiedemann Ranch Staff Report

Wiedemann Ranch Resolution No. 2016/03