

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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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 on-going 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 "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 APPURTENANCES 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 EBMUD 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 THERETO, 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. WEHBER, 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 COMPLIES 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 _____, 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. CANCEMILLA
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 THEROF, 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 THERUPON 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 SUNSERI
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 STUECHELI, 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 LEONTIADES
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

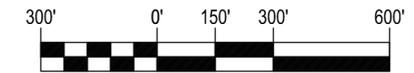
SUBDIVISION 9309 RED HAWK

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.

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

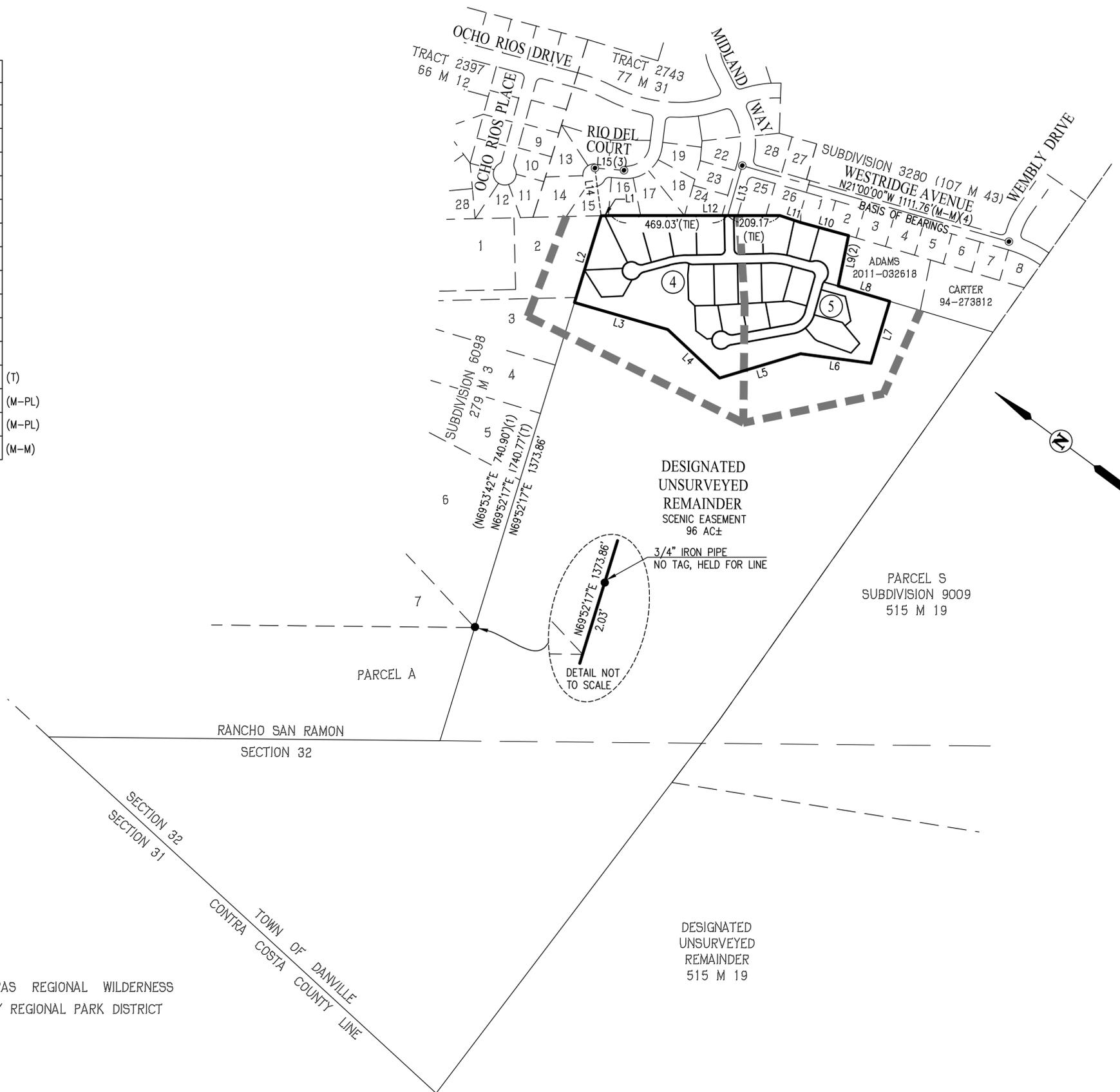
NOTE:

- 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
	SHEET LIMIT
②	SHEET NUMBER

LINE TABLE		
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)



LAS TRAMPAS REGIONAL WILDERNESS
EAST BAY REGIONAL PARK DISTRICT

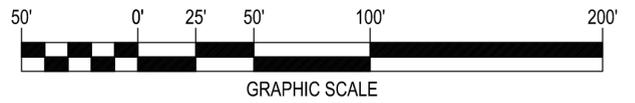
LINE TABLE			LINE TABLE											
NO	BEARING	LENGTH	NO	BEARING	LENGTH									
L1	N16°26'03"W	6.28'	L10	N37°37'11"E	2.00'	L19	N38°14'08"W	24.00'	L28	S46°03'48"W	22.24'	L37	N37°37'11"E	11.36'
L2	N16°26'03"W	13.77'	L11	N37°37'11"E	16.00'	L20	N69°00'00"E	1.46'	L29	N01°02'36"E	14.90'	L38	N40°08'12"W	117.46'
L3	N38°23'06"W	15.68'	L12	N37°37'11"E	14.00'	L21	N51°45'52"E	33.00'	L30	N46°50'45"E	80.46'	L39	N27°34'00"E	10.70'
L4	N38°23'06"W	38.56'	L13	N37°37'11"E	14.00'	L22	N51°45'52"E	14.00'	L31	N28°00'17"W	36.86'	L40	N40°08'12"W	20.34'
L5	N38°23'06"W	22.88'	L14	N37°37'11"E	16.00'	L23	N42°35'08"E	2.00'	L32	N38°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°49'33"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°38'22"E	8.37'			
L9	N86°32'15"E	36.00'	L18	N38°14'08"W	14.00'	L27	N51°45'52"E	14.00'	L36	N40°08'12"W	105.44'			

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:

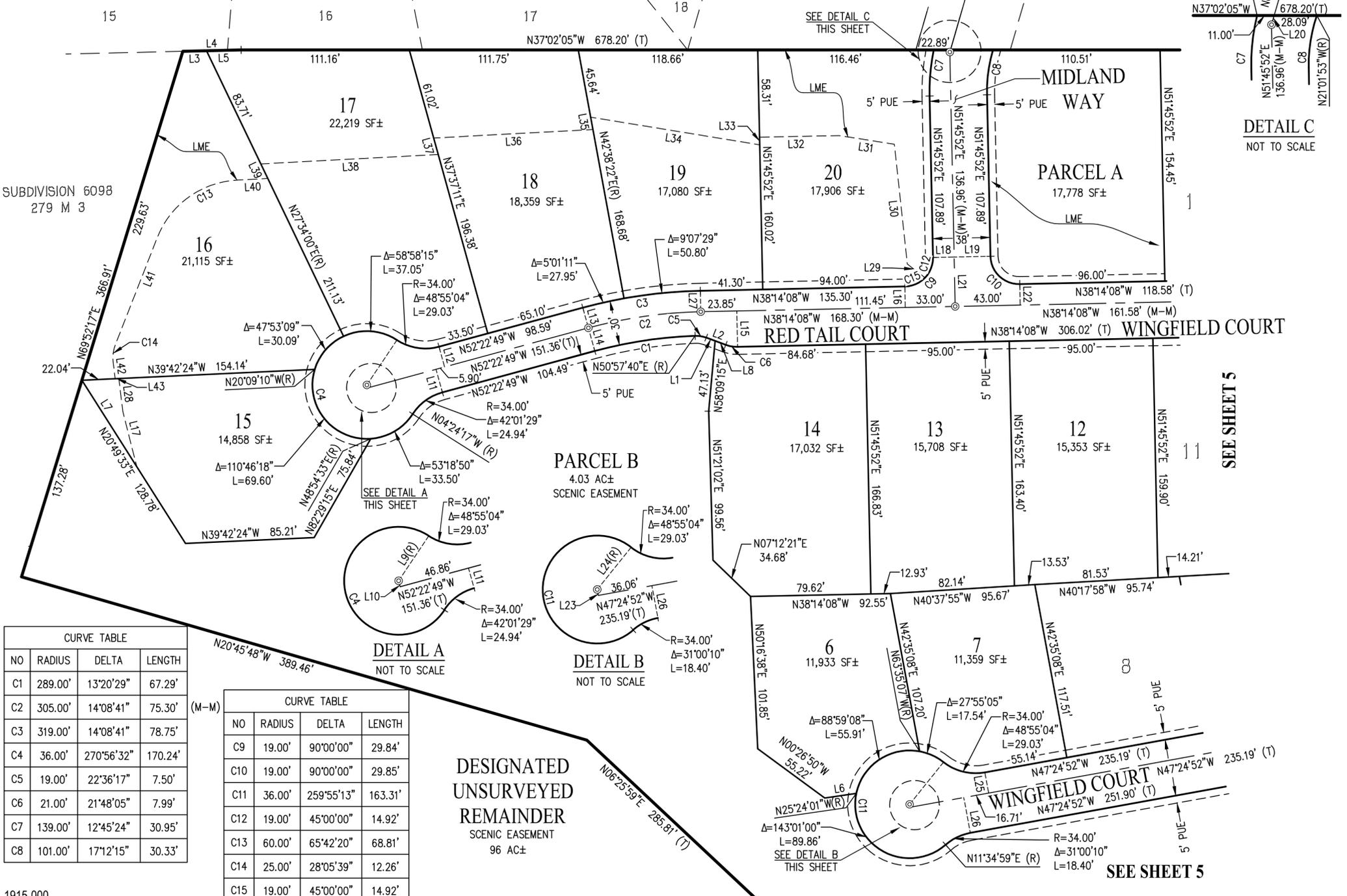
- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 6098 (279 M 3)
- (2) GRANT DEED, DOC NO. 2011-32618
- (3) TRACT 2743 (77 M 31)
- (4) SUBDIVISION 3280 (107 M 43)

NOTE:

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
⊙	SET STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
LME	LANDSCAPE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
TMAE	TRAIL MAINTENANCE ACCESS EASEMENT

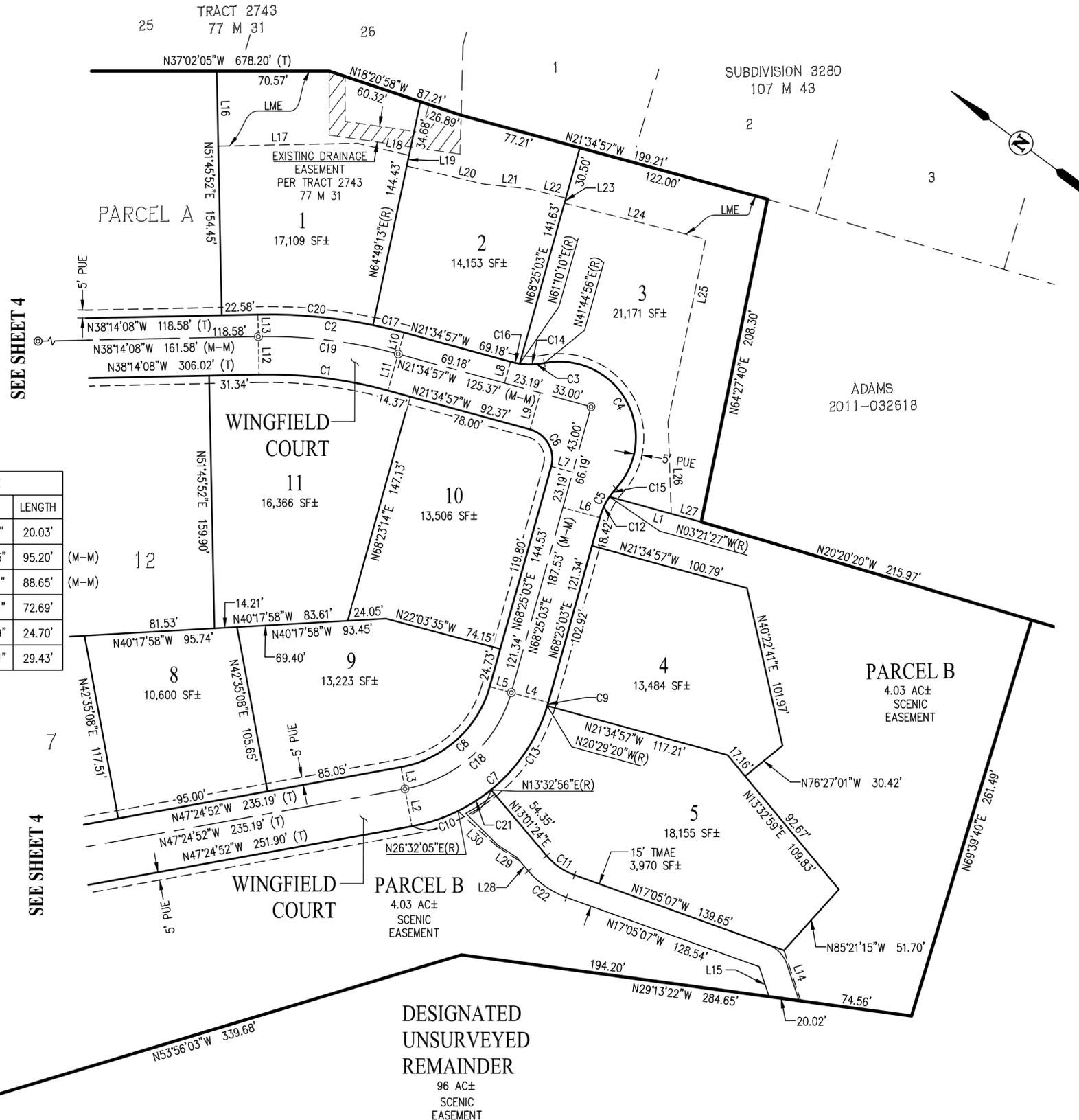


CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	289.00'	13°20'29"	67.29'
C2	305.00'	14°08'41"	75.30'
C3	319.00'	14°08'41"	78.75'
C4	36.00'	270°56'32"	170.24'
C5	19.00'	22°36'17"	7.50'
C6	21.00'	21°48'05"	7.99'
C7	139.00'	12°45'24"	30.95'
C8	101.00'	17°12'15"	30.33'

CURVE TABLE (M-M)			
NO	RADIUS	DELTA	LENGTH
C9	19.00'	90°00'00"	29.84'
C10	19.00'	90°00'00"	29.85'
C11	36.00'	259°55'13"	163.31'
C12	19.00'	45°00'00"	14.92'
C13	60.00'	65°42'20"	68.81'
C14	25.00'	28°05'39"	12.26'
C15	19.00'	45°00'00"	14.92'

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	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°39'11"	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°05'37"	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

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LME	LANDSCAPE MAINTENANCE EASEMENT
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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>