GEOLOGIC HAZARD ABATEMENT DISTRICT SPECIAL MEETING AGENDA

Tuesday, May 20, 2025
6:55 PM

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

Public participation: It is requested that members of the public wishing to address the City Council submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

To submit written public comment regarding an open session item on this meeting agenda visit https://forms.cityofpleasantonca.gov/f/writtenpubliccomment. Comments will be accepted by the City Clerk's Office until 12:00 p.m. on the day of the Council meeting.

In Person at Council Chamber:

- Submit a physical speaker card to the City Clerk at the meeting. When your name is called, please provide comment at the podium.

NOTICE IS HEREBY GIVEN, pursuant to section 54956 of the California Government Code, that a special meeting of the Board of Directors of the Laurel Creek Estates, Moller Ranch, Lemoine Ranch Estates, and Oak Tree Farm Geologic Hazard Abatement Districts is hereby called.

CALL TO ORDER

• Roll Call Reso No. GHAD 25-149

1. Public Comment regarding items not listed on the agenda – Speakers are limited to 3 minutes.

CONSENT CALENDAR

Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

2. Adopt resolutions approving the Engineer's Reports for the Geologic Hazard Abatement Districts (GHADs) for Laurel Creek, Moller Ranch, Lemoine Ranch, and Oak Tree Farm, declaring the Board's intention to assess the properties for the cost to operate and maintain the districts and setting June 17, 2025, at 6:55 p.m., as the date and time for the public hearing

ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda and items received by the City Clerk's Office by 12:00 p.m. on the day of the meeting provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection on the City's website https://www.cityofpleasantonca.gov/ and also at the Pleasanton Library located at 400 Old Bernal Ave., Pleasanton, CA 94566.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact the City Clerk's Office at 123 Main Street, Pleasanton, CA 94566 or (925) 931-5027 at the earliest possible time. If you need translation or interpretation assistance, please provide at least two working days' notice prior to the meeting date.

GEOLOGIC HAZARD ABATEMENT DISTRICT AGENDA REPORT

May 20, 2025
Public Works - Engineering Division

TITLE: ADOPT RESOLUTIONS APPROVING THE ENGINEER'S REPORTS FOR THE GEOLOGIC HAZARD ABATEMENT DISTRICTS (GHADS) FOR LAUREL CREEK, MOLLER RANCH, LEMOINE RANCH, AND OAK TREE FARM, DECLARING THE BOARD'S INTENTION TO ASSESS THE PROPERTIES FOR THE COST TO OPERATE AND MAINTAIN THE DISTRICTS AND SETTING JUNE 17, 2025, AT 6:55 P.M., AS THE DATE AND TIME FOR THE PUBLIC HEARING

SUMMARY

A Geologic Hazard Abatement District (GHAD) is a property tax assessment district formed to fund monitoring, maintenance, and repair of open space hillsides and related storm drainage infrastructure within neighborhoods subject to landslides or other unexpected geologic movement. Each of the four GHADs in Pleasanton is defined by a geographic boundary. The four GHADs located west of Foothill Road; listed from north to south, are Laurel Creek, Moller Ranch, Lemoine Ranch, and Oak Tree Farm.

The source of funding for the four GHADs is an annual tax assessment on properties within each geographic boundary. This report proposes levying assessments on those properties for the upcoming 2025-26 tax year. It is recommended that all four GHADs have their annual assessment increased by the allowable two percent.

RECOMMENDATION

Adopt resolutions approving the Engineer's Reports for the Geologic Hazard Abatement District for Laurel Creek, Moller Ranch, Lemoine Ranch, and Oak Tree Farm, declaring the Board's intention to assess the properties for the cost to operate and maintain the districts and setting June 17, 2025, at 6:55 p.m., as the date and time for the public hearing; direct the Clerk of the Districts to mail a notice of the public hearing to the owners of real property located within each GHAD.

BACKGROUND

Geologic Hazard Abatement Districts are authorized by California Public Resources Code §26500. Like any special tax assessment district, a GHAD assesses property owners for a benefit they receive that is special to them. In Pleasanton, property owners within the GHADs benefit from having the City monitor and repair landslides or similar geologic damage that may occur unexpectedly in their neighborhoods. The GHADs provide needed funding for the City to conduct annual inspections as well as annual maintenance of slope ditches and downstream drainage networks to lessen the likelihood of landslide occurrence. If a landslide should occur, reserve funds within the GHADs can offset the repair costs. In the absence of the GHADs, landslides could threaten homes and critical infrastructure within each neighborhood, with few viable funding options to mitigate the damage.

GHADs are formed when a geotechnical investigation, which is associated with the

development of the neighborhood, reveals hillside areas unsuitable for housing due to underlying geologic issues that are costly for a developer to address. These unsuitable areas are set aside as open spaces. The developer is then obligated to construct drainage infrastructure and similar features designed to lessen the likelihood of landslides and address the impact should a landslide occur. GHAD formation also requires a Plan of Control that identifies the drainage infrastructure to be monitored and maintained and assigns expected costs for this work. The Plan of Control also recommends a reserve account funded by the developer to be used in the event damage occurs.

The City Council has been designated as the Board of Directors for each GHAD and is responsible for overseeing GHAD funding to ensure assessments are only utilized as prescribed in the Plan of Control. The Board must also authorize annual assessment increases based on submitted Engineer's Reports. Due to California Proposition 218 from November 1996, assessment increases must follow the escalation clause within each Plan of Control, limiting the increases to not more than two percent each year.

This procedure requires the Board of Directors to:

1. Convene as the Board for the Laurel Creek, Moller Ranch, Lemoine Ranch, and Oak Tree Farm GHADs.
2. Adopt a resolution approving the Engineer's Reports for each GHAD; approving and declaring the Board's intention to assess the properties within the GHADs for the costs to operate and maintain the infrastructure.
3. Set June 17, 2025, as the date of the public hearing for the Board to hear protests concerning the proposed assessments.
4. Direct the Clerk of the Districts to mail a notice of the public hearing to the owners of real property located within each GHAD.

DISCUSSION

The annual assessments can be adjusted yearly according to the Construction Cost Index (CCI) for the San Francisco Bay Area as published by Engineering News Record (ENR), a nationwide construction trades magazine. Although the CCI was less than two percent during the past year (1.6 percent), staff recommend a two percent assessment increase for each GHAD since reserves have been depleted over time to address several deferred maintenance items.

The table below lists (A) the number of parcels within each GHAD that are subject to assessment, (B) the proposed assessment amount for the coming year, (C) the projected total revenue, (D) the anticipated operational expenses, (E) the excess revenue to be deposited to reserve accounts, and (F) the total current fund reserve. The reserve assumes a significant repair of the hillside slopes will be needed once every 10 years.

GHAD Name	Number of Parcels (A)	**Proposed Annual Assessment** (B)	Projected Revenue (C = A X B + interest)	Anticipated Operational Expenses (D)	Deposit to Fund Reserve (E = D – C)	Total Current Fund Reserve (F)
Laurel Creek (Fund 131)	121	**$441**	$66,361	$66,361	$0	$1,126,932
Moller Ranch (Fund 132)	100	**$136**	$15,300	$15,300	$0	$126,766
Lemoine Ranch (Fund 130)	12	**$796**	$10,952	$10,952	$0	$104,107
Oak Tree Farm (Fund 133)	42	**$362**	$16,204	$16,204	$0	$123,973
		Totals	**$108,817**	**$108,817**	**$0**	**$1,481,778**

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
Maintenance work within each GHAD is categorically exempt from CEQA under Guidelines Section 15302, “Replacement or Reconstruction.”

EQUITY AND SUSTAINABILITY
Not applicable, as this item is a routine matter of City business.

OUTREACH
Notices will be sent to owners of real property within each GHAD informing them of the date and time of the public hearing for the Board to hear any protests concerning the proposed assessments.

STRATEGIC PLAN ALIGNMENT
Approval of this action advances the Citywide ONE Pleasanton strategic plan goal of Funding our Future to support financial health and sound fiscal policies through long-term planning, cost recovery, increased revenue and cost containment.

FISCAL IMPACT
The GHAD Division is a Special Revenue Fund in the FY 2024/25 and FY 2025/26 Operating Budget for Engineering/Public Works Department. The budget anticipated $108,817 in Total Division Revenues and $108,817 in Total Division Expenditures. Special Revenue Funds allocated to the GHAD Division can only be spent within the GHAD program, and specifically within the individual GHAD where the assessments were collected (i.e., no commingling).

Prepared by:	Submitted by:	Approved by:
Adam Nelkie, Assistant Dir. of Public Works - Engineering	Siew-Chin Yeong, Director of Public Works	Gerry Beaudin, City Manager

Attachments:

1. Resolution to Approve Engineer’s Report & Assessments (Laurel Creek GHAD)
2. Resolution to Approve Engineer’s Report & Assessments (Moller Ranch GHAD)
3. Resolution to Approve Engineer's Report & Assessments (Lemoine Ranch GHAD)
4. Resolution to Approve Engineer's Report & Assessments (Oak Tree Farm GHAD)

RESOLUTION NO. GHAD 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AS BOARD OF DIRECTORS OF THE LAUREL CREEK GEOLOGIC HAZARD ABATEMENT DISTRICT DECLARING THE BOARD'S INTENTION TO APPROVE THE ENGINEER'S REPORT AND RECOMMENDED ASSESSMENTS WITHIN THE LAUREL CREEK GEOLOGIC HAZARD ABATEMENT DISTRICT

WHEREAS, on November 18, 1997, the City Council of the City of Pleasanton adopted Resolution No. 97-135, approving the formation of a geologic hazard abatement district ("GHAD") for the Laurel Creek project area and appointing the City Council as the Board of Directors for the GHAD; and

WHEREAS, on August 1, 2000, the City Council of the City of Pleasanton adopted Resolution No. 00-102 approving annexation of territory to the Laurel Creek Geologic Hazard Abatement District; and

WHEREAS, on July 20, 2004, the City Council of the City of Pleasanton adopted Resolution No. GHAD 04-010 approving a second annexation of territory to the Laurel Creek Geologic Hazard Abatement District; and

WHEREAS, in order to defray the costs and expenses of maintaining and operating GHAD improvements, it is necessary to provide a reliable source of GHAD funding; and

WHEREAS, Public Resources Code §26650 et seq. authorizes, after a public hearing, the levy and collection of assessments upon benefited property within the GHAD to pay for the maintenance and operation of GHAD improvements; and

WHEREAS, attached hereto as Exhibit "A" is an Engineer's Report prepared for the Board which sets forth the estimated budget for the 2025-26 fiscal year, the proposed estimated assessments to be levied each fiscal year against each parcel of property benefited within the GHAD, and a description of the method used in calculating the estimated assessments; and

WHEREAS, the Board has reviewed and considered said report.

NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE LAUREL CREEK GEOLOGIC HAZARD ABATEMENT DISTRICT DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The Board hereby approves the Engineer's Report for the GHAD as set forth in Exhibit "A", including the estimated GHAD budget for the 2025-26 fiscal year set forth therein.

SECTION 2. The Board hereby declares its intention to order that the costs and expenses of maintaining and operating the GHAD improvements shall be assessed against the property within the GHAD benefited thereby.

SECTION 3. The Board hereby further declares its intention to assess against the property within the GHAD, for the 2025-26 fiscal year and for subsequent fiscal years, such amounts as set forth in Exhibit "A".

SECTION 4. The Board hereby fixes June 17, 2025, at 6:55 p.m., 200 Old Bernal Avenue, Pleasanton, California, 94566, as the time and place for the hearing of protests to the proposed assessments.

SECTION 5. The Board hereby directs the Clerk of the Board to mail notices of said hearing pursuant to the provisions of Public Resources Code §26652.

SECTION 6. This resolution shall become effective immediately upon its passage and adoption.

SECTION 7. Clerk of the Board shall certify the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton, as the Board of Directors of the Laurel Creek Geologic Hazard Abatement District, at a meeting held on May 20, 2025.

I, Jocelyn Kwong, Clerk for the Laurel Creek GHAD, certify that the foregoing resolution was adopted by the Board of Directors at a meeting held on the 20th of May 2025, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, Clerk for the
Laurel Creek GHAD

APPROVED AS TO FORM: Dated: _____

_____
Daniel G. Sodergren, General Counsel
for the Laurel Creek GHAD

EXHIBIT A

ENGINEER'S REPORT
FOR THE
LAUREL CREEK GEOLOGIC HAZARD ABATEMENT DISTRICT

The undersigned, Engineer of the Laurel Creek geologic hazard abatement district ("GHAD"), hereby presents this Engineer's Report pursuant to California Public Resources Code §26651. It sets forth the estimated GHAD budget for the 2025-26 fiscal year, the proposed estimated assessments to be levied this fiscal year against each parcel of property within the GHAD (Part I), the map of the area within the District and the parcels within it (Part II), and a description of the method used in formulating the estimated assessments (Part III).

It is proposed that the amounts set forth in Part I will be assessed against properties within the GHAD for the 2025-26 fiscal year.

Michael Stella, P.E.
Engineer of the Laurel Creek GHAD

PART I.

LAUREL CREEK GEOLOGIC HAZARD ABATEMENT DISTRICT
PROJECTED BUDGET
2025-26 FISCAL YEAR

A. PROJECTED INCOME

Annual Income: 119 Single-Family Residential Lots Tract 6400, Tract 6590, Tract 7045 & Tract 6951 @ $441.00	$52,479.00
2 Laurel Creek Water Reservoir Parcels Tract 6400 (Portion of Parcel B & Parcel L) @ $441.00	$882.00
Remaining Parcels – Tract 6400 (Parcels A, B, D, F, G, H, I, K, N & O) Tract 6590 (Parcels A & B) Tract 6951 (Parcels B, D) Tract 7045 (Parcel A)	$0.00
Interest Income	$13,000.00
TOTAL:	$66,361.00

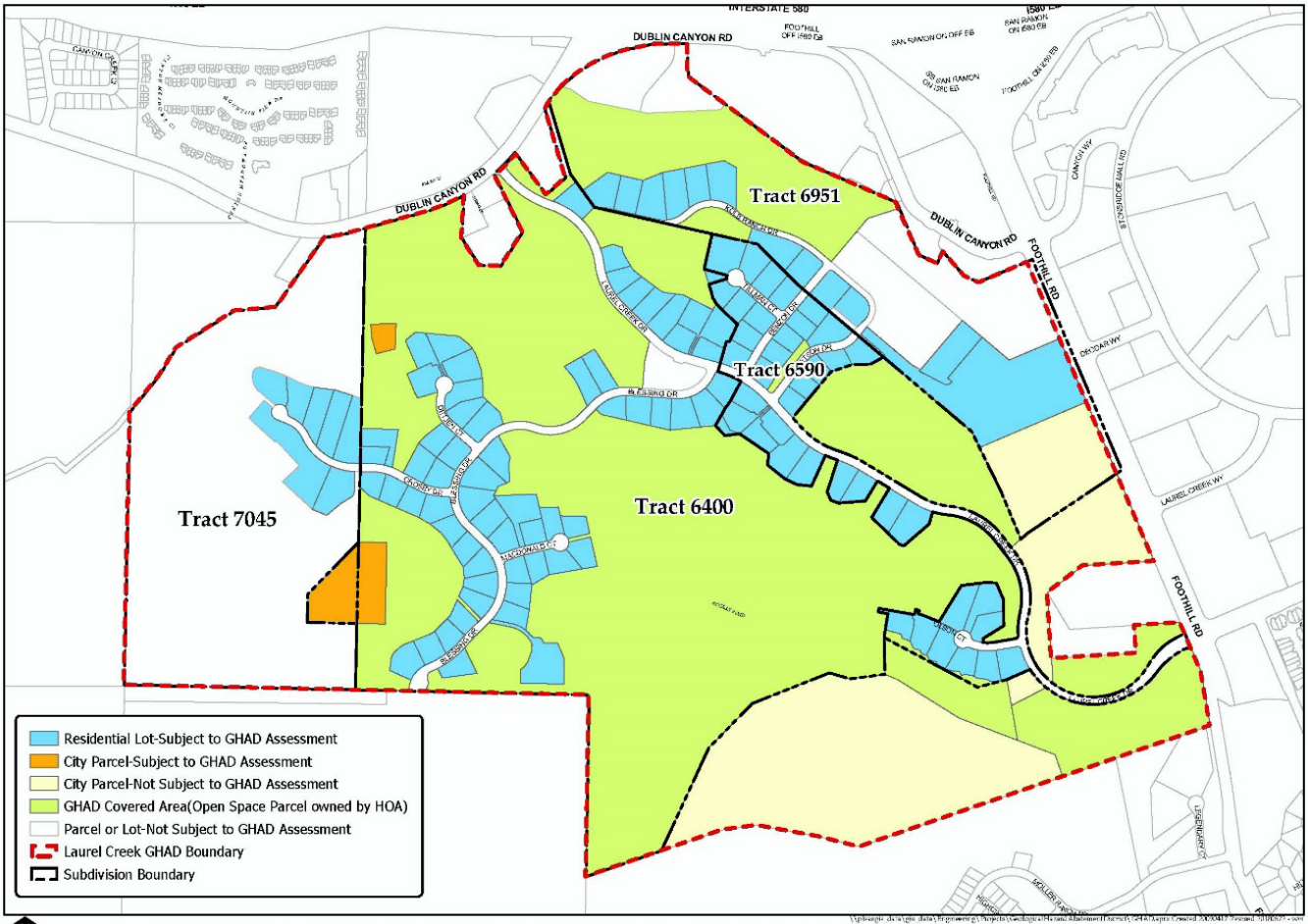
B. PROJECTED EXPENSES

Geologic and/or Geotechnical Engineering Consultant	$30,210.00*
Repair and maintenance (per Plan of Control)	$32,456.00
City Review and Inspection	$4,478.00
County Administration	-$783.00
Reserve	$0.00
TOTAL	$66,361.00

C. ASSESSMENT:

Rate per Single Family Residential Lot/Reservoir	$441.00

PART II.



LAUREL CREEK GEOLOGIC HAZARD ABATEMENT DISTRICT

PART III.

LAUREL CREEK GEOLOGIC HAZARD ABATEMENT DISTRICT
METHOD USED IN FORMULATING ASSESSMENTS

A geologic hazard abatement district ("GHAD") is essentially a benefit assessment district. The proposed estimated assessments set forth in Part I above are based on the fact that the GHAD is comprised of the following land uses:

Single Family Residential Lots:
- Tract 6400 (Lots 1 to 61)
- Tract 6590 (Lots 1 to 39)
- Tract 7045 (Lots 1 to 7)
- Tract 6951 (Lots 1 to 12)

Open Space, Access, or Private Park Parcels:
- Tract 6400 (Parcels A, B, D, F, G, H, I, K, N & O)
- Tract 6590 (Parcels A & B)
- Tract 6951 (Parcels B, D)
- Tract 7045 (Parcel A)

City Water Reservoirs:
- Tract 6400 (Portion of Parcel B and Parcel L)

Each such land use, other than the open space, access, and private park parcels, share a similar amount of risk and benefit. For the purpose of formulating GHAD assessments, the benefits and burdens of the GHAD have been assessed equally to the 119 residential lots and two City water reservoir parcels.

The total proposed budget for the fiscal year of the District (2025-26), in the amount of $66,361.00, is allocated to the 119 residential lots and to the two City owned water reservoir parcels, and includes interest income.

RESOLUTION NO. GHAD 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AS BOARD OF DIRECTORS OF THE MOLLER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT DECLARING THE BOARD'S INTENTION TO APPROVE THE ENGINEER'S REPORT AND RECOMMENDED ASSESSMENTS WITHIN THE MOLLER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT

WHEREAS, on August 15, 1995, the City Council of the City of Pleasanton adopted Resolution No. 95-92, approving the formation of a geologic hazard abatement district ("GHAD") for the Moller Ranch project area and appointing the City Council as the Board of Directors for the GHAD; and

WHEREAS, in order to defray the costs and expenses of maintaining and operating GHAD improvements, it is necessary to provide a reliable source of GHAD funding; and

WHEREAS, Public Resources Code §26650 et seq. authorizes, after a public hearing, the levy and collection of assessments upon benefited property within the GHAD to pay for the maintenance and operation of GHAD improvements; and

WHEREAS, attached hereto as Exhibit "A" is an Engineer's Report prepared for the Board which sets forth the estimated budget for the 2025-26 fiscal year, the proposed estimated assessments to be levied each fiscal year against each parcel of property benefited within the GHAD, and a description of the method used in calculating the estimated assessments; and

WHEREAS, the Board has reviewed and considered said report.

NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE MOLLER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The Board hereby approves the Engineer's Report for the GHAD as set forth in Exhibit "A", including the estimated GHAD budget for the 2025-26 fiscal year set forth therein.

SECTION 2. The Board hereby declares its intention to order that the costs and expenses of maintaining and operating the GHAD improvements shall be assessed against the property within the GHAD benefited thereby.

SECTION 3. The Board hereby further declares its intention to assess against the property within the GHAD, for the 2025-26 fiscal year and for subsequent fiscal years, such amounts as set forth in Exhibit "A".

SECTION 4. The Board hereby fixes June 17, 2025, at 6:55 p.m., 200 Old Bernal Avenue, Pleasanton, California, 94566, as the time and place for the hearing of protests to the proposed assessments.

SECTION 5. The Board hereby directs the Clerk of the Board to mail notices of said hearing pursuant to the provisions of Public Resources Code §26652.

SECTION 6. This resolution shall become effective immediately upon its passage and adoption.

SECTION 7. Clerk of the Board shall certify the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton, as the Board of Directors of the Moller Ranch Geologic Hazard Abatement District, at a meeting held on May 20, 2025.

I, Jocelyn Kwong, Clerk for the Moller Ranch GHAD, certify that the foregoing resolution was adopted by the Board of Directors at a meeting held on the 20th of May 2025 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, Clerk for the
Moller Ranch GHAD

APPROVED AS TO FORM: Dated: _____

_____
Daniel G. Sodergren, General Counsel
for the Moller Ranch GHAD

EXHIBIT A

ENGINEER'S REPORT
FOR THE
MOLLER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT

The undersigned, Engineer of the Moller Ranch geologic hazard abatement district ("GHAD"), hereby presents this Engineer's Report pursuant to California Public Resources Code §26651. It sets forth the estimated GHAD budget for the 2025-26 fiscal year, the proposed estimated assessments to be levied this fiscal year against each parcel of property within the GHAD (Part I), the map of the area within the District and the parcels within it (Part II), and a description of the method used in formulating the estimated assessments (Part III).

It is proposed that the amounts set forth in Part I will be assessed against properties within the GHAD for the 2025-26 fiscal year.

Michael Stella, P.E.
Engineer of the Moller Ranch GHAD

PART I.

MOLLER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
PROJECTED BUDGET
2025-26 FISCAL YEAR

A. PROJECTED INCOME

Annual Income: 99 Single-Family Residential Lots (Tract 6618) @ $136.00	$13,464.00
Moller Ranch Water Reservoir Parcel (Tract 6618, Parcel I) @ $136.00	$136.00
Open Space and Trailhead Parking Parcels (Tract 6618, Parcels A, B, C, D, E, F, G, & H)	$0.00
Interest income	$1,700.00
TOTAL:	$15,300.00

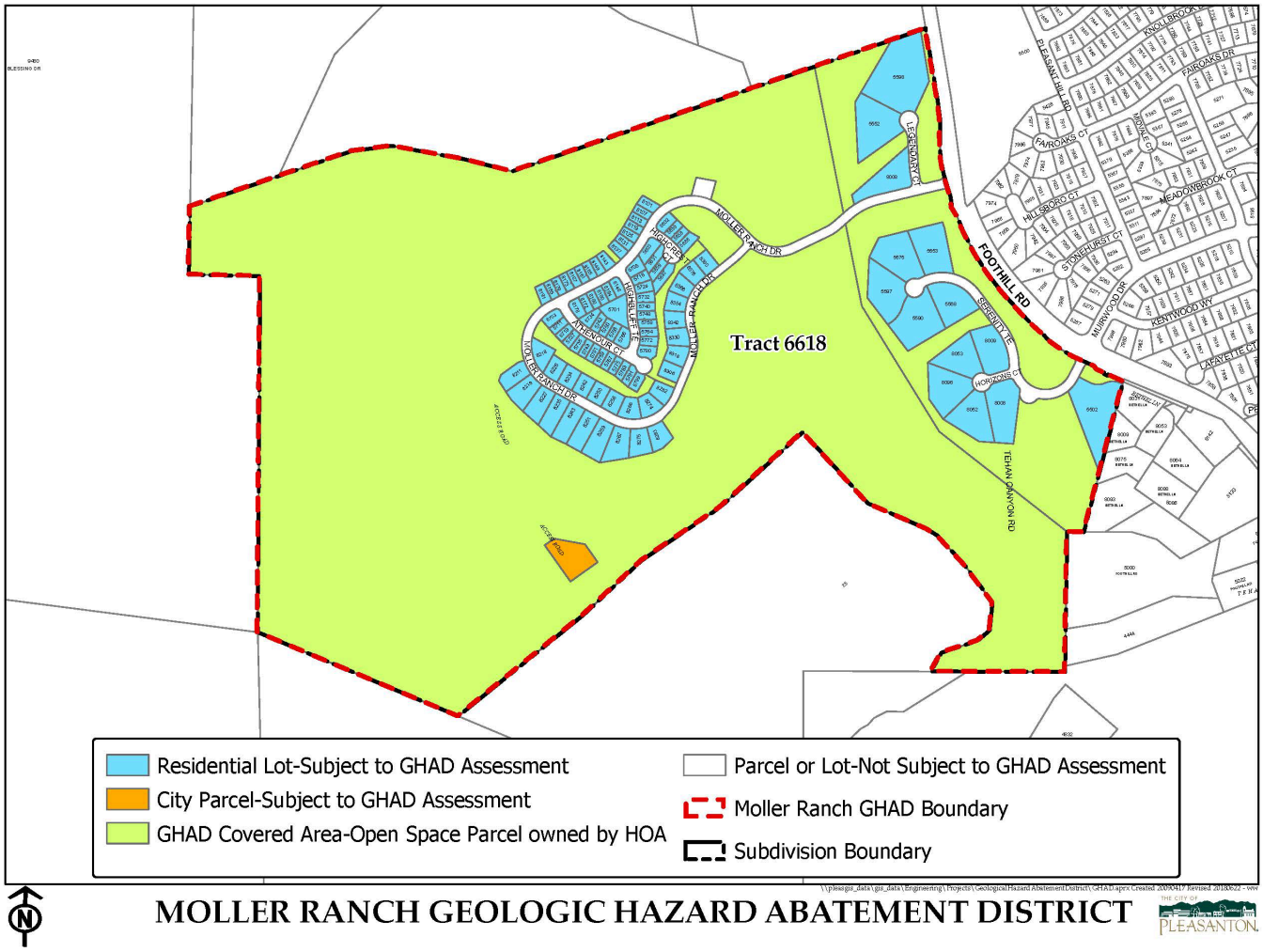
B. PROJECTED EXPENSES

1.	Geologic and/or Geotechnical Engineering Consultant	$6,386.00
2.	Repair and maintenance (per Plan of Control)	$7,196.00
3.	City Review and Inspection	$1,836.00
4.	County Administration	-$118.00
5.	Reserve	$0.00
	TOTAL	$15,300.00

C. ASSESSMENT:

Rate per Single Family Residential Lot/Reservoir	$136.00

PART II.



MOLLER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT

PART III.

MOLLER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
METHOD USED IN FORMULATING ASSESSMENTS

A geologic hazard abatement district ("GHAD") is essentially a benefit assessment district. The proposed estimated assessments set forth in Part I above are based on the fact that the GHAD is comprised of the following land uses:

Single Family Residential Lots:
Tract 6618 (Lots 1 to 99)

Open Space or Trailhead Parking Parcels:
Tract 6618 (Parcels A, B, C, D, E, F, G, & H)

City Water Reservoir:
Tract 6618 (Lot I)

Each such land use, other than the open space, access, and private park parcels, share a similar amount of risk and benefit. For the purpose of formulating GHAD assessments, the benefits and burdens of the GHAD have been assessed equally to the 99 residential lots and one City water reservoir parcel.

The total budget for the fiscal year of the District (2025-26), in the amount of $15,300.00, was allocated to the 99 residential lots and to the one City water reservoir parcel, and includes interest income. There was no allocation to the remaining open space or trailhead parking parcels.

RESOLUTION NO. GHAD 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AS BOARD OF DIRECTORS OF THE LEMOINE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT DECLARING THE BOARD'S INTENTION TO APPROVE THE ENGINEER'S REPORT AND RECOMMENDED ASSESSMENTS WITHIN THE LEMOINE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT

WHEREAS, on May 20, 2003, the City Council of the City of Pleasanton adopted Resolution No. 03-062, approving the formation of a geologic hazard abatement district ("GHAD") for the Lemoine Ranch project area and appointing the City Council as the Board of Directors for the GHAD; and

WHEREAS, in order to defray the costs and expenses of maintaining and operating GHAD improvements, it is necessary to provide a reliable source of GHAD funding; and

WHEREAS, Public Resources Code §26650 et seq. authorizes, after a public hearing, the levy and collection of assessments upon benefited property within the GHAD to pay for the maintenance and operation of GHAD improvements; and

WHEREAS, attached hereto as Exhibit "A" is an Engineer's Report prepared for the Board which sets forth the estimated budget for the 2025-26 fiscal year, the proposed estimated assessments to be levied each fiscal year against each parcel of property benefited within the GHAD, and a description of the method used in calculating the estimated assessments; and

WHEREAS, the Board has reviewed and considered said report.

NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE LEMOINE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The Board hereby approves the Engineer's Report for the GHAD as set forth in Exhibit "A", including the estimated GHAD budget for the 2025-26 fiscal year set forth therein.

SECTION 2. The Board hereby declares its intention to order that the costs and expenses of maintaining and operating the GHAD improvements shall be assessed against the property within the GHAD benefited thereby.

SECTION 3. The Board hereby further declares its intention to assess against the property within the GHAD, for the 2025-26 fiscal year and for subsequent fiscal years, such amounts as set forth in Exhibit "A".

SECTION 4. The Board hereby fixes June 17, 2025, at 6:55 p.m., 200 Old Bernal Avenue, Pleasanton, California, 94566, as the time and place for the hearing of protests to the proposed assessments.

SECTION 5. The Board hereby directs the Clerk of the Board to mail notices of said hearing pursuant to the provisions of Public Resources Code §26652.

SECTION 6. This resolution shall become effective immediately upon its passage and adoption.

SECTION 7. Clerk of the Board shall certify the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Pleasanton, as the Board of Directors of the Lemoine Ranch Geologic Hazard Abatement District, at a meeting held on May 20, 2025.

I, Jocelyn Kwong, Clerk for the Lemoine Ranch GHAD, certify that the foregoing resolution was adopted by the Board of Directors at a meeting held on the 20th of May 2025 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, Clerk for the
Lemoine Ranch GHAD

APPROVED AS TO FORM: Dated: _____

_____
Daniel G. Sodergren, General Counsel
for the Lemoine Ranch GHAD

EXHIBIT A

ENGINEER'S REPORT
FOR THE
LEMOINE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT

The undersigned, Engineer of the Lemoine Ranch geologic hazard abatement district ("GHAD"), hereby presents this Engineer's Report pursuant to California Public Resources Code §26651. It sets forth the estimated GHAD budget for the 2025-26 fiscal year, the proposed estimated assessments to be levied this fiscal year against each parcel of property within the GHAD (Part I), the map of the area within the District and the parcels within it (Part II), and a description of the method used in formulating the estimated assessments (Part III).

It is proposed that the amounts set forth in Part I will be assessed against properties within the GHAD for the 2025-26 fiscal year.

Michael Stella, P.E.
Engineer of Lemoine Ranch GHAD

PART I.

LEMOINE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
PROJECTED BUDGET
2025-26 FISCAL YEAR

A. PROJECTED INCOME

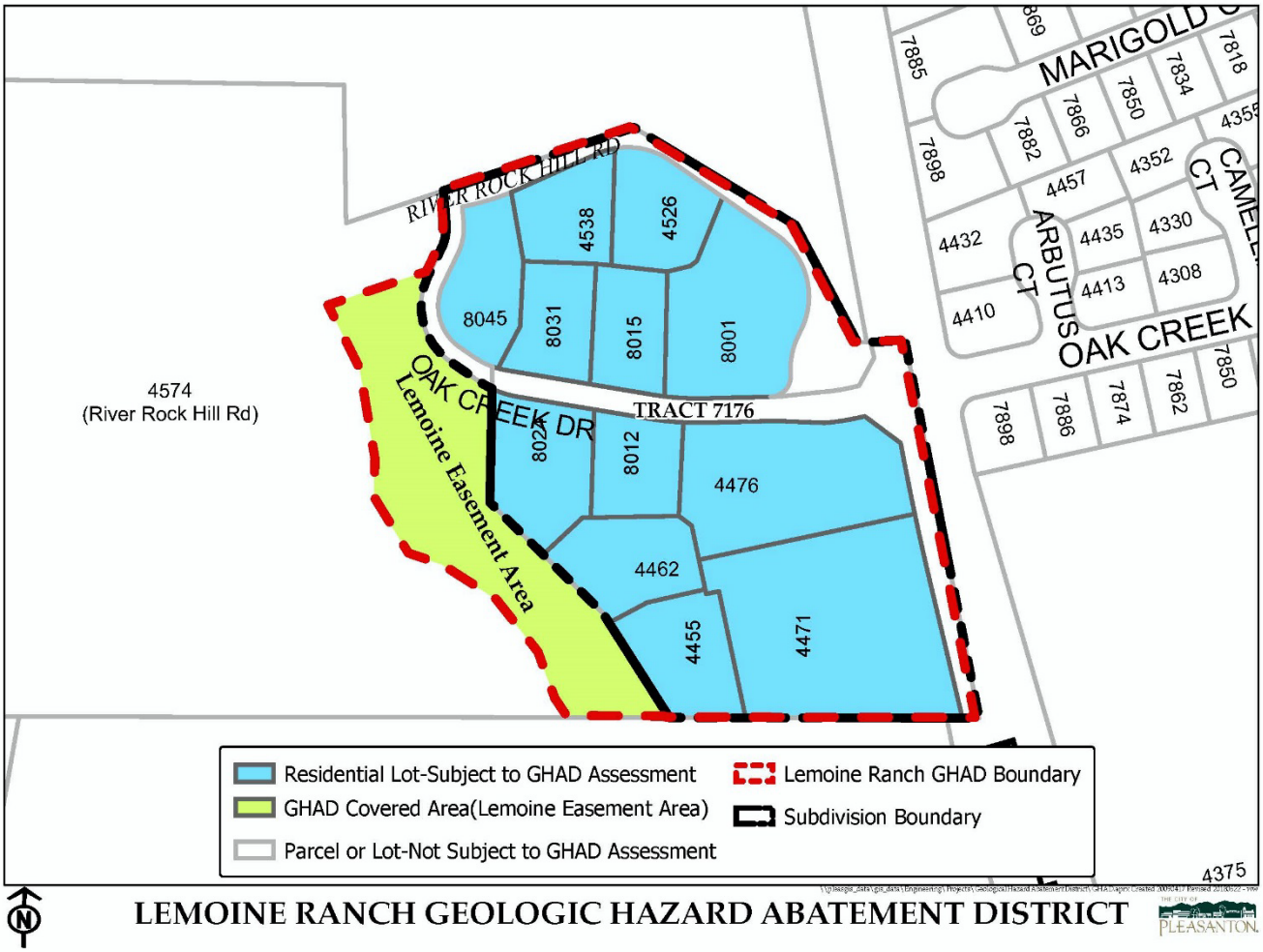
Annual Income: 12 Single-Family Residential Lots (Tract 7176) @ $796.00	$9,552.00
Open Space and Private Road Parcel (Tract 7176 Parcel A/River Rock Hill Road)	$0.00
Interest income	$1,400.00
TOTAL:	$10,952.00

B. PROJECTED EXPENSES

1.	Geologic and/or Geotechnical Engineering Consultant	$2,987.00
2.	Repair and maintenance (per Plan of Control)	$6,129.00
3.	City Review and Inspection	$1,836.00
4.	County Administration	$0.00
5.	Reserve	$0.00
	TOTAL	$10,952.00

C. ASSESSMENT: Rate per Single Family Residential Lot $796.00

PART II.


MARIGOLD
RIVER ROCK HILL RD
4538
4526
8045
8031
8015
8001
4574
(River Rock Hill Rd)
OAK CREEK DR
Lemoine Easement Area
TRACT 7176
8024
8012
4476
4462
4455
4471
7885
7818
7834
7850
7866
7882
7898
4457
4352
4355
CAMELL
CT
4432
ARBUTUS
CT
4435
4330
4413
4308
4410
OAK CREEK
7850
7898
7886
7874
7862
4375
Residential Lot-Subject to GHAD Assessment
GHAD Covered Area(Lemoine Easement Area)
Parcel or Lot-Not Subject to GHAD Assessment
Lemoine Ranch GHAD Boundary
Subdivision Boundary
N
LEMOINE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
PLEASANTON

PART III.

LEMOINE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
METHOD USED IN FORMULATING ASSESSMENTS

A geologic hazard abatement district ("GHAD") is essentially a benefit assessment district. The proposed estimated assessments set forth in Part I above are based on the fact that the GHAD is comprised of the following land uses:

Single Family Residential Lots:
Tract 7176 (Lots 1 to 12)

Open Space and Private Road Parcel:
Tract 7176 (Parcel A)

Each such land use, other than the open space and private road parcel, share a similar amount of risk and benefit. For the purpose of formulating GHAD assessments, the benefits and burdens of the GHAD have been assessed equally to the 12 residential lots.

The total budget for the fiscal year of the District (2025-26), in the amount of $10,952.00, was allocated to the 12 residential lots, and includes interest income. There was no allocation to the remaining parcel.

RESOLUTION NO. GHAD 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AS BOARD OF DIRECTORS OF THE OAK TREE FARM GEOLOGIC HAZARD ABATEMENT DISTRICT DECLARING THE BOARD'S INTENTION TO APPROVE THE ENGINEER'S REPORT AND RECOMMENDED ASSESSMENTS WITHIN THE OAK TREE FARM GEOLOGIC HAZARD ABATEMENT DISTRICT

WHEREAS, on November 15, 1994, the City Council of the City of Pleasanton adopted Resolution No. 94-135, approving the formation of a geologic hazard abatement district ("GHAD") for the Oak Tree Farm project area and appointing the City Council as the Board of Directors for the GHAD; and

WHEREAS, in order to defray the costs and expenses of maintaining and operating GHAD improvements, it is necessary to provide a reliable source of GHAD funding; and

WHEREAS, Public Resources Code §26650 et seq. authorizes, after a public hearing, the levy and collection of assessments upon benefited property within the GHAD to pay for the maintenance and operation of GHAD improvements; and

WHEREAS, attached hereto as Exhibit "A" is an Engineer's Report prepared for the Board which sets forth the estimated budget for the 2025-26 fiscal year, the proposed estimated assessments to be levied each fiscal year against each parcel of property benefited within the GHAD, and a description of the method used in calculating the estimated assessments; and

WHEREAS, the Board has reviewed and considered said report.

NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE OAK TREE FARM GEOLOGIC HAZARD ABATEMENT DISTRICT DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The Board hereby approves the Engineer's Report for the GHAD as set forth in Exhibit "A", including the estimated GHAD budget for the 2025-26 fiscal year set forth therein.

SECTION 2. The Board hereby declares its intention to order that the costs and expenses of maintaining and operating the GHAD improvements shall be assessed against the property within the GHAD benefited thereby.

SECTION 3. The Board hereby further declares its intention to assess against the property within the GHAD, for the 2025-26 fiscal year and for subsequent fiscal years, such amounts as set forth in Exhibit "A".

SECTION 4. The Board hereby fixes June 17, 2025, at 6:55 p.m., 200 Old Bernal Avenue, Pleasanton, California, 94566, as the time and place for the hearing of protests to the proposed assessments.

SECTION 5. The Board hereby directs the Clerk of the Board to mail notices of said hearing pursuant to the provisions of Public Resources Code §26652.

SECTION 6. This resolution shall become effective immediately upon its passage and adoption.

SECTION 7. Clerk of the Board shall certify the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton, as the Board of Directors of the Oak Tree Farm Geologic Hazard Abatement District, at a meeting held on May 20, 2025.

I, Jocelyn Kwong, Clerk for the Oak Tree Farm GHAD, certify that the foregoing resolution was adopted by the Board of Directors at a meeting held on the 20th of May 2025 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jocelyn Kwong, Clerk for the
Oak Tree Farm GHAD

APPROVED AS TO FORM: Dated: _____

_____
Daniel G. Sodergren, General Counsel
for the Oak Tree Farm GHAD

EXHIBIT A

ENGINEER'S REPORT
FOR THE
OAK TREE FARM GEOLOGIC HAZARD ABATEMENT DISTRICT

The undersigned, Engineer of the Oak Tree Farm geologic hazard abatement district ("GHAD"), hereby presents this Engineer's Report pursuant to California Public Resources Code §26651. It sets forth the estimated GHAD budget for the 2025-26 fiscal year, the proposed estimated assessments to be levied this fiscal year against each parcel of property within the GHAD (Part I), the map of the area within the District and the parcels within it (Part II), and a description of the method used in formulating the estimated assessments (Part III).

It is proposed that the amounts set forth in Part I will be assessed against properties within the GHAD for the 2025-26 fiscal year.

Michael Stella, P.E.
Engineer of Oak Tree Farm GHAD

PART I.

OAK TREE FARM GEOLOGIC HAZARD ABATEMENT DISTRICT
PROJECTED BUDGET
2025-26 FISCAL YEAR

A. PROJECTED INCOME

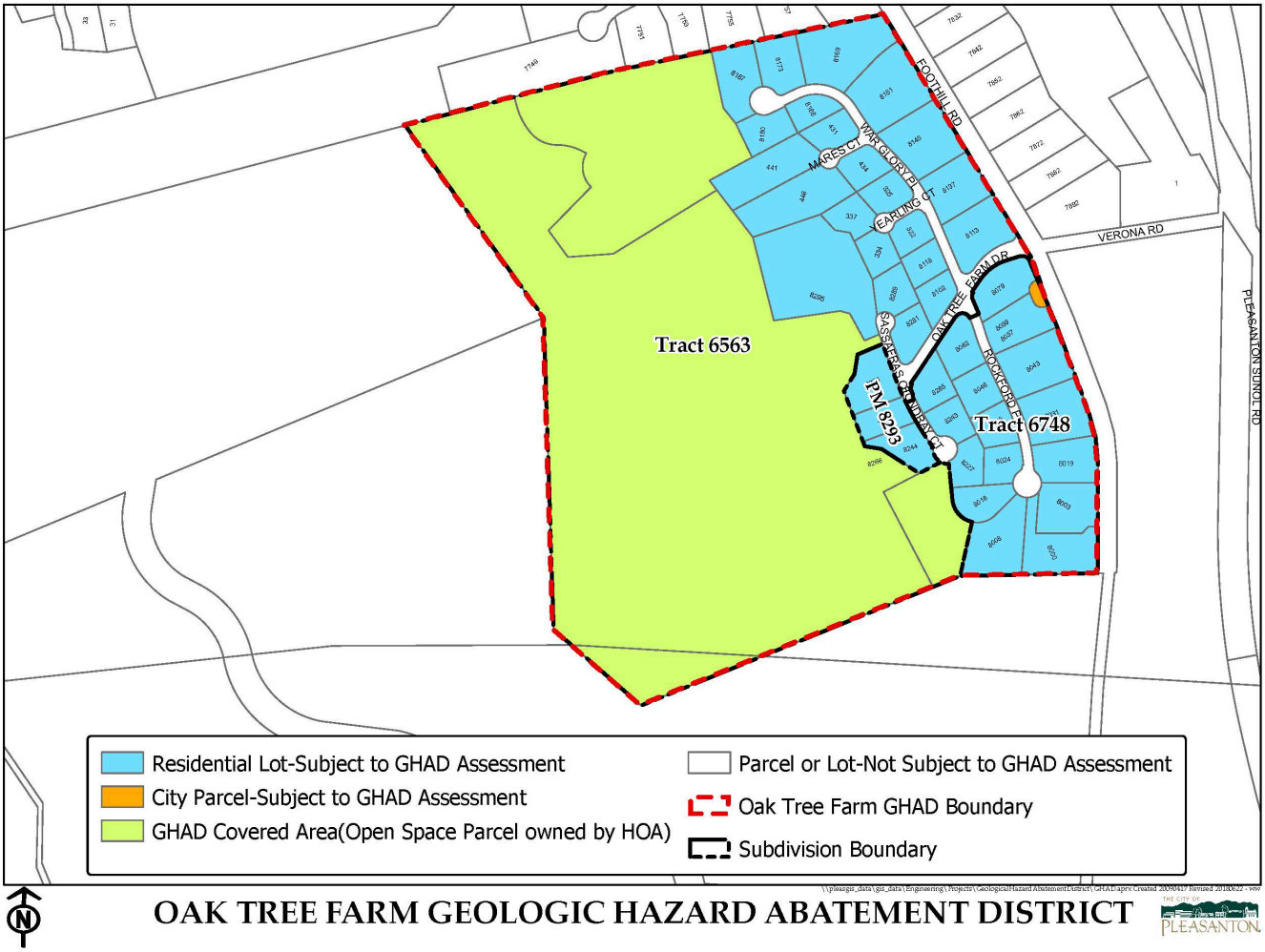
Annual Income: 41 Single-Family Residential Lots (Tract 6563, 6748, and Parcel Map 8293) @ $362	$14,842.00
Sewage Lift Station Parcel (Tract 6748) @ $362	$362.00
Open Space Parcels (Tract 6563, Parcels A and C)	$0.00
Interest income	$1,000.00
TOTAL:	$16,204.00

B. PROJECTED EXPENSES

1.	Geologic and/or Geotechnical Engineering Consultant	$6,180.00
2.	Repair and maintenance (per Engineer's Estimate)	$8,508.00
3.	City Review and Inspection	$1,844.00
4.	County Administration	-$328.00
5.	Reserve	$0.00
	TOTAL	$16,204.00

C. ASSESSMENT — Rate per Single Family Residential Lot/ Sewage Lift Station Parcel — $362.00

PART II.



OAK TREE FARM GEOLOGIC HAZARD ABATEMENT DISTRICT

PART III.

OAK TREE FARM GEOLOGIC HAZARD ABATEMENT DISTRICT METHOD USED IN FORMULATING ASSESSMENTS

A Geologic Hazard Abatement District ("GHAD") is essentially a benefit assessment district. The proposed estimated assessments set forth in Part I above are based on the fact that the GHAD is comprised of the following land uses:

Single Family Residential Lots:
Tract 6563 (Lots 1 to 21, 23 and Parcel B)
Tract 6748 (Lots 1 to 15)
Parcel Map 8293 (Parcels 1 to 3)

Sewage Lift Station Parcel:
Tract 6748 (Grant Deed by separate instrument)

Open Space Parcels:
Tract 6563 (Parcels A and C)

Each such land use, other than the open space parcels, share a similar amount of risk and benefit. For the purpose of formulating GHAD assessments, the benefits and burdens of the GHAD have been assessed equally to the 41 residential lots and City sewage lift station parcel.

The total budget for the fiscal year of the District (2025-26), in the amount of $16,204.00, is allocated to the 41 residential lots and to the City sewage lift station parcel, and includes interest income.