

# Northwest San Ramon Geologic Hazard Abatement District Agenda

San Ramon City Hall  
Council Chamber  
7000 Bollinger Canyon Road

April 28, 2026  
6:30 PM  
Regular Meeting

Agenda Questions: Please contact the City Clerk's Office at  
(925) 973-2539 or [cityclerk@sanramon.ca.gov](mailto:cityclerk@sanramon.ca.gov).

Please refer to the end of the agenda to review options for participation in the meeting.  
This agenda is posted in accordance with Government Code Section 54954.2(a).

## 1. Call to Order/Roll Call

## 2. Public Comment or Written Communication

At this time, those in the audience are encouraged to address the Board on any item not already included in tonight's agenda. No Board action can be taken at this meeting on issues raised during Public Comment. Comments should not exceed three minutes.

## 3. Consent Calendar

Consent Calendar items are considered routine and are acted upon by the Board with a single action. Members of the audience wishing to provide public input may request that the Board remove the item from the Consent Calendar.

### 3.1. Minutes of the Northwest San Ramon Geologic Hazard Abatement District (NWSR GHAD) Regular Meeting - January 27, 2026

Recommendation: Approve Minutes

## 4. Unfinished Business

## 5. New Business

### 5.1. Resolution NWSR GHAD No. 2026-002 - Approve the FY 2026/27 Engineer's Report; Set the Maximum Assessment for NWSR GHAD for FY 2026/27 at \$1850.59 per Assessment Unit and \$0.1277 per Square Foot of Habitable, Non-Residential Building Space; Set the Assessment to Be Levied; Adopt a Resolution of Intention to Levy Assessments for FY 2026/27 for NWSR GHAD; and Set a Public Hearing for May 26, 2026

Recommendation: Approve Resolution NWSR GHAD No. 2026-002

*Staff Report by Shane Hsieh, City/District Engineer*

## 6. Adjournment

## How to View or Participate in the Meeting

The public is invited to participate in the meeting using any of the following methods:

### **In Person:**

Members of the public can provide in-person comments at the meeting. To make a request for disability-related accommodation to participate in the meeting, please contact the City Clerk's Office 48 hours in advance of the meeting at [cityclerk@sanramon.ca.gov](mailto:cityclerk@sanramon.ca.gov).

### **Written Communication by Email:**

Public comments may be submitted via e-mail to [cityclerk@sanramon.ca.gov](mailto:cityclerk@sanramon.ca.gov) at least 2 hours prior to the start time of the meeting. Please include "Public Comment" in the subject line. In the body of the email please include your name and the item you wish to comment on. Written public comment will not be read aloud during the meeting.

### **Attendee Conduct:**

There will be zero tolerance for any person addressing the Committee making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity.
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present or watching.

At the discretion of the Chair, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Committee unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or "fighting words" that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Committee or the specific agenda item in which you are speaking.

**While the City of San Ramon ensures the First Amendment rights of its citizens, we do not accept nor endorse any offensive or hateful comments made during our meetings. The City of San Ramon celebrates the diversity of our community, and we strive to be a welcoming and open community for all.**

**MINUTES OF THE  
CITY OF SAN RAMON  
NORTHWEST SAN RAMON GEOLOGIC HAZARD ABATEMENT DISTRICT  
MEETING  
January 27, 2026**

**1. CALL TO ORDER/ROLL CALL**

Vice Chair Rubio called the meeting to order at 6:35 p.m.

Attendee Name	Title	Status
Mark Armstrong	Chair	Absent
Marisol Rubio	Vice Chair	Present
Richard Adler	Board Member	Present
Robert Jweinat	Board Member	Present
Sridhar Verose	Board Member	Present

Also in attendance: District Manager Steven Spedowfski, Assistant City Attorney Alicia Poon, and District Clerk Joan Snashall.

**2. PUBLIC COMMENT**

**3. CONSENT CALENDAR**

3.1 Minutes of the Northwest San Ramon Geologic Hazard Abatement District (NWSR GHAD) Regular Meeting – December 9, 2025

Recommendation: Approve Minutes

3.2 Resolution No. NWSR GHAD 2026-001 - Authorizing the NWSR GHAD District Chair to Execute an Agreement with Panorama Environmental, Inc. for On-Call Environmental Consulting Services for a Period Between March 1, 2026 and December 31, 2028, with the Option to Renew the Agreement for Up to Two (2) Succeeding One-Year Terms, and in an Amount Not to Exceed \$150,000

Recommendation: Approve Resolution No. NWSR GHAD 2026-001

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>MOVER:</b>	Sridhar Verose, Board Member
<b>SECONDER:</b>	Richard Adler, Board Member
<b>AYES:</b>	Verose, Adler, Jweinat, Rubio
<b>ABSENT:</b>	Armstrong

**4. UNFINISHED BUSINESS**

**5. NEW BUSINESS**

**6. ADJOURNMENT**

The meeting was adjourned at 6:38 p.m.



**Northwest San Ramon Geologic Hazard Abatement  
District Staff Report  
Item No. 5.1.**

**Date:** April 28, 2026

**To:** Northwest San Ramon Geologic Hazard Abatement District

**From:** Brian Bornstein, Department Director  
Chen-Hsuan (Shane) Hsieh, City/District Engineer

**Subject:** Resolution NWSR GHAD No. 2026-002 - Approve the FY 2026/27 Engineer’s Report; Set the Maximum Assessment for NWSR GHAD for FY 2026/27 at \$1850.59 per Assessment Unit and \$0.1277 per Square Foot of Habitable, Non-Residential Building Space; Set the Assessment to Be Levied; Adopt a Resolution of Intention to Levy Assessments for FY 2026/27 for NWSR GHAD; and Set a Public Hearing for May 26, 2026

**Executive Summary:**

The purpose of this staff report is to provide a review of the Northwest San Ramon Geologic Hazard Abatement District (NWSR GHAD) Budget and Engineer’s Report for FY 2026/27. Staff have reviewed the NWSR GHAD budget and reserves and propose to adjust both the maximum assessment and the assessment to be levied to reflect the changes in inflation.

The assessment amounts are summarized in the table below:

<b>Amount</b>	<b>Per Residential Unit</b>	<b>Per non-residential square foot</b>
Maximum Assessment allowed	\$1,850.59	\$0.1296
<b>Proposed Assessment to be levied</b>	<b>\$1,651.02</b>	<b>\$0.1157</b>

**Recommendation:**

It is the role of the NWSR GHAD Board of Directors to receive the report and if appropriate, consider approving the NWSR GHAD Engineer’s Report for FY 2026/27, confirm the assessment rate to be levied, adopt a Resolution of Intention to Order Assessment for FY 2026/27 for NWSR GHAD, and set a Public Hearing for May 26, 2026.

**Background:**

Pursuant to the Public Resources Code of the State of California, Section 26500, Resolution No. 2017-108, adopted by the City Council on October 10, 2017, ordered the formation of the Northwest San Ramon Geologic Hazard Abatement District, and designated the City Council as the Board of Directors. The NWSR GHAD was formed in response to a Condition of Approval of The Preserve Development and encompasses the entire area of that project. This was the first year that assessments were levied. Details of the maintenance responsibilities and geologic hazards within the NWSR GHAD are described in detail in the Plan of Control for the NWSR GHAD, dated September 29, 2017.

**Discussion:**

The purpose of forming the NWSR GHAD is to provide a funding mechanism to prevent, mitigate, abate, or control a geologic hazard; and to mitigate or abate structural hazards that are partly or wholly caused by geologic hazards. A geologic hazard, as defined by the Public Resources Code, is an actual or threatened landslide, land subsidence, soil erosion, earthquake, fault movement, or any other natural or unnatural movement of land or earth.

Pending turnover of land and responsibilities, The Preserve developer is responsible for all NWSR GHAD maintenance activities. Pursuant to the schedule set forth in the Funding and Acceptance of Responsibility by the District (Exhibit D of the Plan of Control), the responsibility for NWSR GHAD activities may transfer to the NWSR GHAD after the Reserve reaches a minimum of \$1,000,000. The NWSR GHAD reserve exceeded this threshold during FY 2022/23. Therefore, the Developers began the process of transferring the maintenance responsibility to the NWSR GHAD during FY 2023/24. It is anticipated that the NWSR GHAD will complete the majority of the process and take on all maintenance and monitoring activities within the accepted parcels in the next year. The actual magnitude of those costs will depend, amongst other things, on the timing of any turnover of land and responsibilities.

FY 2026/27 Activities

The following activities are anticipated to occur in FY 2026/27:

- Prepare the annual Engineer’s Report;

- Levy the assessments;
- Monitor construction activities or issues that may be of concern to the NWSR GHAD;
- Conduct annual monitoring and perform maintenance activities in accordance with the NWSR GHAD Plan of Control; and
- Accept full responsibility for the NWSR GHAD improvements offered by the Developer, if all conditions are met.

### Compliance with the “Right to Vote on Taxes Act” (Proposition 218)

As part of the formation process of the NWSR GHAD, a mailed ballot election process was conducted to form the NWSR GHAD and to adopt an initial assessment limit of \$1,428 per residential unit per year and \$0.10 per square feet of habitable, non-residential property per year. These initial assessment limits will be adjusted annually to reflect the percentage change in the San Francisco-Oakland-San Jose Consumer Price Index (CPI) for All Urban Consumers using an initial date of June 2017. Each subsequent annual adjustment will be calculated using the 12-month period from June to June. There was a majority voter approval to confirm these assessment limits. The applicable inflation from June 2024 to June 2025 is 1.54%; therefore, the assessment limit can be adjusted to \$1,850.59 per residential unit and \$0.1296 per square feet of habitable, non-residential property.

Section 53753.5 (a) of the California Government Code states:

*“If an agency has complied with the notice, protest, and hearing requirements of Section 53753, or if an agency is not required to comply with those requirements because the assessment is exempt from the procedures and approval process set forth in Section 4 of Article XIID of the California Constitution, then those requirements shall not apply in subsequent fiscal years unless the assessment methodology is changed to increase the assessment, or the amount of that assessment is proposed to exceed an assessment formula or range of assessments adopted by an agency in accordance with Article XIID of the California Constitution.”*

### NWSR GHAD Budget and Reserves

#### *Operating Budget*

The NWSR GHAD budget is comprised of two main parts – the operating budget and the reserves. The operating budget is based on the actual funds that staff anticipates spending in a given year on administration and routine maintenance activities. Such maintenance activities include inspections, cleaning and repair of v-ditches, minor erosion repairs, cleaning of stormwater pollution prevention devices, and other activities or repair of minor damage. Unused funds from the operating budget are returned to the reserve. The upcoming fiscal year’s operating budget is \$180,408 as summarized below. Full operating

costs are not well known at this point in the life of the NWSR GHAD, while contracts for external services have not been executed. If costs are greater than expected, then staff may need to request a mid-year adjustment, which could reduce reserve contributions. The operating costs are expected to be approximately \$250,000 to \$350,000 per year for the next 10 years after FY 2026/27.

<b>Proposed Budget</b>	
Staff	\$55,908
Consultants	\$19,000
Maintenance, Permits	\$104,000
Office and Miscellaneous	\$1,500
<b>Total Expense (not including revenue)</b>	<b>\$180,408</b>

*Reserves*

The reserve is composed of two main elements – long-term replacement funds/deferred maintenance and a reserve to respond to damage caused by geologic hazards (such as landslides or large-scale settlements).

*Replacement/Deferred Maintenance Reserve*

The required replacement fund was determined during the formation of the NWSR GHAD and is based on the current year’s estimated replacement costs, the estimated lives of the improvements that the GHAD is responsible for, and the number of years that those improvements have been in service. The magnitude of what this reserve will need to be will vary as components are replaced; however, for 2026 full replacement cost of the GHAD’s assets is approximately \$8.2M. For the purpose of determining appropriate assessment levels to be levied, staff assumed that this year’s obligation to replace any assets as necessary would be fully met.

*Large Repair Reserve*

One of the primary functions of the NWSR GHAD is to respond to large scale damage due to geologic hazards that are beyond the means normally available to homeowners or homeowners’ associations, such as landslides or large-scale settlement. The original assessment calculations included an assumption that the NWSR GHAD would need to repair major damage costing \$1M (2019) every 20 years. The frequency and magnitude of repairs that will actually be required is difficult to determine. However, based on recent experience with the large landslide in the Dougherty Valley area and the costs associated

with the necessary repairs, staff proposes to have a \$5M reserve to respond to future large events to protect the safety of the residents.

*Maximum Assessment Level*

Based on the estimated expenses for on-going operations and allowing for larger (approximately \$1M) geologic events at 20-year intervals, an initial budget was prepared for the purpose of estimating initial assessment levels which has been adjusted for inflation (Attachment A, Exhibit C). This initial budget served as the basis of assessment until full transfer of responsibility and the establishment of an appropriate reserve.

The initial Engineer’s Report and subsequent NWSR GHAD Board action established an annual assessment limit of \$1,428 per residential unit and an annual assessment limit of \$0.10 per square foot of habitable, non-residential space in FY 2017/18 dollars. The proposed initial assessment limits will be adjusted annually to reflect the percentage change in the San Francisco-Oakland-San Jose Consumer Price Index (CPI) for All Urban Consumers. An initial date of June 2017 for the CPI is used for both the residential and non-residential assessment limit. Each subsequent annual adjustment will be calculated using the 12-month period from June to June. The residential and non-residential assessments are to be levied beginning in the first assessment cycle following the issuance of a building permit for the assessed parcel. The assessment limit for FY 2025/26 was \$1,822.58 per residential unit and \$0.1277 per square foot of habitable non-residential property.

The applicable inflation from June 2024 to June 2025 was 1.54%; therefore, the assessment limit can be adjusted to \$1,850.59 per residential unit and \$0.1296 per square foot of habitable non-residential property. Based on an assumed assessment of 363.1 equivalent residential units and 6,000 square feet of non-residential property, it is estimated that the total assessment could be \$672,728 at the maximum rate.

*Assessment to Be Levied*

The NWSR GHAD may levy any assessment up to the maximum limit. The Board had levied the maximum assessments each year until FY 2022/23. However, in the past three years, the Board has responded to concerns regarding the high cost of fire insurance impacting the property owners’ budgets, especially for those living in affordable housing units, and levied assessments lower than the maximum level. During the Board meeting on April 22, 2025, the Board selected to levy the assessment of \$1,626.03 per residential assessment unit and \$0.1139 per square foot of habitable non-residential property.

Since the transfer of open space has not been completed during the past fiscal year, staff recommend that the Board considers levying an assessment at a rate that is only adjusted with inflation. An assessment of \$1651.02 per residential assessment unit and \$0.1157 per square foot of habitable, non-residential property would allow the NWSR GHAD the ability to respond to most geologic events and continue to accumulate the reserve to respond to large events.

The assessments discussed above are “per residential assessment unit”. The

apportionment of the assessments is not uniform with the NWSR GHAD but is instead based on the type of unit in each neighborhood. A comparison of the assessments to be levied on the actual units based on the two options is shown below:

<b>Unit Type</b>	<b>Assessment Ratio</b>	<b>Actual Assessment and Change from FY 2025/26 Based on Housing Type</b>
N1	1	\$1,651.02
		+\$24.99
N2	0.7	\$1,155.72
		+\$17.49
N3	0.6	\$990.61
		+\$15.00
N4	0.5	\$825.51
		+\$12.50
N4	0.45	\$742.96
		+\$11.25
N5	0.45	\$742.96

		+\$11.25
N5	0.4	\$660.41
		+\$10.00

N = Neighborhood

The anticipated budget and reserves are summarized below.

<b>Item</b>	<b>Amount</b>
FY 2025/26 - End of FY Balance	\$3,036,922
FY 2026/27 Assessment per Residential Unit	\$1,651
FY 2026/27 - Assessment	\$600,180
FY 2026/27 - Interests and Other Income	\$615,365
FY 2026/27 - Costs	(\$180,408)
FY 2026/27 - Total Reserve Fund Contribution	\$434,957
FY 2026/27 - Deferred Maintenance Contribution	\$171,509
FY 2026/27 - Large Event Reserve Contribution	\$263,448
FY 2026/27 - End of FY Large Event Reserve	\$2,195,520
FY 2026/27 - End of FY Total Reserve	\$3,471,879

Since the proposed assessment to be levied falls within the assessment limits established with the formation of the NWSR GHAD, a mailed ballot election process is not required. However, a mailing is required by Public Resources Code Section 26652, Geologic Hazard

Abatement Districts, for annually noticing property owners within the NWSR GHAD. This code section states the following:

*“The board of directors shall cause a notice of the adoption of the Resolution described in Section 26651 to be mailed by first class mail to each owner of real property within the district as shown on the last equalized assessment roll of the county.”*

Subsequent to this action, if approved by the NWSR GHAD Board, District staff will mail the Public Hearing notice to all property owners within the NWSR GHAD a minimum of 14 days prior to the Public Hearing.

**Fiscal Impact:**

Based on the proposed assessment rates, which will be applied to 363.1 equivalent units and 6,000 square feet of non-residential property, it is estimated that the total assessment will be \$600,180 for FY 2026/27. These funds will be used to defray operating costs and build up the reserve for deferred maintenance, with the remainder applied to the accumulation of the Large Event Reserve, which will be available for major repairs following the turnover of responsibilities for maintenance to the NWSR GHAD. The budget may be adjusted based on the timing and extent of the acceptance, if necessary. Details of the fiscal analysis are presented in the Engineer’s Report (Attachment A). The Reserve for the NWSR GHAD is projected to be approximately \$3.5M by the end of the FY 2026/27.

In subsequent years, as the reserve fund grows, actual maintenance costs are tracked, and a history of the performance of the improvements in the NWSR GHAD is obtained, staff will undertake periodic Reserve Fund updates to track the financial health of the NWSR GHAD.

**Alternative Option(s):**

The Board may choose any assessment rate lower than the maximum assessment of \$1,850.59 per residential unit and \$0.1296 per square foot of habitable non-residential property, respectively.

**Next Steps:**

1. NWSR GHAD staff mails Notice of Public Hearing for the proposed NWSR GHAD budget for FY 2026/27 to property owners within the NWSR GHAD – May 11, 2026.
2. NWSR GHAD Board of Directors conducts a Public Hearing and adopts the Resolution levying the assessments for FY 2026/27 – May 26, 2026.

**Attachment(s):**

- A. Resolution NSWG GHAD No. 2026-002
- B. NWSR GHAD Draft Engineer’s Report FY 2026/27

**RESOLUTION NWSR GHAD NO. 2026-002**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON  
ACTING AS THE BOARD OF DIRECTORS OF THE  
NORTHWEST SAN RAMON GEOLOGIC HAZARD ABATEMENT DISTRICT  
(NWSR GHAD)**

**APPROVE THE FY 2026/27 ENGINEER'S REPORT; SET THE MAXIMUM ASSESSMENT FOR NWSR GHAD FOR FY 2026/27 AT \$1850.59 PER ASSESSMENT UNIT AND \$0.1277 PER SQUARE FOOT OF HABITABLE, NON-RESIDENTIAL BUILDING SPACE; SET THE ASSESSMENT TO BE LEVIED; ADOPT A RESOLUTION OF INTENTION TO LEVY ASSESSMENTS FOR FY 2026/27 FOR NWSR GHAD; AND SET A PUBLIC HEARING FOR MAY 26, 2026**

(Pursuant to the California Public Resources Code Section 26500 et seq.)

The City Council of the City of San Ramon, acting as the Board of Directors of the Northwest San Ramon Geologic Hazard Abatement District, resolves that:

1. The Board intends to levy and collect assessments within the Northwest San Ramon Geologic Hazard Abatement District during FY 2026/27. The area of land to be assessed is located in the City of San Ramon and Contra Costa County.
2. The cost and expenses of operating and maintaining improvements acquired or constructed pursuant to Public Resources Code Section 26500 et seq. shall be assessed against the properties within the District benefited thereby.
3. In accordance with the Board's Resolution directing the filing of an annual report, Chen-hsuan Hsieh, Engineer of Work, has filed with the District Clerk the report required by the above code. All interested parties are referred to that report for a full and detailed description of the budget, the boundaries of the Assessment District, and the proposed assessment upon assessable lots and parcels of land within the assessment District.
4. On Tuesday, the 26th day of May 2026, the City Council, acting as the Board of Directors, will conduct a Public Hearing regarding the levy of the proposed assessments.
5. The District Clerk is authorized and directed to give notice of Public Hearing required by law.

**PASSED, APPROVED, AND ADOPTED**, at the meeting of April 28, 2026, by the following votes:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Mark Armstrong, Board Chair

**ATTEST:**

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Joan Snashall, District Clerk

**ENGINEER'S REPORT**

**for the**

**NORTHWEST SAN RAMON**

**GEOLOGIC HAZARD ABATEMENT**

**DISTRICT**

**SAN RAMON, CALIFORNIA**

**FISCAL YEAR 2026/27**

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## **ENGINEER'S REPORT**

### **NORTHWEST SAN RAMON GEOLOGIC HAZARD ABATEMENT DISTRICT**

(Pursuant to the Public Resources Code of the State of California, Section 26500 et seq.)

#### **CERTIFICATION OF FILING**

The Northwest San Ramon Geologic Hazard Abatement District ("GHAD") was formed to provide monitoring and maintenance of improvements related to geologic hazard management and other responsibilities as a landowner, within The Preserve Development in the Northwest San Ramon GHAD and levy and collect assessments in order to perform its activities.

The GHAD responsibilities, which are the subject of this report and the Plan of Control, are defined as any activity 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 eight 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. BUDGET AND ASSESSMENT
- VIII. DEVELOPER RESPONSIBILITIES

The undersigned respectfully submits the enclosed Engineer's Report as directed by the Northwest San Ramon Geologic Hazard Abatement District Board of Directors.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Chen-hsuan Hsieh, P.E.,  
District Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Diagram thereto attached was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Joan Snashall, District Clerk  
Northwest San Ramon Geologic Hazard Abatement District  
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was approved and confirmed by the NWSR GHAD Board of Directors, the City Council of the City of San Ramon, California, on the \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Joan Snashall, District Clerk  
Northwest San Ramon Geologic Hazard Abatement District  
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was filed with the County Auditor of the County of Contra Costa on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Joan Snashall, District Clerk  
Northwest San Ramon Geologic Hazard Abatement District  
Contra Costa County, California

# **DRAFT ENGINEER'S REPORT**

for

## **NORTHWEST SAN RAMON GEOLOGIC HAZARD ABATEMENT DISTRICT SAN RAMON, CALIFORNIA**

### **for the ANNUAL ASSESSMENT LIMIT**

#### **I. INTRODUCTION**

The San Ramon City Council formed the Northwest San Ramon Geologic Hazard Abatement District ("GHAD" or "District") on October 10, 2017 (Resolution No. 2017-108), under the authority of the California Public Resources Code, Division 17, Section 26500 et seq. Members of the San Ramon City Council act as the Board of Directors of the GHAD.

#### **II. BACKGROUND**

The developer of The Preserve development ("Project") submitted the Northwest San Ramon GHAD Plan of Control – Faria Preserve Development ("Plan of Control") that describes the GHAD's responsibilities to permanently monitor and maintain GHAD improvements within the GHAD. This Engineer's Report describes the assessment 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 are shown on the attached Assessment Diagram (Exhibit A) and plat (Exhibit B).

#### **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, and described in the Plan of Control and including the following services:

1. Oversight of GHAD operations, including reporting to the GHAD Board of Directors.
2. 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:
  - Slopes
  - Detention Basin
  - Bioretention cells, vegetated bio-swales, and associated improvements
  - Debris benches
  - Maintenance roads (excluding those servicing EBMUD water tank sites)
  - San Ramon Valley Fire Protection District trails
  - Fencing
  - Concrete-lined drainage ditches and drainage swales
  - Open Space storm drain system improvements including downstream (offsite) pipelines
  - Publicly owned retaining walls
  - Subdrains and subdrain outlets
  - Fuel management
5. Preparation of annual GHAD budgets and other documents and reports for consideration 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 earthen and concrete-lined ditches in developed areas and open space; open-space storm drain inlets and outlets; subdrains and their outlets; retaining walls; and access roadways.

## **VI. ASSESSMENT METHOD**

The improvements and GHAD responsibilities described in Section V are distributed within the limits of the GHAD or easements dedicated to and accepted by the GHAD. 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 associated with unmanaged vegetation

The improvements and responsibilities listed in Section V provide specific benefits to the properties within the GHAD and the improvements are constructed for the benefit of those assessed and not the general public. The subject parcels are only being assessed for the reasonable costs of the proportional specific benefits conferred on the parcels. As a result, the GHAD assessment is distributed among all owners of parcels, which are buildable with habitable space. Habitable square footage is space *“used or intended for supporting or sheltering any use or occupancy, which is expected to have a human occupancy rate of more*

than 2,000 person-hours per year” (Adapted from California Code of Regulations, Title 14, Division 2, Section 3601).

The Engineer hereby finds that residential properties within the GHAD receive substantially equal special benefit based on the average lot size for each detached residential product type and on the average lot size divided by the number units for the attached residential product types:

Product Type	Assessment Ratio	Number of Units
Single Family, detached Neighborhood 1	1.0	121
Single Family, detached Neighborhood 2	0.7	72
Cluster, Neighborhood 3	0.6	63
Townhomes, Neighborhood 4	0.5	104
Flats, Neighborhood 4	0.45	78
Single Family, detached Neighborhood 5	0.45	40
Condominiums, Neighborhood 5	0.4	122
<b>Total Units</b>		<b>600</b>

The non-residential properties within the GHAD also receive substantially equal special benefit based on the habitable space.

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. In preparation of the budget, several factors were considered including:

- Site geology
- Remedial grading
- Proximity of geologic hazards to proposed residences
- Improvements or structures
- Site access considerations
- Elements requiring routine maintenance, including:
  1. Surface drainage facilities
  2. Graded slopes
  3. Retaining walls
  4. Detention and sedimentation basin facilities
  5. Fire breaks

## VII. BUDGET AND ASSESSMENT

### Operating Budget

During the initial phase of development in the NWSR GHAD area, the developer was responsible for all GHAD monitoring and maintenance activities. Expenditures by the GHAD for preparing the reports and levying the assessment were minor.

Pursuant to the schedule set forth in the Funding and Acceptance of Responsibility by the District (Exhibit D of the Plan of Control), the GHAD reserve at the time of transfer will be a minimum of \$1,000,000. The GHAD reserve exceeded this threshold during FY 2022/23. Therefore, the developer began the process of transferring the maintenance responsibility to the GHAD during FY 2022/23. It is anticipated that the NWSR GHAD will incur full costs for maintenance and monitoring of the NWSR GHAD in the next several years. The actual magnitude of those costs will depend amongst other things on the timing of any turnover of land and responsibilities.

The NWSR GHAD budget is comprised of two main parts – the operating budget and the reserves. The operating budget is based on the actual funds that staff anticipates spending in a given year on administration and routine maintenance activities. Such maintenance activities include inspections, cleaning and repair of v-ditches, minor erosion repairs, cleaning of stormwater pollution prevention devices, and other activities or repair of minor damage. Unused funds from the operating budget are returned to the reserve. This year’s operating budget is \$180,408 as summarized below. Full operating costs are not well known at this point in the life of the NWSR GHAD, while contracts for external services have not been executed. The operating costs are expected to be approximately \$250,000 to \$350,000 per year for the next 10 years.

<b>Proposed Budget</b>	
Staff	\$55,908
Consultants	\$19,000
Maintenance, Permits	\$104,000
Office and Miscellaneous	\$1,500
<b>Total Expenses (Not including revenue)</b>	<b>\$180,408</b>

The reserve is composed of two main elements – long-term replacement funds/deferred maintenance and a reserve to respond to damage caused by geologic hazards (such as landslides or large-scale settlements).

**Replacement/Deferred Maintenance Reserve**

The required replacement fund was determined during the formation of the NWSR GHAD and is based on the current year’s estimated replacement costs, the estimated lives of the improvements that the NWSR GHAD is responsible for, and the number of years that those improvements have been in service. The magnitude of what this reserve will need to be will vary as components are replaced; however, for 2026 full replacement cost of the GHAD’s assets is approximately \$8.2 million. For the purpose of determining appropriate assessment levels to be levied, staff assumed that this obligation would be fully met.

## **Large Repair Reserve**

One of the primary functions of the NWSR GHAD is to respond to large scale damage due to geologic hazards that are beyond the means normally available to homeowners or homeowner's associations. This is most commonly caused by landslides or large-scale settlements. The original assessment calculations included an assumption that the NWSR GHAD would need to repair major damage from a Large Event costing \$1 million (2019) every 20 years. The frequency and magnitude of repairs that will actually be required is difficult to determine. However, based on recent experience with the large landslide in the Dougherty Valley area and the costs associated with the necessary repairs, staff propose to have a \$5M reserve to respond to future large events to protect the safety of the residents.

## **Maximum Assessment**

The initial Engineer's Report and subsequent GHAD Board action established an annual assessment limit of \$1,428 per residential unit and an annual assessment limit of \$0.10 per square foot of habitable non-residential space in FY 2017/18 dollars. The proposed initial assessment limits will be adjusted annually to reflect the percentage change in the San Francisco-Oakland-San Jose Consumer Price Index (CPI) for All Urban Consumers. The assessment limit will be adjusted annually using an initial date of June 2017 for the CPI for both the residential and non-residential assessment limit. Each subsequent annual adjustment will be calculated using the 12-month period from June to June. The residential and non-residential assessments are to be levied beginning in the first assessment cycle following the issuance of a building permit for the assessed parcel. The assessment limit for FY 2025/26 was \$1,822.58 per residential unit and \$0.1277 per square foot of habitable non-residential property.

The applicable inflation from June 2024 to June 2025 was 1.54%; therefore, the assessment limit can be adjusted to \$1,850.59 per residential unit and \$0.1296 per square foot of habitable non-residential property. Based on an assumed assessment of 363.1 equivalent residential units and 6,000 square feet of non-residential property, it is estimated that the total assessment could be \$672,728 at the maximum rate.

## **Assessment to be Levied**

The NWSR GHAD may levy any assessment up to the maximum limit. The Board had levied the maximum assessments each year until FY 2022/23. However, in the past three years, the Board has responded to concerns regarding the high cost of fire insurance impacting the property owners' budgets, especially for those living in affordable housing units, and levied assessments lower than the maximum level. During the Board meeting on April 22, 2025, the Board selected to levy the assessment of \$1,626.03 per residential assessment unit and \$0.1136 per square foot of habitable non-residential property.

Since the transfer of open space has not been completed during the past fiscal year, the NWSR GHAD may choose to levy an assessment at a rate that is only adjusted with inflation. An assessment of \$1651.02 per residential assessment unit and \$0.1157 per square foot of habitable, non-residential property would allow the NWSR GHAD the ability to respond to most geologic events and continue to accumulate the reserve to respond to large events.

The assessments discussed above are “per residential assessment unit”. The apportionment of the assessments is not uniform with the NWSR GHAD but is instead based on the type of unit in each neighborhood. A comparison of the assessments to be levied on the actual units based on the two options is shown below:

<b>Unit Type</b>	<b>Assessment Ratio</b>	<b>Actual Assessment and Change from FY 2025/26 Based on Housing Type</b>
N1	1	\$1,651.02
		+\$24.99
N2	0.7	\$1,155.72
		+\$17.49
N3	0.6	\$990.61
		+\$15.00
N4	0.5	\$825.51
		+\$12.50
N4	0.45	\$742.96
		+\$11.25
N5	0.45	\$742.96
		+\$11.25
N5	0.4	\$660.41
		+\$10.00

N = Neighborhood

The anticipated budget and reserves are summarized below.

<b>Item</b>	<b>Amount</b>
FY 2025/26 - End of FY Balance	\$3,036,922
FY 2026/27 Assessment per Residential Unit	\$1,651
FY 2026/27 - Assessment	\$600,180
FY 2026/27 - Interests and Other Income	\$615,365
FY 2026/27 - Costs	(\$180,408)
FY 2026/27 - Total Reserve Fund Contribution	\$434,957
FY 2026/27 - Deferred Maintenance Contribution	\$171,509
FY 2026/27 - Large Event Reserve Contribution	\$263,448
FY 2026/27 - End of FY Large Event Reserve	\$2,195,520
FY 2026/27 - End of FY Total Reserve	\$3,471,879

## **VIII. PROPERTY OWNER OR DEVELOPER RESPONSIBILITIES**

The property owner or developer of the Project is responsible for managing and maintaining The Preserve portion of the NWSR GHAD until the NWSR GHAD accepts responsibility for the GHAD Improvements as set forth in the Plan of Control. In addition, the property owner or developer is responsible for funding any necessary GHAD functions or business undertaken for the GHAD that the GHAD Officers or Board of Directors determine are necessary before the NWSR GHAD accepts the GHAD Improvements. If the property owner or developer fails to fund all or a portion of these costs, these costs shall be covered by the funds generated by and for the NWSR GHAD (i.e., through the assessment) and the developer shall be required to reimburse the NWSR GHAD for such costs before the GHAD can accept monitoring and maintenance responsibilities for the GHAD Improvements.

The NWSR GHAD may utilize funds generated by or for the GHAD to conduct any necessary GHAD functions or business for the GHAD before the NWSR GHAD accepts the GHAD improvements. Such functions and business can include periodic reporting to the NWSR GHAD Board of Directors and work performed by NWSR GHAD Officers to verify the maintenance is implemented in accordance with the Plan of Control and GHAD Law. Such an undertaking does not render the GHAD liable or responsible for the GHAD improvements during this period of time. The NWSR GHAD only becomes responsible for maintenance once the GHAD improvements are accepted by the GHAD in accordance with the requirements set forth in the Plan of Control.

**EXHIBIT A**

**Assessment Diagram**

**(Legal Description for Subdivision 9342)**

**ASSESSMENT DIAGRAM**

AUGUST 1, 2017  
JOB NO.: 1378-091

**EXHIBIT A  
DESCRIPTION  
NORTHWEST SAN RAMON GEOLOGIC HAZARD ABATEMENT DISTRICT  
(GHAD)  
FARIA PRESERVE, LLC  
SAN RAMON, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF SAN RAMON, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ONE, AS SAID PARCEL ONE IS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT RECORDED APRIL 19, 2017, IN DOCUMENT NO. 2017-0068043-00 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY;

**EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PARCELS OF LAND:**

ALL THAT PROPERTY GRANTED TO THE EAST BAY MUNICIPAL UTILITY DISTRICT RECORDED MARCH 23, 2017, IN DOCUMENT NO. 2017-0055614 AND DOCUMENT NO. 2017-0055616 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY

CONTAINING 285.70 ACRES OF LAND, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION



*Mark H. Wehber* 8/1/17

MARK H. WEHBER, P.L.S.  
L.S. NO. 7960

**EXHIBIT B**

**Plat**



SCALE: 1"=800'

COUNTY OF CONTRA COSTA

TOWN OF DANVILLE

CITY OF SAN RAMON

NOT A PART

RANCHO SAN RAMON

NORTHWEST SAN RAMON  
GEOLOGIC HAZARD  
ABATEMENT DISTRICT (GHAD)  
AREA: 285.70 AC ±

CITY OF SAN RAMON

BOLLINGER CANYON ROAD

DEERWOOD ROAD

NOT A PART

CROW CANYON ROAD



EXHIBIT B

# PLAT TO ACCOMPANY LEGAL DESCRIPTION

NORTHWEST SAN RAMON GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)

& FARIA PRESERVE, LLC

CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA

AUGUST 1, 2017

SHEET 1 OF 1

**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350

SAN RAMON, CALIFORNIA, (925) 866-0322

8/1/2017 9:39 AM

**EXHIBIT C**

**ASSUMPTIONS, ESTIMATED ANNUALIZED EXPENSES  
AND REPLACEMENT COSTS**

**EXHIBIT C**  
**Northwest San Ramon Geologic Hazard Abatement District**

**ASSUMPTIONS**

Total Number of Residential Units (Actual)	600
Total Number of Residential Units (Equivalent)	361.1
Maximum Annual Assessment per Unit (FY 2026/27)	\$1,850.59
Approximate Total Habitable Non-Residential Building Area (square feet)	6,000
Maximum Annual Assessment – Non-residential per square feet (FY 2026/27)	\$0.1296
Annual Adjustment in Maximum Assessment (estimated)	1.54%
Investment Earnings (estimated)	0.5%
Frequency of Large-Scale Repair (years)	20
Cost of Large-Scale Repair (current \$)	\$5,241,850

**ESTIMATED ANNUALIZED EXPENSES AND REPLACEMENT COSTS FOR FY 2026/27**

Administration and Management	\$31,100
Additional GHAD Staff, Memberships, Assessment Roll, and Budget	\$21,732
Site Monitoring Program	\$19,438
Sediment/Debris Removal – Drainage Improvements	\$10,561
Water Quality/Detention/Bioretenion Basins	\$48,852
Subdrain Outlets	\$1,166
Vegetation Control/Fencing/Trails– Open Space	\$49,890
Slope and Creek Bank Stabilization (including minor landsliding)	\$38,875
Water Quality/Detention Basin Replacement	\$2,592
Open Space Storm Drain Replacement	\$23,075
Bioretention Cell Replacement	\$54,982
Retaining Wall/Fence Replacement/Trails	\$81,359
Concrete Ditch Replacement	\$9,503
Major Repair (Annualized)	\$64,791
Misc. & Contingency (7%)	<u>\$27,519</u>
<b>Total</b>	<b><u>\$485,434</u></b>

**Exhibit D**

**Northwest San Ramon GHAD Reserve Fund Study**

**FY 2026/27**

Fiscal Year Start	2019	2020	2021	2022	2023	2024	2025	2026	2027
Fiscal Year End	2020	2021	2022	2023	2024	2025	2026	2027	2028
June to June inflation SF-O-H All Consumers	3.22%	1.70%	3.15%	6.80%	2.88%	3.24%	1.54%	3.25%	3.31%
Cummulative inflation (for reference only)	7.26%	9.08%	12.52%	20.17%	23.63%	27.63%	29.59%	33.80%	38.23%

<b>INCOME</b>										
Assessment, estimated or submitted								\$ 591,095	\$ 600,180	\$ 619,686
Non-assessment revenue, estimated								\$ -	\$ -	\$ -
Earnings, Estimated								\$ 12,903	\$ 15,185	\$ 17,359
Assessment, audited	\$ 250,742	\$ 289,556	\$ 387,630	\$ 508,236	\$ 412,399	\$ 572,543				
Non-assessment revenue, audited	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Earnings, audited	\$ 9,160	\$ (1,068)	\$ (13,488)	\$ 9,389	\$ 57,353	\$ 107,451				

Budgeted Amount	-	-	-	-	\$145,596	\$163,530	\$147,693	\$180,408
Accepted Open Space (ac)	0	0	0	0	13.48	13.48	13.48	175
Accepted Percentage	0.0%	0.0%	0.0%	0.0%	7.0%	7.0%	7.0%	91.1%

<b>EXPENSES</b>										
Estimated								\$147,693	\$180,408	\$257,230
Audited	\$ -	\$ 200	\$ 234	\$ 412	\$ 14,162	\$ 42,778				
Reserve Fund Contribution	\$ 259,902	\$ 288,288	\$ 373,908	\$ 517,213	\$ 455,590	\$ 637,216	\$ 456,305	\$ 434,957	\$ 379,815	

Deferred maintenance - follows inflation	\$ 129,555	\$ 141,951	\$ 144,364	\$ 148,912	\$ 159,038	\$163,617	\$168,913	\$171,509	\$177,083
Deferred maintenance balance, Beginning of FY	\$ -	\$ 129,555	\$ 271,506	\$ 415,870	\$ 564,782	\$ 723,819	\$ 887,436	\$ 1,056,349	\$ 1,227,859
Deferred Maintenance Balance, End of FY	\$ 129,555	\$ 271,506	\$ 415,870	\$ 564,782	\$ 723,819	\$ 887,436	\$ 1,056,349	\$ 1,227,859	\$ 1,404,942

Large Event Reserve (Reserve Fund Contribution - Deferred Maintenance)	\$ 130,347	\$ 146,337	\$ 229,544	\$ 368,302	\$ 296,552	\$ 473,599	\$ 287,392	\$ 263,448	\$ 202,732
Large Event Reserve Balance, Beginning of FY	\$ -	\$ 130,347	\$ 276,684	\$ 506,228	\$ 874,530	\$ 1,171,082	\$ 1,644,681	\$ 1,932,073	\$ 2,195,520
Large Event Reserve Balance, End of FY	\$ 130,347	\$ 276,684	\$ 506,228	\$ 874,530	\$ 1,171,082	\$ 1,644,681	\$ 1,932,073	\$ 2,195,520	\$ 2,398,252

Total Balance, Beginning of FY	\$ 48,500	\$ 308,402	\$ 596,690	\$ 970,598	\$ 1,487,811	\$ 1,943,401	\$ 2,580,617	\$ 3,036,922	\$ 3,471,879
Total Balance, End of FY	\$ 308,402	\$ 596,690	\$ 970,598	\$ 1,487,811	\$ 1,943,401	\$ 2,580,617	\$ 3,036,922	\$ 3,471,879	\$ 3,851,695

Fiscal Year Start	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Fiscal Year End	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
June to June inflation SF-O-H All Consumers	3.29%	3.23%	3.23%	3.39%	3.42%	3.08%	3.27%	3.00%	3.00%	3.00%
Cummulative inflation (for reference only)	42.78%	47.39%	52.15%	57.31%	62.68%	67.68%	73.17%	78.37%	83.72%	89.23%

<b>INCOME</b>										
Assessment, estimated or submitted	\$ 640,184	\$ 661,249	\$ 682,598	\$ 704,646	\$ 728,543	\$ 753,423	\$ 776,604	\$ 802,028	\$ 826,089	\$ 850,871
Non-assessment revenue, estimated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earnings, Estimated	\$ 19,258	\$ 21,227	\$ 23,267	\$ 25,380	\$ 27,567	\$ 29,836	\$ 32,188	\$ 34,620	\$ 37,139	\$ 39,741
Assessment, audited										
Non-assessment revenue, audited										
Earnings, audited										

Budgeted Amount
Accepted Open Space (ac)
Accepted Percentage

<b>EXPENSES</b>										
Estimated	\$265,739	\$274,483	\$283,345	\$292,497	\$302,417	\$312,744	\$322,366	\$332,920	\$342,907	\$353,195
Audited										
Reserve Fund Contribution	\$ 393,704	\$ 407,993	\$ 422,520	\$ 437,529	\$ 453,694	\$ 470,515	\$ 486,426	\$ 503,728	\$ 520,320	\$ 537,417

Deferred maintenance - follows inflation	\$182,941	\$188,961	\$195,061	\$201,362	\$208,191	\$215,301	\$221,925	\$229,190	\$236,066	\$243,148
Deferred maintenance balance, Beginning of FY	\$ 1,404,942	\$ 1,587,883	\$ 1,776,844	\$ 1,971,905	\$ 2,173,267	\$ 2,381,458	\$ 2,596,759	\$ 2,818,683	\$ 3,047,873	\$ 3,283,939
Deferred Maintenance Balance, End of FY	\$ 1,587,883	\$ 1,776,844	\$ 1,971,905	\$ 2,173,267	\$ 2,381,458	\$ 2,596,759	\$ 2,818,683	\$ 3,047,873	\$ 3,283,939	\$ 3,527,087

Large Event Reserve (Reserve Fund Contribution - Deferred Maintenance)	\$ 210,763	\$ 219,032	\$ 227,459	\$ 236,167	\$ 245,503	\$ 255,214	\$ 264,501	\$ 274,538	\$ 284,255	\$ 294,270
Large Event Reserve Balance, Beginning of FY	\$ 2,398,252	\$ 2,609,015	\$ 2,828,048	\$ 3,055,506	\$ 3,291,673	\$ 3,537,177	\$ 3,792,391	\$ 4,056,892	\$ 4,331,430	\$ 4,615,685
Large Event Reserve Balance, End of FY	\$ 2,609,015	\$ 2,828,048	\$ 3,055,506	\$ 3,291,673	\$ 3,537,177	\$ 3,792,391	\$ 4,056,892	\$ 4,331,430	\$ 4,615,685	\$ 4,909,954

Total Balance, Beginning of FY	\$ 3,851,695	\$ 4,245,398	\$ 4,653,391	\$ 5,075,912	\$ 5,513,440	\$ 5,967,134	\$ 6,437,649	\$ 6,924,075	\$ 7,427,803	\$ 7,948,124
Total Balance, End of FY	\$ 4,245,398	\$ 4,653,391	\$ 5,075,912	\$ 5,513,440	\$ 5,967,134	\$ 6,437,649	\$ 6,924,075	\$ 7,427,803	\$ 7,948,124	\$ 8,485,541

Fiscal Year Start	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Fiscal Year End	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
June to June inflation SF-O-H All Consumers	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cummulative inflation (for reference only)	94.91%	100.75%	106.78%	112.98%	119.37%	125.95%	132.73%	139.71%	146.90%	154.31%

<b>INCOME</b>										
Assessment, estimated or submitted	\$ 876,397	\$ 902,689	\$ 929,770	\$ 957,663	\$ 986,393	\$ 1,015,985	\$ 1,046,464	\$ 1,077,858	\$ 1,110,194	\$ 1,143,500
Non-assessment revenue, estimated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earnings, Estimated	\$ 42,428	\$ 45,203	\$ 48,069	\$ 51,028	\$ 54,084	\$ 57,239	\$ 60,497	\$ 63,860	\$ 67,331	\$ 70,915
Assessment, audited										
Non-assessment revenue, audited										
Earnings, audited										

Budgeted Amount
Accepted Open Space (ac)
Accepted Percentage

<b>EXPENSES</b>										
Estimated	\$363,790	\$374,704	\$385,945	\$397,524	\$409,449	\$421,733	\$434,385	\$447,416	\$460,839	\$474,664
Audited										
Reserve Fund Contribution	\$ 555,035	\$ 573,188	\$ 591,894	\$ 611,168	\$ 631,028	\$ 651,491	\$ 672,576	\$ 694,302	\$ 716,686	\$ 739,750

Deferred maintenance - follows inflation	\$250,442	\$257,955	\$265,694	\$273,665	\$281,875	\$290,331	\$299,041	\$308,012	\$317,253	\$326,770
Deferred maintenance balance, Beginning of FY	\$ 3,527,087	\$ 3,777,529	\$ 4,035,484	\$ 4,301,178	\$ 4,574,843	\$ 4,856,718	\$ 5,147,049	\$ 5,446,090	\$ 5,754,102	\$ 6,071,354
Deferred Maintenance Balance, End of FY	\$ 3,777,529	\$ 4,035,484	\$ 4,301,178	\$ 4,574,843	\$ 4,856,718	\$ 5,147,049	\$ 5,446,090	\$ 5,754,102	\$ 6,071,354	\$ 6,398,124

Large Event Reserve (Reserve Fund Contribution - Deferred Maintenance)	\$ 304,593	\$ 315,233	\$ 326,200	\$ 337,503	\$ 349,153	\$ 361,160	\$ 373,535	\$ 386,289	\$ 399,434	\$ 412,980
Large Event Reserve Balance, Beginning of FY	\$ 4,909,954	\$ 5,214,547	\$ 5,529,780	\$ 5,855,979	\$ 6,193,482	\$ 6,542,635	\$ 6,903,795	\$ 7,277,331	\$ 7,663,620	\$ 8,063,054
Large Event Reserve Balance, End of FY	\$ 5,214,547	\$ 5,529,780	\$ 5,855,979	\$ 6,193,482	\$ 6,542,635	\$ 6,903,795	\$ 7,277,331	\$ 7,663,620	\$ 8,063,054	\$ 8,476,034

Total Balance, Beginning of FY	\$ 8,485,541	\$ 9,040,576	\$ 9,613,764	\$ 10,205,657	\$ 10,816,825	\$ 11,447,853	\$ 12,099,344	\$ 12,771,920	\$ 13,466,222	\$ 14,182,908
Total Balance, End of FY	\$ 9,040,576	\$ 9,613,764	\$ 10,205,657	\$ 10,816,825	\$ 11,447,853	\$ 12,099,344	\$ 12,771,920	\$ 13,466,222	\$ 14,182,908	\$ 14,922,659

Fiscal Year Start	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057
Fiscal Year End	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058
June to June inflation SF-O-H All Consumers	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cummulative inflation (for reference only)	161.94%	169.80%	177.89%	186.23%	194.81%	203.66%	212.77%	222.15%	231.82%	241.77%

<b>INCOME</b>										
Assessment, estimated or submitted	\$ 1,177,805	\$ 1,213,139	\$ 1,249,533	\$ 1,287,019	\$ 1,325,630	\$ 1,365,399	\$ 1,406,361	\$ 1,448,551	\$ 1,492,008	\$ 1,536,768
Non-assessment revenue, estimated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earnings, Estimated	\$ 74,613	\$ 78,431	\$ 82,371	\$ 86,437	\$ 90,633	\$ 94,963	\$ 99,431	\$ 104,041	\$ 108,798	\$ 113,705
Assessment, audited										
Non-assessment revenue, audited										
Earnings, audited										

Budgeted Amount
Accepted Open Space (ac)
Accepted Percentage

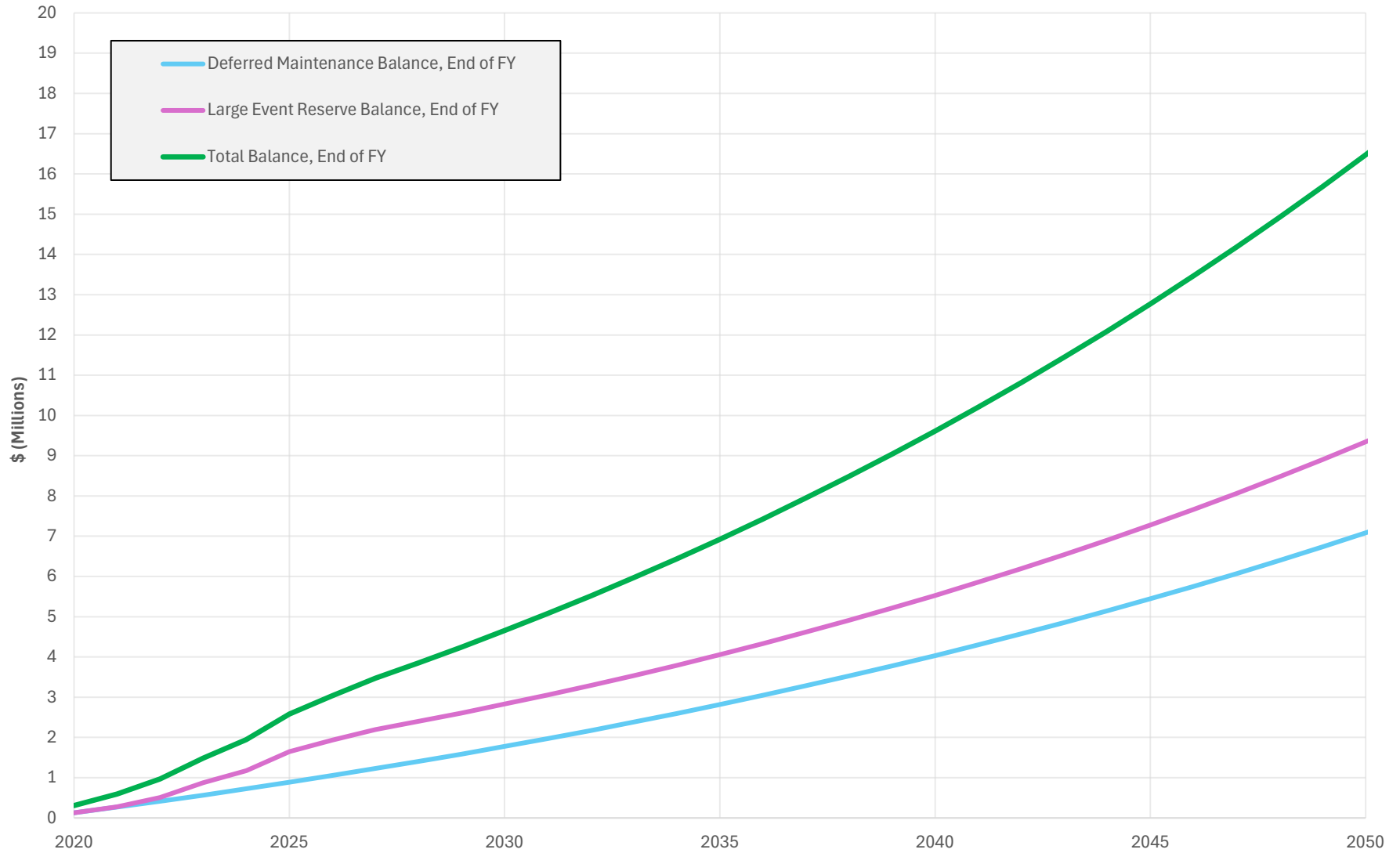
<b>EXPENSES</b>										
Estimated	\$488,904	\$503,571	\$518,678	\$534,239	\$550,266	\$566,774	\$583,777	\$601,290	\$619,329	\$637,909
Audited										
Reserve Fund Contribution	\$ 763,514	\$ 787,999	\$ 813,226	\$ 839,218	\$ 865,997	\$ 893,588	\$ 922,015	\$ 951,302	\$ 981,477	\$ 1,012,564

Deferred maintenance - follows inflation	\$336,573	\$346,670	\$357,071	\$367,783	\$378,816	\$390,181	\$401,886	\$413,943	\$426,361	\$439,152
Deferred maintenance balance, Beginning of FY	\$ 6,398,124	\$ 6,734,698	\$ 7,081,368	\$ 7,438,438	\$ 7,806,221	\$ 8,185,037	\$ 8,575,218	\$ 8,977,104	\$ 9,391,046	\$ 9,817,407
Deferred Maintenance Balance, End of FY	\$ 6,734,698	\$ 7,081,368	\$ 7,438,438	\$ 7,806,221	\$ 8,185,037	\$ 8,575,218	\$ 8,977,104	\$ 9,391,046	\$ 9,817,407	\$ 10,256,559

Large Event Reserve (Reserve Fund Contribution - Deferred Maintenance)	\$ 426,941	\$ 441,328	\$ 456,155	\$ 471,435	\$ 487,181	\$ 503,407	\$ 520,129	\$ 537,360	\$ 555,116	\$ 573,413
Large Event Reserve Balance, Beginning of FY	\$ 8,476,034	\$ 8,902,975	\$ 9,344,304	\$ 9,800,459	\$ 10,271,894	\$ 10,759,075	\$ 11,262,482	\$ 11,782,611	\$ 12,319,971	\$ 12,875,087
Large Event Reserve Balance, End of FY	\$ 8,902,975	\$ 9,344,304	\$ 9,800,459	\$ 10,271,894	\$ 10,759,075	\$ 11,262,482	\$ 11,782,611	\$ 12,319,971	\$ 12,875,087	\$ 13,448,499

Total Balance, Beginning of FY	\$ 14,922,659	\$ 15,686,173	\$ 16,474,172	\$ 17,287,397	\$ 18,126,615	\$ 18,992,612	\$ 19,886,200	\$ 20,808,215	\$ 21,759,517	\$ 22,740,994
Total Balance, End of FY	\$ 15,686,173	\$ 16,474,172	\$ 17,287,397	\$ 18,126,615	\$ 18,992,612	\$ 19,886,200	\$ 20,808,215	\$ 21,759,517	\$ 22,740,994	\$ 23,753,558

NWSR GHAD  
FY 2026/27 Reserve Fund Study  
Figure 1 - Reserve Balance



NWSR GHAD  
FY 2026/27 Reserve Fund Study  
Figure 2 - Large Event Reserve

