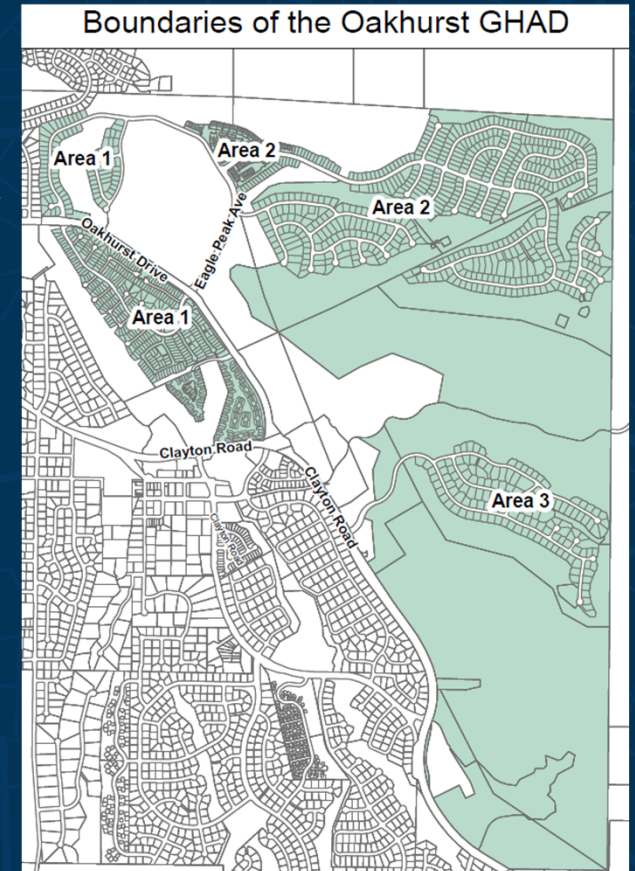


The background of the slide is a dark blue map of Oakhurst, showing a network of streets and roads. The map is rendered in a lighter blue color, creating a subtle pattern against the dark background.

# Oakhurst Geologic Hazard Abatement District Proposed Assessments and Proposition 218 February 18, 2025

# Introduction

- Geologic Hazard Abatement Districts (GHADs) are authorized under Public Resources Code §26500 et seq
- Provide management structure and funding source to protect properties from landslides, erosion, liquefaction, flooding, and other hazards
- A “Plan of Control” must be prepared for GHADs that describes the potential hazards and includes a plan for prevention, mitigation, abatement, and control of these hazards
- The Oakhurst GHAD is comprised of 3 Areas located in the City of Clayton north of Mount Diablo, south of Kirker Pass Road, adjacent to Oakhurst Drive
- Original Plan of Control established in 1989, amended in 1990, and amended again in 2024



## Funding for the Oakhurst GHAD

- An Annual assessment for Oakhurst GHAD established in 2000 and currently generates ~\$51K annually for GHAD services
- Oakhurst GHAD needs an additional ~\$360K annually to fund clean ups, repairs, weed abatement, response to geologic hazards, and build a capital replacement fund to address major landslides
- On May 21, 2024, the Oakhurst GHAD Board directed staff to proceed with establishing a new assessment to generate additional revenue for services described in the amended Plan of Control
- Establishing a new assessment requires property owner approval through Proposition 218 mailed notice and ballot proceedings
- If property owners do not approve the new assessment, certain GHAD services will need to be reduced or eliminated to balance the budget

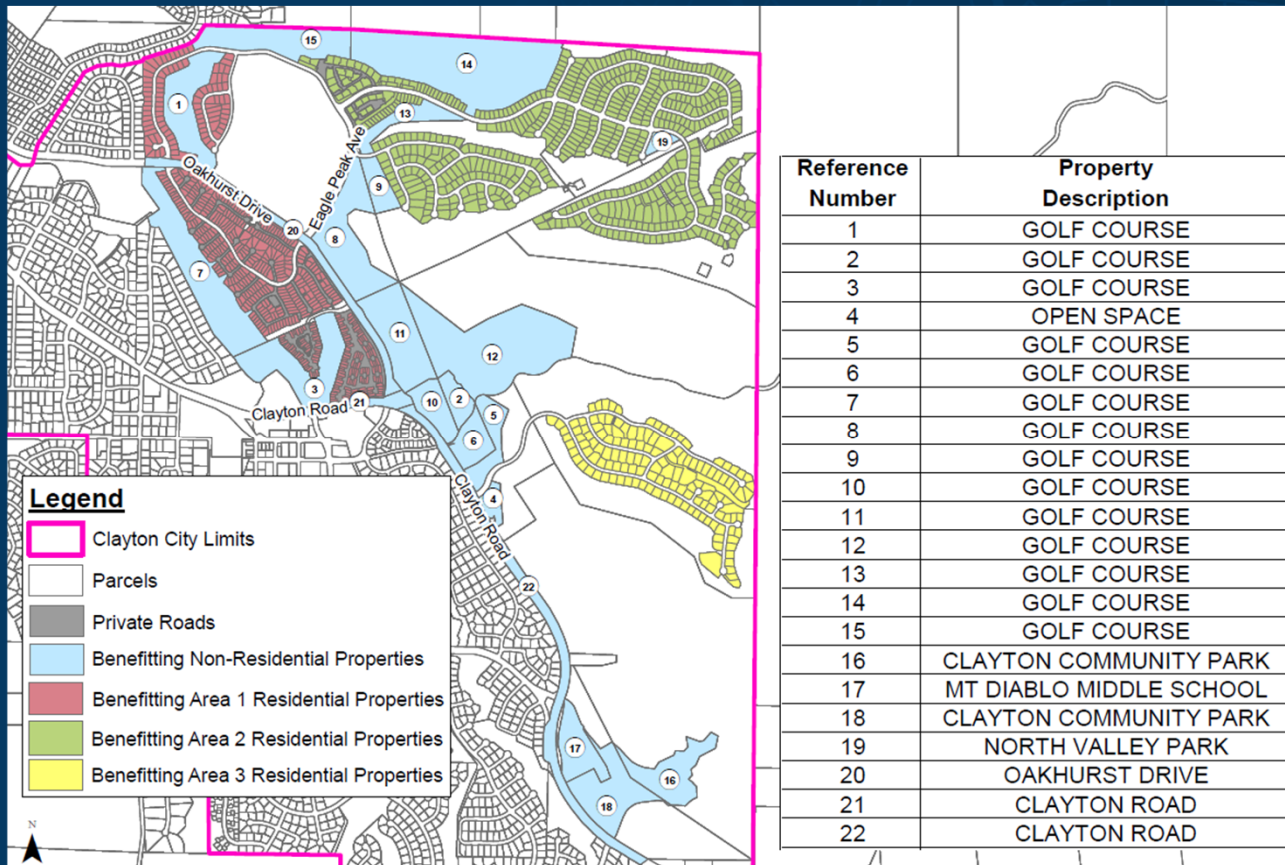


## Proposition 218 Benefit Analysis

- Residential properties within GHAD boundaries can only be assessed in proportion to the special benefits received
- Oakhurst GHAD services provide the following special benefits to property:
  - erosive runoff mitigation and landslide prevention
  - drainage system maintenance
  - weed abatement and ancillary wildfire prevention
  - overall appeal to property due to added protection
- Properties in Areas 2 and 3 receive a greater benefit than properties in Area 1 due to the following:
  - larger lot sizes
  - greater risk of landslides and erosive runoff mitigation
- Benefit attributed to non-residential properties is determined to be 16% of the total budget and will **not** be paid by the residential properties in Areas 1, 2, and 3.



# Benefit Boundary Map



# Recommended Budget for Plan of Control

Budget Line Item Descriptions	Total Budget for Recommended Plan of Control	Estimated Annual Maintenance Costs	10-Year Annual Reserve Collection	Total Annual Estimated Costs
Administration	\$36,000.00	\$36,000.00	\$0.00	\$36,000.00
Annual Maintenance Activities	\$70,000.00	\$70,000.00	\$0.00	\$70,000.00
Monitoring Activities	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
Infrastructure Upgrades	\$35,500.00	\$35,500.00	\$0.00	\$35,500.00
Subsurface Drain Discharge	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
On-going Monitoring Slope Inclimeters	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00
Piezometers	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
Inspection of Open and Public Space Land	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
Restore Debris Basins	\$10,000.00	\$0.00	\$1,000.00	\$1,000.00
Minor Repair to V-Ditches	\$10,000.00	\$0.00	\$1,000.00	\$1,000.00
Inclinometer Replacements	\$100,000.00	\$0.00	\$10,000.00	\$10,000.00
Locate and Identify Inclimeters and Piezometers	\$15,000.00	\$0.00	\$1,500.00	\$1,500.00
Locate Subdrainage Clean-Outs and Subdrain Fallouts	\$15,000.00	\$0.00	\$1,500.00	\$1,500.00
Subdrain Clearing	\$10,000.00	\$0.00	\$1,000.00	\$1,000.00
Reserve for Major Landslide Repairs	\$2,000,000.00	\$0.00	\$200,000.00	\$200,000.00
<b>Totals:</b>	<b>\$2,357,500.00</b>	<b>\$197,500.00</b>	<b>\$216,000.00</b>	<b>\$413,500.00</b>

84% of the costs above will be funded through the Oakhurst GHAD assessments and the remaining 16% will be funded through an alternative funding source.

# Proposed Assessment Rates

- If approved by property owners, the proposed assessments will generate an additional ~\$300K annually for GHAD services
- Proposed Assessment segregated into two components:
  - On-going Component – To be collected in perpetuity for on-going maintenance services
  - 10-year Sunset Component – To be collected for 10 years to build reserves for capital replacement and to address future landslides
- Proposed assessments will increase by CPI commencing Fiscal Year 2026-27

GHAD Area	Land Use Type	Proposed On-Going Assessment	Proposed 10-Year Sunset Assessment*	Total Proposed FY 2025-26 Assessment	Estimated Current FY 2025-26 Assessment**	Estimated Proposed Assessment Increase
Area No. 1	Single-Family Home	\$54.00	\$59.00	\$113.00	\$28.88	\$84.12
Area No. 1	Single-Family Home with Private Roads	\$67.50	\$73.75	\$141.25	\$22.31	\$118.94
Area No. 1	Condos with Private Roads	\$54.00	\$59.00	\$113.00	\$14.87	\$98.13
Area No. 2	Single-Family Home	\$143.00	\$157.00	\$300.00	\$38.58	\$261.42
Area No. 2	Condos with Private Roads	\$143.00	\$157.00	\$300.00	\$19.87	\$280.13
Area No. 3	Single-Family Home	\$160.00	\$175.00	\$335.00	\$93.07	\$241.93

\*Includes collection of \$2,000,000 over 10-Years.

\*\*The April CPI is not available at this time and therefore a 3% estimate has been used for presentation purposes.

# Other Options for Sunset Component

Collection of \$1,000,000 over 10 years to address future landslides

GHAD Area	Land Use Type	Proposed On-Going Assessment	Proposed 10-Year Sunset Assessment*	Total Proposed FY 2025-26 Assessment	Estimated Current FY 2025-26 Assessment**	Estimated Proposed Assessment Increase
Area No. 1	Single-Family Home	\$54.00	\$32.00	\$86.00	\$28.88	\$57.12
Area No. 1	Single-Family Home with Private Roads	\$67.50	\$40.00	\$107.50	\$22.31	\$85.19
Area No. 1	Condos with Private Roads	\$54.00	\$32.00	\$86.00	\$14.87	\$71.13
Area No. 2	Single-Family Home	\$143.00	\$84.00	\$227.00	\$38.58	\$188.42
Area No. 2	Condos with Private Roads	\$143.00	\$84.00	\$227.00	\$19.87	\$207.13
Area No. 3	Single-Family Home	\$160.00	\$94.00	\$254.00	\$93.07	\$160.93

\*Includes collection of \$1,000,000 over 10-Years.

\*\*The April CPI is not available at this time and therefore a 3% estimate has been used for presentation purposes.

No reserve collection over to address future landslides

GHAD Area	Land Use Type	Proposed On-Going Assessment	Proposed 10-Year Sunset Assessment*	Total Proposed FY 2025-26 Assessment	Estimated Current FY 2025-26 Assessment**	Estimated Proposed Assessment Increase
Area No. 1	Single-Family Home	\$54.00	\$0.00	\$54.00	\$28.88	\$25.12
Area No. 1	Single-Family Home with Private Roads	\$67.50	\$0.00	\$67.50	\$22.31	\$45.19
Area No. 1	Condos with Private Roads	\$54.00	\$0.00	\$54.00	\$14.87	\$39.13
Area No. 2	Single-Family Home	\$143.00	\$0.00	\$143.00	\$38.58	\$104.42
Area No. 2	Condos with Private Roads	\$143.00	\$0.00	\$143.00	\$19.87	\$123.13
Area No. 3	Single-Family Home	\$160.00	\$0.00	\$160.00	\$93.07	\$66.93

\*Includes collection of \$0 over 10-Years.

\*\*The April CPI is not available at this time and therefore a 3% estimate has been used for presentation purposes.



## Next Steps to Approve Proposed Assessments

- Preparation of Engineer's Report
- **March 18, 2025 – Board adopts resolution of intention and preliminarily approves Engineer's Report**
- Conduct virtual meeting with GHAD property owners
- April 18, 2025 – Deadline to mail Proposition 218 notices and ballots to property owners
- **June 3, 2025 – Conduct public hearing and close balloting period**
- June 4, 2025 – Perform ballot tabulation
- If a majority of returned ballots, weighted by proposed assessment, do not oppose the proposed assessments then Board can approve for Fiscal Year 2025-26
- **June 17, 2025 – Board declares results of ballot tabulation and adopts final resolution**



Thank you!

GHAD staff is seeking final Board authorization to proceed with  
Proposition 218 proceedings.

We are happy to answer any questions you may have.