

**WIEDEMANN RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT  
PROGRAM BUDGET FOR FISCAL YEAR 2025/26**

May 27, 2025

Wiedemann Ranch GHAD Board of Directors  
Chair Candace Andersen  
Vice Chair John M. Gioia  
Boardmember Diane Burgis  
Boardmember Ken Carlson  
Boardmember Shanelle Scales-Preston

Wiedemann Ranch Geologic Hazard Abatement District  
1025 Escobar Street  
Martinez, CA 94553-1229

Subject: Wiedemann Ranch Geologic Hazard Abatement District  
Danville, San Ramon, and Contra Costa County, California

### **PROGRAM BUDGET FOR FISCAL YEAR 2025/26**

Dear Chair Andersen and Boardmembers:

Attached is the program budget for the Wiedemann Ranch Geologic Hazard Abatement District (GHAD) for the Fiscal Year (FY) 2025/26. The program budget as proposed is \$403,125. The budget expenses are broken down into the following approximate percentages of the total expenses.

- Administration and Accounting ..... 14 percent
- Outside Professional Services..... 15 percent
- Preventive Maintenance and Operations ..... 69 percent
- Special Projects ..... 2 percent
- Major Repairs..... 0 percent

The budget anticipates FY 2025/26 revenue of \$625,519 with an estimated increase of \$435,511 to the reserve fund. A summary of the expenses is shown in Table 3 followed by a brief description of each budget item on the following pages.

If you have any questions regarding the contents of this letter, please contact us.

Sincerely,

Wiedemann Ranch Geologic Hazard Abatement District  
ENGEO Incorporated, GHAD Manager  
ENGEO Project No. 3586.002.024



Haley Ralston

hjr/gh/rhb/cb

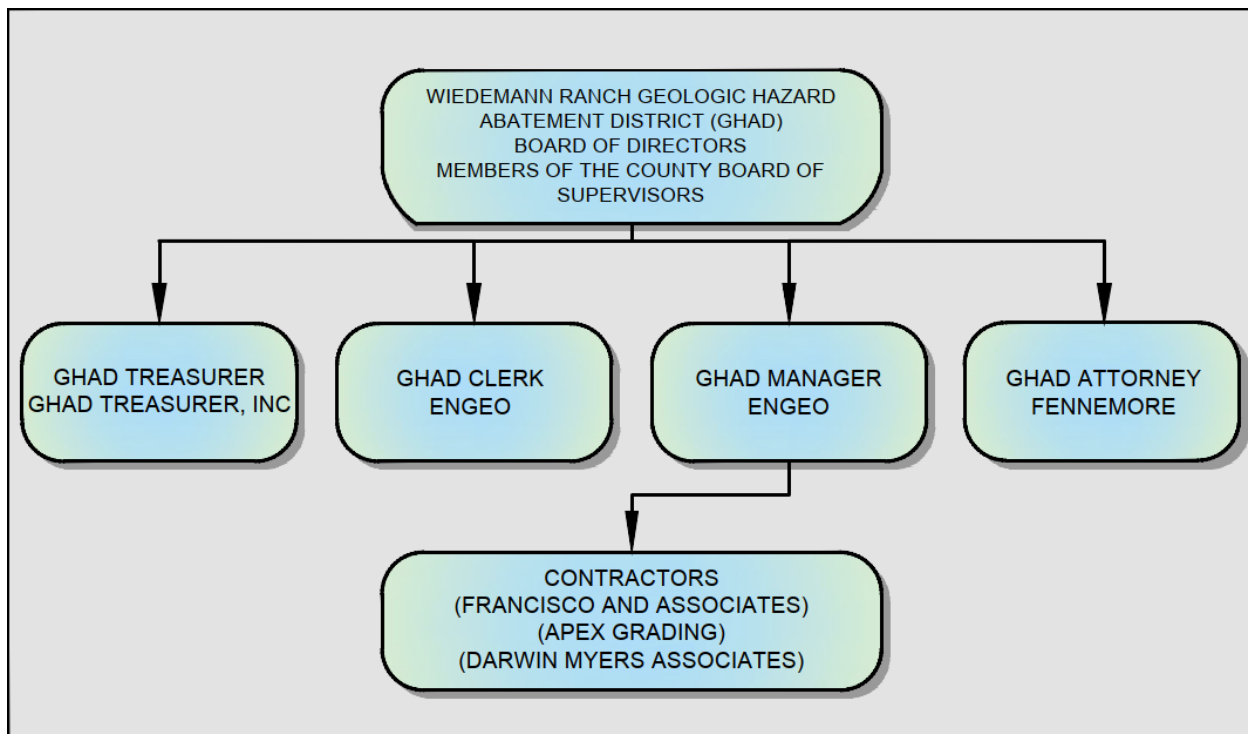


Robert H. Boeche

**Wiedemann Ranch Geologic Hazard Abatement District  
Program Budget  
Fiscal Year 2025/26**

The following budget summarizes the anticipated expenditures for Fiscal Year (FY) 2025/26 for the Wiedemann Ranch GHAD, which currently includes the Henry Ranch, Norris Canyon Estates, Elworthy Ranch, Red Hawk (Podva), and Magee Preserve developments. For FY 2025/26 we have budgeted for GHAD responsibilities within these developments with the exception of the Magee Preserve development. The Magee Preserve development was annexed into the Wiedemann Ranch GHAD on July 13, 2021, with the adoption of Resolution No. 2021/03, and approved an assessment on October 3, 2023, with the adoption of Resolution 2023/07. The Magee Preserve development will be eligible to transfer GHAD-related responsibilities no earlier than late 2026; therefore, the Magee Preserve development currently receives no services from the GHAD.

The structure of the Wiedemann Ranch GHAD is shown below.



The fiscal year for the Wiedemann Ranch GHAD begins on July 1. The budget is divided into four categories including Administration and Accounting, Preventive Maintenance and Operations, Special Projects, and Major Repair. As needed, the GHAD Manager may reallocate funds without additional Board approval.

The annual assessment limits are as follows in Table 1.

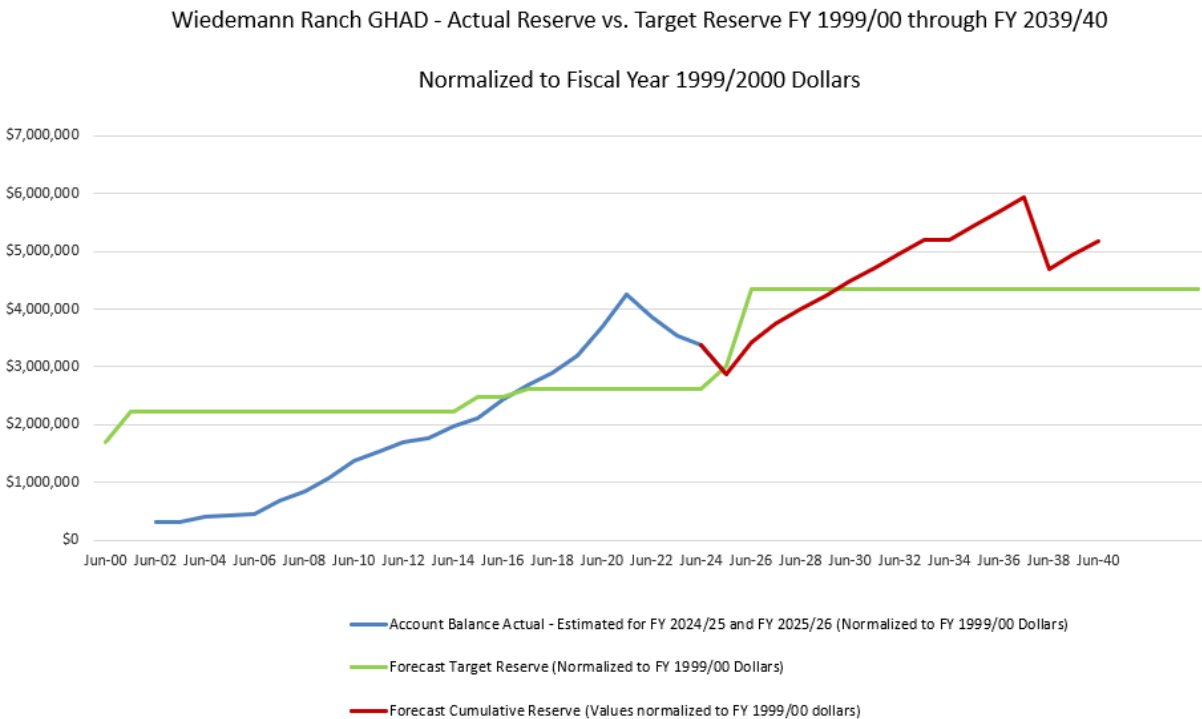
**TABLE 1: Actual CPI Adjustments and Assessment Limit for Single-Family Residential Properties**

FISCAL YEAR	INDEX DATE	SAN FRANCISCO -OAKLAND-HAYWARD CPI (JUNE /JUNE)	ANNUAL ASSESSMENT LIMIT				
			NORRIS CANYON ESTATES	HENRY RANCH	ELWORTHY RANCH	REDHAWK	MAGEE PRESERVE
1999/00		-	\$550.00				
2000/01	6/30/2000	4.22%	\$573.22	\$555.00			
2001/02	6/30/2001	6.61%	\$611.11	\$591.69			
2002/03	6/30/2002	1.18%	\$618.29	\$598.65			
2003/04	6/30/2003	1.60%	\$628.18	\$608.22			
2004/05	6/30/2004	1.41%	\$637.03	\$616.79			
2005/06	6/30/2005	1.06%	643.80	\$623.34			
2006/07	6/30/2006	3.93%	\$669.10	\$647.84			
2007/08	6/30/2007	3.38%	\$691.71	\$669.73			
2008/09	6/30/2008	4.19%	\$720.70	\$687.80			
2009/10	6/30/2009	0.23%	\$722.34	\$699.38			
2010/11	6/30/2010	1.07%	\$730.08	\$706.88			
2011/12	6/30/2011	2.43%	\$747.80	\$724.03			
2012/13	6/30/2012	2.64%	\$767.51	\$743.12			
2013/14	6/30/2013	2.56%	\$787.13	\$762.12			
2014/15	6/30/2014	3.00%	\$810.75	\$784.99	\$1,360.00		
2015/16	6/30/2015	2.29%	\$829.32	\$802.96	\$1,391.14		
2016/17	6/30/2016	2.67%	\$851.48	\$824.42	\$1,428.31	\$2,395.00	
2017/18	6/30/2017	3.48%	\$881.12	\$853.12	\$1,478.04	\$2,478.39	
2018/19	6/30/2018	3.91%	\$915.56	\$866.46	\$1,535.80	\$2,575.24	
2019/20	6/30/2019	3.22%	\$944.99	\$914.96	\$1,585.18	\$2,658.03	
2020/21	6/30/2020	1.62%	\$960.27	\$929.75	\$1,610.80	\$2,701.00	
2021/22	6/30/2021	3.15%	\$990.56	\$959.08	\$1,661.62	\$2,786.21	
2022/23	6/30/2022	6.80%	\$1,057.91	\$1,024.29	\$1,774.59	\$2,975.64	
2023/24	6/30/2023	2.88%	\$1,088.37	\$1,053.78	\$1,825.68	\$3,061.31	\$2,690.00
2024/25	6/30/2024	3.24%	\$1,123.60	\$1,087.89	\$1,884.78	\$3,160.41	\$2,791.33
2025/26	12/31/2024	2.38%	\$1,150.33	\$1,113.78	\$1,929.62	\$3,235.60	\$2,857.74

The GHAD is funded through real property assessments. The assessment limits are adjusted annually on June 30 to reflect the percentage change in the San Francisco-Oakland-Hayward Consumers Price Index (CPI) for All Urban Consumers for the previous 12 months. Starting FY 2025/26, the CPI reference month will be December. The December CPI is typically published in mid-January. The final assessment roll prepared for the 2024/25 fiscal year and submitted to the Contra Costa County Assessor's Office identifies 576 parcels subject to the levy of the GHAD assessment. Thirteen apartment units are located within the Elworthy Ranch development on a single assessor's parcel. The total levy amount for the 2024/25 FY was \$451,919.26.

Graph 1 compares the actual and forecast cumulative reserve amounts against the forecast target reserve amount normalized to FY 1999/2000 dollars. The forecast target reserve amount was set with the first Engineer's Report for the Norris Canyon Estates development and increased with the Henry Ranch, Elworthy, Red Hawk, and Magee Preserve development annexations in 2001, 2015, 2017, and 2021, respectively. In April 2025, the GHAD prepared a reserve study adjusting the target reserve amount to approximately \$4,300,000 in 1999/2000 dollars. The GHAD reserve is intended to fund unanticipated expenses that may occur, which is represented by the troughs in the forecast reserve trendline in Graph 1.

### Graph 1: Cumulative Reserve



The GHAD has exceeded the target reserve rate of accumulation forecast in the approved Engineer's Reports for the Norris Canyon Estates, Henry Ranch, Elworthy Ranch, and Red Hawk Developments. The excess revenue is primarily due to the delays in transferring Plan of Control responsibilities from original developers to the GHAD, and lower than anticipated expenses within each development within the GHAD.

We have in this budget, and may in future budgets, recommend an annual levy amount less than the assessment limit if the following conditions are met.

- Unencumbered reserve funds collected from within a development exceed the target reserve amount estimated in the approved Engineer's Report or unencumbered reserve funds collected from a development exceed the target reserve.
- Reserve funds collected from within a development exceed the dollar amount estimated for a large-scale repair.
- Plan of Control responsibilities have been transferred from the developer to the GHAD.

As the above conditions have been met for the Norris Canyon Estates, Henry Ranch, Elworthy Ranch, and Red Hawk developments within the GHAD, we are recommending, and the budget prepared provides that the residential parcel levy for FY 2025/26 be set at 60 percent of the CPI-adjusted assessment limit for each development to cover annual maintenance and operation costs and maintain a cumulative reserve near the target reserve. The levies for the Norris Canyon Estates, Henry Ranch, Elworthy Ranch, and Red Hawk developments for FY 2025/26 will be \$690.20, \$668.27, \$1,157.77, and \$1,941.36, respectively. The assessment levy for the residential parcels within the Magee Preserve development will remain at the CPI-adjusted assessment limit of \$2,857.74, as the above conditions have not yet been met for the Magee Preserve development.

Table 2 shows the estimated revenue for FY 2025/26 within the Norris Canyon Estates, Henry Ranch, Elworthy Ranch, Red Hawk, and Magee Preserve developments.

**TABLE 2: Anticipated Revenue for FY 2025/26**

	FY 2025/26 ESTIMATE
Assessment Revenue	\$663,636
Investment Income	\$175,000
<b>Total Revenues</b>	<b>\$838,636</b>

In general, the budget amounts listed are based on the Engineer's Reports approved by the Wiedemann Ranch GHAD Board of Directors in 2001 for the Norris Canyon Estates and Henry Ranch developments, in 2014 for the Elworthy Ranch development, and in 2016 for the Red Hawk (Podva) development. The budget amounts have been inflation adjusted to provide the estimates.

## **ADMINISTRATION AND ACCOUNTING**

Administrative expenses include the GHAD Manager's duties related to the operation and administration of the GHAD. These include clerical and accounting functions performed by the GHAD Clerk and Treasurer.

## **PREVENTIVE MAINTENANCE AND OPERATIONS**

Preventive maintenance and operations include professional services, slope stabilization services, and erosion protection within the District. Professional services include site monitoring events as scheduled in the GHAD Plan of Control. Slope stabilization and erosion protection responsibilities include the open-space slopes and creek channels. GHAD-maintained improvements generally include the District's slopes, concrete-lined drainage ditches, retaining walls, subsurface drainage facilities, monitoring instruments including settlement monitoring devices, storm drain facilities, and the creek channels.

## **SPECIAL PROJECTS**

The Special Projects category allows the GHAD to budget for projects beneficial to the GHAD that are not included in one of the other three categories. Special projects can include items such as global positioning system (GPS)/geographic information system (GIS) development for GHAD maintained improvements, website development and maintenance, and reserve studies to reevaluate the financial condition of the GHAD.

## MAJOR REPAIR

Included within the major repair category are those repair or improvement projects that are intermittent and, by their nature, do not fit within a scheduled maintenance program. Minor slope repair and erosion control items are generally funded within the Preventive Maintenance and Operations category. For the purposes of this budget, we define major repairs as those estimated at over \$250,000.

**TABLE 3: Summary of Use of Funds**

	FY 2024/25 ESTIMATE*	FY 2024/25 BUDGET	FY 2025/26 PROPOSED	PERCENT CHANGE FROM FY 2024/25
<b>Administration and Accounting</b>				
Administration and Accounting (GHAD Manager)	\$49,440	\$49,440	\$51,060	
Annual Reporting/Budget Preparation (GHAD Manager)	\$6,500	\$6,500	\$6,700	
<b>Subtotal</b>	<b>\$55,940</b>	<b>\$55,940</b>	<b>\$57,760</b>	<b>3.3%</b>
Assessment Roll and Levy Update	\$2,750	\$2,750	\$2,750	
Contra Costa County Assessor's Fees	\$760	\$760	\$800	
California Association of GHADs Membership	\$251	\$250	\$255	
GHAD Treasurer	\$30,000	\$35,000	\$35,000	
GHAD Legal Counsel	\$7,000	\$15,000	\$15,000	
Insurance – General Liability	\$2,300	\$8,000	\$8,000	
Transfer Services	\$0	\$0	\$0	
<b>Subtotal</b>	<b>\$43,061</b>	<b>\$61,760</b>	<b>\$61,805</b>	<b>0.1%</b>
<b>Preventive Maintenance and Operations - Maintenance Contractor</b>				
Sediment Removal from Drainage Ditches	\$10,610	\$10,610	\$10,610	
Detention Basin Maintenance	\$16,350	\$11,350	\$16,350	
Vegetation Management	\$11,000	\$11,000	\$11,000	
Access Roadway Maintenance	\$3,500	\$3,500	\$3,500	
Open Space Maintenance	\$10,400	\$10,400	\$10,400	
Subdrain Maintenance	\$5,200	\$14,000	\$17,000	
Slope Stabilization	\$20,491	\$55,000	\$55,000	
Erosion Control	\$32,765	\$65,000	\$65,000	
Biological Services	\$818	\$7,000	\$7,000	
<b>Subtotal</b>	<b>\$111,133</b>	<b>\$192,860</b>	<b>\$195,860</b>	<b>1.6%</b>
<b>Preventive Maintenance and Operations – Professional Services (GHAD Manager)</b>				
Scheduled Monitoring Events	\$36,000	\$36,000	\$37,100	
Heavy Rainfall Monitoring Event	\$2,946	\$8,000	\$8,000	
Sediment Removal from Drainage Ditches	\$2,000	\$2,000	\$2,000	
Detention Basin Maintenance	\$2,000	\$2,000	\$2,000	
Vegetation Management	\$2,000	\$2,000	\$2,000	
Access Roadway Maintenance	\$500	\$500	\$600	
Open Space Maintenance	\$2,000	\$2,000	\$2,000	

	FY 2024/25 ESTIMATE*	FY 2024/25 BUDGET	FY 2025/26 PROPOSED	PERCENT CHANGE FROM FY 2024/25
Subdrain Maintenance	\$2,800	\$2,800	\$3,000	
Slope Stabilization	\$11,000	\$11,000	\$11,000	
Erosion Control	\$9,844	\$13,000	\$13,000	
<b>Subtotal</b>	<b>\$71,090</b>	<b>\$79,300</b>	<b>\$80,700</b>	<b>1.8%</b>
<b>Special Projects</b>				
GIS	\$5,000	\$5,000	\$6,000	
Web Site Maintenance	\$1,000	\$1,000	\$1,000	
Reserve Study	\$10,000	\$10,000	\$0	
<b>Subtotal</b>	<b>\$16,000</b>	<b>\$16,000</b>	<b>\$7,000</b>	<b>-56.3%</b>
<b>Major Repairs</b>				
Contracted Services	\$970,917	\$1,163,000	\$0	
Professional Services	\$185,019	\$232,600	\$0	
<b>Subtotal</b>	<b>\$1,155,937</b>	<b>\$1,395,600</b>	<b>\$0</b>	<b>-100%</b>
<b>Total</b>	<b>\$1,453,160</b>	<b>\$1,801,460</b>	<b>\$403,125</b>	<b>-77.6%</b>

\* Fiscal Year 2024/25 Estimate includes expenses to date and anticipated expenses through June 30, 2025.

A summary of the proposed Fiscal Year 2025/26 Budget is shown in Table 4.

**TABLE 4: Summary of Proposed Fiscal Year 2025/26 Budget**

BUDGET ITEM	BUDGET AMOUNT	PERCENT OF TOTAL BUDGET (FY 2025/26)
<b>Administration</b>		
Administration and Accounting- GHAD Manager	\$51,060	
Annual Reporting/Budget Preparation- GHAD Manager	\$6,700	
<b>Subtotal</b>	<b>\$57,760</b>	<b>14.3%</b>
Assessment Roll and Levy Update Preparation	\$2,750	
Alameda County Assessor's Fees	\$760	
California Association of GHADs Membership	\$255	
GHAD Clerk	\$0	
GHAD Treasurer	\$35,000	
GHAD Legal Counsel	\$15,000	
Insurance – General Liability	\$8,000	
Transfer Services	\$0	
<b>Subtotal</b>	<b>\$62,805</b>	<b>15.3%</b>
<b>TOTAL</b>	<b>\$119,565</b>	<b>29.7%</b>
<b>Preventive Maintenance and Operations</b>		
<i>Maintenance and Operations - Maintenance Contractor</i>		
Sediment Removal from Drainage Ditches	\$10,610	
Detention Basin Maintenance	\$16,350	
Vegetation Management	\$11,000	
Access Roadway Maintenance	\$3,500	



BUDGET ITEM	BUDGET AMOUNT	PERCENT OF TOTAL BUDGET (FY 2025/26)
Open Space Maintenance	\$10,400	
Subdrain Maintenance	\$17,000	
Slope Stabilization	\$55,000	
Erosion Control	\$65,000	
Biological Services	\$7,000	
Subtotal	\$195,860	
<i>Monitoring Services – GHAD Manager</i>		
Open Space Scheduled Monitoring Events	\$37,100	
Heavy Rainfall Monitoring Event	\$8,000	
Subtotal	\$45,100	
<i>Maintenance and Operations Oversight – GHAD Manager</i>		
Sediment Removal from Drainage Ditches	\$2,000	
Detention Basin Maintenance	\$2,000	
Vegetation Management	\$2,000	
Access Roadway Maintenance	\$600	
Open Space Maintenance	\$2,000	
Subdrain Maintenance	\$3,000	
Slope Stabilization	\$11,000	
Erosion Control	\$13,000	
Subtotal	\$35,660	
<b>TOTAL</b>	<b>\$276,560</b>	<b>68.6%</b>
<b>Special Projects</b>		
GIS	\$6,000	
Web Site Maintenance	\$1,000	
Reserve Study	\$0	
<b>TOTAL</b>	<b>\$7,000</b>	<b>1.7%</b>
<b>Major Repairs</b>		
Contracted Services	\$0	
Professional Services	\$0	
<b>TOTAL</b>	<b>\$0</b>	<b>0%</b>
<b>ESTIMATED EXPENDITURES</b>	<b>TOTAL</b>	<b>\$403,125</b>
<b>ESTIMATED RECEIVABLES</b>		
<b>Beginning Balance</b>		
Balance (July 1, 2024)	\$6,684,222	
<b>Estimated FY 2024/25 Revenue</b>		
Assessment Revenue	\$451,919	
Investment Income	\$173,600	
<b>Estimated 2024/25 Expenses</b>		
Estimated Expenses	\$1,453,160	

BUDGET ITEM	BUDGET AMOUNT	PERCENT OF TOTAL BUDGET (FY 2025/26)
<b>ESTIMATED RESERVE ON JUNE 30, 2025</b>	<b>\$5,856,581</b>	
<b>Estimated 2025/26 Revenue</b>		
Estimated FY 2025/26 Assessment Revenue	\$663,636	
Estimated FY 2025/26 Investment Income	\$175,000	
<b>Estimated 2025/26 Expenses</b>		
Expenses through June 30, 2026	\$403,125	
<b>ESTIMATED RESERVE ON JUNE 30, 2026</b>	<b>\$6,292,092</b>	

Special Condition 1(e) of the approved Consulting Services Agreement provides that a payment limit shall be determined each fiscal year by a resolution of the GHAD Board. For fiscal year 2025/26 (July 1, 2025, through June 30, 2026), the payment limit is set at \$145,560. The tasks included within the payment limit are listed in Table 5.

**TABLE 5: Payment Limit**

TASK	AMOUNT
Administration and Accounting	\$51,060
Annual Report and Budget Preparation	\$6,700
Monitoring Services	\$45,200
Maintenance and Operations Oversight	\$35,600 <sup>1</sup>
Special Projects (GPS, Website, and Reserve Study)	\$7,000
Major Repairs	\$0 <sup>1</sup>
<b>TOTAL</b>	<b>\$145,560</b>

<sup>1</sup>Dependent on maintenance and/or repair activities by the GHAD during FY 2025/26. ENGEO payment limit is estimated at up to 20% of the total budget item.

## ADMINISTRATION AND ACCOUNTING

### Administration

Administrative expenses include the GHAD Manager's duties related to the operation and administration of the GHAD. The budget estimates for the accounting and administrative services are derived from the original GHAD budget used to prepare the GHAD's Engineer's Report.

### Annual Report and Budget Preparation

This budget provides for the preparation of the annual report and budget. The budget estimates for the accounting and administrative services are derived from the original GHAD budget used to prepare the GHAD's Engineer's Report.

### Assessment Roll and Levy Update

This budget item allows for preparation of the assessment roll for the District and the updated levy based on the Consumer Price Index adjustment.

### **County Assessor's Fees**

This budget item anticipates fees from the Contra Costa County Assessor's Office when placing the assessment levy on the property tax bills.

### **Association Membership**

The GHAD maintains membership in the California Association of GHADs.

### **Treasurer**

This budget item accounts for fees related to investment of the GHAD reserve funds and processing of accounts payable. This budget item allows the GHAD to hire a treasurer for the District as provided under Resolution 2008/01 adopted on November 18, 2008. As budgeted, half of the estimated cost is for the Treasurer services and half for the investment advisor services.

### **Legal Counsel**

This budget item allows the GHAD to secure legal counsel for the District as provided under Resolution 2008/01 adopted on November 18, 2008. The duties of the legal counsel may include but not be limited to preparation or review of contracts, grant deeds, right of entry, and board resolutions.

### **Insurance**

The GHAD maintains general liability insurance for open-space areas within the District.

### **Transfer Services**

This budget item allows for consultation and site walk-overs for transfer of eligible parcels. We do not anticipate the GHAD to fund any transfer activities during FY 2025/26.

## **PREVENTIVE MAINTENANCE AND OPERATIONS**

### **Maintenance and Operations**

The budget items listed in the tables above are to provide for the maintenance of concrete-lined drainage ditches, detention basins, vegetation management, maintenance roads, debris catchment structures, litter removal, and subdrain outlets within the GHAD-accepted portions of the Wiedemann Ranch GHAD, as described in the Plans of Control for each development.

### **Slope Stabilization**

This budget item is for minor repairs, including slope instability or erosion, which may occur during the 2025/26 fiscal year. Purchase of emergency stabilization supplies is included within this budget item.

### **Erosion Control**

Anticipated tasks under this budget item include the repair of slope or creek erosion and removal of debris from creek channel culverts.

## **PROFESSIONAL SERVICES - GHAD MANAGER**

### **Scheduled Monitoring Events**

As provided in the Plan of Control, we have two scheduled monitoring events within the GHAD during each calendar year.

### **Heavy Rainfall Events**

We have budgeted for two heavy rainfall-monitoring events during the 2025/26 winter season.

### **Maintenance and Operations Oversight**

This budget item is to allow for scheduling and coordination of general maintenance and repair operations by the GHAD Manager.

## **SPECIAL PROJECTS**

### **Global Positioning System (GPS)/Geographic Information System (GIS) Development**

To provide a more efficient system to capture, store, update, analyze, and display information pertaining to GHAD features (including, but not limited to, subdrains, landslides, drainage facilities, walls, or slopes), the GHAD has provided a budget item to continue development and use of a GIS database. The database facilitates the tracking of location, maintenance, and repair activities and automates the communication of this information to affected parties. We anticipate GIS database development for FY 2025/26 would include continued transition of available and pertinent information to an electronic format suitable for GIS deployment, and as necessary, field-verification with GPS surveys.

### **Website Maintenance and Updates**

To allow for greater access to information about the Wiedemann Ranch GHAD, the GHAD has provided a budget item to update and maintain the existing website.

## **MAJOR REPAIRS**

In FY 2025/26, the GHAD does not plan to provide for construction activities for any major replacement or repair of improvements associated with the developments within the GHAD. When applicable, this budget item allows for ENGEO to provide testing and observation services during major repair activities and final reporting.