

**WENDT RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT  
PROGRAM BUDGET FOR FISCAL YEAR 2026/27**

June 9, 2026

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

Wendt Ranch Geologic Hazard Abatement District  
1025 Escobar Street  
Martinez, CA 94553

Subject: Wendt Ranch Geologic Hazard Abatement District  
Contra Costa County, California

**PROGRAM BUDGET FOR FISCAL YEAR 2026/27**

Dear Chair Andersen and Boardmembers:

Attached is the program budget for the Wendt Ranch Geologic Hazard Abatement District (GHAD) for Fiscal Year (FY) 2026/27. The program budget, as proposed, is \$814,538. The budget expenses are broken down into the following approximate percentages of the total expenses.

Administration – GHAD Manager.....	7 percent
Administration – GHAD Clerk, Treasurer, Attorney, others .....	8 percent
Preventive Maintenance and Operations .....	83 percent
Special Projects.....	2 percent
Major Repairs.....	0 percent

The budget anticipates FY 2026/27 revenue of \$948,753 with an estimate of \$134,215 contributing to the reserve fund. A summary of the expenses is shown in Table 5, 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,

Wendt Ranch Geologic Hazard Abatement District  
ENGEO Incorporated, GHAD Manager  
ENGEO Project No. 4063.002.025



Haley Ralston

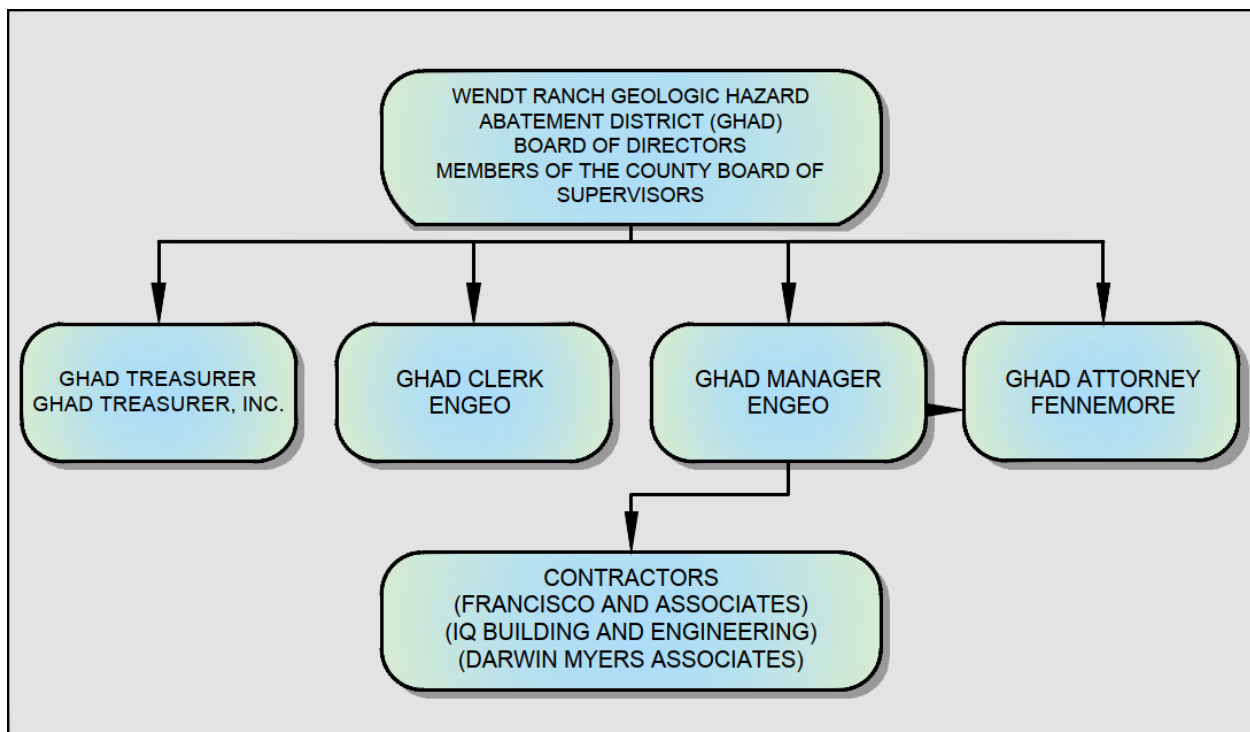


Robert H. Boeche

hjr/rhb/ss

**Wendt Ranch Geologic Hazard Abatement District  
 Program Budget  
 Fiscal Year 2026/27**

The following proposed program budget summarizes the anticipated receivables and expenditures for Fiscal Year 2026/27 for the Wendt Ranch Geologic Hazard Abatement District (District), which currently includes Wendt Ranch, Intervening Properties (Monterosso), Alamo Creek, and Somerset communities. The structure of the Wendt Ranch GHAD is shown below.



The GHAD has maintenance and monitoring responsibilities and is the property owner for the following parcels within the District. The parcels listed include the open-space parcels within the Monterosso and Wendt Ranch developments. Maintenance, monitoring responsibilities, and ownership of the listed parcels have been transferred to the GHAD.

**TABLE 1: Parcels Owned and/or Maintained by GHAD**

ASSESSOR'S PARCEL NUMBER	PARCEL, TRACT	DESCRIPTION
<b>Monterosso (Intervening Properties) Development</b>		
206-020-094	I	Water Quality Basin
206-020-095	K	Western Open Space
206-580-036	B	Open Space North of Casablanca Bridge
206-020-093	C	Eastern Open Space
206-580-038	J	Bioretention Basin B
206-630-054	E	Bioretention Basin C and Driveway

ASSESSOR'S PARCEL NUMBER	PARCEL, TRACT	DESCRIPTION
<b>Wendt Ranch Development</b>		
206-030-037	A, 8698	Wendt Ranch Southern Open Space including Buffalo Wetlands
206-650-011	B, 8847	Wendt Ranch Western Open Space, North of Casablanca
206-030-038	B, 8698	Wendt Ranch Western Open Space, South of Casablanca
206-030-034	D, 8002	Wendt Detention Basin
<b>Alamo Creek Development</b>		
206-030-058	F, 8381	Alamo Creek Mustang Soccer Fields
206-030-077	A, 8943	Creekside Elementary School Slope
206-030-078		Alamo Creek Central Open Space, South of Lusitano Street
206-030-079		Alamo Creek Open Space, West of Belarus Street
206-030-080		Alamo Creek Open Space, East of Bengali Street
206-030-073		Alamo Creek Open Space
206-030-074		Alamo Creek Open Space
206-030-085		Alamo Creek Open Space
206-030-088		Alamo Creek Open Space
206-030-089		Alamo Creek Open Space
206-700-129		Alamo Creek Open Space
206-710-061		Bioretention Basin A

Maintenance and monitoring responsibilities for the remaining properties within the GHAD, not listed above, are the responsibility of the individual property owners, although a number of parcels have been offered to the GHAD, but have not yet been accepted by the GHAD due to punchlist items remaining to be completed. Within this budget, it is anticipated that during the 2026/27 fiscal year, additional, and possibly all parcels within the Alamo Creek and Somerset developments, will be transferred to the Wendt Ranch GHAD, and these expenses have been anticipated in the 2026/27 budget estimates.

On August 3, 2021, the Wendt Ranch GHAD Board of Directors adopted Resolution 2021/03 approving the annexation of the Somerset development into the Wendt Ranch GHAD. On November 28, 2023, the Wendt Ranch GHAD Board of Directors adopted Resolution 2023/06 authorizing the levy of the assessment for GHAD responsibilities within the Somerset development. To date, the GHAD has not accepted any Plan of Control responsibilities within the Somerset development; however, it is anticipated that the Somerset development will transfer Plan of Control responsibilities to the GHAD in FY 2026/27. The budget prepared for FY 2026/27 allows for expenses related to the Alamo Creek and Somerset developments for Fiscal Year 2026/27.

The annual assessment limits and actual levies are summarized below.

**TABLE 2: Actual CPI Adjustments and Assessment Limit for Residential Properties**

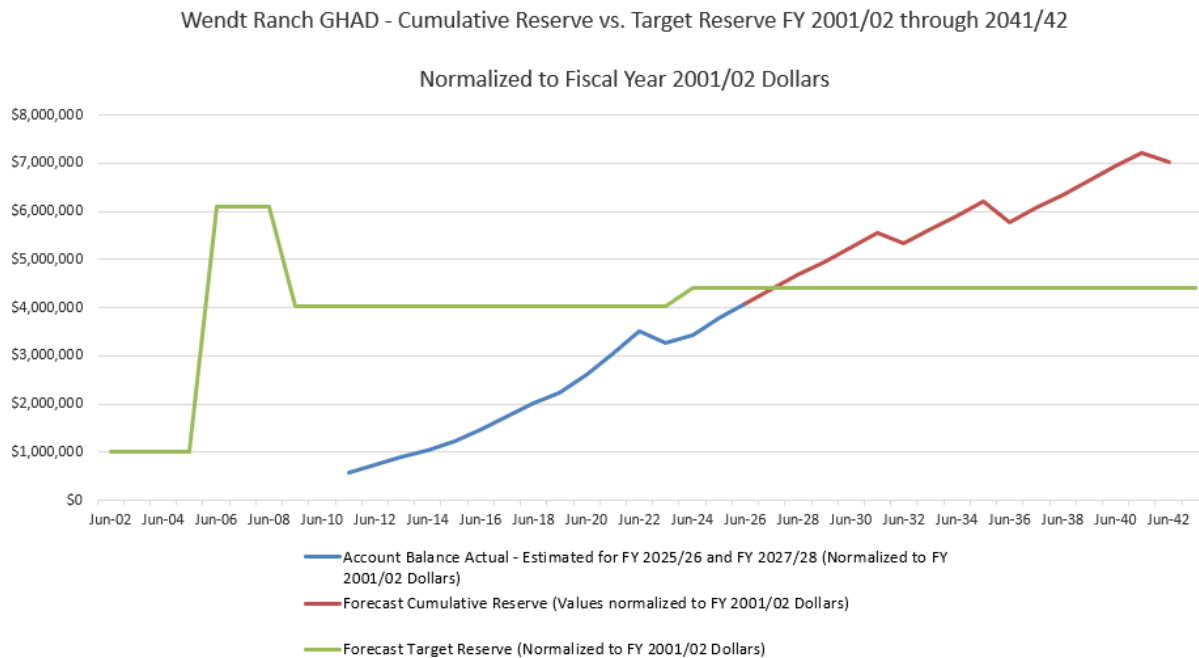
FISCAL YEAR	INDEX DATE	SAN FRANCISCO-OAKLAND-HAYWARD CPI	MONTEROSSO, WENDT RANCH, AND ALAMO CREEK ASSESSMENT LIMIT	MONTEROSSO, WENDT RANCH, AND ALAMO CREEK ANNUAL ASSESSMENT LEVY	SOMERSET ASSESSMENT LIMIT AND LEVY
2005/06		-	\$422.00	\$300.00	
2006/07	6/30/2006	3.93%	\$438.57	\$311.78	
2007/08	6/30/2007	3.36%	\$453.29	\$322.25	
2008/09	6/30/2008	4.19%	\$472.30	\$335.76	
2009/10	6/30/2009	0.23%	\$473.37	\$336.52	
2010/11	6/30/2010	1.07%	\$478.44	\$340.12	
2011/12	6/30/2011	2.43%	\$490.06	\$348.38	
2012/13	6/30/2012	2.64%	\$502.98	\$357.57	
2013/14	6/30/2013	2.56%	\$515.84	\$366.71	
2014/15	6/30/2014	3.00%	\$531.32	\$377.71	
2015/16	6/30/2015	2.29%	\$543.48	\$386.36	
2016/17	6/30/2016	2.67%	\$558.00	\$396.68	
2017/18	6/30/2017	3.48%	\$577.42	\$410.49	
2018/19	6/30/2018	3.91%	\$599.99	\$426.53	
2019/20	6/30/2019	3.22%	\$619.26	\$440.23	
2020/21	6/30/2020	1.62%	\$629.29	\$447.36	
2021/22	6/30/2021	3.15%	\$649.14	\$461.48	
2022/23	6/30/2022	6.80%	\$693.28	\$0	
2023/24	6/30/2023	2.88%	\$713.24	\$383.08	\$615.00
2024/25	6/30/2024	3.24%	\$736.33	\$437.18	\$638.17
2025/26	12/31/2024	2.38%	\$753.84	\$452.31 <sup>1</sup>	\$653.35
2026/27	12/31/2025	3.04%	\$776.73	\$466.04 <sup>1</sup>	\$673.19

<sup>1</sup>Proposed assessment levy for Fiscal Year 2026/27, subject to approval by the Board of Directors.

The GHAD is funded through real property assessments. The assessment limits are adjusted annually on December 31 to reflect the percentage change in the San Francisco-Oakland-Hayward Consumers Price Index (CPI) for All Urban Consumers for the previous 12 months. - The December CPI is typically published annually in mid-January. All 1,317 properties within the Monterosso, Wendt Ranch, and Alamo Creek developments were subject to the levy of the GHAD assessment in FY 2025/26. All 150 properties within the Somerset development were subject to the levy of the GHAD assessment in FY 2025/26.

Graph 1 compares the actual and forecast cumulative reserve amounts against the forecast target reserve amount normalized to FY 2001/02 dollars. The forecast target reserve amount was set with the first Engineer’s Report for the Wendt Ranch development and increased to include the Alamo Creek and Monterosso developments annexation in FY 2005/06. In 2008, the GHAD prepared a reserve study adjusting the target reserve amount to approximately \$4,000,000 in 2001/02 dollars. In FY 2023/24, the Somerset development was annexed into the GHAD, increasing the target reserve amount to approximately \$4,400,000 in 2001/02 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 is ahead of its target rate of reserve accumulation forecast in the approved Engineer’s Reports for the Alamo Creek, Monterosso, and Wendt Ranch developments. We have in this proposed 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 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

We are recommending an assessment levy less than the assessment limit for the Monterosso, Wendt Ranch, and Alamo Creek developments based on the aforementioned conditions. The proposed assessment levy for FY 2026/27 is \$466.04 per single-family residence within the Monterosso, Wendt Ranch, and Alamo Creek developments only. The residential properties within the Somerset development will be assessed at the inflation-adjusted assessment limit of \$673.19.

**TABLE 3: Estimated Revenue for FY 2026/27**

	FY 2026/27 ESTIMATE
Assessment Revenue	\$714,753
Investment Income	\$234,000
<b>Total Revenues</b>	<b>\$948,753</b>

In general, the budget amounts listed are based on the Engineer’s Report approved by the Wendt Ranch GHAD Board of Directors for each development in the GHAD. The budget amounts have been adjusted by inflation to provide the FY 2026/27 budget estimates. The fiscal year for

the Wendt Ranch GHAD begins on July 1 annually. 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.

## ADMINISTRATION

Administrative expenses include the GHAD Manager’s duties related to the operation and administration of the GHAD. These include clerical and accounting functions.

## 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 4: Summary of Use of Funds**

USE OF FUNDS				
	FY 2025/26 ESTIMATE*	FY 2025/26 BUDGET	FY 2026/27 PROPOSED	PERCENT CHANGE FROM FY 2025/26
<b>Administration and Accounting</b>				
Administration and Accounting (GHAD Manager)	\$50,421	\$50,421	\$51,900	2.9%
Annual Reporting/Budget Preparation (GHAD Manager)	\$5,000	\$5,000	\$5,150	3.0%
<b>Subtotal</b>	<b>\$55,421</b>	<b>\$55,421</b>	<b>\$57,050</b>	<b>2.9%</b>
Assessment Roll and Levy Update	\$4,050	\$4,450	\$4,450	
Alameda County Assessor’s Fees	\$1,500	\$1,500	\$1,500	

<b>USE OF FUNDS</b>				
	<b>FY 2025/26 ESTIMATE*</b>	<b>FY 2025/26 BUDGET</b>	<b>FY 2026/27 PROPOSED</b>	<b>PERCENT CHANGE FROM FY 2025/26</b>
California Association of GHADs Membership	\$467	\$470	\$470	
GHAD Treasurer	\$35,000	\$35,000	\$38,000	
GHAD Legal Counsel	\$5,000	\$12,000	\$12,000	
Insurance – General Liability	\$1,500	\$6,500	\$6,600	
Transfer Services	\$0	\$0	\$0	
<b>Subtotal</b>	<b>\$47,517</b>	<b>\$59,920</b>	<b>\$63,020</b>	<b>5.2%</b>
<b>Preventive Maintenance and Operations – Maintenance Contractor</b>				
Sediment Removal from Drainage Ditches	\$9,425	\$18,000	\$18,716	
Detention Basin Maintenance	\$13,000	\$25,750	\$60,226	
Bioretention Basin Maintenance	\$6,000	\$18,750	\$16,475	
Vegetation Management	\$134,083	\$137,000	\$278,017	
Access Roadway Maintenance	\$30,362	\$30,362	\$12,370	
Open Space Maintenance	\$611	\$4,500	\$8,169	
Subdrain Maintenance	\$17,450	\$17,160	\$13,200	
Slope Stabilization	\$5,000	\$40,000	\$90,000	
Erosion Control	\$11,192	\$44,000	\$44,000	
<b>Subtotal</b>	<b>\$232,808</b>	<b>\$335,522</b>	<b>\$548,173</b>	<b>63.4%</b>
<b>Preventive Maintenance and Operations – Professional Services (GHAD Manager)</b>				
Scheduled Monitoring Events	\$21,000	\$52,600	\$52,600	
Heavy Rainfall Monitoring Event	\$1,381	\$11,300	\$11,300	
Detention/Bioretention Basin Scheduled Monitoring	\$1,424	\$4,100	\$4,100	
Detention/Bioretention Basin Heavy Rainfall Monitoring	\$0	\$2,000	\$2,000	
Sediment Removal from Drainage Ditches	\$1,500	\$3,600	\$3,800	
Detention Basin Maintenance	\$5,119	\$5,150	\$8,000	
Bioretention Basin Maintenance	\$2,628	\$3,750	\$3,295	
Vegetation Management	\$10,000	\$10,000	\$11,000	
Access Roadway Maintenance	\$1,808	\$5,000	\$5,000	
Open Space Maintenance	\$900	\$900	\$900	
Subdrain Maintenance	\$3,429	\$3,500	\$2,600	
Slope Stabilization	\$6,000	\$8,000	\$18,000	
Erosion Control	\$5,500	\$8,000	\$8,000	
<b>Subtotal</b>	<b>\$60,689</b>	<b>\$117,900</b>	<b>\$131,295</b>	<b>11.4%</b>
<b>Special Projects</b>				
GIS	\$5,000	\$6,000	\$6,000	
Website Maintenance	\$1,000	\$1,000	\$1,000	
Reserve Study	\$0	\$0	\$8,000	
<b>Subtotal</b>	<b>\$6,000</b>	<b>\$7,000</b>	<b>\$15,000</b>	<b>114.3%</b>
<b>Major Repairs</b>				
Contracted Services	\$0	\$0	\$0	
Professional Services	\$0	\$0	\$0	

USE OF FUNDS				
	FY 2025/26 ESTIMATE*	FY 2025/26 BUDGET	FY 2026/27 PROPOSED	PERCENT CHANGE FROM FY 2025/26
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>Total</b>	<b>\$403,435</b>	<b>\$575,763</b>	<b>\$814,538</b>	<b>41.7%</b>

A summary of the proposed Fiscal Year 2026/27 Budget is shown in Table 5.

**TABLE 5: Summary of Proposed Fiscal Year 2026/27 Budget**

BUDGET ITEM	BUDGET AMOUNT	PERCENT OF TOTAL BUDGET (FY 2026/27)
<b>Administration</b>		
Administration and Accounting – GHAD Manager	\$51,900	
Annual Reporting/Budget Preparation – GHAD Manager	\$5,150	
<b>Subtotal</b>	<b>\$57,050</b>	<b>7%</b>
Assessment Roll and Levy Update Preparation	\$4,450	
Alameda County Assessor’s Fees	\$1,500	
California Association of GHADs Membership	\$470	
GHAD Treasurer	\$38,000	
GHAD Legal Counsel	\$12,000	
Insurance – General Liability	\$6,600	
Transfer Services	\$0	
<b>Subtotal</b>	<b>\$63,020</b>	<b>8%</b>
<b>TOTAL</b>	<b>\$120,070</b>	<b>15%</b>
<b>Preventive Maintenance and Operations</b>		
<i>Maintenance and Operations – Maintenance Contractor</i>		
Sediment Removal from Drainage Ditches	\$18,716	
Detention Basin Maintenance	\$60,226	
Bioretention Basin Maintenance	\$16,475	
Vegetation Management	\$278,017	
Access Roadway Maintenance	\$12,370	
Open Space Maintenance	\$8,169	
Subdrain Maintenance	\$13,200	
Slope Stabilization	\$90,000	
Erosion Control	\$44,000	
Biological Services	7,000	
<b>Subtotal</b>	<b>\$548,173</b>	
<i>Monitoring Services – GHAD Manager</i>		
Open Space Scheduled Monitoring Events	\$52,600	
Heavy Rainfall Monitoring Event	\$11,300	
Detention/Bioretention Basin Scheduled Monitoring	\$4,100	

BUDGET ITEM	BUDGET AMOUNT	PERCENT OF TOTAL BUDGET (FY 2026/27)
Detention/Bioretenion Basin Heavy Rainfall Monitoring	\$2,000	
<b>Subtotal</b>	<b>\$70,000</b>	
<i>Maintenance and Operations Oversight – GHAD Manager</i>		
Sediment Removal from Drainage Ditches	\$3,800	
Detention Basin Maintenance	\$8,000	
Bioretention Basin Maintenance	\$3,295	
Vegetation Management	\$11,000	
Access Roadway Maintenance	\$5,000	
Open Space Maintenance	\$1,600	
Subdrain Maintenance	\$2,600	
Slope Stabilization	\$18,000	
Erosion Control	\$8,000	
<b>Subtotal</b>	<b>\$61,295</b>	
<b>TOTAL</b>	<b>\$680,823</b>	<b>83%</b>
<b>Special Projects</b>		
GIS	\$6,000	
Website Maintenance	\$1,000	
Reserve Study	\$8,000	
<b>TOTAL</b>	<b>\$15,000</b>	<b>2%</b>
<b>Major Projects</b>		
Contracted Services	\$0	
Professional Services	\$0	
<b>TOTAL</b>	<b>\$0</b>	<b>0%</b>
<b>ESTIMATED EXPENDITURES</b>	<b>TOTAL</b>	<b>\$814,538</b>
<b>ESTIMATED RECEIVABLES</b>		
<b>Beginning Balance</b>		
Balance (July 1, 2025)		<b>\$6,940,753</b>
<b>Estimated FY 2025/26 Revenue</b>		
Assessment Revenue	\$723,385	
Investment Revenue	\$208,361	
<b>Estimated 2025/26 Expenses</b>		
Estimated Expenses	\$403,435	
<b>ESTIMATED RESERVE ON JUNE 30, 2026</b>		<b>\$7,466,064</b>
<b>Estimated 2026/27 Revenue</b>		
Estimated FY 2026/27 Assessment	\$714,753	
Estimated FY 2026/27 Investment Income	\$234,000	
<b>Estimated 2026/27 Expenses</b>		
Expenses through June 30, 2026	\$814,538	
<b>ESTIMATED RESERVE ON JUNE 30, 2027</b>		<b>\$7,603,279</b>

At the beginning of the 2026/27 fiscal year, the cumulative reserve is estimated at \$7,469,064 and about \$7,603,279 at the end of the 2026/27 fiscal year in FY 2026/27 dollars.

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 2026/27 (July 1, 2026, through June 30, 2027), the payment limit is set at \$203,345. The tasks included within the payment limit are listed in Table 6.

**TABLE 6: Payment Limit**

TASK	AMOUNT
Administration	\$51,900
Annual Report and Budget Preparation	\$5,150
Monitoring Services	\$70,000
Maintenance and Operations Oversight	\$61,295 <sup>1</sup>
Special Projects (GIS and Website)	\$15,000
Major Repairs	\$0 <sup>1</sup>
<b>TOTAL</b>	<b>\$203,345</b>

<sup>1</sup>Dependent on maintenance and/or repair activities by the GHAD during FY 2026/27. ENGEEO 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 estimate 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 estimate for the accounting and administrative services is 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 GHAD and the updated levy based on the Consumer Price Index adjustment.

### County Assessor’s Fees

This budget item allows for fees from the Contra Costa County Assessor’s Office.

### 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 GHAD as provided under Resolution 2008/01 adopted on November 18, 2008. As budgeted, half of the estimated cost is for the Treasurer services with half for the investment advisor services.

## **Legal Counsel**

This budget item allows the GHAD to secure legal counsel for the GHAD 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 GHAD.

## **Transfer Services**

We do not anticipate any transfer activities to be funded by the GHAD to occur during FY 2026/27.

## **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 Wendt Ranch GHAD, as described in the Plans of Control for each development.

### **Slope Stabilization**

This is for minor repairs, including slope instability or erosion, which may occur during the 2026/27 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, which include monitoring of detention and bioretention basins.

#### Heavy Rainfall Events

We have budgeted for two heavy rainfall-monitoring events during the 2026/27 winter season.

#### Maintenance and Operations Oversight

This budget item is to provide for scheduling and coordination of general maintenance and repair operations.

## **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 2026/27 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 Wendt Ranch GHAD, the GHAD has provided a budget item to update and maintain the existing website.

## **MAJOR REPAIRS**

There are currently no ongoing repair projects, and none are anticipated for the 2026/27 fiscal year within GHAD-maintained areas of the Wendt Ranch GHAD. Minor slope repair and erosion control items are generally funded within the Preventive Maintenance and Operations category. While no major repairs are ongoing at this time, by their nature, major repairs such as landslides are unpredictable and could occur during FY 2026/27. The reserve portion of the budget allows for funding toward these unpredictable events.