



CALIFORNIA TRADEWINDS
GEOLOGIC HAZARD ABATEMENT DISTRICT

Program Budget
FISCAL YEAR 2026-2027

APRIL 2026



CALIFORNIA TRADEWINDS
GEOLOGIC HAZARD ABATEMENT DISTRICT

April 21, 2026

CA Tradewinds GHAD Board of Directors
c/o Supervisor Shanelle Scales-Preston
190 E. 4th Street
Pittsburg, California 94565

**SUBJECT: Program Budget for Fiscal Year 2026-2027
CA Tradewinds Geologic Hazard Abatement District**

Dear Board Members:

Attached is the proposed program budget for the California Tradewinds Geologic Hazard Abatement District (“CA Tradewinds GHAD,” “GHAD,” or “District”) for fiscal year 2026–2027. The proposed budget reflects the District’s continued focus on risk-based prioritization, preventive maintenance, and long-term infrastructure management.

The budget is organized into four primary categories: Major Projects, Preventive Maintenance and Operations, Special Projects, and Administration, Legal, and Accounting. These programs collectively support the District’s responsibility to prevent, mitigate, abate, and control geologic hazards in accordance with the Plan of Control. The FY2026/2027 anticipates a surplus of \$1,554 annual revenue producing a contribution to the Reserve Fund.

BACKGROUND:

On June 1, 1997, the Contra Costa Board County of Supervisors adopted Resolution 97/297 approving the formation of the California Tradewinds Geologic Hazard Abatement District (CA Tradewinds GHAD), located in the hills of Bay Point within the jurisdiction of Contra Costa County. The CA Tradewinds GHAD was formed pursuant to State Public Resources Code § 26500 et seq. The Board of Supervisors at that time appointed itself as the Board of Directors of the CA Tradewinds GHAD.

Resolutions 98/194 adopted on April 21, 1998, by the Board of Supervisors, acting as the CA Tradewinds GHAD Board, confirmed the assessments for the District and ordered the collection

of the amounts called for in the Assessment Report. The initial fiscal year for the CA Tradewinds GHAD was established as 1998-1999.

A 17-lot subdivision also completed in Bay Point known as Savana Seabreeze II was annexed in 2008 to the CA Tradewinds GHAD. The Final Map was filed in 2013. Assessments are currently assessed on all the planned 19 parcels. Pursuant to the Plan of Control provisions¹ maintenance responsibilities have been provided by the Savona developer. In late October of 2016 the developer, DeNova Homes, applied to begin the transfer process pursuant to the Plan of Control². Transfer of maintenance responsibilities was completed on February 6, 2021.

As a percentage of the budget, this year the Major Projects Program is not anticipating a Major Project and therefore funds have not been allotted in advance of this program.

The Preventive Maintenance Program will focus on efforts to complete asset site restorations. The program will pursue analysis and upgrades to instrument and asset sites and the associated data collection to ensure all predictive features of these instrumentation sites are fully realized. Specifically, we will continue to address in-field data collection identifying and responding the following program elements - Concrete Interceptor Ditch Systems (Repair and Replace Program); and the Soil Debris Bench/Bio swale (Maintenance Program).

The Operations Program will continue its existing monitoring profile through this period, and continue to review accumulated empirical data from monitoring assets to further expose any notable trending or performance data that might occur over significant periods of time, thereby reducing risk exposure. Currently, the National Oceanic and Atmospheric Administration (NOAA) predicts a strong probability of El Niño conditions in the Southern Oscillation; however, early probability forecasts have often changed throughout the summer months.

The Special Projects Program will be directed, in part, to analyzing the Plan of Control and other essential documents that establish and direct the CA Tradewinds GHAD. Preliminary review will be initiated to assess the need to conduct a formal Reserve Study, which would serve to test, identify weaknesses, and expose any necessary adjustments to the criteria or methodologies utilized in the program and anticipate revenue and reserve demands. Additional studies may include assessing the feasibility of integrating a Geographic Information System (GIS) into the CA Tradewinds program.

This budget anticipates continued strengthening and building efficiencies within the Administration Program, by developing and implementing an advanced Information Technology (IT) system, data security and Content Management System (CMS). As managers, in close association with the GHAD Treasurer (Laffer Tengler Investments), we corporately monitor and project significant short-term and long-term financial impacts on GHAD reserves and compare such impacts with our reserve study in progress.

¹ First Amendment to California Tradewinds Geologic Hazard Abatement District – Dated 10/07/2007: Revised 8/08/2008 – Exhibit C (3)

² First Amendment to California Tradewinds Geologic Hazard Abatement District – Dated 10/07/2007: Revised 8/08/2008 – Exhibit C (5)

General legal counsel will continue to be provided by the CA Tradewinds GHAD Board appointed attorney, Patricia Curtin of Fennemore, Wendel, LLP.

A summary of the expenses is shown on Table 1, followed by brief descriptions of each of the budget items.

Respectfully yours,

CA Tradewinds Geologic Hazard Abatement District

A handwritten signature in blue ink, appearing to read "Michael D. Sands".

Michael D. Sands
Sands Construction Company, Inc.
General Manager

Enclosures

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CA Tradewinds Geologic Hazard Abatement District Program Budget Fiscal Year 2026/2027

The following proposed line-item program budget (Table 1) summarizes the anticipated expenditures for fiscal year 2026-2027 for the CA Tradewinds Geologic Hazard Abatement District (“CA Tradewinds GHAD”, “GHAD” or “District”). Through an ongoing assessment, the manager evaluates and addresses geologic risk through the implementation of an annual program budget consisting of four major categories. Preceding Table 1, and directly below, is a general overview description of the four major program elements within the budget.

Major Projects Program

The annual Major Projects Program includes, landslide repair projects, drainage improvement projects and capital improvement projects necessary to either control, mitigate, or prevent landslide activity. Other large program responses necessary to implement the Plan of Control, including specific purpose studies and investigations, may also be included in the Major Projects Program.

Generally, for consideration of inclusion into the Major Projects Program, a project or study would represent a level of complexity requiring plans, specifications, and comprehensive engineering analysis including modeling and research, or a project with a protracted scope such as those requiring multiple regulatory agency approvals. Most Major Projects have a projected cost that exceeds \$25,000.

Historically, a Major Projects Program has been comprised of significant landslide repair projects and other responsive large projects; at other times, it has included programmatic studies and investigations useful in generating proactive responses. This diversity of projects demonstrates the importance of a flexible Major Projects Program structure that adapts between responsive and proactive needs and capabilities to manage the dynamic nature of larger scale geologic events.

Preventive Maintenance and Operations Program

The annual Preventive Maintenance and Operations Program includes all minor repairs, cleanup, maintenance, monitoring and replacement of drainage structures and other assets that degrade over a serviceable life. The goal of preventive maintenance is to keep assets in operational condition and identify potential slope stability risks before they manifest, allowing measures to be taken to either prevent, or mitigate the impact of these hazards as defined in the CA Tradewinds GHAD Plan of Control.

Typical CA Tradewinds GHAD assets include concrete lined ditches, subdrainage systems, groundwater measuring instrumentation, slope inclinometers and moisture gauges, and slope debris catchment features.

The General Manager will retain the necessary professionals, including without limitation, engineers, accounting professionals, and vendors to facilitate the operations of the CA Tradewinds GHAD. The General Manager Consulting Services Agreement, and associated budget, allows for the conditional use of subcontractors such as administrative sub-consultants and engineering or construction sub-consultants, within the payment limits of the Consulting Services Agreement.

A summary of the proposed Fiscal Year 2026-2027 Budget is presented in Table 1 on the following pages, followed by brief descriptions of each of the budget items.

Table 1 – Summary of Fiscal Year 2026/2027 Budget

Budget Item	Budget Amount	% of Total Budget
Major Projects		
	\$ -	
No Scheduled Major Projects	\$ -	
	\$ -	
Total Major Projects	\$ -	0%

Preventive Maintenance/Operations		
Preventive Maintenance		
Drainage	\$ -	
Storm Drain Facilities – Bio-swales	\$ 3,500	
B-58 Concrete Lined Ditches	\$ -	
Maintenance/Cleaning/Mapping	\$ 2,000	
Repair and Replace	\$ -	
Subdrain Systems	\$ -	
Horizontal Drains	\$ -	
Subdrain Outlets/Pumps	\$ -	
Piezometers	\$ -	
Settlement Monitors	\$ -	
Retention Basins	\$ 500	
Minor Repairs	\$ -	
Winterization	\$ -	
Emergency Response	\$ 1,500	
Debris Benches	\$ -	
Subtotal	\$ 7,500	
Operations		
Piezometer Monitoring	\$ -	
Horizontal Drain Monitoring	\$ -	
Subdrain Monitoring	\$ 1,000	
Settlement Monitoring	\$ -	
Incident Response/Community Relations	\$ 1,000	
Subtotal	\$ 2,000	
Total Preventive Maintenance/Operations	\$ 9,500	36%

Special Projects		
Plan of Control	\$	-
Reserve Study	\$	500
Special Studies	\$	500
Information Technology/Content Management	\$	1,000
Geographic Information Systems	\$	500
Accounting Systems Upgrade	\$	-
Procedures Manual	\$	-
Communications Program	\$	-
CA Association of GHADs - Membership/Insurance	\$	800
Total Special Projects	\$	3,300
		12%

Administration		
Legal Fees	\$	-
General Counsel	\$	1,000
Special Counsel	\$	-
Litigation/Legal Concerns	\$	-
Assessment Roll Update	\$	1,500
Administrative Support	\$	-
Staffing/Administrative Support	\$	8,000
Accounting/Financial Services	\$	2,200
Training/Education	\$	-
Office - Rent/Supplies/Equipment/Lease	\$	920
Total Administration	\$	13,620
		52%

TOTAL PROPOSED BUDGET FY2026/2027	\$	26,420
		100%

Available Funds		
Estimated Beginning Fund Balance - July 1, 2026*		\$ 27,030
Estimated Property Owner Assessments		\$ 27,404
CA Tradewinds	\$336.34**	
Seabreeze II	\$701.92**	
Estimated Interest and Dividends on Investments***		\$ 670
Other Income		\$ -
Total Available Funds		\$ 55,104
Use of Funds		
Major Projects		\$ -
Preventive Maintenance		\$ 9,500
Special Projects		\$ 3,300
Administrative		\$ 13,620
Total Use of Funds		\$ 26,420
Estimated Reserve Available/Ending Fund Balance June 30, 2027		\$ 28,684

*Including estimated true-up revenue payment (June 2025) of \$1,304.85; Projected Fund Balance date of publication

**Estimates based on USBLS April 2026 CPI San Francisco, Oakland, Hayward Area

***Investments change in value not included in calculations

DESCRIPTION OF BUDGET ITEMS

Major Projects

No Anticipated Major Projects

Preventive Maintenance and Operations

Preventive Maintenance

Preventive maintenance generally consists of those measures taken to prevent an incident or landslide event including, asset maintenance, drainage structures, instrument sites and winterization measures. Operations include ongoing monitoring programs and responses to community requests. Details of the proposed budget for each of these categories are listed below.

Storm Drain Facilities – Bio-swales (Major Repairs)

In addition to other drainage systems such as Concrete Interceptor Ditches, Subdrains, and other surface and subsurface drainage systems, the CA Tradewinds GHAD maintains an inventory of concrete drainage structures that from time to time need refurbishment or repairs. A budget has been established to inspect these facilities and make any necessary repairs, not covered within the established “*B-58 Drain Systems – Repair and Replacement Program*” scope. No planned work on this project.

Estimated Budget **\$3,500**

B-58 Drain Systems

Maintenance – Allows for one major annual cleaning and mapping. In addition, District staff periodically walks the B-58 systems and Bio-swales to get a first-hand account of the current conditions and project serviceable life. This information, along with other empirical data, is typically utilized in Reserve Study updates. With the extreme weather conditions last year and the related soil and vegetation load impacting the network of B-58 systems, we have anticipated and allowed for a greater effort to maintain proper drainage for these facilities over the fiscal year.

Estimated Budget **\$2,000**

Repair and Replacement – A detailed assessment will be performed to establish the existing condition of the B-58 Concrete ditches throughout the District. This assessment will serve to establish a baseline for needed repairs and/or assessments as to the remaining serviceable life of these assets to be utilized in reserve study criteria. No planned work on this project.

Estimated Budget **\$0**

Retention Basins

There is one retention basin within the District boundaries. This retention basin requires annual improvements and de-silting efforts. In FY17/18 improvements were made to the retention basin and again in FY24/25 limited cleaning and monitoring of performance is anticipated for FY25/26.

Estimated Budget \$500

Subdrain Systems

Subdrain systems must be monitored, and maintenance provided to ensure the systems have not been damaged or impeded. No planned work on this project.

Estimated Budget \$0

Horizontal Drains

There are no Horizontal Drains currently within the District.

Estimated Budget \$0

Sub-drain Outlets

The CA Tradewinds GHAD is currently conducting efforts to identify, locate and make determinations about the effectiveness of the network of subdrains throughout the District. It is anticipated that on-site restoration work may be necessary at some sites. This additional work has been incorporated into this budget item.

Estimated Budget \$0

Piezometers

There are no known piezometers currently within the District.

Estimated Budget \$0

Settlement Monitors

There are no known inclinometers currently within the District.

Estimated Budget \$0

Minor Repairs

No anticipated Minor Repairs

Estimated Budget \$0

Winterization

The District provides an annual budget for procuring and storing an inventory of winterization materials and to provide for the costs of site installation. The District will procure materials as needed.

Estimated Budget \$0

Emergency Response

During the winter rainy season, the CA Tradewinds GHAD prepares for and may respond to a range of urgent, active, or threatening landslides as well as drainage issues where property damage is threatened. These incidents typically involve mud or debris flows, plugged storm drains at the base of slopes or flooded properties due to the overflow of runoff from plugged or damaged facilities. In severe cases these responses can require the initiation of temporary slope stabilization measures in preparation for a major repair.

Estimated Budget **\$1,500**

Debris Benches/Impact Walls/Bio-swales

Earthen debris benches exist throughout the District. It is essential that these facilities are inspected to ensure capacities and drainage have not been compromised. Annual inspections are made, and periodic debris removal plans are initiated. This year's budget allows for geotechnical evaluations and the periodic removal of accumulated debris from several of those benches identified during the study and routine monitoring events.

Estimated Budget **\$0**

Operations

An inventory of on-site instrumentation including piezometers, inclinometers, horizontal drains, sub-drains and settlement monuments are monitored periodically throughout the year as a preventative measure.

Monitoring sites can be established for a variety of uses. Often completed repair sites require monitoring to confirm that the slope has been stabilized. Other sites have been utilized to indicate signs of unstable conditions developing and have been instrumental in determining slope conditions prior to the activation of a landslide.

Through the use of collected data such as groundwater depth, magnitude of slope movement, depth of movement and ground surface movement, the District has been able to arrest slope movement in advance of an incipient failure.

Throughout the year, the District receives incident response or assistance calls from property owners regarding slope stability or drainage issues. Community relations, including incident responses through the annual Operations Program has been institutionalized as a role of CA Tradewinds GHAD management. All incidents are recorded and move through the District response mechanisms as is appropriate and consistent with the CA Tradewinds GHAD Plan of Control.

The CA Tradewinds GHAD Manager receives updates in long-range weather and oceanic temperature changes through the National Oceanic and Atmospheric Administration (NOAA) and other scientific and atmospheric agencies that track data and produce probabilistic

assessments on the likelihood of a recurrence of El Niño conditions. El Niño conditions are projected for the 2nd and 3rd quarters of FY2026/27³.

Estimated Budget \$2,000

Special Projects

During fiscal year 2026/2027, the District will continue with special projects. Brief descriptions of the special projects are presented in Table 1 and further described below:

Plan of Control

It is anticipated that an evaluation and assessment of the current Plan of Control for the CA Tradewinds GHAD will be pursued to confirm operational compliance. Project costs will be applied to General Administration.

Estimated Budget \$0

Reserve Study Assessment

A reserve study functions as a pro-forma analysis of the financial needs of the CA Tradewinds GHAD. It serves as a tool to calculate the annual contribution required by the District to build and maintain sufficient funds for emergencies and capital replacement programs based on past weather patterns, landslide repair costs, and general attrition. As a result of severe winters, draws will likely be necessary in the future on the reserve fund. Work is planned to evaluate and complete an analysis of the fund health and methodologies. This analysis will be used in establishing a pro-forma plan and provide instruction to CA Tradewinds GHAD management as to the necessary reserve demands over time. Project analysis costs will be applied to General Administration.

Estimated Budget \$500

Special Studies

The CA Tradewinds GHAD intends to continue targeted studies in the areas of fiscal policy and geologic risk. The CA Tradewinds GHAD, now in its 29th year, has the unique opportunity to address many of the issues surrounding long-term viability and sustainability, within changing environment and financial conditions. Using empirical data, we can assess potentially increasing financial loads and geologic risks that may accompany the maturation process of this District. We are confident that these studies have produced and will continue to produce beneficial results. No planned work on this project.

Estimated Budget \$500

³ NOAA “El Nino/Southern Oscillation (ENSO) Diagnostic Discussion Climate Prediction Center/NCEP/NWS May 14, 2026

Information Systems and Technology

The CA Tradewinds GHAD will consider integrating a GIS system to include all of the GHAD’s data collection and monitoring operations. The record and tool that this system offers facilitates the General Manager’s ability to locate past repairs and assist in a variety of risk assessments within the District.

Estimated Budget \$1,000

Geographic Information System – Feasibility Study

Recent GIS modernization study efforts including improved field reporting, incident tracking, asset management, and operational coordination through deployment of enhanced mobile and centralized data management tools utilizing GIS are undergoing a feasibility study continuing through FY26/27. Once viability has been determined the installation of a GIS system will be phased into operations on a phased basis.

Estimated Budget \$500

Accounting System Upgrade

Periodic upgrades are necessary to enhance accounting system capabilities. The CA Tradewinds GHAD utilizes expense accounting software to assist in reporting and the day-to-day operation of the District. Continued accounting systems enhancements will be implemented allowing more data entry streamlining, enhanced reporting, and quality control assurance procedures, augmenting the current systems. Project costs will be applied to General Administration. No planned work on this project.

Estimated Budget \$0

Tax Assessment Calculation

Each year an assessment calculation is conducted to identify and determine all qualified parcels within the District to receive assessments for CA Tradewinds GHAD services. Typically, the GHAD Manager will contract these assessments to a firm that specializes in these services. Historically, the CA Tradewinds GHAD has provided this information through its contracted consultant to the County Assessor’s Office as required.

Estimated Budget \$1,500

Communications Plan

The CA Tradewinds GHAD maintains a communications plan designed to keep constituents current on CA Tradewinds GHAD operations and developments. The plan addresses several venues and mediums used to disseminate information within this District, and to other concerned parties, and to establish clear and accessible channels for community interaction. The CA Tradewinds GHAD intends to implement a web page for public information and a multi-page informational brochure to be available to interested Homeowner Associations

(HOA) and stakeholders that describes the CA Tradewinds GHAD and its responsibilities and limitations. No planned work on this project.

Estimated Budget \$0

Outreach/Legislative Review

California Association of GHADs (CAGHADs) Membership/Insurance

The proliferation of new GHADs within California has resulted in new legislation and adopted procedures. The CA Tradewinds GHAD Manager, in association with others, shares information and knowledge through a consortium of GHAD managers known as the California Association of GHADs (CAGHADs). The CAGHAD has recently obtained General Liability policies for its member GHADs. Policy premium costs for the CA Tradewinds GHAD are approximately \$500.⁴ Additionally, the CA Tradewinds GHAD manager participates in the

CAGHADs as the organization pursues other financial instruments that may provide the CA Tradewinds GHAD additional options for extraordinary financial demand and planning. In 2016 the CAGHAD Board adopted a new fee schedule reducing the annual GHAD fees for membership by 50%.

Estimated Budget \$800

Administration

The administration of the CA Tradewinds GHAD includes all costs associated with legal support, office expenses, staffing, and accounting. Brief descriptions are presented below.

Legal

General Counsel – CA Tradewinds GHAD management must interact regularly with CA Tradewinds GHAD Counsel. The day-to-day operations of the CA Tradewinds GHAD present myriad opportunities and issues to work directly with GHAD counsel, in the areas of contracts, agreements, issues or new business to present to the Board, legislation, property owner issues, etc.

Estimated Budget \$1,000

Special Counsel – Typically Special Counsel consists of legal representation in the event of legal issues that might arise. Currently there are no legal issues involving litigation. No planned work on this project.

Estimated Budget \$0

Staffing/Administrative Support

The CA Tradewinds GHAD staff includes the General Manager, an Operations Manager, an Administration Manager and frequently other support staff and consulting professionals. The

⁴ A more comprehensive policy has been proposed but not approved to date with a modest premium increase.

General Manager administers all CA Tradewinds GHAD day-to-day operations, including financial budgeting and communications regarding its activities. The Operations Manager, among other tasks, administers the Major Projects and Preventive Maintenance Programs and associated work schedules, consulting and construction contracts, and documents. The administrative staff is responsible for accounting/bookkeeping, contract administration, clerical, and construction management support. Additional management staff costs are also applied to specific projects as appropriate. Authorized business expenses such as rent, office supplies and leases are included in Staffing.

Estimated Budget \$11,120