

## **FALLON VILLAGE GEOLOGIC HAZARD ABATEMENT DISTRICT EAST RANCH DEVELOPMENT DUBLIN, CALIFORNIA**

### **ENGINEER'S REPORT**

**SUBMITTED TO**  
Fallon Village Geologic Hazard Abatement District

**PREPARED BY**  
ENGEO Incorporated

**May 19, 2023**

**PROJECT NO.**  
5101.001.003

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## ENGINEER'S REPORT

### FALLON VILLAGE GEOLOGIC HAZARD ABATEMENT DISTRICT EAST RANCH ANNEXATION

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

## CERTIFICATION OF FILING

The Geologic Hazard Abatement District (GHAD) provides monitoring and maintenance of improvements related to geologic hazard management, and other responsibilities as a landowner, within the East Ranch development portion of the Fallon Village GHAD. The GHAD also levies and collects assessments to perform its activities.

The improvements, which are the subject of this report, 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 (Pub. Resources Code § 26505).

This report consists of eight parts, as follows.

- I. INTRODUCTION
- II. BACKGROUND
- III. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARIES
- IV. SERVICE LEVELS
- V. DESCRIPTION OF GHAD-MAINTAINED IMPROVEMENTS
- VI. ASSESSMENT METHOD
- VII. ASSESSMENT - BUDGET
- VIII. OWNER RESPONSIBILITIES

The undersigned respectfully submits the enclosed Engineer's Report.


Date: May 19, 2023

By: ENGEO Incorporated

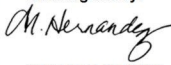
  
\_\_\_\_\_  
Jeffrey A. Adams, PE



I HEREBY CERTIFY that the enclosed Engineer's Report was filed on the 17th day of October 2023.

DocuSigned by:  
  
\_\_\_\_\_  
9BB70815D22F40A...  
Clerk of the Board  
Fallon Village Geologic Hazard Abatement District  
Dublin, California

I HEREBY CERTIFY that the enclosed Engineer's Report was approved and confirmed by the GHAD Board on the 17th day of October 2023.

DocuSigned by:  
  
\_\_\_\_\_  
97C94F7A46A8461...  
Board President  
Fallon Village Geologic Hazard Abatement District  
Dublin, California



## ENGINEER'S REPORT

FALLON VILLAGE  
GEOLOGIC HAZARD ABATEMENT DISTRICT  
EAST RANCH ANNEXATION  
DUBLIN, CALIFORNIA  
for the  
ESTABLISHMENT OF AN ASSESSMENT LIMIT

### I. INTRODUCTION

The Dublin City Council formed the Fallon Village Geologic Hazard Abatement District (GHAD or District) in December 2007 (Resolution No. 216-07), under the authority of the California Public Resources Code, Division 17, Section 26500 et seq. The GHAD Board of Directors approved the annexation of the East Ranch development into the GHAD on March 21, 2023, with the approval of Resolution No. 03-23 (GHAD Annexation Area). The members of the Dublin City Council act as the Board of Directors of the GHAD.

### II. BACKGROUND

The Fallon Village GHAD Board of Directors approved the Plan of Control for East Ranch with the approval of Resolution No. 03-23 on March 21, 2023. The Plan of Control describes the GHAD's responsibilities to permanently monitor and maintain GHAD improvements within the GHAD Annexation Area. The establishment of a real-property-related assessment to fund the GHAD's responsibilities is described in this Engineer's Report.

### III. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARIES

The boundaries for the GHAD Annexation Area are shown in the legal description and plat attached hereto as Exhibits A and B.

### IV. SERVICE LEVELS

The GHAD's activities are set forth in the Plan of Control and include certain activities necessary or incidental to the prevention, mitigation, abatement, or control of geologic hazards, including construction, retention, repair, or operation of any improvement, and the issuance and servicing of debt or bonds issued to finance any of the foregoing.

The GHAD provides for the administration and review of facilities within the budgeted limits, including the following services.

1. Oversight of GHAD operations.
2. In conjunction with the Alameda County Assessor's Office, setting the annual levying of assessments on the property tax roll.
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 but are not limited to the following.
- General monitoring, maintenance, and repair of concrete-lined drainage ditches, earthen-swale drainage ditches, subdrain outlets, and subdrain risers within the Annexation Area
  - Monitoring and maintenance of geotechnical measurement devices, such as piezometers, inclinometers, and tiltmeters, if any, within the Annexation Area
  - Monitoring and maintenance of stormwater quality/bioretention facilities as described in the Stormwater Maintenance Management Agreement (Appendix D of the Plan of Control)
  - Debris benches and/or catchment structures within the Annexation Area
  - Storm drain inlets, outfalls, and pipelines within Parcels E, F, G, H, K, Q, T, QQ, and TT
  - Slopes within the Annexation Area
  - Emergency vehicle access (EVA)/maintenance roads within Parcels E, F, G, H, K, Q, T, QQ, and TT
  - Monitoring and maintenance of developer-constructed retaining walls within Parcels E, F, G, H, K, Q, T, QQ, and TT
  - Maintenance of gates, fencing, and signage on Parcels E, F, G, H, K, Q, T, QQ, and TT
  - Vegetation control for fire suppression on Parcels E, F, G, H, K, Q, T, QQ, and TT
  - Circulation path within existing GHAD-owned Parcel D in Tract 8100
5. Preparation of annual GHAD budget.

## **V. DESCRIPTION OF GHAD-MAINTAINED IMPROVEMENTS**

The GHAD-maintained improvements are described in the Plan of Control. In general, these improvements include drainage systems, including concrete-lined drainage ditches, earthen-swale drainage ditches, subdrain outlets, and subdrain risers; geotechnical measurement devices; stormwater quality/bioretention facilities; debris benches and/or catchment structures; storm-drain inlets, outfalls, and pipelines in select parcels; slopes; EVA/maintenance roads; gates, fencing, signage, and vegetation control within select parcels; a circulation path within Parcel D; and select retaining walls.

## **VI. ASSESSMENT METHOD**

The improvements and GHAD responsibilities described in Section IV are distributed within the GHAD Annexation Area. 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 storm drain facilities and stormwater quality
4. Protection from geologic hazards post-wildland fires

The GHAD assessment is distributed among all residential property owners within the GHAD Annexation Area. The improvements and responsibilities listed in Section IV provide specific benefits to the properties within the GHAD Annexation Area and the improvements are constructed for the benefit of those assessed and not the general public.

The GHAD Annexation Area consists of 473 single-family residences, 60 “duet” residences, and 40 townhome residences, for a total of 573 residential units. The total number of residential units within the GHAD Annexation Area was considered during the development of the annual GHAD Annexation Area budget and the annual assessment amount.

The Engineer hereby finds that the residential properties within the GHAD Annexation Area receive special benefit from the work and improvements within the GHAD in approximate proportion to the habitable area of the respective structure class. As a result, the GHAD assessment for the GHAD Annexation Area is distributed among all owners of residential parcels by the assessment ratio as presented in the following table.

**TABLE 1: Summary of Residential Structure Type and Assessment Allocation**

PRODUCT TYPE	AVG. HABITABLE SPACE (SF)	ASSESSMENT RATIO	NUMBER OF UNITS
65X100 N1	4,650	1.00	99
55X95 N2	3,788	0.81	96
50X110 N3	3,556	0.76	85
50X80 N4	2,762	0.59	85
MOTORCOURT N5	2,548	0.55	94
DUET N6	1,800	0.39	62
3-STORY TOWN N6	1,953	0.42	38
ZERO-LOT-LINE SFH	1,838	0.40	14

A financial analysis was performed to provide a framework for an operating budget for the ongoing abatement, mitigation, prevention, and control of geologic hazards within the GHAD Annexation Area. In preparation of the budget, several factors were considered, including the following.

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



VII. ASSESSMENT - BUDGET

The purpose of this Engineer's Report is to establish the assessment level and the apportionment of the assessment within the GHAD Annexation Area as required under Proposition 218. The annual budget in each subsequent fiscal year will apprise the GHAD Board of Directors of the estimated budget for the upcoming year.

Based on the estimated expenses for ongoing operations, allowing for larger (approximately \$600,000) geologic events at 10-year intervals, and accumulation of a reserve of (\$3,900,000 by 2064 in FY 2023/2024 dollars), a budget was prepared for the purpose of estimating initial assessment levels (Exhibit C).

The Engineer recommends an annual assessment limit for the GHAD Annexation Area as presented in the following table (Fiscal Year 2023/2024 dollars).

TABLE 2: Summary of Assessment Limit by Residential Structure Type

PRODUCT TYPE	ASSESSMENT RATIO	ASSESSMENT LIMIT (FY 2023/2024 DOLLARS)
65X100 N1	1.00	\$1,075
55X95 N2	0.81	\$876
50X110 N3	0.76	\$822
50X80 N4	0.59	\$639
MOTORCOURT N5	0.55	\$589
DUET N6	0.39	\$416
3-STORY TOWN N6	0.42	\$452
ZERO-LOT-LINE SFH	0.40	\$425

The proposed initial assessment limit will be automatically adjusted annually on April 30 to reflect the percentage change in the San Francisco-Oakland-Hayward Consumers Price Index for All Urban Consumers.

While the assumptions and estimated expenses listed in Exhibit C were used to determine the assessment levels for the GHAD Annexation Area, they do not represent the actual budget for any one year of the GHAD's operation, since assessment of the individual parcels will be based on the issuance of building permits, which will occur over a number of years. In addition, the Engineer anticipates that the projected expense amounts will be reached over time and that these amounts will be inflation-adjusted in the year that the expenses occur.

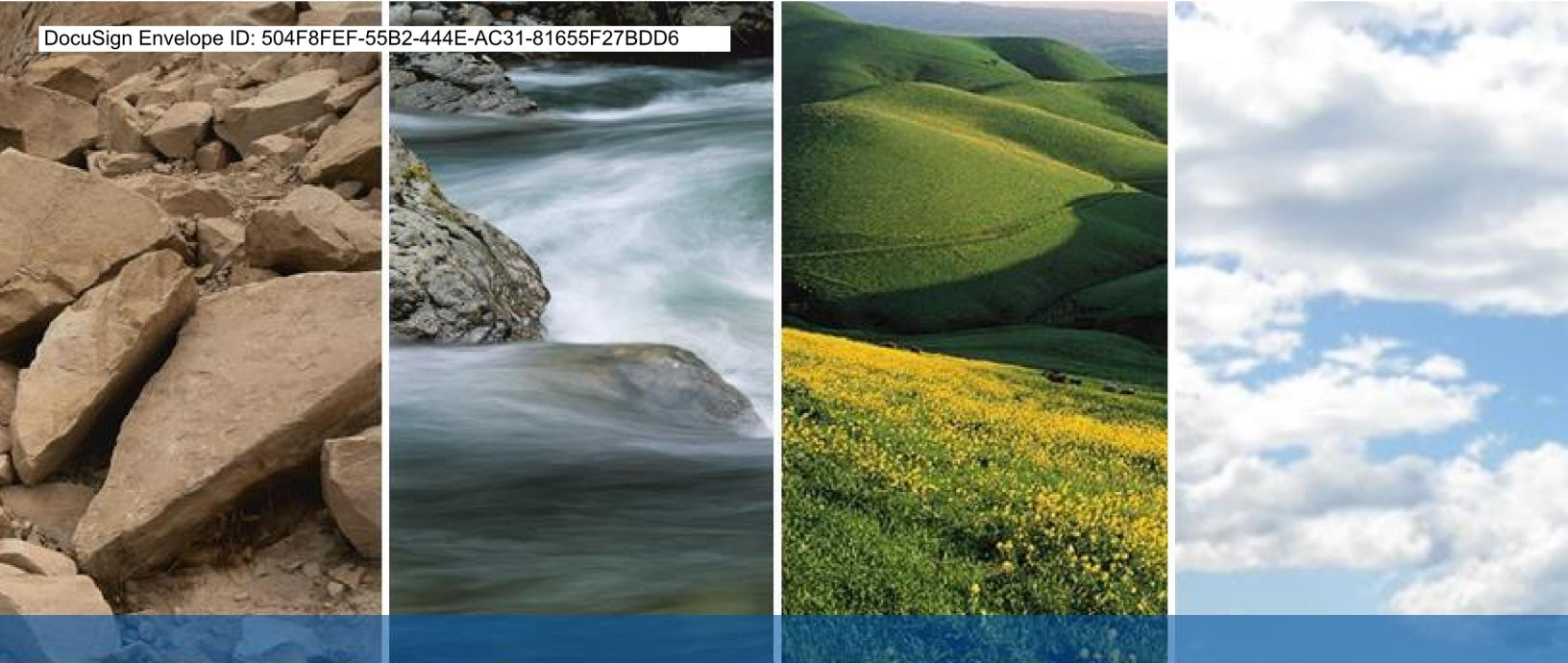
Pursuant to the schedule set forth in Section 6.4 of the Plan of Control for the East Ranch development, the GHAD reserve at the time of transfer will be a minimum of \$950,000. In addition, all residential units shall be subject to the levy of the GHAD assessment. The minimum reserve amount represents the estimated total assessments that will be collected from residential units within the East Ranch development during the period that TH East Ranch Dublin LLC ("Owner") is responsible for all GHAD activities. The reserve amount requirement may be satisfied by including remaining cash and receivables from the Alameda County Tax Collector during the period that the Owner of the East Ranch Development is responsible for performing the GHAD activities. Additional funds contributed directly by the Owner to satisfy the minimum reserve requirement, if any, shall be provided to the Fallon Village GHAD prior to its acceptance of the monitoring and maintenance responsibilities within the East Ranch development.



## VIII. OWNER RESPONSIBILITIES

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

The GHAD may utilize funds generated by or for the GHAD Annexation Area to conduct any necessary GHAD functions or business for the GHAD Annexation Area required before the GHAD accepts the GHAD improvements. Such functions and business can include periodic reporting to the GHAD Board of Directors and work performed by GHAD Officers to verify the GHAD is implemented in accordance with the Plan of Control and GHAD Law.



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

**EXHIBIT "A"****DESCRIPTION**

REAL PROPERTY IN THE CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:

**PARCEL 1:**

BEGINNING AT A POINT ON THE NORTHERN BOUNDARY OF TOWNSHIP NO. 3 SOUTH,  
RANGE 1, EAST, MOUNT DIABLO BASE & MERIDIAN, DISTANT NORTHERLY 89° 56' EAST  
5.25 CHAINS FROM THE COMMON CORNER OF SECTIONS 2, 3, 34 AND 35; AND RUNNING  
THENCE SOUTH 23° 28' WEST 13.98 CHAINS; THENCE SOUTH 0° 13' EAST 30.55 CHAINS TO  
THE ROAD LEADING FROM DUBLIN TO LIVERMORE; THENCE WEST ALONG SAID ROAD  
.455 CHAINS; THENCE NORTH 0° 13' WEST 39.41 CHAINS; THENCE EAST .32 CHAINS; THENCE  
NORTH 3.97 CHAINS TO THE CORNER COMMON TO SECTIONS 2, 3, 34 AND 35; THENCE  
NORTH 89° 56' EAST 5.25 CHAINS TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE PREMISES DEEDED TO THE COUNTY OF  
ALAMEDA RECORDED JANUARY 2, 1918, IN BOOK 2612 OF DEEDS, PAGE 352, ALAMEDA  
COUNTY RECORDS.

**PARCEL 2:**

THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWO (2)  
SOUTH, RANGE ONE (1) EAST, MOUNT DIABLO BASE AND MERIDIAN.

TOGETHER WITH THAT PORTION OF THE PREMISES DEEDED TO THE COUNTY OF  
ALAMEDA RECORDED JANUARY 2, 1918, IN BOOK 2612 OF DEEDS, PAGE 352, ALAMEDA  
COUNTY RECORDS.

APN: 905-0002-001-01 AND 905-0002-002

**END OF DESCRIPTION**

PREPARED BY:

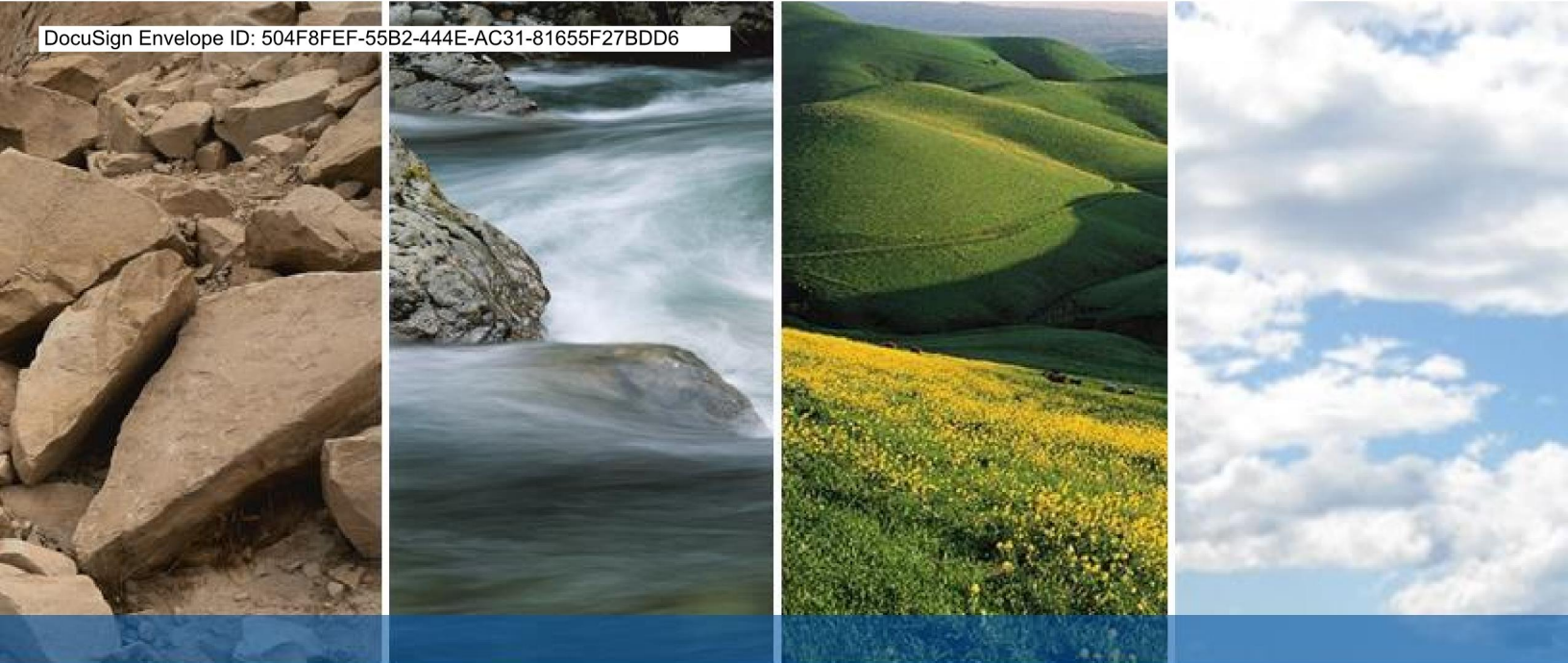
  
IAN BRUCE MACDONALD  
LICENSED LAND SURVEYOR NO. 8817  
STATE OF CALIFORNIA



5/31/22  
DATE

**MACKEY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3355  
(925) 225-0690





## **EXHIBIT B**

**PLAT TO ACCOMPANY LEGAL DESCRIPTION**



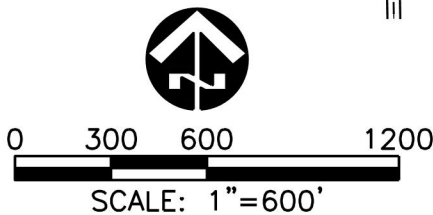
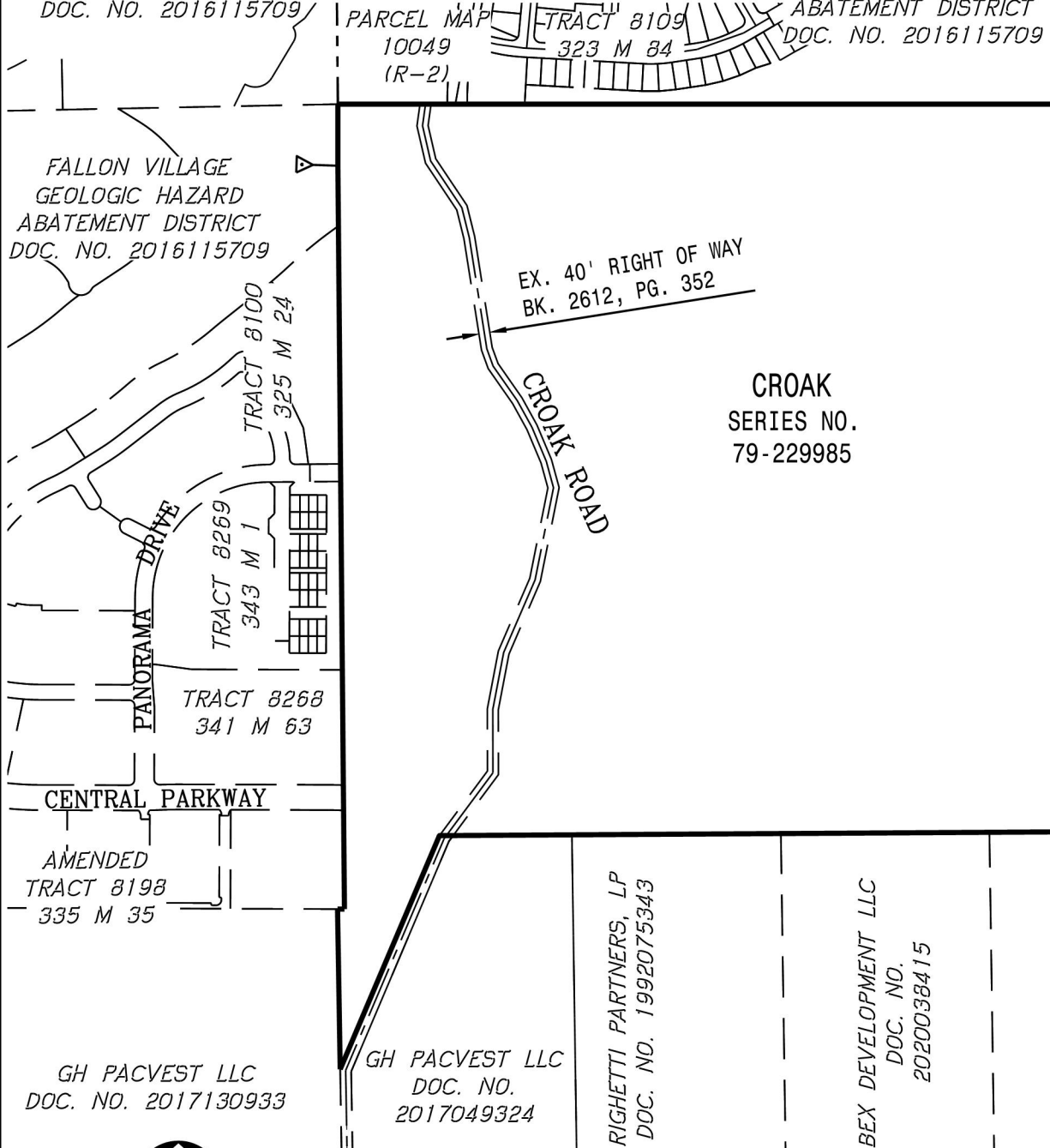
FALLON VILLAGE  
GEOLOGIC HAZARD  
ABATEMENT DISTRICT  
DOC. NO. 2016115709

# EXHIBIT "B"

PAGE 2 OF 2

FALLON VILLAGE  
GEOLOGIC HAZARD  
ABATEMENT DISTRICT  
DOC. NO. 2016115709

ACACIA  
PARTNERS I  
LLC  
DOC. NO.  
2005037867



## LEGEND

— BOUNDARY OF DESCRIPTION  
— EXISTING PARCEL  
DOC. No. DOCUMENT NUMBER

## PLAT TO ACCOMPANY DESCRIPTION

## GHAD ANNEXATION

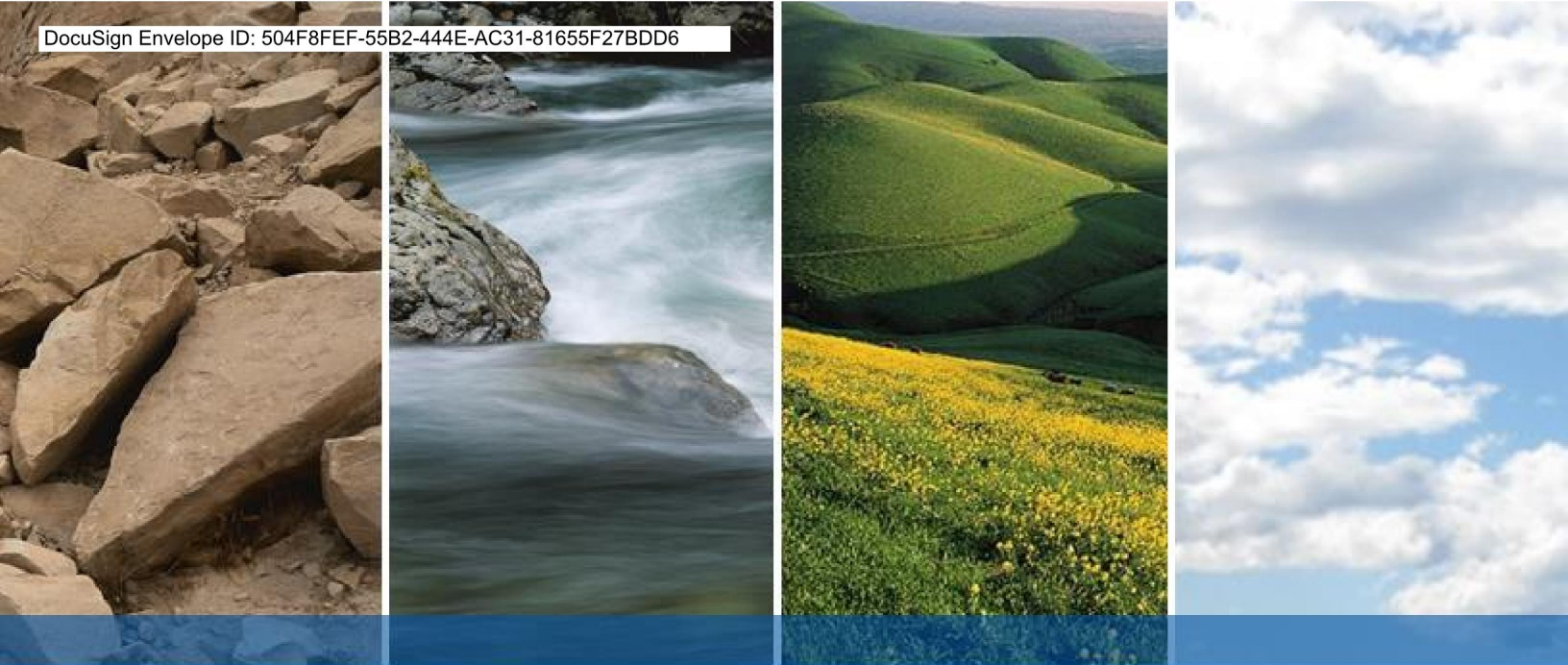
DUBLIN

CALIFORNIA

# MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS  
5142B FRANKLIN DR, SUITE B  
PLEASANTON, CA 94588 (925)225-0690

DRAWN	DATE	SCALE	JOB NO.
LL	NOV 2022	1"=600'	19343.00T



## **EXHIBIT C**

**BUDGET – May 19, 2023**

## Fallon Village Geologic Hazard Abatement District East Ranch Annexation

### Budget – May 19, 2023

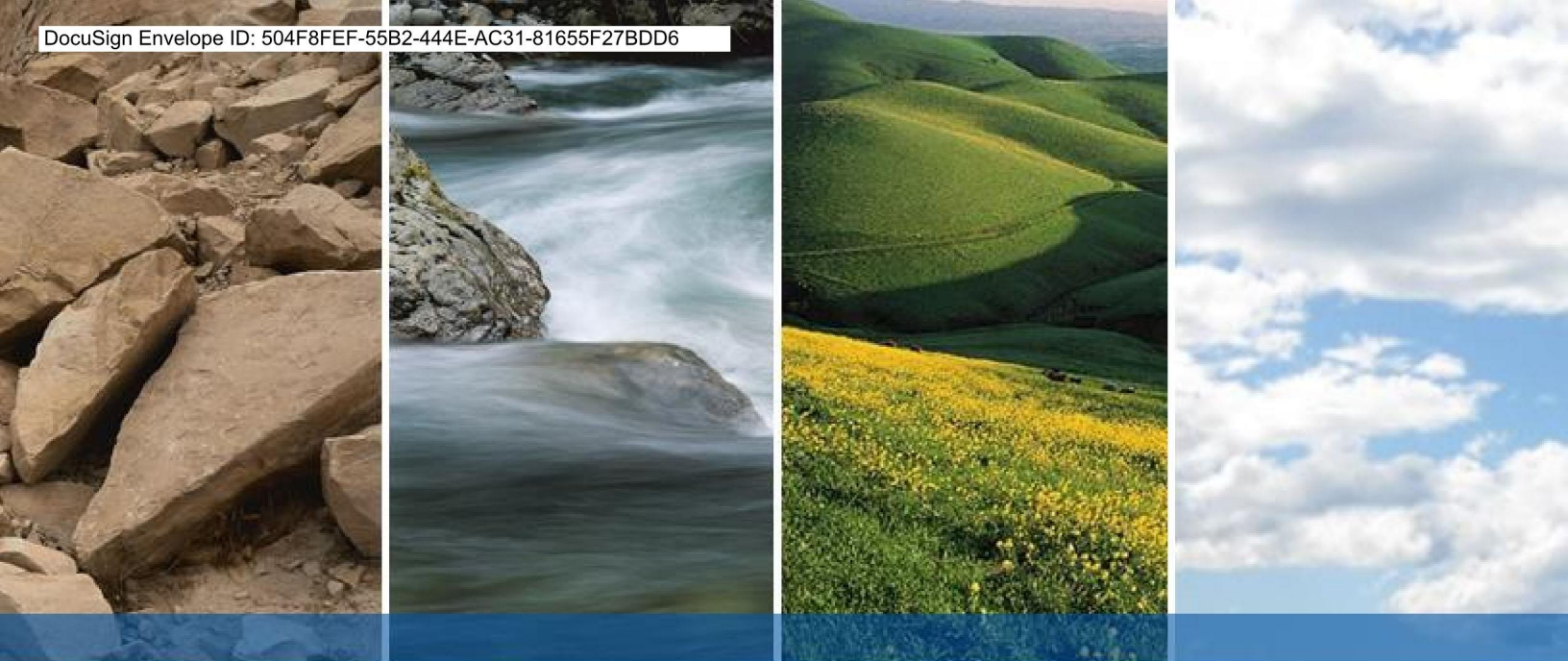
#### **ASSUMPTIONS**

Total No. of Single-Family Residential Units	473
Total No. of Townhome Residential Units	40
Total No. of Duet Residential Units	60
Annual Assessment per 65X100 N1 (FY 2023/2024)	\$1,075
Annual Assessment per 55X95 N2 (FY 2023/2024)	\$876
Annual Assessment per 50X110 N3 (FY 2023/2024)	\$822
Annual Assessment per 50X80 N4 (FY 2023/2024)	\$639
Annual Assessment per Motorcourt N5 (FY 2023/2024)	\$589
Annual Assessment per Duet N6 (FY 2023/2024)	\$416
Annual Assessment per 3-Story Town N6 (FY 2023/2024)	\$452
Annual Assessment per Zero-Lot-Line SFH (FY 2023/2024)	\$425
Annual Adjustment in Assessment (estimated)	2.6%
Inflation (estimated)	2.6%
Investment Earnings (estimated)	2.0%
Frequency of Large-Scale Repair (years)	10
Cost of Large-Scale Repair (current \$)	\$600,000

#### **ESTIMATED ANNUAL EXPENSES IN 2023/2024 DOLLARS**

Administration (Manager, District Engineer, Treasurer, Clerk, and Legal Counsel)	\$63,400
Outside Professional Services, Membership, and Insurance	\$6,711
Professional Services	\$18,000
Maintenance and Operation	\$46,967
Capital Improvements (Storm Drain, Ditch, and Fence)	\$101,836
Major Repair (Annualized)	\$60,000
Miscellaneous & Contingency (5%)	\$14,846

<b>TOTAL</b>	<b><u>\$311,760</u></b>
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**NOTICE OF (1) ADOPTION OF RESOLUTION NO. XX-23 BY THE BOARD OF DIRECTORS  
OF THE FALLON VILLAGE GEOLOGIC HAZARD ABATEMENT DISTRICT,  
(2) PROPOSED ASSESSMENT, AND  
(3) PUBLIC HEARING FOR DECEMBER 5, 2023**

In December 2007, the Dublin City Council adopted Resolution No. 216-07, ordering the formation of the Fallon Village Geologic Hazard Abatement District ("GHAD") and appointing itself to serve as the Board of Directors of the GHAD ("GHAD Board").

**NOTICE IS HEREBY GIVEN that:**

On October 17, 2023, the GHAD Board adopted Resolution No. XX-23 declaring its intention to impose an assessment on the property included in the GHAD and directing that a public hearing be scheduled to consider adoption of this assessment to finance the Francis Ranch development portion of the Fallon Village GHAD. The total yearly estimated budget for the Francis Ranch development within the Fallon Village GHAD as set forth in the current Engineer's Report is \$311,760. If the assessment is adopted, each residential unit will be assessed a maximum of between \$416.00 and \$1,075.00 per year based on residential habitable square footage as described in the Engineer's Report (Fiscal Year 2023-24 dollars), plus an annual adjustment to reflect the percentage change in the San Francisco-Oakland-Hayward Consumers Price Index (CPI) for All Urban Consumers. The assessment will be levied beginning in the first fiscal year after issuance of a building permit and the assessment will continue to be levied in perpetuity.

The attached Engineer's Report (dated May 19, 2023) for the Fallon Village GHAD was prepared by a registered engineer, certified in the State of California, and describes in detail the reason for the assessment and the basis upon which the amount of the proposed assessment was calculated. The Engineer's Report specifically sets forth the yearly estimated budget, the total assessment, the proposed estimated assessments to be levied each year against each parcel of property, and a description of the method used in formulating the estimated assessment. A copy of GHAD Board Resolution No. XX-23 is available for inspection at City of Dublin, 100 Civic Plaza, Dublin, CA 94568.

The GHAD Board will conduct the public hearing on December 5, 2023, at 7:00 p.m. at Dublin City Hall, 100 Civic Plaza, Dublin, CA 94568, on the proposed assessment.

The following paragraph provides the procedure for returning and tabulating the ballots. Copies of this Notice, a sealable ballot, and the Engineer's Report have been sent to each of the property owners within the Francis Ranch development portion of the Fallon Village GHAD.

The ballot may be completed and mailed or hand delivered to Fallon Village Geologic Hazard Abatement District, % City of Dublin, Attn: Laurie Sucgang, District Engineer, 100 Civic Plaza, Dublin, CA 94568 or may be submitted at the public hearing. Each ballot may be submitted, withdrawn, or changed at any time prior to the conclusion of the testimony on the proposed assessment at the public hearing. At the hearing, the GHAD Clerk shall tabulate the ballots and the GHAD Board shall consider any objections or protests to the assessment and certify the tabulation of the ballots.

The GHAD Board shall not impose the assessment if there is a majority protest. A majority protest exists if, upon conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots,

the ballots shall be weighted according to the proportional financial obligation of the affected property.

Inquiries regarding the proposed assessment may be made by mail to: Fallon Village GHAD, % City of Dublin, Attn: Laurie Sucgang, District Engineer, 100 Civic Plaza, Dublin, CA 94568, by phone at (925) 833-6630, or by e-mail at Laurie.Sucgang@dublin.ca.gov.

Enclosures: Engineer's Report (dated May 19, 2023)  
Sealable Ballot

**BALLOT**

Fallon Village Geologic Hazard Abatement District

**Identification of Parcel:** Assessor's Parcel Numbers(s) \_\_\_\_\_

**Record Owner(s):** \_\_\_\_\_

\_\_\_\_\_ **Yes**, I approve the proposed annual benefit assessment described in the attached Notice on the property described by the parcel numbers identified in this Ballot.

\_\_\_\_\_ **No**, I do not approve the proposed annual benefit assessment described in the attached Notice on the property described by the parcel numbers identified in this Ballot.

\_\_\_\_\_  
Signature of Record Owner or Authorized Representative of the  
above identified parcel(s)

Dated: \_\_\_\_\_

Mail or deliver sealed Ballot to:

Fallon Village Geologic Hazard Abatement District  
c/o City of Dublin  
Attention: Laurie Sucgang, District Engineer  
100 Civic Plaza  
Dublin, CA 94568