

STAFF REPORT

DATE: JUNE 23, 1991

TO: BOARD OF DIRECTORS

FROM: RICK ANGRISANI, DISTRICT MANAGER

RE: FISCAL YEAR 1991-92 - PROPOSED BUDGET

This fiscal year marks the second year assessments are to be levied in the Oakhurst Geologic Hazard Abatement District.

The original District boundary included the 92 residential lots from Tract 6990 and the 109 lots from Tract 7065 (108 residential). During 1990, Subdivisions 7311 (118 duets) and 7066 (117 townhouses) were annexed to Area 1 of the District. Additionally, Subdivisions 7256 (70 SF) and 7262 (99 SF) were annexed to Area 2. While these annexations added quite a few lots to the District, the amount of work required of the District did not substantially increase since the hillside areas have not yet been annexed.

The Plan of Control requires the District to be responsible for the repair of landslides and erosion that extend across or into open space and/or at least two residential lots. The Plan of Control further requires periodic inspections by the engineer and/or the geologist retained by the GHAD. These inspections include the following:

1. Visual inspection of the concrete surface drainage ditches twice a year (fall and spring) for siltation, cracks and breaks.
2. Inspection of the outlets of all subsurface drains including measurement of the flow rate of water emerging from the outlets. Inspections to be made in fall, spring and other times as necessary.
3. Measure the level of groundwater in the piezometers and the horizontal position of the slope inclinometers on a quarterly basis.
4. Inspection by a geologist of the District's lands and facilities on an annual basis in the spring. Within four weeks on this annual inspection, the geologist shall submit a written report.

This first year, the reporting requirements will be rather simple since there are few maintenance facilities within the existing area of the GHAD.

Any repairs required by the coming year's inspection will be performed by the GHAD utilizing, if necessary, a \$200,000 line of credit established by Presley for the GHAD. This line of credit is to

EXHIBIT A

OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT

METHOD OF ASSESSMENT

A geologic hazard abatement district is essentially a benefit assessment district. Therefore, the assessments must be apportioned to individual parcels according to the benefit received.

Based upon discussions with the City's consultant, Randy Leptien of Leptien, Cronin & Cooper, the various areas and types of development in Oakhurst require that the assessments be broken down by area as well as type of unit. The areas have been broken down to reflect, as much as possible, units with an equal amount of risk and benefit.

The total development has been divided into three areas for assessment:

Area 1 Lower 6000's, Duets, and lower Townhouses

Area 2 Upper 6000's, lower and upper 8,000's, upper Townhouses

Area 3 10000's

After reviewing the needs of each area and the benefits of the District to each area, we have assigned each area the following share of the District's costs (including reserves);

Area 1	25%
Area 2	50%
Area 3	25%

As will be noted, the number of units in each area is not considered a factor and the amount of assessment per unit will vary greatly from area to area. Since we have different types of housing mixed in Areas 1 and 2, we have assigned different assessment units to each type of housing as follows:

Single Family (regardless of size)	1.00
Duets	0.75
Townhouse	0.50

Each year's assessment will consist of two parts. The first will be for the actual estimated costs of the District for the coming year. The second part will be for the buildup of the reserves. Once the

reserves have reached the level the Board of Directors have designated, that portion of the assessment will cease until it is necessary to rebuild the reserves or fund repair work. Until most of the proposed property is annexed into the District, it is inappropriate to assess the areas as stated above for the routine administrative and inspection costs. Therefore, until the annexations in each area are substantially complete, the routine administrative and inspection costs shall be spread evenly on a per unit basis.

FY 1991-92

This year, the District consists of 92 single family homes, 226 duets, and 117 townhouses in Area 1 and 169 single family homes in Area 2. The cost of running the District (management and inspections) is not expected to exceed \$15,000. Area 1's share of the reserves is \$50,000 and Area 2's is \$100,000. We have set the assessment at \$125 per assessment unit in order to build up the reserves within three or four years.

Based upon the assessment units assigned above, the amount of the assessment per housing unit and the total income for the District for FY 1991-92 is as follows:

<u>TYPE</u>	<u>ASS. UNIT</u>	<u>ASS./LOT</u>	<u>TOTAL ASS.</u>
Single Family (261)	1.00	\$125.00	\$32,625.00
Duets (226)	0.75	\$ 93.75	\$21,187.50
Townhouses (117)	0.50	\$ 62.50	<u>\$ 7,312.50</u>
	TOTAL DISTRICT INCOME		\$61,125.00 =====

This first year's assessment broken down between the costs of the District and the reserves is as follows:

<u>TYPE</u>	<u>COSTS</u>	<u>RESERVES</u>	<u>TOTAL</u>
Single Family	\$30.67	\$94.33	\$125.00
Duets	\$23.00	\$70.75	\$ 93.75
Townhouses	\$15.34	\$47.16	\$ 62.50

STATUS OF RESERVES

Area 1

At the end of the present fiscal year, the District is expected to have \$18,000 in unexpended funds, including the original Area 1 reserves. This year's assessment will add \$30,185.58 to the

unexpended \$18,000 for a total Area 1 reserve of \$48,185.58, just short of the \$50,000 goal. The FY 92-93 assessment will be substantially reduced due to reaching this reserve goal.

Area 2

This is the first year of funds being applied to the Area 2 reserve goal of \$100,000. This year's assessment will apply \$15,941.77 to this fund.

Note: Any unexpended funds remaining at the end of FY 91-92 will be proportionally split between the reserve funds and/or applied to next year's assessment.

GHAD

LIST OF ASSESSMENT AT \$125.00 EACH - TRACT 6990

118-381-001-7	118-391-011-4
118-381-002-5	118-391-012-2
118-381-003-3	118-391-013-0
118-381-004-1	118-391-014-8
118-381-005-8	118-391-015-5
118-381-006-6	118-391-016-3
118-381-007-4	118-391-017-1
118-381-008-2	118-391-018-9
118-381-009-0	118-391-019-7
118-381-010-8	118-391-020-5
118-381-011-6	118-391-021-3
118-381-012-4	118-391-022-1
118-381-013-2	118-391-023-9
118-381-014-0	118-391-024-7
118-381-015-7	118-392-001-4
118-381-016-5	118-392-002-2
118-381-017-3	118-392-003-0
118-381-018-1	118-392-004-8
118-381-019-9	118-392-005-5
118-381-020-7	118-392-006-3
118-381-021-5	118-392-007-1
118-381-022-3	118-392-008-9
118-381-023-1	118-392-009-7
118-381-024-9	118-392-010-5
118-381-025-6	118-392-011-3
118-381-026-4	118-392-012-1
118-381-027-2	118-392-013-9
118-381-028-0	118-392-014-7
118-381-029-8	118-392-015-4
118-381-030-6	118-392-016-2
118-391-001-5	118-382-001-6
118-391-002-3	118-382-002-4
118-391-003-1	118-382-003-2
118-391-004-9	118-382-004-0
118-391-005-6	118-382-005-7
118-391-006-4	118-382-006-5
118-391-007-2	118-382-007-3
118-391-008-0	118-382-008-1
118-391-009-8	118-382-009-9
118-391-010-6	118-382-010-7

118-382-011-5
118-382-012-3
118-382-013-1
118-382-014-9
118-382-015-6
118-382-016-4
118-382-017-2

118-382-018-0
118-382-019-8
118-382-020-6
118-382-021-4
118-382-022-2

GHAD

LIST OF ASSESSMENTS AT \$93.75 EACH - TRACT 7065

118-401-001-3	118-401-036-9	118-402-029-3
118-401-002-1	118-401-037-7	118-402-030-1
118-401-003-9	118-401-038-3	118-402-031-9
118-401-004-7	118-401-039-3	118-402-032-7
118-401-005-4	118-401-040-1	118-402-033-5
118-401-006-2	118-401-041-9	118-402-034-3
118-401-007-0	118-401-042-7	118-402-035-0
118-401-008-8	118-402-001-2	118-402-036-8
118-401-009-6	118-402-002-0	118-402-037-6
118-401-010-4	118-402-003-8	118-402-038-4
118-401-011-2	118-402-004-6	118-402-039-2
118-401-012-0	118-402-005-3	118-402-040-0
118-401-013-8	118-402-006-1	118-402-041-8
118-401-014-6	118-402-007-9	118-402-042-6
118-401-015-3	118-402-008-7	118-402-043-4
118-401-016-1	118-402-009-5	118-402-044-2
118-401-017-9	118-402-010-3	118-402-045-9
118-401-018-7	118-402-011-1	118-402-046-7
118-401-019-5	118-402-012-9	118-402-048-3
118-401-020-3	118-402-013-7	118-402-049-1
118-401-021-1	118-402-014-5	118-402-050-9
118-401-022-9	118-402-015-2	118-402-051-7
118-401-023-7	118-402-016-0	118-402-052-5
118-401-024-5	118-402-017-8	118-402-053-3
118-401-025-2	118-402-018-6	118-402-054-1
118-401-026-6	118-402-019-4	118-402-055-8
118-401-027-8	118-402-020-2	118-402-056-6
118-401-028-6	118-402-021-0	118-402-057-4
118-401-029-4	118-402-022-8	118-402-058-2
118-401-030-2	118-402-023-6	118-402-059-0
118-401-031-0	118-402-024-4	118-402-060-8
118-401-032-8	118-402-025-1	118-402-061-6
118-401-033-6	118-402-026-9	118-402-062-4
118-401-034-4	118-402-027-7	118-402-063-2
118-401-035-1	118-402-028-5	118-402-064-0

118-402-065-7
118-402-066-5