

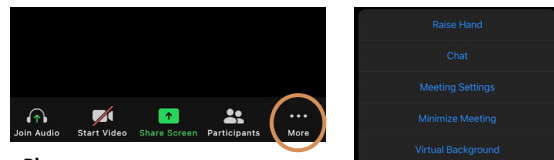
Paradise Valley Maintenance and Monitoring District

Neighborhood Meeting #2

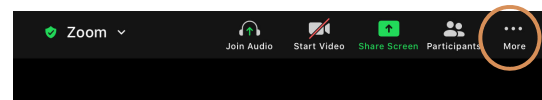
April 28, 2022

How to Participate

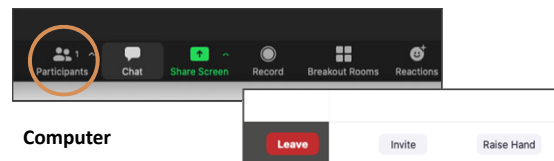
- You will remain muted during the presentation to limit any background noise
- Add any questions or comments to the chat box or use the “Raise Hand” function to say your questions out loud. Press *9 if calling into the meeting
- After the meeting – feel free to email pvmmd@fairfield.ca.gov or call (707) 428- 7485 with any comments or questions



Phone



Tablet

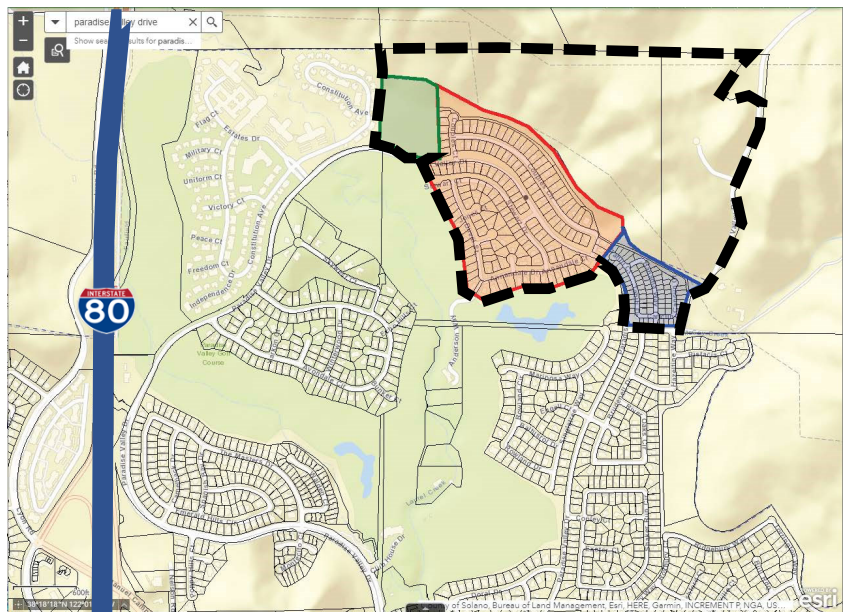


Computer

Agenda

- Welcome and Meeting Orientation
- Introductions
- Presentation
- Question & Answer
- Stay Involved

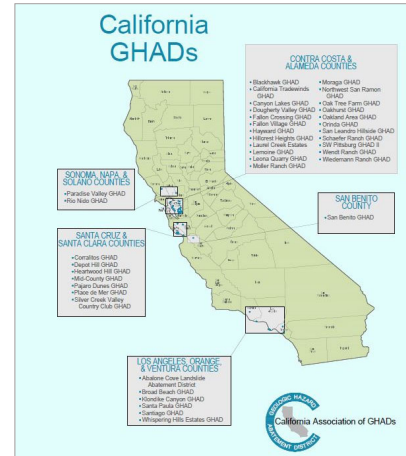
Location



What is the Paradise Valley Maintenance and Monitoring District (PVMMD)?

- Geologic Hazard Abatement District (GHAD)
- Formed on July 6, 2010
- State authorized independent agency

Purpose: Created to finance the prevention, mitigation, abatement, or control of a geologic hazard.



What does PVMMD do for you?



Storm-drain improvements



Monitor landslide, earth movement, erosion



Weed abatement

History and Stakeholder Concerns

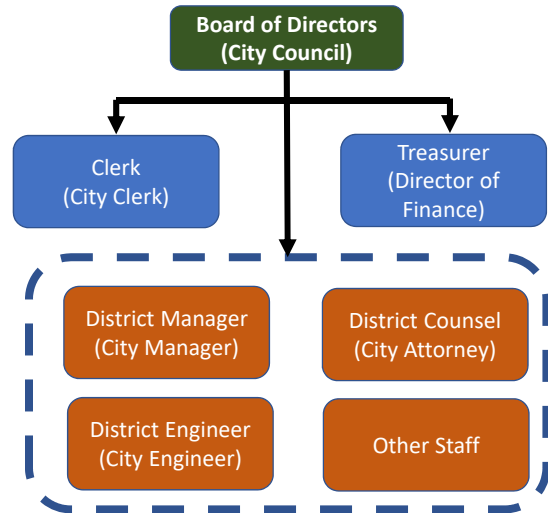
- May – June 2020 : Board heard written and verbal protests on the Fiscal Year 2020-2021 assessment rate
 - Low annual expenses
 - Increase to annual Assessment
- Reserves
 - Unspent Operations & Maintenance (O&M) expenses transferred
 - Current Balance = **\$1.5 million**
 - 2018 Reserve Study = **\$1.7 million over 40-years**

History and Stakeholder Concerns

- Board requested staff to work with a geotechnical engineering firm to:
 - Set an **appropriate** annual budget
 - Evaluate a **reserve goal** for the PVMMD

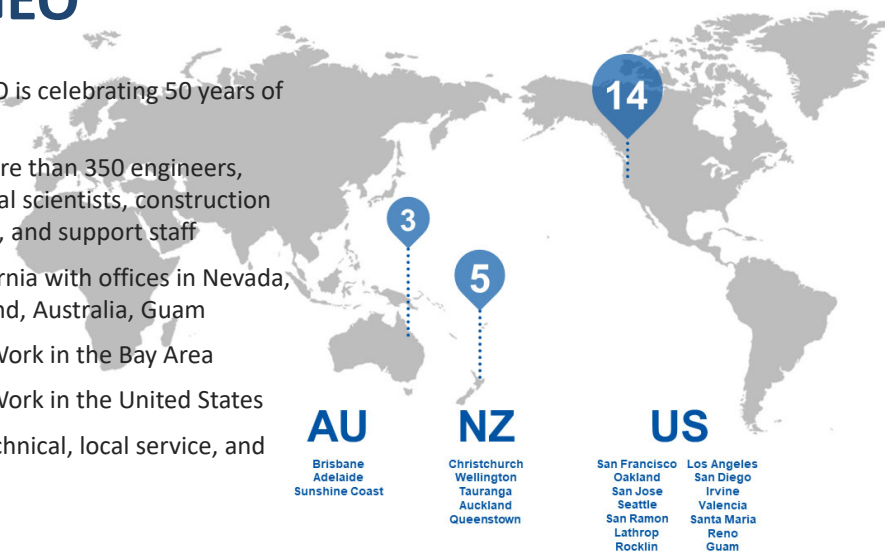
Work Completed (2021-2022)

- December 2021, staff presented Board structure options
 - Concluded to remain unchanged
- New District Manager
- New Geotechnical Firm
 - ENGEO replaces Cal Engineering and Geology
 - Day-to-day support
 - Updated Plan-of-Control, Engineer's Report, and Reserve Study



About ENGEO

- Founded in 1971, ENGEO is celebrating 50 years of engineering excellence
- Employee-owned by more than 350 engineers, geologists, environmental scientists, construction services representatives, and support staff
- Headquartered in California with offices in Nevada, Washington, New Zealand, Australia, Guam
- Voted #1 Best Place to Work in the Bay Area
- Voted #5 Best Place to Work in the United States
- Recipient of multiple technical, local service, and excellence awards



May 26, 2021

Paradise Valley Maintenance and Monitoring District

Experts in GHADs

ENGEO has been involved in the development, implementation and monitoring of the vast majority of Geologic Hazard Abatement Districts (GHAD) since the mid-1980s.

- 14 GHADs managed by ENGEO throughout California, including:
 - Dougherty Valley GHAD (West Branch GHAD 1990-01)—Contra Costa County, CA
 - Wendt Ranch GHAD—Contra Costa County, CA
 - Wiedemann Ranch GHAD—San Ramon, CA
 - Leona Quarry GHAD—Oakland, CA
 - Broad Beach GHAD—Malibu, CA
 - Wilder GHAD—Orinda CA
 - Santa Paula GHAD—Santa Paula, CA
 - Oakland Area GHAD—Oakland, CA
 - California Highlands HOA—Dublin, CA
 - Moller Ranch GHAD—City of Pleasanton, CA
 - Laurel Creek Estates GHAD—City of Pleasanton, CA
 - Golden Eagle Estates HOA—City of Pleasanton, CA
 - Oak Tree Farm Property GHAD—City of Pleasanton, CA
 - Blackhawk GHAD—Contra Costa County, CA
 - Canyon Lakes GHAD—San Ramon, CA
 - Bay-O-Vista GHAD—San Leandro, CA
 - Southwest Pittsburg GHAD—City of Pittsburg, CA
 - River Islands GHAD—Lathrop, CA
 - Newhall Ranch GHAD—Los Angeles County, CA

May 26, 2021



ENGEO's Current Work – Plan of Control

- The guidance document for the PVMMD
- What are the geologic hazards and what is the PVMMD going to do about them?
- Why is an update needed from the version adopted in 2010?
 - Represent the as-built conditions
 - Reflect the present nature and scope of the PVMMD's services

Scope of Services

- General responsibility for monitoring, maintenance, and repair of:
 - Surface drainage improvements on PVMMD- and City-owned Parcels including:
 - Concrete-lined drainage ditches
 - Sedimentation basins
 - Riprap-lined spillways
 - Storm drain inlets, outlets, and pipelines.
 - Deflection walls
 - Measurement devices
 - Slopes and creek banks for erosion, landslide, and related slope instability
 - Gravel-surfaced maintenance roads

Scope of Services as a Landowner

- Landowner within the PVMMD-owned parcels, including:
 - Vegetation management for fire suppression
 - Litter and graffiti removal
 - Fencing, gates, and signage

Reserve Study

- Forecast expenses that can reasonably be expected in the decades ahead and to confirm that sufficient funds are being set aside in the PVMMD's reserve to pay for these expenses and was based on:
 - Expenditures expected to address future monitoring, maintenance, and repair responsibilities as outlined in the Plan of Control
 - Long-term reserves to address larger geologic events
- Why the change from the 2018 Reserve Study?

Engineer's Report

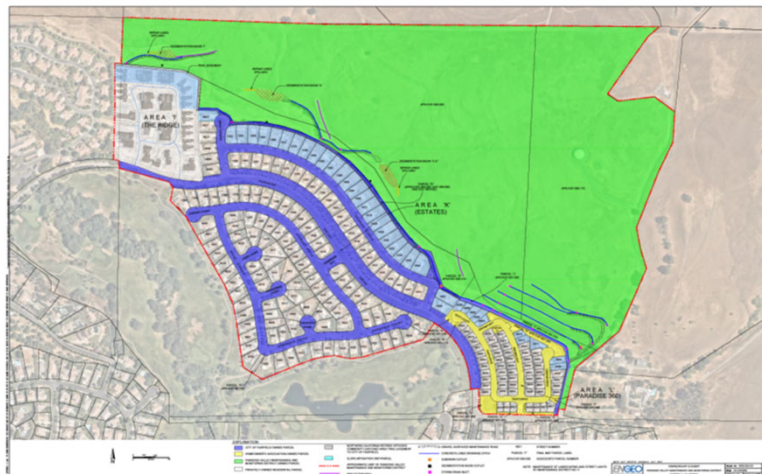
- Establishes a budget, funding source, and allocation of the assessment
- Based on the scope of services in the Plan of Control
- Why does it differ from the approved 2011 Engineer's Report?
 - Special benefit
 - As-built conditions
 - Recent case law

District Budget

Here is a breakdown of the proposed budget for 2022-2023 fiscal year...

Paradise Valley Maintenance and Monitoring District	
Budget – April 27, 2022	
<u>ESTIMATED ANNUAL EXPENSES IN 2022/23 DOLLARS</u>	
Administration (Manager, Treasurer, Clerk, and Legal Counsel)	\$19,850
Outside Administration Services, Membership, and Insurance	\$23,197
Monitoring Activities	\$9,000
Maintenance and Operation	\$36,470
Capital Improvements	\$9,492
Major Repair (Annualized)	\$10,000
TOTAL	<u>\$108,009</u>

Paradise Valley Maintenance and Monitoring District (PVMMD)



Annual Assessment for FY 2022/23

DEVELOPMENT AREA	DEVELOPMENT NAME	PRODUCT TYPE	FY 2022/23 Assessment	FY 2022/23 Maintenance and Operations Only
I	The Ridge	Villas Apartments	\$146	\$139
I	The Ridge	Villas Apartments (Slope)	\$470	\$139
I	The Ridge	Cottages	\$214	\$143
I	The Ridge	Cottages (Slope)	\$474	\$143
K	Estates	Single-Family Residences	\$357	\$340
K	Estates	Single-Family Residences (Slope)	\$1,282	\$340
L	Paradise 360	Single-Family Residences	\$182	\$173
L	Paradise 360	Single-Family Residences (Slope)	\$520	\$173

Pause for Questions or Comments

Two Options for Assessments

- Option 1 - Fund M&O only this year
- Option 2 - Assessment not levied for FY2022/2023

DEVELOPMENT AREA	DEVELOPMENT NAME	PRODUCT TYPE	FY 2022/23 Maintenance and Operations Only
I	The Ridge	Villas Apartments	\$139
I	The Ridge	Villas Apartments (Slope)	\$139
I	The Ridge	Cottages	\$143
I	The Ridge	Cottages (Slope)	\$143
K	Estates	Single-Family Residences	\$340
K	Estates	Single-Family Residences (Slope)	\$340
L	Paradise 360	Single-Family Residences	\$173
L	Paradise 360	Single-Family Residences (Slope)	\$173

Pause for Questions or Comments

Next Steps

- **Fiscal Year 2022/2023 Assessment**

- Follow-up town hall meeting scheduled for May 18th at 4:30 pm
- Public Hearing on July 19th
- Review documents on website

<https://bit.ly/PVMMDwebsite>

Question & Answer

Stay Involved

- Visit the district website: <https://bit.ly/PVMMDwebsite>^{PRN4}
- Have questions or concerns after the meeting?
 - Email: pvmmd@fairfield.ca.gov
 - Call: (707) 428-7485

PRN4 double check this works

Panganiban, Ryan N, 4/27/2022