

**MAGEE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
REGULAR SESSION OF THE BOARD OF DIRECTORS
MAY 4, 2026, AGENDA
ENGEO OFFICE, 2633 CAMINO RAMON, SUITE 250, SAN RAMON, CA 94583
ZOOM INFORMATION:**

**By Computer: <https://bit.ly/4b1fjDo> By Phone: 1 (669) 900-9128
Meeting ID: 813 6558 7050 Password: 824941**

- Agendas and staff reports are posted on the GHAD's internet website (www.mageeranchghad.org)
- A packet of information containing staff reports and exhibits related to each item is available for public review at least 72 hours prior to a GHAD Board meeting, or in the event that it is delivered to Boardmembers less than 72 hours prior to a GHAD Board meeting, as soon as it is delivered.

REGULAR SESSION 5:15 P.M.

1. Call to Order and Roll Call- Andrew Rodgers, Keith Witz, Susan Tully, Troy Gaspar, Seth Selkow
 - A. Confirmation of Agenda Posting

2. Public Forum: Members of the Public May Comment (3 minutes per speaker)
At this time, the public is permitted to address the GHAD Board on non-agendized items. In accordance with State law, no action or discussion may take place on an item not appearing on the posted agenda. The Board may respond to statements made or questions asked or may request staff to report back at a future meeting concerning the matter.

3. Consent Calendar
 - A. March 2, 2026 Regular Session Minutes

4. GHAD Treasurer Report and Account Statement

From: GHAD Treasurer Inc.

5. New Business
 - A. Subject: Discuss the Maintenance Contractor RFQ

From: GHAD Manager

 - B. Subject: Resolution No. 2026-04 Approve the Magee Ranch Geologic Hazard Abatement District Budget for Fiscal Year 2026-27

From: GHAD Manager

6. GHAD Manager's Report
 - A. Summary of Spring Monitoring
 - B. Upcoming GHAD Tasks
 - Spring Maintenance Tasks
 - Parcel J transfer process (in progress)
 - HOA funds agreement (in progress)
 - Responsibility matrix (completed)
 - GHAD communication plan (completed)

7. Board of Director's Announcements and Upcoming Topics of Discussion
 - A. Set Date for Next Regular Session Board Meeting

8. Adjournment

MAGEE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
MEETING OF THE BOARD OF DIRECTORS
MARCH 2, 2026

A Regular Meeting of the Board of Directors of the Magee Ranch Geologic Hazard Abatement District (MR GHAD) was held on Monday, March 2, 2026, at 2633 Camino Ramon, Suite 250, San Ramon, 94583, and via teleconference. The meeting was called to order at 5:15 p.m. by GHAD Manager, Mary Johnson.

CALL TO
ORDER

Directors Present: Andrew Rodgers
Keith Witz
Troy Gaspar
Susan Tully

Representing ENGEO: Uri Eliahu
Mary Johnson

Others Present: Cammy Ticknor
Stephen Ticknor
Seth Selko

It was confirmed that the Regular Meeting agenda had been posted on the HOA Board within the community, as well as on the GHAD webpage, more than 72 hours prior to the Meeting, in accordance with the Brown Act requirements.

AGENDA
POSTING

The Public Forum was opened.

PUBLIC FORUM

Cammy Ticknor asked the Board to clarify overlapping responsibilities between the GHAD, HOA, Fire Department, and East Bay Regional Park. She requested that the GHAD Manager coordinate with these entities to establish defined property lines and shared maintenance responsibilities.

CAMMY
TICKNOR

GHAD Manager Mary Johnson noted that an ownership update was scheduled later in the agenda to address these concerns. The Public Forum was closed.

Ms. Mary Johnson presented the only item on a Consent Calendar – approval of the minutes from the January 12, 2026, meeting. Upon discussion, a Motion was made, seconded, and unanimously carried to approve the January 12, 2026, Regular Session Minutes.

CONSENT
CALENDAR

Ms. Mary Johnson from ENGEO introduced resolution No. 2026-02 to appoint a Board Member to the Board of Directors of the Magee Ranch Geologic Hazard Abatement District. Staff reported that per Government Code 1780, the Board was required to fill the existing vacancy within 60 days. Following the February 20, 2026, application deadline, Mr. Seth Selko was identified as the sole applicant.

NEW BUSINESS
RESOLUTION
2026/02

The Directors considered Resolution 2026-02 to appoint Seth Selko to the Board of Directors of the Magee Ranch Geologic Hazard Abatement District. Upon discussion, a

Motion was made, seconded, and unanimously carried to approve Resolution 2026/02.

Mary Johnson presented Item B, proposed revisions to the agreement between the Magee Ranch HOA and the MR GHAD regarding the collection and transfer of fees.

ITEM B DISCUSS
AND APPROVE
REVISIONS TO
THE AGREEMENT
FOR COLLECTION
OF GHAD FEES

Chair Witz deliberated on transitioning the funding transfer from a quarterly to a monthly schedule to align with the HOA's reserve contribution cycle and ensure consistent cash flow. Additional revisions included adjusting the budget communication deadline to October 15, amending the termination notice requirement to May 1 of the then-current fiscal year, and adding language to emphasize a cooperative joint working relationship between the boards. The Board directed staff to incorporate minor clerical edits and forward the revised agreement to the HOA for final consideration.

The Public Forum was opened.

PUBLIC FORUM

Ms. Ticknor raised concerns regarding the independent legal status of the GHAD, noting that, as a state-authorized public agency, its authority should technically supersede that of the HOA. She expressed concern that an over-reliance on "collaboration" could be perceived as collusion and might compromise the GHAD's autonomy. Specifically, Ms. Ticknor questioned the legal and liability implications if the HOA were to decline funding for a necessary repair.

CAMMY
TICKNOR

Uri Eliahu clarified that while the GHAD is a state agency with independent legal authority, it currently lacks a direct taxing mechanism and relies entirely on HOA funding. He explained that although the GHAD is not legally subordinate to the HOA, it must collaborate within the HOA's framework to secure the capital necessary to fulfill its state-mandated obligations.

Seth Selko noted that while GHAD law typically grants districts the power to levy independent taxes and assessments, the Magee Ranch GHAD appears unique in its reliance on HOA funding. He requested clarification on whether any specific restrictions were imposed during the GHAD's formation that limited its ability to generate revenue independently.

Mr. Eliahu provided a historical overview of GHAD funding, explaining that prior to the 1996 passage of Proposition 218, GHAD boards could unilaterally impose assessments. He noted that the decision to fund the Magee Ranch GHAD via the HOA predates current leadership but remains the preferred strategy due to the significant legal and procedural hurdles of Proposition 218, which requires a weighted vote of property owners and complex proportionality findings that historically result in low success rates.

The Public Forum was closed.

PUBLIC FORUM

Ms. Mary Johnson presented Item C, proposed revisions to the agreement GHAD Responsibility Matrix. The Board reviewed updates to the GHAD Responsibility Matrix, specifically regarding Sanitary Sewer Road. It was determined that the HOA will retain responsibility for routine road maintenance, such as seal coating and paving repairs, while the GHAD will retain responsibility for monitoring and performing erosion or slope

ITEM C DISCUSS
GHAD
RESPONSIBILITY
MATRIX
REVISIONS

stability repairs adjacent to the road. Chairperson Witz provided minor edits regarding communication protocols between the GHAD and HOA managers, and staff were directed to incorporate these into the final reference document to be posted on the GHAD website.

Ms. Mary Johnson from ENGEO introduced resolution No. 2026-03 to approve the interim Magee Ranch GHAD budget for the period of January 30, 2026, to June 30, 2026. Staff reported a current GHAD account balance of \$117,248.88 and an anticipated income of approximately \$591.00 per residence. The Board noted that the budget is consistent with previous operational costs and includes the upcoming spring monitoring in April. Chairperson Witz further requested that future Treasurer reports include a simplified spreadsheet detailing paid invoices and current balances.

RESOLUTION
2026/03

The Directors considered Resolution 2026-03 to approve the interim Magee Ranch GHAD budget for the period of January 30, 2026, to June 30, 2026. Upon discussion, a Motion was made, seconded, and unanimously carried to approve Resolution 2026/02

GHAD Manager Mary Johnson reported that a review of formation documents confirmed Parcel J, the ravine area above the Windover Drive detention basins, is currently HOA-owned land and was excluded from the GHAD's legal description. The Board evaluated a request from the HOA to explore annexation but noted that full remediation would exceed \$1 million and involve complex environmental permitting. The Board determined to present the HOA with three options: formal annexation, contractual maintenance assistance, or continued independent management by the HOA. It was emphasized that any work performed by the GHAD on Parcel J would require a separate agreement with specific indemnification language.

GHAD
MANAGER'S
REPORT

Ms. Ticknor expressed concerns regarding the liability associated with unpermitted grading and trail work performed by the Fire Department and East Bay Regional Park District. She stated that these activities have historically caused damage and increased sediment runoff into GHAD basins. Ms. Ticknor argued that under California law, upstream property owners are liable for downstream impacts and urged the Board to hold these agencies accountable for remediation. She recommended that the GHAD and HOA initiate a formal dialogue with these entities to address property damages and permitting issues before further considering annexation or the allocation of GHAD funds for these areas.

PUBLIC FORUM

The Board deliberated on the management of Parcel J and the associated downstream impacts on District basins. It was noted that while sedimentation from the ravine is an ongoing occurrence, current maintenance of the tiered basin system is effectively mitigating the hazard, and the immediate risk to the community remains low. The Board clarified that, as Parcel J is outside current GHAD boundaries, its administration and the remediation of any damages caused by third-party agencies remain the responsibility of the HOA. The Board determined to refer the matter back to the HOA to identify their preferred long-term strategy—specifically, whether to pursue formal annexation, a service contract with the District, or continued independent management. Staff was directed to provide technical support and visual aids to assist the HOA Board in evaluating the parcel's risks and requirements. The Public Forum was closed.

Ms. Mary Johnson provided operational updates, noting that an RFP for maintenance subcontractors will be issued in March and spring site monitoring is scheduled for April. A formal GHAD communication plan is also in development. The Board reviewed long-term funding strategies, with Chairperson Witz advocating for a stair-step approach to building the \$4 million reserve target to minimize the immediate financial impact on homeowners while accounting for inflation.

It was determined that the next Regular MR GHAD Meeting would be scheduled on May 4, 2026, at 5:15 p.m.

There being no further business, the meeting was adjourned at 7:35 p.m.

Submitted by ENGEO, MR GHAD Clerk

ATTEST:

Keith Witz, Chairperson

Date

CLERK CERTIFICATION

I certify that I am the Clerk of the Magee Ranch Geologic Hazard Abatement District and do hereby certify that the foregoing is a true and correct copy of the Minutes of the Magee Ranch Geologic Hazard Abatement District Board of Directors Meeting held on January 12, 2026, as approved by the Board Members in attendance of the Meeting.

Kateryna Vaypan, Clerk

Date

NEXT MTG.

ADJOURN

SUBMITTED

ATTEST

CERTIFIED



Schwab One® Account of

GHAD - MAGEE RANCH GEOLOGIC HA

Account Nickname
Magee Ranch

Account Number
2329-2171

Statement Period
March 1-31, 2026



Account Summary

Ending Account Value as of 03/31	Beginning Account Value as of 03/01	
\$117,543.38	\$117,248.88	
	This Statement	YTD
Beginning Account Value	\$117,248.88	\$0.00
Deposits	0.00	117,019.75
Withdrawals	0.00	0.00
Dividends and Interest	294.50	523.63
Market Appreciation/(Depreciation)	0.00	0.00
Expenses	0.00	0.00
Ending Account Value	\$117,543.38	\$117,543.38

Account Ending Value reflects the market value of your cash and investments. It does not include pending transactions, unpriced securities or assets held outside Schwab's custody.

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SAN RAMON CA 94583
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Schwab One® Account of

GHAD - MAGEE RANCH GEOLOGIC HA

Account Nickname
Magee Ranch

Statement Period
March 1-31, 2026



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Positions - Summary

Beginning Value as of 03/01	+	Transfer of Securities(In/Out)	+	Dividends Reinvested	+	Cash Activity	+	Change in Market Value	=	Ending Value as of 03/31
\$117,248.88		\$0.00		(\$294.50)		\$294.50		\$294.50		\$117,543.38

Cash and Cash Investments

Type	Symbol	Description	Quantity	Price(\$)	Beginning Balance(\$)	Ending Balance(\$)	Change in Period Balance(\$)	Pending/Unsettled Cash(\$)	Interest/Yield Rate
Bank Sweep		CHARLES SCHWAB BANK ^{X,Z}			0.84	0.84	0.00		0.01%
Money Fund (Non-Sweep)	SNVXX	SCHWAB GOVERNMENT MONEY ^o	117,542.5400	1.0000	117,248.04	117,542.54	294.50		
Total Cash and Cash Investments					\$117,248.88	\$117,543.38	\$294.50		

Transactions - Summary

Beginning Cash* as of 03/01	+	Deposits	+	Withdrawals	+	Purchases	+	Sales/Redemptions	+	Dividends/Interest	+	Expenses	=	Ending Cash* as of 03/31
\$0.84		\$0.00		\$0.00		(\$294.50)		\$0.00		\$294.50		\$0.00		\$0.84

Other Activity **\$0.00**

Other activity includes transactions which don't affect the cash balance such as stock transfers, splits, etc.

*Cash (includes any cash debit balance) held in your account plus the value of any cash invested in a sweep money fund.



Schwab One® Account of

GHAD - MAGEE RANCH GEOLOGIC HA

Account Nickname

Magee Ranch

Statement Period

March 1-31, 2026



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Transaction Details

Date	Category	Action	Symbol/ CUSIP	Description	Quantity	Price/Rate per Share(\$)	Charges/ Interest(\$)	Amount(\$)
03/16	Purchase	Reinvested Shares	SNVXX	Schwab Government Money Inv	294.5000	1.0000		(294.50)
	Dividend	Div For Reinvest	SNVXX	Schwab Government Money Inv				294.50
Total Transactions								\$0.00

Date column represents the Settlement/Process date for each transaction.

Bank Sweep Activity

Date	Description	Amount	Date	Description	Amount	Date	Description	Amount
03/01	Beginning Balance ^{x,z}	\$0.84	03/31	Ending Balance ^{x,z}	\$0.84	03/31	Interest Rate ^{* z}	0.01%

* Your interest period was 02/16/26 - 03/15/26. ^z

Endnotes For Your Account

- ◊ Dividends paid on this security will be automatically reinvested.
- X Bank Sweep deposits are held at one or more FDIC-insured Program Banks. Charles Schwab & Co., Inc. is not an FDIC-insured bank and deposit insurance covers the failure of an insured bank. Certain conditions must be satisfied for FDIC insurance coverage to apply. Please review the Cash Features Program Disclosure Statement for a list of the Program Banks at schwab.com/cashfeaturesdisclosure.

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Account Nickname

Magee Ranch

Statement Period

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Terms and Conditions (continued)

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GHAD - MAGEE RANCH GEOLOGIC HA

Account Nickname

Magee Ranch

Statement Period

March 1-31, 2026



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**MAGEE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
STAFF REPORT**

TO: Magee Ranch Geologic Hazard Abatement District (GHAD) Board of Directors

FROM: GHAD Manager, ENGEO, represented by Mary Johnson

BOARD MEETING DATE: May 4, 2026

SUBJECT: Discuss Maintenance Contractor RFQ

RECOMMENDATION:

None

BACKGROUND:

The GHAD Manager prepared a Request for Qualifications (RFQ) to solicit bids for a maintenance contractor for Magee Ranch GHAD and on March 26, 2026, sent the document to 10 subcontractors known to the GHAD Manager for their experience providing maintenance services on GHAD sites.

A site walkover was held on March 31, 2026, and the GHAD manager was present on-site to answer any questions to potential subcontractors.

The stated deadline to receive Statement of Qualification (SOQ) was April 13, 2026, at 5:00 p.m., at which time, only one bid had been received by IQ Building and Engineering.

The SOQ and fee schedule received by IQ Building and Engineering are attached for reference.

The GHAD received a late submission on April 16, 2026, by New West Landscape Management, Inc. That SOQ is also attached for reference.

As there was only one bid received by the deadline, GHAD Manager will award IQ Building and Engineering with the contract for maintenance at Magee Ranch GHAD.

ATTACHMENTS:

Magee Ranch GHAD - Request for Qualifications

Statement of Qualification – IQ Building and Engineering

Statement of Qualification – New West Landscape Management, Inc.



New West Landscape Management, Inc.

RFP Submission – Maintenance Services Bid

Client: Magee Ranch Geological Hazard Abatement District (GHAD)
Project: Maintenance Services – Exhibit A
Date: April 2026

Notes

Attached is our proposal for your review.
Please let me know if the proposed amount meets your approval so we may proceed with preparing the service contract and scheduling the start date.

Statement of Qualifications (SOQ)

New West Landscape Management, Inc. has been providing professional landscape maintenance, irrigation services, and site improvements throughout the Bay Area since 1995.

We specialize in maintaining **drainage infrastructure systems**, including V-ditches, detention basins, storm drain inlets, and erosion control areas for HOA communities, commercial properties, and environmentally sensitive sites.

Key Qualifications:

- Extensive experience maintaining **V-ditches, drainage channels, and detention basins**
- Proven performance in **vegetation control, sediment removal, and stormwater flow management**
- Ongoing work in **erosion control and compliance-driven environments**
- Skilled crews trained in **efficient, safe, and detail-oriented field operations**
- Ability to coordinate with **engineers, geologists, and property managers**
- Strong focus on **water flow efficiency, system longevity, and site compliance**

Our team is committed to delivering reliable service aligned with GHAD maintenance standards.

Exhibit A – Unit Pricing

Item	Description	Unit	Price
1	Concrete Lined Drainage Ditch Cleaning	Per Visit	\$125.00
2	Minor Residential Channel & Basin Maintenance	As Needed	\$110.00 / hr
3	Earthen Channels & Ditch Vegetation Removal	Per Visit	\$110.00 / hr + disposal (per load)
4	Detention Basin Vegetation Removal	Per Visit	\$110.00 / hr + disposal (per load)
5	Detention Basin De-silting (V-Ditch Areas)	Per Visit	\$100.00 per unit
6	Erosion Control Installation (BMPs)	As Needed	\$110.00 / hr + materials
7	Debris Removal (Illegal Dumping / Organic Waste)	As Needed	\$110.00 / hr + disposal (per load)
8	Slope Re-vegetation & Seeding	As Needed	\$2.50 / sq ft

Project-Specific Reference (Magee Ranch HOA)

V-Ditch Cleaning & Maintenance

- Total Units: **55 V-Ditches**
 - Unit Price: **\$125.00 per V-Ditch**
Subtotal: \$6,875.00
-

Storm Drain Inlet Cleaning (Within V-Ditches)

- Total Units: **55 Inlets**
 - Unit Price: **\$100.00 per Inlet**
Subtotal: \$5,500.00
-

Total Estimated Value (Combined Scope):

\$12,375.00

Scope of Work

V-Ditch Maintenance

- Clean all V-ditches to maintain proper drainage flow
- Remove vegetation, soil buildup, and debris
- Ensure unobstructed water movement throughout the system
- Haul and dispose of green waste as required

Storm Drain Inlet Cleaning

- Remove and reinstall grates
- Remove sediment and debris from inlet structures
- Clean and restore proper inlet functionality
- Clean detention basin grate areas (as applicable)

Additional Details

- Unit pricing allows for accurate tracking and budgeting of GHAD maintenance operations
- All work will be performed in accordance with GHAD standards and site requirements
- Standard labor and equipment included
- Disposal, materials, and special conditions billed as applicable
- Emergency response services available per GHAD requirements

Exclusions

- Confined space entry requiring special permitting
 - Major excavation or structural repairs
 - Hazardous material handling
 - Engineering or design services
-

Clarification

All unit pricing is based on standard site access and typical maintenance conditions. Heavily impacted areas, restricted access, or excessive sediment/debris accumulation may require additional evaluation and pricing.

Rental Restroom

Will a rental restroom be required on-site for crew access during extended work operations? If needed, this can be included.

New West Landscape Management, Inc
Service@newwestlandscape.net
Office: 925-969-9640



STATEMENT OF QUALIFICATION
Project 3417.002.025

DATE: 4/09/2026

AGENCY Magee Ranch Geological Hazard Abatement District (GHAD)
Danville CA

CONTRACTOR: IQ Building and Engineering Inc (IQBE)
Dan Miceli President

To the Manager of the Orinda GHAD,

IQ Building and Engineering Inc. (IQBE) would like to extend our gratitude for the opportunity to submit a bid for the upcoming maintenance projects at the GHAD sites located in Danville, CA. This Statement of Qualification outlines our interest and qualifications to serve as the maintenance contractor for the Magee Ranch GHADs. We are also open to considering any additional work opportunities or extensions of service years as needed.

IQBE currently serves as the maintenance contractor for several GHADs, including BlackHawk, Canyon Lakes, Hillcrest Heights, Spanish Trails, and California Tradewinds, all under the management of Mike Sands since 2008. In addition, we have provided maintenance services for the Orinda and Wendt Ranch GHADs under ENGE management since 2023.

Our maintenance work encompasses a comprehensive range of activities, including Winterization, Repairs, Erosion Control Measures, and Emergency Response, all carried out in accordance with the specific requirements outlined in each agency's contract agreement.

Special Work Projects IQBE has successfully completed:

- In the 2022/2023 storm year, IQBE successfully responded to 330 slides in Blackhawk alone, resulting in the prevention of property damage and reducing post-storm recovery time substantially.
- Sub-Drain and Horizontal Drain: locating, marking, exploring, repairing, and cleaning to order to re-establish proper flow. In some areas this prevented slides and prevented property damage.
- Piezometer locating, marking, exploring, and repairing
- Connection of Tilt Meters and Monitoring Equipment
- Well monitoring and maintenance
- Slide covering, monitoring, and repair
- Slide remediation by installing on slope debris walls consisting of 2" galvanized pipe and 2x14 Pressure treated lumber this also prevented property damage.

IQ Building and Engineering Inc. has thoroughly reviewed, understands, and accepts the attached standard form contract, as well as the Insurance and Indemnity requirements associated with this engagement.

3754 North Ave, Modesto CA
1.209.595.4596 cell
IQBE01@outlook.com
AB642985

Fee Schedule

F/Y 26/27

\$130.00 per hour for	Construction Management (insurance requires IQBE oversight with all Subs)
\$100.00 per hour for	Class 1 General Foreman/Operator:
\$125.00 per hour for	Class 1 General Foreman/Operator O/T:
\$150.00 per hour for	Class 1 General Foreman/Operator D/T:
\$83.00 per hour for	Class 2 General Foreman/Operator:
\$103.75 per hour for	Class 2 General Foreman/Operator O/T:
\$124.50 per hour for	Class 2 General Foreman/Operator D/T:
\$78.00 per hour for	General Laborer
\$97.50 per hour for	General Laborer O/T:
\$117.00 per hour for	General Laborer D/T:
\$86.00 per hour for	Landscape Foreman/Driver
\$107.50 per hour for	Landscape Foreman O/T:
\$129.00 per hour for	Landscape Foreman D/T:
\$78.00 per hour for	Landscape Experienced Laborer:
\$97.50 per hour for	Landscape Experienced Laborer O/T:
\$117.00 per hour for	Landscape Experienced Laborer D/T:
\$70.00 per hour for	Landscape General Laborer:
\$87.50 per hour for	Landscape General Laborer O/T:
\$105.00 per hour for	Landscape General Laborer D/T:
\$67.00 per hour for	Clerical:

Equipment:

Service Vehicle with tools \$320.00 a day (\$40.00 per hour) per service vehicle

25k Dump Trailer \$200.00 a day (\$25.00 per hour) 10k trailer \$144 a day (\$18 and hour)

- Construction Management applies to all billing and estimates: (site visits, phone calls, material ordering, supervision and documentation).
- All approved materials, equipment rentals, sub-contractor expenses and other billable expenses will be charged at a cost-plus 20% handling fee.
- Smaller projects will be subject to a minimum hourly rate charge.
- Saturday rates for all personnel are at O/T rates.
- Sunday and Holiday for all personnel are at D/T rates.

Note: Fee schedule subject to change with new contracts.



EXHIBIT A
Project costs for Magee Ranch, Danville GHAD

ITEM 1

Concrete lined drainage ditches

- 1.02 per linear foot

ITEM 2

Gabion Retention Structures and Debris walls

- \$9.31 per linear foot

ITEM 3

Clearing Branches and Debris from Drainage ways

- \$4,990.00 per occurrence

ITEM 4

Detention Basin- Vegetation Removal

- \$4,750.00 per basin

ITEM 5

Detention Basin- Desilting

- \$15,312.50 per 35 cu yds

ITEM 6

Expose- Subdrain Outlets

- \$780.00 each

ITEM 7

Drop Inlet and Storm Drain Cleanout

- \$2,750.00 each

ITEM 8

Slope Revegetation and Seeding

- \$6,969.60 per acre

Respectfully Submitted by:

Dan Miceli, President

**MAGEE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
STAFF REPORT**

TO: Magee Ranch Geologic Hazard Abatement District (GHAD) Board of Directors

FROM: GHAD Manager, EN GEO, represented by Mary Johnson

BOARD MEETING DATE: May 4, 2026

SUBJECT: Adopt Resolution 2026-04 to Approve the Magee Ranch Geologic Hazard Abatement District Budget for Fiscal Year 2026-27

RECOMMENDATION(S):

Approve the Magee Ranch Geologic Hazard Abatement District Budget for Fiscal Year 2026-27

BACKGROUND:

The current balance in the GHAD account as of April 15, 2026, is \$117,583.38. Estimated revenue during the fiscal year 2026-27 is \$168,361.

The upcoming 2026/27 Fiscal Year begins on July 1, 2026, and remains in effect until June 30, 2027. The following budget is proposed to be approved to fund GHAD operations for the 2026/27 Fiscal Year.

The following scope categories are included in the proposed budget:

- Administration and Accounting\$39,570
- Preventative Maintenance and Operations.....\$110,911
- Special Projects\$1,000
- Major Repair.....\$0

The budget expenses break down into the following amounts.

BUDGET ITEM	BUDGET AMOUNT
Major Projects	TOTAL
	\$0
Preventive Maintenance and Operations	
Professional Services – GHAD Manager, EN GEO	
Scheduled Monitoring	\$10,000
Heavy Rainfall Monitoring	\$4,000
Maintenance Management and Oversight	\$16,000
Maintenance and Operations – GHAD Maintenance Contractor	
Concrete-Lined Drainage Ditch Maintenance	\$23,238
Drainage Way Maintenance	\$4,990
Gabion Retaining Structure and Debris Wall Maintenance	\$6,750
Drop Inlet and Storm Drain Maintenance	\$5,500
Detention Basin Maintenance (de-silting all basins)	\$15,313

BUDGET ITEM		BUDGET AMOUNT
Detention Basin Maintenance (vegetation removal, assume 3 basins)		\$14,250
Subdrain Maintenance		\$3,900
Slope stabilization, erosion, and minor repairs		\$6,970
GHAD Manager Services	Subtotal	\$30,000
GHAD Maintenance Contractor Services	Subtotal	\$80,911
TOTAL		\$110,911
Special Projects – GHAD Manager, ENGEO		
Website Maintenance		\$1,000
TOTAL		\$1,000
Administration and Accounting		
Professional Services – ENGEO		
GHAD Management		\$30,000
Budget Preparation/Annual Reporting		\$4,000
GHAD Clerk		\$3,000
Outside Professional Services		
GHAD Treasurer- GHAD Treasurer, Inc.		\$500
Insurance – General Liability		\$1,600
California Association of GHAD's Membership		\$470
ENGEO	Subtotal	\$37,000
Outside Professional Services	Subtotal	\$2,570
TOTAL		\$39,570
ESTIMATED EXPENDITURES		TOTAL
		\$151,481
ESTIMATED RECEIVABLES		
Beginning Balance		
Estimated Balance (July 1, 2026)		\$52,500
Estimated 2026 Revenue (6/30/26-12/31/26)		
Revenue		\$76,519
Estimated Investment Income through 12/31/2026		\$1,650
Estimated 2027 Revenue (1/1/27-6/30/27)		
Estimated revenue through 6/30/2027 based on anticipated 20% fee increase for 2027 by the HOA		\$91,842
Estimated Investment Income through 6/30/2027		\$1,750
Estimated Expenditures 2026-27		-\$151,481
ESTIMATED ACCOUNT BALANCE ON JUNE 30, 2027		\$72,780

The approximate increase to the GHAD account balance “reserve” is \$20,280 for the 2026-27 fiscal year.

ATTACHMENTS:

1. Resolution No. 2026-04, Approve the Magee Ranch Geologic Hazard Abatement District Budget for Fiscal Year 2026-27
2. Magee Ranch GHAD Budget for Fiscal Year 2026-27

**BOARD OF DIRECTORS OF THE
MAGEE RANCH GEOLOGIC HAZARD ABATEMENT
DISTRICT**

RESOLUTION NO. 2026-04

**Magee Ranch Geologic Hazard Abatement District (Magee Ranch GHAD) Approving
Resolution 2026-04 to Approve the Magee Ranch Geologic Hazard Abatement District Budget
for Fiscal Year 2026-27**

WHEREAS, on August 4, 1992, the Danville Town Council adopted Resolution No. 124-92 approving and ordering the formation of the Magee Ranch GHAD ("GHAD") and appointing five property owners to serve as the Magee Ranch GHAD Board of Directors ("Board"); and

WHEREAS, on August 12, 2025, the Danville Town Council approved Resolution No. 57-2025 appointing five new property owners to serve as the Board for the GHAD.

WHEREAS, the Magee Ranch GHAD board wishes to approve the budget for fiscal year 2026-27

The Magee Ranch GHAD Board of Directors HEREBY RESOLVES THAT:

1. The GHAD board approves of the budget attached; and
2. This Resolution shall become effective immediately upon its passage and adoption.

DATED: May 4, 2026

I, Kat Vaypan, serving as Clerk of the Magee Ranch Geologic Hazard Abatement District, certify that the foregoing resolution was duly adopted by the Board of Directors of the District at a regular meeting held on the 4th day of May, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Clerk of the Magee Ranch GHAD Board

**MAGEE RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
BUDGET FOR FISCAL YEAR 2026-27**

May 1, 2026

Magee Ranch Geologic Hazard Abatement District Board of Directors

Chair Keith Witz
Boardmember Susan Tully
Boardmember Andrew Rodgers
Boardmember Troy Gaspar
Boardmember Seth Selkow

Subject: Magee Ranch GHAD
Danville, California

BUDGET FOR FISCAL YEAR 2026-27

Dear Boardmembers:

Attached is the budget for the Magee Ranch Geologic Hazard Abatement District (GHAD) for the Fiscal Year 2026-27. The proposed budget is \$151,481.

The budget expenses break down into the following amounts.


- Administration and Accounting\$39,570
- Preventative Maintenance and Operations.....\$110,911
- Special Projects\$1,000
- Major Repair.....\$0

A brief description of each budget item is summarized on the following pages.

If you have any questions regarding the contents of this letter, please contact us.

Sincerely,

Magee Ranch Geologic Hazard Abatement District
ENGEO Incorporated, GHAD Manager
ENGEO Project No. 3417.002.026



Mary Johnson

mj/rhb/ca



Robert H. Boeche

The following proposed program budget summarizes the anticipated revenues and expenditures for fiscal year (FY) 2026/27 for the Magee Ranch Geologic Hazard Abatement District (GHAD).

For calendar year 2026, all 259 residential parcels within the Magee Ranch development will provide an income of \$591 per residence, totaling approximately \$153,069. The GHAD fee amount for 2027 is yet to be finalized but for estimation purposes we assume an increase from \$12,753 per month in 2026 to \$15,307 per month in 2027, totaling approximately \$183,684. As the fiscal year represents the second half of 2026 and first half of 2027, the proportionate estimated revenue for the 2026-2027 fiscal year is \$168,361. Please note, the actual amount of GHAD fees for the 2027 calendar year collected from the HOA dues has not yet been determined and is subject to change.

The budget is divided into four categories, including Major Repair, Preventive Maintenance and Operations, Special Projects, and Administration and Accounting. As needed, the GHAD Manager, in its discretion, may reallocate funds within the budget. A description of each of the categories is provided below.

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 \$100,000.

There are currently no major repair projects anticipated in the 2026-27 fiscal year budget within the GHAD-maintained areas of the Magee Ranch GHAD.

PREVENTIVE MAINTENANCE AND OPERATIONS

Preventive maintenance and operations include slope stabilization services, erosion protection, and professional services within the District. Professional services include site-monitoring events as specified in the GHAD Plan of Control. Slope stabilization and erosion protection responsibilities include the open space slopes and drainage ways. GHAD-maintained improvements generally include detention basins, concrete-lined drainage ditches, debris walls, gabion retaining structures, subsurface drainage facilities, and storm drain facilities.

SPECIAL PROJECTS

The Special Projects category allows the GHAD to budget for projects beneficial to the GHAD that do not fit into 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.

ADMINISTRATION AND ACCOUNTING

This category includes administrative expenses for tasks of the GHAD Manager, clerical and accounting staff related to the operation and administration of the GHAD.

TABLE 1: Summary of Proposed Fiscal Year 2026/27 Budget

BUDGET ITEM		BUDGET AMOUNT
Major Projects	TOTAL	\$0
Preventive Maintenance and Operations		
Professional Services – GHAD Manager, ENGEO		
Scheduled Monitoring		\$10,000
Heavy Rainfall Monitoring		\$4,000
Maintenance Management and Oversight		\$16,000
Maintenance and Operations – GHAD Maintenance Contractor		
Concrete-Lined Drainage Ditch Maintenance		\$23,238
Drainage Way Maintenance		\$4,990
Gabion Retaining Structure and Debris Wall Maintenance		\$6,750
Drop Inlet and Storm Drain Maintenance		\$5,500
Detention Basin Maintenance (de-silting all basins)		\$15,313
Detention Basin Maintenance (vegetation removal, assume 3 basins)		\$14,250
Subdrain Maintenance		\$3,900
Slope stabilization, erosion, and minor repairs		\$6,970
	GHAD Manager Services Subtotal	\$30,000
	GHAD Maintenance Contractor Services Subtotal	\$80,911
	TOTAL	\$110,911
Special Projects – GHAD Manager, ENGEO		
Website Maintenance		\$1,000
	TOTAL	\$1,000
Administration and Accounting		
Professional Services – ENGEO		
GHAD Management		\$30,000
Budget Preparation/Annual Reporting		\$4,000
GHAD Clerk		\$3,000
Outside Professional Services		
GHAD Treasurer- GHAD Treasurer, Inc.		\$500
Insurance – General Liability		\$1,600
California Association of GHAD’s Membership		\$470
	ENGEO Subtotal	\$37,000
	Outside Professional Services Subtotal	\$2,570
	TOTAL	\$39,570
ESTIMATED EXPENDITURES	TOTAL	\$151,481

BUDGET ITEM	BUDGET AMOUNT
ESTIMATED RECEIVABLES	
Beginning Balance	
Estimated Balance (July 1, 2026)	\$52,500
Estimated 2026 Revenue (7/1/26-12/31/26)	
Revenue	\$76,519
Estimated Investment Income through 12/31/2026	\$1,650
Estimated 2027 Revenue (1/1/27-6/30/27)	
Estimated revenue through 6/30/2027 based on anticipated 20% fee increase for 2027 by the HOA	\$91,842
Estimated Investment Income through 6/30/2027	\$1,750
Estimated Expenditures 2026-27	\$151,481
ESTIMATED ACCOUNT BALANCE ON JUNE 30, 2027	\$72,780

The approximate increase to the GHAD account balance “reserve” is \$20,280 for the 2026-27 fiscal year.

For the fiscal year 2026/27 (July 1, 2026, through June 30, 2027), the payment limit for the GHAD Manager, ENGeo, is set at \$68,000. The tasks included within the payment limit may include oversight of maintenance and repair projects, administration, and accounting, as summarized in Table 2.

TABLE 2: Payment Limit

TASK	AMOUNT
Administration and Accounting	\$37,000
Preventive Maintenance and Operations	\$30,000
GHAD Clerk	\$3,000
Special Projects	\$1,000
TOTAL	\$71,000

MAJOR REPAIRS

There are currently no major repair projects anticipated in the 2026/27 fiscal year budget within the Magee Ranch GHAD. While no major repairs are ongoing at this time, by their nature, major repairs such as landslides are unpredictable and could occur during the 2026/27 fiscal year. Any major repairs during the fiscal year 2026-27 would require additional funds and are not included in this budget.

PREVENTIVE MAINTENANCE AND OPERATIONS

Professional Services – GHAD Manager

Scheduled Monitoring Events

As described in the Plan of Control, the purpose of the April and October monitoring events will be to observe and evaluate the performance of the slopes, drainages, detention basins, gabion

structures, and concrete-lined drainage ditches. Items that will be observed during the proposed monitoring events include the following.

- Common area slopes
- Areas of known landslide repairs
- Detention basins, retention embankments, and overflow structures
- Gabion retention structures
- Known, readily accessible subdrain outlets installed during the mass grading
- Concrete-lined surface drainage ditches, inlets and outlets for cracking, settlement, heave, debris, and sedimentation or underflow conditions
- Repaired and natural drainage ways
- Areas of potential slope instability or erosion that were documented in earlier geotechnical studies

Heavy Rainfall Events

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

Maintenance Management and Oversight

Maintenance management and oversight under this task will include the following.

- Retain subcontractors, and/or other vendors as may be required, to evaluate, review, design, construct, or maintain GHAD facilities and improvements in accordance with the GHAD's Plan of Control.
- Coordinate routine maintenance and repair work with subcontractors, including site meetings and follow-up inspections as necessary.

Concrete-lined Drainage Ditch Maintenance

This budget item allows for annual cleaning of the concrete-lined drainage ditches within the GHAD.

Drainageway Maintenance

This budget item allows for annual clearing of branches and debris from drainageways within the GHAD.

Gabion Retention Structures and Debris Wall Maintenance

This budget item allows for cleaning behind the gabion and debris walls, as needed, within the GHAD.

Drop-Inlet and Stormdrain Maintenance

The budget item allows for ongoing maintenance activities within the stormdrain inlets and pipelines, as needed, within the GHAD.

Detention Basin Maintenance

The budget item allows for vegetation management and desilting within the detention basins annually within the GHAD.

Subdrain Maintenance

This budget item allows for routine maintenance of subdrain outfalls, including removal of accumulated soil and debris, as-needed within the GHAD.

Slope Stabilization, Erosion, and Minor Repairs

This is for unanticipated minor repairs, including slope revegetation and seeding, which may occur during the 2026/27 fiscal year.

SPECIAL PROJECTS

Within the 2026/27 fiscal year budget, we have included website maintenance.

Website Maintenance

This budget item allows for maintenance and updating of a GHAD website to allow for public access to GHAD information and documents.

ADMINISTRATION AND ACCOUNTING

Professional Services – GHAD Manager

GHAD Management

Administrative expenses include the GHAD Manager's duties related to the operation and administration of the GHAD. GHAD management services include the scope items listed below.

- Provide day-to-day management of the GHAD in accordance with applicable state and federal statutes, the GHAD Plan of Control, GHAD Board of Directors (“GHAD Board”) direction, and policies and guidelines adopted by the GHAD Board.
- Provide access to ENGEO's toll-free emergency response phone line in order to provide on-call emergency response services in managing winterization projects, minor repair projects, and slope erosion mitigations.
- Consult with and provide support for the appointment of a GHAD Clerk, GHAD Treasurer as required, and GHAD Attorney as needed.
- Attend four (4) GHAD Board meetings and prepare board meeting materials, such as agendas, minutes, staff reports, resolutions, etc.

- Maintain GHAD Manager files, documents, records, and all other work products in an organized filing system.
- Prepare the annual GHAD revenue requirement to the GHAD Board for submission to the HOA.
- Develop and maintain a communications plan for the GHAD, including an emergency response protocol, an incident response protocol, and a community education plan.
- Maintain a monthly incident log.
- Maintain and update the Magee Ranch GHAD website.

Budget Preparation

This budget provides for the preparation of the annual report and budget by the GHAD Manager.

Outside Professional Services

Clerk

This budget item allows the GHAD to fund contracted clerk services for the GHAD. GHAD Clerk services are outlined below.

- Maintain documents and records of GHAD in accordance with California Government Code Sections 6250, et seq. "(Public Records Act)". At the end of each fiscal year, make the prior year documents available to the GHAD Manager. Includes written and electronic records, including email correspondence.
- Provide that GHAD records are available for inspection and copying during normal business hours in accordance with the Public Records Act. Clerk fees for research and copying may be charged at the rate in Exhibit B.
- Attend four (4) GHAD meetings of the Board of Directors per year. Meetings to be scheduled during the normal workweek, Monday through Thursday, except holidays. Additional meeting attendance, if necessary, shall be billed on a time-and-expense basis.
- Draft and post agendas for quarterly GHAD Board of Directors meetings. Preparation and posting of agendas for additional meetings, if necessary, shall be billed on a time-and-expense basis. Agendas shall be posted a minimum of 72 hours prior to the scheduled start of the Board meeting and e-mailed to the GHAD Manager and the Board of Directors members.
- Record, edit, and distribute minutes of regular meetings of the Board of Directors in accordance with the requirements of the Ralph M. Brown Act (California Government Code Sections 54950, et. seq.).
- Maintain conflict of interest forms with GHAD records in accordance with the provisions of the California Political Reform Act (California Government Code Sections 81000 et. seq. and the guidelines of the Fair Political Practices Commission; 2 Cal. Code Regs, sections 18109 et. seq.).
- Communicate with the GHAD Board of Directors, GHAD Staff, City Officials, and residents as necessary to allow the GHAD to operate effectively.

[Treasurer](#)

This budget item accounts for fees related to investment of the GHAD funds and processing of accounts payable by GHAD Treasurer, Inc.

[Insurance](#)

The GHAD maintains general liability insurance for the approximately 17 acres of open-space and retention basin parcels within the District.