

**ENGINEER'S REPORT**

**for**

**SANTIAGO GEOLOGIC HAZARD ABATEMENT DISTRICT  
ANAHEIM, CALIFORNIA**

**June 12, 2025**

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**ENGINEER'S REPORT**

SANTIAGO  
GEOLOGIC HAZARD ABATEMENT DISTRICT  
(Pursuant to the Public Resources Code of the State of California, Section 26500 et seq.)

**CERTIFICATION OF FILING**

The GHAD provides monitoring and maintenance of improvements related to geologic hazard management within the District. The GHAD responsibilities, which are the subject of this report, are defined in the Plan of Control dated February 22, 1999, as any activity necessary, *"...to mitigate risk of reactivation of the Santiago landslide, to direct and fund operation of the dewatering system, monitoring of groundwater elevations and landslide movements, and to evaluate landslide stability on a regular basis for the life of those improvements potentially impacted by any renewed landslide movement,"* and those additional items list in Section IV.

This report consists of six parts, as follows.

- I. INTRODUCTION AND BACKGROUND
- II. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARY
- III. SERVICE LEVELS
- IV. DESCRIPTION OF GHAD-MAINTAINED IMPROVEMENTS
- V. ASSESSMENT METHOD
- VI. ASSESSMENT LIMIT – BUDGET PROJECTION

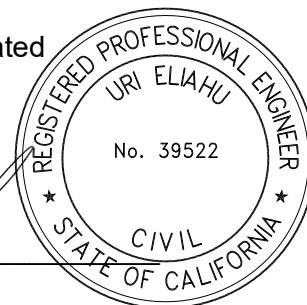
The undersigned respectfully submits the enclosed Engineer's Report.

Date: June 12, 2025

By: ENGEO Incorporated



Uri Eliahu, PE



## ENGINEER'S REPORT

for

### SANTIAGO GEOLOGIC HAZARD ABATEMENT DISTRICT ANAHEIM, CALIFORNIA for the ESTABLISHMENT OF AN ASSESSMENT LIMIT

#### I. INTRODUCTION AND BACKGROUND

The Anaheim City Council formed the Santiago Geologic Hazard Abatement District (GHAD) on March 16, 1999, under the authority of the California Public Resources Code, Division 17, Section 26500 et seq. with the approval of City of Anaheim Resolution 99R-50. Five property owners within the GHAD serve as the Board of Directors of the Santiago GHAD.

The Anaheim City Council approved the Santiago GHAD Plan of Control (“Plan of Control”) to allow the Santiago GHAD to permanently monitor and maintain the Santiago landslide. The Santiago GHAD was initially funded through a settlement with the City of Anaheim (“GHAD Distribution”). It is the intent of the Board of Directors to update the Plan of Control if the property owners vote to approve the upcoming assessment.

In 1999, the initial GHAD Distribution was approximately \$3,500,000. On July 27, 2023, the GHAD held an assessment vote in accordance with Proposition 218, where the majority of received ballots voted in favor of the Engineer’s Report dated June 5, 2023, revised June 7, 2023, to sustain minimal operations of the GHAD. Provisions in the Engineer’s Report dated June 5, 2023, revised June 7, 2023, allowed the approved assessment limit to be implemented for only two fiscal years ending June 2025. As of December 30, 2024, the fund balance had risen to approximately \$340,000 due to property tax receipts for the 2024-2025 Fiscal Year. To provide the GHAD with an operating budget that would provide a minimal level of critical function, additional funding through a property assessment is required. The actual assessment levy will be approved by the Board of Directors during the annual budget approval and could be in an amount up to assessment limit.

#### II. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARY

The boundary for the Santiago GHAD is shown in the Site Plan to Accompany Assessor’s Parcel and Assessment Limit List (Exhibit A). The parcels within the GHAD are identified on the Assessor’s Parcel Number and Assessment Limit List (Exhibit B).

#### III. SERVICE LEVELS

The GHAD’s activities are limited to critical functions that would reduce potential land movement of the Santiago landslide.

The GHAD provides for the administration and review of facilities within the budgeted limits, as described in the Plan of Control, and includes the following services.

1. Oversight of GHAD operations, including reporting to the GHAD Board of Directors.
2. Setting the annual levying of assessments on the property tax rolls.
3. Engagement of technical professionals to perform select monitoring duties, as described in the Plan of Control and within budget limits.
4. Performance of select GHAD maintenance activities.
5. Preparation of annual GHAD budgets and other documents and reports for consideration by the GHAD Board of Directors.

#### **IV. DESCRIPTION OF THE IMPROVEMENTS MAINTAINED BY THE GHAD**

The GHAD-maintained improvements, in general, include vertical production and observation wells, horizontal drains, and inclinometers.

#### **V. ASSESSMENT METHOD AND BENEFIT**

The improvements and GHAD responsibilities described in Section IV are distributed within the limits of the GHAD or immediately adjacent to the GHAD. The improvements described in this document allow protection from slope instability, a special benefit to the assessed parcels. As provided in Section 5 of City of Anaheim Resolution 99R-50, Approving Formation of the Santiago GHAD, *“The GHAD boundaries are larger than the Santiago landslide. The Plan of Control identifies potential geologic hazards for areas outlying the Santiago landslide other than those defined as existing for the Santiago landslide. Inclusion of the outlying properties in the GHAD is beneficial to those properties in that residents may have concerns regarding geologic hazards due to the proximity to the Santiago landslide, and the GHAD provides a mechanism to address and mitigate such future geologic hazards.”*

The improvements and responsibilities listed in Section IV provide specific benefits to the properties within the GHAD and the improvements are constructed for the benefit of those assessed. There is no general benefit due to the unique services the GHAD provides. The subject parcels are only being assessed for the reasonable costs of the proportional specific benefits conferred on the parcels.

##### **A. Special Benefit and Proportionality**

The improvements described in this document will confer some or all of the following special benefits to the assessed parcels within the Santiago GHAD.

1. Protection from landsliding and ground deformation.
2. Protection from loss of street/transportation access.
3. Protection from loss of utilities and associated services.
4. Consequential protection of properties and improvements from diminution of value resulting from manifestation of geologic instability.

Certain real properties within the GHAD are located within the limits of the Santiago landslide. These real properties, which would suffer damage from the primary effects of movement, receive a special benefit from the activities of the GHAD, which are intended to arrest movement of the landslide. Several real properties are located near the Santiago landslide and have been determined to be at risk of the secondary effects of landslide movement or ground-surface deformation, and therefore, receive a special benefit whose degree is equal to the benefit of real properties located within the limits of the Santiago landslide. Additionally, other real properties, located in the general vicinity of the Santiago landslide, are within a hydrogeologic zone within which groundwater levels are controlled via a pump and discharge system. These properties receive a proportional special benefit through the control of groundwater levels, which reduces the potential of distress to slopes and the ground, and reduces the potential for distress to structures and both surface and subsurface improvements. The degree of special benefit is lower than the special benefit to real properties proximate to the Santiago landslide or within the limits of the Santiago landslide.

Additionally, other real properties outside of the limits of the preceding three categories and proximate to the Santiago landslide would lose street/transportation access and utilities (and associated services) from primary and secondary effects of movement. These properties receive a proportional special benefit from the activities of the GHAD, which are intended to improve landslide stability, reduce the potential of distress to other slopes and the ground, and reduce the potential for distress to structures and both surface and subsurface improvements. Thus, maintaining street/transportation access and utilities (and associated services) is beneficial to all parcels in the district.

The City of Anaheim owns facilities consisting of streets, sidewalks, and public utility conveyance systems (e.g., domestic potable water, wastewater sewerage, and electrical conduits). It provides easements to investor-owned-utilities in rights-of-way within the GHAD. Its streets and sidewalks protect and contain not only its own utility infrastructure, but third-party infrastructure (i.e., natural gas lines and telecommunications systems). Accordingly, the mitigation of geologic instability provides unique special benefits to the City of Anaheim beyond those provided to residential parcels in five ways. First, the existing infrastructure facilities (which by their nature are interconnected with system-wide facilities) are preserved and protected from damage. Second, it preserves the revenue generated by City of Anaheim-owned and/or operated utilities. Third, it preserves the ability of the City of Anaheim to honor continuance of service-related contractual obligations to third-party utility providers who operate utilities in the rights-of-way. Fourth, it prevents devastating environmental damages and safety hazards (i.e., sewage spills, gas leaks). Fifth, Santiago GHAD-operated drainage facilities collect and convey groundwater to public storm drain systems, which prevents damage to City of Anaheim infrastructure.

The proportion of benefit and categorization with respect to each of these special benefits is presented below in the assessment allocation formula.

## **B. Assessment Method**

Each residential lot has been identified as one assessed unit. In most cases within the GHAD, residential lots consist of one parcel. In some instances, a residential lot consists of two parcels that, for the purposes of this assessment, are combined into one unit with an area of the two constituent parcels. In this document, “parcel” and “lot” are used interchangeably when referring to residential lots, whether consisting of one or two parcels.

City of Anaheim-owned rights-of-way include several transportation-related facilities and utilities (e.g., streets, sidewalks City of Anaheim-maintained utilities, third-party-maintained utilities). The network of rights-of-way is located throughout the district. For allocation of this assessment, the right-of-way grid network has been discretized into segments. These segments are generally described as right-of-way situated between intersections or points of entry/exit into the demarcated boundaries of the GHAD (“nodes”). Each segment is treated as an assessable unit, or parcel, analogous to a residential lot. In this document, “parcel” and “segment” are used interchangeably when referring to these discretized portions of City of Anaheim-owned rights-of-way.

A total of 21 discretized segments of the grid network have been designated, as follows.

- Aspenwood Circle (full length)
- Pine Canyon Circle (full length)
- Falling Leaf Circle (full length)
- Smokewood Circle (full length)
- South Rimwood Drive (full length)
- South Burlwood Drive/Leafwood Drive (portions to south/west of both intersections with Rimwood Drive)
- Leafwood Drive (portion east of intersection with Rimwood Drive)
- Georgetown Circle (full length)
- Williams Circle (full length)
- Tamarisk Drive (full length)
- Via El Estribo (full length)
- Avenida De Santiago (from Hidden Canyon Road to western intersection with Via El Estribo)
- Avenida De Santiago (from western intersection with Via El Estribo to GHAD boundary)
- Serrano Avenue (length within GHAD)
- Vassar Circle (full length)
- Michigan Circle (full length)
- Loyola Drive (between Serrano Avenue and Rutgers Drive)
- Loyola Drive (between Rutgers Drive and Kentucky Avenue)
- Kentucky Avenue (length within GHAD)
- Swarthmore Circle/Lehigh Drive (length within GHAD)
- Rutgers Drive (length within GHAD)

In some instances, parcels are located in more than one of the four siting classifications (e.g., Santiago Landslide, Potential Surface Damage, Groundwater Management Area, and Transportation and Utility Maintenance Area). In these instances, the respective parcel is assigned the “highest” classification based on the following hierarchy.

- Highest: Santiago Landslide Siting and Potential Surface Damage Siting
- 2<sup>nd</sup> Highest: Groundwater Management Area Siting
- 3<sup>rd</sup> Highest: Transportation and Utility Maintenance Siting

To allocate assessment in proportion to special benefit conferred on assessed parcels, a formula has been derived that estimates the special benefit conveyed by the project. Special benefit is derived considering the following factors, and weighting has been applied to each factor to note its relative benefit received, as compared to other factors. The factors incorporated into the analysis account for a respective parcel's proximity to the delineated landslide, the potential for a parcel to experience geologic distress in the event of landslide mobilization, a landslide's proximity to the hydrogeologic watershed area that infiltrates groundwater mitigated by the pump system, and other parcels. We applied our professional judgment to the weighting factor values presented in the formula below.

$$A_i = \left( R \left( \frac{S_i + L_i + H_i + K_i}{\sum_{i=1}^n (S_i + L_i + H_i + K_i)} \right) \right)$$

$A_i$  = Assessment at Parcel i

$R$  = Total annual assessment required to support the GHAD budget

$S_i$  = Siting Factor for Parcel i

$$L_i = \text{Lot Size Factor for Parcel } i = \left( 0.25 \left( \frac{P_i - P_{min}}{(P_{max} + 1) - P_{min}} \right) \right)$$

$P_i$  = Lot area for Parcel i (right-of-way segments each assigned value of  $P_{max} + 1$ ) (measured in square feet)

$P_{max}$  = Maximum residential lot area

$P_{min}$  = Minimum residential lot area

$$H_i = \text{Home Size Factor for Parcel } i = \left( 0.75 \left( \frac{Q_i - Q_{min}}{(Q_{max} + 1) - Q_{min}} \right) \right)$$

$Q_i$  = Home area for Parcel i (right-of-way segments each assigned value of  $Q_{max} + 1$ ) (measured in square feet)

$Q_{max}$  = Maximum home area

$Q_{min}$  = Minimum home area

$K_i$  = Infrastructure Factor Parcel i

$\sum_{i=1}^n (S_i + L_i + H_i + K_i)$  = Summation of factors for Parcels i to n

- Santiago Landslide Siting – Real properties situated within the limits of the Santiago landslide (including City of Anaheim-owned rights-of-way), that would suffer damage from the primary effects of movement, receive a special benefit from the activities of the GHAD, which are intended to arrest movement of the landslide. The mitigation activities provide the largest respective portion of special benefit to properties within the limits of the Santiago landslide. Each of these parcels (including City of Anaheim-owned rights-of-way) has been assigned a Siting Factor ( $S_i$ ) of 6.

- Potential Surface Damage Siting – As discussed, several real properties are located near the Santiago landslide and have been determined to be at risk of the effects of landslide movement or ground surface deformation, and therefore, receive a special benefit whose degree is equal to the benefit of real properties located within the limits of the Santiago landslide. Given this benefit conveyed, these parcels (including City of Anaheim-owned rights-of-way) have been combined with the Santiago Landslide parcels and each assigned a  $S_i$  of 6.
- Groundwater Management Area Siting – Select real properties located in the general vicinity of the Santiago landslide (including City of Anaheim-owned rights-of-way) are within a hydrogeologic infiltration zone within which groundwater levels are controlled via a pump and discharge system. These properties receive a proportional special benefit through the control of groundwater levels. The degree of special benefit is diminished, as compared to the benefit of real properties located near or within the limits of the Santiago landslide. Because of the reduction of the special benefit, these parcels (including City of Anaheim-owned rights-of-way) each have been assigned a  $S_i$  of 3.
- Transportation and Utility Maintenance Siting – The remaining properties within the GHAD (including City of Anaheim-owned rights-of-way) not included in other classification areas receive a degree of special benefit limited to the reduced potential for distress to structures and both surface and subsurface improvements, which protects street/transportation access and utilities (and associated services). Because of the further reduction of the special benefit, these parcels (including City of Anaheim-owned rights-of-way) each have been assigned a  $S_i$  of 1.
- Lot Size Factor – To account for variations in residential lot size throughout the district, each parcel area (not including the City of Anaheim-owned right-of-way segments) has been recorded. To account for the intensity of improvements within the rights-of-way, each right-of-way segment was assigned an area value equal to  $P_{max} + 1$ , where  $P_{max}$  is the largest residential parcel area in the GHAD. Each individual parcel area is then normalized based on its area as a relative percentage of the minimum parcel area,  $P_{min}$ , and  $P_{max} + 1$ . The smallest parcel in the GHAD is assigned a calculated value of zero, and the right-of-way segments are each assigned a calculated value of 1. All other parcels are assigned a calculated value between 0 and 1. These parcel-specific terms are then multiplied by 0.25 to determine each parcel-specific calculated Lot Size Factor  $L_i$ , which ranges between  $L_{min}$  equal to 0 and  $L_{max}$  equal to 0.25.
- Home Size Factor – To account for variations in home size throughout the district, each home area  $Q_i$  (not including the City of Anaheim-owned right-of-way segments) has been recorded. To account for the intensity of improvements within the rights-of-way, each right-of-way segment was assigned an area value equal to  $Q_{max} + 1$ , where  $Q_{max}$  is the largest home area in the GHAD. Each individual home area is then normalized based on its area as a relative percentage of the minimum home area,  $Q_{min}$ , and  $Q_{max} + 1$ . The smallest home in the GHAD is assigned a calculated value of zero (allocated to the respective parcel), and the right-of-way segments are each assigned a calculated value of 1. Lots without homes are assigned a value of zero. All other parcels are assigned a calculated value between 0 and 1. These parcel-specific terms are then multiplied by 0.75 to determine each parcel-specific calculated Home Size Factor ( $H_i$ ), which ranges between  $H_{min}$  equal to 0 and  $H_{max}$  equal to 0.75.

- **Infrastructure Factor** – To account for the special benefit associated with the right-of-way improvements, which includes preservation of existing infrastructure facilities, each right-of-way segment is assigned an additional Infrastructure Factor ( $K_i$ ) of 2. Similarly, to account for the special benefit associated with the preservation of street/transportation access and utilities (and associated service), each residential parcel outside of the Santiago Landslide Siting, Potential Surface Damage Siting, and Groundwater Management Area Siting categories is assigned an Infrastructure Factor ( $K_i$ ) of 1.

The weighted values described above have been computed to reflect the relative importance of each factor in the judgment of the assessment engineer (ENGEO), then the resulting fractional value of the Geologic Assessment Factor is assigned to each parcel. Each fractional value is multiplied by the total annual assessment-based revenue required to support the GHAD budget to determine the respective assessment level for each parcel based on these factors. In overview, a right-of-way section within the Santiago landslide area will derive a greater special benefit, and therefore, is assessed a larger amount. A small-area residential parcel located well outside of the vicinity of the Santiago landslide receives lesser special benefit and is therefore assessed a lower amount. Other parcels will range between these extremes.

The City of Anaheim is responsible for infrastructure that it owns, operates, and maintains. To date, the City has undertaken, in addition to routine maintenance, repairs to streets/infrastructure within the GHAD boundaries that have been damaged by malfunction and/or inoperability of the GHAD's dewatering systems. It is anticipated that the City's annual maintenance expenditures related to such infrastructure will be reduced by the GHAD's commitment here to annually allocate and devote at least the minimum sum specified by this Engineer's Report for repairs and deferred maintenance of the dewatering and monitoring facilities related to the Santiago landslide (with that allocation to be annually adjusted by the CPI, as with all other assessed sums). In recognition of the benefit accruing to the City by the GHAD committing to such budgeting and expenditure allocation, a 40% premium is applied to the City's equivalent assessment factors. This premium will continue so long as the GHAD meets this commitment (currently estimated at over \$20,000 plus future annual CPI adjustments) on such deferred maintenance and repairs.

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. In preparation of the budget, several factors were considered, including the following.

- Site geology
- Site hydrogeology
- Proximity of geologic hazards to residences and improvements
- Improvements or structures
- Site access considerations
- Elements requiring routine maintenance

## **VI. ASSESSMENT – BUDGET**

The purpose of this Engineer's Report is to establish the assessment level and the apportionment of the assessment within the GHAD. Based on the estimated critical baseline operational expenses, a budget was prepared for the purpose of estimating the revised assessment levels (Exhibit C).

This Engineer's Report has determined a unique assessment using the formula described above for each parcel. The assessment limits will be adjusted annually to reflect the percentage change in the Los Angeles-Long Beach-Anaheim Consumer Price Index (CPI) for All Urban Consumers. The assessment limit will be adjusted annually using an initial date of December 2024 for the CPI. An annual adjustment for each fiscal year will be calculated using the 12-month period from December to December. The assessments are to be levied beginning in the first assessment cycle of the Fiscal Year 2025-2026.

While the assumptions and estimated expenses listed in Exhibit C were used to determine the assessment levels for the GHAD, they do not represent the actual budget for any 1 year of the GHAD's operation. 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.

**EXHIBIT A**

**Site Plan to Accompany Assessor's Parcel Number  
and Assessment Limit List for  
Santiago GHAD**

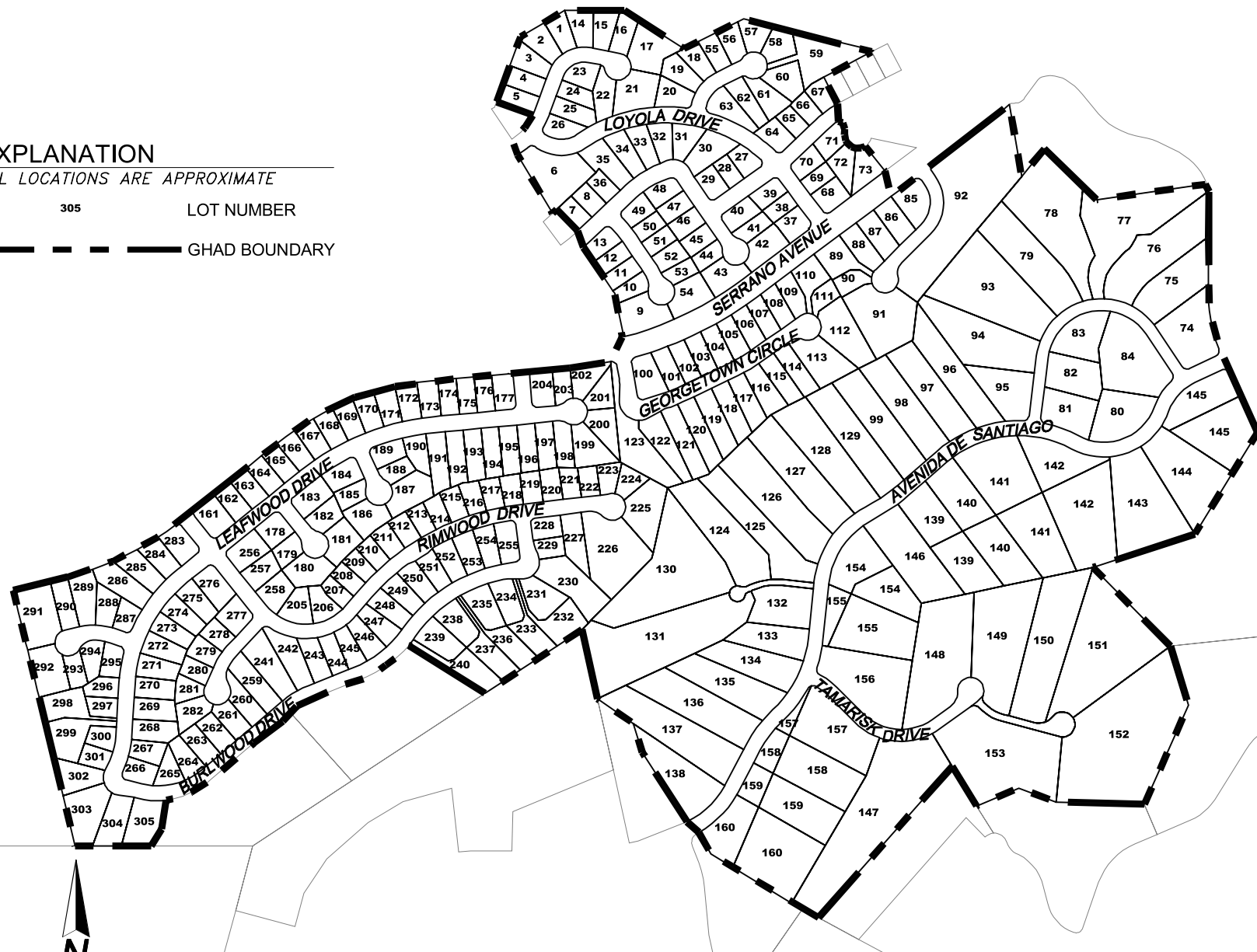
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### EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

305 LOT NUMBER

--- GHAD BOUNDARY



BASE MAP SOURCE: ORANGE COUNTY ASSESSOR'S OFFICE



SITE PLAN TO ACCOMPANY ASSESSOR'S PARCEL NUMBER AND ASSESSMENT LIMIT LIST  
SANTIAGO GEOLOGIC HAZARD ABATEMENT DISTRICT  
ANAHEIM, CALIFORNIA

PROJECT NO.: 14174.000.000

SCALE: AS SHOWN

DRAWN BY: GLJ

CHECKED BY: EWH

EXHIBIT

**A**

**EXHIBIT B**

**Assessor's Parcel Number and Assessment Limit List  
for Santiago GHAD**

APN	LOT NUMBER	FY 2025-26 ASSESSMENT	SITUS ADDRESS
365-101-01	1	\$409.38	6841 E KENTUCKY AVE
365-101-02	2	\$458.02	6831 E KENTUCKY AVE
365-101-03	3	\$410.28	6821 E KENTUCKY AVE
365-101-04	4	\$426.69	6811 E KENTUCKY AVE
365-101-05	5	\$417.40	6801 E KENTUCKY AVE
365-102-01	6	\$443.45	6796 E KENTUCKY AVE
365-102-20	7	\$426.96	6825 E SWARTHMORE DR
365-102-21	8	\$405.76	6835 E SWARTHMORE DR
365-103-01	9	\$432.85	993 S VASSAR CIR
365-103-02	10	\$423.40	983 S VASSAR CIR
365-103-03	11	\$399.83	973 S VASSAR CIR
365-103-04	12	\$435.71	963 S VASSAR CIR
365-103-05	13	\$409.00	953 S VASSAR CIR
365-111-01	14	\$427.35	6851 E KENTUCKY AVE
365-111-02	15	\$424.08	6871 E KENTUCKY AVE
365-111-03	16	\$407.34	6881 E KENTUCKY AVE
365-111-04	17	\$449.68	6891 E KENTUCKY AVE
365-111-05	18	\$400.79	6931 E MICHIGAN CIR
365-111-06	19	\$395.38	6911 E MICHIGAN CIR
365-111-07	20	\$429.15	6901 E MICHIGAN CIR
365-111-08	21	\$453.69	6890 E KENTUCKY AVE
365-111-09	22	\$434.88	6880 E KENTUCKY AVE
365-111-10	23	\$427.98	6850 E KENTUCKY AVE
365-111-11	24	\$408.62	6820 E KENTUCKY AVE
365-111-12	25	\$398.00	6810 E KENTUCKY AVE
365-111-13	26	\$409.07	6800 E KENTUCKY AVE
365-112-01	27	\$425.90	6891 E RUTGERS DR
365-112-02	28	\$435.03	6881 E RUTGERS DR
365-112-03	29	\$400.14	6871 E RUTGERS DR
365-112-04	30	\$428.74	934 S LEHIGH DR
365-112-05	31	\$424.16	914 S LEHIGH DR
365-112-06	32	\$409.56	6885 E SWARTHMORE DR
365-112-07	33	\$437.28	6875 E SWARTHMORE DR
365-112-08	34	\$424.81	6865 E SWARTHMORE DR
365-112-09	35	\$446.27	6855 E SWARTHMORE DR
365-112-10	36	\$426.74	6845 E SWARTHMORE DR
365-113-01	37	\$400.91	997 S LOYOLA DR
365-113-02	38	\$407.79	987 S LOYOLA DR
365-113-03	39	\$436.01	977 S LOYOLA DR
365-113-04	40	\$416.79	974 S LEHIGH DR
365-113-05	41	\$422.28	984 S LEHIGH DR
365-113-06	42	\$406.93	994 S LEHIGH DR
365-113-07	43	\$445.02	995 S LEHIGH DR
365-113-08	44	\$421.81	985 S LEHIGH DR
365-113-09	45	\$402.18	975 S LEHIGH DR
365-113-10	46	\$424.04	965 S LEHIGH DR
365-113-11	47	\$425.85	955 S LEHIGH DR
365-113-12	48	\$422.83	945 S LEHIGH DR
365-113-13	49	\$427.43	952 S VASSAR CIR
365-113-14	50	\$435.05	962 S VASSAR CIR
365-113-15	51	\$399.09	972 S VASSAR CIR
365-113-16	52	\$401.99	982 S VASSAR CIR

365-113-17	53	\$407.88	992 S VASSAR CIR
365-113-18	54	\$430.49	998 S VASSAR CIR
365-121-01	55	\$408.93	6941 E MICHIGAN CIR
365-121-02	56	\$426.66	6961 E MICHIGAN CIR
365-121-03	57	\$442.55	6971 E MICHIGAN CIR
365-121-04	58	\$429.15	6981 E MICHIGAN CIR
365-121-05	59	\$439.92	6990 E MICHIGAN CIR
365-121-06	60	\$444.85	6970 E MICHIGAN CIR
365-121-07	61	\$396.00	6960 E MICHIGAN CIR
365-121-08	62	\$410.67	6930 E MICHIGAN CIR
365-121-09	63	\$430.37	6910 E MICHIGAN CIR
365-121-10	64	\$442.56	6901 E RUTGERS DR
365-121-11	65	\$434.58	6909 E RUTGERS DR
365-121-12	66	\$423.73	6915 E RUTGERS DR
365-121-13	67	\$405.87	6923 E RUTGERS DR
365-122-01	68	\$401.06	990 S LOYOLA DR
365-122-02	69	\$408.07	980 S LOYOLA DR
365-122-03	70	\$399.87	970 S LOYOLA DR
365-122-04	71	\$442.26	971 S SCRIPPS CIR
365-122-05	72	\$428.72	981 S SCRIPPS CIR
365-122-06	73	\$437.74	991 S SCRIPPS CIR
365-201-01	74	\$1,355.18	6991 E VIA EL EST
365-201-02	75	\$1,289.18	6985 E VIA EL EST
365-201-03	76	\$1,272.20	6981 E VIA EL EST
365-201-04	77	\$1,300.83	6975 E VIA EL EST
365-201-06	78	\$1,285.78	6971 E VIA EL EST
365-201-07	79	\$1,267.77	6965 E VIA EL EST
365-202-01	80	\$1,334.89	6975 E AVENIDA DE SANTIAGO
365-202-02	81	\$1,305.11	6950 E VIA EL EST
365-202-03	82	\$1,287.46	6960 E VIA EL EST
365-202-04	83	\$1,246.91	6970 E VIA EL EST
365-202-05	84	\$1,334.88	6990 E VIA EL EST
365-211-01	85	\$1,211.70	6991 E WILLIAMS CIR
365-211-02	86	\$1,214.75	6971 E WILLIAMS CIR
365-211-03	87	\$1,229.10	6951 E WILLIAMS CIR
365-211-04	88	\$1,213.51	6931 E WILLIAMS CIR
365-211-05	89	\$2,390.54	6921 E WILLIAMS CIR
365-211-06	90	\$2,403.76	6911 E WILLIAMS CIR
365-211-07	91	\$2,408.00	6901 E WILLIAMS CIR
365-211-08	92	\$1,248.96	6950 E WILLIAMS CIR
365-211-09	93	\$1,387.23	6961 E VIA EL EST
365-211-10	94	\$1,334.52	6955 E VIA EL EST
365-211-11	95	\$1,389.89	6951 E VIA EL EST
365-211-12	96	\$2,470.48	6949 E AVENIDA DE SANTIAGO
365-211-13	97	\$2,434.96	6943 E AVENIDA DE SANTIAGO
365-211-14	98	\$2,435.68	6937 E AVENIDA DE SANTIAGO
365-211-15	99	\$2,457.86	6931 E AVENIDA DE SANTIAGO
365-221-01	100	\$2,407.77	6807 E GEORGETOWN CIR
365-221-02	101	\$2,404.89	6815 E GEORGETOWN CIR
365-221-03	102	\$2,384.96	6823 E GEORGETOWN CIR
365-221-04	103	\$2,394.74	6831 E GEORGETOWN CIR
365-221-05	104	\$2,404.76	6839 E GEORGETOWN CIR
365-221-06	105	\$2,389.30	6849 E GEORGETOWN CIR
365-221-07	106	\$2,404.68	6857 E GEORGETOWN CIR

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365-221-08	107	\$2,404.58	6865 E GEORGETOWN CIR
365-221-09	108	\$2,388.99	6873 E GEORGETOWN CIR
365-221-10	109	\$2,402.08	6881 E GEORGETOWN CIR
365-221-11	110	\$2,389.27	6889 E GEORGETOWN CIR
365-221-12	111	\$2,388.25	6895 E GEORGETOWN CIR
365-221-13	112	\$2,383.01	6890 E GEORGETOWN CIR
365-221-14	113	\$2,396.50	6872 E GEORGETOWN CIR
365-221-15	114	\$2,371.25	6864 E GEORGETOWN CIR
365-221-16	115	\$2,366.69	6856 E GEORGETOWN CIR
365-221-17	116	\$2,393.03	6848 E GEORGETOWN CIR
365-221-18	117	\$2,391.36	6840 E GEORGETOWN CIR
365-221-19	118	\$2,410.68	6832 E GEORGETOWN CIR
365-221-20	119	\$2,394.85	6824 E GEORGETOWN CIR
365-221-21	120	\$2,373.81	6816 E GEORGETOWN CIR
365-221-22	121	\$2,404.10	6808 E GEORGETOWN CIR
365-221-23	122	\$2,394.64	6800 E GEORGETOWN CIR
365-221-24	123	\$2,370.76	NO ADDRESS
365-221-25	124	\$2,502.99	6899 E AVENIDA DE SANTIAGO
365-221-26	125	\$2,472.77	6901 E AVENIDA DE SANTIAGO
365-221-27	126	\$2,542.33	6907 E AVENIDA DE SANTIAGO
365-221-28	127	\$2,465.96	6913 E AVENIDA DE SANTIAGO
365-221-29	128	\$2,439.12	6919 E AVENIDA DE SANTIAGO
365-221-30	129	\$2,464.13	6925 E AVENIDA DE SANTIAGO
365-231-01	130	\$2,476.92	6891 E AVENIDA DE SANTIAGO
365-231-02	131	\$2,514.30	6881 E AVENIDA DE SANTIAGO
365-231-03	132	\$2,440.51	6871 E AVENIDA DE SANTIAGO
365-231-04	133	\$2,498.37	6861 E AVENIDA DE SANTIAGO
365-231-05	134	\$2,489.15	6851 E AVENIDA DE SANTIAGO
365-231-06	135	\$2,499.05	6841 E AVENIDA DE SANTIAGO
365-231-07	136	\$2,455.47	6831 E AVENIDA DE SANTIAGO
365-231-08	137	\$1,331.32	6821 E AVENIDA DE SANTIAGO
365-231-09	138	\$1,337.63	6811 E AVENIDA DE SANTIAGO
365-401-04	139	\$2,533.49	6930 E AVENIDA DE SANTIAGO
365-401-05	140	\$1,288.89	6940 E AVENIDA DE SANTIAGO
365-401-08	141	\$1,362.98	6950 E AVENIDA DE SANTIAGO
365-401-09	142	\$1,324.64	6960 E AVENIDA DE SANTIAGO
365-401-11	143	\$1,340.50	6970 E AVENIDA DE SANTIAGO
365-401-12	144	\$1,368.66	6980 E AVENIDA DE SANTIAGO
365-401-14	145	\$1,272.53	6990 E AVENIDA DE SANTIAGO
365-401-16	146	\$2,512.03	6920 E AVENIDA DE SANTIAGO
365-431-01	147	\$1,550.25	1125 S TAMARISK DR
365-441-01	148	\$1,345.75	1130 S TAMARISK DR
365-441-02	149	\$1,342.84	1150 S TAMARISK DR
365-441-03	150	\$1,352.59	1160 S TAMARISK DR
365-441-04	151	\$1,412.27	1180 S TAMARISK DR
365-441-05	152	\$1,417.55	1190 S TAMARISK DR
365-441-06	153	\$1,389.22	1145 S TAMARISK DR
365-451-01	154	\$2,543.16	6912 E AVENIDA DE SANTIAGO
365-451-04	155	\$2,517.10	6906 E AVENIDA DE SANTIAGO
365-451-05	156	\$1,353.38	1110 S TAMARISK DR
365-451-06	157	\$1,328.99	6860 E AVENIDA DE SANTIAGO
365-451-08	158	\$1,265.85	6840 E AVENIDA DE SANTIAGO
365-451-10	159	\$1,355.28	6820 E AVENIDA DE SANTIAGO
365-451-12	160	\$1,357.48	6810 E AVENIDA DE SANTIAGO

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368-021-01	161	\$410.50	6701 E LEAFWOOD DR
368-021-02	162	\$417.96	6705 E LEAFWOOD DR
368-021-03	163	\$419.58	6709 E LEAFWOOD DR
368-021-04	164	\$408.22	6713 E LEAFWOOD DR
368-021-05	165	\$417.43	6717 E LEAFWOOD DR
368-021-06	166	\$419.52	6721 E LEAFWOOD DR
368-021-07	167	\$426.78	6725 E LEAFWOOD DR
368-021-08	168	\$430.81	6729 E LEAFWOOD DR
368-021-09	169	\$430.87	6733 E LEAFWOOD DR
368-021-10	170	\$426.81	6737 E LEAFWOOD DR
368-021-11	171	\$429.14	6741 E LEAFWOOD DR
368-021-12	172	\$408.93	6745 E LEAFWOOD DR
368-021-13	173	\$430.76	6749 E LEAFWOOD DR
368-021-14	174	\$423.98	6753 E LEAFWOOD DR
368-021-15	175	\$417.14	6757 E LEAFWOOD DR
368-021-16	176	\$436.03	6761 E LEAFWOOD DR
368-021-17	177	\$429.83	6765 E LEAFWOOD DR
368-022-01	178	\$409.03	1041 S PINE CANYO CIR
368-022-02	179	\$426.16	1051 S PINE CANYO CIR
368-022-03	180	\$431.31	1061 S PINE CANYO CIR
368-022-04	181	\$429.71	1060 S PINE CANYO CIR
368-022-05	182	\$431.32	1050 S PINE CANYO CIR
368-022-06	183	\$432.48	1040 S PINE CANYO CIR
368-022-07	184	\$431.79	1041 S FALLING LE CIR
368-022-08	185	\$416.92	1051 S FALLING LE CIR
368-022-09	186	\$434.02	1061 S FALLING LE CIR
368-022-10	187	\$435.78	1060 S FALLING LE CIR
368-022-11	188	\$425.58	1050 S FALLING LE CIR
368-022-12	189	\$410.03	1040 S FALLING LE CIR
368-022-13	190	\$426.95	6746 E LEAFWOOD DR
368-022-14	191	\$433.70	6750 E LEAFWOOD DR
368-022-15	192	\$428.65	6754 E LEAFWOOD DR
368-022-16	193	\$409.80	6758 E LEAFWOOD DR
368-022-17	194	\$432.14	6762 E LEAFWOOD DR
368-022-18	195	\$431.98	6768 E LEAFWOOD DR
368-022-19	196	\$418.83	6774 E LEAFWOOD DR
368-022-20	197	\$418.82	6780 E LEAFWOOD DR
368-022-21	198	\$427.47	6786 E LEAFWOOD DR
368-022-22	199	\$2,398.19	6792 E LEAFWOOD DR
368-022-23	200	\$2,411.95	6798 E LEAFWOOD DR
368-022-24	201	\$1,193.94	6799 E LEAFWOOD DR
368-022-25	202	\$418.99	6793 E LEAFWOOD DR
368-022-26	203	\$416.81	6787 E LEAFWOOD DR
368-022-27	204	\$409.11	6781 E LEAFWOOD DR
368-031-01	205	\$434.39	1022 S RIMWOOD DR
368-031-02	206	\$408.58	1026 S RIMWOOD DR
368-031-03	207	\$416.18	1030 S RIMWOOD DR
368-031-04	208	\$425.43	1034 S RIMWOOD DR
368-031-05	209	\$425.37	1038 S RIMWOOD DR
368-031-06	210	\$416.67	1042 S RIMWOOD DR
368-031-07	211	\$407.63	1046 S RIMWOOD DR
368-031-08	212	\$430.69	1050 S RIMWOOD DR
368-031-09	213	\$425.34	1054 S RIMWOOD DR
368-031-10	214	\$425.32	1058 S RIMWOOD DR

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368-031-11	215	\$430.01	1062 S RIMWOOD DR
368-031-12	216	\$407.17	1066 S RIMWOOD DR
368-031-13	217	\$442.13	1070 S RIMWOOD DR
368-031-14	218	\$407.40	1074 S RIMWOOD DR
368-031-15	219	\$429.84	1078 S RIMWOOD DR
368-031-16	220	\$430.02	1082 S RIMWOOD DR
368-031-17	221	\$2,379.08	1086 S RIMWOOD DR
368-031-18	222	\$2,385.68	1090 S RIMWOOD DR
368-031-19	223	\$2,392.32	1094 S RIMWOOD DR
368-031-20	224	\$2,392.75	1098 S RIMWOOD DR
368-031-21	225	\$2,398.65	1099 S RIMWOOD DR
368-031-22	226	\$2,417.91	1093 S RIMWOOD DR
368-031-23	227	\$2,374.02	1087 S RIMWOOD DR
368-031-24	228	\$417.21	1099 S BURLWOOD DR
368-031-25	229	\$2,387.82	1097 S BURLWOOD DR
368-031-26	230	\$2,405.48	1095 S BURLWOOD DR
368-031-27	231	\$2,408.64	1093 S BURLWOOD DR
368-031-28	232	\$2,400.17	1091 S BURLWOOD DR
368-031-29	233	\$429.35	1089 S BURLWOOD DR
368-031-30	234	\$419.93	1085 S BURLWOOD DR
368-031-31	235	\$433.87	1081 S BURLWOOD DR
368-031-32	236	\$434.40	1077 S BURLWOOD DR
368-031-33	237	\$434.69	1075 S BURLWOOD DR
368-031-34	238	\$411.30	1071 S BURLWOOD DR
368-031-35	239	\$434.32	1063 S BURLWOOD DR
368-031-36	240	\$437.28	1059 S BURLWOOD DR
368-032-01	241	\$435.32	1036 S BURLWOOD DR
368-032-02	242	\$422.70	1040 S BURLWOOD DR
368-032-03	243	\$418.99	1044 S BURLWOOD DR
368-032-04	244	\$417.50	1048 S BURLWOOD DR
368-032-05	245	\$426.52	1052 S BURLWOOD DR
368-032-06	246	\$431.51	1056 S BURLWOOD DR
368-032-07	247	\$409.06	1060 S BURLWOOD DR
368-032-08	248	\$418.80	1064 S BURLWOOD DR
368-032-09	249	\$431.30	1068 S BURLWOOD DR
368-032-10	250	\$408.88	1072 S BURLWOOD DR
368-032-11	251	\$426.63	1076 S BURLWOOD DR
368-032-12	252	\$431.27	1080 S BURLWOOD DR
368-032-13	253	\$409.16	1084 S BURLWOOD DR
368-032-14	254	\$431.28	1088 S BURLWOOD DR
368-032-15	255	\$427.71	1090 S BURLWOOD DR
368-041-01	256	\$429.03	1010 S RIMWOOD DR
368-041-02	257	\$409.20	1014 S RIMWOOD DR
368-041-03	258	\$426.12	1018 S RIMWOOD DR
368-042-01	259	\$435.17	1032 S BURLWOOD DR
368-042-02	260	\$428.42	1028 S BURLWOOD DR
368-042-03	261	\$408.91	1024 S BURLWOOD DR
368-042-04	262	\$431.21	1020 S BURLWOOD DR
368-042-05	263	\$435.94	1016 S BURLWOOD DR
368-042-06	264	\$431.34	1012 S BURLWOOD DR
368-042-07	265	\$431.05	1008 S BURLWOOD DR
368-042-08	266	\$426.61	6608 E LEAFWOOD DR
368-042-09	267	\$417.53	6616 E LEAFWOOD DR
368-042-10	268	\$433.95	6624 E LEAFWOOD DR

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368-042-11	269	\$432.24	6632 E LEAFWOOD DR
368-042-12	270	\$445.45	6640 E LEAFWOOD DR
368-042-13	271	\$431.79	6648 E LEAFWOOD DR
368-042-14	272	\$409.48	6656 E LEAFWOOD DR
368-042-15	273	\$427.29	6664 E LEAFWOOD DR
368-042-16	274	\$431.99	6672 E LEAFWOOD DR
368-042-17	275	\$427.94	6680 E LEAFWOOD DR
368-042-18	276	\$420.09	6690 E LEAFWOOD DR
368-042-19	277	\$420.31	6691 E SMOKEWOOD CIR
368-042-20	278	\$417.08	6681 E SMOKEWOOD CIR
368-042-21	279	\$416.99	6661 E SMOKEWOOD CIR
368-042-22	280	\$425.60	6651 E SMOKEWOOD CIR
368-042-23	281	\$425.65	6631 E SMOKEWOOD CIR
368-042-24	282	\$431.61	6621 E SMOKEWOOD CIR
368-043-01	283	\$428.17	6691 E LEAFWOOD DR
368-043-02	284	\$409.33	6683 E LEAFWOOD DR
368-043-03	285	\$433.13	6675 E LEAFWOOD DR
368-043-04	286	\$435.40	6667 E LEAFWOOD DR
368-043-05	287	\$407.44	1024 S ASPENWOOD CIR
368-043-06	288	\$431.38	1018 S ASPENWOOD CIR
368-043-07	289	\$434.57	1012 S ASPENWOOD CIR
368-043-08	290	\$429.46	1006 S ASPENWOOD CIR
368-043-09	291	\$442.99	1000 S ASPENWOOD CIR
368-043-10	292	\$435.36	1001 S ASPENWOOD CIR
368-043-11	293	\$416.80	1007 S ASPENWOOD CIR
368-043-12	294	\$430.81	1015 S ASPENWOOD CIR
368-043-13	295	\$433.39	1021 S ASPENWOOD CIR
368-043-14	296	\$426.02	6639 E LEAFWOOD DR
368-043-15	297	\$425.63	6631 E LEAFWOOD DR
368-043-16	298	\$435.63	6625 E LEAFWOOD DR
368-043-17	299	\$437.97	6623 E LEAFWOOD DR
368-043-18	300	\$416.88	6619 E LEAFWOOD DR
368-043-19	301	\$416.89	6609 E LEAFWOOD DR
368-043-20	302	\$440.05	6601 E LEAFWOOD DR
368-043-21	303	\$436.40	1001 S BURLWOOD DR
368-043-22	304	\$422.52	1003 S BURLWOOD DR
368-043-23	305	\$415.02	1005 S BURLWOOD DR
CITY STREET	STREET	\$2,334.48	ASPENWOOD CIR
CITY STREET	STREET	\$2,334.48	PINE CANYON CIR
CITY STREET	STREET	\$2,334.48	FALLING LEAF CIR
CITY STREET	STREET	\$2,334.48	SMOKEWOOD CIR
CITY STREET	STREET	\$5,252.59	RIMWOOD DR
CITY STREET	STREET	\$2,334.48	BURLWOOD DR
CITY STREET	STREET	\$2,334.48	LEAFWOOD DR
CITY STREET	STREET	\$2,334.48	SERRANO AVE
CITY STREET	STREET	\$2,334.48	LOYOLA DR #1
CITY STREET	STREET	\$2,334.48	LOYOLA DR #2
CITY STREET	STREET	\$2,334.48	KENTUCKY AVE
CITY STREET	STREET	\$2,334.48	MICHIGAN CIR
CITY STREET	STREET	\$2,334.48	VASSAR CIR
CITY STREET	STREET	\$2,334.48	SWARTHMORE
CITY STREET	STREET	\$2,334.48	RUTGERS DR
CITY STREET	STREET	\$5,252.59	GEORGETOWN CIR
CITY STREET	STREET	\$3,501.73	WILLIAMS CIR

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CITY STREET	STREET	\$3,501.73	TAMARISK DR
CITY STREET	STREET	\$3,501.73	VIA EL ESTRIBO
CITY STREET	STREET	\$3,501.73	AVENIDA DE SANTIAGO
CITY STREET	STREET	\$5,252.59	AVENIDA DE SANTIAGO
<b>Total:</b>		<b>\$349,679</b>	

**EXHIBIT C**

**Santiago GHAD Budget**

**EXHIBIT C**  
**Santiago Geologic Hazard Abatement District**  
**Santiago Development**  
 Budget – June 2025

**ASSUMPTIONS**

Total Number of Assessed Parcels/Street Units	326
Annual Adjustment in Assessment (estimated)	3%
Inflation (estimated)	3%
Investment Earnings (estimated)	1%
Frequency of Large-Scale Well Work (years)	40
Cost of Well Replacement (current \$)	\$3,457,440

**ESTIMATED ANNUAL EXPENSES IN FY 2025/26 DOLLARS**

Wells – Major Replacement (annualized)	\$0
Utilities Electric	\$19,342
Well Operation and Monitoring	\$166,022
Geology and Monitoring	\$26,864
Maintenance, Repair, and Reserve Accumulation for Deferred Maintenance	\$32,237
Minimum Allocation for Deferred Maintenance	\$20,000
Site Monitoring Program	\$0
Monitoring Well and Piezometer Replacement (Annualized)	\$0
Horizontal Drains (Annualized)	\$0
Inclinometer and Pedestal Replacement (Annualized)	\$0
Administration and Accounting	\$53,729
County Fees	\$1,514
Miscellaneous & Contingency (10%)	<u>\$29,971</u>
<b>Total</b>	<b>\$349,679</b>