

Project No.
7290.002.024

January 2, 2025

Chair Pedro Chavez
Vice Chair Carlos Juarez
Boardmember Leslie Cornejo
Boardmember Jenny Crosswhite
Boardmember Gabby Ornelas

Santa Paula Geologic Hazard Abatement District
970 East Ventura Street
Santa Paula, CA 93060-3637

Subject: Ridgeview at Vista Glen
Santa Paula, California

SANTA PAULA GEOLOGIC HAZARD ABATEMENT DISTRICT MONITORING – FALL 2024

- References:
1. ENGEO. 2008. Santa Paula Geologic Hazard Abatement District (GHAD) Plan of Control. March 10, 2008; Revised May 23, 2008. Project No. 7290.200.101.
 2. ENGEO. 2024. Santa Paula Geologic Hazard Abatement District Monitoring - Spring 2024, Ridgeview at Vista Glen. Santa Paula, California. June 28, 2024. Project No. 7290.002.023.
 3. Albus-Keefe and Associates, Inc. 2007. Revised Eastern Bluff Stabilization Detail, Comstock Homes. Santa Paula, California. January 9, 2007. Job No. 1489.000.

Dear Chair Chavez and Boardmembers:

ENGEO is pleased to submit this monitoring report for the Santa Paula Geologic Hazard Abatement District (GHAD). As described in the Santa Paula GHAD Plan of Control, the purpose of this monitoring is to observe and report on the Ridgeview at Vista Glen development and adjacent GHAD-owned open-space Parcel "C" (Reference 1). This monitoring event was completed on September 26, 2024. The previous monitoring event was completed on May 15, 2024 (Reference 2), and a copy was posted on the GHAD's website at www.santapaulaghad.org.

Our site observations are described below, as well as represented in the attached Appendix A – Site Condition Summary with Photographs and Figure 1. As shown in Figure 1, the GHAD has accepted monitoring and maintenance responsibilities for 75 residential parcels, four Homeowners' Association-owned common area parcels (Parcels "A", "B", "D", and "F"), and one GHAD-owned parcel (Parcel "C").

SCOPE OF SERVICES

Site monitoring included observation of the following.

- Concrete-lined surface drainage ditches
- Subsurface drain outlets
- Retaining and splash walls
- Geobrug debris flow barriers
- Inlets, outfalls, and trash racks
- Underground detention basin and CDS water quality treatment unit
- Slopes and vegetative cover

Concrete-Lined Surface Drainage Ditches

Concrete-lined surface drainage ditches were checked for accumulation of debris/sediment and for obvious distress, such as cracking or shifting of the concrete. As shown in Figure 1, there are approximately 4,000 linear feet of concrete-lined drainage ditches within the Santa Paula GHAD. Concrete-lined drainage ditches were generally clear of debris at the time of the site visit. As part of the scheduled routine site maintenance, the GHAD will remove vegetation and other unwanted material from the concrete-lined ditches prior to the winter rainy season. Additionally, there are minor cracks within the concrete-lined ditches throughout the development, which will be patched as needed. More significant cracks within the concrete-lined drainage ditches are noted in Site Condition A.1. A possible irrigation leak was observed in several locations on the slope above the concrete-lined drainage ditches (Site Conditions D.1 through D.3). These irrigation leaks should be addressed to reduce excess water and debris in the ditches and will continue to be monitored. Irrigation throughout the development is the Homeowner's Association's (HOA) responsibility; therefore, the GHAD will inform the HOA of the irrigation leaks.

Subdrain Outlets

In general, the subsurface subdrain outlets located within the GHAD limits were in good condition, containing only very minor vegetation and debris (Figure 1). At the time of our visit, we did not observe flow from the observable drain outlets.

Retaining and Splash Walls

In general, the permanent retaining and splash walls throughout the GHAD are in good condition and appear to be performing well. The GHAD previously patched minor cracks in splash walls within Parcel "B" that had formed due to localized shifting along expansion joints in the adjacent concrete-lined drainage ditches. At the time of the visit, these patches appeared to be performing generally well, although we observed cracks in some areas of the splash walls along the concrete drainage ditches above Lots 1 through 14 and within Parcel "B" (Site Conditions C.1 through C.5, Figure 1). The cracks are approximately $\frac{1}{4}$ to $\frac{3}{4}$ inch wide, with some minor offset at certain locations. In part, the cracks appear to be related to localized shifting along the expansion joints in the adjacent concrete-lined drainage ditches and will continue to be monitored. In general, open cracks greater than $\frac{1}{2}$ inch wide should be sealed in a manner that will maintain the function of the splash walls.

Geobruigg Debris Flow Barriers

Three Geobruigg ring net debris flow barriers were constructed within Parcel “C,” downslope of three drainage swales, as part of site development (Figure 1). The Geobruigg debris flow barriers were inaccessible due to significant vegetation growth within Parcel “C.” Therefore, we reviewed the current conditions of the debris flow barriers using recent aerial photography of the area. We will plan to secure the services of a subcontractor to clear an access path through the vegetation for future monitoring events. As provided in the Geobruigg manual, vegetation growing along the base of the barriers and accumulating behind the barriers will be removed by the GHAD as part of its scheduled maintenance activities.

Inlets, Outfalls, and Trash Racks

The inlets, outfalls, and trash racks located within the GHAD limits were generally in good condition, although we observed clogged drain inlets in some areas (Site Condition E.1). Storm drain inlets are cleaned as part of routine concrete-lined drainage ditch maintenance.

Underground Detention Basin and CDS Water Quality Treatment Unit

The underground stormwater detention basin and CDS unit were observed from the manholes within and adjacent to Parcel “F” (Figure 1). At the time of our site visit, no odor was noticed, and minor vegetation and sediment were observed, which will be removed during scheduled GHAD maintenance.

Slopes and Vegetative Cover

The slopes were observed for evidence of slope instability, including landslides, erosion, diverted drainage, or standing water. In general, slopes appeared to be performing well, with the exception of a minor area of soil erosion above the concrete-lined drainage ditches west of 936 Coronado Circle (Site Condition B.1, Figure 1). This area will continue to be monitored to determine if severity increases to the point of requiring mitigation.

As shown in Figure 1, the limit of the GHAD is immediately upslope of the concrete-lined drainage ditches and GHAD-maintained areas do not extend to the existing barbed wire fence along the neighboring property.


The GHAD is only responsible for maintaining vegetation for fire suppression on the GHAD-owned open-space Parcel “C.” Vegetation on Parcel “C” consists of trees, low-lying shrubs, and grasses. The GHAD will complete annual vegetation management on Parcel “C” sufficiently to meet the requirements of the Ventura County Fire Department.

We noticed homeowner activity within the GHAD-owned open space on Parcel “C” east of 889 Coronado Circle (Lot 22) (Site Conditions F.1 and F.2). Homeowner improvements within GHAD-owned open space are not permitted, as they could contribute to slope instability. The GHAD will contact the homeowner(s) to have the materials and improvements removed.

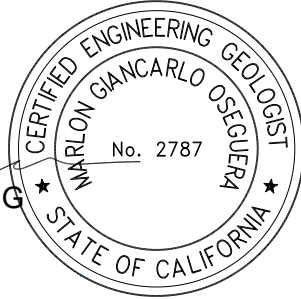
If you have any questions concerning the observations made during this reconnaissance, please do not hesitate to contact us.

Sincerely,

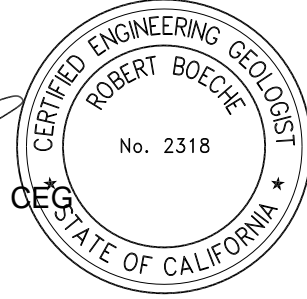
ENGEO Incorporated


Marlon Oseguera, CEG

mo/hjr/rhb/cb



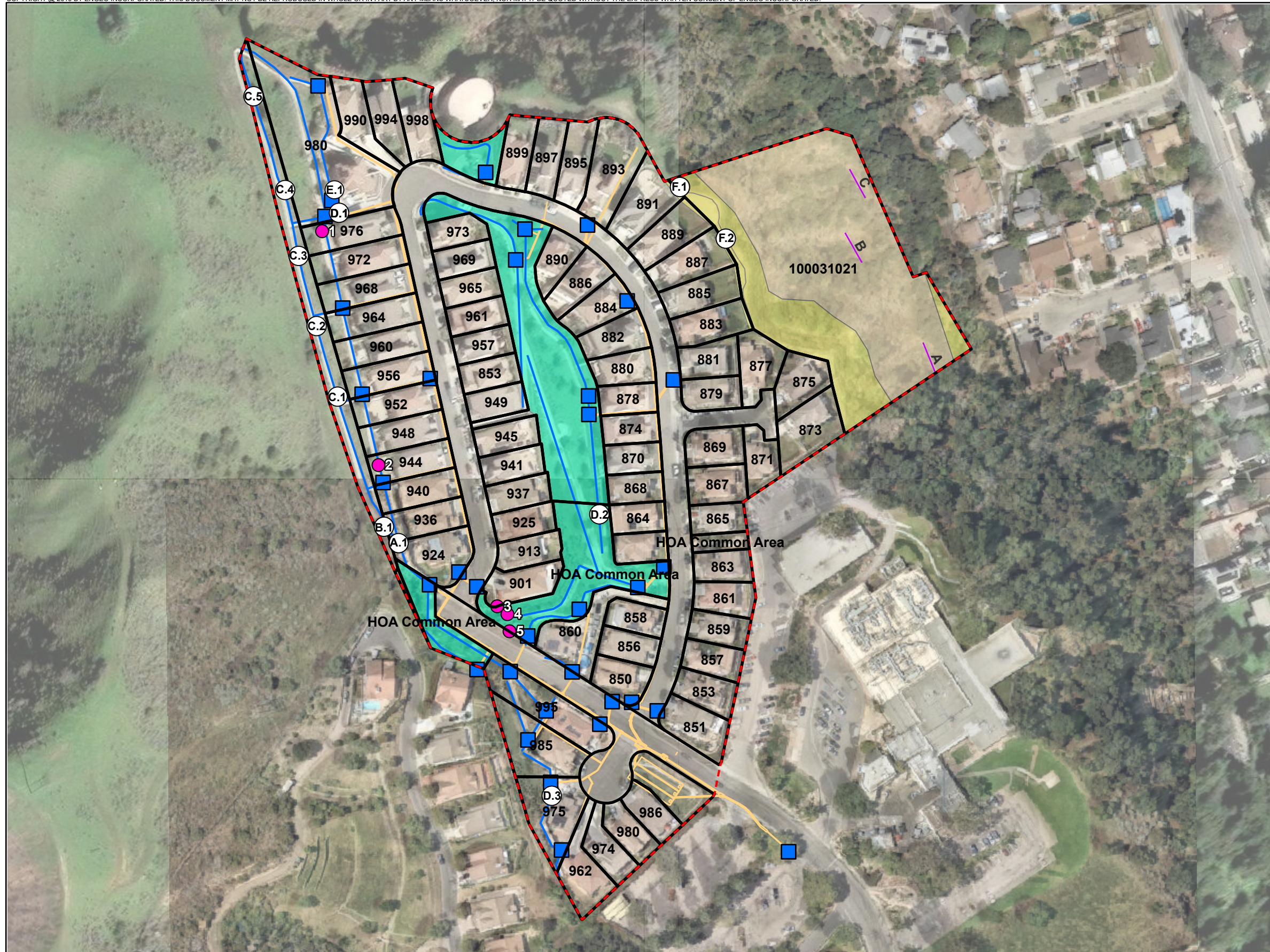

Robert H. Boeche, CEG



Attachments: Figure 1 – Site Plan
Appendix A – Site Condition Summary with Photographs

FIGURE 1

Site Plan



EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

- SITE CONDITION (FALL 2024)
- ▭ GHAD BOUNDARY
- ▭ PARCEL LINE
- INLET BOX
- SUBDRAIN OUTLET
- ROCKFALL BARRIER
- CONCRETE-LINED DRAINAGE DITCH
- STORM DRAIN LINE
- ▭ GHAD-OWNED PARCEL
- ▭ HOA-OWNED PARCEL
- ▭ GRASSES, SHRUBS, AND TREES

BASE MAP SOURCE:
ESRI MAPPING SERVICE

NOT FOR CONSTRUCTION

SITE PLAN
SANTA PAULA GEOLOGIC HAZARD ABATEMENT DISTRICT
SANTA PAULA, CALIFORNIA

PROJECT NO. :	7290.002.024
SCALE:	AS SHOWN
DRAWN BY:	MO
CHECKED BY:	HR

FIGURE NO.

1

APPENDIX A

Site Condition Summary with Photographs

Site Condition: A.1
Observation Date: 09/26/2024
Description: Crack in concrete-lined drainage ditch
Recommendation: Replace concrete-lined drainage ditch panel
Field Representative: MO



Site Condition: B.1
Observation Date: 09/26/2024
Description: Soil sloughing on open space slope
Recommendation: Continue to monitor for evidence of global instability
Field Representative: MO



Site Condition: C.1
Observation Date: 09/26/2024
Description: Localized offset splash wall
Recommendation: Replace offset piece
Field Representative: MO



Site Condition: C.2
Observation Date: 09/26/2024
Description: Localized offset splash wall
Recommendation: Replace offset piece
Field Representative: MO



Site Condition: C.3
Observation Date: 09/26/2024
Description: Localized offset splash wall
Recommendation: Replace offset piece
Field Representative: MO



Site Condition: C.4
Observation Date: 09/26/2024
Description: Localized offset splash wall
Recommendation: Replace offset piece
Field Representative: MO



Site Condition: C.5
Observation Date: 09/26/2024
Description: Localized offset splash wall
Recommendation: Replace offset piece
Field Representative: MO



Site Condition: D.1
Observation Date: 09/26/2024
Description: Potential irrigation leak on slope above concrete-lined drainage ditch
Recommendation: Irrigation leaks should be addressed to reduce excess water and debris
Field Representative: MO



Site Condition: D.2
Observation Date: 09/26/2024
Description: Potential irrigation leak on slope above concrete-lined drainage ditch
Recommendation: Irrigation leaks should be addressed to avoid excess water and debris
Field Representative: MO



Site Condition: D.3
Observation Date: 09/26/2024
Description: Potential irrigation leak on slope above concrete-lined drainage ditch
Recommendation: Irrigation leaks should be addressed to avoid excess water and debris
Field Representative: MO



Site Condition: E.1
Observation Date: 09/26/2024
Description: Clogged drain inlet
Recommendation: Remove debris
Field Representative: MO



Site Condition: F.1
Observation Date: 09/26/2024
Description: Resident materials placed on GHAD property
Recommendation: Remove all material from GHAD property
Field Representative: None



Site Condition: F.2
Observation Date: 09/26/2024
Description: Resident materials placed on GHAD property

Recommendation: Remove all material from GHAD property

Field Representative: MO

