

Project No.
7290.002.025

December 1, 2025

Chair Pedro Chavez
Vice Chair Carlos Juarez
Boardmember Jenny Crosswhite
Boardmember Leslie Cornejo
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 2025

- 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. 2025. Santa Paula Geologic Hazard Abatement District Monitoring - Spring 2025, Ridgeview at Vista Glen. Santa Paula, California. May 5, 2025. Project No. 7290.002.024.
 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 outlined 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 October 6, 2025. The previous monitoring event was completed on April 21, 2025 (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 described in the Santa Paula GHAD Plan of Control, shown in Figure 1, attached, the GHAD is responsible for monitoring and maintenance of 75 residential parcels, four Homeowners’ Association (“HOA”) 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 features.

- 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 removes vegetation and other unwanted material from the -concrete-lined ditches prior to the winter rainy season.

Minor cracks were observed 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 Conditions A.1 and A.8. We also observed indications of irrigation leaks in several locations on the slope above the concrete-lined drainage ditches (Site Conditions D.1 through D.4). 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 HOA's responsibility; therefore, the GHAD will inform the HOA of the irrigation leaks. The cracking is likely related in part to surrounding vegetative growth and increased moisture from irrigation. Proactive irrigation and landscape maintenance are recommended to support long-term stability.

Subdrain Outlets

In general, subsurface drain outlets within GHAD limits were generally in good condition with only minor vegetation or debris. No active flow was observed during the site visit.

Retaining and Splash Walls

In general, retaining and splash walls within the GHAD appear to be in good condition. Previously patched cracks within Parcel "B" are performing well. During this visit, additional cracking was observed along the concrete-lined drainage ditches above Lots 1–14 and within Parcel "B" (Site Conditions C.1 through C.8). Cracks range from approximately ¼ to 1 inch in width, with minor offsets in some areas. Many appear associated with localized movement along adjacent ditch expansion joints and are likely influenced by surrounding vegetation. Cracks greater than ½ inch should be sealed to maintain wall integrity. Continued monitoring is recommended.

Geobrug Debris Flow Barriers

Three Geobrug ring net debris flow barriers were constructed within Parcel "C," downslope of three drainage swales, as part of site development (Figure 1). The Geobrug debris flow barriers

were inaccessible due to significant vegetation growth within Parcel “C.” Therefore, we reviewed the current conditions of the debris flow barriers from the upper vantage point on the GHAD-owned parcel. As provided in the Geobrug 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

Inlets, outfalls, and trash racks were generally in good condition. Some debris accumulation was noted at select drain inlets. These are cleaned during routine maintenance of the concrete-lined drainage ditches.

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.

Slopes and Vegetative Cover

Slopes were observed for signs of instability such as erosion, landslides, standing water, or diverted drainage. In general, slopes appear to be performing well. However, localized soil erosion and potential animal burrowing were observed above the concrete-lined drainage ditches west of 968 Coronado Circle (Site Conditions B.2 and B.3). These areas require infilling with dirt and concrete slurry to prevent further scour. The GHAD will complete this repair as part of ongoing maintenance.

As noted in Figure 1, GHAD responsibilities extend only to areas upslope of the concrete-lined drainage ditches; the GHAD is not responsible for the area extending to the barbed wire fence at the neighboring property line.

Vegetation management on GHAD-owned Parcel “C” is limited to fire suppression activities. Vegetation consists primarily of trees, shrubs, and grasses. The GHAD completed its annual vegetation clearing on Parcel “C” in Spring 2025 per Ventura County Fire Department requirements.

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

Sincerely,

ENGEO Incorporated



Emily Mahon



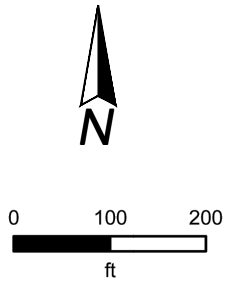
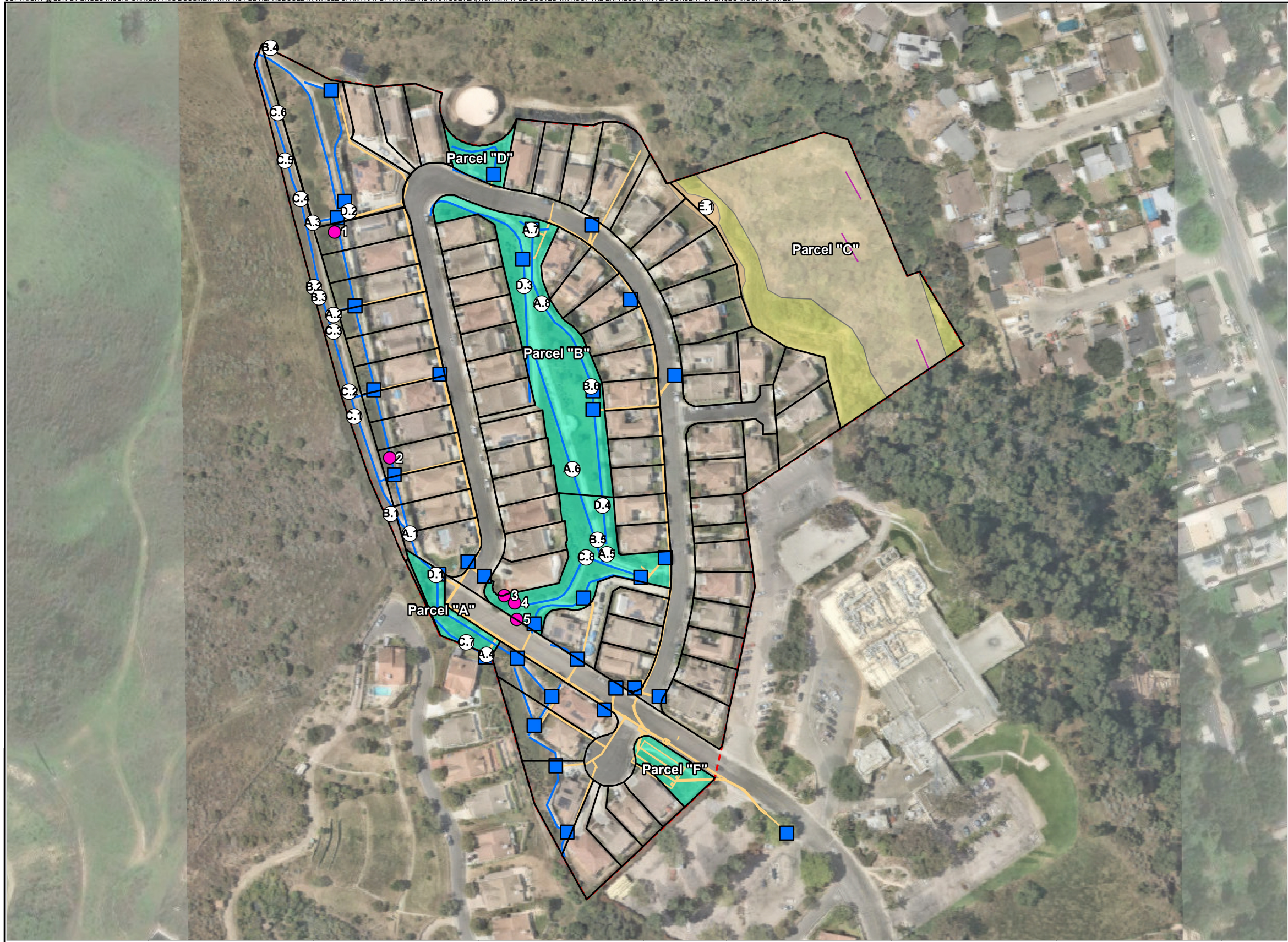
Robert H. Boeche, CEG

ejm/hjr/rhb/cb

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

FIGURE 1

Site Plan



- LEGEND**
 ALL LOCATIONS ARE APPROXIMATE
- SITE CONDITION (FALL 2025)
 - ▭ PARCEL LINE (2024)
 - ▭ GHAD BOUNDARY
 - INLET BOX
 - SUBDRAIN OUTLET
 - ROCKFALL BARRIER
 - CONCRETE-LINED DRAINAGE DITCH
 - GRASSES, SHRUBS, AND TREES
 - GRASSES AND BASIN MAINTENANCE
 - STORM DRAIN LINE
 - GHAD-OWNED PARCEL
 - HOA-OWNED PARCEL

BASE MAP SOURCE:
 ESRI MAPPING SERVICE

PATH: WEB-GENERATED



FALL 2025 MONITORING SITE PLAN
 SANTA PAULA GEOLOGIC HAZARD ABATEMENT DISTRICT
 SANTA PAULA, CALIFORNIA

PROJECT NO. :	7290.002.025
SCALE:	AS SHOWN
DRAWN BY:	EJM
CHECKED BY:	HJR

FIGURE NO.
1

ORIGINAL FIGURE PRINTED IN COLOR

APPENDIX A

Site Condition Summary with Photographs

Site Condition: A.1
Observation Date: 10/06/2025
Description: Crack in concrete-lined drainage ditch
Recommendation: Replace concrete-lined drainage ditch panel
Field Representative: EM, SD



Site Condition: A.2
Observation Date: 10/06/2025
Description: Crack in concrete-lined drainage ditch
Recommendation: Continue to monitor
Field Representative: EM, SD



Site Condition: A.3
Observation Date: 10/06/2025
Description: Crack in concrete-lined drainage ditch
Recommendation: Continue to monitor
Field Representative: EM, SD



Site Condition: A.4
Observation Date: 10/06/2025
Description: Cracking and offset of concrete panel, debris surrounding panel
Recommendation: Replace panel and clear debris
Field Representative: EM, SD



Site Condition: A.5
 Observation Date: 10/06/2025
 Description: Cracking on upper level of concrete ditch near pedestrian walkway
 Recommendation: Continue to monitor
 Field Representative: EM, SD



Site Condition: A.6
 Observation Date: 10/06/2025
 Description: Cracking on upper level of concrete ditch near pedestrian walkway
 Recommendation: Continue to monitor
 Field Representative: EM, SD



Site Condition: A.7
 Observation Date: 10/06/2025
 Description: Cracking and offset of concrete panel, debris surrounding panel
 Recommendation: Replace concrete panel and clear debris
 Field Representative: EM, SD



Site Condition: A.8
 Observation Date: 10/06/2025
 Description: Offset in concrete panel
 Recommendation: Patch where needed
 Field Representative: EM, SD



Site Condition: B.1
Observation Date: 10/06/2025
Description: Soil sloughing on open space slope

Recommendation: Continue to monitor for evidence of global instability

Field Representative: EM, SD



Site Condition: B.2
Observation Date: 10/06/2025
Description: Undermining of the concrete ditch, potential ground squirrel burrowing activity

Recommendation: Fill in burrowed areas with concrete

Field Representative: EM, SD



Site Condition: B.3
Observation Date: 10/06/2025
Description: Ground cracking/rilling on upper hillside, potential ground squirrel activity

Recommendation: Continue to monitor

Field Representative: EM, SD



Site Condition: B.4
Observation Date: 10/06/2025
Description: Soil sloughing and mud runoff into concrete-lined ditch

Recommendation: Continue to monitor

Field Representative: EM, SD



Site Condition: B.5
Observation Date: 10/06/2025
Description: Soil sloughing on slope above concrete ditch
Recommendation: Continue monitoring
Field Representative: EM, SD



Site Condition: B.6
Observation Date: 10/06/2025
Description: Soil sloughing on slope above concrete ditch
Recommendation: Continue to monitor
Field Representative: EM, SD



Site Condition: C.1
Observation Date: 10/06/2025
Description: Localized cracks in previously repaired splash wall
Recommendation: Patch where needed
Field Representative: EM, SD



Site Condition: C.2
Observation Date: 10/06/2025
Description: Localized cracking and offset in previously repaired splash wall
Recommendation: Patch where needed
Field Representative: EM, SD



Site Condition: C.3
Observation Date: 10/06/2025
Description: Localized offset in previously repaired splash wall
Recommendation: Continue to monitor
Field Representative: EM, SD



Site Condition: C.4
Observation Date: 10/06/2025
Description: Localized offset in splash wall
Recommendation: Continue to monitor
Field Representative: EM, SD



Site Condition: C.5
Observation Date: 10/06/2025
Description: Localized offset in splash wall
Recommendation: Continue to monitor
Field Representative: EM, SD



Site Condition: C.6
Observation Date: 10/06/2025
Description: Localized offset of splash wall
Recommendation: Patch where needed
Field Representative: EM, SD



Site Condition: C.7
Observation Date: 10/06/2025
Description: Localized offset in splash wall
Recommendation: Patch where needed
Field Representative: EM, SD



Site Condition: C.8
Observation Date: 10/06/2025
Description: Offset in splash wall leading down concrete-lined ditch
Recommendation: Patch where needed
Field Representative: EM, SD



Site Condition: D.1
Observation Date: 10/06/2025
Description: Potential irrigation leak above concrete-lined ditch
Recommendation: Replace sprinkler head
Field Representative: EM, SD



Site Condition: D.2
Observation Date: 10/06/2025
Description: Potential irrigation leak above concrete-lined ditch
Recommendation: Replace sprinkler head
Field Representative: EM, SD



Site Condition: D.3
Observation Date: 10/06/2025
Description: Potential irrigation leak above concrete-lined ditch
Recommendation: Replace sprinkler head
Field Representative: EM, SD



Site Condition: D.4
Observation Date: 10/06/2025
Description: Potential irrigation leak and ponded water
Recommendation: Repair irrigation
Field Representative: EM, SD



Site Condition: E.1
Observation Date: 10/06/2025
Description: Resident materials placed on GHAD property
Recommendation: Remove all material from GHAD property
Field Representative: EM, SD

