

Project No.
3586.002.024

November 21, 2024

Wiedemann Ranch GHAD Board of Directors
 Chair Candace Andersen
 Vice Chair Federal D. Glover
 Boardmember John M. Gioia
 Boardmember Diane Burgis
 Boardmember Ken Carlson

Wiedemann Ranch Geologic Hazard Abatement District
 651 Pine Street, Room 107
 Martinez, CA 94553-1229

Subject: Henry Ranch
 San Ramon, California

**GEOLOGIC HAZARD ABATEMENT DISTRICT
 MONITORING – FALL 2024**

Dear Chair Andersen and Boardmembers:

ENGEO is pleased to submit this monitoring report for the Henry Ranch development within the Wiedemann Ranch Geologic Hazard Abatement District (GHAD). This letter summarizes our observations made during our site visit in October 2024, within the Henry Ranch development in San Ramon, California. The previous spring 2023 monitoring event was completed in April 2024 (Reference 1). As described in the Wiedemann Ranch Plan of Control (Reference 2), the purpose of this monitoring is to observe and report the conditions of the open space and associated improvements within the development and adjacent easement. The Wiedemann Ranch GHAD has monitoring and maintenance responsibilities for the open-space parcels within the Henry Ranch development. These parcels are listed in Table 1.

TABLE 1: Wiedemann Ranch GHAD Open-Space Parcels – Henry Ranch Development

ASSESSOR'S PARCEL NUMBER (APN)	
211-020-026	211-020-032
211-020-029	211-020-033
211-020-030	211-020-034
211-020-031	211-200-026

SCOPE

Site monitoring included observation of the following features.

- Common area and open-space slopes, debris benches, and swales located adjacent to improvements
- Retaining walls
- Drainage courses

- Concrete-lined surface drainage ditches
- Maintenance roadways
- Storm drain inlets
- Subdrain outlets and measurement of discharge volume
- Detention basin

In 2009, the Wiedemann Ranch GHAD acquired a 3.52-acre easement area from Philip and Pamela Henry (Figure 1). The easement area is located at the western end of Winding Creek Way and allows the GHAD access to the slope below 16 and 18 Winding Creek Way. As provided in the Access and Maintenance Easement Agreement, the GHAD is responsible for providing monitoring and maintenance of the improvements shown on the Contra Costa County approved plan dated June 1, 2005, and revised December 19, 2006, and specifically includes debris walls, retaining walls, concrete- and riprap-lined drainage ditches, the storm drain system, and mechanically stabilized earth retaining walls. In addition, the GHAD responsibilities include monitoring and maintenance of the slopes, subdrains, and subdrain outlets, and mitigation of erosion, landslides, or other geologic hazards if conditions outlined in the Plan of Control are met. Although outside of the limits of the GHAD, reporting of the conditions within the maintenance easement is included in this monitoring report.

COMMON AREA AND OPEN-SPACE SLOPES, DEBRIS BENCHES, AND SWALES

The common area and open-space slopes, debris benches, and swales were observed for evidence of slope instability, including landslides, earthflows, erosion, diverted drainage, or standing water. During this monitoring event, we observed that the site slopes in some locations were severely disturbed by animal burrowing activity (Figure 1). This activity has resulted in seasonal bare soil and surface voids. We will continue to monitor these disturbed areas for instability in the future. There are a number of unrepaired landslides within the ungraded portions of the HOA-owned parcels. These landslides moved in the past and will likely do so in the future when wet conditions occur. The landslides within the ungraded portion of the site appeared to be in a similar condition to that described during development of the site.

We previously noted that the slopes adjacent to the gravel-surfaced access road within the easement area were in an oversteepened condition and subject to shallow slope instability. Retaining walls and debris walls were constructed to protect the road from unstable materials from the uphill slope. During past monitoring events, we have observed and noted surface erosion on portions of the uphill slope. During this monitoring event, we observed that the areas of slope erosion appeared unchanged from our last monitoring event and were partially revegetated (Site Conditions A.1 and A.2, Appendix A, Figure 1). We also observed debris wall distress (Site Condition B, Appendix A, Figure 1). The GHAD will continue to monitor the slope and wall conditions and remove, as needed, soil materials that collect behind the debris walls to maintain the catchment capacity.

We noted in spring 2020 that the rear fence at 6025 Westside Drive was tilted in the downslope direction, which is an indication of soil creep. Fluctuations in moisture regimes of expansive soil may result in movement of soil related to shrinkage and swelling, which may result in an adverse impact to overlying improvements. Soil creep involves the downslope movement of expansive soil due to wetting and drying of the soil. At the time of this site visit, the condition of the fence appeared to be in a similar condition as observed during our last monitoring event

(Site Condition C, Appendix A, Figure 1). We observed the soil creep to be localized directly adjacent to and along the fence alignment and common area irrigation/sprinkler line. Fences are not a GHAD-maintained improvement. The GHAD will continue to monitor this condition.

During our spring 2018 monitoring event, we noted several areas were significantly disturbed with saturated soil adjacent to the rear property fences along Henry Ranch Drive. During our fall 2020 monitoring event, we noted that new extensive damage to the slopes was inflicted by rooting pigs. Irrigation lines and sprinklers were broken resulting in excessive water expelled and saturation of the slopes. We noted during our spring 2022 monitoring that the irrigation lines were repaired, and the slopes had partially revegetated, but the damage to the slopes from pig rooting activity remained the same. During this site monitoring, we observed that the damage to the slopes does not appear to be impacting the nearby improvements. Areas disturbed due to pig rooting are shown in Figure 1. We will continue to monitor these slopes for evidence of instability and will repair the slopes, as needed.

MAINTENANCE ROADWAYS

We observed the condition of the gravel-surfaced maintenance roadways within the easement area, detention basin, and between Westside Drive and the planned extension of Henry Ranch Drive. The gravel-surfaced roadways appeared to be in good condition with some vegetation growth. As noted during previous monitoring events, minor gravel has eroded and partially exposed geogrid beneath the gravel section at the western end of the basin maintenance road. During this monitoring event, we observed previously noted erosional rills within the gravel section of the maintenance road between Westside Drive and the planned extension of Henry Ranch Drive (Site Condition D.1 through D.2, Appendix A, Figure 1). The rills did not appear to impede vehicle access. The GHAD will continue to monitor the conditions of the maintenance roadways in future monitoring events, and consider any repairs, as needed. Annual vegetation removal from the gravel-surfaced access roadways is completed during scheduled routine GHAD maintenance.

DRAINAGE COURSE

An unnamed tributary of South San Ramon Creek crosses the extreme southern portion of the development. In general, the creek has a moderately incised channel with a moderate to dense vegetation cover. The creek banks, which are oversteepened due to previous downcutting, are generally in an unstable condition. We expect that creek bank failures will continue to occur in the future as the creek banks adjust to lowered creek bed levels. As stated in the Plan of Control, the creek channels will be allowed to mature naturally except where this poses a threat to site improvements. In general, we did not observe areas of the creek channel with the potential to impact site improvements. Since our fall 2019 monitoring, the creek slope below Subdrain Outlet SL-2 appeared to be eroded. At the time of this site visit, the condition of the creek slope appeared to be in a similar condition as observed during our last monitoring event (Site Condition E, Appendix A, Figure 1). If the erosion does threaten GHAD-maintained improvements, such as the subdrain pipe, the GHAD will consider repairing the erosion. The area will continue to be monitored and, as needed, noted in future reports.

SUBDRAIN OUTLETS

Subdrain outlet locations were observed and monitored during the site visit. Discharge levels flowing from the subdrain outlets are shown in Table A (attached).

CONCRETE-LINED SURFACE DRAINAGE DITCHES

The concrete-lined 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 8,600 linear feet of concrete-lined drainage ditches within the Henry Ranch development. During this monitoring event, we observed that the concrete-lined ditches need clearing of soil and vegetation at some locations. We also observed some minor cracks and offsets in the concrete ditches. The minor cracks and offsets do not appear to compromise the integrity of the ditches. As part of the routine maintenance, the minor cracks will be resealed and filled, as needed, to maintain drainage ditch integrity, and soil and vegetation will be cleaned as part of the routine GHAD maintenance.

As noted in our previous monitoring reports, we observed significant damage to the top of the concrete-lined drainage ditch within the easement area (Site Condition F, Appendix A, Figure 1). The damaged concrete appeared to be unchanged from our last monitoring event. The drainage ditch will continue to be monitored and will be repaired, as needed, to allow for proper function of the drainage ditch.

During our fall 2019 monitoring event, we noted that there is a significant void underneath a portion of drainage ditch at the northern end of Lone Tree Lane (Site Condition G, Appendix A, Figure 1). The void appears to be the result of animal burrowing activity. During this monitoring event, we were able to observe the condition of the void to be unchanged, and the drainage ditch did not appear to show significant distress. This area will continue to be monitored and noted, as needed, in future monitoring reports.

STORM DRAIN INLETS

Storm drain inlets within the open-space area of the GHAD appear to be in relatively good condition. During this monitoring event, we observed some storm drain inlets had accumulated sediment and overgrown vegetation in and around the inlets. As part of routine GHAD maintenance, the storm drain inlets will be cleared of soil and vegetation.

DETENTION BASIN

A detention basin is located adjacent to Winding Creek Way (Figure 1). Monitoring of the detention basin was conducted as part of the open-space monitoring. The observed conditions for the detention basin are described in the attached Detention Basin Site Monitoring and Maintenance Form. Contracted ongoing routine maintenance within the water quality/detention basin currently includes roadway maintenance and woody vegetation removal. As noted in our previous reports, vegetation within the detention basin includes grasses, cattails, and willow trees. Although vegetation aids in trapping of sediment, the GHAD has removed and will continue to remove regrowth of the willow trees and other vegetation in and adjacent to the storm drain facilities (inflow and outflow structures) to allow for proper function of the basin.

PLANNED SPORTS FIELD PARK

Surface drainage from a planned sports field park, located west of Henry Ranch Drive, flows to a detention basin and then through an above-ground plastic storm drain pipe into a storm drain inlet. Drainage from the access road, an unpaved extension of Henry Ranch Drive, for the planned sports park is captured along a series of berms that drain through 6-inch-diameter above-ground

drainage pipes. Surface drainage around the berms has resulted in some minor erosion along the unsurfaced access road. In addition, we observed some minor damage and disconnected segments of the 6-inch-diameter pipes. The City of San Ramon indicated that there are no immediate plans to develop the park into its final planned configuration. Currently, no capital improvement project funds have been allocated for the project through Fiscal Year 2024/25. As needed, the GHAD will reconnect and repair the drain pipes to help maintain proper drainage.

We look forward to continuing our services on this monitoring program. If you have any questions concerning the observations made during this reconnaissance, please do not hesitate to contact us.

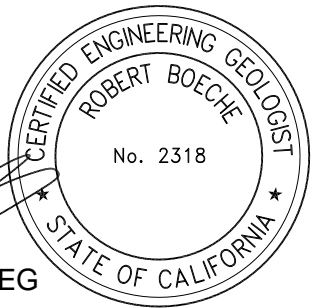

Sincerely,

ENGEO Incorporated



Greg Hudson

gh/rhb/ca



Robert H. Boëche, CEG

Attachments: Selected References
Table A – Subdrains
Monitoring Report – Detention Basin Site Monitoring and Maintenance Form
Appendix A – Site Condition Summary with Photographs
Figure 1 – Site Plan

SELECTED REFERENCES

1. ENGEO. 2024. Geologic Hazard Abatement Monitoring – Spring 2024, Henry Ranch, San Ramon, California. May 8, 2024. Project No. 3586.002.023.
2. ENGEO. 2002. Amendment 1 to the Wiedemann Ranch Geologic Hazard Abatement District (GHAD), Plan of Control. February 1, 2000, Revised July 12, 2002. Project No. 4412-W3.

TABLE A – Subdrains

TABLE A: Subdrains

SUBDRAIN LABEL	FLOW (GALLONS/DAY)	COMMENTS
S-1	11	EST, UTA, outlet pipe in SD box.
SK-2	0	Dry
SK-2A	228	EST, UTA, outlet visible in drainage inlet box
SK-3	0	Dry
SK-8	-	UTM, pipe invert submerged in subdrain flow
SK-8A	0	Dry
SK-9	0	Dry
SL-1	114	
SL-2	1,141	

LEGEND
 EST - Estimate
 UTM – Unable to monitor
 UTL – Unable to locate
 UTA – Unable to access

MONITORING REPORT

Detention Basin
 Henry Ranch Development
 San Ramon, CA

DETENTION BASIN OPERATIONS AND MAINTENANCE SITE MONITORING AND MAINTENANCE REPORT FORM

Inspector: Greg Hudson

Date: October 29, 2024

Weather Conditions: Sunny

Days since last rainfall: 177

Dry/Wet Season: Dry

Basin Water Level: 0-6 inches

Noteworthy Sediment Accumulated since Last Monitoring Event: No

MONITORED CONTROL	YES	NO	N/A	COMMENTS/ SUGGESTED MAINTENANCE
1. Are inlet and outlet structures functioning properly, allowing the basin to drain and are they in satisfactory condition?	X			
2. Are access roads in satisfactory condition?	X			At the western end of the maintenance road, some soil has eroded and exposed geogrid under the maintenance road. The GHAD will continue to monitor the condition of the exposed geogrid in future monitoring events, and consider any repairs, as needed.
3. Is all perimeter fencing in good condition without breaks, gaps, or damage?	X			

MONITORED CONTROL	YES	NO	N/A	COMMENTS/ SUGGESTED MAINTENANCE
4. Is the emergency outlet grate free of debris and is it in good condition?	X			
5. Is the embankment surrounding the basin in good condition without rills or failures?	X			Minor animal burrowing.
6. Is emerging woody vegetation less than 5 feet in height?	X			Trees up to approximately 20 feet in height have grown within the detention basin but have not significantly impacted basin capacity; however, the GHAD routinely removes willow trees adjacent to the basin inlet.
7. Are embankment slopes protected with mulch or vegetation?	X			
8. Has water removal been undertaken in the last 3 months? If so, describe procedure.		X		

MONITORED CONTROL	YES	NO	N/A	COMMENTS/ SUGGESTED MAINTENANCE
9. Has sediment removal been undertaken in the last 3 months?		X		
10. If so, has it been tested as required in the Maintenance Manual?			X	
11. Is there evidence of chemical sheen or odor, contaminated runoff, litter or blowing debris in or near the basin?		X		
12. Do any pond devices require maintenance to provide more effective function?		X		
13. Are there signs of leaking irrigation systems?			X	

MONITORED CONTROL	YES	NO	N/A	COMMENTS/ SUGGESTED MAINTENANCE
14. Are there any signs of vandalism?		X		
15. Are mosquitoes evident?		X		
16. Has mosquito abatement been undertaken since the last monitoring event?		X		
17. Are there other remedial/repair tasks that should be undertaken in the near future?		X		
18. Is there any evidence or information received in the last 3 months to indicate a lengthy drain time?		X		

“No” answers to Items 1-7 or “Yes” answers to Items 8-18 may require a corrective action.

APPENDIX A

Site Condition Summary with Photographs

Site Condition: A.1
Observation Date: 10/29/2024
Description: Oversteepened slope with erosion and sloughing on slope above debris wall.
Recommendation: Continue to monitor.
Field Representative: GH



Site Condition: A.2
Observation Date: 10/29/2024
Description: Oversteepened slope with erosion and sloughing on slope above debris wall.
Recommendation: Continue to monitor.
Field Representative: GH



Site Condition: B
Observation Date: 10/29/2024
Description: Debris wall distress.
Recommendation: Continue to monitor.
Field Representative: GH



Site Condition: C
Observation Date: 10/29/2024
Description: Tilted/leaning fence and localized soil creep due to irrigation.
Recommendation: Continue to monitor.
Field Representative: GH



Site Condition: D.1
Observation Date: 10/29/2024
Description: Erosional rill within gravel maintenance road.
Recommendation: Continue to monitor.
Field Representative: GH



Site Condition: D.2
Observation Date: 10/29/2024
Description: Erosional rill within gravel maintenance road.
Recommendation: Continue to monitor.
Field Representative: GH



Site Condition: E
Observation Date: 10/29/2024
Description: Slope erosion below subdrain outlet.
Recommendation: Continue to monitor.
Field Representative: GH



Site Condition: F
Observation Date: 10/29/2024
Description: Damaged concrete-lined drainage ditch within Easement Area
Recommendation: Continue to monitor.
Field Representative: GH



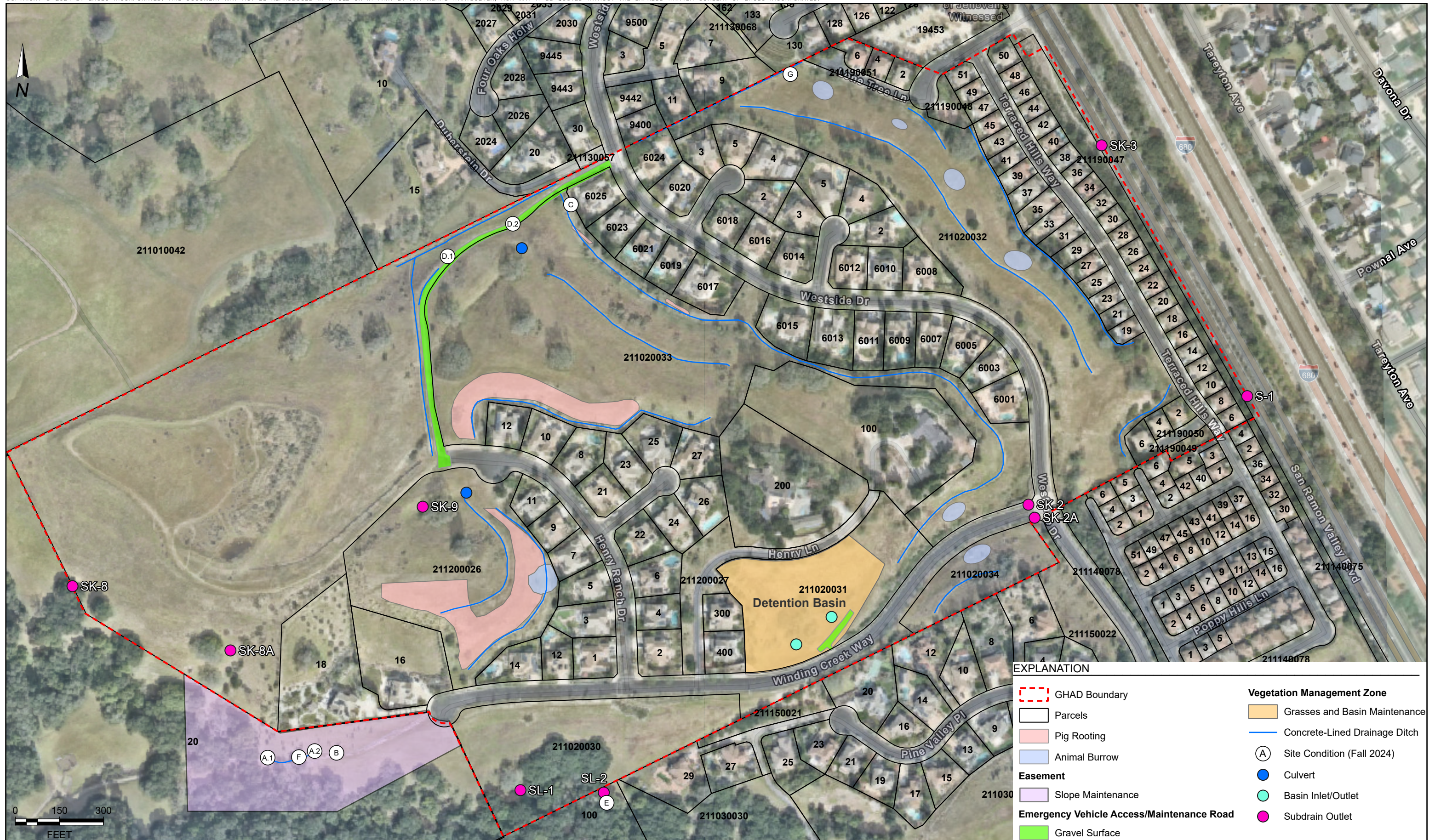
Site Condition: G
Observation Date: 10/29/2024
Description: Void beneath concrete-lined drainage ditch.

Recommendation: Continue to monitor.

Field Representative: GH



FIGURE 1 – Site Plan



EXPLANATION	
	GHAD Boundary
	Parcels
	Pig Rooting
	Animal Burrow
	Easement Slope Maintenance
	Emergency Vehicle Access/Maintenance Road Gravel Surface
	Vegetation Management Zone Grasses and Basin Maintenance
	Concrete-Lined Drainage Ditch
	Site Condition (Fall 2024)
	Culvert
	Basin Inlet/Outlet
	Subdrain Outlet



SITE PLAN
 WIEDEMANN RANCH GHAD - HENRY RANCH
 SAN RAMON, CALIFORNIA

PROJECT NO. : 3586.002.024	FIGURE NO. : 1
SCALE: AS SHOWN	
DRAWN BY: CMG	CHECKED BY: RHB