

Project No.
2655.002.025

May 11, 2026

Moraga Geologic Hazard Abatement District Board of Directors:
Chair Kerry Hillis
Vice Chair Brian Dolan
Boardmember Steve Woehleke
Boardmember Lisa Maglio,
Boardmember Graham Thiel

Moraga Geologic Hazard Abatement District
329 Rheem Boulevard
Moraga, CA 94556

Subject: Bellavista Development
Subdivision 9330
Moraga, California

MORAGA GEOLOGIC HAZARD ABATEMENT DISTRICT MONITORING SPRING 2026

Dear Chair Woehleke and Boardmembers:

ENGEO is pleased to submit this monitoring report for the Bellavista (formerly Rancho Laguna) Development within the Moraga Geologic Hazard Abatement District (GHAD). As described in the Plan of Control for Bellavista Development (Reference 1), the purpose of this monitoring is to observe and report the conditions on the GHAD-accepted parcels (Reference 2) and associated improvements, as listed in Table 1 below, and shown in Figure 1, attached. The site-monitoring event was completed on April 9, 2026.

TABLE 1: Accepted Parcels within the Bellavista Development of the Moraga GHAD

ASSESSOR'S PARCEL NUMBER	DESCRIPTION (Subdivision 9330)	GHAD OWNERSHIP
256-040-025	Parcel A	Yes
256-040-026	Parcel B	Yes
256-470-011	Parcel C	No
256-470-012	Parcel D	Yes
256-470-013	Parcel E	No
256-040-028	Parcel G	No
256-040-027	Parcel H	No
Various	Residential Lots 1 through 27	No

While the GHAD accepted a transfer of Plan of Control responsibilities from SummerHill Homes, LLC (Developer) with the approval of the GHAD Board of Directors on May 24, 2021, selected responsibilities remain the responsibility of others. The Developer has not completed work required under the Wetlands Mitigation Program (References 3 and 4), and the Developer's responsibilities to maintain the improvements are scheduled to extend through January 2028.

SCOPE

The site-monitoring event included observation and monitoring of the following improvements.

- Slopes and debris benches
- Reconstructed and unaltered creek channels
- Water quality/detention basins
- Emergency vehicle access and maintenance roads
- Concrete-lined drainage ditches
- Storm drain system improvements
- Developer constructed retaining walls
- Subdrains and subdrain outlets
- Fences and gates
- Selected wetland mitigation program and long-term open space management plan activities within the deed-restricted parcels

SLOPES AND DEBRIS BENCHES

Slopes within the Bellavista Development appeared to be performing well, with minor exceptions noted below. The open-space slopes, debris benches, and swales were observed for evidence of slope instability, including landslides, earthflows, erosion, diverted drainage, or standing water. During our site visit, we did not observe significant distress to the slopes adjacent to the site improvements. There are several unrepaired landslides within the ungraded portions of the GHAD-owned parcels. These landslides have 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 do not currently threaten site improvements.

An existing landslide was observed along the Bellavista Trail (eastern boundary of Parcel A) and measured approximately 35 feet in width, 60 feet in length, and up to approximately 5 feet in depth (Site Condition A.2, Appendix A, Figure 1). The Developer constructed a 2-foot-high debris wall across the middle portion of the landslide to stabilize the earthflow. The debris wall was performing as designed at the time of this monitoring event. The GHAD will continue to monitor this earth movement and performance of the debris wall in future monitoring events and note in future monitoring reports if any changes are observed.

After the 2022-2023 winter season, we observed a surficial landslide approximately 15 feet north of Fay Hill Road that measured approximately 20 feet in width, 15 feet in length, and up to 1 foot in depth (Site Condition A.1, Appendix A, Figure 1). Since the fall 2023 monitoring event, new fencing was installed at the top of the slope above Fay Hill Road. At the time of the spring 2025 site-monitoring event, the shallow landslide was covered in natural vegetation and had not activated or increased in dimensions and did not appear to threaten the road or other property improvements. At the time of the spring 2026 monitoring event, the condition of this landslide remained unchanged. The GHAD will continue to monitor the condition of the slope during future monitoring events.

In the fall 2022 monitoring event, we first noted minor slope creep with significant surface desiccation and animal burrows adjacent to the EBMUD Reservoir access road. At the time of this monitoring event, the creep cracks and animal burrows were covered in vegetation and had not changed in dimension (Site Condition B, Appendix A, Figure 1). No areas of immediate

concern were recognized as a threat to GHAD-maintained improvements at this time. The GHAD will continue to monitor during scheduled site maintenance.

During the fall 2025 monitoring event, we observed multiple areas with surficial erosion along the slope adjacent to the west side of Fire Trail 42-15 (Figure 1). During this monitoring event, these areas were observed to be vegetated and unchanged. The GHAD will continue to monitor these areas and note, if needed, in future monitoring reports.

RECONSTRUCTED AND UNALTERED CREEK CHANNELS

The creek channels for Coyote Creek and Rheem Creek (Parcel D) were checked for slope and berm integrity and proper functioning. At the time of our monitoring, the creeks appeared to be relatively free of debris and blockages and were performing as intended.

EMERGENCY VEHICLE ACCESS AND MAINTENANCE ROAD

The emergency vehicle access/maintenance roadways (Figure 1) were checked for signs of distress. During this monitoring event, an erosional rill was identified along Fire Trail 42-8, up to 6 inches wide and 6 inches deep (Site Condition C, Appendix A, Figure 1). Moraga-Orinda Fire District (MOFD) will perform annual maintenance to maintain roadway access.

During the fall 2024 monitoring event, a surficial landside was identified along Fire Trail 42-15, measuring approximately 15 feet in width, 10 feet in length, and 1 foot in depth (Site Condition A.3, Appendix A, Figure 1). At the time of the Fall 2025 monitoring event, the depth of the landslide appeared to have increased to 1½ feet of depth. During this monitoring event, the landslide did not appear to have increased in depth, appeared to be fully vegetated, and road access was not significantly impacted. The MOFD will continue to maintain the road as part of their annual maintenance. The GHAD will continue to monitor the failed areas and note in future monitoring reports if any changes are observed.

CONCRETE-LINED SURFACE DRAINAGE AND RIPRAP-LINED DITCHES

The drainage ditches were checked for accumulation of debris/sediment and for obvious distress, such as cracking or shifting of the concrete. In general, vegetation adjacent to the ditches was maintained and observed to have been cut during GHAD routine annual maintenance. Ditches were clear of debris and standing water at the time of this monitoring event with no distress. The GHAD will continue to monitor drainage ditches in future monitoring events.

STORM DRAIN SYSTEM IMPROVEMENTS

The storm drain inlets were checked for debris accumulation, distress, and proper functioning. At the time of our monitoring, storm drain facilities appeared to be relatively free of debris and blockages and were performing as intended.

WATER QUALITY/DETENTION BASINS

Two water-quality basins are located within the GHAD. Detention Basin A is located east of Los Santos Court extension on Parcel B, and Detention Basin B is located south of Fronteras Court on Parcel D, as shown in Figure 1. These basins were inspected for overgrown vegetation, erosion, and proper functioning of inlet and outlet structures. At the time of our monitoring, the basins appeared to be functioning properly and were in good condition.

DEVELOPER-CONSTRUCTED RETAINING WALLS

Developer-constructed retaining walls were inspected for any signs of distress. At the time of our monitoring, the retaining walls appeared to be performing well.

SUBDRAIN OUTLETS

The following subdrain outlets were observed and monitored during the site visit. Discharge levels flowing from the subdrain outlets are summarized in Table 2. The locations of the subdrain outlets are approximately shown in Figure 1.

TABLE 2: Subdrains

LABEL	FLOW (gallons/day)	COMMENTS
S-1	114	
S-2A	-	UTL, dense vegetation
S-2B	0	Wet
S-2C	0	Dry
S-4	0	Wet
S-5	114	Estimate, bubbler outlet flush with riprap rock
S-5A	22	
S-6	-	UTM. Outlet submerged in pond.
RW-1	0	Dry

FENCES AND GATES

The fences on the perimeter and within the GHAD-owned parcels were checked for damage. At the time of this monitoring event, the fences appeared to be in good condition.

WETLAND MITIGATION PROGRAM

As previously mentioned, the Developer has not completed work required under the Wetlands Mitigation Program, and these responsibilities are scheduled to remain with the Developer through January 2028. Monitoring of these improvements by the GHAD will occur once completion is verified by the appropriate resource agencies.

OPEN-SPACE MANAGEMENT PLAN ACTIVITIES

The GHAD has certain responsibilities under the Rancho Laguna Long-term Open-Space Management Plan (LTOSMP), including:

- Implementation of the Fuel Management and Grazing Management Plan.
- Invasive plant species control.
- Trails and signage.
- Wetlands Mitigation Program (discussed above).

The GHAD has a scheduled maintenance program to complete vegetation management activities annually. Periodically, the MOFD performs prescribed controlled burns within the GHAD-owned open space, as weather conditions permit. The GHAD will continue to pursue these joint activities with the MOFD in the future.

Trails and signage are maintained by the GHAD. Trails and signage within the GHAD-owned parcels were observed during the site monitoring event. At the time of this monitoring, the trails and signage appeared to be in good condition.

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

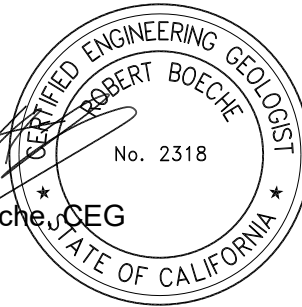
Sincerely,

ENGEO Incorporated



Emily Welsh

ew/rhb/cb


Robert H. Boeche, CEG


Attachments: List of Selected References
Appendix A – Site Condition Summary and Photographs
Figure 1 – Site Plan

LIST OF SELECTED REFERENCES

1. ENGEO. 2017. Moraga Geologic Hazard Abatement District (GHAD), Plan of Control, Rancho Laguna Development. Moraga, California. May 20, 2015; Revised March 1, 2017. Project No. 2655.001.000.
2. ENGEO. 2021. Moraga Geologic Hazard Abatement District Plan of Control Transfer Acceptance, Bellavista, Subdivision 9330. Moraga, California. April 16, 2021. Project No. 2655.002.020.
3. Zentner and Zentner. 2016. Rancho Laguna II Wetland Mitigation Program, Project No. 980 SHH. June 2014; Revised December 2015, and February 2016.
4. Zentner and Zentner. 2016. Rancho Laguna Long-term Open Space Management Plan (LTOSMP) Ranch Laguna II. Project No. 980 SHH. June 2015; Revised February 2016.
5. ENGEO. 2025. Moraga Geologic Hazard Abatement District Monitoring – Fall 2025, Bellavista Development, Subdivision 9330. Moraga, California. November 5, 2025. Project No. 2655.002.025.

APPENDIX A

Site Condition Summary and Photographs

Site Condition: A.1
Observation Date: 04/09/2026
Description: Shallow surficial landslide (approximately 20 feet wide, 15 feet long and 1 foot deep). Appears to be revegetated.
Recommendation: Continue to monitor.
Field Representative: EW



Site Condition: A.2
Observation Date: 04/09/2026
Description: Shallow landslide along Trail (35 feet wide by 60 feet long with an estimated depth of up to 5 feet). Debris fence performing well.
Recommendation: Continue to Monitor
Field Representative: EW



Site Condition: A.3
Observation Date: 04/09/2026
Description: Shallow surficial landslide (estimated 15 feet wide by 10 feet long and approximately 1.5 feet deep).
Recommendation: Continue to monitor.
Field Representative: EW



Site Condition: B
Observation Date: 04/09/2026
Description: Minor slope creep with surface desiccation and animal burrows adjacent to EBMUD Reservoir access road.
Recommendation: Continue to monitor.
Field Representative: EW



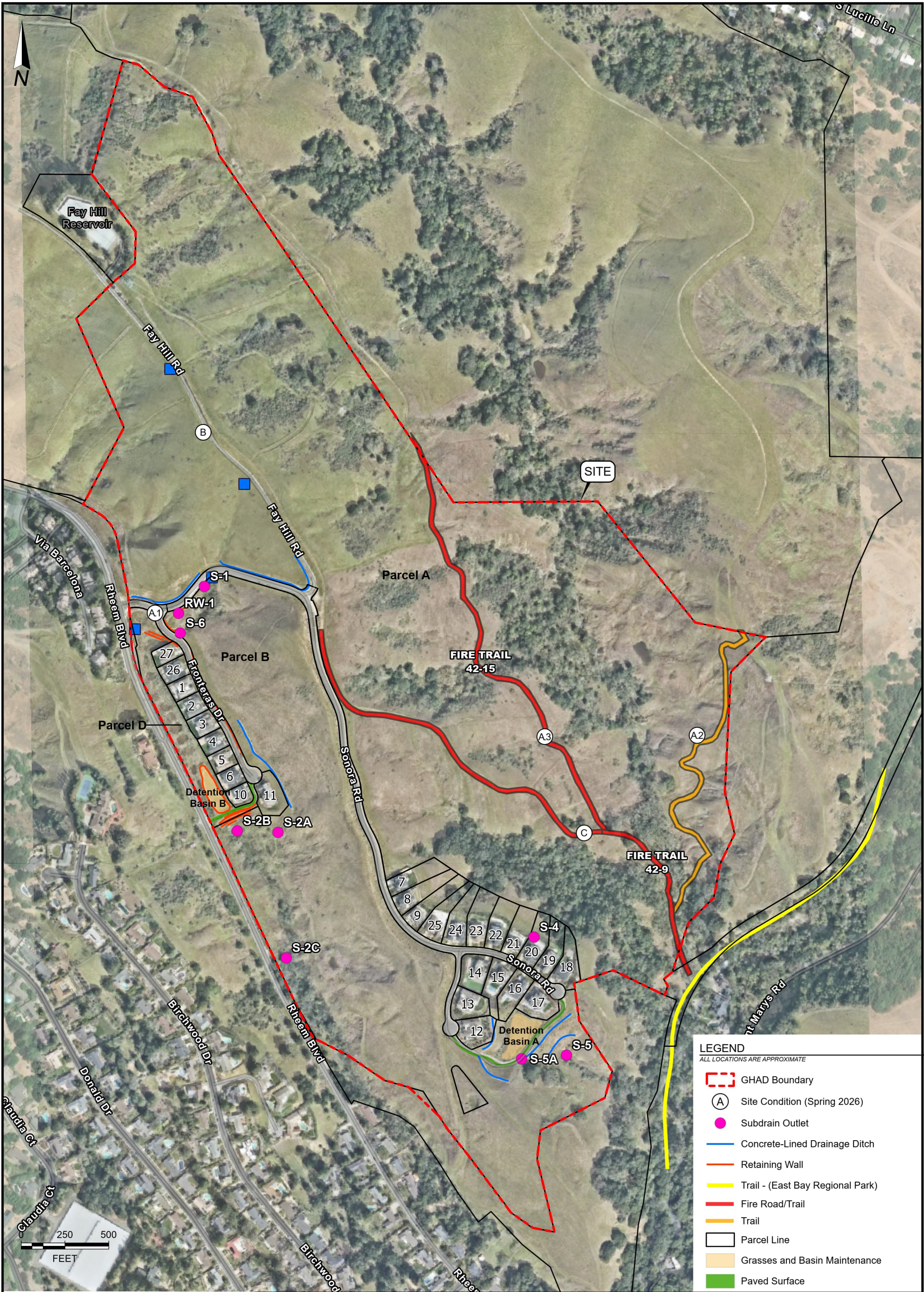
Site Condition: C
Observation Date: 04/09/2026
Description: Erosional rill along fire trail 42-8. 6" wide by 6" deep.
Recommendation: Repair during annual maintenance.
Field Representative: EW



FIGURE 1

Site Plan

COPYRIGHT © 2026 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.



BASEMAP SOURCE: NEARMAP MAPPING SERVICE, 2024



SITE PLAN
MORAGA GHAD
MORAGA, CALIFORNIA

PROJECT NO.: 2655.002.025

SCALE: AS SHOWN

DRAWN BY: LVL

CHECKED BY: RHB

FIGURE NO.

1