Project No.
4663.002.024

April 29, 2025

Ms. Laurie Sucgang
Fallon Village Geologic Hazard Abatement District
100 Civic Plaza
Dublin, CA 94568

Subject: Jordan Ranch and Positano Developments
Dublin, California

GEOLOGIC HAZARD ABATEMENT DISTRICT MONITORING SPRING 2025

Dear Ms. Sucgang:

ENGEO is pleased to submit this monitoring report for the Fallon Village Geologic Hazard Abatement District (GHAD). As described in the Fallon Village Plans of Control (References 1 and 2), the purpose of this monitoring was to observe and report on the conditions of the open space and associated improvements within the Jordan Ranch and Positano developments (Figure 1). This monitoring event was completed on April 21, 2025. The previous monitoring event was completed on October 21 and 22, 2024 (Reference 3).

SCOPE

Site monitoring included observation of the following features.

- Open-space slopes
- Debris benches
- Asphaltic and decomposed granite trails, including footbridge
- Fences
- Retaining walls
- Drainage courses
- Detention basins and water quality basin
- Bioretention cells
- Emergency vehicle, maintenance, and access roadways
- Sediment removal from concrete structures
- Subdrains and subdrain outlets
- Concrete-lined and earthen-lined surface drainage ditches
- Storm drain system improvements

OPEN-SPACE SLOPES, DEBRIS BENCHES, AND SWALES

Open-space slopes, debris benches, and swales were observed for evidence of slope instability, including landslides, earthflows, erosion, diverted drainage, or standing water. It should be noted that there are a number of unrepaired landslides within the ungraded portions of the GHAD-owned parcels. These landslides have moved in the past and will likely move again in the future when wet conditions occur. The landslides within the ungraded portion of the site appear to be in a similar condition to that described during development of the site.

During our monitoring event in the fall of 2023, a surficial slope failure measuring approximately 6 feet in width, 10 feet in length, and 1 foot in depth was observed east of N. Terracina Drive. During this monitoring event, the slope failure appeared to be fully vegetated and unchanged in dimension (Site Condition A, Appendix A, Figure 2). The GHAD will continue to monitor this condition and repair the slope failure, if needed.

During our site visit, we observed several areas with surficial erosion to the slopes adjacent to the site improvements (Site Conditions B.1 through B.10, Appendix A, Figure 2). These areas will continue to be monitored during future monitoring events.

We observed various locations of earthen-lined drainage ditches containing large amounts of deposited sediments from slope erosion (Site conditions B.6 through B.8, Appendix A, Figure 2). The accumulated soil should be removed as part of annual maintenance.

Animal burrows were observed during this monitoring event at various locations across the site (Figures 2 and 3). In some locations, the burrowing activity has deposited soil into the earthen- and concrete-lined ditches (Site Conditions C.1 and C.2, Appendix A, Figures 2 and 3). The deposited soil should be removed as part of annual maintenance.

Debris Benches

In general, the debris benches were observed to be in good condition. Maintenance is not needed at this time.

TRAILS AND FOOTBRIDGE

Since fall 2018, we have observed and noted the presence of cracks on the asphalt-paved trails that transect the Positano and Jordan Ranch developments. Most of these cracks are narrow, with some cracks that measure up to 40 feet long, 3 inches wide, and 5 inches deep. During the recent site monitoring event, we observed the cracking to be relatively unchanged (Site Conditions D.1 through D.4). It appears that expansive soil and soil creep are the possible causes of the distress to the trail surface. As a short-term solution, the cracks will be sealed or resealed as part of routine site maintenance.

FENCES, LOCKS, AND SIGNAGE

Fences, locks, and signage within the GHAD were observed for loss or damage. Locks and signage were in good condition and will be replaced, as necessary. We previously noted in May 2020 that some segments of the wildlife fencing along the open-space boundary were damaged. During this monitoring event, the wildlife exclusion fence continued to be in very poor condition with many fallen sections. The GHAD will inform the conservation easement manager that the exclusion fencing requires repair and/or replacement.

RETAINING WALLS

As first observed in 2016 (Reference 5), there is distress in the upper and lower retaining walls within the southeastern corner of the retaining wall to the south of Central Parkway (Site Condition H, Appendix A, Figure 3). Existing distress is concentrated in the southwestern corner of the lower retaining wall tier, with gaps ranging from ¼ inch to 1 inch between blocks. During this monitoring event, we observed no significant change in the visible distress. The GHAD will continue to monitor the retaining wall and note in future monitoring reports if any changes are observed.

During the fall 2024 monitoring event, we observed distress in the retaining wall to the east of Moorjani Street (Site Condition F, Appendix A, Figure 2). The retaining wall was observed leaning away from the adjacent fence at an angle approximately 15 to 20 degrees from vertical. During this monitoring event, the condition of the wall appeared to be unchanged. The GHAD will continue to monitor this condition and note in future monitoring reports if any changes are observed.

DRAINAGE COURSES

Several unnamed creek channels cross the GHAD-owned open space. In general, the creeks have slightly to moderately incised channels with a moderate to dense vegetation cover. Some segments of the creek banks were oversteepened due to previous downcutting and are generally in a stable condition. We expect that local 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 GHAD shall not have responsibility to control isolated or remote slope instability that does not involve damage to or pose a significant threat to damage site improvements, with the exception of mitigation areas. We did not observe areas of the creek channels with the potential to impact site improvements.

As first reported in 2017, the outfall for Bioretention Cell 4, located south of South Terracina Drive, temporarily drains into the creek along the southern edge of the Positano Development. Discharge from the bioretention cell drain outlet has created a significant erosion gully between the outlet and the creek channel. During this monitoring event, we observed that the condition of the erosion gully was unchanged from the previous monitoring event and stabilized. Although this erosion does appear to affect improvements within the development at this time, sediment discharge into the creek can contribute to the overall amount of sediment buildup within the mitigation pond in the Jordan Ranch Development. The GHAD will review mitigation alternatives, if needed, for this area to reduce future erosion once the Bioretention Cell 4 has been constructed to its final configuration in conjunction with the construction of the adjacent East Ranch (Francis Ranch) property. The GHAD will continue to monitor the temporary outlet area and will note if any changes are observed.

BIORETENTION CELLS AND WATER QUALITY BASIN

Four bioretention cells and one water quality basin are located within the boundaries of the Fallon Village GHAD. In the referenced Plans of Control, the basins are identified as Bioretention Cell 1, Bioretention Cell 2, Bioretention Cell 3, Bioretention Cell 4, and Water Quality Basin. Bioretention Cell 4 is currently configured and used as a detention basin, and monitoring and maintenance responsibilities of this water detention element have not yet been transferred to the Fallon Village GHAD. Monitoring of the basin and cells (Figures 2 and 3) was conducted as part of the open-space monitoring. The observed conditions for the water quality basin and bioretention cells were described in the attached monitoring reports.

A berm, located in Bioretention Cell 2, failed during the heavy rain event in December 2022 and January 2023 (Site Condition E, Appendix A, Figure 2). The primary berm failure is approximately 4 feet in width, 3 feet in height, and 10 feet in length. During the spring 2024 monitoring event, we first observed a secondary berm failure approximately 5 feet to the east of the primary berm failure. At the time of our spring 2025 monitoring event, the secondary berm failure measured approximately 8 feet in width, 5 feet in height, and 4 feet in length.

The berm failure has resulted in a decreased capacity of the bioretention cell. A temporary repair has been implemented to the primary failure area, but the berm should be permanently repaired with engineered fill and excess soil removed to ensure design capacity is maintained.

EMERGENCY VEHICLE, MAINTENANCE, AND ACCESS ROADWAYS

We observed the condition of the gravel-surfaced access roadways within the GHAD, and the gravel-surfaced roadways appeared to be in good condition. Vegetation removal and ongoing vegetation management of the roadways are included in the GHAD's scheduled annual maintenance.

SUBDRAIN OUTLETS

Subdrain outlets were observed and monitored during this monitoring event. Discharge levels flowing from the subdrain outlets are shown in Table A. Several subdrain outlets were buried, unable to be monitored, and unable to be located, as noted in Table A. As part of annual maintenance, the GHAD will remove soil and expose these subdrain outlets for future monitoring and will attempt to locate the missing subdrain outlets.

SURFACE DRAINAGE DITCHES

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 Figures 2 and 3, there are approximately 4,650 linear feet of concrete-lined drainage ditches within the Fallon Village GHAD. As part of the scheduled routine site maintenance, the GHAD removes vegetation, soil, and other unwanted material from the concrete-lined ditches. We observed minor cracks in the concrete ditches. At the time of the site visit, these minor cracks did not appear to compromise the integrity of the concrete-lined drainage ditches and will be patched as needed.

Earthen-lined drainage ditches were checked for overall shape, accumulation of sediment and debris, and significant distress. The earthen-lined drainage ditches were in relatively good condition. A few sections have accumulated sediment from slope erosion and animal burrow activity, as discussed, and will need to be cleared out, as needed, during annual maintenance to restore the original ditch profiles.

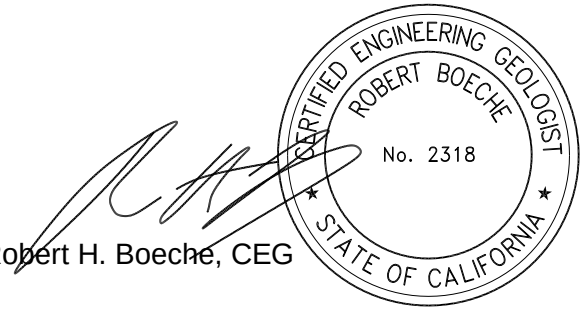
STORM DRAIN INLETS

During the fall 2024 monitoring event, we observed a drain inlet cover to the northeast of Atella Court was partially removed and sediments had accumulated in the bottom of the drain inlet (Site Condition G, Appendix A, Figure 2). At the time of the spring 2025 monitoring event, the condition of the drain inlet cover was unchanged. As a part of annual maintenance, the accumulated sediments will be removed and the drain cover will be reattached. Other storm drain inlets within the open-space area of the GHAD appeared to be relatively clear of debris.

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

Sincerely,

ENGEO Incorporated



Emily Welsh Robert H. Boeche, CEG

ew/rhb/ar

Attachments: List of Selected References
Table A - Subdrains
Appendix A – Site Conditions Summary with Photographs
Figures 1 through 3
Bioretention Cell and Water Quality Basin Monitoring Reports

LIST OF SELECTED REFERENCES

1. ENGEO. 2013. Plan of Control for Fallon Village Geologic Hazard Abatement District, Fallon Village, Dublin, California. May 8, 2007; Latest Revision July 3, 2013. Project No. 4663.101.001.

2. ENGEO. 2011. Fallon Village Geologic Hazard Abatement District, Plan of Control, Jordan Ranch Development Annexation. February 11, 2011; Latest Revision August 3, 2011. Project No. 7828.000.000.

3. ENGEO. 2024. Geologic Hazard Abatement District Monitoring – Fall 2025, Jordan Ranch and Positano Developments, Dublin, California. December 5, 2024. Project No. 4663.002.024.

4. ENGEO. 2018. Testing and Observation during Slope Repair, Viento Court Landslide Repair, Positano Development, Dublin, California. January 9, 2018. Project No. 4663.002.017.

5. ENGEO. 2023. Existing Retaining Wall Monitoring and Inclinometer Installation, Francis Ranch, Dublin, California. September 20, 2023. Project No. 5101.000.002.

TABLE A

Subdrains

TABLE A: Subdrains

SUBDRAIN LABEL	FLOW (gallons/day)	COMMENTS
BASIN	0	Dry
CELL	684	
GOLF	0	Dry
K-12	-	UTM, pipe outlet submerged in water.
K-1AC	-	UTM, pipe outlet submerged in water.
K-1AE	-	UTM, pipe buried in sediment.
K-1AW	-	UTM, dense vegetation surrounding pipe outlet.
K-1B	-	UTM, pipe outlet obstructed by vegetation, area wet.
K-1CN	0	Dry
K-1CS	-	UTM, pipe outlet submerged in water.
K-1D	-	UTM, pipe outlet submerged in water.
S-28	0	Dry
S-28	0	Wet
S-29	0	Wet
S-32W	0	Dry
S-33	0	Dry
S-34	0	Wet
S-36	0	Dry
S-4	0	Wet
S-41	45	
S-44	0	Dry
S-47	22	
S-51	0	Wet
S-6	228	
S-7	-	UTM pipe outfall submerged in water.
S-8	-	UTM, outlet location moved to Francis Ranch development.
S-9	-	UTM, outlet location moved to Francis Ranch development.
SR-13E	45	
SR-13W	22	
SR-19	45	
SR-9E	22	
SR-9E	0	Dry
SR-9W	0	Dry
SRR	0	Dry
VIENTO	0	Dry

LEGEND:

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

APPENDIX A

Site Conditions Summary with Photographs

Appendix A

Site Condition Summary with Photographs

Fallon Village GHAD

Site Condition:	A
Observation Date:	04/17/2025
Description:	Surficial earthflow.
Recommendation:	Continue to monitor.
Field Representative:	EW

Site Condition:	B.1
Observation Date:	04/17/2025
Description:	Surficial slope erosion.
Recommendation:	Continue to monitor.
Field Representative:	EW

Site Condition:	B.2
Observation Date:	04/17/2025
Description:	Surficial slope erosion.
Recommendation:	Continue to monitor.
Field Representative:	EW

Site Condition:	B.3
Observation Date:	04/17/2025
Description:	Surficial slope erosion.
Recommendation:	Continue to monitor.
Field Representative:	EW

Appendix A

Site Condition Summary with Photographs

Fallon Village GHAD

Site Condition:	B.4
Observation Date:	04/17/2025
Description:	Surficial slope erosion.
Recommendation:	Continue to monitor.
Field Representative:	EW

Site Condition:	B.5
Observation Date:	04/17/2025
Description:	Surficial slope erosion.
Recommendation:	Continue to monitor
Field Representative:	EW

Site Condition:	B.6
Observation Date:	04/17/2025
Description:	Surficial slope erosion and sedimentation in drainage ditch.
Recommendation:	Remove sediments from drainage ditch during annual maintenance continue to monitor.
Field Representative:	EW

Site Condition:	B.7
Observation Date:	04/17/2025
Description:	Surficial slope erosion and sedimentation in drainage dritch.
Recommendation:	Remove sediments from drainage ditch during annual maintenance and continue to monitor.
Field Representative:	EW

Appendix A

Site Condition Summary with Photographs

Fallon Village GHAD

Site Condition:	B.8
Observation Date:	04/17/2025
Description:	Surficial slope erosion and sedimentation in drainage ditch.
Recommendation:	Remove sediments from drainage ditch during annual maintenanceand continue to monitor
Field Representative:	EW

Site Condition:	B.9
Observation Date:	04/17/2025
Description:	Surficial slope erosion.
Recommendation:	Continue to monitor.
Field Representative:	EW

Site Condition:	B.10
Observation Date:	04/17/2025
Description:	Surficial slope erosion.
Recommendation:	Continue to monitor.
Field Representative:	EW

Site Condition:	C.1
Observation Date:	04/17/2025
Description:	Animal burrowing.
Recommendation:	Continue to monitor.
Field Representative:	EW

Appendix A

Site Condition Summary with Photographs

Fallon Village GHAD

Site Condition:	C.2
Observation Date:	04/17/2025
Description:	Animal Burrowing.
Recommendation:	Continue to monitor.
Field Representative:	EW

Site Condition:	D.1
Observation Date:	04/17/2025
Description:	Distress cracking within asphaltic concrete trail.
Recommendation:	Seal/reseal as needed.
Field Representative:	EW

Site Condition:	D.2
Observation Date:	04/17/2025
Description:	Distress cracking within asphaltic concrete trail
Recommendation:	Seal/reseal, as needed.
Field Representative:	EW

Site Condition:	D.3
Observation Date:	04/17/2025
Description:	Distress cracking in asphaltic concrete trail.
Recommendation:	Seal/reseal, as needed.
Field Representative:	EW

Appendix A

Site Condition Summary with Photographs

Fallon Village GHAD

Site Condition:	D.4
Observation Date:	04/17/2025
Description:	Cracks in asphaltic concrete.
Recommendation:	Seal/reseal as needed
Field Representative:	EW

Site Condition:	E
Observation Date:	04/17/2025
Description:	Bioretention cell berm failure.
Recommendation:	Earthwork repair with geo-grid to reinforce berm.
Field Representative:	EW

Site Condition:	F
Observation Date:	04/17/2025
Description:	Leaning of retaining wall along residences.
Recommendation:	Continue to monitor.
Field Representative:	EW

Site Condition:	G
Observation Date:	04/17/2025
Description:	Drain inlet cover partially detached.
Recommendation:	Reattach drain inlet cover.
Field Representative:	EW

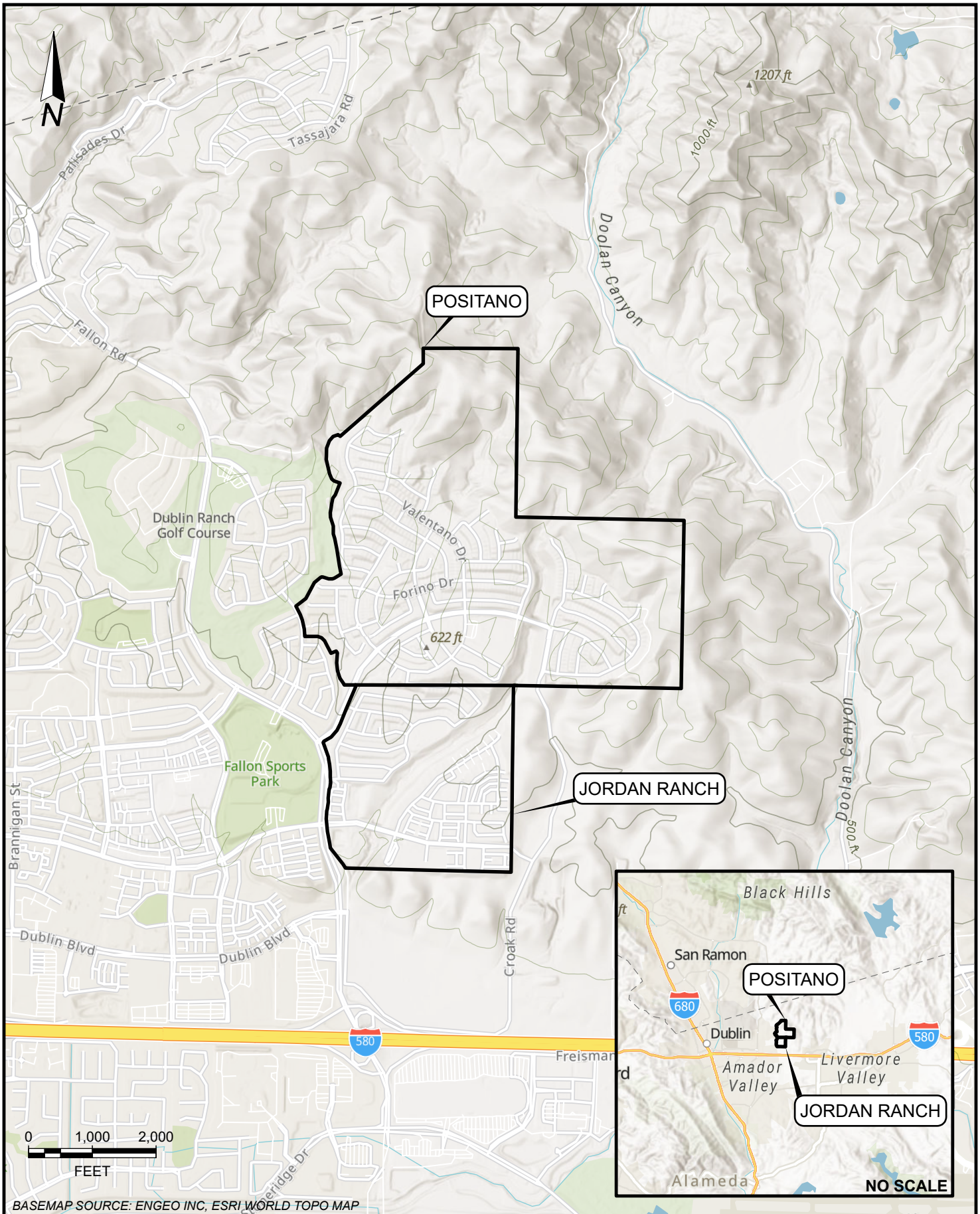
Appendix A

Site Condition Summary with Photographs

Fallon Village GHAD

Site Condition:	H
Observation Date:	04/17/2025
Description:	Wall Distress
Recommendation:	Continue to Monitor
Field Representative:	EW

FIGURES



BASEMAP SOURCE: ENGEO INC, ESRI WORLD TOPO MAP

ENGEO Expect Excellence

VICINITY MAP

FALLON VILLAGE GHAD

DUBLIN, CALIFORNIA

PROJECT NO.: 4663.002.024		FIGURE NO. 1
SCALE: AS SHOWN		
DRAWN BY: NWC	CHECKED BY: RHB	

PATH: G:\DRAFTING\PROJECTS\4663\4663002024\GHAD\4663002024-GHAD-0425.APRX
LAYOUT: 01. VICINITY 8.5 X 11 PORTRAIT USER: NCLOUGH

ORIGINAL FIGURE PRINTED IN COLOR

N

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985-76-5
985-73-5
985-73-4
985-73-3
985-73-1-2
985-101-1
985-86-10
985-98-7
985-99-3

SRR
SR-19
SR-13W
SR-13E
SR-9W
SR-9E
SR-8
GOLF
CELL
Bioretention Cell 1
Bioretention Cell 3
Bioretention Cell 4

S-34
S-33
S-44
S-41
S-32W
S-32E
S-29
S-6
S-36
S-28
S-7
S-51
S-47
S-8
S-9

B.1 B.2 B.3 B.4 B.5 B.6 B.7 B.8 B.9 B.10 C.1 C.2 D.2 D.3 D.4 F G A

0 400 800
FEET

BASEMAP SOURCE: GOOGLE EARTH MAPPING SERVICE 2022

EXPLANATION

- Parcel Line
- GHAD Boundary

Vegetation Management Zone
- Grasses and Basin Maintenance

Emergency Vehicle Access Maintenance Road
- Gravel Surface

Disturbed Soil (Pig Rooting/Animal Burrow)
- Animal Burrow

Drainage Ditch
- Concrete-Lined Drainage Ditch
- Earthen Drainage Ditch

Trail
- Asphalt-Surfaced Trail
- Ⓐ Site Condition (Spring 2025)

Storm Drain Inlet/Outlet
- Culvert
- Basin Inlet/Outlet

Subdrain Outlet
- Subdrain Outlet

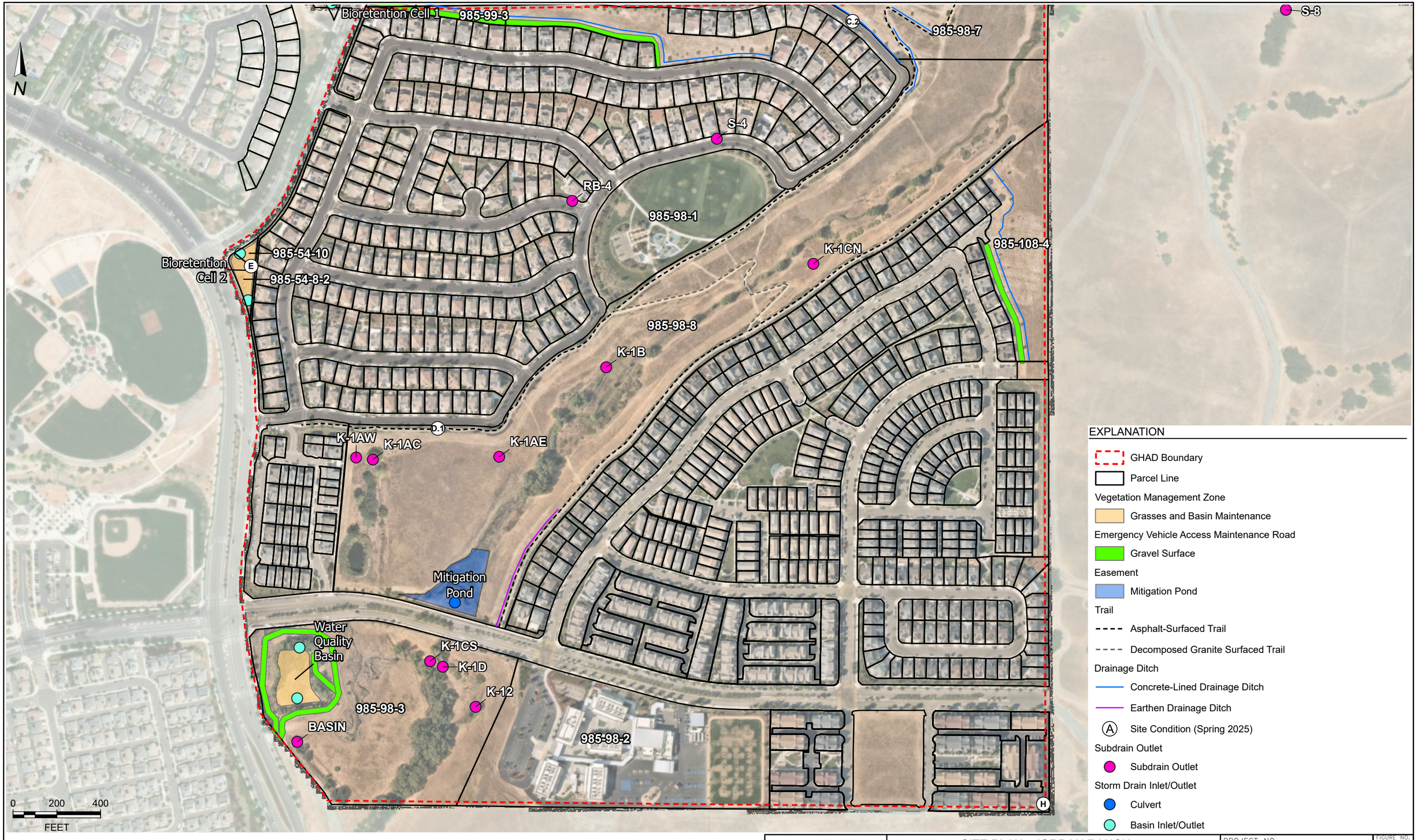
ENGEO Expect Excellence

SITE PLAN - POSITANO
FALLON VILLAGE GHAD
DUBLIN , CALIFORNIA

PROJECT NO. : 4663.002.024
SCALE: AS SHOWN
DRAWN BY: NWC CHECKED BY: RHB
FIGURE NO. 2

ORIGINAL FIGURE PRINTED IN COLOR

PATH: G:\DRAFTING\PROJECTS\4663\4663002023\FIGURES\4663002023_FALLON_VILLAGE_GHAD_FIGURES_0124.APRX
LAYOUT: 02. SITE PLAN 11X17 LANDSCAPE POSITANO USER: NCLOUGH



BASEMAP SOURCE: GOOGLE EARTH MAPPING SERVICE 2022

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LAYOUT: 02. SITE PLAN 11X17 LANDSCAPE JORDAN RANCH USER: NCLOUGH

ENGEO
Expect Excellence

SITE PLAN - JORDAN RANCH

FALLON VILLAGE GHAD

DUBLIN , CALIFORNIA

PROJECT NO. :	4663.002.024
SCALE:	AS SHOWN
DRAWN BY: NWC	CHECKED BY: RHB

FIGURE NO. 3

ORIGINAL FIGURE PRINTED IN COLOR

BIORETENTION CELL AND WATER QUALITY BASIN MONITORING REPORTS

4663.002.024
April 29, 2025

BIORETENTION FACILITY MONITORING PROGRAM
MONITORING REPORT FORM

Please refer to Figure 2 for Bioretention Cell No. 1 location.

This monitoring report form was completed for:
X Bioretention Cell #1 ☐ Bioretention Cell #2 ☐ Bioretention Cell #3 ☐ Bioretention Cell #4 (Not yet a GHAD-maintained improvement)

A separate monitoring form should be completed for each bioretention facility.

Reason for inspection:
X Scheduled inspection (in May, August, or November)
☐ Inspection after major rain event (greater than 1 inch in 24 hours)

Inspector Name: Emily Welsh

Company: ENGEO Incorporated

Date of Inspection: 4/17/2025

Date of Last Inspection: 10/21/2024

Plant Health (check during every inspection):

Do plants appear to be in general good health?	X Yes	No
Were plants over 3 feet in height (excluding trees)?	X Yes	No
Does it appear that the top layer of mulch needs to be replaced?	Yes	X No

Describe Conditions:
Small shrubs, grasses, and trees were in good health but exceeding 5 feet in height.

Corrective Actions (if needed):
We recommend trimming of small shrubs, grasses, and trees exceeding 5 feet in height.

Irrigation System Functioning (check during every inspection):

Does irrigation system appear to be functioning properly?	X Yes	No

Describe Conditions: Yes, the irrigation system appears to be functioning properly.

Corrective Actions (if needed):

Drainage and Filter Medium Monitoring (check in May, August, and November, and additionally after large storm events):

Was standing water or soggy, saturated soil present in the bioretention cell?	X Yes	No
Was there a build-up of excess clayey sediment, leaves or other debris at the surface of facility at inflow locations?	Yes	X No
Was there a sediment build-up at the locations of rock apron inlet protection?	Yes	X No
Were any of the inflow or outflow structures clogged with sediment/debris?	Yes	X No
Was water draining freely from the subdrain system?	X Yes	No

Describe Conditions:
Standing water visible at inlet area.

Corrective Actions (if needed):
N/A

Access Road Monitoring (check once per year):

Was the access road suitable for vehicle access?	X Yes	No

Describe Conditions:
N/A

Corrective Actions (if needed):

Other (check during every inspection):

Was litter/garbage present within the bioretention cells?	X Yes	No

Describe Conditions:
Minor quantities of garbage were observed in and around the inlet area.

Corrective Actions (if needed):
Remove garbage during annual maintenance.

BIORETENTION FACILITY MONITORING PROGRAM
MONITORING REPORT FORM

Please refer to Figure 3 for Bioretention Cell No. 2 location.

This monitoring report form was completed for:
☐ Bioretention Cell #1 X Bioretention Cell #2 ☐ Bioretention Cell #3 ☐ Bioretention Cell #4

A separate monitoring form should be completed for each bioretention facility.

Reason for inspection:
X Scheduled inspection (in May, August, or November)
☐ Inspection after major rain event (greater than 1 inch in 24 hours)

Inspector Name: Emily Welsh

Company: ENGEO Incorporated

Date of Inspection: 4/17/2025

Date of Last Inspection: 10/22/2024

Plant Health (check during every inspection):

Do plants appear to be in general good health?	X Yes	No
Were plants over three feet in height (excluding trees)?	X Yes	No
Does it appear that the top layer of mulch needs to be replaced?	Yes	X No

Describe Conditions:
A failure of the upper retention berm occurred during heavy rainfall in December/January 2023. The primary failure measures approximately 4 feet wide and 5 feet in depth. The failure deposited sediment into the lower portion of the bioretention facility. The failure continued to erode over the winter 2024 and continues to be exposed. During the winter of 2025, a secondary location of upper retention berm failed. The secondary failure measures 8 feet wide and 5 feet in depth.

Corrective Actions (if needed):
We recommend an earthwork repair with geo-grid reinforcement to restore the functionality of the basin.

Irrigation System Functioning (check during every inspection):

Does irrigation system appear to be functioning properly?	Yes	No

Describe Conditions:
N/A

Corrective Actions (if needed):

Drainage and Filter Medium Monitoring (check in May, August and November, and additionally after large storm events):

Standing water or soggy, saturated soil present in the bioretention cell?	Yes	X No
Was there a build-up of excess clayey sediment, leaves or other debris at the surface of facility at inflow locations?	Yes	X No
Was there a sediment build-up at the locations of rock apron inlet protection?	Yes	X No
Were any of the inflow or outflow structures clogged with sediment/debris?	Yes	X No
Was water draining freely from the subdrain system?	X Yes	No

Describe Conditions:
Sediment deposited on surface of facility from berm failure. Some debris accumulation at inflow location.

Corrective Actions (if needed):
We recommend removing the sediment and replacing the filter medium as needed.

Access Road Monitoring (check once per year):

Was access road suitable for vehicle access?	Yes	No

Describe Conditions:
N/A

Corrective Actions (if needed):

Other (check during every inspection):

Was litter/garbage present within the bioretention cells?	Yes	X No

Describe Conditions:
Cell was generally clear of debris.

Corrective Actions (if needed):

Was the berm in good condition?	Yes	X No

Describe Conditions:
See above, berm repair needed.

Corrective Actions (if needed):

BIORETENTION FACILITY MONITORING PROGRAM
MONITORING REPORT FORM

Please refer to Figure 2 for Bioretention Cell No. 3 location.

This monitoring report form was completed for:
☐ Bioretention Cell #1 ☐ Bioretention Cell #2 X Bioretention Cell #3 ☐ Bioretention Cell #4

A separate monitoring form should be completed for each bioretention facility.

Reason for inspection:
X Scheduled inspection (in May, August, or November)
☐ Inspection after major rain event (greater than 1 inch in 24 hours)

Inspector Name: Emily Welsh

Company: ENGEO Incorporated

Date of Inspection: 4/17/2025

Date of Last Inspection: 10/21/2024

Plant Health (check during every inspection):

Do plants appear to be in general good health?	X Yes	No
Were plants over three feet in height (excluding trees)?	X Yes	No
Does it appear that the top layer of mulch needs to be replaced?	Yes	X No

Describe Conditions:
Shrubs and willows appeared healthy and did not exceed 5 feet in height at time of inspection.

Corrective Actions (if needed):
N/A

Irrigation System Functioning (check during every inspection):

Does irrigation system appear to be functioning properly?	X Yes	No

Describe Conditions:

Corrective Actions (if needed):
N/A

Drainage and Filter Medium Monitoring (check in May, August and November, and additionally after large storm events):

Was standing water or soggy, saturated soil present in the bioretention cell?	X Yes	No
Was there a build-up of excess clayey sediment, leaves or other debris at the surface of facility at inflow locations?	Yes	X No
Was there a sediment build-up at the locations of rock apron inlet protection?	Yes	X No
Were any of the inflow or outflow structures clogged with sediment/debris?	Yes	X No
Was water draining freely from the subdrain system?	X Yes	No

Describe Conditions:
Drainage and filter medium were in good condition.

Corrective Actions (if needed):

Access Road Monitoring (check once per year):

Was access road suitable for vehicle access?	Yes	No

Describe Conditions:
N/A

Corrective Actions (if needed):

Other (check during every inspection):

Was litter/garbage present within the bioretention cells?	Yes	X No

Describe Conditions:
Cell was clear of debris.

Corrective Actions (if needed):
N/A

STORMWATER FACILITY MONITORING REPORT FORM

Please refer to Figure 3 for Water Quality Basin location.

This monitoring report form was completed for:
☐ Flow-Through Planter ☐ Common Area Bioretention ☐ Vegetation Buffer Strip
X Extended Detention Basin with Biotreatment Soil

A separate monitoring form should be completed for each facility.

Reason for inspection:
X Scheduled inspection (in May or November)
☐ Inspection after major rain event (greater than 1 inch in 24 hours)

Inspector Name: Emily Welsh

Company: ENGEO Incorporated

Date of Inspection: 4/17/2025

Date of Last Inspection: 10/21/2024

Plant Health (check during every inspection):

Do plants appear to be in general good health?	X Yes	No
Does it appear that the top layer of mulch needs to be replaced?	Yes	X No

Describe Conditions:
Shrubs and willows exceeded 3 feet in height at time of inspection.

Corrective Actions (if needed):
N/A

Drainage and Filter Medium Monitoring (check in May and November, and additionally after large storm events):

Was standing water or soggy, saturated soil present at the base of the pond?	X Yes	No
Was there a build-up of excess clayey sediment, leaves or other debris at the surface of facility at inflow locations?	Yes	X No
Was there a sediment build-up at the locations of rock apron inlet protection?	Yes	X No
Were any of the inflow or outflow structures clogged with sediment/debris?	Yes	X No
Was water draining freely from the subdrain system, water quality orifice, and riser pipe?	X Yes	No

Describe Conditions:
Standing water visible at inlet area.

Corrective Actions (if needed):
N/A

Access Road Monitoring (check once per year):

Was access road suitable for vehicle access? X Yes No

Describe Conditions:
Sparse distribution of grasses and plants not exceeding 2 inches in height throughout vehicle access road.

Corrective Actions (if needed):
N/A

Other (check during every inspection):

Was litter/garbage present within the ponds? X Yes No

Describe Conditions:
Minor quantities of garbage were observed throughout the basin inlet area.

Corrective Actions (if needed):
Remove garbage during annual maintenance