

## **Oak Park MAC CSA 4 Landscape Committee Report: January 29, 2026**

**Submitted by: Brian Trushinski, CSA 4 Landscape Committee Chair**

### **DECEMBER 2025**

- The CSA 4 Landscape Committee meeting on December 5, 2025 was cancelled.

### **Hawthorne Drive**

- Brian Trushinski met onsite with concerned residents of Hawthorne Drive neighborhood (Eric Steiner, Owen Harris) on December 5<sup>th</sup>. Messrs. Steiner and Harris expressed frustration towards Ventura County Real Estate Services and Mariposa Landscapes, Inc. regarding procrastination with this landscaping and irrigation project.
- Brian volunteered to prepare a landscaping and irrigation plan on behalf of the group based on the findings of the December 5<sup>th</sup> meeting and to submit it to Supervisor Gorell for action. Messrs. Steiner and Harris reviewed and supported the plan. It was agreed that due to CSA 4 budget constraints, the Hawthorne Drive project would occur in two phases with Phase 1 between Bowfield Street and Rockfield Street. Phase 2 would be between Rockfield Street and Kanan Road and occur in the near future when County funding becomes available. The group's Phase 1 plan is included in this CSA 4 Landscape Committee Report.
- The plan was completed by Mariposa by year-end which included extensive planting, repairs and modifications to the hillside irrigation system (lines and sprinkler heads), erosion control for sidewalk safety (straw wattles), and general groundcover weeding. Messrs. Steiner and Harris inspected the work and are satisfied.
- Two plan items still need to be addressed by Mariposa Landscapes, Inc.:
  - (i) Hydroseeding (wildflower mix) remaining bare patch areas on the hillsides, and
  - (ii) Repositioning some of the wattles that are covering up irrigation sprinkler heads along the toe of hillside slopes and sidewalks to allow proper irrigation to the plants.
- The December and January rains should benefit the early establishment of the plantings. Mariposa needs to regularly monitor the site and remove any dead or dying plants and shrubs as well as remove any eroded hillside soil that may by-pass the wattles and accumulate on sidewalks.
- All Phase 1 work is under warranty by Mariposa. During the warranty period, removal and replacement of any dead plants, repairs to irrigation, and other performed work activities should be expeditiously addressed by Mariposa as per County of Ventura Contract #9673: (July 1, 2025). During the warranty period, all project work should be financially covered, including labor charges, by Mariposa; not from the CSA 4 budget.
- The second and final phase of the Hawthorne Drive landscaping project is between Rockfield Drive and Kanan Road (North side). Project scope is similar to what was completed in Phase 1 except the planting area is predominantly flat and narrower. The MAC approved this project area in 2025.

- The group also visited Hawthorne Drive/ Rockfield Street (south side) across from Indian Springs Park where erosion control, irrigation management and planting need to be addressed.

### **Golden Eagle Drive**

- There are two landscaping projects on Golden Eagle Drive that neighborhood residents have been requesting attention since 2024 that have not been started. These are:
  - (i) Northeast hillside corner of Golden Eagle Drive/ Kanan Road, and
  - (ii) North corner of Golden Eagle Drive and Lindero Canyon Road.
- The CSA 4 Landscape Committee visited both sites at its January 7, 2026, meeting. Like Hawthorne Drive, groundcover and shrub plantings and irrigation management are required. The Kanan Road/ Golden Eagle site specifically, also requires hydroseeding and erosion control to prevent mud accumulation on adjacent sidewalks.
- Several locations along the east side of Golden Eagle Drive also require erosion control measures to prevent mud accumulation on sidewalks and requires immediate attention by Mariposa Landscapes, Inc. in January/February.

### **JANUARY 2026**

- The CSA 4 Landscape Committee met on January 7, 2026 (MAC: Brian Trushinski, Supervisor Gorell's staff: Crystal Stratton, Ventura County Public Works Director: Gregg Strakaluse, and Mariposa Landscapes, Inc.). The Committee visited seven sites:
  - (a) Kanan Road/ Conifer Street (Holly Oak tree management).
  - (b) Hawthorne Drive/ Rockfield Street (South side) across from Indian Springs Park.
  - (c) Hawthorne Drive/ Wiggin Street (North side corner lot).
  - (d) Hawthorne Drive (Between Bowfield Street and Rockfield Street: Phase 1).
  - (e) Hawthorne Drive (North side between Rockfield Drive and Kanan Road: Phase 2).
  - (f) Golden Eagle Drive/ Kanan Road (Northeast hillside corner).
  - (g) Golden Eagle Drive/ Lindero Canyon Road (North corner).
- a. Oak Park resident Janna Orkney provided Brian Trushinski with the December 17, 2004, Pacific Horticulture: Venco Western, Inc. report (see Consent Item J), that the County of Ventura commissioned regarding management of seventeen Holly Oaks along Kanan Road. Report recommendations included:
  - Remove turf within 5-ft. past the canopy dripline.
  - Establish a mulch area to 5-ft. past the canopy dripline.
  - Tree removal (dead or highly diseased) and new Holly Oak tree replacement (1,2,4,5,11,13,14,15).
  - Deep root fertilization in the spring including monitor pest activity.
  - Adjust irrigation to a drip system for the oaks.

The report recommendations were discussed and Crystal Stratton provided copies to the Committee for further review to determine if the environmental science of 2004 remains current in 2026. Mariposa will provide a cost estimate to implement the report's recommendations and will be available at the February MAC meeting.

- b. Mariposa will install erosion control wattles along the affected sections of sidewalk within a short time. A project cost estimate for groundcover, shrub plantings, hydroseeding (wildflower mix), and irrigation management will be provided to the MAC at its February meeting.
- c. Mariposa will prepare a project cost estimate for groundcovers, shrub plantings, hydroseeding (wildflower mix), and irrigation management for this corner and will be available at the February MAC meeting. Also, area residents notified Public Works that the retaining wall foundation is significantly exposed due to hillside erosion and may be destabilizing. Greg Strakalus will investigate land ownership status beneath the wall (private homeowner association or Ventura County: CSA 4) and will work with the adjacent homeowner to determine what needs to be done and by whom. When wall foundation repairs have been completed, planting activities will commence.
- d. Phase 1 looks good. It was observed that some wattles are covering up irrigation sprinkler heads and preventing watering of nearby plants. Mariposa will be repositioned wattles in the next few days to remove these obstructions.
- e/f/g. Mariposa will prepare a project cost estimate for groundcovers, shrub plantings, repair and additional irrigation lines and sprinkler heads, hydroseeding (shade tolerant wildflower mix), and irrigation management and will be available at the February MAC meeting.

Wildflower hydroseeding for project sites b. through f. will occur this spring. Wattles will remain in place until the plants are established and can effectively prevent soil movement to the sidewalks (estimated time: mid-summer). Wattles will be regularly monitored and repositioned to ensure pedestrian safety.

- Mariposa began tree trimming work in CSA 4 on January 5<sup>th</sup> at the following locations:
  - Kanan Road both sides and along the median from Tamarind Street to Smoke Tree Ave. - 5 days.
  - Kanan Road both Sides from Smoke Tree Ave, to Sunnycrest Drive - 2 days.
  - Deerhill Road median - 2 days.
  - Kanan Road from Churchwood Drive to Los Arcos Drive (both sides and hillsides but not in the median) - 4 days.
  - Los Arcos Drive - 1 day.
  - Golden Eagle Drive (entire street) - 3 days.
  - Rockfield Street (entire street) - 4 days.
  - Bowfield Street (entire street) - 2 days
- Ventura County Planning: Code Enforcement has not provided a status report to the MAC since October 2025 on landscaping improvements at the commercial plaza (Southeast corner) of Kanan Road/ Lindero Canyon Road.
- Gregg Strakalus will direct his maintenance staff to remove the ground-protruding metal bar at the Northwest corner of Golden Eagle Drive/ Kanan Road (public safety issue).

**Hawthorne Drive Landscaping Project: Specifically Between  
Bowfield Street and Rockfield Street, on the Northeast Side Only**

Neighborhood Meeting  
Friday, December 5, 2025

The following landscape report is based on input provided by attending neighborhood residents and what they want to see completed within the next two months by Ventura County Public Works Agency Real Estate Services and Mariposa Landscapes, Inc.

Report prepared by: Brian J. Trushinski, Oak Park Municipal Advisory Council  
Representative on the CSA 4 Landscape Committee

Notes:

1. This project is included in the Oak Park MAC's adopted 2025 Work Plan.
2. This project is the MAC's highest landscaping priority for 2025.
3. This project was initiated in January 2025 by the MAC's CSA 4 Landscape Committee and despite nine months of Committee site visits and MAC meetings, no meaningful progress has been made by Ventura County Public Works Agency Real Estate Services and the landscape contractors to advance the project.
4. There is sufficient 2025 FY CSA 4 funding available to complete this project.
5. There is strong neighborhood support for this project and expressed urgency for Ventura County Public Works Agency Real Estate Services and Mariposa Landscapes, Inc. to complete it within the next couple of months to ensure that the plants will sufficiently establish before the dry and hot summer months with potential risk of die-back.
6. There is equal urgency to complete this project before available FY2025 CSA 4 funding is put on hold and clawed back as part of the County's upcoming FY2026 budget process. This situation happened to this project's FY2024 funding as a result of the County's FY2025 budget process.
7. There are several dangerous and public safety sidewalk locations along Hawthorne Drive that require immediate attention. Many hillside areas lack vegetation to stabilize the hillside soil which contributes to mud slides. Several locations have improperly located irrigation heads and excessive overwatering that is directly and regularly causing erosion and sediment to impound on adjacent sidewalks and create potential slip and fall conditions. The risk of County liability is real.

# Hawthorne Drive Landscaping Project: Specifically Between Bowfield Street and Rockfield Street on the North Side Only

## Project Area



### Existing problems needing to be addressed at this time by Mariposa Landscapes

- Numerous (+30) large bare earth patches of ground that require planting (groundcovers and shrubs) and new irrigation lines and sprinkler heads.
- Many hillside slopes lack vegetation to stabilize the hillside soil which is contributing to mud slides.
- Several areas are being excessively overwatered and causing erosion and mud conditions on adjacent sidewalks with potential County liability from slip and falls. Irrigation frequency and reduced times need to be appropriately adjusted.
- Many areas have dead plants that need to be removed and replaced.
- Some plant areas are in shady areas and are dying. Need to be replaced with shade tolerant plants.
- Some plant areas are in direct sunny areas and lack proper irrigation.
- Numerous existing groundcover areas are being overtaken by weeds and weeding is required.
- Concrete foundation bases of adjacent retaining walls (private residential properties) are on County of Ventura property. Exposed areas require soil cover and plantings.

## Landscaping and irrigation requirements:

- There is no need to plant new species of groundcovers and shrubs other than what already exists along Hawthorne Drive. Existing species that are surviving well are most suitable for the project. Plant these same species.
- Implement proper and appropriate irrigation watering for the entire project area (reduce excessive watering in areas that have muddy sidewalks, add new irrigation lines and sprinkler heads in areas currently not receiving coverage).
- Plant groundcover and shrubs to stabilize areas where soil erosion is causing sediment flow and buildup on sidewalks. Planting should begin at the sidewalk edge and move up slope as much as possible to prevent down slope erosion.
- All dead plants need to be removed and replaced.
- In shady areas, plant appropriate shade tolerant species. In open sunny areas plant sun tolerant species.
- Adjacent retaining wall foundations need to be covered with soil and planted.
- A thorough weeding needs to be done.
- No trees are to be removed unless they are dying, as determined by a certified arborist at Mariposa.
- Several trees with excessive root suckers need to be removed.

## **EXAMPLES of just some of the areas along Hawthorne Drive that require immediate action by Mariposa for landscaping and irrigation services**

The following pictures serve just as examples of numerous other areas of similarity along Hawthorne Drive that also need to be addressed. Also, the areas shown in these photographs represent just a small segment of larger adjacent areas that also need to be addressed. Planting should occur wherever there are bare patches adjacent to these areas in the photographs.

1. Corner of Hawthorne and Bowfield. Continue planting upslope with same groundcover species to fill in bare patch areas. Mariposa to add new irrigation lines and sprinkler heads.



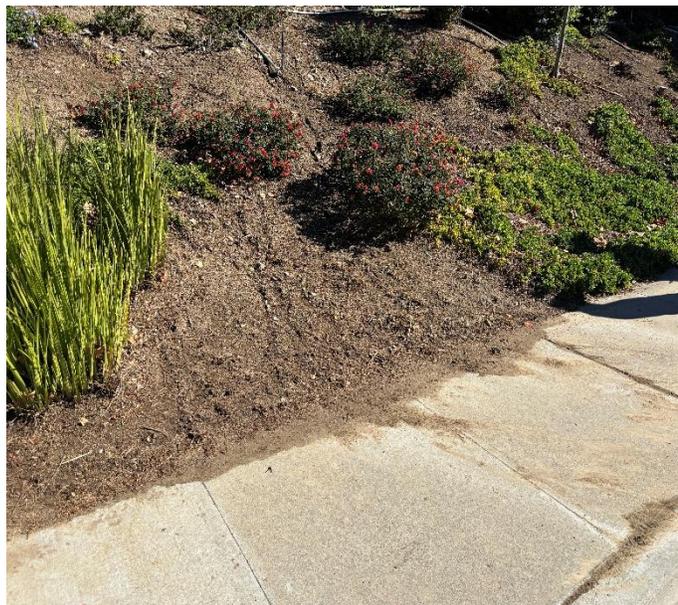
2. Plant same shrub species in bare patch areas where spacing allows. Where spacing does not allow, plant groundcover (sun or shade tolerant) as determined by Mariposa. Mariposa to determine species suitability. Mariposa to add new irrigation lines and sprinkler heads. There are several other locations along Hawthorne that have similar site conditions and require new lines and sprinkler heads.



3. Remove all dead and dying plants. Replace with same shrub species (Mariposa to determine) that are growing well in the surrounding area, along with suitable groundcovers and additional shrubs that can tolerate sun or shade conditions as appropriate for that area. Mariposa to add additional irrigation lines and sprinkler heads for full coverage.



4. Excessive overwatering in confined spray zones that is causing 'channel-like' erosion and sediment accumulation on to the sidewalk. There are many such areas along Hawthorne Drive that have the same pedestrian safety issue. Irrigation needs to be adjusted for broader spray zones as well as prevention of soil movement. Areas such as this require significant groundcover planting to stabilize the soil and prevent runoff. Mariposa to use same plant species such as in the pictures below to provide visual continuity along Hawthorne Drive. Also, many barren areas are not receiving water and additional irrigation lines and sprinkler heads need to be installed.



5.Plant same groundcover to the edge of the sidewalk to stabilize soils and prevent runoff to the sidewalk.



6. Remove existing plants that are not shade tolerant and replace with sun tolerant plants. These plants are not thriving in shady conditions. Mariposa to plant groundcovers that are thriving in sunny conditions along Hawthorne Drive. Mariposa to add additional irrigation lines and sprinkler heads for full coverage



7. Additional soil coverage over retaining wall foundations and planting is required to prevent additional and inevitable erosion and destabilization of the wall on to County CSA 4 property. Additional shrubs are needed as well as irrigation lines and sprinkler heads. Another picture on next page.





8. Additional shrubs that are the same species as in that area are needed as well as additional irrigation lines and sprinkler heads. Mariposa to determine if soil stabilizing groundcover is also required to prevent soil erosion and runoff to the sidewalk. Another picture on next page.





9. Additional shrubs and groundcover that are the same species and shade tolerant as exists in that area are needed, as well as additional irrigation lines and sprinkler heads.



10. In some locations along Hawthorne Drive, popup irrigation heads are located immediately adjacent to the sidewalk and causing soil to flow as mud on to the sidewalk. Mariposa needs to cap these heads and relocate the heads upslope to prevent sediment accumulation on the sidewalk. Groundcover planting is also needed to stabilize soils. Mariposa to use plant species in the immediate area.



11. Two good examples of well-suited groundcover plant species that thrive well along Hawthorne Drive that would be appropriate in many bare patch areas especially adjacent to sidewalk areas that are experiencing muddy conditions.



**End of Report (12.08.2025)**