

JUL 05 2023

Clerk of the Board

Clerk of the Board Stamp

**Claim for Damage or Injury**Use Black or Blue Ink or Type  
Attach Additional Pages if NecessaryMail Claim To:  
**Clerk of the Board of Supervisors**  
**County of Ventura**  
**800 S. Victoria Ave., L#1920**  
**Ventura, CA 93009****CLAIMANT, NOTIFICATION AND GENERAL INFORMATION**

<b>CLAIMANT FULL NAME</b> DENNIS & SUSAN RYDER FAMILY TRUST, DENNIS RYDER TRUSTEE		<b>CLAIMANT ADDRESS (REQUIRED)</b> [REDACTED]
<b>PERSON TO BE NOTIFIED OF ANY ACTION TAKEN ON CLAIM</b> DENNIS RYDER		<b>NOTIFICATION ADDRESS (IF DIFFERENT THAN ABOVE)</b> [REDACTED]
<b>CLAIMANT DATE OF BIRTH</b> n/a	<b>MEDICARE BENEFICIARY</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>PHONE NUMBER(S)</b> [REDACTED]
<b>DATE OF ACCIDENT</b> Jan 9-10 2023 and ongoing	<b>ACCIDENT TIME AM/PM.</b>	<b>EMAIL ADDRESS (OPTIONAL)</b> [REDACTED]
<b>PLACE OF ACCIDENT (COMPLETE ADDRESS AND DESCRIPTION TO LOCATE ON A MAP)</b> In and around [REDACTED] Casitas Vista Rd, Ventura		

**PROPERTY DAMAGE**DESCRIBE PROPERTY DAMAGE CLAIMED, INCLUDING LOCATION, NATURE OF DAMAGE, CAUSE AND HOW VALUE IS DETERMINED  
SEE ATTACHED NARRATIVEReceived  
JUL - 6 2023

Risk Management

**PERSONAL INJURY**

STATE THE NATURE AND EXTENT OF CLAIMANT'S INJURY WHICH FORMS THE BASIS OF THIS CLAIM:

**LIABILITY**

INDICATE HOW THE ACCIDENT HAPPENED, WHY YOU FEEL THE COUNTY IS LIABLE AND NAME OF INVOLVED COUNTY EMPLOYEE(S):

The County negligently failed to construct and/or maintain its flood control facilities, directly resulting in flooding damage to Claimant's property. Further, the County took affirmative actions to modify the run-off patterns so that rain, mud and debris were directed onto Claimant's property during storm events. In part, this was to protect County-owned roadways and other properties to the detriment of Claimant's property. Much of the run-off came from County-owned property at Foster Park the and surrounding area.

**AMOUNT OF CLAIM**

<b>PROPERTY DAMAGE:</b> \$1.4 million	<b>Personal Injury \$:</b>	<b>TOTAL AMOUNT OF CLAIMS:</b> \$1.4 million
--	----------------------------	---

**WITNESSES**

NAME(S)/ADDRESS(ES):

Dennis and Susan Ryder (address above) and County employees Matt LeVere, Sergio Vargas, Glen Shepherd, Jeff Pratt, Flood Control Workers: "Manny" "Mike" and "Ivan"

**CRIMINAL PENALTY FOR PRESENTING FRAUDULENT CLAIMS OR MAKING FALSE STATEMENTS**

Every person who, with intent to defraud, presents for allowance or payment any false or fraudulent claim is guilty of a felony. (See California Penal Code §72).

I DECLARE UNDER THE PENALTIES OF PERJURY OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS CORRECT AND THAT THE AMOUNT OF THIS CLAIM COVERS ONLY DAMAGES AND INJURIES CAUSED BY THE ACCIDENT DESCRIBED ABOVE.

X

SIGNATURE OF CLAIMANT

DATE

7.5.2023

## NOTICE TO CLAIMANT

In order for your claim to receive proper consideration you are requested to supply the information called for on both sides of this form. All material facts should be stated on this form, as it will be the basis of further action upon your claim. The instructions set forth below should be read carefully before the form is prepared.

### INSTRUCTIONS

Claims must be signed by the property owner, injured party, or the person representing the claimant. Unsigned claim forms cannot be honored. See Government Code §910.2.

The amount claimed must be substantiated by competent evidence before a claim can be paid. Whether attached to the claim form, or submitted subsequently, evidence supporting the amount claimed may include:

- (a) In support of a claim for personal injury or death, the claimant should submit documentation evidencing the injuries sustained, treatment rendered, the degree of permanent disability, and evidence of paid medical bills. It is recommended that medical evidence **NOT** be attached to the claim form, but that such substantiation of damages be provided upon request. The Claim Form and attachments thereto is a public record and subject to public inspection.
- (b) In support of claims for damage to property which has been or can be repaired, submit at least two itemized signed repair estimates or statements of damages by reliable, disinterested concerns, or if payment has been made, the itemized signed receipts evidencing repaired and payment.
- (c) In support of claims for lost property or property that cannot be economically repaired, submit documentation of the original cost of the property, the date of purchase, and the value of the property before and after accident. The statements demonstrating the value of the property should be by disinterested competent persons, preferably reputable dealers, persons familiar with the type of property, or advertisements for the same or similar property.

The completed Claim Form must be mailed or delivered to the **Clerk of the Board of Supervisors** at the address on the prior page. Questions should be directed to the County of Ventura, CEO Risk Management Department at (805) 654-3197.

### INSTRUCTIONS REGARDING INSURANCE COVERAGE

In order that claims may be properly adjusted by Risk Management or **your** insurance company, it is essential that the claimant provide the following information regarding any insurance coverage available for the loss or injury.

DO YOU HAVE ANY INSURANCE COVERAGE FOR THE LOSS?

☒ Yes ☐ No

IF "YES", GIVE NAME AND ADDRESS OF INSURANCE COMPANY AND POLICY NUMBER

Wright Natl. Flood Ins. Co. -- PO Box 33005 St Petersburg FL 33733

HAVE YOU FILED A CLAIM ON YOUR INSURANCE CARRIER IN THIS INSTANCE?

☒ Yes ☐ No

IF "YES", WHAT IS YOUR DEDUCTIBLE?

\$2000 personal property  
\$2000 structures

INSURANCE COMPANY'S CLAIM NO.?

[REDACTED]

IF A CLAIM HAS BEEN FILED, WHAT ACTION HAS YOUR INSURER TAKEN, OR WHAT ACTION DOES IT PURPOSE TO TAKE WITH REFERENCE TO YOUR CLAIM? (It is necessary that you ascertain these facts)

Claim pending

PLEASE PROVIDE NAME OF INSURANCE CARRIER, ADDRESS AND POLICY NUMBER

Policy No. [REDACTED]

NAME OF CLAIMANT DENNIS AND SUSAN RYDER FAMILY TRUST, DENNIS RYDER, TRUSTEE

## NARRATIVE IN SUPPORT OF GOVERNMENT CLAIM

Date: June 22, 2023

Claimant: Dennis Ryder

Location of Incident: [REDACTED] Casitas Vista, Ventura CA 93001

This claim arises from serious flooding, including water, mud and debris flows, onto Claimant's property, as the result of the County-owned and County-maintained culvert forcing water and debris onto Claimant's property between and during January 9, 2023 through April 1, 2023. The culvert runs under Casitas Vista Road, 10 to 15 feet west of Claimant's driveway entrance. The culvert is six feet wide, six feet high and approximately 50-feet long under Casitas Vista Road.

In the first of several rain events, January 9-10, 2023, the culvert in question was quickly blocked with debris and the debris blocked additional culverts, forcing water onto Claimant's driveway and into his house, barn, poolhouse, guest house and garage, destroying landscaping, and filling the pool with mud and debris.

There were subsequent rain events in February 2023, and rain continued into mid-March 2023, when County workers re-directed flow from its normal pathways, putting in boulders to block the flow from going down the street (away from Claimant's property) and into existing flood control culverts and then into the Ventura River. Instead, the culverts directed a significant portion of the water onto Claimant's property. This caused significant additional damage, above what had already happened after the January storms.

The County's storm drains failed in 2017 as well, causing damage to the Ryder property, so the County was fully aware that these drains were not properly constructed and/or maintained.

### Damages:

A partial quantification of the damages is attached, along with some estimates. Total damage is currently estimated at \$716,166.00 although additional damages will be added as clean-up of the property moves forward and the full extent of the damage is revealed. Estimates for damage to personal property in the house and accessory buildings have yet to be obtained as Claimant is still clearing out mud and debris. Total damages, including rental costs, lost income, real property losses, and personal property losses, are expected to be in excess of \$1.4 million.

At one point, Jeff Pratt, Public Works Director, suggested that the County purchase the property at [REDACTED], as it would be efficient to create a flood control basin on the property, and protect multiple properties from flooding in the future. To that end, Claimant obtained a valuation for the property, which amounts to \$1.3 million.

Photos of the flooding and the resultant damage are available upon request.

## Damages from storms

### Cntrctr Quotes

Pool House/Guest House restoration	\$200,000.00		Cntrtr	\$200,000.00
Pool clean up and reair	\$7,448.00		Cntrtr	\$7,448.00
Complete property sediment/debris removal	\$344,000.00		Cntrtr	\$344,000.00
Septic sytem relocation	\$45,000.00		Cntrtr	\$45,000.00
Debris removal from neighbors property	\$3,000.00		Cntrtr	\$3,000.00
Tool shed restoration	\$2,800.00	nq	Cntrtr	
Tack room restoration	\$3,200.00	nq	Cntrtr	
Covered horse stall restoration	\$7,400.00	nq	Cntrtr	
Work shop restoration	\$4,500.00	nq	Cntrtr	
Deck restore and repair	\$18,000.00	nq	Cntrtr	
Driveway Bridge restoration	\$10,000.00	nq	Cntrtr	
Water line repair	\$275.00	nq	plmbr	
Landscaping renewal	\$28,000.00	nq	Indscp cntrtr	
Regrading of yard	\$12,500.00	nq		
Back of house clean up	\$750.00	nq		
Income loss (@ 2k per month) through May	\$10,000.00			\$10,000.00

Pool solar planket and roll up reel	\$975.00
Garden gazebo	\$600.00
River rock buried in sediment (24,000 lbs)	\$3,360.00
Lawn tractor replacement	\$2,600.00
Lawn tractor Trailer/dump cart	\$600.00
Washing machine and dryer replacment	\$2,400.00
Various children structures. Play house etc.	\$1,425.00
Fruit trees	\$300.00
Patio swing and metal garden bench	\$530.00
Front yard gazebo and bench	\$2,510.00
Small metal shed 2ea	\$1,000.00
Adirondack chair	\$170.00
metal garden chairs	\$180.00
Garden arch	\$328.00
Wood swing	\$180.00
Pool maintenance tools	\$475.00
Child play house	\$505.00
Little Tikes Gater walk	\$800.00
toddle swing and pony horse swing	\$150.00
Disney Kids go cart	\$205.00
Pool furniture	
Garden planters	
Flower pots	
Garden bench with planters	

**Total**  
\$716,166.00

**Total Quotes**  
\$609,448.00



**GENERAL ENGINEERING CONTRACTOR**  
**LIC # 787001                      805 -797-7168**

## **PROPOSAL**

*From: Manny Garcia – CIE 805-797-7168*

*Attn: Dennis Ryder*

*Project:* [REDACTED]

*Date: 6/5/23*

### ***Scope of Work:***

The 2022/23 rain season has caused significant damage to this property depositing apprx. 400-500 yards of flood related sediment and debris.

Because the material/soil is mixed with burnt wood, logs, trash etc. most of the mixed material will have to go to the landfill, at a substantial extra cost. The price below outlines in a bid form the cost to clean up and haul off said material. Clean up could take 20-30 working days, no weekends, holiday or overtime.

CIE labor & equipment	\$150,000
Trucking	\$96,000
Dump Fees	\$98,000
Total	\$344,000

**\*\*Please read exclusion sheet\*\***

### **Exclusions & Conditions**

***Price does not include soils testing, permits, water fees or water meters, soil stabilization, import or export of fill material, site to balance.***

- A. During grading excessive rock may be encountered. Price does not include extra time required to facilitate removal, separation, loading or hauling.
- B. Moisture/Water clause – any condition requiring soil stabilization, pumping, material drying time, or any delay caused by wet material will be considered an extra and be charged on a time and material basis.
- C. Erosion control will be done on a time and material basis, as required by weather or county inspector and is not included in this bid. Execution of erosion control plan or correction of erosion damage to be done on a time and material basis, during period of contract. Extended erosion control not in contract.
- D. Any delays caused by unmarked utility repair or discovery of said utilities will be charged on time and material basis.
- E. Price is based on cost of one move in & out for all equipment.
- F. Above items are subject to change pending USA findings
- G. Unless outlined in this bid, all other work will be charged on a time and material basis and is the responsibility of the owner/general to determine if proposal is complete.
- H. Price does not include AC and concrete removal, repair or replacement, tree pruning, removal, protection or replacement as well as additional costs due to environmental or archeological concerns.
- I. Proposal valid for 30 days from date of email.
- J. Price excludes accommodation, removal, tie in, abandonment, backfill, etc. of existing uncharted conduits, leach lines, septic tanks, leach pits, etc.
- K. Any unforeseen condition not caused by CIE causing delay to project will result in extra cost for re-mobilization, material return, delay in schedule, monetary loss for incomplete days, etc. will be charged on a time and material basis.
- L. CIE reserves the right to make safe at owners expense any job site where conditions causing CIE to pre-maturely stop work or move out.
- M. A finance charge of 1.5% per month, APR18%, or the maximum allowed by California law, will be assessed in invoices 30 days past due.  
CIE will have complete and continuous access to work area during construction. Additional insured certificates for Liability and Worker's Comp will only be issued before commencement of work. *Payment Schedule: Unless payment is made within 20 days of start an automatic pre-lim notice will be issued.*

<p>The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.</p>
---

Signature \_\_\_\_\_

Date \_\_\_\_\_



Jim Harasta  
8529 Hollister St.  
Ventura, CA 93004  
805-320-5759  
License # 849996

Dennis Ryder



Remediation and Restoration of Guest/Pool House. \$200,000.00

This project will take extensive work with unforeseen contingencies. Removal and reinstall/replacement of drywall, cabinets, fixtures, flooring, windows, doors as well as repair of exterior siding.

Because the structure has been exposed to moisture fumigation is recommended. But not a part of this quote.

When sediment deposits have been removed from property that will allow access to main house and other structures costs can be determined for the following.

Remove and replace main house 475 square foot front deck  
Repair, rebuild sheds and work shop  
Repair, rebuild covered horse stalls and tack room.  
Rebuilding of driveway bridge railing.

**ESTIMATE**

Douglas Wood  
2674 E Main St. #E323  
Ventura Ca 93003  
CSL# 995273

805-798-4486

Dennis Ryder

JOB DESCRIPTION
OWTS

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Abandon old OWTS and relocate to new area on the property due to high ground water: Soils engineer for design Abandon old field and tank Install new tank 1500 gal, and mounded leach field per engineer specifications  * The site will have to be cleared of all spoils before work can be performed*	\$ 45,000.00
Deposit	
<b>TOTAL</b>	<b>\$ 45,000.00</b>

This is an estimate only, not a contract. This estimate is for completing the job described above, based on my evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

DATE



PYRAMID POOL AND SPA SERVICE

P.O. BOX 313  
VENTURA, CA 93002

Estimate

Date	Estimate #
5/19/2023	121

Name / Address
Dennis Ryder [REDACTED]

			Project
Description	Qty	Cost	Total
Email [REDACTED]			
Drain pool and prep for mud removal	3	85.00	255.00
Remove approximately 18 inches of mud from the entire bottom of the pool.	20	85.00	1,700.00
Power wash the entire surface of the pool	6	85.00	510.00
Replace pool pump and filter	6	85.00	510.00
Pentair 1.5 HP 115v/230v VST variable speed pump	1	2,453.98	2,453.98T
Aqua Star Pipeline filter 35K	1	1,696.78	1,696.78T
		Subtotal	\$7,125.76
		Sales Tax (7.75%)	\$321.68
		Total	\$7,447.44



**1509 Montgomery Rd  
Thousand Oaks, CA 91360**

**CA# 883734**

**May 1, 2023**



**RE: jacuzzi and mixed debris removal**

**Dear Dennis ,**

**Thank you for the opportunity to prepare the following Debris removal proposal. If approved, Daringer Construction will provide a formal contract along with a deposit invoice.**

**Scope of work:**

- **Jacuzzi and mixed debris are located about 175 lf from [REDACTED] recovery and removal off property including disposal total \$3,000 tractor rental and two laborers to sort through mixed debris ,dirt and foliage to restore to natural undisturbed state.**

**Total price \$3,000**

**Feel free to call me with any questions.**

Sincerely,  
Raul Alcazar  
Daringer Construction  
Client relations manager  
(805)415-4435



The Subject property in the fall of 2022 would be given a minimal Valuation of \$1,300,000. Given the properties acerage, number of structures, and over all use in its general condition in a general area between Cities of Ventura and Ojai. Out of seven comparable properties the base line of like for like properties supports *this valuation. If anything, there were many properties selling above and beyond,* however larger in size, scale and upgrades. Properties like this one are aways desirable and rare to find. The valuation rests on the use of the main house, a three bedroom 2 bath with many upgrades, a second dwelling, large deck, swimming pool, and horse coral.