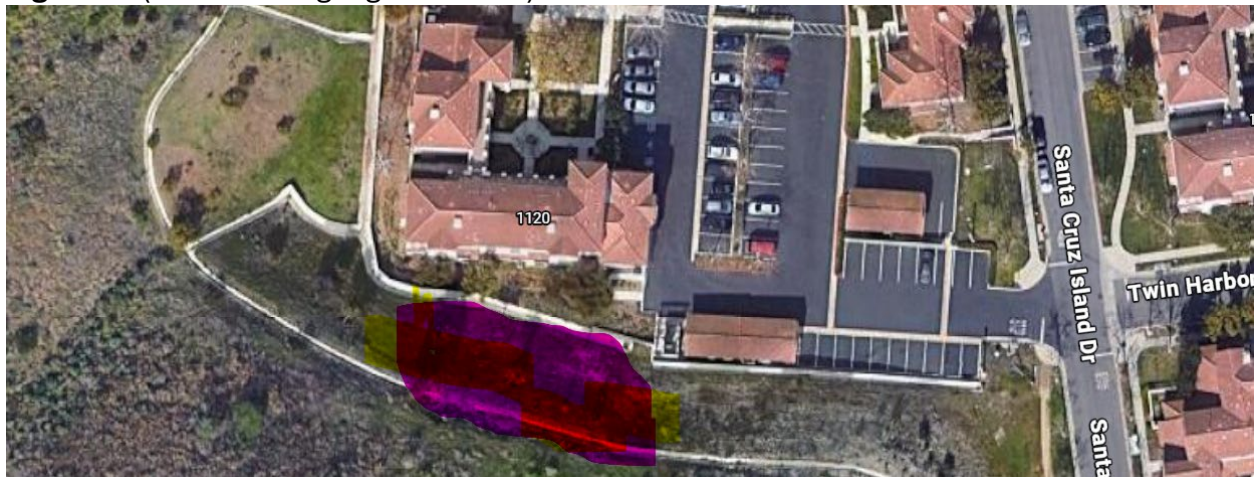


Ca. State University, Channel Islands
Site Authority
General Manager Monthly Update – July 2026

Anacapa Slide Remediation

A mudslide occurred in 2025 near the intersection of Twin Harbor Dr and Santa Cruz Island Dr., adjacent to the multifamily building (see figure 1 below). Following the slide, environmental analysis was completed on the hillside which showed water intrusion which undermined the constructed drainage facilities on the slope. The hillside is stable, and no buildings were harmed during the slide. Following the slide, plastic and tarps were placed on the slope to prevent further water intrusion until full repairs can be made.

Figure 1: (slide area highlighted in red)



Staff has been coordinating with CSUCI Facilities and Planning staff to develop plans for remediation of the hillside. Insurance will not cover the costs as no structures were involved in the slide and our policies contain exemptions for open space.

We are working with an engineering company to define a full scope of work for the repairs, which is a key factor in determining overall project costs. At this point, the total project costs and funding sources have not been identified. As the project moves forward and more information regarding scope and costs becomes available, that information will be shared with the Site Authority Board.

Community Update - University Glen Operator

Townhouse Fencing Project

Mock-ups were completed, and the project was finalized in July 2026.

Common Area Amenity Wrought Iron Painting:

The contract for this work is underway. The painting of the wrought iron at the Townside/Hillcrest Pool and Playground was completed.

Property owners in University Glen continued to inform the Common Area Property Management office of locations where the irrigation system needed repair. Many owners are now using Seabreeze's online University Glen portal to place work orders. Gothic Landscape's irrigation technician continued to make repairs to broken irrigation system components in University Glen.

Community Update - Anacapa Operator

Leasing performance at Anacapa has experienced some fluctuations; however, it has remained closely aligned with market conditions and competitive concession offerings. The recent adjustments to pricing and targeted concessions have been effective in driving traffic and leasing activity, and the leasing team remains focused on sustaining this positive momentum.

Occupancy currently stands at 95.81%, with projections indicating occupancy will remain at or above 95% over the next four weeks. The Operator continues to closely monitor leasing performance and proactively refine their strategy to support strong occupancy levels and drive continued improvement. The Operator continues to see residents move out of the community due to job changes and personal reasons. The leasing staff's additional focus is on renewals and delinquency.