

From: Sam Stone <samstone@udvs.net>
Subject: FW: 22-089 Stone - 1703 Castellana Updated Bluff Review October 2024
Date: June 7, 2026 at 2:25 PM
To: Mweber912@gmail.com

Here is part of the report.

I will get more on front of house

From: Cristopher O'Hern <criso@terrapac.net>
Date: Tuesday, November 5, 2024 at 3:18 PM
To: Sam Stone <samstone@udvs.net>
Subject: 22-089 Stone - 1703 Castellana Updated Bluff Review October 2024

Hi Sam,

As requested, I visited the Stone – 1703 Castellana property for a follow up review of the bluff adjacent to the driveway. The following are my observations and notes from a conversation with one of the tenants:

- There are indications of on-going erosion and surficial failures with additional debris (i.e. sediment, rocks, blocks of sandstone) that have collected at the base of slope.
- An old concrete fence post foundation that was on the slope face reportedly fell onto the driveway during the winter of 2023/2024.
- The previously installed jute netting and straw waddles along the debris pile at the base of slope are weathered and deteriorating and are no longer effective for limiting erosion at the bluff base.

Temporary maintenance recommendations include removing some of the loose soil and erosional debris from the base of slope and installing new jute netting and straw waddles. The top of bluff neighboring property should also be made aware of the on-going erosion of the bluff face and top of bluff area and the on-going impacts to the 1703 Castellana property. Maintenance including proper drainage, irrigation and landscaping control should be enacted and monitored for the top of bluff property.

Longer term recommendations include removing a majority of the loose soil and erosional debris from the base of bluff and installing a cmu block wall, K-rail, debris fence, at the base with free-board to help catch any debris, rock or soil that may erode on or near the bluff both on and off-site. A permanent soil nail/tie back wall or shoring wall can also be considered. Additional recommendations can be provided upon request for these items or other options can be discussed.

Regardless of what level of action is taken it should be understood that the bluff is in a natural state and will be prone to on-going erosion and surficial failures over time that may impact both properties. Maintenance of the bluff area (on- and off-site is critical) to minimize the erosion and failure potential. Long term or permanent bluff improvements should ultimately be considered.

See attached photos.

Please reach out with any questions

I look forward to hearing from you.

Regards,

Cristopher O'Hern
TerraPacific Consultants Inc.



