



PJC & Associates, Inc.

Consulting Engineers & Geologists

March 28, 2023

Job No. S49.05

Ponderosa One, LLC
c/o David Salazar
dts@dtsalazar.com

Subject: Supplemental Stability Evaluation
Proposed Driveway Expansion
80 Clear Creek
Napa, California

Reference: Report titled, "Design Level Geotechnical Investigation, Proposed Residence & Private Driveway, Campbell Creek Ranch, Parcel #3, APN 027-310-032, Dry Creek Road, Oakville, California," prepared by PJC & Associates, Inc., dated October 31, 2007.

Report titled, "Supplemental Geotechnical Investigation, Proposed Bunker, 80 Clear Creek, Napa, California," prepared by PJC & Associates, Inc., dated February 26, 2021.

Report titled, "Supplemental Geotechnical Investigation, Proposed Pool House & Solar Array, 80 Clear Creek, Napa, California," prepared by PJC & Associates, Inc, dated June 22, 2021.

Preliminary Civil Plans, Sheets C1 through C5, prepared by Summit Engineering, dated September 9, 2022.

PJC & Associates, Inc. (PJC) is pleased to submit this report which presents the results of our supplemental site stability evaluation for the proposed driveway expansion located at 80 Clear Creek in Napa, California. Based on the information provided by Leong Architects, and information and preliminary project plans provided by Summit Engineering, it is our understanding that the project will consist of widening an approximately 200 feet long portion of the existing driveway (from approximately station 46+75 to station 48+75), by up to two feet. The purpose of our work was to perform a geologic reconnaissance of a mapped landslide area near the proposed driveway expansion, review appropriate geologic references, and assess if adverse slope stability conditions are present.

According to the U.S. Geological Survey Open File Map, 76-74 (Sheet 16), of the Rutherford Quadrangle, dated 1976, an area mapped as a questionable landslide is located near the proposed driveway expansion areas. Mapping performed at this scale is generally completed by review of aerial photographs, with no verification through subsequent fieldwork or subsurface exploration. The outline

of the purported landslide is not indicated on the map, as it is characterized as being too small for the map scale to be outlined. However, based on our examination of the Open File Map, and review of the surrounding area, we determined the questionably mapped landslide to be located on an east facing hillside, approximately 200 feet south of the existing driveway. Based on our visual observations and the preliminary grading plans, the slope in questions is located on very steeply sloping topography with maximum estimated natural gradients on the order of one horizontal to one vertical (1H:1V). On March 6, 2023, our engineering geologist visited the site to review the site geologic conditions, with particular interest to slope stability within the questionably mapped landslide areas indicated on the Open File Map. No additional subsurface exploration was performed.

During our site reconnaissance, we did not observe any geomorphic features indicative of recent earth movement, such as landslide scraps, debris flows, or earth slumps near the proposed driveway widening, or within the. questionably mapped landslide area indicated on the Open File Map. Furthermore, during our site reconnaissance, we noted that the steeply sloping hill side was heavily vegetated. However, due to the very steeply sloping topography, the surface soils on the hillside could be subject to soil creep.

PJC also reviewed more current geologic mapping of the site. According to the Geologic Map of the Rutherford Quadrangle, dated 2005, and the California Department of Conservation Landslide Inventory website, the property is not located within a mapped landslide or area of marginal slope stability. Additionally, historical aerial photography and LiDAR imagery of the site were reviewed, and does not indicate previous slope movement in the questionably mapped landslide area of the 1976 Open File Map. Furthermore, the proposed roadway expansion will be setback approximately 200 feet from the purported area of instability. Therefore, based on the current geologic mapping of the site, our review of historical aerial photography and LiDAR imagery, our site reconnaissance, and previous work performed at the site, we judge that there is no evidence of significant slope instability at the site which could potentially effect the proposed driveway widening project.

We trust that this is the information you require at this time. If you have any questions concerning the content of this report, please call.

Sincerely,

PJC & ASSOCIATES, INC.


Donald A. Whyte
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