

## **Dela Cruz, Jeff**

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**From:** Michael VonKorff <vonkorff.m@gmail.com>  
**Sent:** Tuesday, January 24, 2017 10:46 AM  
**To:** PRC  
**Cc:** vonkorff.m  
**Subject:** Documentation of existing problems with engineering and maintenance of 2925 East Madison site  
**Attachments:** Site Problems at 2925 East Madison.pptx

As an addendum to my preceding email, I would like to provide photographic documentation of problems with existing geo-hazard engineering and site maintenance at 2925 East Madison.

These photos (see attachment) document the following issues:

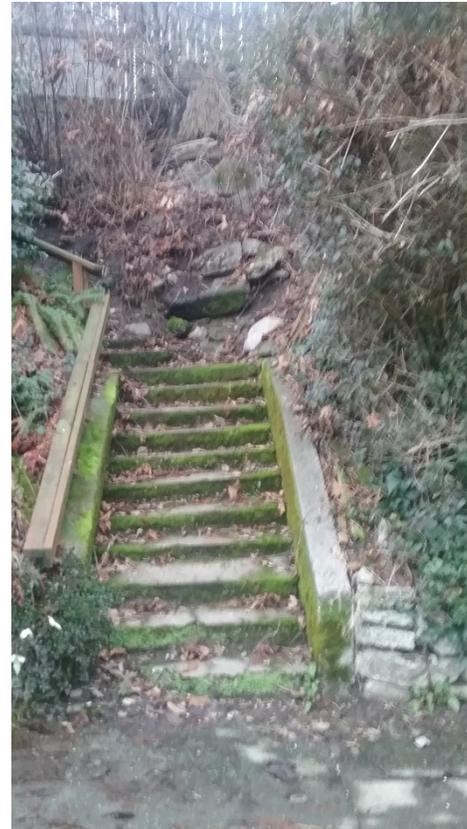
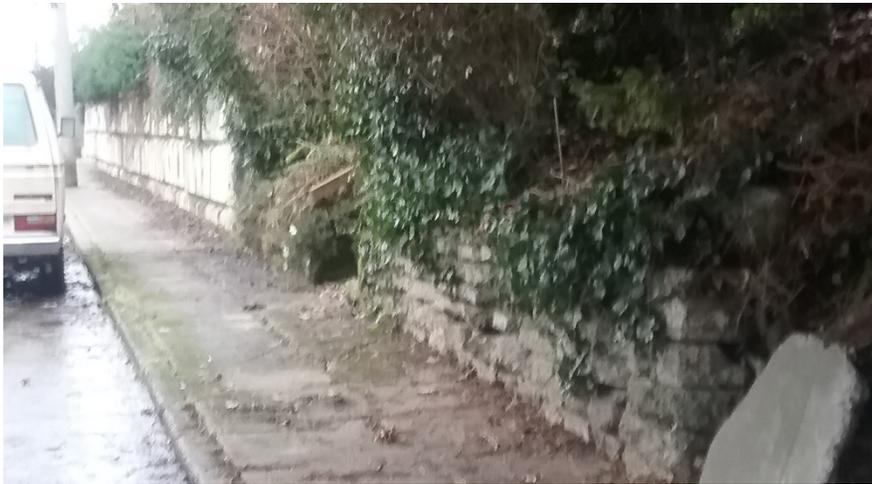
- (1) The site currently uses ad hoc retaining walls and drainage to prevent erosion and landslides. There are not provisions to prevent erosion or landslides on most of the site. There are ad hoc drainage pipes placed to carry water off the roof and gutters of the existing building partway down the steep hillside. Since the site is in a liquefaction zone, the status quo may represent hazards to nearby homes across the street on Dewey Place, as well as to the existing structure on the site.
- (2) The existing large trees are overgrown with English Ivy. The Arboretum across the street has spent thousands of person hours removing English Ivy. The steep site is difficult to maintain to prevent overgrowth of invasive species. One of the existing large trees has already been topped, leaving a 20 foot stump likely necessary to hold the hillside in place.
- (3) It was necessary to place an ad hoc sign to prevent people from leaving trash on the site.
- (4) Dewey Place is used regularly for overnight and day time parking of CP gardening trucks.

This is not a park-like setting comparable to the Arboretum across the street. It is a site with significant geo-hazards and site maintenance issues that need to be addressed however the site is developed. The goal of preserving existing trees on the site needs to be considered within the context of these significant problems with the site as it exists today.

Thank you for considering this additional input.

Michael Von Korff  
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2925 E. Madison --Difficulties with Retaining Hillside in Major Liquefaction Zone.



*Ad hoc drainage is used to direct water off the CP building roof and gutters and down the hillside (plastic drain pipes strung down hill not visible in photo)*

*Stability of hillside could be an issue for nearby homes in a major earthquake.*

2925 E. Madison --Difficulties with Site Maintenance and Parking.



*English Ivy Overgrowing  
Trees on Steep Hillside.  
The Arboretum has devoted  
thousands of person hours  
to removing English Ivy.*



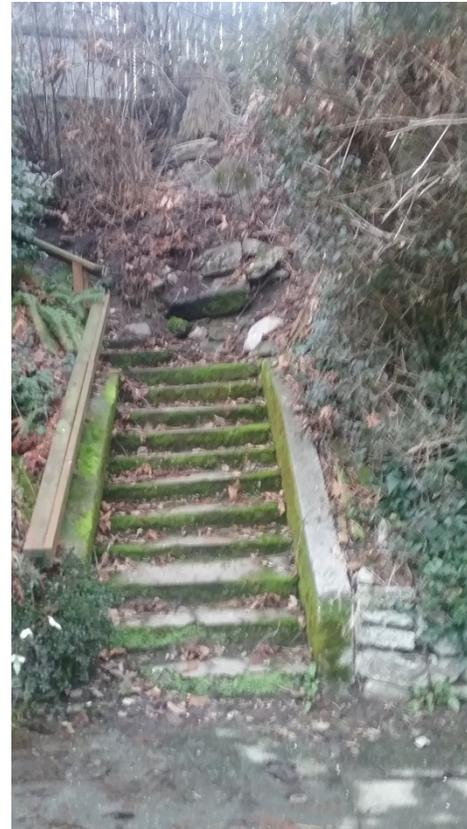
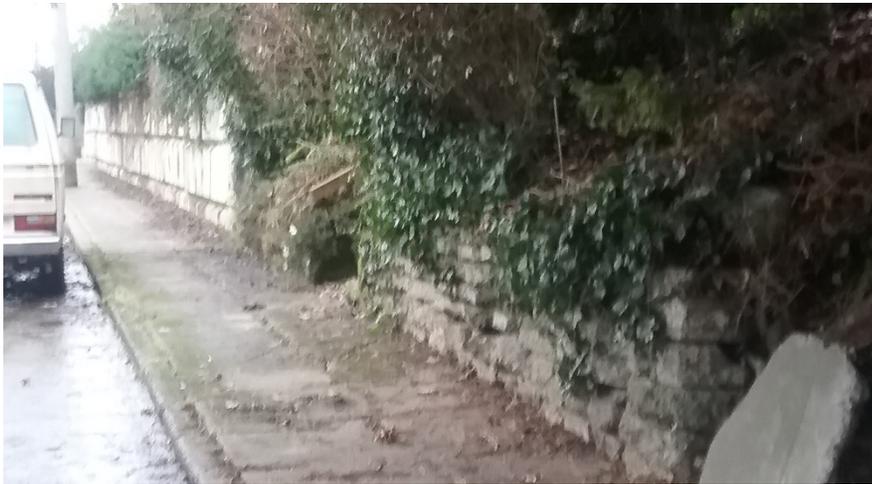
*Ad hoc signage placed to  
prevent dumping  
on property.*



*Dewey Place used for  
overnight parking of  
multiple CP trucks.*

Steep pitch of hillside presents significant difficulties for efforts to control invasive plants.

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