

Linda Neal

From: Michael Jewett <MJewett@millerpac.com>
Sent: Tuesday, November 1, 2022 3:39 PM
To: Linda Neal
Subject: RE:
Attachments: 201.212cltr.pdf

Hi Linda,

Please find our letter attached here.

The long story short is we think this can move ahead for now. In order to rectify the lack of subsurface data at the base of the excavation, they should submit shoring plans and pull a permit for those (shoring permit or excavation permit or whatever) that is independent of the building permit for the house. DAC should observe the pier drilling for the shoring walls, and then should provide the Town a letter either confirming his design criteria or providing supplemental criteria. Building permit should not be issued until DACs letter is received and the extent to which the design plans need revision (or don't) is determined.

Let us know with any questions?

Mike Jewett, Associate Geologist
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707-765-6140 Office
415-577-8196 Mobile

-----Original Message-----

From: Linda Neal <lneal@townoffairfax.org>
Sent: Friday, October 21, 2022 1:52 PM
To: Michael Jewett <MJewett@millerpac.com>
Subject: FW:

Hi Mike,

A resubmittal for 67 Tamalpais coming your way.

Linda Neal
Principal Planner
(415) 453-1584

-----Original Message-----

From: copier@townoffairfax.org <copier@townoffairfax.org>
Sent: Friday, October 21, 2022 1:49 PM
To: Linda Neal <lneal@townoffairfax.org>
Subject:



November 1, 2022
File: 201.212cltr.doc

Town of Fairfax
Planning and Building Services Department
142 Bolinas Avenue
Fairfax, California 94930

Attn: Ms. Linda Neal, Principal Planner

Re: Third Planning-Level Geologic, Geotechnical, and Civil Engineering Review
New Single-Family Residence and Associated Improvements
67 Tamalpais Road (APN 002-123-03)
Fairfax, California

Introduction

In response to your request and in accordance with our agreement dated March 20, 2018, this letter summarizes our third planning-level review of project plans and supporting documentation for the planned new single-family residence and associated improvements at 67 Tamalpais Road (APN 002-123-03) in Fairfax, California. The purpose of our services is to review the submitted documents, comment on the completeness and adequacy of the submittal in consideration of Town requirements, and to provide a recommendation to Town Planning staff regarding project approval.

The scope of our services to date has included:

- A site reconnaissance to observe existing conditions and review proposed development features;
- Development of opinions regarding project compliance with applicable Town Hill Area Residential Development Overlay Zone requirements; and
- Development of recommendations to Town staff as to whether the project may be safely constructed in consideration of any geologic, hydrologic, or geotechnical hazards.

The purpose of our current review is to determine whether all planning-level geotechnical comments and conditions of approval are appropriately reflected by the building plans. It should be noted that the scope of our review is limited solely to geologic, geotechnical, and civil portions of the project, and does not include review of structural, architectural, mechanical, or other items beyond the scope of our qualifications. We recommend that non-geotechnical aspects of the plans be reviewed by suitably qualified professionals.

It should be noted that our First Review letter, dated April 28, 2022, referred to the project address as "63 Tamalpais Road", while more recent submittals reflect a proposed residence address of 67 Tamalpais Road.

Project Description

The project generally includes construction of a new 3-story, 2,300+ square-foot residence near the base of a steeply-sloping, approximately 5,600 square-foot parcel. The residence will incorporate an attached 1-car garage and 500 square-foot Junior ADU on the ground floor, with 2 stories of living space above totaling about 1,800 square feet. A pair of existing parking deck structures at the top of the parcel will remain. Plans indicate that excavations up to about 22-feet deep will be required for the project, resulting in off haul of more than 850 cubic yards of excavated material.

Project Review

We performed a brief site reconnaissance on April 26, 2022 to observe existing conditions at the site. Additionally, we reviewed the following documents provided by the Town as part of our First Review and as summarized in our letter dated April 28, 2022:

- Stewart Title (2018), "Preliminary Title Report, 63 Tamalpais Road, Fairfax, California", Order No. 162832, dated March 12, 2018.
- DAC Associates (2021), "Geotechnical Investigation Report, Altman Residence, 63 Tamalpais Road, Fairfax, CA", dated July 28, 2021.
- ILS Associates (2022), "Topographic Map, Stephen Altman, 63 Tamalpais Road, Fairfax, California", Job No. 9600, Sheet 1 of 1, dated March 18, 2022.
- Kappe Architects (2021), "Altman Residence, 63 Tamalpais Road, Fairfax, CA 94930", Project No. 20.13, Sheets A1.1 through A7.0, dated June 22, 2021.

Subsequently, we reviewed the following documents for our Second Review:

- DAC Associates (2022), "Revised Geotechnical Investigation Report, Altman Residence, 63 Tamalpais Road, Fairfax, CA", dated June 21, 2022.
- DAC Associates (2022), "RE: Temporary Excavation Shoring, Altman Residence, 67 Tamalpais Road, Fairfax, CA", dated August 2, 2022.
- Harrison Engineering, Inc. (2022), "Draft Grading and Drainage Plan, H&H Study, Altman Residence, Town of Fairfax, 142 Bolinas Road, Fairfax, CA", Sheet C2.0, dated July 20, 2022.
- Harrison Engineering, Inc. (2022), "Altman Residence Grading and Drainage Project Report at 67 Tamalpais Road, Fairfax, CA", dated July 27, 2022.
- Kappe Architects (2021), "Altman Residence, 67 Tamalpais Road, Fairfax, CA 94930", Project No. 20.13, Sheets A1.1 through A8.0, Second Revision set dated August 11, 2022.

Most recently, we discussed our comments with the Architect and Geotechnical Engineer by telephone and reviewed the following documents for this Third Review:

- DAC Associates (2022), "Updated Geotechnical Investigation Report, Altman Residence, 67 Tamalpais Road, Fairfax, CA", dated September 28, 2022.
- Harrison Engineering (2022), "Grading and Drainage Plan, Altman Residence, 67 Tamalpais Road, Fairfax, CA 94930", Sheet 1 of 1, Revision 1 dated October 17, 2022.
- Kappe Architects (2022), "Construction Staging Plan", Sheet A2.04, dated October 11, 2022.
- Kappe Architects (2022), "ALTMAN – Task List for Resubmittal to Fairfax Planning 9-30-22, undated. (Response to Comments)

Conclusions

Based on our site reconnaissance and document review, the following submittal items required by the Town of Fairfax Hill Area Residential Development Ordinance remain outstanding.

Hill Area Residential Development Ordinance

- Section 17.072.080(C) – Site Plan
 - 1) The Site Plan indicates that new improvements, including the new driveway apron and associated retaining walls, will be constructed in the Tamalpais Road right-of-way on the north side of the lot. An encroachment permit should be required for all work in the public right-of-way.
- Section 17.072.080(E) – Geotechnical Report

The original project geotechnical report (2021) was prepared by DAC Associates of San Rafael, California on the basis of 2 exploratory soil borings terminated in competent bedrock material about 10.5-feet below the ground surface. No laboratory testing was apparently performed for the project.

The report provides brief discussion of local geologic and slope-stability mapping and regional seismicity, and provides recommendations for seismic design, shallow footing and drilled-pier foundations, retaining walls, concrete slabs on grade, temporary shoring, fill compaction, and site drainage.

We note that the revised report (2022) addresses some of our First Review comments, including those in regards to Stability Zone mapping and updated seismic design criteria, while the most recent Updated report (2022) addresses other comments, but that no supplemental exploration or testing was performed.

- 2) Exploration for the project included two test borings drilled to maximum depths of 10.5-feet below the ground surface. We note that the southern boring (BG-1) was terminated about 10 vertical feet above the bottom of the proposed garage excavation. The Geotechnical Engineer indicates that conditions between the maximum explored depth and the bottom of the proposed excavation may be evaluated during pier drilling for shoring construction, which we judge is reasonable.

The Geotechnical Engineer should review the Shoring Plans to confirm that they conform to the intent of his recommendations. The Geotechnical Engineer should also observe shoring pier drilling in order to confirm or supplement his recommendations based on his observations, and provide a summary letter to that effect. Building Permit issuance should be contingent upon receipt of the Geotechnical Engineer's summary letter and verification of their design criteria.

- 3) We have reviewed the supplemental letter describing the recommended conceptual shoring plan, which appears reasonable. A detailed Shoring Plan should be prepared based on the Geotechnical Engineer's recommendations and reviewed at the Building permit level prior to permit issuance.
 - Section 17.072.080(F) – Grading and Erosion-Control Plan
- 4) Grading estimates provided on the Architectural Plans (Sheet A1.1) indicate more than 850 cubic yards of off haul is expected for the project, which we understand includes projected foundation and utility trench spoils. Given the relatively limited site access and generally impacted parking/traffic conditions, a more detailed Construction Management Plan outlining haul routes and anticipated number of daily truck trips should be provided at the Building Permit review stage.
 - Section 17.072.110(C) – Geotechnical Report Adequacy
- 5) It is our opinion that the current geotechnical report does not clearly address potential geologic hazards which may impact the site. Both regional mapping and the report indicate evidence of previous slope instability at the site, but exploration to the proposed excavation depth was either not performed or not documented.

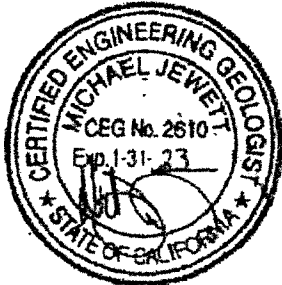
As noted above and per our discussion with the Applicant team, a Shoring Permit should be acquired and the Geotechnical Engineer should observe and document conditions during shoring wall drilling and construction. Issuance of a Building Permit should be contingent upon receipt of a letter from the Geotechnical Engineer summarizing his observations during shoring pier drilling and either verifying or supplementing his recommendations. To the extent that the proposed design is impacted by revised or supplemental recommendations, applicable plan sheets should be revised and resubmitted for review.

Recommendations

We recommend that project processing be continued at the Planning level. Outstanding items, including review of design-level Grading, Drainage, Structural, Shoring, and Erosion control plans, drainage calculations, and other materials can be handled at the Building Permit submittal level with minimal anticipated impact.

We trust that this letter contains the information you require at this time. If you have any questions, please call. We will directly discuss our comments with the applicant's consultants if they wish to do so.

Yours very truly,
MILLER PACIFIC ENGINEERING GROUP



Mike Jewett
Town of Fairfax Contract Geologist
Engineering Geologist No. 2610
(Expires 1/31/23)

REVIEWED BY:



Scott Stephens
Town of Fairfax Contract Engineer
Geotechnical Engineer No. 2398
(Expires 6/30/23)