



**Updated Geotechnical Investigation Report**

**Altman Residence**

**67 Tamalpais Road**

**Fairfax, CA**

**APN: 001-123-03**

*Prepared for:*

Stephen Altman

**September 28, 2022**

Geotechnical, Structural, Civil Engineering & Construction Support  
7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903  
Phone : 415 - 499 - 1919

**ATTACHMENT B**



~~Darius Associates Consulting Engineers, Inc.~~

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**September 28, 2022**

Mr. Stephen Altman  
63 Tamalpais Road  
Fairfax, CA 94930

Re: Updated Geotechnical Investigation  
Altman Residence  
67 Tamalpais Road, Fairfax, CA  
APN: 001-123-03  
DAC Project No.: 1428-3321G

Dear Mr. Altman:

As requested, we have performed a geotechnical investigation for the proposed new residence to be located at the above address, in Fairfax, California. This updated report presents the results of our review of readily available geologic and geotechnical information pertaining to immediate site proximity as well as our exploratory work performed at the site. The soil and foundation conditions are discussed and recommendations for excavation and earthwork operation, foundation and retaining wall design and construction, as well as geotechnical drainage of the project are presented. Conclusions and recommendations contained herein are based on applicable standards of our profession at the time this report was prepared. Copies of this letter report are furnished only to provide the factual data that were gathered and summarized.

## **INTRODUCTION**

### **Site and Project Description**

This report presents the results of our geotechnical investigation for the proposed new residence at 67 Tamalpais Road, in Fairfax, California. The vicinity map in Figure 1 shows the overall site location. Site coordinates are 37.9892 degrees north latitude and -122.5970 degrees west longitude. The purpose of our investigation was to evaluate the foundation soils and provide geotechnical recommendations concerning the proposed project.

A drawing titled '*Altman Residence, 67 Tamalpais Road, Fairfax, CA 94930*' by Kappe Architects, dated June 11, 2021, shows the location of the proposed project. Based on our review of the architectural plans, it is our understanding that the project will consist of construction of a new two-story building over a below grade garage at the street level. The development of the project involves cut slopes up to about 21 feet in height supported by retaining walls.

### **Purpose and Scope of Work**

The purpose of our geotechnical investigation was to determine overall characteristics of foundation soils within the proposed construction area and provide geotechnical



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recommendations concerning the proposed project. Our scope of work was as follows:

1. Drill two exploratory boreholes using portable (minuteman) drilling or a track mounted drill equipment with 4-inch diameter solid stem augers and/or using a hand auger if appropriate, within the immediate proximity of proposed construction to maximum depths of about 14 to 16 feet below grade or to competent subgrade, whichever is encountered first.
2. Perform limited geotechnical field and laboratory tests on selected samples of the soils obtained from the test borings as deemed necessary.
3. Develop geotechnical conclusions and recommendations and design parameters for the foundations and retaining walls, including allowable soil bearing pressures for footings, friction resistance for drilled concrete piers, active and passive soil pressures, as well as seismic design parameters.
4. Provide recommendations for excavation and earthwork operations, as well as geotechnical drainage as applicable to the proposed construction.
5. Prepare a geotechnical engineering report summarizing our findings, conclusions, and recommendations.

This report has been prepared in accordance with generally accepted geotechnical engineering practices, and with our agreement with you for exclusive use of yourself and your consultants for specific application to the proposed project. In the event there are any changes in the ownership, nature, design or location of the proposed development, the conclusions and recommendations contained in this report shall not be considered valid unless (1) the project changes are reviewed by our office and (2) conclusions and recommendations presented in this report are modified or verified in writing.

Reliance on this report by others must be at their own risk unless we are consulted on its use or limitations. This study is purely a geotechnical investigation and it does not include any environmental examination or evaluation of the surface and/or subsurface conditions. We cannot be responsible for impacts of any changes in engineering and environmental standards, practices, or regulations subsequent to performance of services without our further consultation. We can neither vouch for the accuracy of information supplied by others nor accept consequences for unconsulted use of segregated portions of this report.

## **FINDINGS**

### **Site Reconnaissance and Surface Conditions**

Figure 1 shows the vicinity map of the project area, and Figure 2 shows the site plan indicating the proposed project. On July 16, 2021, we were present at the site to observe existing site



conditions, drill two exploratory borings, collect soil samples, and perform field tests for evaluation of soil properties from a geotechnical engineering standpoint.

The general site parcel is irregularly shaped, located on an uphill sloped terrain with maximum plan dimensions of about 60 feet by 97 feet. Based on available topographic information, the site generally slopes up towards the south and southwest with an overall slope gradient of about 2.6:1 (horizontal: vertical). Steeper slopes are present to the south, with slope gradients as steep as 1.2:1.

During our July 16, 2021, site reconnaissance, we observed the existing site conditions in consideration to potential geotechnical and soil related issues relevant to the proposed project. We also noted that two parking decks supported by a post and pier system had been built on the uphill slope on the south side of the property at Tamalpais Road level.

During our site reconnaissance, we noticed evidence of minor soil movements within the investigation area. On the north side of the property, within 10 feet of Tamalpais Road, a small but steep, sudden drop of 3-4 feet suggests potential slippage of overburden layer towards Fairfax Creek.

Vegetation consists of oak, bay and different types and sizes of trees, as well as shrubs and weeds. The site is bounded by adjoining properties on east and west, by Tamalpais Road on the north and the south.

### **Subsurface Conditions**

On July 16, 2021, we drilled, logged, and sampled two exploratory borings using a portable rig (minuteman) in the areas of the proposed project to evaluate subsurface soil conditions and estimate depth of weathered bedrock. Figure 2 shows the approximate boring locations on the site plan. Boring BG-1 was drilled in close proximity to the proposed rear patio, near the existing parking deck. Boring BG-2 was located at the north side of the proposed house, close to the property line.

Our test boring BG-1 encountered a 1-foot layer of fill followed by a 2-foot layer of colluvium. Competent weathered bedrock was encountered at about 3 feet below the surface grade, and drilling of boring was terminated at 10-1/2 feet. In our boring BG-2, the subgrade consisted of a 3-foot layer of fill followed by a 3-foot layer of colluvium overlying highly weathered bedrock. Drilling was terminated at 10-1/2 feet.

The general classification of the colluvium ranges from silty to clayey sand. The clay fraction of these materials has a medium plasticity and should be considered as moderately expansive. The logs of our borings are presented in Appendix A.



## Site Geology and Seismicity

Based on the Geologic Map of the Upper Ross Valley and the Western Part of the San Rafael Area Marin County (1976), prepared by Smith, Strand, and Rice, (see Figure 3), the site is underlain primarily by colluvium (Qc) over Franciscan sandstone and shale bedrock. According to Interpretation of the Relative Stability of Upland Slopes in the Upper Ross Valley and the Western Part of the San Rafael Area Marin County by the same authors, the site is located in an area classified as Zone 1 bordering Zone 4 (see Figure 4). Zones 1 through 4 have been designated with 1 corresponding to the most stable and 4 least stable. However, the above referenced relative stability map was developed based on the overall slope gradients and other geologic features on a larger scale, which would apply to the general site proximity.

The Bay Area is considered a region of high seismic activity with numerous active and potentially active faults capable of producing significant seismic events. The U.S. Geological Survey (USGS) Working Group on California Earthquake Probabilities has evaluated the probability of one or more earthquakes occurring in the Bay Area and concluded that there is currently a 63 percent likelihood of a magnitude 6.7 or higher earthquake occurring in the Bay Area by 2037.

The San Andreas and the Hayward faults are the two faults considered to have the highest probabilities of causing a significant seismic event in the Bay Area. These two faults are classified as strike-slip-type faults that have experienced movement within the last 150 years. The San Andreas Fault is a major structural feature in the region and forms a boundary between the North American and Pacific tectonic plates. Other principal faults capable of producing significant Bay Area ground shaking include the Calaveras fault, the Rodgers Creek fault, and the Concord–Green Valley faults. A major seismic event on any of these active faults could cause significant ground shaking and surface fault rupture, as was experienced during earthquakes in recorded history, namely the 1868 Hayward earthquake, the 1906 San Francisco earthquake, and the 1989 Loma Prieta earthquake. The estimated magnitudes (moment) identified in Table 1 represent characteristic earthquakes on particular faults. In addition, active blind- and reverse-thrust faults in the region that accommodate compressional movement include the Monte Vista–Shannon and Mount Diablo faults.

**Table 1.** Active Faults In The Bay Area<sup>1</sup>

| Fault                        | Recency of Movement | Historical Seismicity <sup>2</sup>        | Maximum Moment Magnitude Earthquake (Mw) <sup>3</sup> |
|------------------------------|---------------------|---|---|
| Hayward                      | 1868 Holocene       | M6.8, 1868 Many<br><M4.5                  | 7.1   |
| San Andreas                  | 1989 Holocene       | M7.1, 1989 M8.25,<br>1906 M7.0, 1838 Many | 7.9   |
| Rodgers Creek-<br>Healdsburg | 1969 Holocene       | M6.7, 1898 M5.6, 5.7,<br>1969             | 7.0   |



|                        |                              |   |     |
|------------------------|------------------------------|---|-----|
| Concord–Green Valley   | 1955 Holocene                | Historic active creep                           | 6.9 |
| Marsh Creek-Greenville | 1980 Holocene                | M5.6 1980                                       | 6.9 |
| San Gregorio–Hosgri    | Holocene; Late Quaternary    | Many M3-6.4                                     | 7.3 |
| West Napa              | 2014 Holocene                | M5.2 2000                                       | 6.0 |
| Maacama                | Holocene                     | Historic active creep                           | 7.1 |
| Calaveras              | 1990 Holocene                | M5.6-M6.4, 1861<br>M4 to M4.5 swarms 1970, 1990 | 6.8 |
| Mt. Diablo Thrust      | Quaternary (possibly active) | n/a   | 6.7 |

**Notes:**

1. See footnote 4 of the text for definition of active faults.
2. Richter magnitude (M) and year for recent and/or large events. Richter magnitude scale reflects the maximum amplitude of a particular type of seismic wave.
3. The maximum moment magnitude earthquake (Mw), derived from the joint CGS/USGS Probabilistic Seismic Hazard Assessment for the State of California, 1996. (CGS OFR 96-08 and USGS OFR 96-706).
4. An active fault is defined by the State of California as a fault that has had surface displacement within Holocene time (approximately the last 10,000 years). A potentially active fault is defined as a fault that has shown evidence of surface displacement during the Quaternary (last 1.6 million years), unless direct geologic evidence demonstrates inactivity for all of the Holocene or longer. This definition does not mean that faults lacking evidence of surface displacement are necessarily inactive. "Sufficiently active" is also used to describe a fault if there is some evidence that Holocene displacement occurred on one or more of its segments or branches (Hart, E. W., Fault-Rupture Hazard Zones in California: Alquist-Priolo Special Studies Zones Act of 1972 with Index to Special Studies Zones Maps, California Geological Survey, Special Publication 42, 1990, revised 1997).

Sources: CGS, 1996, Hart, 1997; Jennings, 1997; Peterson, 1996, WGCEP, 2008.

The site is located approximately 6.7 miles from the San Andreas fault trace, 7.8 miles from the San Gregorio fault trace, and 11.2 miles from the Hayward fault trace. These faults are active and pose a high risk of strong ground shaking at the site. Figure 5 shows the locations of these and other faults relative to the project site. It should be assumed the site will probably be subjected to at least one moderate to severe earthquake that will cause strong ground shaking.

**Conclusions and Recommendations**

Based on the results of our geotechnical study, it is our opinion that the site is feasible for the proposed project from a geotechnical engineering standpoint. The conclusions and recommendations presented in this letter, however, should be incorporated into design and construction of the project to help minimize any potential soil and/or foundation related problems.

Primary geotechnical considerations to take into account in design and construction of the proposed project are the presence of incompetent near surface fill and colluvium, which are not suitable for supporting foundations, as well as presence of relatively steep site slopes and potential instability of unsupported and over steepened site slopes. Discussion of these important issues and other design considerations as well as recommendations for addressing them, are



provided in detail below.

## **Foundation and Retaining Wall Recommendations**

We recommend that the proposed house should be supported by a combination of continuous spread footings embedded into competent bedrock and/or drilled piers. A drilled pier and grade beam system should be used for structural support in areas where the overburden will not be removed. Recommendations for both systems are presented below.

### Continuous Spread Footing

Within the areas where construction excavation would remove overburden materials, continuous spread footings may be used for support of retaining walls and building foundations. Such spread footings should be level on the bottom and should be embedded a minimum of 18 inches into competent bedrock. Allowable bearing pressure for competent bedrock could be considered as 3500 pounds per square foot (psf) for dead plus live loads and it may be increased by 1/3 under transient loads such as wind and seismic.

For lateral resistance, a passive equivalent fluid pressure of 400 pounds per cubic foot (pcf) can be considered to act on the portion of footing extending into competent bedrock or against properly compacted engineered fill. The top one foot of soil, however, should be ignored in determination of passive resistance, unless the grade is covered with a structural slab or pavement. In addition, a friction coefficient equal to 0.3 could also be considered to act between the bottom of footings and competent subgrade.

In order to develop full lateral resistance, spread footings adjacent to descending slope should have a minimum distance of 10 feet from the edge of slope.

Concrete footings should have a minimum width and depth of 12 inches and be located at a minimum depth of about 18 inches below lowest adjacent subgrade or 18 inches into competent bedrock. Continuous perimeter footings should be reinforced with a minimum of 2 #4 longitudinal rebars. For the grade beam, we should have top and bottom with #3 ties. However, the actual design of the footings and grade beams should be performed by the structural engineer.

### Drilled Pier

In areas of the site where construction excavation is not expected to be deep enough to expose competent bedrock, drilled piers should be used for structural support. Cast-in-Place concrete drilled piers shall derive their load bearing capacity in skin friction in competent bedrock. Competent bedrock is expected to be encountered at depths of about 6 feet below the surface grade.

Drilled piers should have a minimum 18-inch diameter and should penetrate a minimum depth of about 6 feet into competent bedrock. The piers should have a minimum overall depth of about



12 feet below lowest adjacent surface grade. The actual depth of piers should be determined by our firm during the construction period when we are present to observe pier drilling. The allowable skin friction for dead plus live loads in competent subgrade shall be taken as 1000 pounds per square foot (psf) in compression, and 800 psf in tension. These values may be increased by 1/3 under transient loads such as wind and seismic.

As a minimum, concrete piers should be reinforced with 4 #5 longitudinal and #3 shear ties spaced at 12-inch on centers. The actual design of the piers and grade beams, however, should be performed by the structural engineer.

Piers should be designed to resist structural loads as well as a soil creep pressure equivalent to a fluid pressure of 65 pounds per cubic foot (pcf) applied against two pier diameters. The lateral load capacity of piers installed per the above recommendations would be developed by passive soil pressure within the competent subgrade materials. The allowable passive soil pressure as referenced in this paragraph could be considered as an equivalent fluid pressure of 400 pcf acting against two pier diameters. The vertical and horizontal resistance of fill should be ignored.

The drilling contractor should be aware of presence of intervals of potentially "hard rock" conditions where rock coring may be required. In addition, pier excavations may extend below the water table and water may be entering the holes. Under such conditions, we recommend that the concrete be placed in the bottom of the hole using tremie methods. Alternatively, if the water can be pumped from the hole without causing instability in the pier shaft walls, concrete may be placed in the dry hole without the use of a tremie pipe. The rebar cages should be secured against lateral movement during placement of concrete in the pier holes by installing dobies or spaces. Concrete for the piers should be designed with a high slump equal to or greater than 6 inches to facilitate construction and help minimize the potential for development of air or water filled voids in the pier excavation. Concrete should be placed in all piers the same day that their excavations are completed.

### **Retaining Wall Recommendations**

Unrestrained retaining walls should be designed to resist an active pressure equivalent to a fluid pressure of 40 pcf for level backfill. Restrained retaining walls should be designed to resist an earth pressure equivalent to a fluid pressure of 55 pcf for level backfill. The pressure due to compaction equipment should be considered as an additional surcharge load on the retaining wall. For sloped backfill add a 1 pcf for every 2-degree slope angle.

In addition to the lateral earth pressure, vertical uniform surcharge loads ( $q_{sur}$ ) in pounds per square foot (psf) behind retaining wall should be considered in development of lateral pressure. The minimum design surcharge load should be  $0.35 \cdot q_{sur}$  in psf with rectangular distribution on retaining wall. The pressure due to compaction should be considered as an additional vertical surcharge load of  $q_{sur} = 100$ psf. Other construction surcharge pressures are dependent on contractor's operations, such as placement of cranes and storage of materials, and should be determined by the contractor.



In addition, for retaining walls supporting more than 6 ft of backfill, a seismic load should be also considered in development of the lateral pressure. The minimum design seismic load should be  $20 \cdot H$  in psf with rectangular distribution, where H is the retained height in feet. However, the factor of safety against sliding and/or overturning under seismic conditions can be reduced to a minimum of 1.1.

To prevent hydrostatic pressure buildup, the retaining walls should be provided with permanent backdrains. The above lateral pressures also assume drained conditions. Subdrains should consist of a vertical blanket of Class 2 permeable material, a minimum of 1 foot thick and a 4-inch-diameter perforated pipe (SDR 35). The perforated pipes should have two rows of holes and be placed holes-down. The permeable blanket should extend up to about 1 foot of finished ground surface at the top. Subdrain pipes from behind the walls should be connected to solid collector pipes that outlet to an appropriate discharge point. In lieu of perforated pipes and solid collector pipes, the retaining walls may be provided with weep holes. Weep holes should be located no more than 1 foot above grade in front of the wall and be at least 3 inches in diameter and no more than 5 feet apart on center.

Excavation for the retaining wall should conform to applicable state and federal industrial worker safety requirements. Where the excavation is more than 5 feet deep, the excavation wall may need to be sloped and/or shored.

The excavation for the retaining wall should be backfilled with properly compacted engineered fill, up to design finish subgrade. Backfill behind the retaining walls should consist of soil placed in level lifts about 8 inches in loose thickness, moisture conditioned to about the optimum moisture content, and mechanically compacted to at least 85% relative compaction for landscape area or 95% relative compaction for building areas. Relative compaction refers to the in-place dry density of soil expressed as a percentage of maximum dry density of the same soil, as determined by ASTM Test Method D1557, latest version. In lieu of compacted backfill, the subdrain material may take up the entire space behind the retaining wall. The top of the wall should be provided with a concrete-lined V- or U-ditch.

If the continuous spread footings are selected to support the retaining walls, excavations on the order of about 6 feet deep would be anticipated for construction of the new foundations on competent native soils below the fill. In this case, we recommend that the Contractor be aware that in no case should slope height, inclination, and excavation depths exceed those specified in local, state, or federal safety regulations. Specifically, the contractor needs to be aware of the current OSHA Health and Safety Standards for Excavations, 29 CFR Part 1926. We understand that these regulations are strictly enforced and if they are not closely followed the Owner, Contractor, and/or his earthwork and utility subcontractors could be liable for substantial penalties.

Alternatively, in lieu of open excavation method which limits the maximum excavation slope gradients, the construction excavations could be supported by temporary shoring to allow vertical cuts. Temporary shoring must be designed by a specialty shoring contractor.



If a utility trench or another footing is located adjacent to a proposed foundation, the bottom of the foundation should be situated below an imaginary line drawn from the bottom corner of the adjacent trench or footing, projected upward at a 30 degree angle with horizontal.

The actual design of the retaining walls and foundations should be done by the structural engineer. Please note that the resistance of materials overlying competent bedrock should be ignored in consideration of vertical and lateral load capacity of drilled pier and footing foundations.

### **Slab-on-grade Recommendations**

Concrete slab-on-grade structures should be supported on prepared subgrade. In areas where competent bedrock is exposed, the subgrade should be cleaned and made smooth and even. A 4-inch layer of compacted class 2 aggregate base should be provided below the slab. The concrete slab-on-grade should have a minimum thickness of 4 inches and as minimum be reinforced with a biaxial grid of #4 bars at 18-inch on centers. The design of the slab should be done by the project structural engineer.

For interior slab-on-grade, if migration of moisture through the slab is undesirable, a moisture barrier or capillary break should be provided between the slab and subgrade. We recommend that the moisture barrier consist of 4 inches of free draining gravel (drain rock) covered with an impermeable membrane (10-mil visqueen or equivalent). The membrane should be covered with 2 inches of sand for protection against tearing and puncture during construction. The sand should be lightly moistened just prior to placing the concrete. The drain rock should be placed on a properly moisture conditioned and compacted subgrade that has been approved by the geotechnical engineer. Alternatively, a capillary break consisting of 6 inches of free draining gravel (drain rock) could be used.

In lieu of a 10-mil visqueen, we recommend using a heavy duty (Stego wrap or approved equivalent) minimum 15-mil plastic membrane vapor barrier in conformance with the class A requirements outlined in ASTM Test Method E 1745. The membrane should be placed per ASTM Test Method 1643 over the drain rock. Joints and penetrations should be sealed with the manufacturer-recommended adhesive, pressure-sensitive tape, or both.

### **Temporary Shoring Recommendations**

The soil materials overlying competent bedrock may be considered as medium dense clayey sand. This is considered to be a Type B material when applying the OSHA regulations. OSHA recommends the excavation on a slope less steep than four horizontal to one vertical (4H:1V) for Type B materials. This criterion can be applied to excavations that are above the groundwater level. Below groundwater level the excavation needs to be supported by properly designed and constructed temporary shoring. It is important to note that the soils to be penetrated by the proposed excavation may vary across the site and may require flatter slopes to remain stable.

The Contractor's 'responsible person' should establish a minimum lateral distance from the crest



of the slope for all vehicles, equipment, and spoil piles. Likewise, the Contractor's "responsible person" should establish protective measures for exposed slope faces.

We recommend that the Contractor or his specialty subcontractor design temporary construction slopes to conform to the OSHA's 'Guidelines for Excavations and Temporary Shoring.' The temporary slope inclination should be determined by the Contractor or responsible subcontractor based on the soil conditions exposed at the time of construction. We recommend that our office have the opportunity to observe all excavated slopes for conformance with the anticipated soil conditions. This will provide an opportunity to monitor the soil types encountered and to recommend modifying the excavation slopes as necessary. It also offers an opportunity to assess the stability of the excavation slopes during construction.

Alternatively, in lieu of open excavation method which limits the maximum excavation slope gradients, the construction excavations could be supported by temporary shoring to allow vertical cuts. Temporary shoring must be designed by a specialty shoring contractor.

### **Drainage and Erosion Protection Recommendations**

All roof gutters and downspouts on the buildings should be connected to a drainage system that conducts the stormwater runoff to an appropriate discharge point(s) away from the building foundations. In addition, the ground surface should be sloped away from building foundations with minimum slope gradients of about 5% for a minimum distance of about 10 ft from the building footprint. Impervious surfaces within 10 ft of the foundation should be sloped a minimum 2% away from the foundation. Under no circumstance should surface runoff be directed into subdrains.

The groundwater collected from retaining wall backdrains and other subdrains should be collected in solid pipes and directed to the designated discharge points. Under no circumstance, however, should surface runoff flows be directed into the subdrains.

The discharge flows should be dispersed in such a way that protects the natural (unprotected) slope from erosion. This can be achieved by filtration of the surface runoff flows through a catch basin followed by a dissipation/ discharge system. The discharge facility may consist of a horizontal trench with minimum width of 12 inches and a maximum depth of about 18 inches, backfilled with coarse gravel (1 to 2 inch in size) enveloped in filter fabric. The drainpipe should be a closed ended 6-inch diameter perforated pipe (SDR 35 or schedule 40) with perforation facing up. The location of the dispersion pipes should be away from building foundations and retaining walls. The dispersion location should also be verified by the geotechnical engineer during the construction phase of the project.

### **Review of Construction Plans and Specifications**

We recommend that we review the final design and specifications to check that the earthwork and foundation recommendations presented in this letter have been properly interpreted and incorporated into the design and construction specifications. We can assume no responsibility



for misinterpretation of our recommendations if we do not review final project plans and specifications.

**Wet-weather Construction Recommendations**

If construction proceeds during or shortly after wet weather conditions, the moisture content of the on-site soils could appreciably increase leading to potential slope stability problems. Consequently, working at the site may become difficult and even hazardous. In addition, construction excavations may become exposed to accumulated standing runoff water, which may adversely impact the project. Wet weather construction recommendations can be provided by the geotechnical engineer in the field at the time of construction, if appropriate.

**Seismic Design Parameters**

We have obtained site-specific spectral seismic design parameters in accordance with the 2010 and 2016 ASCE-7. These design parameters are for use by the structural engineer in designing the house addition for potential seismic shaking.

**Table 2.** Seismic design parameters (ASCE 7-10).

| Parameter                               | Value  |
|---|--------|
| S <sub>S</sub> , for 0.2-second period  | 1.500g |
| S <sub>MS</sub> , for 0.2-second period | 1.500g |
| S <sub>I</sub> , for 0.2-second period  | 0.633g |
| S <sub>M1</sub> , for 1.0-second period | 0.949g |
| S <sub>DS</sub> , for 0.2-second period | 1.000g |
| S <sub>D1</sub> , for 1.0-second period | 0.633g |

**Table 3.** Seismic design parameters (ASCE 7-16).

| Parameter                               | Value  |
|---|--------|
| S <sub>S</sub> , for 0.2-second period  | 1.500g |
| S <sub>MS</sub> , for 0.2-second period | 1.500g |
| S <sub>I</sub> , for 0.2-second period  | 0.600g |
| S <sub>M1</sub> , for 1.0-second period | NA     |
| S <sub>DS</sub> , for 0.2-second period | 1.000g |
| S <sub>D1</sub> , for 1.0-second period | NA     |

These values were obtained online from a seismic design tool provided by Structural Engineers Association of California, assuming a Site Class D. Based on subsurface conditions encountered in our boring, we classified the site as Site Class D for seismic design parameters, corresponding



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to a *Stiff Soil*.

### **Additional Services**

Additional geotechnical engineering services will be needed for design and construction of the project. These include plan review, and responses to plan-check comments, and construction observations by our firm.

Our firm can provide engineering services for the above tasks. In addition, we should be accorded the opportunity to review the final plans and specifications to determine if the recommendations of this report have been implemented in those documents. Results of the review should be summarized in writing.

To a great degree, the performance of the site improvement depends on construction procedures and quality. Therefore, we should provide on-site soil observations of the contractor's procedures and the foundation soils, together with field testing during excavation. These observations will allow us to check the contractor's work for conformance with the intent of our recommendations and to observe any unanticipated soil conditions that could require modification of our recommendations. In addition, we would appreciate the opportunity to meet with the contractor before the start of construction to discuss the procedures and methods of construction. This can facilitate the performance of the construction operation and reduce possible misunderstandings and construction delays.

### **Closure and Limitations**

Submittal of this letter completes the current scope of our geotechnical study for the project. By accepting this report, the recipients acknowledge their understanding of conditions described below.

Conclusions and recommendations contained herein are based upon our geotechnical investigation including our exploratory work performed at the site. For construction observation scheduling, our firm must be notified at least three business days in advance.

The analysis, designs, opinions, and recommendations submitted in this letter are based in part upon the geotechnical data that was collected, and upon the conditions existing when services were performed. Variations of subsurface conditions from those analyzed or characterized in this report are possible as may become evident during construction. In that event it may be necessary to revisit certain analyses or assumptions.

This report has been prepared for the exclusive use of Stephen Altman, and his consultants for specific application to the proposed addition as described herein. Our services consist of professional opinions and conclusions developed in accordance with generally accepted geotechnical engineering principles and current standards of practice. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the



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information provided to us pertaining to the proposed construction, and on the results of our field exploration, as well as our engineering analyses and our professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of project construction.

Our boring logs only represent near surface conditions at the specific locations and on the dates they were excavated. It is not warranted that they are representative of such conditions elsewhere or at other times. Also, the locations of the test pits were determined in the field by reference to existing features, and should be considered approximate only.

Changes in the surface and subsurface conditions may occur as a result of natural/environmental changes or human activities. Site conditions and site features described herein are those existing at the time of our field exploration and may not necessarily be the same or even comparable at other times. Therefore, the validity of subsurface conditions and our recommendations should be reviewed and confirmed by our firm after a period of 12 month from the date of issuance of this report.

Our investigation did not include any environmental assessment or investigation of the presence or absence of hazardous, toxic or corrosive materials in the soil, surface water, ground water or air, on or below, or around the site, nor did it include an evaluation or investigation of the presence or absence of ecologically sensitive features. In addition, we did not perform any assessment or evaluation of the existing structures either from the environmental standpoint concerning the composition of onsite construction materials or integrity/stability of the facilities and building components.

We appreciate the opportunity of providing you with our engineering services. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,  
**DAC Associates, Inc.**

A handwritten signature in blue ink, appearing to read "D. Abolhassani", is written over a horizontal blue line.

Darius Abolhassani, P.E., G.E.  
Principal  
C58778, GE2648



- Attachments:**
- References**
  - Figure 1 – Vicinity Map**
  - Figure 2 – Site Plan**
  - Figure 3 – Geologic Map**
  - Figure 4 – Relative Stability Map**
  - Figure 5 – Regional Fault Map**
  - Appendix A –Boring Logs**



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(Continued)

## References

County of Marin Assessor Record Detail

<https://apps.marincounty.org/TaxRollSearch/Record?P=176-033-07>

Geology of the Upper Ross Valley and the Western Part of the San Rafael Area Marin County, California, Scale 1: 12,000

By Rudolph G. Strand, Salem J. Rice and Theodore C. Smith, (1976)

Interpretation of the Relative Stability of Upland Slopes in the Upper Ross Valley and the Western Part of the San Rafael Area Marin County, California, Scale 1: 12,000

By Rudolph G. Strand, Salem J. Rice and Theodore C. Smith, (1976)

Marin Map Viewer

<https://www.marinmap.org/Html5Viewer/Index.html?viewer=smmdataviewer>

Structural Engineers Association of California, Seismic Design Tool

<https://seismicmaps.org/>

# Figures



Marin Map Viewer



**Vicinity Map**

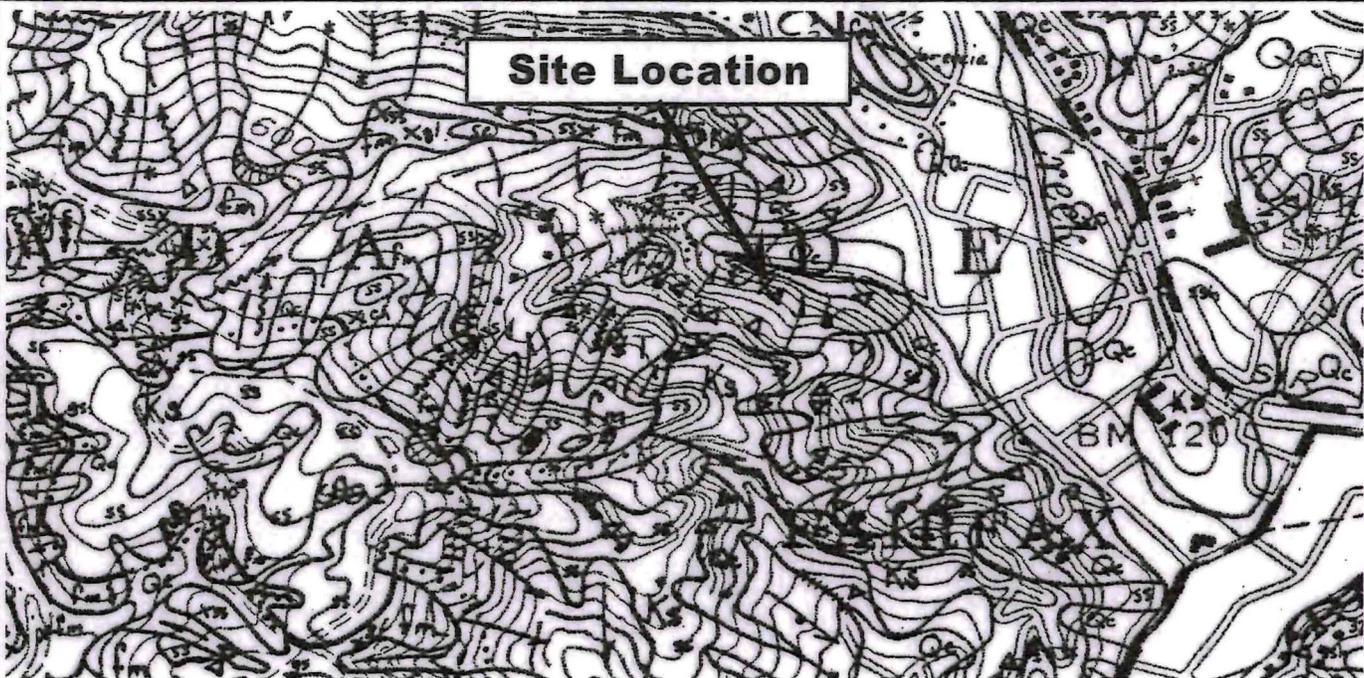
Altman Residence  
 67 Tamalpais Rd, Fairfax, CA  
 APN: 001-123-03

|                |                |
|----------------|----------------|
| Record Date:   | September 2022 |
| Reviewed By:   | DA             |
| Proj. Manager: | DA             |
| Job No.:       | 1428-3321G     |

Figure 1



### Site Location



Qc = Colluvium  
 fm = Franciscan Melange



Source: Rice, S.J., Strand, R.G., and Smith, T.C., "Geology of the Upper Ross Valley and the Western Part of the San Rafael Area Marin County, California" Plate 1B, 1976, Map Scale 1:12,000

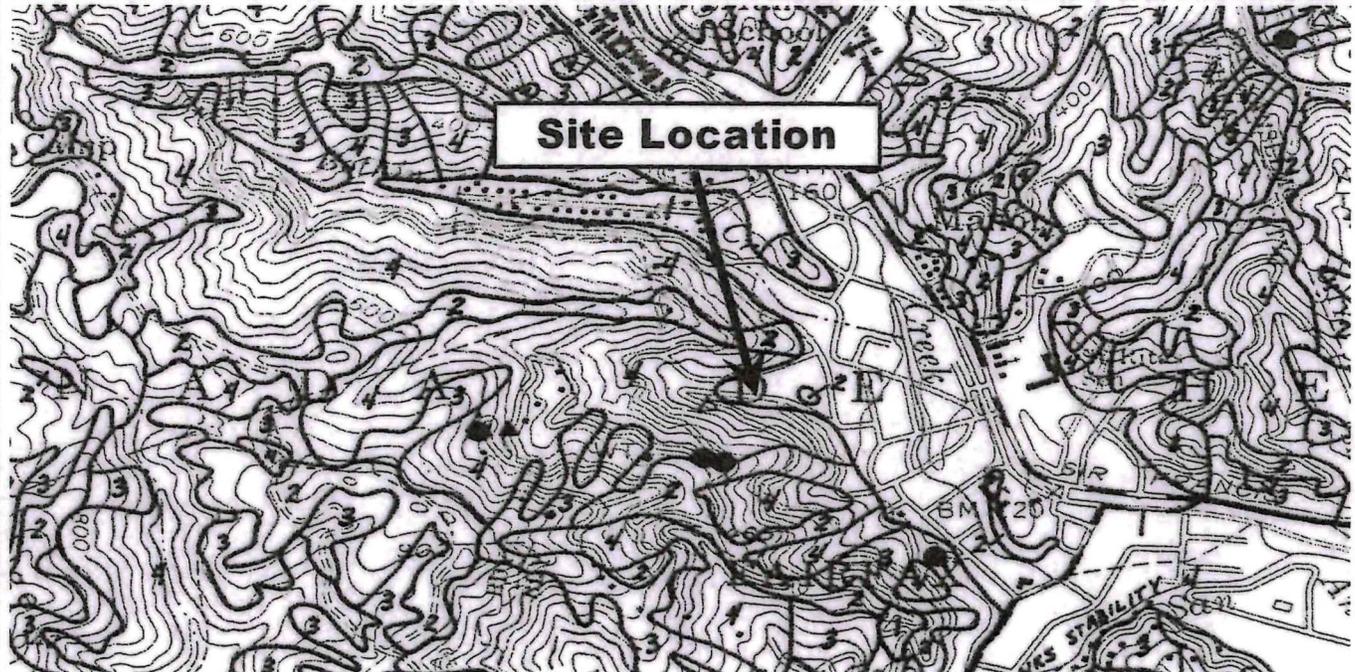


#### Geologic Map

Altman Residence  
 67 Tamalpais Rd, Fairfax, CA  
 APN: 001-123-03

|                |                |
|----------------|----------------|
| Report Date:   | September 2022 |
| Reviewed By:   | DA             |
| Print Manager: | DA             |
| Job No.:       | 1428-3321G     |

Figure 3



Source: Rice, S.J., Strand, R.G., and Smith, T.C., "Relative Stability of Slopes in the Upper Ross Valley and the Western Part of the San Rafael Area Marin County, California" Plate 2B, 1976, Map Scale 1:12,000



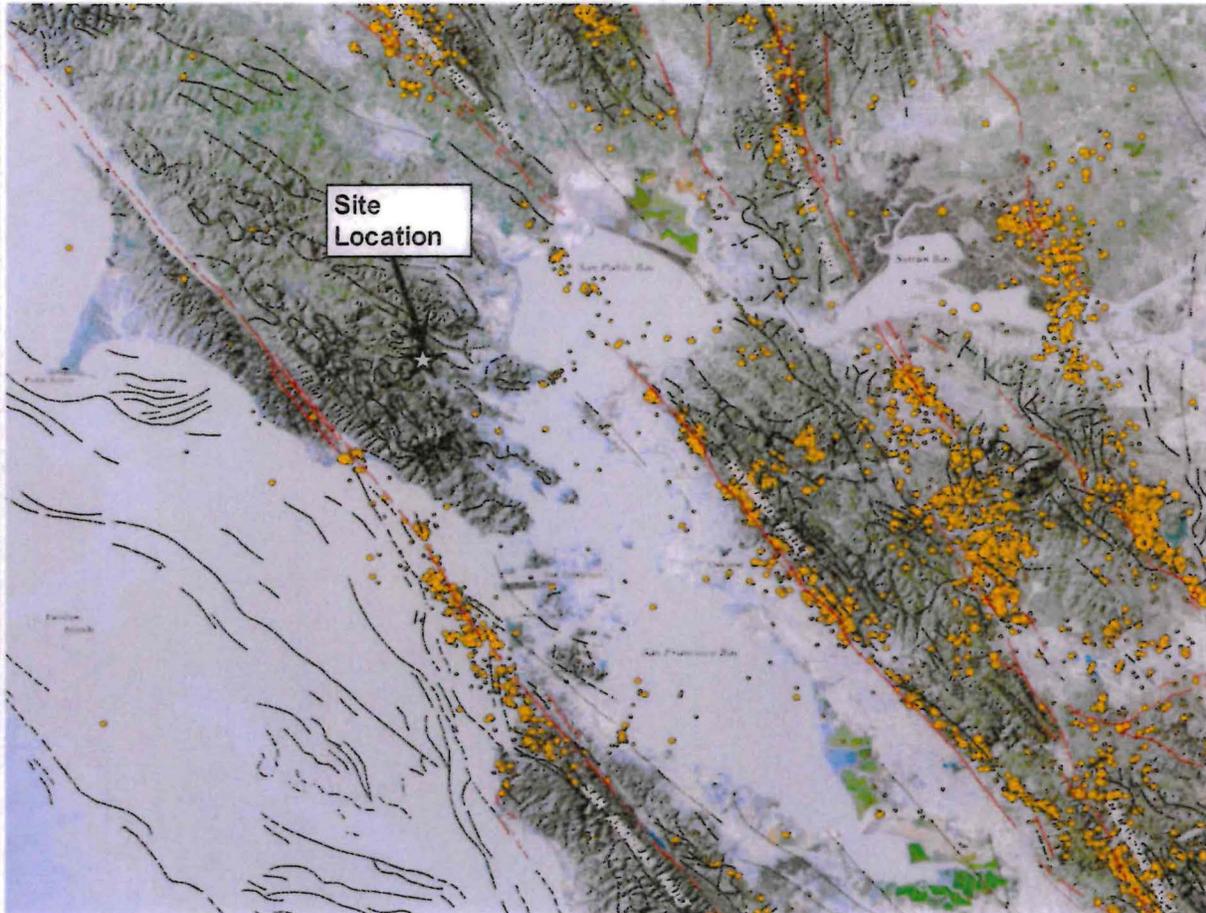
**Relative Stability Map**

**Altman Residence**  
**67 Tamalpais Rd, Fairfax, CA**  
**APN: 001-123-03**

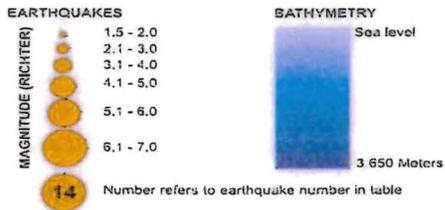
|                       |                |
|-----------------------|----------------|
| <i>Report Date:</i>   | September 2022 |
| <i>Reviewed By:</i>   | DA             |
| <i>Proj. Manager:</i> | DA             |
| <i>Job No.:</i>       | 1428-3321G     |

**Figure 4**

## Major Faults in the San Francisco Bay Area



### EXPLANATION



**FAULTS** – Dashed where approximately located; dotted where inferred

Active in last 700,000 years

Active prior to 700,000 years ago

Source: Sleeter, B.M., Calzia J.P., Walter S.R., Wong F.L., and Saucedo G.J., "Earthquakes and Faults in the San Francisco Bay Area (1970-2003)", 2004.  
Map Scale: 1:300,000



### Fault Map

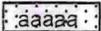
**Altman Residence**  
67 Tamalpais Rd, Fairfax, CA  
APN: 001-123-03

|                |                |
|----------------|----------------|
| Report Date:   | September 2022 |
| Reviewed By:   | DA             |
| Proj. Manager: | DA             |
| Job No.:       | 1428-3321G     |

**Figure 5**

# Appendix A

## Material Symbols

|   |  |
|---|--|
|  Topsoil<br> Fill<br> Asphalt<br> High-plasticity clay (CH)<br> Low-plasticity clay (CL)<br> Silt |  Loose sand<br> Dense sand<br> Gravel<br> Cobble<br> Rock or concrete<br> Colluvium / Alluvium / Residual Soil |
|---|--|

## Sample Types

|  |  |
|--|--|
|  Standard penetration test (SPT)<br> Modified California sample (MC) |  Bulk sample (bag)<br> Shelby tube sample (push) |
|--|--|

## Grain Sizes

|               |                            |        |        |                             |        |        |         |
|---------------|----------------------------|--------|--------|-----------------------------|--------|--------|---------|
|               | U.S. standard series sieve |        |        | Clear square sieve openings |        |        |         |
|               | 200                        | 40     | 10     | 4                           | 3/4"   | 3"     | 12"     |
| Silt and clay | Sand                       |        |        | Gravel                      |        | Cobble | Boulder |
|               | Fine                       | Medium | Coarse | Fine                        | Coarse |        |         |

### Relative Density

| Sand and gravel | Blows/foot* |
|-----------------|-------------|
| Very Loose      | 0-4         |
| Loose           | 4-10        |
| Medium Dense    | 10-30       |
| Dense           | 30-50       |
| Very Dense      | > 50        |

### Consistency

| Silt and Clay | Blows/foot | Strength (tsf)** |
|---------------|------------|------------------|
| Very Soft     | 0-2        | 0-1/4            |
| Soft          | 2-4        | 1/4-1/2          |
| Firm          | 4-8        | 1/2-1            |
| Stiff         | 8-16       | 1-2              |
| Very Stiff    | 16-32      | 2-4              |
| Hard          | > 32       | > 4              |

\* Number of blows from 140-pound hammer falling 30 in., driving 2-in. O.D. (1 1/2-in. I.D.) split-spoon sampler 12 in. into soil.

\*\* Unconfined compressive strength.

## Terminology and abbreviations

|   |                     |  |
|---|---------------------|--|
| W <sub>n</sub> Natural moisture content | LL Liquid limit     | C <sub>u</sub> Undrained shear strength  |
| γ <sub>d</sub> Dry density              | PL Plastic limit    | U <sub>c</sub> Unconf. comp. strength    |
| O <sub>c</sub> Organic content          | PI Plasticity index | P <sub>p</sub> Pocket pen. reading (tsf) |
|   |                     | t <sub>v</sub> Torvane reading (tsf)     |



### Key to Boring Logs

Altman Residence  
67 Tamalpais Rd, Fairfax, CA  
APN: 001-123-03

|                       |                |
|-----------------------|----------------|
| <u>Report Date:</u>   | September 2022 |
| <u>Reviewed By:</u>   | DA             |
| <u>Proj. Manager:</u> | DA             |
| <u>Job No.:</u>       | 1428-3321G     |

## Sheet A-0

|                                 |                              |          |                   |                       |
|---------------------------------|------------------------------|----------|-------------------|-----------------------|
| Project 1428-3321G              | 63 Tamalpais Rd, Fairfax, CA |          |                   | Driller: DeNovo       |
| Date: July 16, 2021             | Drill Rig: Minuteman         | Portable | Hammer: 140 pound | Borehole diam.: 4 in. |
| Groundwater was not encountered | <b>Boring Log BG-1</b>       |          |                   | Logged by DL          |

| Sample type | Blow count | Test results | Graphic log  | Material descriptions                                   | Depth (ft) |
|-------------|------------|--------------|--|---|------------|
|             |            |              | Topsoil  |   |            |
| 1           | 8          |              | Colluvium—Silty Sand: brown; medium grain; loose; with some dark brown and reddish fine gravel fragments |   | 1          |
| 2           | 13<br>16   |              |  |   | 2          |
| 3           | 13         |              | Weathered Bedrock—Sandstone: brown; medium dense; breaks down into sandy silt                            |   | 3          |
| 4           | 19<br>36   |              |  |   | 4          |
| 5           |            |              | (high drilling resistance)   |   | 5          |
| 6           | 14         |              | (high drilling resistance)   |   | 6          |
| 7           | 14<br>14   |              |  |   | 7          |
| 8           |            |              |  |   | 8          |
| 9           | 21         |              | (high drilling resistance)   |   | 9          |
| 10          | 35<br>26   |              |  |   | 10         |
| 11          |            |              |  | Bottom of boring at 10 1/2 ft below the ground surface. | 11         |
| 12          |            |              |  |   | 12         |
| 13          |            |              |  |   | 13         |
| 14          |            |              |  |   | 14         |
| 15          |            |              |  |   | 15         |
| 16          |            |              |  |   | 16         |

|   |  |                |                |                                |
|---|--|----------------|----------------|--------------------------------|
|  | <b>Altman Residence</b><br>67 Tamalpais Rd, Fairfax, CA<br>APN: 001-123-03 | Report Date:   | September 2022 | <b>Sheet</b><br><br><b>A-1</b> |
|   |  | Reviewed By:   | DA             |                                |
|   |  | Proj. Manager: | DA             |                                |
|   |  | Project No.:   | 1428-3321G     |                                |

|                                 |                              |          |                   |                       |
|---------------------------------|------------------------------|----------|-------------------|-----------------------|
| Project 1428-3321G              | 63 Tamalpais Rd, Fairfax, CA |          |                   | Driller: DeNovo       |
| Date: July 16, 2021             | Drill Rig: Minuteman         | Portable | Hammer: 140 pound | Borehole diam.: 4 in. |
| Groundwater was not encountered | <b>Boring Log BG-2</b>       |          |                   | Logged by DL          |

| Sample type | Blow count | Test results | Graphic log   | Material descriptions   | Depth (ft) |
|-------------|------------|--------------|---|---|------------|
| 1 SPT       | 13         |              |    | Fill — Silty Clay with Gravel: brown; coarse grain; with some dark brown and rusty-colored coarse gravel                | 1          |
| 2           |            |              |   |   | 2          |
| 3 SPT       | 14         |              |    | Colluvium — Silty Clay with Gravel: brown; fine grain; with some brown coarse gravel                                    | 3          |
| 4 SPT       | 20         | 14           |   |   | 4          |
| 5           |            |              |   |   | 5          |
| 6 SPT       | 12         |              |   | Weathered Bedrock — Shale: brown; medium dense; breaks down into silty clay; with occasional white, sandy clay deposits | 6          |
| 7 SPT       | 26         | 40           |   |   | 7          |
| 8           |            |              |   |   | 8          |
| 9 SPT       | 21         |              |  | Bedrock — Shale: dark gray; medium dense  | 9          |
| 10 SPT      | 25         | 38           |   |   | 10         |
| 11          |            |              |   | Bottom of boring at 10 1/2 ft below the ground surface.   | 11         |
| 12          |            |              |   |   | 12         |
| 13          |            |              |   |   | 13         |
| 14          |            |              |   |   | 14         |
| 15          |            |              |   |   | 15         |
| 16          |            |              |   |   | 16         |

|   |                              |                |                |                      |
|---|------------------------------|----------------|----------------|----------------------|
|  | <b>Altman Residence</b>      | Report Date:   | September 2022 | <b>Sheet<br/>A-2</b> |
|   | 67 Tamalpais Rd, Fairfax, CA | Reviewed By:   | DA             |                      |
|   | APN: 001-123-03              | Proj. Manager: | DA             |                      |
|   |                              | Project No.:   | 1428-3321G     |                      |



Darius Abofhasani Consultant & Associates, Inc.

7 Mt. Lassen Dr, Suite A-129, San Rafael, CA 94903

(415) 499-1919 Email: [darius@dacassociates.net](mailto:darius@dacassociates.net)

**August 2, 2022**

Mr. Stephen Altman  
63 Tamalpais Road  
Fairfax, CA 94930

Re: Temporary Excavation Shoring  
Altman Residence  
67 Tamalpais Road, Fairfax, CA  
APN: 001-123-03  
DAC Project No.: 1505-3622S

Dear Mr. Altman:

As requested, this letter provides preliminary description of temporary excavation shoring for development of the proposed new residence to be located at the above address, in Fairfax, California. Previously we had performed a geotechnical investigation for the proposed project and our geotechnical findings and recommendations were presented in a report titled '*Geotechnical Investigation, Altman Residence, 63 Tamalpais Road, Fairfax, CA, APN: 001-123-03, DAC Project No.: 1428-3321G*', dated July 28, 2021. We had also submitted an updated report titled '*Revised Geotechnical Investigation, Altman Residence, 63 Tamalpais Road, Fairfax, CA, APN: 001-123-03, DAC Project No.: 1428-3321G*', dated June 21, 2022.

A drawing titled '*Altman Residence, 67 Tamalpais Road, Fairfax, CA 94930*' by Kappe Architects, dated June 11, 2021, shows the location of the proposed project. Based on our review of the architectural plans, it is our understanding that the project will consist of construction of a new two-story building over a below grade garage at the street level. The development of the project involves cut slopes up to about 21 feet in height supported by retaining walls.

The general site parcel is irregularly shaped, located on an uphill sloped terrain with maximum plan dimensions of about 60 feet by 97 feet. Based on available topographic information, the site generally slopes up towards the south and southwest with an overall slope gradient of about 2.6:1 (horizontal: vertical). Steeper slopes are present to the south, with slope gradients as steep as 1.2:1.

Based on the results of our geotechnical investigation, the subsurface conditions at the site consist of a 1- to 3-ft layer of fill and slope debris over a 2- to 3-ft layer of colluvium overlying Franciscan sandstone and shale bedrock. The near surface soils are variable, consisting of coarse-grained slope debris to clayey colluvium. The overall CalOSHA classification of overburden materials would be Type B and C soils, which would need to have a safe unsupported cut slope of 4:1 (horizontal: vertical).

From our geotechnical borehole investigation, the average equivalent SPT blow counts in the top 5 to 7 feet depth of bedrock was found to be 40 to 60, which indicates it may be considered a 'stable rock' below depths of about 10 feet. Based on CalOSHA, 'stable rock' can be "excavated



DAC Associates, Inc.  
67 Tarnalpais Road, Fairfax, CA  
Temporary Excav. Shoring  
(Continued)

*with vertical sides and remain intact while exposed. It is usually identified by a rock name such as granite or sandstone...".*

However, our geotechnical investigation did not include the study of rock mass characteristics. In addition, due to the proximity of the proposed construction footprint to the property lines, there will not be sufficient space to allow for safe unsupported slope cut within the overburden materials. For this reason, a construction excavation shoring program has been recommended as follows.

The proposed temporary shoring would consist of a top-down excavation supported by a soil nail and shotcrete retaining wall system. Soil nails would be 1-inch diameter galvanized steel rods installed in 4-inch diameter drill holes at 6ft centers. The embedment of soils nails should be a minimum of 10 ft installed at a 15-degree inclination with horizontal. The actual embedment of soils nails will be determined in the design phase of the project. Shotcrete would be 6-inch thick reinforced with a single curtain biaxial grid of #4 bars at 12-inch on centers. Vertical and horizontal strip drains should be installed between the face of the slope and the shotcrete layer.

For areas where the required embedment of soil nails would exceed the available site space within the property lines (such as the west wall), a drilled concrete pier with steel soldier pile and wood lagging shoring system would be specified. In this case, the piers will be spaced at 6ft centers, drilled to appropriate depths followed by installation of steel soldier piles. Concrete would be poured to fill the pier up to the final excavation depth. Similarly, excavation would progress from the top and wood laggings installed as the excavation proceeds. The actual design of the soldier pile and lagging shoring system will also be performed in the upcoming design stage of the project. After the excavation is completed, the permanent retaining wall will be formed and built according to plans.

We trust the above description of the proposed excavation shoring fulfills the requirements of Town of Fairfax as presented in their plan review comments. If there are any questions or requirement for providing additional information, please do not hesitate to contact us.

Sincerely,

DAC Associates, Inc.



Darius Abolhassani, P.E., G.E.  
Principal

**ALTMAN RESIDENCE GRADING AND DRAINAGE PROJECT REPORT  
AT 67 TAMALPAIS ROAD, FAIRFAX, CA**

July 27, 2022

**Prepared for:**

Kappe Architects

**Prepared by:**

Harrison Engineering Inc.  
1987 Bonifacio St.  
Concord, CA  
(925) 691-0450

**This report was prepared under the Direction of the following licensed persons:**



Randell Harrison, PE  
Harrison Engineering Inc.  
July 27, 2022



This drainage and design report has been prepared to evaluate the hydrology, hydraulics and peak flow mitigation at the site of the Altman Residence located at 67 Tamalpais Road in Fairfax.

## **I. Project Background**

The current site at 67 Tamalpais Road in Fairfax is current undeveloped, other than two parking structures on the south side of the property, which are located in an easement for automobile parking purposes only. The parking structures and roadway on the south side of the property drain south, away from the site. There is only minor sheet flow entering the site from the adjacent property to the east.

The existing site slopes are approximately 2:1, sloping downward to the north.

## **II. Project Description**

### Drainage

HEI evaluated pre and post development storm water flow from the parcel at 67 Tamalpais Road, identified storm water conveyance system constraints, and recommended improvements. HEI also prepared the Grading and Drainage Plan for the site, which included the preliminary design of storm water detention vault to mitigate for the increase in impervious area on the site.

HEI evaluated the 100-year (one percent chance of occurrence) storm event for the site to determine peak flows and corresponding volumes for runoff for both pre- and post-development site conditions.

### Grading

Site grading is predominantly being achieved with retaining walls to create the building pad, rear patio, driveway, and on-site parking areas. Drainage is being incorporated to control concentrated flows coming down the slopes and keep storm water away the building foundation drainage system.

It is our understanding that a soil nail retaining wall will be used to stabilize the primary foundation excavation. Additional H-Pile and Timber Lagging retaining walls will be used elsewhere to stabilize slopes on the project site.

The site excavation is expected to utilize a large excavator and dump trucks for the majority of the earth moving for the project. Exact means and methods will be determined by the contractor that constructs the project.

Excess excavated material will be hauled and dumped at a commercial site, properly licensed and environmentally cleared to receive the site spoils. We anticipate the contractor will use the Marin Resource Recovery Center in San Rafael to dispose of soil and vegetation from the site.

## **III. Hydrology Analysis**

### *A. Analysis Method*

The Rational Method was used to calculate the 100-year peak flows and runoff volumes within the project site draining towards the northern section of Tamalpais Road adjacent to the Altman Residence. A storm duration of 30 minutes was assumed to develop hydrographs and corresponding runoff volumes for the site. Total watershed area is less than one square mile.

The “Modified Rational Hydrograph” method was used to create hydrographs for the purpose of calculating volumes of increased stormwater runoff to determine detention vault sizes.

*B. Drainage Areas*

A combination of topographic survey, Google Earth topographic data, and field observation were used to delineate the boundaries of the watershed areas. See attached watershed map exhibit (Appendix).

*C. Existing Drainage Features*

Survey data for the project site was collected by ILS Associates, Inc. The nearest point of collection for stormwater is a drainage inlet at the northwest corner of the property frontage.

*D. Time of Concentration*

The time of concentration for each sub-area of the watershed is less than 10 minutes. Therefore, a minimum time of concentration of 10 minutes was used in the rational method calculations.

*E. Runoff Coefficient*

Runoff coefficient of 0.525 was used for the majority of drainage areas on the project site, which consisted primarily of steep woodland with high potential for infiltration and negligible surface depressions. Runoff coefficient of 0.9 was used for the drainage areas of all roofs and the carports at the south end of the project site.

*F. Rainfall Data*

The rainfall data was obtained from the NOAA’s Precipitation Frequency Data Server gage list. The data was used to determine a ten-minute 100-year storm intensity of 3.744 inches/hour.

Peak flow rates for each location within the project area were calculated using the rational method. Peak flow calculations for each drainage area are shown in Appendix A.

Runoff volumes for each location within the project area were calculated using modified rational method hydrographs. Modified rational method hydrographs relate the peak flow rate and storm duration to determine runoff volume for each drainage area. Runoff volume calculations for each drainage area are shown in Appendix A.

#### **IV. Design Recommendations**

Due to the approximately 300 gallons of increased runoff, HEI recommends the introduction of two 150 gallon (minimum) rainwater storage vaults, at the northwest corner and adjacent to the east side of the proposed building, to accommodate runoff increases due to the increase in impervious area (roof area only). 12” square drainage inlets will be used at pipe junctions and to capture surface drainage. All inlets and rainwater storage vaults shall be connected by 4” PVC SDR 26 pipe, ultimately directing runoff to either the existing inlet at the northwest corner of the proposed driveway or to the roadside gutter, which will maintain existing drainage patterns.

Each rainwater storage vault is anticipated to be a buried 250 gallon plastic vault with an orifice control outlet. The orifice outlet size is 0.25-inches. Due to the small orifice size, we highly

recommend that the vaults have two sets of filter screens (one at the inlet to the vault and a second prior to the orifice. Also, the orifice should be a screwed on cap fitting accessible from the nearest downstream drainage inlet for periodic cleaning of the filters.

**V. Abbreviations**

cfs Cubic feet per second  
fps Feet per second  
LF Linear feet  
R/W Right of Way

**VI. Appendices**

- A. NOAA Atlas 14 Point Frequency Estimates for Fairfax, CA
- B. Watershed Delineation Map with Hydrology Calculations
- C. Modified Rational Method Hydrograph Volume Calculations
- D. Stormwater Storage Vault Orifice Calculations

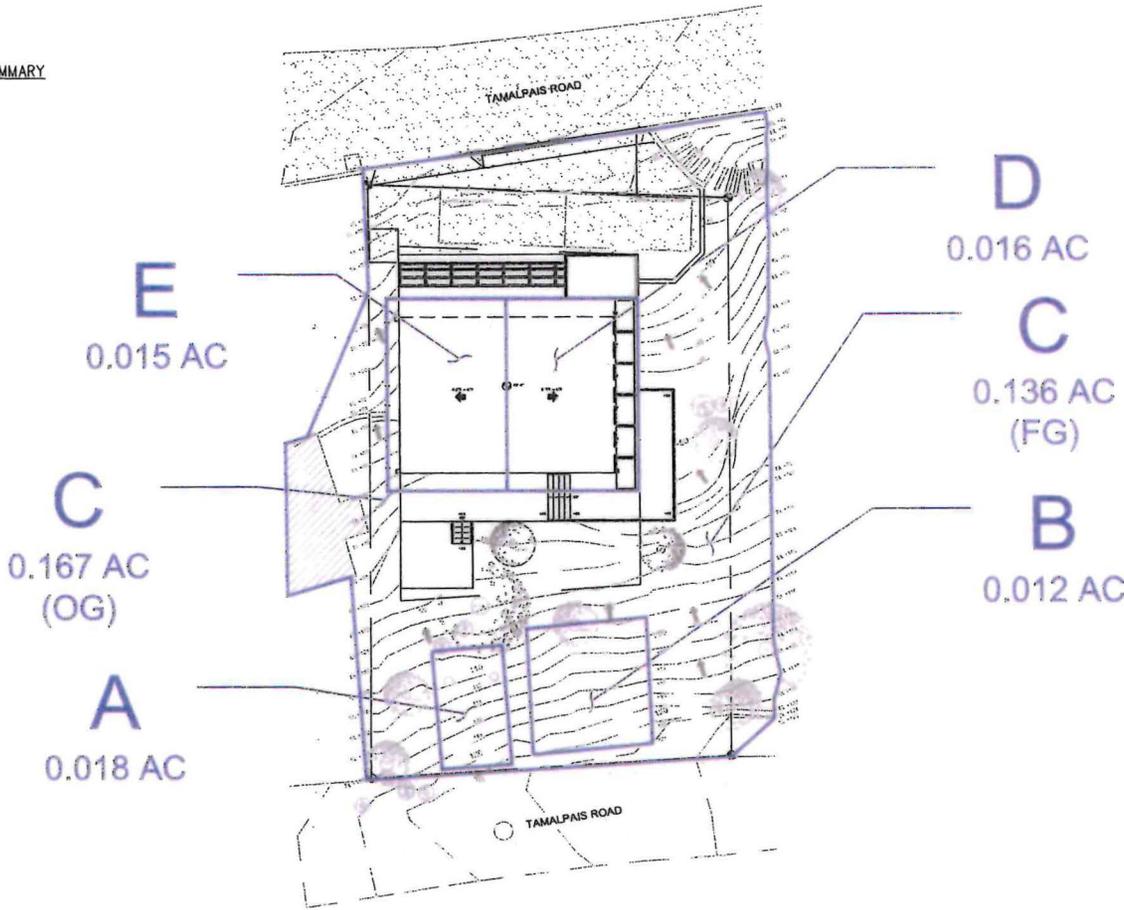


PRE-DEVELOPMENT (OG) HYDROLOGY SUMMARY

|   |
|---|
| WATERSHED A                                 |
| AREA = 0.018 (AC)                           |
| Tc = 10 (MIN)                               |
| i = 3.744 (IN/HR)                           |
| C = 0.9                                     |
| Q = AC = 0.018 x 3.744 x 0.9 = 0.06 (CFS)   |
| V = 0.5 x 0.06 x 1800 x 7.48 = 404.95 (GAL) |

|   |
|---|
| WATERSHED B                                 |
| AREA = 0.012 (AC)                           |
| Tc = 10 (MIN)                               |
| i = 3.744 (IN/HR)                           |
| C = 0.9                                     |
| Q = AC = 0.012 x 3.744 x 0.9 = 0.04 (CFS)   |
| V = 0.5 x 0.04 x 1800 x 7.48 = 272.28 (GAL) |

|  |
|--|
| WATERSHED C                                  |
| AREA = 0.167 (AC)                            |
| Tc = 10 (MIN)                                |
| i = 3.744 (IN/HR)                            |
| C = 0.525                                    |
| Q = AC = 0.167 x 3.744 x 0.525 = 0.33 (CFS)  |
| V = 0.5 x 0.33 x 1800 x 7.48 = 2209.18 (GAL) |



POST-DEVELOPMENT (FG) HYDROLOGY SUMMARY

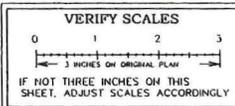
|   |
|---|
| WATERSHED A                                 |
| AREA = 0.018 (AC)                           |
| Tc = 10 (MIN)                               |
| i = 3.744 (IN/HR)                           |
| C = 0.9                                     |
| Q = AC = 0.018 x 3.744 x 0.9 = 0.06 (CFS)   |
| V = 0.5 x 0.06 x 1800 x 7.48 = 404.95 (GAL) |

|   |
|---|
| WATERSHED B                                 |
| AREA = 0.012 (AC)                           |
| Tc = 10 (MIN)                               |
| i = 3.744 (IN/HR)                           |
| C = 0.9                                     |
| Q = AC = 0.012 x 3.744 x 0.9 = 0.04 (CFS)   |
| V = 0.5 x 0.04 x 1800 x 7.48 = 272.28 (GAL) |

|  |
|--|
| WATERSHED C                                  |
| AREA = 0.136 (AC)                            |
| Tc = 10 (MIN)                                |
| i = 3.744 (IN/HR)                            |
| C = 0.525                                    |
| Q = AC = 0.136 x 3.744 x 0.525 = 0.27 (CFS)  |
| V = 0.5 x 0.27 x 1800 x 7.48 = 1800.88 (GAL) |

|   |
|---|
| WATERSHED D                                 |
| AREA = 0.016 (AC)                           |
| Tc = 10 (MIN)                               |
| i = 3.744 (IN/HR)                           |
| C = 0.9                                     |
| Q = AC = 0.016 x 3.744 x 0.9 = 0.05 (CFS)   |
| V = 0.5 x 0.05 x 1800 x 7.48 = 366.84 (GAL) |

|   |
|---|
| WATERSHED E                                 |
| AREA = 0.015 (AC)                           |
| Tc = 10 (MIN)                               |
| i = 3.744 (IN/HR)                           |
| C = 0.9                                     |
| Q = AC = 0.015 x 3.744 x 0.9 = 0.05 (CFS)   |
| V = 0.5 x 0.05 x 1800 x 7.48 = 333.31 (GAL) |



| NUMBER | DATE | BY | REVISION |
|--------|------|----|----------|
|        |      |    |          |
|        |      |    |          |
|        |      |    |          |

SCALE: 1"=20'  
 DATE: 07/20/2022  
 DESIGNED BY: RTH  
 DRAWN BY: ESM  
 CHECKED BY: RTH

**HEI** HARRISON ENGINEERING INC.  
 1807 DORFPAID STREET • DORFPAID, CA 94520  
 PHONE (925) 691-0450

H&H STUDY  
 ALTMAN RESIDENCE  
 WATERSHED DELINEATION MAP

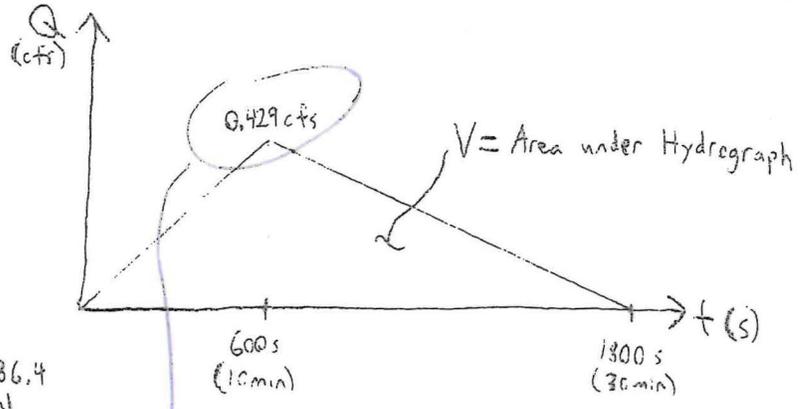
# Altman Residence OG Runoff Volume

(Using Modified Rational Method Hydrographs)

$Q_{p, total} = 0.429$  cfs  
(from rational method calculation)

$t = 30 \text{ min} = 1800 \text{ s}$   
(assumed storm duration)

$$V_{OG} = \frac{1}{2} (1800 \text{ s}) (0.429 \text{ cfs}) = 386.1 = 2886.4 \text{ gal}$$

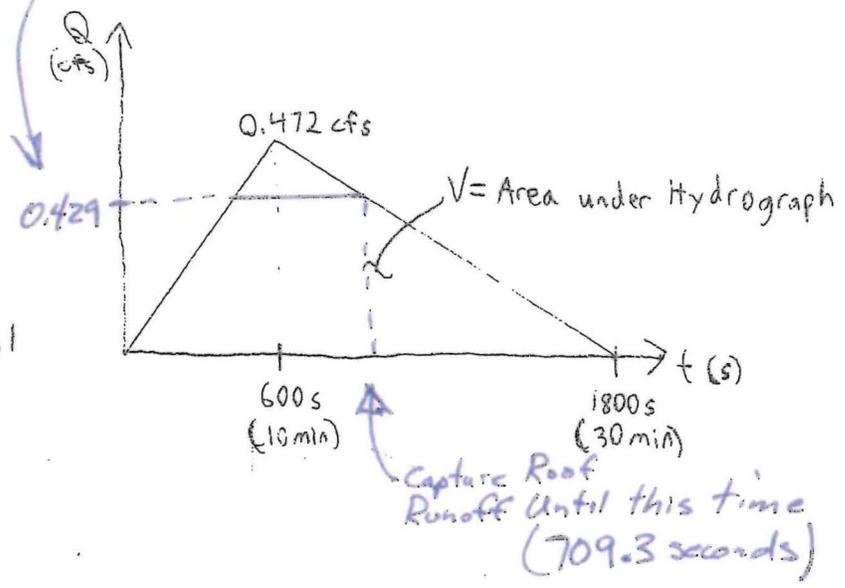


# Altman Residence FG Runoff Volume

$Q_{p, total} = 0.472$  cfs  
(from rational method calculation)

$t = 30 \text{ min} = 1800 \text{ s}$   
(assumed storm duration)

$$V_{FG} = \frac{1}{2} (1800 \text{ s}) (0.472) = 424.8 = 3178.1 \text{ gal}$$



Roof Area D  
 $Q = 0.05$  cfs

$$V_1 = 600 \text{ s} \times 0.05 \frac{\text{ft}^3}{\text{s}} \times \frac{1}{2} = 15 \text{ ft}^3$$

$$V_2 = 109.3 \text{ s} \times \frac{(0.05 + 0.454)}{2} = 5.2 \text{ ft}^3$$

$V_1 + V_2 = 20.2 \text{ ft}^3 \Rightarrow 151.3 \text{ gallon}$

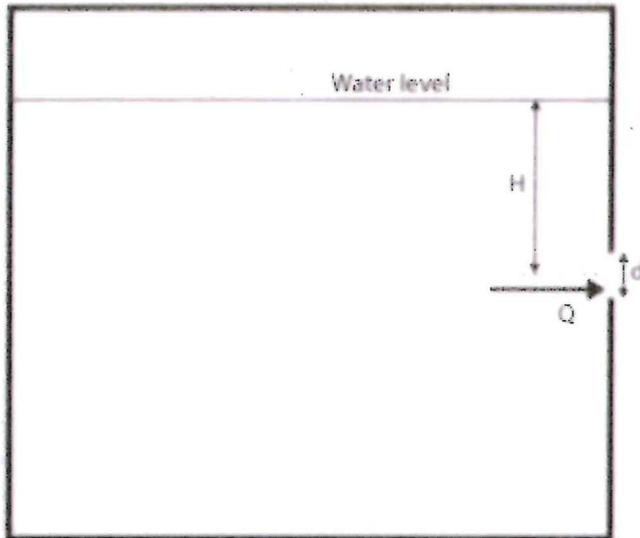
Req'd Vault Volume per  $\frac{1}{2}$  Roof Volume Can be bypassed  
 $+ d = 0.0064$

10min (600s) 709.3 30min (1800s)

$\rightarrow$  use 2 vaults larger than 151.3gal.

## Altman Residents -Vault Orifice Discharge Calculations

West side vault, minimum storage of 20.2 cubic feet (150 gallons).  
Orifice size of 1/4-inch; Head =7.0 feet. Actual Storage 250 gallons.

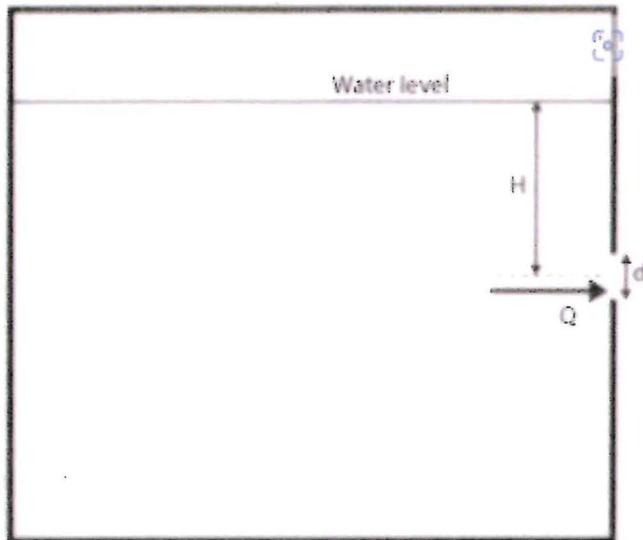


|                               |                           |
|-------------------------------|---------------------------|
| Diameter of orifice (d)       | 0.25 in. *                |
| Area of orifice (A)           | 0.04909 in <sup>2</sup> * |
| Coefficient of discharge (Cd) | 0.607                     |
| Center line head (H)          | 7 ft. *                   |
| Discharge (Q)                 | 1.9714 US.gal/min. *      |

Equivalent discharge of 0.004392 CFS  
150 gallons will drain out in 76 minutes.

## Altman Residents -Vault Orifice Discharge Calculations

East side vault, minimum storage of 20.2 cubic feet (150 gallons). Orifice size of 1/4-inch; Head =4.5' feet. Actual Storage 250 gallons.



Diameter of orifice (d) 0.25 in. ▼

Area of orifice (A) 0.04909 in<sup>2</sup> ▼

Coefficient of discharge (Cd) 0.607

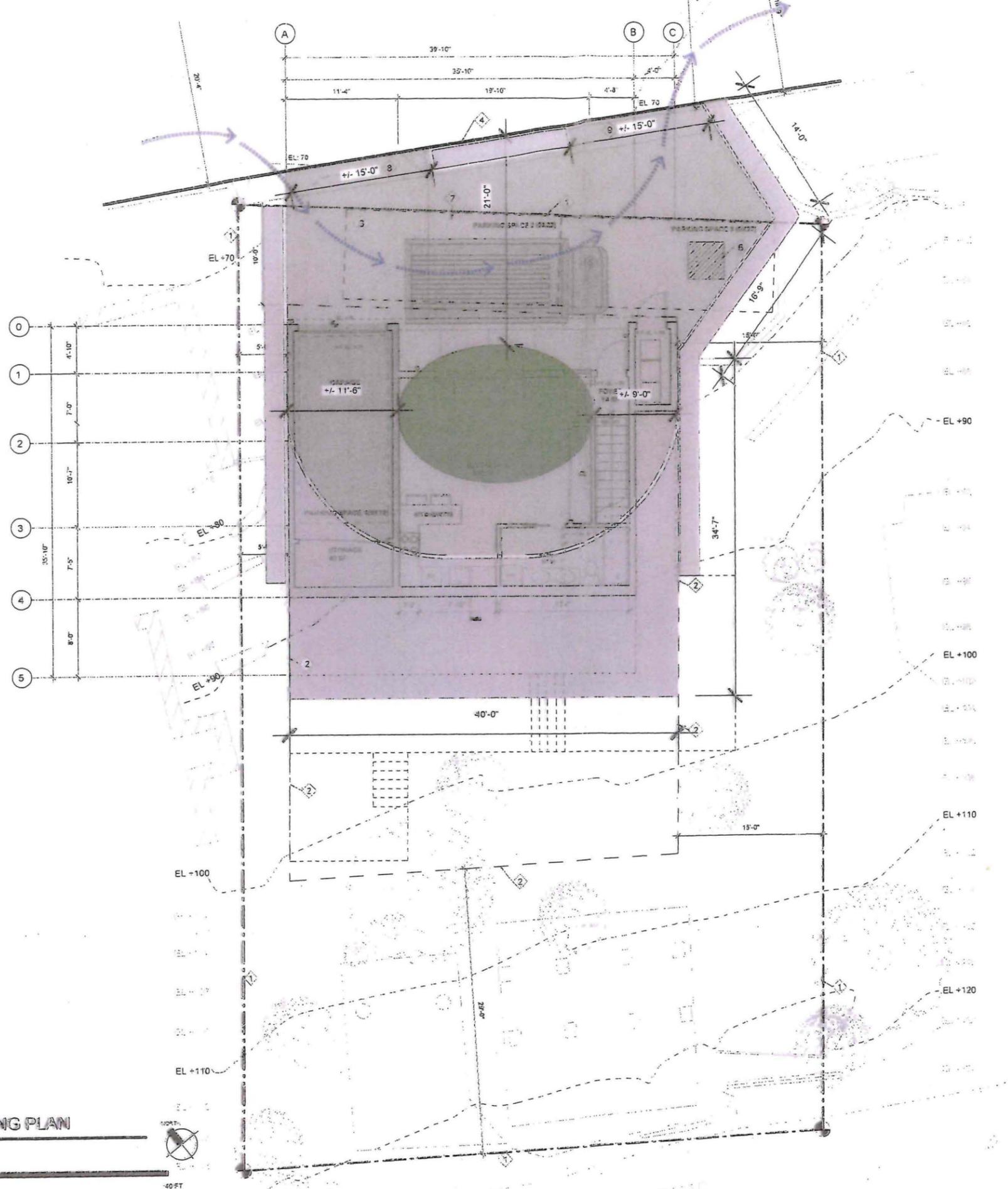
Center line head (H) 4.5 ft. ▼

Discharge (Q) 1.5806 US.gal/min. ▼

Equivalent discharge of 0.0035216 CFS

150 gallons will drain out in 95 minutes.

Calculations using [www.Omnicalculator.com](http://www.Omnicalculator.com)



- KEY NOTES**
- 1 PROPERTY LINE
  - 2 SETBACK LINES
  - 3 WORKING ELEVATION TA
  - 4 EXISTING LINE OF CURB
  - 5 DUMP TRUCK (8.5W X 21L) TYP.
  - 6 PORTA Potty LOCATION
  - 7 GRAVEL AREA
  - 8 +/- 15'-0" CLEARANCE FOR TRUCK, EQUIPMENT ENTRANCE
  - 9 +/- 15'-0" CLEARANCE FOR EXIT
- STAGING AREA FOR EARTH MOVER DIGGING FOR THE RETAINING WALL
  - STAGING AREA FOR DIRT TO BE OFF-HAULED
  - AREA OF EARTH TO BE REMOVED FOR RETAINING WALL STRUCTURE
  - WADDLES ALONG PROPERTY PERIMETER, TYP.
- ↑ TRUCK MOVEMENT ON AND OFF SITE

**KAPPE ARCHITECTS**

801 'D' STREET SAN RAFAEL, CA 94901  
 TEL: 415.457.7801 FAX: 415.457.7885

**ALTMAN RESIDENCE**

67 TAMALPAIS RD.  
 FAIRFAX, CA 94930



AP #: 001-123-03

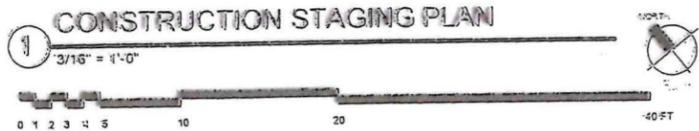
|                    |              |
|--------------------|--------------|
| Project No.        | 20.13        |
| Drawn By:          | MH           |
| Checked By:        | RK           |
| Issued Date:       | 8/31/2021    |
| Revision           | No. Date     |
| PLANCHECK COMMENTS | 1 3/28/2022  |
| PLANCHECK COMMENTS | 2 3/8/2022   |
| PLANCHECK COMMENTS | 3 10/11/2022 |

All drawings and notes are prepared based on the original and approved property plan and are subject to change. The owner shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for any delays or cost overruns caused by the owner or third parties. This office must be notified of any changes to the plan. This office must be notified of any changes to the plan. This office must be notified of any changes to the plan.

**GENERAL NOTES**

Sheet Title:  
**CONSTRUCTION STAGING PLAN**

Scale: AS NOTED



Sheet No. **A2.04**



801 D Street, San Rafael, CA 94901 T: 415.457.7801

**Subject: ALTMAN- Task List for Resubmittal to Fairfax Planning 9-30-22**

The letter states that they have paused the project until the geotechnical engineer has completed the subsurface and laboratory tests data, and has provided commentary on the project's exposure to risks associated with slope instability and surface runoff infiltration.

**Response items required:**

**1. Architectural, Site**

Architectural Scope- Apply for encroachment permit

Requiring a detailed construction management plan- this is usually done by the contractor but Kappe Architects will develop such a plan. They state that this is because structural drawings are not yet provided. They estimate that the off-haul will be more than 850 cubic yards. We did factor in for foundations already

**2. Civil Scope**

C2.0 need to show existing utility locations, and all new utility connections (water, sewer, electrical and gas) with pipe size labeled.

**3. Geotechnical, Site**

- A. Need laboratory testing for the project- also states that not all comments from the first plan review were answered.

**Response:** We have determined that there would be no need for any laboratory testing to confirm our professional judgement about the soil conditions and our geotechnical recommendations.

- B. Geotechnical report page 3: Geotechnical engineer must comment on potential for slope instability to impact the proposed development and provide mitigation recommendations if warranted.

**Response:** As communicated with Scott Stevens of Miller Pacific during our recent phone conversation, the proposed project is expected to improve the site slope stability and mitigate any local slippages and zones of surficial soil creep. In addition, the excavation for construction of the proposed house would be protected by temporary shoring. The temporary shoring would be specifically designed to prevent slippage of the overburden soils and potential slope stability issues associated with construction excavations. Therefore, from a geotechnical engineering standpoint, we do not anticipate any negative impact on the stability of the subject site and/or the neighboring properties due to development of the project.

- C. Subsurface exploration must extend at minimum- to the proposed garage foundation elevation - not just 10'. Also, requirement to develop design criteria for temporary shoring, retaining wall and foundation elements.

**Response:** Again, as discussed with Scott Steven, as well as previously stated in our June 21, 2022, response, our observation of the site surface conditions as well as our test borings which were extended well into competent bedrock have provided us with adequate and sufficient geotechnical information for design and construction of the project. Moreover, during construction of the temporary shoring, additional information about the nature of bedrock and presence of any geologic contacts would become available. Based on such information, supplemental recommendations regarding rock excavatability and excavation equipment could be provided. We do not anticipate extensive hard rock zones requiring rock blasting.

- D. **Geotechnical report page 6:** Engineer must provide a recommendation regarding minimum horizontal confinement of shallow footings for development of lateral passive resistance, if and where footings will be sited above descending slopes

**Response:** We have updated our report to include the minimum distance from the slope. See page 6 of our updated report attached.

- E. Detailed shoring plan is required- conceptual shoring plan is not enough

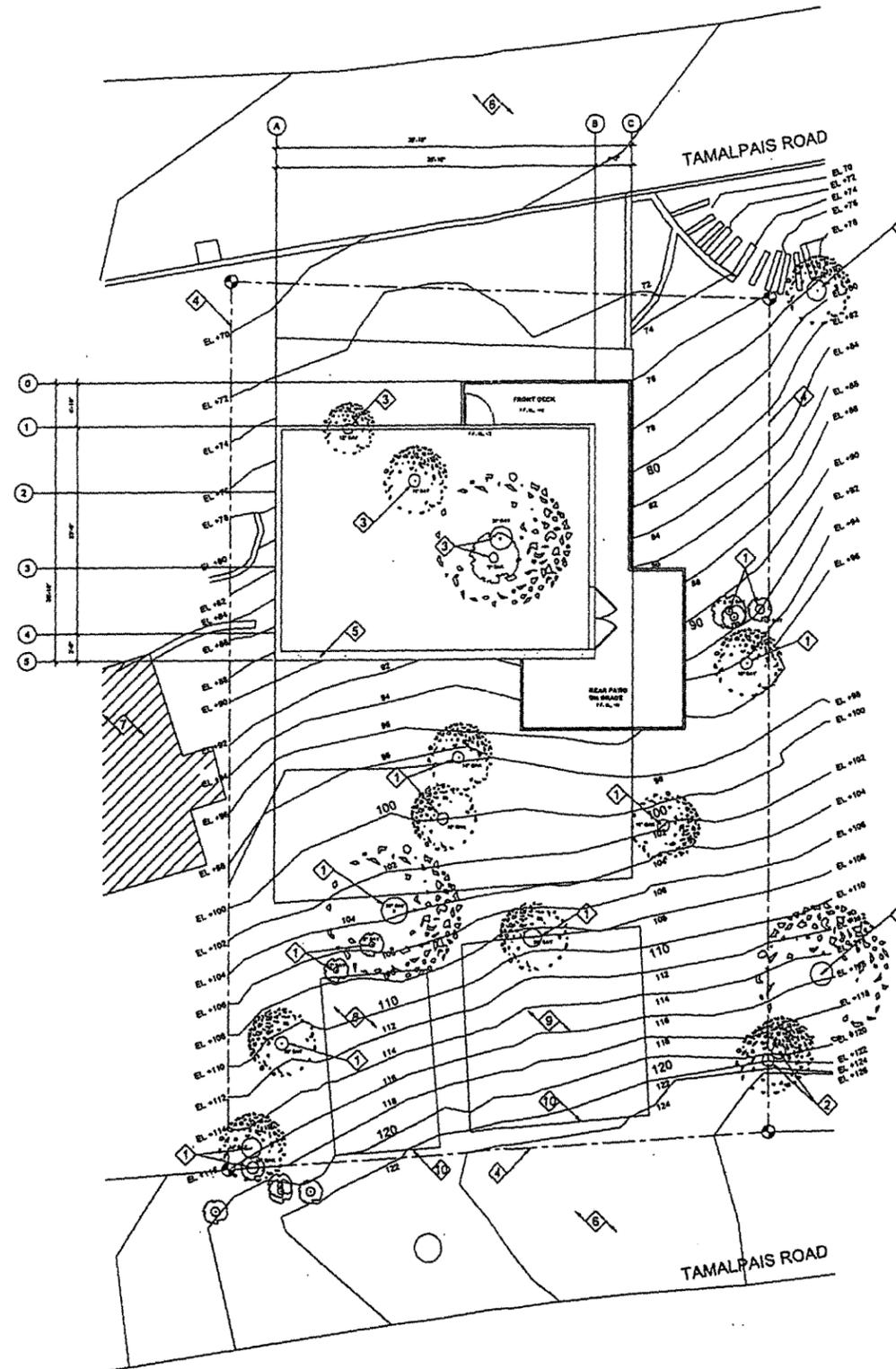
**Response:** Detailed shoring design will be developed for the building permit submittal.

- F. Current geotechnical report doesn't clearly address potential geological hazards which may impact the site: Requirement of exploration to the proposed excavation depth must be performed and documented. Also, must state the risks of the planned structure from upslope on-site instability or reduction of site stability from the planned excavation.

**Response:** At the time of construction, drilled piers for the shoring design would provide the additional information about the excavatability. We would provide supplemental recommendations if needed.

- G. Requirement of supplemental exploration in the area of the proposed garage excavation that extends to the base of the proposed cut.

**Response:** Not required.



1 EXISTING SITE WITH BUILDING FOOTPRINT  
1/8" = 1'-0"

KEY NOTES

- ① EXISTING TREE TO REMAIN
- ② EXISTING TREE TO REMAIN (OUTSIDE OF PROPERTY)
- ③ EXISTING TREE FOR REMOVAL
- ④ PROPERTY LINE
- ⑤ PROPOSED BUILDING FOOTPRINT
- ⑥ ASPHALT ROADWAY
- ⑦ NEIGHBORING STRUCTURE
- ⑧ EXISTING WOOD PARKING DECK, CONTOURS BENEATH DECK
- ⑨ EXISTING CONCRETE PARKING DECK, CONTOURS BENEATH DECK
- ⑩ EXISTING CONCRETE WALL LINE

GENERAL NOTES

TREES LISTED AS "BAY" ARE CALIFORNIA BAY LAUREL  
*Umbellularia californica* UNLESS OTHERWISE NOTED

TREES LISTED AS "OAK" ARE COAST LIVE OAK  
*Quercus agrifolia* UNLESS OTHERWISE NOTED

KAPPE ARCHITECTS

801 'D' STREET SAN RAFAEL, CA 94901  
TEL: 415.457.7801 FAX: 415.457.7885

ALTMAN RESIDENCE

63 TAMALPAIS RD.  
FAIRFAX, CA 94930

APN 001-123-03



AP #: 001-123-03

|              |          |
|--------------|----------|
| Project No.: | 20,13    |
| Drawn By:    | MHGRC    |
| Checked By:  | RK       |
| Issued Date: | 6/1/2021 |
| Revision     | No. Date |

All drawings and written material herein are the original and unpublished property of and all rights are reserved by Kappe Architects. This work may not be duplicated, used, altered, or disseminated without the written consent of Kappe Architects. All dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. This office will not be held responsible for any variations from the dimensions and conditions shown by these drawings. Shop drawings must be reviewed by this office before proceeding with fabrication.

Sheet Title:  
EXISTING SITE WITH  
PROPOSED BUILDING  
FOOTPRINT

Scale: AS NOTED



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.

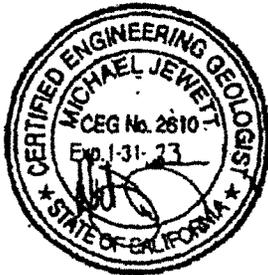
As noted above and per our discussion with the Applicant team, a Shoring Permit should be acquired and the Geotechnical Engineer should observe and document conditions during shoring wall drilling and construction. Issuance of a Building Permit should be contingent upon receipt of a letter from the Geotechnical 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)

**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  
mjewett@millerpac.com  
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:

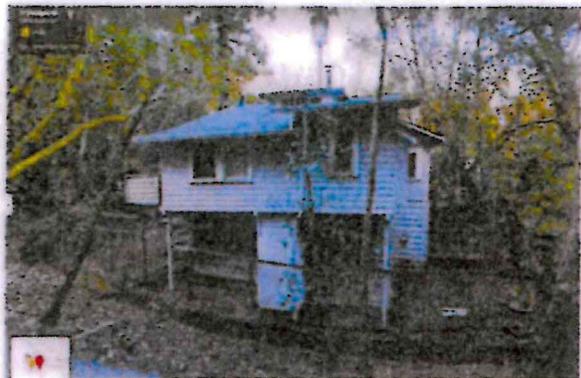
Hi Mike,

A resubmittal for 67 Tamalpais coming your way.

Linda Neal  
Principal Planner  
(415) 453-1584

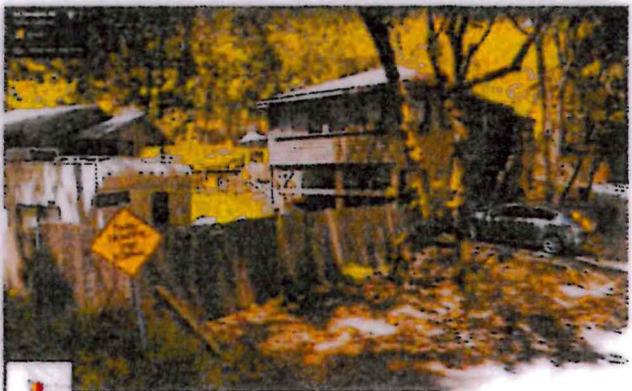
-----Original Message-----

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



ATTACHMENT D

The following are houses in the neighborhood taken from Google Street View: The characteristics shared are: brown natural tone for siding, gable roofs, and garage at street with deck and railings above. Main living spaces are above, with windows facing the street. The homes are also terraced, with the upper floor pushed back on the site to match the natural grade. House numbers are located on the top left of each drawing. The homes vary in typology, however, through our research we believe we came up with a design that blends with the surroundings.





# TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930  
(415) 453-1584 / FAX (415) 453-1618

Date: October 26, 2021

Permit #21-T-80

## NOTICE OF TREE COMMITTEE ACTION

*This action may be appealed to the Fairfax Town Council within 10 days of the Tree Committee decision. This permit is not in effect until the 10 day appeal period is over.*

Request for a tree permit to remove: (3) Bay Laurel  
(1) Coast Live Oak

Address of Tree(s) to be removed: APN 001-123-03/63 Tamalpais Rd

Applicant's Phone: Stephen Altman (415) 305-7787

On October 25, 2021 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

### *For Recommendation Only to Planning Commission*

APPROVED - Tom Childers recused as unable to view trees.

Jane Richardson Mack made the motion to approve, Deborah Benson seconded, Unanimous Aye.

**REMINDER: PLEASE KEEP PERMIT NOTICE UP DURING THE 10 DAY WAITING PERIOD**

CONTINUED

DENIED

### CONDITIONS OF APPROVAL:

**THIS APPROVED APPLICATION IS YOUR PERMIT-KEEP IT ON THE JOB SITE. FAILURE TO HAVE THE PERMIT ON THE SITE WHILE THE TREE WORK IS IN PROGRESS MAY RESULT IN THE WORK BEING HALTED UNTIL YOU SHOW PROOF OF APPROVAL.**

Please verify that the tree company performing the work has a current Fairfax Business license and worker's compensation coverage.

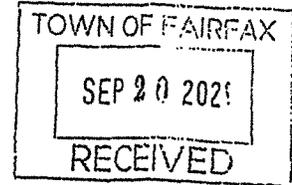
**THIS TREE PERMIT EXPIRES IN SIX MONTHS.** If necessary, you may apply for an extension in writing prior to the expiration date.

**ATTACHMENT E**

Recommendation only to Planning Commission



**TOWN OF FAIRFAX**  
 142 BOLINAS ROAD, FAIRFAX, CA 94930  
 (415) 453-1584 / FAX (415) 453-1618



**APPLICATION FOR TREE REMOVAL OR ALTERATION**

A permit is required to remove or alter one or more trees on any parcel in the Town of Fairfax. All trees for which a permit is requested shall be tagged with an orange ribbon, a minimum of 10 days prior to the Tree Advisory Committee meeting date. Applicants must also post a notice of intent to alter or remove the marked Tree(s) in a prominent location visible along the frontage of the affected property.

**APPLICANT INFORMATION**

|   |                                   |
|---|-----------------------------------|
| OWNER (APPLICATIONS MUST BE FILED BY PROPERTY OWNER):<br>Stephen Altman                                     | DATE OF APPLICATION:<br>9-20-21   |
| JOB ADDRESS/ASSESSOR'S PARCEL NO. IF SITE IS VACANT<br>63 Tamalpais Rd. Fairfax, CA 94930 APN: 001-123-03 7 | PHONE NUMBER:<br>(415) 305 - 7787 |
| EMAIL ADDRESS:<br>SteveAltman@mac.com   | FAX NUMBER:                       |
| PROPERTY OWNER'S ADDRESS IF DIFFERENT FROM ABOVE  | ALTERNATE PHONE NUMBER:           |

**TREE INFORMATION**

|  |  |
|--|--|
| SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:<br>Umbellularia californica - California Bay Laurel | CIRCUMFERENCE BREAST HEIGHT:<br>3'-2" (12" DIA.)<br>REASON FOR <del>REMOVAL</del> ALTERATION<br>Construction of building foundation  |
| SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:<br>Umbellularia californica - California Bay Laurel | CIRCUMFERENCE BREAST HEIGHT:<br>4'-2" (16" DIA.)<br>REASON FOR <del>REMOVAL</del> ALTERATION<br>Construction of building foundation  |
| SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:<br>Umbellularia californica - California Bay Laurel | CIRCUMFERENCE BREAST HEIGHT:<br>7'-10" (30" DIA.)<br>REASON FOR <del>REMOVAL</del> ALTERATION<br>Construction of building foundation |
| SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:<br>Quercus agrifolia - Coast Live Oak               | CIRCUMFERENCE BREAST HEIGHT:<br>3'-2" (12" DIA.)<br>REASON FOR <del>REMOVAL</del> ALTERATION<br>Construction of building foundation  |

Please attached a site plan to this application showing the location and species of all trees with a diameter of 4 inches (circumference of 12 inches or more), measured 4.5 feet above grade at tree base, property boundaries and easements, location of structures, foundation lines of neighboring structures and paved areas including driveways.

**AGENDA ITEM # 1**

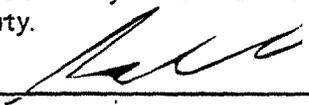
Any tree company used for the removal or alteration must have a current and valid Fairfax Business license. Please include the name, address, and phone number of the person or company doing the above listed work:

|                  |                                    |
|------------------|------------------------------------|
| NAME: <u>TBD</u> | PHONE NUMBER:                      |
| ADDRESS:         | CONTRACTOR BUSINESS LICENSE NUMBER |

*Please note the Tree Advisory Committee may require applicants to submit their application to a Qualified Arborist for a report or recommendation at the expense of the applicant. A Qualified Arborist is defined as a Certified Arborist, A Certified Urban Forester, a Registered Consulting Arborist, or a Registered Professional Forester.*

**OWNER'S STATEMENT**

I understand that in order to properly process and evaluate this application, it may be necessary for Town personnel to inspect the property, which is the subject of the application. I also understand that due to time constraints it may not always be possible for Town personnel to provide advanced notice of such inspections. Therefore, this application will be deemed to constitute my authorization to enter upon the property for the purpose of inspecting the same, provided that Town personnel shall not enter any building on the property except in my presence or the presence of any other rightful occupant of such building. I understand that my refusal to permit reasonable inspection of any portion of the property by town personnel may result in a denial of this application due to the lack of adequate information regarding the property.

  
 \_\_\_\_\_  
 Signature of Property Owner

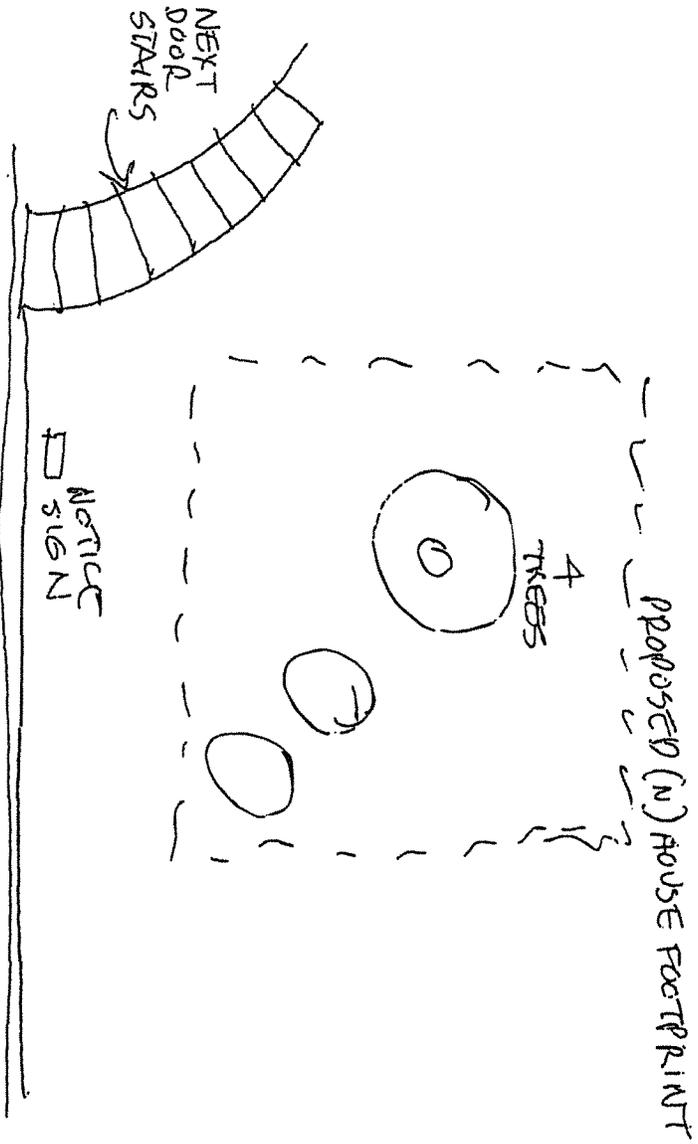
9/20/21  
 \_\_\_\_\_  
 Date

[AREA BELOW FOR STAFF USE ONLY]

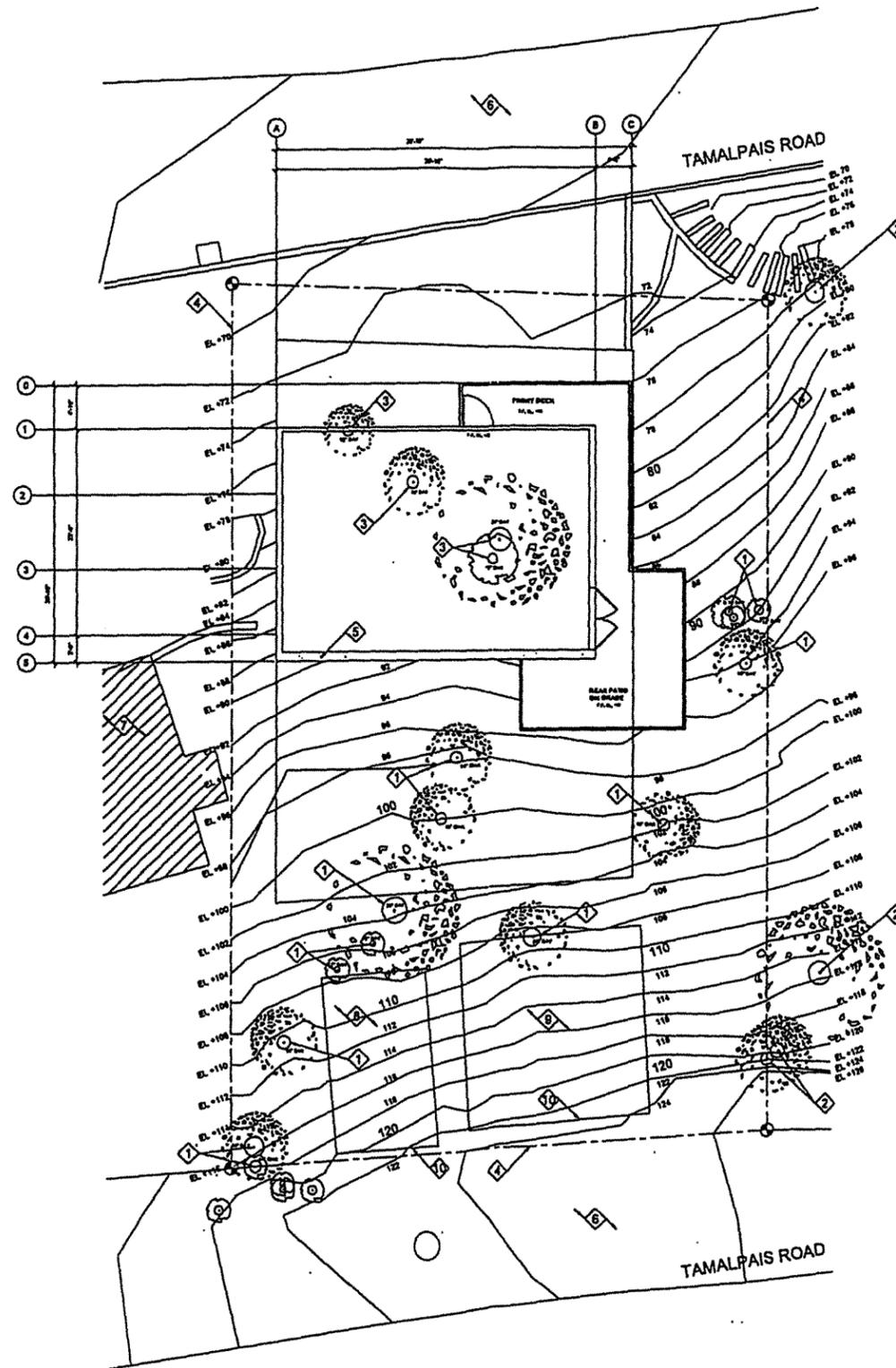
|                               |                               |
|-------------------------------|-------------------------------|
| Permit Number: <u>21-T-80</u> |                               |
| Date Received: <u>9-20-21</u> | Received by: <u>S. Watson</u> |
| Conditions of Approval:       |                               |
| Tree Committee Action:        | Date:                         |

Tree Committee Actions can be appealed to the Town Council within 10 days of the Tree Committee Action. Contact Town Hall for more information.

LOCATION



63 TAMMARAIS ROAD



1 EXISTING SITE WITH BUILDING FOOTPRINT  
1/8" = 1'-0"

KEY NOTES

- 1 EXISTING TREE TO REMAIN
- 2 EXISTING TREE TO REMAIN (OUTSIDE OF PROPERTY)
- 3 EXISTING TREE FOR REMOVAL
- 4 PROPERTY LINE
- 5 PROPOSED BUILDING FOOTPRINT
- 6 ASPHALT ROADWAY
- 7 NEIGHBORING STRUCTURE
- 8 EXISTING WOOD PARKING DECK, CONTOURS BENEATH DECK
- 9 EXISTING CONCRETE PARKING DECK, CONTOURS BENEATH DECK
- 10 EXISTING CONCRETE WALL LINE

GENERAL NOTES

TREES LISTED AS "BAY" ARE CALIFORNIA BAY LAUREL  
*Umbellularia californica* UNLESS OTHERWISE NOTED

TREES LISTED AS "OAK" ARE COAST LIVE OAK  
*Quercus agrifolia* UNLESS OTHERWISE NOTED

KAPPE ARCHITECTS

801 'D' STREET SAN RAFAEL, CA 94901  
TEL: 415.457.7801 FAX: 415.457.7885

ALTMAN RESIDENCE

63 TAMALPAIS RD.  
FAIRFAX, CA 94930

APN 001-123-03



AP #: 001-123-03

|              |           |
|--------------|-----------|
| Project No.: | 20.13     |
| Drawn By:    | MHWRC     |
| Checked By:  | RK        |
| Issued Date: | 6/11/2021 |
| Revision     | No. Date  |

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Sheet Title:  
EXISTING SITE WITH  
PROPOSED BUILDING  
FOOTPRINT

Scale: AS NOTED

March 1, 2023

Ms. Linda Neal, Principal Planner  
Town of Fairfax  
142 Bolinas Rd  
Fairfax, CA 94930

Re: 67 Tamalpais Road: Application #22-29

In response to your January 31, 2023 letter summarizing the Planning Commission decisions from the January 26, 2023 meeting, we have revised the house design and revised the plan set to comply with the directions of the Commission.

1. The house is now centered between the property lines which moves the new building further from the property at 73 Tamalpais Road by 5 feet. Both side yards are now 10' each.
2. The square footage has remained essentially the same as the previous proposal, this new proposal shows 2,205 SF, with an FAR at 38.6%. The previous proposal was 2,269 SF with an FAR at 39.6%.
3. The square footage has been reconfigured to provide a larger foyer entrance at the street level. This foyer entrance also provides for a separated entrance for the junior accessory dwelling unit. The foyer entrance has a pitched roof that matches the pitch of the dining room pitched roof.
4. The dining room has been stacked above the garage and master bedroom to articulate the front façade and relate the house to the scale of the nearest neighbor at 73 Tamalpais Road. The gable roof pitch is shallower than the main gable roof to fit under the height limit.
5. The main gable roof has been oriented to the east rather than toward Tamalpais Road. This minimizes the visual impact of the upper level floor. The upper level is also set back behind a 10-foot-wide roof deck. The upper roof height has been lowered from 36'-5" to 33'-7."
6. The recyclable and garbage storage adjacent to the entrance foyer is 5 feet back from the front door and is now more hidden from the street view.
7. The concrete flat work at the rear of the property has been removed.
8. The height of the tall landscape retaining wall has been reduced. The rear retaining walls are shown on the plans as 3.5' high and 8.5' high.
9. We are still requesting the FAR variance mentioned in item 4 of your letter due to the unusual condition of the parking decks on the site that were built to serve two other residences in the neighborhood.
10. Colors and materials are shown on the exterior elevation drawing sheet. A companion 11x17 color board will be provided.
11. Story pole plan has been updated for the contractor to move some of the poles slightly to show the outline of the house centered on the lot. Other poles which described the previous proposal will now be removed as unnecessary (those pole number markers have been greyed out on the chart).

Please let me know if you have any further comments or questions.

Thank you for your assistance,

Ron Kappe



Kappe Architects