



June 29, 2017

Mr. John Roberto
John Roberto Associates
P.O. Box 31330, San Francisco, CA 94131

RE: Peer Review of Proposed Mitigation Measures by Miller Pacific for Easton Point, Marin County, California

Dear Mr. Roberto:

As requested, we are pleased to present this report that provides the results of our detailed peer review of the recommendations regarding the revised plan for Easton Point that were presented in the geotechnical report prepared dated, June 2, 2017 by Miller Pacific Engineering Group. Specifically, we have been asked to determine whether the recommendations by Miller Pacific for the revised plan are consistent with the Final EIR Mitigation Measures.

Scope of Work

Snyder West & Associates Engineering performed the following scope of work:

- Review of Project File, Previous Mitigation Measures
- Review Geologic Map and Miller Pacific Report
- Review Each of the Four Areas Designated by Miller Pacific
- Review Historic Aerial Photographs
- Report Preparation

Introduction

In their recent letter dated, June 2, 2017, Miller Pacific lists areas in which their mitigation measures were modified in some way as shown on Figure GR-1. These areas are listed below, followed by our review comments:

“• The new site plan for Lots 19 and 20 will encroach nearer to the head/source area for Landslide 4. Therefore, we recommend the upper portion of Landslide 4 be stabilized via construction of a drilled-pier supported grade beam with new subsurface drainage improvements.”

We concur with Miller Pacific's recommendations that the upper portion of Landslide 4 should be stabilized via the construction of a drilled pier supported grade beam. This mitigation measure is appropriate and is in accordance with our previous recommendations presented in the FEIR.

- *We note that a gap has been created around mapped wetlands between Lots 20 and 21; and we recommend that the proposed pier/grade beam and subsurface drainage previously recommended for the eastern portion of Landslide 3, be moved farther upslope along the lot line for Lot 21 as a means of further avoiding this area.*

We concur with Miller Pacific's recommendations that the proposed pier/grade beam and subsurface drainage previously recommended for the eastern portion of Landslide 3, be moved farther upslope along the lot line for Lot 21 as a means of further avoiding this area. This mitigation measure is appropriate and is in accordance with our previous recommendations presented in the FEIR

- *The previously-mapped colluvial swale within Lot 39 exhibits evidence of shallow-seated soil creep and possible landslide activity. We have labelled this as "Landslide 41", and recommend that Lot 39 be stabilized via construction of a pier-supported grade beam with new subsurface drainage improvements.*

We concur with Miller Pacific's recommendations that Lot 39 be stabilized via construction of a pier-supported grade beam with new subsurface drainage improvements. This mitigation measure is appropriate and is in accordance with our previous recommendations presented in the FEIR.

- *Pier and grade beam systems on Lots 12 through 25 (along Ridge Road) should locally be relocated slightly (as shown on Figure GR-1) to better fit the new lot configurations."*

We concur with Miller Pacific's recommendations that Lots 12 through 25 should locally be relocated (as shown on Figure GR-1) to better fit the new lot configurations. This mitigation measure is appropriate and is in accordance with our previous recommendations presented in the FEIR.

In our professional opinion, the recommendations presented by Miller Pacific regarding the proposed minor modifications in their geotechnical repair methods based on the revised plan, are adequate and were found to be in accordance with the previous mitigation measures presented in the FEIR.

We recommend that the proposed modified mitigation measures be clearly shown on any future versions of Figure GR-1.

The services performed by this office were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other warranties are either expressed or implied.

If you have any questions regarding this review, please call us at 510-208-3252.

Respectfully submitted:

SNYDER WEST & ASSOCIATES, INC.



The image shows a handwritten signature in blue ink that reads "David L. Snyder". To the right of the signature is a circular blue ink seal. The seal contains the text: "PROFESSIONAL GEOLOGIST" at the top, "DAVID L. SNYDER" in the center, "NO. 1898" below the name, "CERTIFIED ENGINEERING GEOLOGIST" below the number, and "STATE OF CALIFORNIA" at the bottom.

David L. Snyder, P.G. #5813, C.E.G. #1898
Principal Engineering Geologist

DLS/AES
Copies: Addressee (1)