



Earth
Engineers,
Inc.

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July 23, 2018

City of Camas
616 Northeast 4th Avenue
Camas, Washington 98607
Attention: Lauren Hollenbeck, Senior Planner

Phone: 360-817-1568, ext. 4253
E-mail: lhollenbeck@cityofcamas.us

**Subject: Geotechnical Peer Review
 Proposed Valley View Subdivision
 Tax Lot 48 and 59
 20109 Southeast 40th Street, Camas, Washington
 EEI Report No. 18-132-1**

Dear Ms. Hollenbeck:

Per your request, **Earth Engineers, Inc. (EEI)** has completed a geotechnical review of the project referenced above.

PROJECT BACKGROUND INFORMATION

Our understanding of the project is based on the following information that has been provided to us.

- **May 1, 2018 report by Rapid Soil Solutions (RSS) titled “Geotechnical Report, Valley View Sub-division, Camas, Washington.”** The report was performed for Stan Firestone. It was originally issued April 30, 2014 (we do not have a copy of that report) and the version we have is an updated report.
- **May 2018 drawing (Sheet 1 of 9, “Site Information”) by Sterling Design titled “Valley View Estates, A Preliminary Subdivision within in a portion of the Ne ¼ of Sec. 8, T1N., R3E., W.M., Clark County, Washington.”** This drawing shows a 36 lot subdivision development on the 9.26 acre property. There are also 8 designated tracts (A through H). Note that we have not been provided Sheets 2 through 9.

Briefly, we understand that the project consists of constructing a new residential subdivision, including streets and underground utilities on the property, which consists of 2 tax lots.

PURPOSE AND SCOPE OF SERVICES

The purpose of our geotechnical review was to assess the documents provided to us and provide a professional opinion on whether the geotechnical reports by RSS meet the geotechnical standard of care and Camas Municipal Code (CMC) Chapter 16.59.060—Critical Area Report Requirements for Geologically Hazardous Areas. It is our understanding that this site qualifies as a geologically hazardous area due to its steep slopes.

REVIEW COMMENTS

After reviewing the RRS report, we offer the following comments:

1. Section 16.59.060.C.1.b requires that the geotechnical site evaluation report include the following:
 - a. Proposed structures
 - b. Proposed grading
 - c. Areas proposed for storage of materials
 - d. Proposed storm drainage areas
 - e. Related project impacts which have potential to adversely affect the geologic hazard(s) present

It does not appear that the RSS report addresses the proposed grading, acceptable areas to store materials, and storm drainage areas. RSS should be provided the current grading and storm drainage plans and update their report accordingly.

2. RSS states the proposed project is a 30 lot subdivision. However, the drawing provided to us shows it is a 36 lot subdivision. We recommend RSS be given the opportunity to review the most current project drawings and update their report in order to make it clear that their report is for the currently proposed project.
3. The “Field Exploration and Subsurface Conditions” section of RSS’s January 23, 2018 report states that they encountered sandy silt in their hand auger borings. However, the boring logs describe the soils as silt and clayey silt. RSS should revise their report so that the soil descriptions in the text of the report and the boring logs are consistent and correct.
4. The “Foundation Design” section of the RSS report states that the allowable soil bearing pressure can be doubled for short-term loads such as those resulting from wind or seismic forces. We are familiar with a code allowance to increase the allowable soil bearing pressure by one-third, but not double. RSS should provide justification for this recommendation.
5. The “Hazards” section of the report states that they evaluated liquefaction and landslide hazards. The site was found to have very little susceptibility to liquefaction and no

mitigation recommendations were provided. The site was determined to not have risk to landslides.

6. With regard to general compliance with Camas Municipal Code (CMC) 16.59.060, it is our professional opinion that if the above listed items are satisfactorily addressed in a revised or supplemental report, then RSS will have met the intent of the code section.

Once RSS has responded to our comments, we will determine if there are any staff report conditions required from a geotechnical standpoint.

LIMITATIONS

This report has been prepared for the exclusive use of the City of Camas for the specific application to the proposed Valley View Estates Subdivision project located on tax lots 48 and 59 in Camas, Washington. EEI does not authorize the use of the advice herein nor the reliance upon the report by third parties without prior written authorization by EEI.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

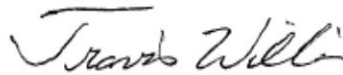
We appreciate the opportunity to perform this geotechnical engineering evaluation. If you have any questions pertaining to this report, or if we may be of further service, please contact Troy Hull at 360-567-1806 (office) or 360-903-2784 (cell).

Sincerely,
Earth Engineers, Inc.



Troy Hull, P.E.
Principal Geotechnical Engineer

Reviewed by:



Travis Willis, P.E.
Principal Geotechnical Engineer