
Re: [EXTERNAL] Upcoming construction for the Bolinas storm drain

From Richard Simonitch <rsimonitch@townofrossca.gov>

Date Fri 2025-03-28 9:02 AM

To Mark Fritts <mark.fritts.ca@gmail.com>

Cc Christa Johnson <cjohnson@townofrossca.gov>

Hi Mark,

Thanks for sending this. I appreciate your flexibility, and we should be able to accommodate all of the access needs for the property owners in this area and we will work these comments into the project constraints and conditions of approval. Dust will be mitigated by watering down the site during construction, but we will let the contractor know that they will be required to clean up any private property windows that gets soiled by construction related dust.

As you may know, the Initial Study/Mitigated Negative Declaration is on the Consent Calendar for next Thursday. I encourage you and the neighbors to become familiar with the IS/MND and the Mitigation, Monitoring, and Reporting Program prior to the meeting.

Regarding your item #4. Any subsurface excavation runs the risk of exposing hazardous materials, and we specifically addressed the proximity of the old railroad in our environmental assessment (see page 61 of the IS/MND). The CEQA document considers this impact to be less than significant only if the Town implements the following mitigation and monitoring measure prior construction:

Mitigation Measure HAZ-1: Conduct Soil Characterization.

Prior to construction, the Project will conduct soil characterization to determine potential for hazardous materials that may be present in the Project site. Analytical results from soil and materials samples will be compared to state and federal standards to evaluate reuse and/or disposal requirements for contaminated soils and materials. If lead or other contaminants are detected at concentrations levels that exceed the regulatory limits, the Project will prepare a Project specific compliance plan (CCR Title 8, §1532) to address handling, reuse, and disposal of contaminant-impacted materials.

Let me know if you have any more questions.

Richard Simonitch PE, PLS, CFM
Public Works Director/Town Engineer
Town of Ross
P.O. Box 320
Ross, CA 94957
(415) 453-1453 ext. 115

From: Mark Fritts <mark.fritts.ca@gmail.com>
Sent: Thursday, March 27, 2025 9:12 PM
To: Richard Simonitch <rsimonitch@townofrossca.gov>
Subject: Re: [EXTERNAL] Upcoming construction for the Bolinas storm drain

Richard,

The three neighbors who reside on the easement driveway where the storm drain project is being proposed met to discuss the project. We have some concerns about the project and have come up with a list of requirements that would need to be met to address those concerns.

1, **Schedule:** The Fritts' at 79 SFD have a signed contract to have their house painted during the proposed project dates. After much re-negotiation with the painting contractor, the contract dates were able to be changed to August 4th-15th. However, the dates cannot move again, so the Town's project must be completed before then.

The Sherley's at 81 SFD have a scheduled event at their home on July 24th that needs to have direct vehicular access.

2. **Vehicular Access:** The Town needs to provide parking for the owners to park their cars. At a minimum, two of the parking spaces need to be provided on SFD in front of the houses since one owner is legally blind and incapable of walking without assistance, and one owner has limited mobility and cannot reliably walk a distance to her car. Both of the Sherley's at 81 SFD and Orna Meyer at 79 SFD have handicap placards and handicapped conditions.

3. **Pedestrian Access:** The Town needs to propose a plan for how the owners and their visitors will access their homes during construction hours.

4. **Environmental Impact:** The easement driveway is the site of an old railroad, which is associated with toxic substances. Because of the depth of the digging, these substances, which have been buried for decades, will be unearthed. This is especially concerning for the Fritts' at 79 SFD because of the proximity of their house to the easement driveway and the fact that one of the owners has an autoimmune disease that would be exacerbated by exposure to such chemicals. The Town needs to provide a soils report to the owners to ensure that they will not be exposed to hazardous chemicals that could affect their health. In addition, we would like to understand where the spoils of the trench will be put during the portion of the project that is directly in front of the 3 homes.

5. **Refurbishing:** Upon completion of the project, the Town needs to re-gravel the easement driveway, replace any landscaping that was removed or damaged during the project with new, large-sized bushes and/or trees, and provide window washing of all front windows of the residences, which will be soiled during the digging.

Please confirm that these requirements will be met.

Thank you,
Orna Meyer and Mark Fritts
Hal and Carol Sherley

Arjuna Farnsworth

On Thu, Mar 20, 2025 at 11:42 AM Richard Simonitch <rsimonitch@townofrossca.gov> wrote:

Thank Mark. We had to accelerate this project because of the Council's recent pressure to get Sir Francis Drake paved and restriped in this area up to El Camino Bueno ASAP. I have to get the Bolinas drain completed before we come in to pave SFD later this year. It's a juggling match that I have very little control over!

We will know more about the work schedule as we move into April.

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From: Mark Fritts <mark.fritts.ca@gmail.com>
Sent: Wednesday, March 19, 2025 10:53 PM
To: Richard Simonitch <rsimonitch@townofrossca.gov>
Cc: Randell Harrison <randell@harrison-engineering.com>
Subject: Re: [EXTERNAL] Upcoming construction for the Bolinas storm drain

Richard,

Thank you for sharing the status of the project and the drawings. I have forwarded your notes and plans to the neighbors at 81 and 83 SFD. We plan to meet to discuss the project and provide feedback to you in the next week.

The timeline took me by surprise based on the 5-year CIP staff report shared before the Town Council February meeting, which put this construction into 2026. Specifically, the document stated "Bolinas Avenue drainage Project Phase 2 (CEQA environmental processing with consultant before final design and construction in 2026)"

Based on this information, my wife and I signed a contract to have the exterior of our house cleaned and re-stained this summer. We have the painters currently scheduled for the weeks of June 23 - July 7th. We will need full vehicle access to our home during that time. This is a topic that I would like to discuss with you when we have a chance.

Mark

On Tue, Mar 18, 2025 at 4:13 PM Richard Simonitch <rsimonitch@townofrossca.gov> wrote:

Hi Mark,

The construction of the storm drain extension that will impact the access to your home, as well as your neighbors at 81 and 83 is scheduled to start in May. The project as a whole will likely continue through to at least the end of June.

We are developing the conditions in the bid specifications, and it looks like the impacts during the day (8AM-5PM) along your driveway strip will last about 10 days. We will require that pedestrian access be allowed at all times, and that any open trenches will be plated to allow vehicular access after 5PM, but during the day vehicular parking or travel will be prohibited. I'm not sure of the exact timing of the closure yet.

I am attaching a copy of the 90% complete drawings, and we are seeking authority to bid the project from Town Council on April 3rd. I would appreciate it if you can provide me with some feedback or suggestions, and please feel free to share this information with your neighbors. I plan to meet with all three of the homeowners sometime in April to discuss the access constraints and any other potential impacts such as utility service interruptions, vegetation removal/replacement etc.

I am cc-ing the project Civil Engineer, Randell Harrison, on this email so that he will be in the loop.

Thank you.

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