



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

June 19, 2019

Southern California Geotechnical, Inc.
Attn: Daryl Kas (dkas@socalgeo.com)

**RE: Conditions of Approval
County Geologic Report No. 190024
"Geotechnical Investigation, Two Proposed Commercial/Industrial Buildings, Mead Valley Business Park, SWC Nandina Avenue and Decker Road, Unincorporated Riverside County (Perris Area), California," dated June 13, 2019.**

County Geologic Report GEO No. 190024, submitted for the project (PPT190011/APNs 295-310-012), was prepared by Southern California Geotechnical, Inc. The report is titled; "Geotechnical Investigation, Two Proposed Commercial/Industrial Buildings, Mead Valley Business Park, SWC Nandina Avenue and Decker Road, Unincorporated Riverside County (Perris Area), California," dated June 13, 2019. In addition, the applicant has submitted the following report:

"Geotechnical Feasibility Study, Proposed Commercial/Industrial Development, NWC Oleander Avenue and Decker Road, Riverside County, California," dated December 13, 2005.

GEO190024 concluded:

1. No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. The subject site is underlain at shallow depth by dense bedrock; therefore, liquefaction is not considered to be a significant design concern for this project.
3. The proposed remedial grading will diminish the potential for collapse, hydroconsolidation, slope instability and/or settlement to tolerable limits.
4. Laboratory testing performed on a representative sample of the near-surface materials indicate that they possess a very low expansion potential.
5. The existing alluvial/older alluvial soils, as well as a portion of the bedrock, are not considered suitable for support of the new structure and will require remedial grading.

GEO190024 recommended:

1. Initial site preparation should include stripping of any surficial vegetation and organic soils.
2. In general, it is recommended that the overexcavation extend to a depth of at least 3 feet below existing grade, and to a depth of at least 3 feet below proposed pad grade, whichever is greater.
3. Remedial grading should be performed within the proposed building areas in order to remove all existing alluvial/older alluvial soils, and a portion of weathered bedrock.
4. Within the influence zones of the new foundations, the overexcavation should extend to a depth of at least 2 feet below proposed foundation bearing grade.

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5. The overexcavation should include the entire pad area. The intent of the grading recommendations is to overexcavate the bedrock and replace it as a compacted fill to a depth of at least 3 feet in cut areas and to overexcavate all alluvial soils prior to fill placement in fill areas. This will facilitate future building activities with respect to excavation of shallow foundations and utilities in cut areas.
6. In order to reduce the settlement potential of the newly placed fill soils to acceptable levels and avoid excessive differential settlements, fill soils placed at depths greater than 10 feet below proposed pad grade within the building pads should be compacted to at least 95 percent of the ASTM D-1557 maximum dry density.

GEO No. 190024 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190024 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Please email me at dwalsh@rivco.org if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director



Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

cc: Planner: Tim Wheeler, Riverside Office (twheeler@rivco.org)
Applicant: EPD Solutions, Attn: Norah Jaffan (norah@epdsolutions.com)

File: GEO0190024, PPT190011, APN 295-310-012

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