

Appendix G-2

Leighton Responses to Comments

April 10, 2024

Project No. 13226.001

Lewis Land Developers, LLC
1156 North Mountain Avenue
Upland, California 91786

Attention: Mr. Adam Collier

**Subject: Addendum Geotechnical Report #1
Proposed Meridian West Campus - Upper Plateau Roof Extensions
East of La Crosse Street and South of Camino Del Sol
March JPA, Riverside County, California**

Reference: Geotechnical Exploration, Proposed Meridian West Campus Upper Plateau, East of La Crosse Street and South of Camino Del Sol, Riverside California, dated December 13, 2022.

In accordance with your request, this addendum report is to confirm that our geotechnical recommendations included in the above referenced report remain applicable to the proposed extensions of Cactus Avenue, Brown Street and Barton Street (Road Extensions) associated with the West Campus Upper Plateau development (see attached Figure 1).

Based on the results of our field exploration and review of published geologic maps, the on-site materials for the Road Extensions include undocumented artificial fill, residual soil/topsoil, colluvium, and alluvium, overlying granitic Val Verde Tonalite. These materials are described in our referenced report. In addition, as indicated in the Recirculated Section 4.8, Hazards and Hazardous Materials, for the Project dated December 2023, a small section of the Cactus Avenue extension will be constructed on fill material in an area of a former landfill.

The potential for geological hazards (including seismicity, liquefaction, lateral spreading, dynamic settlement, landslides, collapsible soils, subsidence, expansive soils) is the same for the Road Extensions as for the Development Area discussed in our December 2022 Report.

Similar to the Development Area, grading and construction of the Road Extensions would be completed in accordance with our preliminary geotechnical investigation, as well as in compliance with the JPA's plan check and building inspection procedures. Additional geotechnical evaluation/reports or addendums should be expected for these various roads/improvements, based on the final infrastructure design plans. However, based on

the results our referenced geotechnical exploration report, anticipated construction and operation activities associated with the Road Extensions should not result in any significant geologic hazard including the following:

- Not directly or indirectly cause or exacerbate adverse strong seismic ground shaking.
- No increase in seismic risks to surrounding areas.
- Not foreseeably cause ground failure or result in liquefaction, or directly or indirectly cause or exacerbate adverse effects involving seismic related ground failure, including liquefaction
- Not foreseeably result in significant impacts related to on- or off-site lateral spreading, subsidence, or collapsible/compressible soils.
- No blasting is anticipated due to shallow excavations (< 5 feet).

Section 4.2 (Earthwork) and 4.77 (Preliminary Pavement Design) of our December 2022 Report remain applicable to the design and construction of the Road Extensions that includes Barton Street, Brown Street and Cactus Avenue. As such, it is our opinion that the site is suitable for the proposed development from a geotechnical perspective, including the Road Extensions.

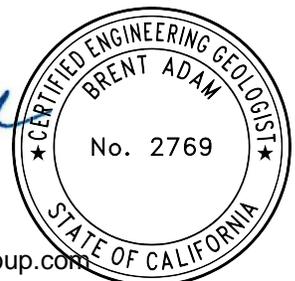
If you have any questions regarding this report, please do not hesitate to contact the undersigned. We appreciate this opportunity to be of service on this project.

Respectfully submitted,
LEIGHTON CONSULTING, INC.


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Attachments: Figure 1 – Site Plan

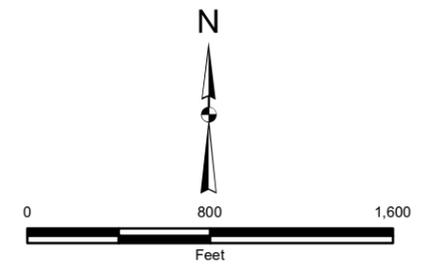
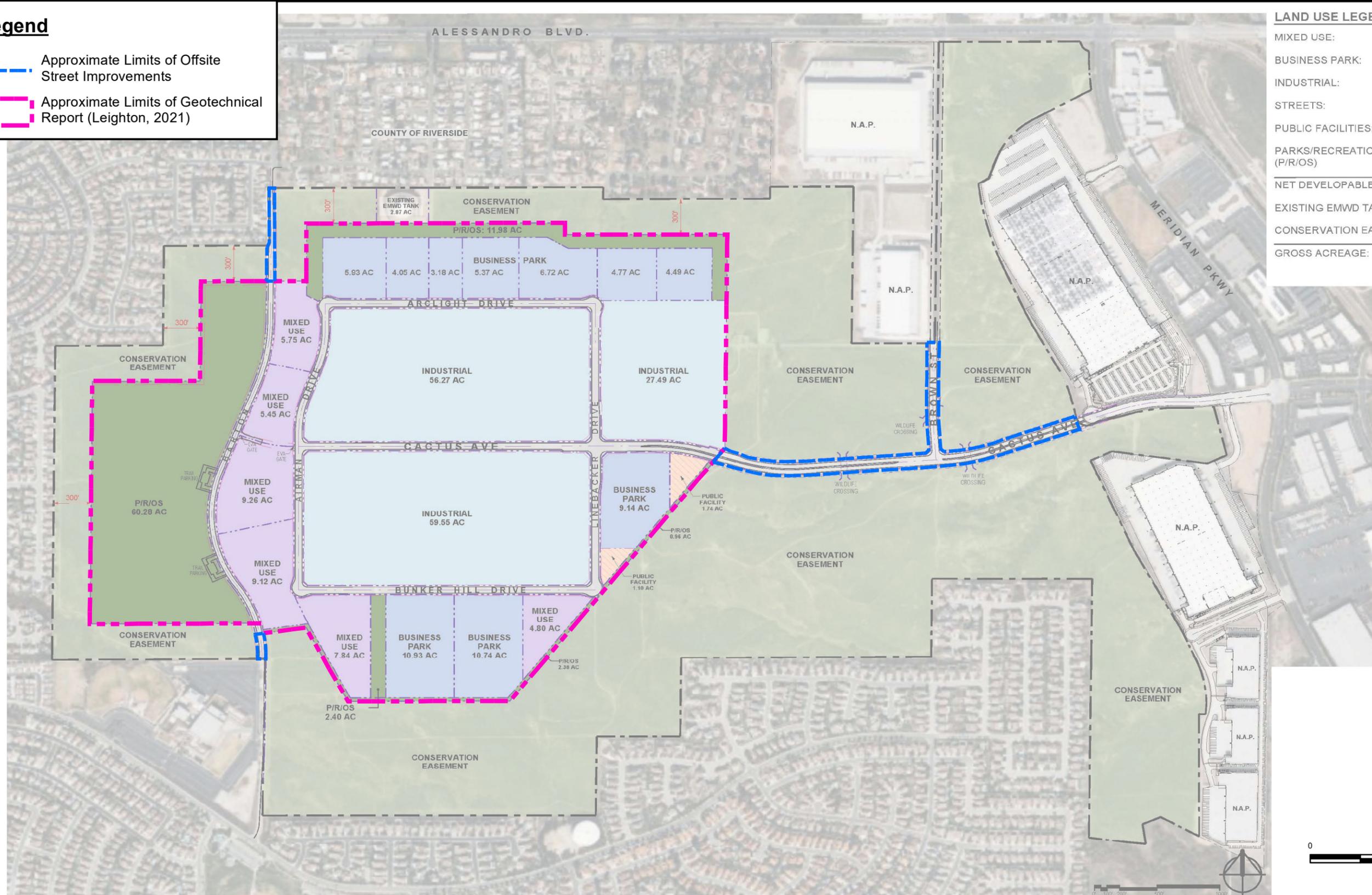
Distribution: (1) Addressee (PDF via email)

Legend

-  Approximate Limits of Offsite Street Improvements
-  Approximate Limits of Geotechnical Report (Leighton, 2021)

LAND USE LEGEND

MIXED USE:	42.22 AC
BUSINESS PARK:	65.32 AC
INDUSTRIAL:	143.31 AC
STREETS:	37.91 AC
PUBLIC FACILITIES:	2.84 AC
PARKS/RECREATION/OPEN SPACE: (P/R/OS)	78.00 AC
NET DEVELOPABLE:	369.60 AC
EXISTING EMWD TANK	2.87 AC
CONSERVATION EASEMENT:	445.43 AC
GROSS ACREAGE:	817.90 AC



Project: 13228.001	Eng/Geol: SIS/BAA
Scale: 1" = 800'	Date: September 2023
Base Map: Site Plan by Dudek.	
Author: Leighton Geomatics (mmurphy)	

SITE PLAN
Proposed Meridian Upper Plateau
Vista Grande Drive, Riverside, California

FIGURE 1



