

LAND USE SERVICES DEPARTMENT

BUILDING & SAFETY • CODE ENFORCEMENT • FIRE HAZARD ABATEMENT
LAND DEVELOPMENT • PLANNING



COUNTY OF SAN BERNARDINO

- 385 N. Arrowhead Avenue, First Floor • San Bernardino, CA 92415-0187
(909) 387-8311 Fax (909) 387-3249
- 15900 Smoke Tree Street, First Floor • Hesperia, CA 92345
(760) 995-8140 Fax (760) 995-8167

TOM HUDSON
Director

July 1, 2014

Megan Irwin, Senior Planner
City of Highland Community Development Department
27215 Base Line
Highland California 92346

RE: REVIEW OF GEOTECHNICAL INVESTIGATION REPORT, PROPOSED COMMERCIAL AND RESIDENTIAL DEVELOPMENT, (APN 1200-421-01) TTM 13-002, CITY OF HIGHLAND

In accordance with your written request dated June 24, 2014, the following report has been reviewed:

Geotechnical Engineering Investigation, Proposed Retail/Residential Development, NEC of Church Avenue and Baseline Street, Highland, California, prepared by NorCal Engineering, dated February 28, 2014, Project Number 17283-14

The report is signed and sealed by Keith D. Tucker, California Professional Engineer and Certified Geotechnical Engineer.

In addition to the above referenced report, a soil infiltration study, dated February 26, 2014 was included.

The report indicates that the approximately 5.8-acre parcel will be developed with a 54-lot residential tract and two commercial/retail structures totaling approximately 12,000 square feet in area.

The field investigation included the excavation, logging and sampling of eleven exploratory borings to a maximum depth of approximately 15 feet below the ground surface. Shallow fill and disturbed soils up to one foot in depth underlain by alluvial materials consisting of silty sands and gravelly, cobblely sands with occasional boulders up to 24 inches in maximum dimension were encountered.

The report states that surficial soils are unsuitable for foundation support and recommends overexcavation and recompaction resulting in the construction of an engineered fill mat. The site was previously utilized for agriculture and therefore, deeper removals may be necessary. The exact depth of removal must be determined by the Project Geotechnical Engineer during grading. Footings and slabs must be underlain by a minimum of 18 inches of engineered fill.

The site lies outside of the liquefaction susceptibility zone as designated by the U.S. Geological Survey (USGS Bulletin 1898) and outside of the Alquist-Priolo Earthquake Fault Hazard Zone as designated by the California Geological Survey.

The report appears to meet the minimum requirements for a geotechnical site investigation and is recommended for approval.

The following should be considered when conditioning the project:

- Rocks greater than 12 inches in maximum dimension must be crushed, utilized in landscaping, exported from the site or placed within designated rock disposal areas as approved by the Project Geotechnical Engineer provided no oversize rock is placed within 10 feet of finish grade. If rock disposal areas are considered necessary to bury oversized materials they must be shown on the grading plan.
- The Project Geotechnical Engineer must review and sign grading and foundation plans. Alternatively, the Geotechnical Engineer may submit a written review of the plans but must indicate whether the plans appear to incorporate the geotechnical recommendations for site development as outlined in the preliminary geotechnical report.
- The Project Geotechnical Engineer must perform inspection and density testing during grading. Upon completion of rough grading, the Geotechnical Engineer must prepare a compaction report that includes the results of compaction testing and a plat or other suitable map showing the location of compaction tests. In addition, the report must summarize the results of in-grading inspections and must indicate whether the grading has been conducted in accordance with the recommendations of the approved geotechnical report.
- The Project Geotechnical Engineer must inspect and approve footing excavations prior to pouring of concrete.

Sincerely,



WESSLY A. REEDER, County Geologist
PG 4270 EG 1447
Building and Safety Division
Land Use Services Department
(909) 387-8311



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