



## Technical Memorandum

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Date:	10-11-19	Project Manager:	Matt Miller
To:	Rimland Pacific, Inc	Principal in Charge:	Matt Miller
Attn:	Wayne Schwandt	Project Name:	Governors Point LP
Cc:	Craig Parkinson Cascade Engineering	Project No:	180441 E001

Subject: Steep slope setbacks

In the Geotechnical Assessment report prepared by AESI Dated October 9, 2018 it was established that by Whatcom County Definition the site contains "Potential Landslide Areas and Active Landslide Areas". We further state in the report that:

*"It is our opinion that the on-site soils and bedrock appear to be generally stable and, with the exception of some localized areas noted above, the landslide hazard potential at the site is low. Furthermore, with respect to landslide hazards, the lots at the Governors Pointe site are likely buildable according to their current configuration, and the identified landslide hazards can be mitigated with a combination of shoreline and building setbacks, and geotechnical engineering and site development best management practices (BMPs) related to grading, erosion control, and drainage. Lots located in the Potential Landslide Hazard areas may require further site-specific technical evaluation to develop adequate mitigation, if needed, prior to construction. Lots that include Active Landslide Hazard areas will require further site-specific technical evaluation to develop adequate mitigation, prior to construction."*

According to the International Building Code the foundation clearances from slopes should be at least the smaller of H/3 and 40 feet. We recognize that these are guidelines and are conditioned upon further review by a qualified professional. Furthermore, according to Whatcom County code 16.16.325 C.1, the size of the setback shall be based on the findings of a qualified professional and shall minimize the risk of property damage, death, or injury resulting from landslides both on and off the property.

Therefore, upon conclusion of our geotechnical assessment it is our opinion that the lots as currently proposed are suitable for residential development, subject to the site-specific recommendations prepared for each lot at the time of building permit.

If there are any further questions, please call 425-827-7701