



SALEM
engineering group, inc.

GEOTECHNICAL ENGINEERING INVESTIGATION

**PROPOSED LATITUDE II APARTMENTS
NEC CENTRE CITY PARKWAY & W. WASHINGTON AVENUE
ESCONDIDO, CALIFORNIA**

**SALEM PROJECT NO. 3-214-1041
JANUARY 14, 2015**

PREPARED FOR:

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January 14, 2015

Project No. 3-214-1041

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**Subject: Geotechnical Engineering Investigation
Proposed Latitude II Apartments
NEC Centre City Parkway & W. Washington Avenue
Escondido, California**

Dear Mr. Paone:

At your request and authorization, SALEM Engineering Group, Inc. (SALEM) has prepared this Geotechnical Engineering Investigation report for the Proposed Latitude II Apartments to be located at the subject site.

The accompanying report presents our findings, conclusions, and recommendations regarding the geotechnical aspects of designing and constructing the project as presently proposed. In our opinion, the proposed project is feasible from a geotechnical viewpoint provided our recommendations are incorporated into the design and construction of the project.

We appreciate the opportunity to assist you with this project. Should you have questions regarding this report or need additional information, please contact the undersigned at (909) 980-6455.

Respectfully Submitted,

SALEM ENGINEERING GROUP, INC.


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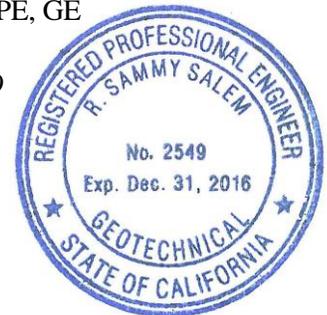


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**GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED LATITUDE II APARTMENTS
NEC CENTRE CITY PARKWAY & W. WASHINGTON AVENUE
ESCONDIDO, CALIFORNIA**

1. PURPOSE AND SCOPE

This report presents the results of our Geotechnical Engineering Investigation for the Proposed Latitude II Apartments to be located at NEC Centre City Parkway & W. Washington Avenue in the City of Escondido, California. (see Figure 1, Vicinity Map).

The purpose of our geotechnical engineering investigation was to observe and sample the subsurface conditions encountered at the site, and provide conclusions and recommendations relative to the geotechnical aspects of constructing the project as presently proposed.

The scope of this investigation included a field exploration, laboratory testing, engineering analysis and the preparation of this report. Our field exploration was performed on December 29, 2014 and included the drilling of eight (8) small-diameter soil borings to a maximum depth of 42 feet at the site. Additionally, four (4) percolation tests were performed at a depth of approximately 5 feet for determination of the percolation rate. The locations of the soil borings and percolation tests are depicted on Figure 2, Site Plan. A detailed discussion of our field investigation, exploratory boring logs and percolation test results are presented in Appendix A.

Laboratory tests were performed on selected soil samples obtained during the investigation to evaluate pertinent physical properties for engineering analyses. Appendix B presents the laboratory test results in tabular and graphic format.

The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions. If project details vary significantly from those described herein, SALEM should be contacted to determine the necessity for review and possible revision of this report. Earthwork and Pavement Specifications are presented in Appendix C. If text of the report conflict with the specifications in Appendix C, the recommendations in the text of the report have precedence.

2. PROJECT DESCRIPTION

We understand that the development of the site will include the construction of six (6) 3-story apartment buildings on an approximately 3.44 acer land. The proposed apartments will include a total of 112 units, comprised of 61 one-bedroom units and 51 two-bedroom units. In addition, there will be a total of 209 parking spaces associated with the development, including 60 one-car garages, 53 carports, 74 open stalls, 11 parallel, and 11 compact. Maximum wall load is expected to be on the order of 2.5 kips per linear

foot. Maximum column load is expected to be on the order of 70 kips. Floor slab soil bearing pressure is expected to be on the order of 150 psf. On-site parking and landscaping are planned to be associated with the development.

Concrete and asphaltic concrete pavement for parking area, customers travel lanes, and truck lane are to be designed for standard duty and heavy-duty traffic loading based on an Equivalent Single Axle Load (ESAL) of 18 kips, a maximum load of 60,000 ESAL and a design life of 20 years. The pavement design recommendations provided herein are based on the State of California Department (CALTRANS) design manual.

A site grading plan was not available at the time of preparation of this report. In the event that changes occur in the nature or design of the project, the conclusions and recommendations contained in this report will not be considered valid unless the changes are reviewed and the conclusions of our report are modified. The site configuration and locations of proposed improvements are shown on the Site Plan, Figure 2.

3. SITE LOCATION AND DESCRIPTION

The subject site is located at the northeast corner of Centre City Parkway and W. Washington Avenue in the City of Escondido, California. (see Vicinity Map, Figure 1). The site physical addresses are 382, 416, 429, 430 and 444 W. Washington Avenue.

The site has two contiguous areas with different elevations. The two areas are separated by what looks like a ditch that runs across the middle of the site in the east-west direction. The northern area which has an elevation of approximately 650 feet above mean sea level (ASML) is lower than the southern area by approximately 5-6 feet. The northern area is vacant with native brush, and trees along the north and east sides of the site. The southern area is vacant with zones consisting of old asphalt parking lot, post demolished areas, and native brush areas.

Underground utility lines exist within the site boundaries. There is gas and electric lines that run toward the north, starting at W. Washington Avenue to the existing box at the center of the southern area of the site. The lines then turn at a 90 degree angle towards the eastern direction through the site. There is an active water line that runs toward the north, starting at W Washington Avenue through the eastern portion and tees off at 90 degree approximately 300 feet away from W Washington Avenue to the east through the site. Finally, there is a sewer channel that runs across the center of the site in the east-west direction that connects two city sewer man holes.

4. FIELD EXPLORATION

Our field exploration consisted of site surface reconnaissance and subsurface exploration. The exploratory test borings (B-1 through B-8) were drilled on December 29, 2014 in the area shown on the Site Plan, Figure 2. The test borings were advanced with a 6¾-inch diameter hollow stem auger rotated by a truck-mounted CME 45C drill rig. The test borings were extended to a maximum depth of 42 feet below existing grade. The depth of the exploratory drilling was limited due to auger refusal on the very dense soil.

The materials encountered in the test borings were visually classified in the field, and logs were recorded by a field engineer and stratification lines were approximated on the basis of observations made at the time of drilling. Visual classification of the materials encountered in the test borings were generally made in accordance with the Unified Soil Classification System (ASTM D2487). A soil classification chart and key to sampling is presented on the Unified Soil Classification Chart, in Appendix "A." The logs of the test borings are presented in Appendix "A." The Boring Logs include the soil type, color, moisture content, dry density, and the applicable Unified Soil Classification System symbol. The location of the test borings were determined by measuring from features shown on the Site Plan, provided to us. Hence, accuracy can be implied only to the degree that this method warrants.

The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix "A" should be consulted.

Soil samples were obtained from the test borings at the depths shown on the logs of borings. The MCS samples were recovered and capped at both ends to preserve the samples at their natural moisture content; SPT samples were recovered and placed in a sealed bag to preserve their natural moisture content. The borings were backfilled with bentonite grout after completion of the drilling.

5. LABORATORY TESTING

Laboratory tests were performed on selected soil samples to evaluate their physical characteristics and engineering properties. The laboratory-testing program was formulated with emphasis on the evaluation of natural moisture, density, shear strength, consolidation potential, expansion index, maximum density and optimum moisture determination, and gradation of the materials encountered. In addition, chemical tests were performed to evaluate the corrosivity of the soils to buried concrete and metal. Details of the laboratory test program and the results of laboratory test are summarized in Appendix "B." This information, along with the field observations, was used to prepare the final boring logs in Appendix "A."

6. GEOLOGIC SETTING

The subject site is located in the San Diego region within the Peninsular Range Geomorphic Province. The Peninsular Range Geomorphic Province is characterized by northwest trending mountain ranges, separated by subparallel fault zones. The mountain ranges are underlain by basement rocks, consisting of Jurassic metavolcanic and metasedimentary rocks and Cretaceous igneous rocks of the southern California batholith. Late Cretaceous, Tertiary, and Quaternary sediments flank the mountain ranges to the northeast and southwest. Subsurface lithologies at the subject site are generally composed of artificial fill, alluvium, and formational materials. Deposits encountered on the subject site during exploratory drilling are discussed in detail in this report.

7. GEOLOGIC HAZARDS

7.1 Faulting and Seismicity

The Peninsular Range has historically been a province of relatively high seismic activity. The nearest faults to the project site are associated with the Elsinore Fault system located approximately 15.5 miles from the site. There are no known active fault traces in the project vicinity. Based on mapping and

historical seismicity, the seismicity of the Peninsular Range has been generally considered high by the scientific community.

The project area is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone and will not require a special site investigation by an Engineering Geologist. Soils on site are classified as Site Class D in accordance with Chapter 16 of the California Building Code. The proposed structures are determined to be in Seismic Design Category D.

To determine the distance of known active faults within 100 miles of the site, we used the United States Geological Survey (USGS) web-based application *2008 National Seismic Hazard Maps - Fault Parameters*. Site latitude is 33.1262 ° North; site longitude is 117.0897° West. The ten closest active faults are summarized below in Table 7.1.

**TABLE 7.1
REGIONAL FAULT SUMMARY**

Fault Name	Distance to Site (miles)	Maximum Earthquake Magnitude, M_w
Elsinore; W+GI+T+J+CM	15.5	7.8
Newport Inglewood Connected alt 1	15.6	7.5
Rose Canyon	15.6	6.9
Newport-Inglewood (Offshore)	19.8	7.5
Earthquake Valley	29.4	6.8
Coronado Bank	30.8	7.4
Palos Verdes Connected	30.8	7.7
Elsinore; W+GI	36.1	7.3
San Jacinto; SBV+SJV+A+CC+B+SM	39.4	7.9
San Jacinto; SBV+SJV+A+C	40.0	7.8

The faults tabulated above and numerous other faults in the region are sources of potential ground motion. However, earthquakes that might occur on other faults throughout California are also potential generators of significant ground motion and could subject the site to intense ground shaking.

7.2 Surface Fault Rupture

The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

7.3 Ground Shaking

We used the USGS web-based application *US Seismic Design Maps* to estimate the peak ground acceleration adjusted for site class effects (PGA_M). Because of the proximity to the subject site and the maximum probable events for these faults, it appears that a maximum probable event along the fault zones could produce a peak horizontal acceleration of approximately 0.429g (2% probability of being exceeded in 50 years).

While listing PGA is useful for comparison of potential effects of fault activity in a region, other considerations are important in seismic design, including frequency and duration of motion and soil conditions underlying the site.

7.4 Liquefaction

Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that trigger liquefaction are: moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater). Due to the increasing overburden pressure with depth, liquefaction of granular soils is generally limited to the upper 50 feet of a soil profile. However, liquefaction has occurred in soils other than clean sand.

The soils on the project site consisted predominately of clayey silt/clay, clayey silt, sandy silt with varying amounts of clay, sandy silt/silty sand with varying amounts of clay, silty sand with trace clay, and silty sand/sand. The historically highest groundwater is estimated to be at a depth of 10 feet below ground surface based regional ground water well data. Low to very low cohesion strength is associated with the sandy soil. A seismic hazard, which could cause damage to the proposed development during seismic shaking, is the post-liquefaction settlement of the liquefied sands.

The potential for soil liquefaction during a seismic event was evaluated using LiqIT computer program (version 4.7.5) developed by GeoLogismiki of Greece. For the analysis, a maximum earthquake magnitude of 7.8 M_w , a peak horizontal ground surface acceleration of 0.43g (with a 2 percent probability of exceedance in 50 years) and a groundwater depth of 10 feet were considered appropriate for the liquefaction analysis. The liquefaction analysis indicated that the site soils had a moderate potential for liquefaction under seismic conditions and the total liquefaction-induced settlement was calculated to be 1.33 inches. For relatively uniform soil conditions, differential settlement is expected to be approximately one-half of the total settlement. Therefore, the differential settlement is estimated to be 0.7 inch.

7.5 Lateral Spreading

Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Due to the relatively flat site topography, we judge the likelihood of lateral spreading to be low.

7.6 Landslides

There are no known landslides at the site, nor is the site in the path of any known or potential landslides. We do not consider the potential for a landslide to be a hazard to this project.

7.7 Tsunamis and Seiches

The site is not located within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. Seiches are large waves generated in enclosed bodies of water in response to

ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Flooding from a seismically-induced seiche is considered unlikely.

8. SOIL AND GROUNDWATER CONDITIONS

8.1 Subsurface Conditions

The subsurface conditions encountered appear typical of those found in the geologic region of the site. In general, the soils within the depth of exploration consisted of alluvium deposits of stiff clayey silt/clay, firm to stiff clayey silt, soft to stiff sandy silt with varying amounts of clay, stiff to hard silty sand/sandy silt with varying amounts of clay, medium dense to very dense silty sand with trace clay, medium dense silty sand/sand.

Up to 4 feet of fill soils were encountered in the exploratory test borings. Thicker fill soils may be present onsite between our test boring locations since the site was graded for the previous development. Verification of the extent of fill should be determined during site grading. Field and laboratory tests suggest that the deeper native soils are moderately strong and slightly compressible.

The soils were classified in the field during the drilling and sampling operations. The stratification lines were approximated by the field engineer on the basis of observations made at the time of drilling. The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix "A" should be consulted.

The Boring Logs include the soil type, color, moisture content, dry density, and the applicable Unified Soil Classification System symbol. The locations of the test borings were determined by measuring from feature shown on the Site Plan, provided to us. Hence, accuracy can be implied only to the degree that this method warrants.

8.2 Groundwater

The test boring locations were checked for the presence of groundwater during and after the drilling operations. Free groundwater was encountered at an approximate depth of 14 feet to 15 feet during this investigation. The historically highest groundwater is estimated to be at a depth of 10 feet below ground surface based regional ground water well data.

It should be recognized that water table elevations may fluctuate with time, being dependent upon seasonal precipitation, irrigation, land use, localized pumping, and climatic conditions as well as other factors. Therefore, water level observations at the time of the field investigation may vary from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.

8.3 Soil Corrosion Screening

Excessive sulfate in either the soil or native water may result in an adverse reaction between the cement in concrete and the soil. The 2011 Edition of ACI 318 (ACI 318) has established criteria for evaluation of sulfate and chloride levels and how they relate to cement reactivity with soil and/or water.

A soil sample was obtained from the project site and was tested for the evaluation of the potential for concrete deterioration or steel corrosion due to attack by soil-borne soluble salts and soluble chloride. The water-soluble sulfate concentration in the saturation extract from the soil sample was detected to be 50 mg/kg. ACI 318 Tables 4.2.1 and 4.3.1 outline exposure categories, classes, and concrete requirements by exposure class. ACI 318 requirements for site concrete based upon soluble sulfate are summarized in Table 8.3 below.

**TABLE 8.3
WATER SOLUBLE SULFATE EXPOSURE REQUIREMENTS**

Water-Soluble Sulfate (SO₄) in Soil, % by Weight	Exposure Severity	Exposure Class	Maximum w/cm Ratio	Minimum Concrete Compressive Strength	Cementitious Materials Type
0.0050	Not Applicable	S0	N/A	2,500 psi	No Restriction

The water-soluble chloride concentration detected in saturation extract from the soil samples was 10 mg/kg. This level of chloride concentration is considered mildly corrosive.

It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, applicable manufacturer's recommendations for corrosion protection of buried metal pipe be closely followed.

8.4 Percolation Testing

Four percolation tests (P-1 through P-4) were performed within assumed infiltration areas and were conducted in accordance with the guidelines established by the City of Escondido. The approximate locations of the percolation tests are shown on the attached Site Plan, Figure 2. Six-inch diameter boreholes were advanced to the depths shown on the percolation test worksheets. The holes were pre-saturated a minimum of 18 hours and maximum of 24 hours before percolation testing commenced. Percolation rates were measured by filling the test holes with clean water and measuring the water drops at a certain time interval. The percolation rate data are presented in tabular format at the end of this Report. The difference in the percolation rates are reflected by the varied type of soil materials at the bottom of the test holes. The test results are shown on the table below.

Test No.	Depth (feet)	Measured Percolation Rate (min/inch)	Tested Infiltration Rate* (inch/hour)	Soil Type
P-1	5	16.7	0.62	Sandy SILT (ML) with clay
P-2	5	20.8	0.58	Sandy SILT (ML) with clay
P-3	5	41.7	0.24	Clayey SILT (ML)
P-4	5	27.8	0.34	Clayey SILT (ML)

* Tested infiltration Rate = $(\Delta H 60 r) / (\Delta t(r + 2H_{avg}))$

Please be advised that when performing percolation testing services in relatively small diameter borings, that the testing may not fully model the actual full scale long term performance of a given site. This is particularly true where percolation test data is to be used in the design of large infiltration system such as may be proposed for the site. The measured percolation rate includes dispersion of the water at the sidewalls of the boring as well as into the underlying soils. Subsurface conditions, including percolation rates, can change over time as fine-grained soils migrate.

It is not warranted that such information and interpretation cannot be superseded by future geotechnical engineering developments. We emphasize that this report is valid for the project outlined above and should not be used for any other sites. The soil absorption or percolation rates are based on tests conducted with clear water. The percolation rates may vary with time as a result of soil clogging from water impurities. The percolation rates will deteriorate over time due to the soil conditions and a factor of safety (FS) may be applied. The owner or civil engineer may elect to use a lower factor of safety for the design; however, more frequent maintenance will be expected. The soils may also become less permeable to impermeable if the soil is compacted. Thus, periodic maintenance consisting of clearing the bottom of the drainage basin of clogged soils should be expected.

The percolation rate may become slower if the surrounding soil is wet or saturated due to prolonged rainfalls. The owner or civil engineer may elect to use a lower factor of safety for the design; however, more frequent maintenance consisting of clearing the bottom of the drainage basin of clogged soils will be expected. Additional percolation tests may be conducted at bottom of the drainage basin during construction to determine the actual percolation rate. Groundwater, if closer to the bottom of the drainage basin, will also reduce the percolation rate.

The infiltration system shall be located at minimum distances of 10 feet from any foundations and 10 feet from property lines. Infiltration in compacted fill is not allowed. Provided that the infiltration system is located at a minimum distance of 10 feet away from any foundations, the infiltration would not result in distress to the adjacent buildings.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1 General

- 9.1.1 Based upon the data collected during this investigation, and from a geotechnical engineering standpoint, it is our opinion that the site is suitable for the proposed construction of improvements at the site as planned, provided the recommendations contained in this report are incorporated into the project design and construction. Conclusions and recommendations provided in this report are based on our review of available literature, analysis of data obtained from our field exploration and laboratory testing program, and our understanding of the proposed development at this time.
- 9.1.2 The primary geotechnical constraints identified in our investigation is the presence of loose and potentially compressible material. Recommendations to mitigate the effects of these soils are provided in this report.
- 9.1.3 Up to 4 feet of fill materials were encountered in our borings. Thicker fill materials may be present on site between boring locations. Undocumented fill materials are not suitable to

support any future structures and should be replaced with Engineered Fill. Prior to fill placement, Salem Engineering Group, Inc. should inspect the bottom of the excavation to verify the fill condition.

- 9.1.4 The site is currently vacant, but was previously occupied with single-family residences. There are active utility lines within the boundaries of the site. Site demolition activities shall include removal of all surface obstructions not intended to be incorporated into final site design. In addition, underground buried structures and/or utility lines encountered during demolition and construction should be properly removed and the resulting excavations backfilled with Engineered Fill. It is suspected that possible demolition activities of the existing structures may disturb the upper soils. After demolition activities, it is recommended that disturbed soils be removed and/or recompact.
- 9.1.5 The onsite soil is slightly expansive (EI=33). To minimize potential soil movement of proposed structures, the upper 12 inches of subgrade soil within the building slab and exterior flatwork areas should consist of Non-Expansive Engineered Fill meeting the requirements of Section 9.4. The 12-inches of Non-Expansive Engineered Fill for the slab system is recommended to be overlain by a minimum of 6-inches of granular aggregate subbase as per Section 9.8
- 9.1.6 Based on the subsurface conditions at the site and the anticipated structural loading, we anticipate that the proposed building may be supported using conventional shallow foundations provided that the recommendations presented herein are incorporated in the design and construction of the project.
- 9.1.7 Provided the site is graded in accordance with the recommendations of this report and foundations constructed as described herein, we estimate that total settlement due to static loads utilizing conventional shallow foundations for the proposed building will be within 1 inch and corresponding differential settlement will be less than ½ inch.
- 9.1.8 All references to relative compaction and optimum moisture content in this report are based on ASTM D 1557 (latest edition).
- 9.1.9 SALEM shall review the project grading and foundation plans prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required. If SALEM is not provided plans and specifications for review, we cannot assume any responsibility for the future performance of the project.
- 9.1.10 SALEM shall be present at the site during site demolition and preparation to observe site clearing/demolition, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.

9.2 Seismic Design Criteria

- 9.2.1 For seismic design of the structures, and in accordance with the seismic provisions of the 2013 CBC, our recommended parameters are shown below. These parameters are based on

Probabilistic Ground Motion of 2% Probability of Exceedance in 50 years. The Site Class was determined based on the results of our field exploration.

**TABLE 9.2.1
2013 CBC SEISMIC DESIGN PARAMETERS**

Seismic Item	Symbol	Value	2010 ASCE 7 or 2013 CBC Reference
Site Coordinates (Datum = NAD 83)		33.1262 Lat -117.0897 Lon	
Site Class	--	D	ASCE 7 Table 20.3
Soil Profile Name	--	Stiff Soil	ASCE 7 Table 20.3
Risk Category	--	II	CBC Table 1604.5
Site Coefficient for PGA	F_{PGA}	1.115	ASCE 7 Table 11.8-1
Peak Ground Acceleration (adjusted for Site Class effects)	PGA_M	0.429	ASCE 7 Equation 11.8-1
Seismic Design Category	SDC	D	ASCE 7 Table 11.6-1 & 2
Mapped Spectral Acceleration (Short period - 0.2 sec)	S_S	1.029 g	CBC Figure 1613.3.1(1-6)
Mapped Spectral Acceleration (1.0 sec. period)	S_1	0.399 g	CBC Figure 1613.3.1(1-6)
Site Class Modified Site Coefficient	F_a	1.088	CBC Table 1613.3.3(1)
Site Class Modified Site Coefficient	F_v	1.602	CBC Table 1613.3.3(2)
MCE Spectral Response Acceleration (Short period - 0.2 sec) $S_{MS} = F_a S_S$	S_{MS}	1.120 g	CBC Equation 16-37
MCE Spectral Response Acceleration (1.0 sec. period) $S_{M1} = F_v S_1$	S_{M1}	0.639 g	CBC Equation 16-38
Design Spectral Response Acceleration $S_{DS} = \frac{2}{3} S_{MS}$ (short period - 0.2 sec)	S_{DS}	0.747 g	CBC Equation 16-39
Design Spectral Response Acceleration $S_{D1} = \frac{2}{3} S_{M1}$ (1.0 sec. period)	S_{D1}	0.426 g	CBC Equation 16-40

9.2.2 Conformance to the criteria in the above table for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

9.3 Soil and Excavation Characteristics

- 9.3.1 Based on the soil conditions encountered in our soil borings, the onsite soils can be excavated with moderate effort using conventional excavation equipment.
- 9.3.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable Occupational Safety and Health Administration (OSHA) rules and regulations to maintain safety and maintain the stability of adjacent existing improvements.
- 9.3.3 The upper soils are moisture-sensitive and moderately collapsible under saturated conditions. These soils, in their present condition, possess moderate risk to construction in terms of possible post-construction movement of the foundations and floor systems if no mitigation measures are employed. Accordingly, measures are considered necessary to reduce anticipated expansion and collapse potential. As recommended in Section 9.5, the collapsible soils should be overexcavated and recompacted. Mitigation measures will not eliminate post-construction soil movement, but will reduce the soil movement. Success of the mitigation measures will depend on the thoroughness of the contractor in dealing with the soil conditions.
- 9.3.4 The near surface soils identified as part of our investigation are, generally, moist due to the absorption characteristics of the soil. Earthwork operations may encounter very moist unstable soils which may require removal to a stable bottom. Exposed native soils exposed as part of site grading operations shall not be allowed to dry out and should be kept continuously moist prior to placement of subsequent fill.

9.4 Materials for Fill

- 9.4.1 Excavated soils generated from cut operations at the site are suitable for use as general Engineered Fill in structural areas, provided they have an Expansion Index of 20 or less, do not contain deleterious matter, organic material, or rock material larger than 3 inches in maximum dimension.
- 9.4.2 The onsite soils with an Expansion Index of greater than 20 should not be placed within the upper 12 inches of the interior slab-on-grade or exterior flatwork areas. These soils ($EI \leq 40$) can be placed in the pavement and landscaping areas or at depths below 12 inches of the slab-on-grade and exterior flatwork areas.
- 9.4.3 Environmental characteristics and corrosion potential of import soil materials should also be considered.
- 9.4.4 Proposed import materials should be sampled, tested, and approved by SALEM prior to its transportation to the site.
- 9.4.5 Import soil shall be well-graded, slightly cohesive silty fine sand or sandy silt, with relatively impervious characteristics when compacted. A clean sand or very sandy soil is not acceptable for this purpose. This material should be approved by the Engineer prior to use and should typically possess the soil characteristics summarized below in Table 9.4.3.

TABLE 9.4.2
IMPORT FILL REQUIREMENTS

Minimum Percent Passing No. 200 Sieve	20
Maximum Percent Passing No. 200 Sieve	50
Maximum Particle Size	3"
Maximum Plasticity Index	12
Maximum CBC Expansion Index	20

9.4.6 The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since they have complete control of the project site.

9.5 Grading

9.5.1 A representative of our firm shall be present during all site clearing and grading operations to test and observe earthwork construction. This testing and observation is an integral part of our service as acceptance of earthwork construction is dependent upon compaction of the material and the stability of the material. The Geotechnical Engineer may reject any material that does not meet compaction and stability requirements. Further recommendations of this report are predicated upon the assumption that earthwork construction will conform to recommendations set forth in this section as well as other portions of this report.

9.5.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and geotechnical engineer in attendance.

9.5.3 The site is currently vacant with existing paved parking lot zones. Site demolition activities shall include removal of all surface obstructions not intended to be incorporated into final site design. In addition, underground buried structures and/or utility lines encountered during demolition and construction should be properly removed and the resulting excavations backfilled with Engineered Fill. After demolition activities, it is recommended that disturbed soils be removed and/or recompacted.

9.5.4 Site preparation should begin with removal of existing surface/subsurface structures, underground utilities (as required), any existing uncertified fill, and debris. Excavations or depressions resulting from site clearing operations, or other existing excavations or depressions, should be restored with Engineered Fill in accordance with the recommendations of this report.

9.5.5 Surface vegetation consisting of grasses and other similar vegetation should be removed by stripping to a sufficient depth to remove organic-rich topsoil. The upper 2- to 4-inches of the soils containing, vegetation, roots and other objectionable organic matter encountered at the time of grading should be stripped and removed from the surface. Deeper stripping may be required in localized areas. In addition, existing concrete shall be removed from areas of proposed

improvements and stockpiled separately from excavated soil material. The stripped vegetation and concrete materials will not be suitable for use as Engineered Fill or within 5 feet of building pads. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas or exported from the site.

- 9.5.6 Structural building pad areas should be considered as areas extending a minimum of 5 feet horizontally beyond the outside dimensions of buildings, including footings and non-cantilevered overhangs carrying structural loads.
- 9.5.7 To minimize post-construction soil movement and provide uniform support for the proposed structures, it is recommended that the overexcavation and recompaction within the proposed building area be performed to a minimum depth of **three (3)** feet below existing grade or **three (3)** feet below proposed footing bottom, whichever is deeper.
- 9.5.8 The overexcavation and recompaction should also extend laterally to a minimum of 5 feet beyond the outer edges of the proposed footings except in the areas where the lateral extension is restricted by the property lines. Shorings or slot cuts will be required for vertical cut along the property lines or existing footings.
- 9.5.9 Any fill materials encountered during grading should be removed and replaced with engineered fill. The actual depth of the overexcavation and recompaction should be determined by our field representative during construction.
- 9.5.10 Prior to placement of fill soils, the upper 10 to 12 inches of native subgrade soils should be scarified, moisture-conditioned to no less than the optimum moisture content and recompacted to a minimum of 95 percent (90 percent for cohesive soils) of the maximum dry density based on ASTM D1557-07 Test Method.
- 9.5.11 All Engineered Fill (including scarified ground surfaces and backfill) should be placed in thin lifts which will allow for adequate bonding and compaction (typically 6 to 8 inches in loose thickness).
- 9.5.12 Engineered Fill soils should be placed, moisture conditioned to near optimum moisture content, and compacted to at least 95% (90% for cohesive soils) relative compaction.
- 9.5.13 An integral part of satisfactory fill placement is the stability of the placed lift of soil. If placed materials exhibit excessive instability as determined by a SALEM field representative, the lift will be considered unacceptable and shall be remedied prior to placement of additional fill material. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.
- 9.5.14 Within pavement areas, it is recommended that scarification, moisture conditioning and recompaction be performed to at least 12 inches below existing grade or finish grade, whichever is deeper. In addition, the upper 12 inches of final pavement subgrade, whether completed at-grade, by excavation, or by filling, should be uniformly moisture-conditioned to no less than the optimum moisture content and compacted to at least 95% relative compaction.

- 9.5.15 Final pavement subgrade should be finished to a smooth, unyielding surface. We further recommend proof-rolling the subgrade with a loaded water truck (or similar equipment with high contact pressure) to verify the stability of the subgrade prior to placing aggregate base.
- 9.5.16 The most effective site preparation alternatives will depend on site conditions prior to grading. We should evaluate site conditions and provide supplemental recommendations immediately prior to grading, if necessary.
- 9.5.17 We do not anticipate groundwater or seepage to adversely affect construction if conducted during the drier months of the year (typically summer and fall). However, groundwater and soil moisture conditions could be significantly different during the wet season (typically winter and spring) as surface soil becomes wet; perched groundwater conditions may develop. Grading during this time period will likely encounter wet materials resulting in possible excavation and fill placement difficulties. Project site winterization consisting of placement of aggregate base and protecting exposed soils during construction should be performed. If the construction schedule requires grading operations during the wet season, we can provide additional recommendations as conditions warrant.
- 9.5.18 The wet soils may become non conducive to site grading as the upper soils yield under the weight of the construction equipment. Therefore, mitigation measures should be performed for stabilization. Typical remedial measures include: discing and aerating the soil during dry weather; mixing the soil with dryer materials; removing and replacing the soil with an approved fill material or placement of crushed rocks or aggregate base material; or mixing the soil with an approved lime or cement product.

The most common remedial measure of stabilizing the bottom of the excavation due to wet soil condition is to reduce the moisture of the soil to near the optimum moisture content by having the subgrade soils scarified and aerated or mixed with drier soils prior to compacting. However, the drying process may require an extended period of time and delay the construction operation. To expedite the stabilizing process, crushed rock may be utilized for stabilization provided this method is approved by the owner for the cost purpose.

If the use of crushed rock is considered, it is recommended that the upper soft and wet soils be replaced by 6 to 24 inches of $\frac{3}{4}$ -inch to 1-inch crushed rocks. The thickness of the rock layer depends on the severity of the soil instability. The recommended 6 to 24 inches of crushed rock material will provide a stable platform. It is further recommended that lighter compaction equipment be utilized for compacting the crushed rock. A layer of geofabric is recommended to be placed on top of the compacted crushed rock to minimize migration of soil particles into the voids of the crushed rock, resulting in soil movement. Although it is not required, the use of geogrid (e.g. Tensar BX 1100 or TX 140) below the crushed rock will enhance stability and reduce the required thickness of crushed rock necessary for stabilization.

Our firm should be consulted prior to implementing remedial measures to provide appropriate recommendations.

9.6 Shallow Foundations

- 9.6.1 The site is suitable for use of conventional shallow foundations consisting of continuous footings and isolated pad footings bearing in properly compacted Engineered Fill.
- 9.6.2 The bearing wall footings considered for the structure should be continuous with a minimum width of 15 inches and extend to a minimum depth of 18 inches below the lowest adjacent grade. Isolated column footings should have a minimum width of 24 inches and extend a minimum depth of 18 inches below the lowest adjacent grade. The bottom of footing excavations should be maintained free of loose and disturbed soil. Footing concrete should be placed into a neat excavation.
- 9.6.3 For design purposes, total settlement due to static and seismic loadings on the order of 1.5 inches may be assumed for shallow footings. Differential settlement due to static and seismic loadings, along a 20-foot exterior wall footing or between adjoining column footings, should be 1 inch, producing an angular distortion of 0.004. Most of the static settlement is expected to occur during construction as the loads are applied. However, additional post-construction settlement may occur if the foundation soils are flooded or saturated. The footing excavations should not be allowed to dry out any time prior to pouring concrete.
- 9.6.4 The foundation should be designed to tolerate a liquefaction-induced total settlement of 1.33 inches and a liquefaction-induced differential settlement of 0.7 inch over 20 feet.
- 9.6.5 Footings proportioned as recommended above may be designed for the maximum allowable soil bearing pressures shown in the table below.

Loading Condition	Allowable Bearing
Dead Load Only	2,000 psf
Dead-Plus-Live Load	2,500 psf
Total Load, Including Wind or Seismic Loads	3,325 psf

- 9.6.6 Resistance to lateral footing displacement can be computed using an allowable coefficient of friction factor of 0.35 acting between the base of foundations and the supporting native subgrade.
- 9.6.7 Lateral resistance for footings can alternatively be developed using an ultimate equivalent fluid passive pressure of 350 pounds per cubic foot acting against the appropriate vertical native footing faces. The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance. An increase of one-third is permitted when using the alternate load combination in Section 1605.3.2 of the 2012 IBC/2013 CBC that includes wind or earthquake loads.
- 9.6.8 Underground utilities running parallel to footings should not be constructed in the zone of influence of footings. The zone of influence may be taken to be the area beneath the footing and within a 1:1 plane extending out and down from the bottom edge of the footing.

9.6.9 The foundation subgrade should be sprinkled as necessary to maintain a moist condition without significant shrinkage cracks as would be expected in any concrete placement. Prior to placing rebar reinforcement, foundation excavations should be evaluated by a representative of SALEM for appropriate support characteristics and moisture content. Moisture conditioning may be required for the materials exposed at footing bottom, particularly if foundation excavations are left open for an extended period.

9.7 Concrete Slabs-on-Grade

9.7.1 Slab thickness and reinforcement should be determined by the structural engineer based on the anticipated loading. We recommend that non-structural slabs-on-grade be at least 4 inches thick and underlain by six (6) inches of compacted granular aggregate subbase material compacted to at least 95% relative compaction.

9.7.2 Granular aggregate subbase material shall conform to ASTM D-2940, Latest Edition (Table 1, bases) with at least 95 percent passing a 1½-inch sieve and not more than 8% passing a No. 200 sieve to prevent capillary moisture rise.

9.7.3 We recommend reinforcing slabs, at a minimum, with No. 3 reinforcing bars placed 18 inches on center, each way.

9.7.4 Slabs subject to structural loading may be designed utilizing a modulus of subgrade reaction K of 120 pounds per square inch per inch. The K value was approximated based on inter-relationship of soil classification and bearing values (Portland Cement Association, Rocky Mountain Northwest).

9.7.5 The spacing of crack control joints should be designed by the project structural engineer. In order to regulate cracking of the slabs, we recommend that full depth construction joints or control joints be provided at a maximum spacing of 15 feet in each direction for 5-inch thick slabs and 12 feet for 4-inch thick slabs.

9.7.6 Crack control joints should extend a minimum depth of one-fourth the slab thickness and should be constructed using saw-cuts or other methods as soon as practical after concrete placement. The exterior floors should be poured separately in order to act independently of the walls and foundation system.

9.7.7 It is recommended that the utility trenches within the structure be compacted, as specified in our report, to minimize the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the structures is recommended.

9.7.8 Moisture within the structure may be derived from water vapors, which were transformed from the moisture within the soils. This moisture vapor penetration can affect floor coverings and produce mold and mildew in the structure. To minimize moisture vapor intrusion, it is recommended that a vapor retarder be installed in accordance with manufacturer's recommendations and/or ASTM guidelines, whichever is more stringent. In addition, ventilation of the structure is recommended to reduce the accumulation of interior moisture.

- 9.7.9 In areas where it is desired to reduce floor dampness where moisture-sensitive coverings are anticipated, construction should have a suitable waterproof vapor retarder (a minimum of 15 mils thick polyethylene vapor retarder sheeting, Raven Industries “VaporBlock 15, Stego Industries 15 mil “StegoWrap” or W.R. Meadows Sealtight 15 mil “Perminator”) incorporated into the floor slab design. The water vapor retarder should be decay resistant material complying with ASTM E96 not exceeding 0.04 perms, ASTM E154 and ASTM E1745 Class A. The vapor barrier should be placed between the concrete slab and the compacted granular aggregate subbase material. The water vapor retarder (vapor barrier) should be installed in accordance with ASTM Specification E 1643-94.
- 9.7.10 The concrete maybe placed directly on vapor retarder. The vapor retarder should be inspected prior to concrete placement. Cut or punctured retarder should be repaired using vapor retarder material lapped 6 inches beyond damaged areas and taped.
- 9.7.11 The recommendations of this report are intended to reduce the potential for cracking of slabs due to soil movement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to soil movement. This is common for project areas that contain expansive soils since designing to eliminate potential soil movement is cost prohibitive. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.
- 9.7.12 Proper finishing and curing should be performed in accordance with the latest guidelines provided by the American Concrete Institute, Portland Cement Association, and ASTM.

9.8 Lateral Earth Pressures and Frictional Resistance

- 9.8.1 Active, at-rest and passive unit lateral earth pressures against footings and walls are summarized in the table below:

Lateral Pressure Conditions	Ultimate Equivalent Fluid Pressure, pcf
Active Pressure, Drained	40
At-Rest Pressure, Drained	60
Passive Pressure	350
Related Parameters	
Allowable Coefficient of Friction	0.35
In-Place Soil Density (lbs/ft ³)	120

- 9.8.2 Active pressure applies to walls, which are free to rotate. At-rest pressure applies to walls, which are restrained against rotation. The preceding lateral earth pressures assume sufficient drainage

behind retaining walls to prevent the build-up of hydrostatic pressure. The top one-foot of adjacent subgrade should be deleted from the passive pressure computation.

- 9.8.3 The foregoing values of lateral earth pressures represent ultimate soil values and a safety factor consistent with the design conditions should be included in their usage.
- 9.8.4 For stability against lateral sliding, which is resisted solely by the passive pressure, we recommend a minimum safety factor of 1.5.
- 9.8.5 For stability against lateral sliding, which is resisted by the combined passive and frictional resistance, a minimum safety factor of 2.0 is recommended.
- 9.8.6 For lateral stability against seismic loading conditions, we recommend a minimum safety factor of 1.1.
- 9.8.7 For dynamic seismic lateral loading the following equation shall be used:

Dynamic Seismic Lateral Loading Equation
Dynamic Seismic Lateral Load = $\frac{3}{8}\gamma K_h H^2$
Where: γ = In-Place Soil Density (Section 9.8.1 above)
K_h = Horizontal Acceleration = $\frac{2}{3}PGA_M$ (Section 9.2.1 above)
H = Wall Height

9.9 Retaining Walls

- 9.9.1 Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated drainage system. The gravel zone should have a minimum width of 12 inches wide and should extend upward to within 12 inches of the top of the wall. The upper 12 inches of backfill should consist of native soils, concrete, asphaltic-concrete or other suitable backfill to minimize surface drainage into the wall drain system. The gravel should conform to Class II permeable materials graded in accordance with the current CalTrans Standard Specifications.
- 9.9.2 Prefabricated drainage systems, such as Miradrain®, Enkadrain®, or an equivalent substitute, are acceptable alternatives in lieu of gravel provided they are installed in accordance with the manufacturer’s recommendations. If a prefabricated drainage system is proposed, our firm should review the system for final acceptance prior to installation.
- 9.9.3 Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The top of the perforated pipe should be placed at or below the bottom of the adjacent floor slab or pavements. The pipe should be placed in the center line of the drainage blanket and should have a minimum diameter of 4 inches.

Slots should be no wider than 1/8-inch in diameter, while perforations should be no more than 1/4-inch in diameter.

- 9.9.4 If retaining walls are less than 5 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. The weep holes should consist of 2-inch minimum diameter holes (concrete walls) or unmortared head joints (masonry walls) and placed no higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to the CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.
- 9.9.5 During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand operated equipment ("whackers," vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.

9.10 Temporary Excavations

- 9.10.1 We anticipate that the majority of the sandy site soils will be classified as Cal-OSHA "Type C" soil when encountered in excavations during site development and construction. Excavation sloping, benching, the use of trench shields, and the placement of trench spoils should conform to the latest applicable Cal-OSHA standards. The contractor should have a Cal-OSHA-approved "competent person" onsite during excavation to evaluate trench conditions and make appropriate recommendations where necessary.
- 9.10.2 It is the contractor's responsibility to provide sufficient and safe excavation support as well as protecting nearby utilities, structures, and other improvements which may be damaged by earth movements. All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load.
- 9.10.3 Temporary excavations and slope faces should be protected from rainfall and erosion. Surface runoff should be directed away from excavations and slopes.
- 9.10.4 Open, unbraced excavations in undisturbed soils should be made according to the slopes presented in the following table:

RECOMMENDED EXCAVATION SLOPES

Depth of Excavation (ft)	Slope (Horizontal : Vertical)
0-5	1:1
5-10	2:1

- 9.10.5 If, due to space limitation, excavations near property lines or existing structures are performed in a vertical position, slot cuts, braced shorings or shields may be used for supporting vertical excavations. Therefore, in order to comply with the local and state safety regulations, a properly designed and installed shoring system would be required to accomplish planned excavations and installation. A Specialty Shoring Contractor should be responsible for the design and installation of such a shoring system during construction.
- 9.10.6 Braced shorings should be designed for a maximum pressure distribution of 30H, (where H is the depth of the excavation in feet). The foregoing does not include excess hydrostatic pressure or surcharge loading. Fifty percent of any surcharge load, such as construction equipment weight, should be added to the lateral load given herein. Equipment traffic should concurrently be limited to an area at least 3 feet from the shoring face or edge of the slope.
- 9.10.7 The excavation and shoring recommendations provided herein are based on soil characteristics derived from the borings within the area. Variations in soil conditions will likely be encountered during the excavations. SALEM Engineering Group, Inc. should be afforded the opportunity to provide field review to evaluate the actual conditions and account for field condition variations not otherwise anticipated in the preparation of this recommendation. Slope height, slope inclination, or excavation depth should in no case exceed those specified in local, state, or federal safety regulation, (e.g. OSHA) standards for excavations, 29 CFR part 1926, or Assessor's regulations.

9.11 Underground Utilities

- 9.11.1 Underground utility trenches should be backfilled with properly compacted material. The material excavated from the trenches should be adequate for use as backfill provided it does not contain deleterious matter, vegetation or rock larger than 3 inches in maximum dimension. Trench backfill should be placed in loose lifts not exceeding 8 inches and compacted to at least 95% (90% for cohesive soils) relative compaction at or above optimum moisture content.
- 9.11.2 Bedding and pipe zone backfill typically extends from the bottom of the trench excavations to approximately 6 to 12 inches above the crown of the pipe. Pipe bedding and backfill material should conform to the requirements of the governing utility agency.
- 9.11.3 It is suggested that underground utilities crossing beneath new or existing structures be plugged at entry and exit locations to the building or structure to prevent water migration. Trench plugs can consist of on-site clay soils, if available, or sand cement slurry. The trench plugs should extend 2 feet beyond each side of individual perimeter foundations.
- 9.11.4 The contractor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

9.12 Surface Drainage

- 9.12.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change to important engineering properties. Proper drainage should be maintained at all times.
- 9.12.2 The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. These grades should be maintained for the life of the project. Ponding of water should not be allowed adjacent to the structure. Over-irrigation within landscaped areas adjacent to the structure should not be performed.
- 9.12.3 Roof drains should be installed with appropriate downspout extensions out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

9.13 Pavement Design

- 9.13.1 Based on site soil conditions, an R-value of 25 was used for the preliminary flexible asphaltic concrete pavement design. The R-value may be verified during grading of the pavement areas.
- 9.13.2 The pavement design recommendations provided herein are based on the State of California Department of Transportation (CALTRANS) design manual.

The asphaltic concrete (flexible pavement) is based on a 20-year pavement life utilizing 1200 passenger vehicles, 10 single unit trucks, and 2 multi-unit trucks. The following table shows the recommended pavement sections for various traffic indices.

TABLE 9.14.2
ASPHALT CONCRETE PAVEMENT THICKNESSES

Traffic Index	Asphaltic Concrete	Class II Aggregate Base*	Compacted Subgrade**
5.0 (Parking & Vehicle Drive Areas)	3.0"	6.0"	12.0"
6.0 (Heavy Truck Areas)	3.0"	9.5"	12.0"

***95% compaction based on ASTM D1557-07 Test Method*
***95% (90% for cohesive soils) compaction based on ASTM D1557-07 Test Method*

- 9.13.3 The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.

**TABLE 9.14.3
PORTLAND CEMENT CONCRETE PAVEMENT THICKNESSES**

Traffic Index	Portland Cement Concrete*	Class II Aggregate Base**	Compacted Subgrade***
5.0 (Light Duty)	5.0"	4.0"	12.0"
6.0 (Heavy Duty)	6.5"	6.0"	12.0"

* Minimum Compressive Strength of 4,000 psi
 ** 95% compaction based on ASTM D1557-07 Test Method
 ***95% (90% for cohesive soils) compaction based on ASTM D1557-07 Test Method

10. PLAN REVIEW, CONSTRUCTION OBSERVATION AND TESTING

10.1 Plan and Specification Review

10.1.1 SALEM should review the project plans and specifications prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required.

10.2 Construction Observation and Testing Services

10.2.1 The recommendations provided in this report are based on the assumption that we will continue as Geotechnical Engineer of Record throughout the construction phase. It is important to maintain continuity of geotechnical interpretation and confirm that field conditions encountered are similar to those anticipated during design. If we are not retained for these services, we cannot assume any responsibility for others interpretation of our recommendations, and therefore the future performance of the project.

10.2.2 SALEM should be present at the site during site preparation to observe site clearing, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.

10.2.3 SALEM's observations should be supplemented with periodic compaction tests to establish substantial conformance with these recommendations. Moisture content of footings and slab subgrade should be tested immediately prior to concrete placement. SALEM should observe foundation excavations prior to placement of reinforcing steel or concrete to assess whether the actual bearing conditions are compatible with the conditions anticipated during the preparation of this report.

11. LIMITATIONS AND CHANGED CONDITIONS

The analyses and recommendations submitted in this report are based upon the data obtained from the test borings drilled at the approximate locations shown on the Site Plan, Figure 1. The report does not reflect variations which may occur between borings. The nature and extent of such variations may not become evident until construction is initiated.

If variations then appear, a re-evaluation of the recommendations of this report will be necessary after performing on-site observations during the excavation period and noting the characteristics of such variations. The findings and recommendations presented in this report are valid as of the present and for the proposed construction. If site conditions change due to natural processes or human intervention on the property or adjacent to the site, or changes occur in the nature or design of the project, or if there is a substantial time lapse between the submission of this report and the start of the work at the site, the conclusions and recommendations contained in our report will not be considered valid unless the changes are reviewed by SALEM and the conclusions of our report are modified or verified in writing. The validity of the recommendations contained in this report is also dependent upon an adequate testing and observations program during the construction phase. Our firm assumes no responsibility for construction compliance with the design concepts or recommendations unless we have been retained to perform the on-site testing and review during construction. SALEM has prepared this report for the exclusive use of the owner and project design consultants.

SALEM does not practice in the field of corrosion engineering. It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, that manufacturer's recommendations for corrosion protection be closely followed. Further, a corrosion engineer may be needed to incorporate the necessary precautions to avoid premature corrosion of concrete slabs and foundations in direct contact with native soil. The importation of soil and or aggregate materials to the site should be screened to determine the potential for corrosion to concrete and buried metal piping. The report has been prepared in accordance with generally accepted geotechnical engineering practices in the area. No other warranties, either express or implied, are made as to the professional advice provided under the terms of our agreement and included in this report.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (909) 980-6455.

Respectfully Submitted,

SALEM ENGINEERING GROUP, INC.



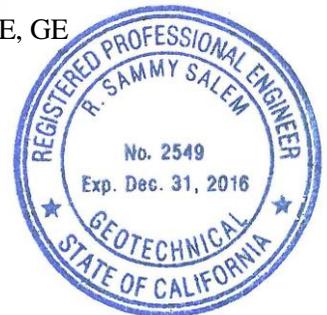
Ibrahim Ibrahim, MS, EIT
Geotechnical Staff Engineer

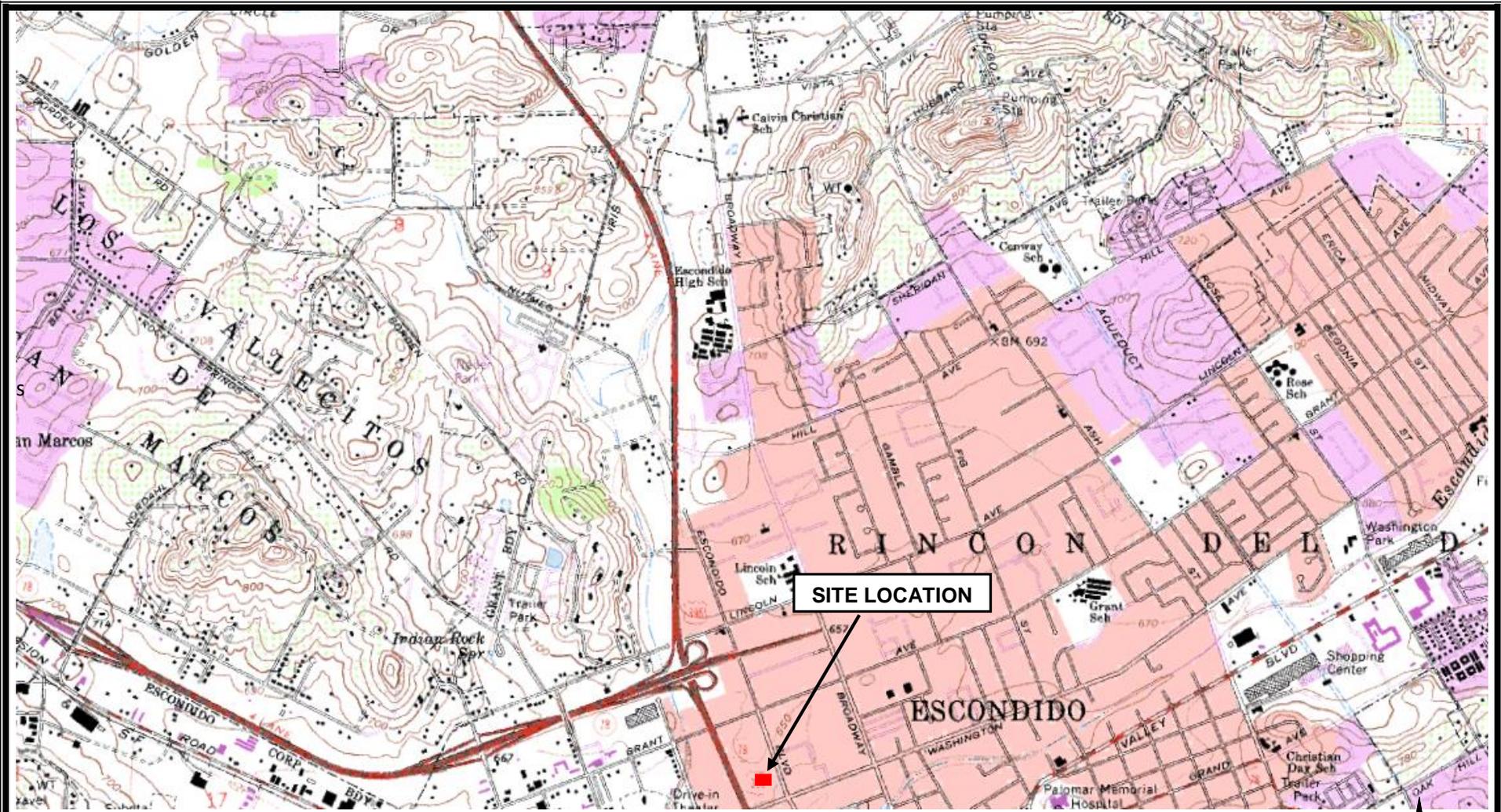


Clarence Jiang, GE
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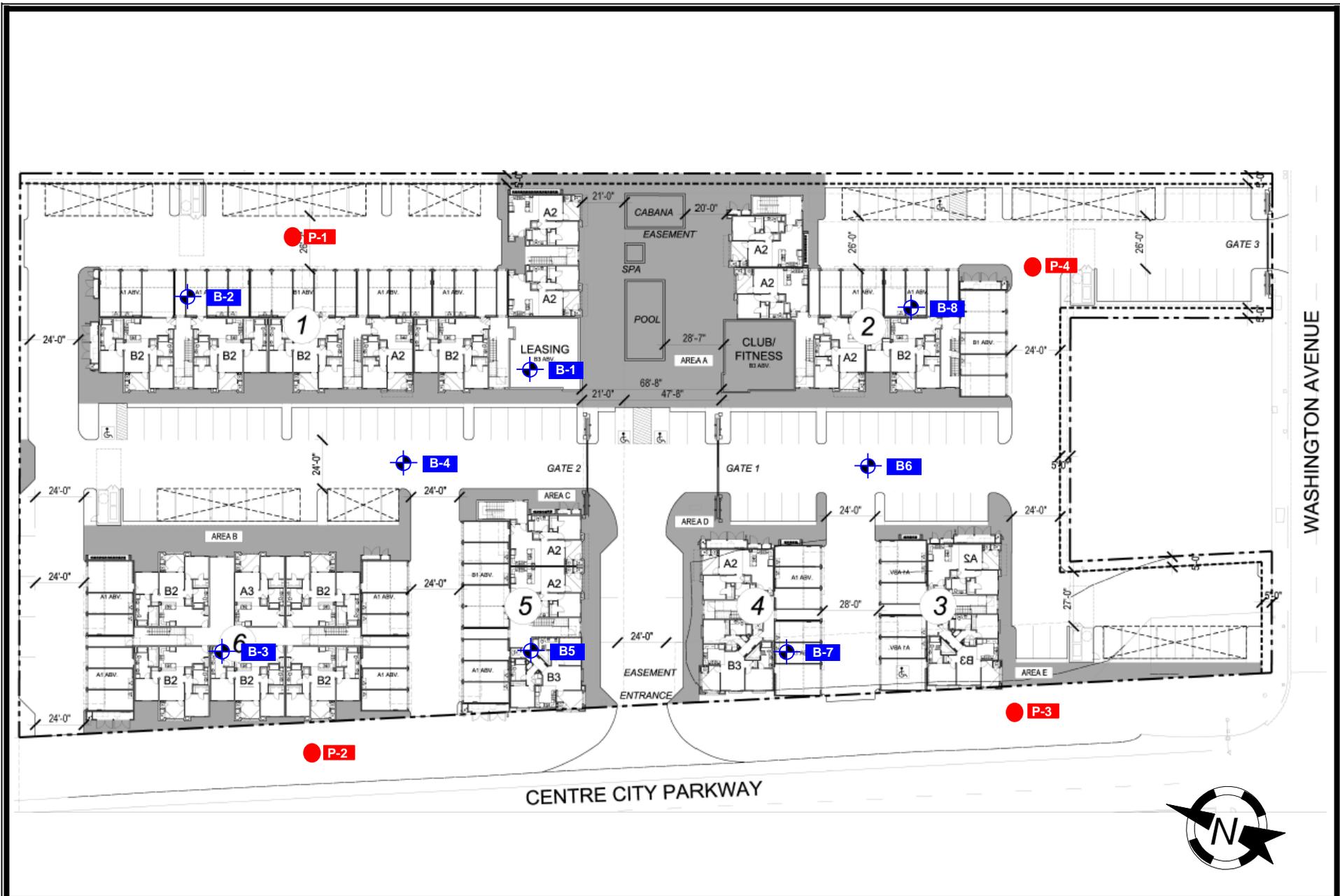


Source Image: U.S. Geological Survey, Valley Center, Calif. 7.5' Quadrangle, 1968 (Photorevised 1975)



VICINITY MAP GEOTECHNICAL ENGINEERING INVESTIGATION Proposed Latitude II Escondido Apartments NEC Centre City Parkway & W. Washington Avenue Escondido, California	SCALE:	DATE:
	NOT TO SCALE	12/2014
	DRAWN BY:	APPROVED BY:
II	CJ	
PROJECT NO.	FIGURE NO.	
3-214-1041	2	





SITE PLAN

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Latitude II Escondido Apartments
NEC Centre City Parkway & W. Washington Avenue
Escondido, California

SCALE:
 NOT TO SCALE
 DRAWN BY:
 II
 PROJECT NO.
 3-214-1041

DATE:
 12/2014
 APPROVED BY:
 CJ
 FIGURE NO.
 2

LEGEND:
 **B-1** Soil Boring Locations
 **P-1** Percolation Test Locations
 All Locations Approximate



LIQUEFACTION ANALYSIS REPORT

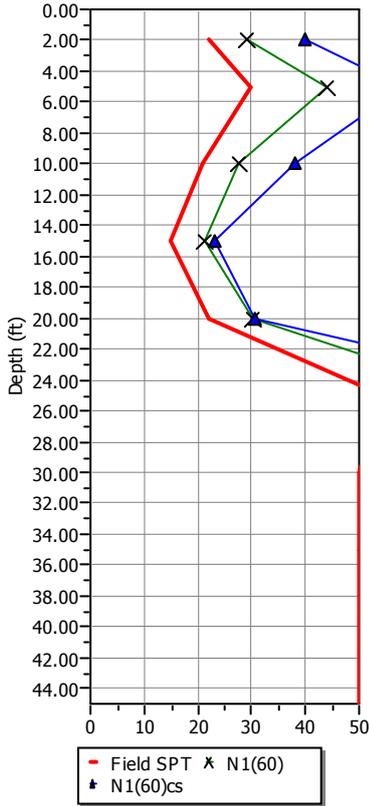
Project title : Proposed Latitude II Apartments

Project subtitle : 3-214-1041

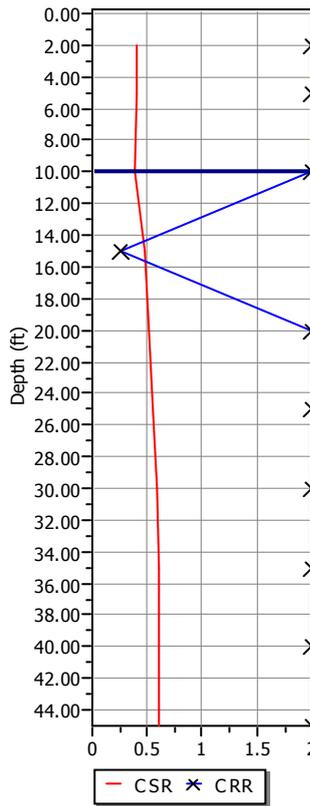
Input parameters and analysis data

In-situ data type:	Standard Penetration Test	Depth to water table:	10.00 ft
Analysis type:	Deterministic	Earthquake magnitude M_w :	7.80
Analysis method:	NCEER 1998	Peak ground acceleration:	0.43 g
Fines correction method:	Idriss & Seed	User defined F.S.:	1.30

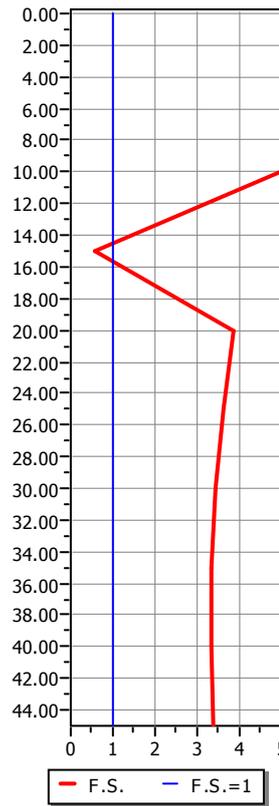
SPT data graph



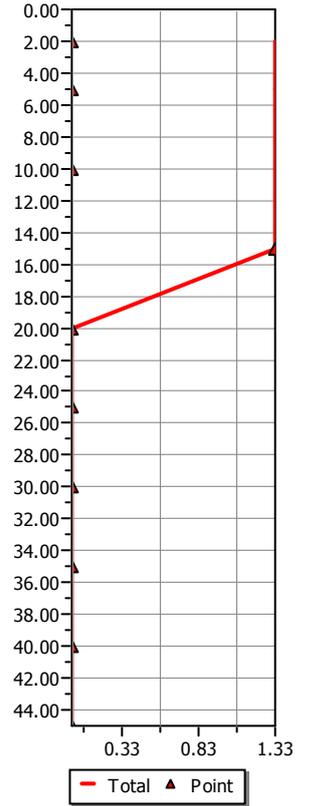
Shear stress ratio



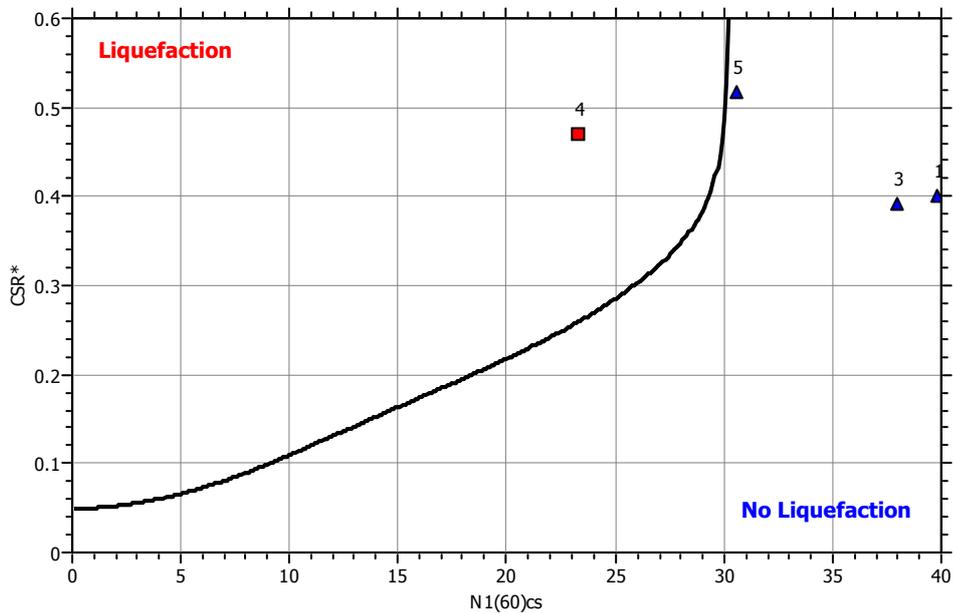
Factor of safety



Settlements (in)



$M_w=7^{1/2}$, $\sigma_v=1$ atm base curve



:: Field input data ::

Point ID	Depth (ft)	Field N _{SPT} (blows/feet)	Unit weight (pcf)	Fines content (%)
1	2.00	22.00	120.00	52.70
2	5.00	30.00	120.00	40.10
3	10.00	21.00	120.00	47.00
4	15.00	15.00	120.00	12.00
5	20.00	22.00	120.00	6.90
6	25.00	54.00	120.00	34.70
7	30.00	50.00	120.00	31.70
8	35.00	50.00	120.00	17.20
9	40.00	50.00	120.00	21.50
10	45.00	50.00	120.00	21.50

Depth : Depth from free surface, at which SPT was performed (ft)
 Field SPT : SPT blows measured at field (blows/feet)
 Unit weight : Bulk unit weight of soil at test depth (pcf)
 Fines content : Percentage of fines in soil (%)

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Point ID	Depth (ft)	Sigma (tsf)	u (tsf)	Sigma' (tsf)	r _d	CSR	MSF	CSR _{eq,M=7.5}	K _{sigma}	CSR*
1	2.00	0.12	0.00	0.12	1.00	0.28	0.90	0.31	1.00	0.31
2	5.00	0.30	0.00	0.30	0.99	0.28	0.90	0.31	1.00	0.31
3	10.00	0.60	0.00	0.60	0.98	0.27	0.90	0.30	1.00	0.30
4	15.00	0.90	0.16	0.74	0.97	0.33	0.90	0.36	1.00	0.36
5	20.00	1.20	0.31	0.89	0.95	0.36	0.90	0.40	1.00	0.40
6	25.00	1.50	0.47	1.03	0.94	0.38	0.90	0.42	1.00	0.42
7	30.00	1.80	0.62	1.18	0.93	0.40	0.90	0.44	0.98	0.45
8	35.00	2.10	0.78	1.32	0.89	0.40	0.90	0.44	0.95	0.46
9	40.00	2.40	0.94	1.46	0.85	0.39	0.90	0.43	0.93	0.46
10	45.00	2.70	1.09	1.61	0.81	0.38	0.90	0.42	0.92	0.46

Depth : Depth from free surface, at which SPT was performed (ft)
 Sigma : Total overburden pressure at test point, during earthquake (tsf)
 u : Water pressure at test point, during earthquake (tsf)
 Sigma' : Effective overburden pressure, during earthquake (tsf)
 r_d : Nonlinear shear mass factor
 CSR : Cyclic Stress Ratio
 MSF : Magnitude Scaling Factor
 CSR_{eq,M=7.5} : CSR adjusted for M=7.5
 K_{sigma} : Effective overburden stress factor
 CSR* : CSR fully adjusted

:: Cyclic Resistance Ratio calculation CRR_{7.5} ::

Point ID	Field SPT	C _n	C _e	C _b	C _r	C _s	N ₁₍₆₀₎	DeltaN	N _{1(60)cs}	CRR _{7.5}
1	22.00	1.70	0.86	1.00	0.75	1.20	28.98	10.80	39.78	2.00
2	30.00	1.70	0.90	1.00	0.80	1.20	44.19	13.84	58.03	2.00
3	21.00	1.32	0.97	1.00	0.85	1.20	27.46	10.49	37.96	2.00
4	15.00	1.18	1.04	1.00	0.95	1.20	21.09	2.22	23.31	0.26
5	22.00	1.08	1.11	1.00	0.95	1.20	30.20	0.35	30.56	2.00
6	54.00	1.01	1.18	1.00	0.95	1.20	73.06	19.17	92.23	2.00
7	50.00	0.94	1.25	1.00	1.00	1.20	70.63	16.71	87.34	2.00
8	50.00	0.89	1.32	1.00	1.00	1.20	70.36	7.37	77.74	2.00
9	50.00	0.84	1.33	1.00	1.00	1.20	67.58	9.91	77.49	2.00
10	50.00	0.81	1.33	1.00	1.00	1.20	64.48	9.64	74.12	2.00

:: Cyclic Resistance Ratio calculation CRR_{7.5} ::

Point ID	Field SPT	C _n	C _e	C _b	C _r	C _s	N ₁₍₆₀₎	DeltaN	N _{1(60)cs}	CRR _{7.5}
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C_n : Overburden correction factor
 C_e : Energy correction factor
 C_b : Borehole diameter correction factor
 C_r : Rod length correction factor
 C_s : Liner correction factor
 N₁₍₆₀₎ : Corrected N_{SPT}
 DeltaN : Addition to corrected N_{SPT} value due to the presence of fines
 N_{1(60)cs} : Corrected N₁₍₆₀₎ value for fines
 CRR_{7.5} : Cyclic resistance ratio for M=7.5

:: Settlements calculation for saturated sands ::

Point ID	N ₁₍₆₀₎	N ₁	FS _L	e _v (%)	Settle. (in)
1	39.78	33.15	5.00	0.00	0.00
2	58.03	48.36	5.00	0.00	0.00
3	37.96	31.63	5.00	0.00	0.00
4	23.31	19.43	0.55	2.21	1.33
5	30.56	25.46	3.86	0.00	0.00
6	92.23	76.86	3.63	0.00	0.00
7	87.34	72.78	3.41	0.00	0.00
8	77.74	64.78	3.35	0.00	0.00
9	77.49	64.58	3.34	0.00	0.00
10	74.12	61.77	3.36	0.00	0.00

Total settlement : 1.33

N₁₍₆₀₎: Stress normalized and corrected SPT blow count
 N₁: Japanese equivalent corrected value
 FS_L: Calculated factor of safety
 e_v: Post-liquefaction volumetric strain (%)
 Settle.: Calculated settlement (in)

:: Liquefaction potential according to Iwasaki ::

Point ID	F	w _z	I _L
1	0.00	9.70	0.00
2	0.00	9.24	0.00
3	0.00	8.48	0.00
4	0.45	7.71	5.26
5	0.00	6.95	0.00
6	0.00	6.19	0.00
7	0.00	5.43	0.00
8	0.00	4.67	0.00
9	0.00	3.90	0.00
10	0.00	3.14	0.00

Overall potential I_L : 5.26

I_L = 0.00 - No liquefaction
 I_L between 0.00 and 5 - Liquefaction not probable
 I_L between 5 and 15 - Liquefaction probable
 I_L > 15 - Liquefaction certain

A



APPENDIX A FIELD EXPLORATION

Fieldwork for our investigation (drilling) was conducted on December 29, 2014 and included a site visit, subsurface exploration, percolation tests, and soil sampling. The locations of the exploratory borings and percolation tests are shown on the Site Plan, Figure 2. Boring logs for our exploration are presented in figures following the text in this appendix. Borings were located in the field using existing reference points. Therefore, actual boring locations may deviate slightly.

In general, our borings were performed using a truck-mounted CME-45C drill rig equipped with 6¾ inch Hollow Stem Auger. Sampling in the borings was accomplished using a hydraulic 140-pound hammer with a 30-inch drop. Samples were obtained with a 3-inch outside-diameter (OD), split spoon (California Modified) sampler, and a 2-inch OD, Standard Penetration Test (SPT) sampler. The number of blows required to drive the sampler the last 12 inches (or fraction thereof) of the 18-inch sampling interval were recorded on the boring logs. The blow counts shown on the boring logs should not be interpreted as standard SPT “N” values; corrections have not been applied. Upon completion, the borings were backfilled with Portland cement grout.

Subsurface conditions encountered in the exploratory borings were visually examined, classified and logged in general accordance with the American Society for Testing and Materials (ASTM) Practice for Description and Identification of Soils (Visual-Manual Procedure D2488). This system uses the Unified Soil Classification System (USCS) for soil designations. The logs depict soil and geologic conditions encountered and depths at which samples were obtained. The logs also include our interpretation of the conditions between sampling intervals. Therefore, the logs contain both observed and interpreted data. We determined the lines designating the interface between soil materials on the logs using visual observations, drill rig penetration rates, excavation characteristics and other factors. The transition between materials may be abrupt or gradual. Where applicable, the field logs were revised based on subsequent laboratory testing.

Unified Soil Classification System

Major Divisions			Letter	Symbol	Description	
Coarse-grained Soils More than 1/2 retained on the No. 200 Sieve	Gravels More than 1/2 coarse fraction retained on the No. 4 sieve	Clean Gravels	GW		Well-graded gravels and gravel-sand mixtures, little or no fines.	
		Gravels	GP		Poorly-graded gravels and gravel-sand mixtures, little or no fines.	
		Gravels With Fines	GM		Silty gravels, gravel-sand-silt mixtures.	
			GC		Clayey gravels, gravel-sand-clay mixtures.	
	Sands More than 1/2 passing through the No. 4 sieve	Clean Sands	SW		Well-graded sands and gravelly sands, little or no fines.	
			SP		Poorly-graded sands and gravelly sands, little or no fines.	
		Sands With Fines	SM		Silty sands, sand-silt mixtures	
			SC		Clayey sands, sandy-clay mixtures.	
	Fine-grained Soils More than 1/2 passing through the No. 200 Sieve	Silts and Clays Liquid Limit less than 50%		ML		Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.
				CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
		OL		Organic clays of medium to high plasticity.		
Silts and Clays Liquid Limit greater than 50%		MH		Inorganic silts, micaceous or diatomaceous fines sands or silts, elastic silts.		
		CH		Inorganic clays of high plasticity, fat clays.		
		OH		Organic clays of medium to high plasticity.		
Highly Organic Soils			PT		Peat, muck, and other highly organic soils.	
Consistency Classification						
<i>Granular Soils</i>			<i>Cohesive Soils</i>			
Description - Blows Per Foot (Corrected)			Description - Blows Per Foot (Corrected)			
	<u>MCS</u>	<u>SPT</u>		<u>MCS</u>	<u>SPT</u>	
Very loose	<5	<4	Very soft	<3	<2	
Loose	5 - 15	4 - 10	Soft	3 - 5	2 - 4	
Medium dense	16 - 40	11 - 30	Firm	6 - 10	5 - 8	
Dense	41 - 65	31 - 50	Stiff	11 - 20	9 - 15	
Very dense	>65	>50	Very Stiff	21 - 40	16 - 30	
			Hard	>40	>30	
MCS = Modified California Sampler			SPT = Standard Penetration Test Sampler			

Boring No. B-1

Project: Proposed Latitude-II Apartments

Client: NCA Real Estate

Location: NEC Centre City Parkway & Washington Avenue, Escondido CA

Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041

Figure No.: A-1

Logged By: SK

Initial: 15 feet

Depth to Water>

At Completion: 15 feet

SUBSURFACE PROFILE			SAMPLE					Penetration Test	Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count		
0		Ground Surface						20 40 60 80	
		Sandy SILT (ML) Soft; brown; fine grained; with clay.							
		Silty SAND/Sandy SILT (SM/ML) Very stiff; moist; dark brown; fine-medium grained; with clay.	110.1	9.2	MCS		35		
		Silty SAND (SM) Dense; very moist; brown; fine grained; with trace clay.	116.7	14.2	MCS		49		
		Silty SAND/Sandy SILT (SM/ML) Medium dense; very moist; brown; fine-medium grained; with trace clay.							
10			-	18.6	SPT		21		
		Sandy SILT (ML) Very moist; brown; fine grained; with clay.							
		Silty SAND/SAND (SM/SP) Medium dense; saturated; olive brown; medium-coarse grained; ground water @ 15 feet.	-	18.8	SPT		15		
20		Grades as above.	-	20.1	SPT		22		
		Silty SAND (SM) Very dense; saturated; mottled orange gray; fine-medium grained.	-	18.6	SPT		54		

Drill Method: Hollow Stem Auger

Drill Rig: CME 45C

Driller: Baja Exploration

Sheet: 1 of 2

Drill Date: 12/29/2104

Borehole Size: 6.75 inches

Hammer Type: Auto Trip

Weight & Drop: 140 lbs./30 in.



Boring No. B-1

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041
Figure No.: A-1
Logged By: SK
Initial: 15 feet
At Completion: 15 feet

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test 20 40 60 80	Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count		
30		Grades as above.	-	20.2	SPT		50	50	
35		Grades as above; mottled gray.	-	13.9	SPT		50	50	
40		Grades as above; mottled orange gray.	-	12.7	SPT		50	50	
45		Auger refusal at 42 feet due to very dense soil.							
50									

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baja Exploration
Sheet: 2 of 2

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Boring No. B-2

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No.: 3-214-1041
Figure No.: A-2
Logged By: SK
Initial: 15 feet
At Completion: 15 feet

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test	Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count		
0		Ground Surface						20 40 60 80	
	[Symbol]	Sandy SILT (ML) Soft; brown; fine grained; with clay.							
	[Symbol]	Silty SAND/Sandy SILT (SM/ML) Hard; slightly moist; dark brown; fine-medium grained; with clay.	113.9	6.7	MCS	[Blue Box]	79		
5		Grades as above; moist.							
	[Symbol]	Silty SAND (SM) Medium dense; very moist; brown; fine-medium grained.	-	17.9	SPT	[Blue Box]	20		
15		Grades as above; dense; very moist; ground water @ 15 feet.							
	[Symbol]	Silty SAND/SAND (SM/SP) Saturated; olive brown; medium-coarse grained.							
20		End of Borehole							
25									

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baja Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Boring No. B-3

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041
Figure No.: A-3
Logged By: SK
Initial: 14 feet
At Completion: 14 feet

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level	
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count						
0		Ground Surface											
		Pea Gravel = 6 inches											
		Silty SAND/Sandy SILT (SM/ML) Stiff; very moist; dark brown; fine-medium grained; with clay.	105.9	18.8	MCS		19						
5		Grades as above.	112.3	18.4	MCS		28						
10		Sandy SILT (ML) Stiff; wet; brown; fine grained; with trace clay.	-	23.4	SPT		11						
15		Silty SAND (SM) Medium dense; saturated; mottled orange brown; fine-medium grained; ground water @ 14 feet.	-	19.5	SPT		20						
20		Silty SAND/SAND (SM/SP) Saturated; olive brown; medium-coarse grained.											
		End of Borehole											
25													

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baja Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Boring No. B-4

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041
Figure No.: A-4
Logged By: SK
Initial: N/A
At Completion: N/A

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count					
0		Ground Surface						20	40	60	80	
		Sandy SILT (ML) Soft; brown; fine grained; with clay.										
		Silty SAND/Sandy SILT (SM/ML) Hard; moist; dark brown; fine-medium grained; with clay.	121.3	10.9	MCS		55					60
5		Grades as above.										50
		Silty SAND (SM) Medium dense; brown; fine-medium grained.	-	-	SPT		18					20
		End of Borehole										
10												
15												
20												
25												

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baja Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Boring No. B-5

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041
Figure No.: A-5
Logged By: SK
Initial: 12 feet
At Completion: 12 feet

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count					
0		Ground Surface						20	40	60	80	
		Sandy SILT (ML) Stiff; wet; dark brown; fine grained; with clay.	96.6	26.3	MCS		11					
5		Grades as above; firm.	87.4	29.8	MCS		9					
		Silty SAND (SM) Medium dense; saturated; brown; fine-medium grained; ground water @ 12 feet.	-	22.6	SPT		10					
15		Grades as above; dense.		13.9	SPT		41					
20		Grades as above.										
		End of Borehole										
25												

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baja Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Boring No. B-6

Project: Proposed Latitude-II Apartments

Client: NCA Real Estate

Location: NEC Centre City Parkway & Washington Avenue, Escondido CA

Grnd. Surf. Elev. (Ft. MSL) N/A

Project No.: 3-214-1041

Figure No.: A-6

Logged By: SK

Initial: N/A

Depth to Water>

At Completion: N/A

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level	
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count						
0		Ground Surface											
	SM	<p>Silty SAND (SM) Medium dense; moist; brown; fine-medium grained; with clay.</p>	116.1	11.0	MCS		17						
5		<p>Clayey SILT/ CLAY(MH/CH) Stiff; very moist; light gray; fine grained.</p>	72.5	46.1	MCS		14						
10	SM	<p>Silty SAND (SM) Medium dense; mottled brown; fine-medium grained.</p>	-	-	SPT		10						
		End of Borehole											
15													
20													
25													

Drill Method: Hollow Stem Auger

Drill Rig: CME 45C

Driller: Baja Exploration

Sheet: 1 of 1

Drill Date: 12/29/2104

Borehole Size: 6.75 inches

Hammer Type: Auto Trip

Weight & Drop: 140 lbs./30 in.



Boring No. B-7

Project: Proposed Latitude-II Apartments

Client: NCA Real Estate

Location: NEC Centre City Parkway & Washington Avenue, Escondido CA

Grnd. Surf. Elev. (Ft. MSL) N/A

Project No.: 3-214-1041

Figure No.: A-7

Logged By: SK

Initial: 14 feet

Depth to Water>

At Completion: 14 feet

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count	20	40	60	80	
0		Ground Surface										
	[Symbol]	Silty SAND (SM) Fill: loose; moist; brown; fine-medium grained; with trace clay.	116.8	7.7	MCS	[Blue Box]	15					
5		Clayey SILT (ML) Firm; wet; light brown; fine grained.	94.1	27.3	MCS	[Blue Box]	7					
10		Sandy SILT (ML) Firm; wet; dark gray; fine grained; with clay	-	28.5	SPT	[Blue Box]	5					
	[Symbol]	Silty SAND (SM) Saturated; mottled brown; fine-medium grained.										
15		Sandy SILT (ML) Stiff; saturated; mottled orange brown; fine grained.		24.8	SPT	[Blue Box]	16					
20		Grades as above.										
		End of Borehole										
25												

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baj Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Boring No. B-8

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041
Figure No.: A-8
Logged By: SK
Initial: 14 feet
At Completion: 14 feet

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count					
0		Ground Surface						20	40	60	80	
	[Symbol]	Silty SAND (SM) Fill: medium dense; moist; brown; fine-medium grained.	117.4	10.3	MCS	[Blue Box]	20					
5		Clayey SILT (ML) Stiff; wet; dark grayish brown; fine grained.	91.6	26.0	MCS	[Blue Box]	12					
10		Silty SAND (SM) Loose; wet; mottled brown; fine-medium grained.	-	21.1	SPT	[Blue Box]	6					
	[Symbol]	Silty SAND/SAND (SM/SP) Saturated; light brown; medium-coarse grained ; ground water @ 14 feet.										
15		Silty SAND (SM) Medium dense; saturated; mottled brown; fine-medium grained.		19.6	SPT	[Blue Box]	19					
20		Grades as above.										
		End of Borehole										
25												

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baja Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Boring No. W-1 (P-1)

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041
Figure No.: A-9
Logged By: SK
Initial: 15 feet
At Completion: 15 feet

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level	
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count						
0		Ground Surface											
		Sandy SILT (ML) Soft; brown; fine grained; with clay.											
5		Silty SAND/Sandy SILT (SM/ML) Hard; slightly moist; dark brown; fine-medium grained; with clay.											
10		Silty SAND (SM) Medium dense; very moist; brown; fine-medium grained.											
15		End of Borehole											11' ↓
20		<u>Well Dimensions</u>											
		Depth from string line 0.15 ft											
25		Depth to bottom of well 8.23 ft											
		Depth to top of sand 5.55 ft											
30		Hight of sand 2.68 ft											
		Depth to water surface 5.32 ft											
35		Density of sand 91.2 psf											
		Mass of sand prior test 72.19 lbs											
40		Mass of sand post test 6.91 lbs											
		Radius of well 3.51 in											
45													
50													

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baja Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: N/A
Weight & Drop: N/A



Boring No. W-2

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041
Figure No.: A-10
Logged By: SK
Initial: 15 feet
At Completion: 15 feet

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level	
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count						20
0	[Symbol]	Ground Surface											
		Pea Gravel = 6 inches.											
5		Silty SAND/Sandy SILT (SM/ML) Hard; slightly moist; dark brown; fine-medium grained; with clay.											
10		Silty SAND (SM) Medium dense; very moist; brown; fine-medium grained.											
15		End of Borehole											
20		Well Dimensions											
		Depth from string line	0.18 ft										
25		Depth to bottom of well	8.45 ft										
		Depth to top of sand	5.91 ft										
30		Hight of sand ft	2.54										
35		Depth to water surface	6.92 ft										
		Density of sand psf	91.2										
40		Mass of sand prior test	71.25 lbs										
45		Mass of sand post test	6.92 lbs										
50		RADIUS of well in	3.58										

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baja Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: N/A
Weight & Drop: N/A



Boring No. W-3 (P-3)

Project: Proposed Latitude-II Apartments

Client: NCA Real Estate

Location: NEC Centre City Parkway & Washington Avenue, Escondido CA

Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041

Figure No.: A-11

Logged By: SK

Initial: 14 feet

Depth to Water>

At Completion: 14 feet

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level	
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count						20
0		Ground Surface											
5	[Symbol]	Silty SAND (SM) Fill: loose; moist; brown; fine-medium grained; with trace clay.											
10	[Symbol]	Clayey SILT (ML) Firm; wet; light brown; fine grained.											
15	[Symbol]	Sandy SILT (ML) Firm; wet; dark gray; fine grained; with clay											
15	[Symbol]	Silty SAND (SM) Saturated; mottled brown; fine-medium grained.											
20		End of Borehole											
		Well Dimensions Depth from string line 0.17 ft Depth to bottom of well 8.25 ft Depth to top of sand 5.95 ft Hight of sand 2.50 ft Depth to water surface 5.44 ft Density of sand 91.2 psf Mass of sand prior test 72.19 lbs Mass of sand post test 6.55 lbs RADIUS of well 3.64 in											
25													
30													
35													
40													
45													
50													

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baj Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Boring No. W-4 (P-4)

Project: Proposed Latitude-II Apartments
Client: NCA Real Estate
Location: NEC Centre City Parkway & Washington Avenue, Escondido CA
Grnd. Surf. Elev. (Ft. MSL) N/A

Project No: 3-214-1041
Figure No.: A-12
Logged By: SK
Initial: 14 feet
At Completion: 14 feet

Depth to Water >

SUBSURFACE PROFILE			SAMPLE					Penetration Test				Water Level		
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture Content (%)	Sampler Type	Penetration	Blow Count						20	40
0		Ground Surface												
5	[Symbol]	Silty SAND (SM) Fill: loose; moist; brown; fine-medium grained; with trace clay.												
10	[Symbol]	Clayey SILT (ML) Firm; wet; light brown; fine grained.												
15	[Symbol]	Sandy SILT (ML) Firm; wet; dark gray; fine grained; with clay												
15	[Symbol]	Silty SAND (SM) Saturated; mottled brown; fine-medium grained.												
20		End of Borehole												
		Well Dimensions												
		Depth from string line 0.22 ft												
25		Depth to bottom of well 8.85 ft												
		Depth to top of sand 4.43 ft												
30		Hight of sand 2.42 ft												
35		Depth to water surface 6.10 ft												
		Density of sand 91.2 psf												
40		Mass of sand prior test 72.51 lbs												
		Mass of sand post test 3.45 lbs												
45		Radius of well 3.79 in												
50														

Drill Method: Hollow Stem Auger
Drill Rig: CME 45C
Driller: Baj Exploration
Sheet: 1 of 1

Drill Date: 12/29/2104
Borehole Size: 6.75 inches
Hammer Type: Auto Trip
Weight & Drop: 140 lbs./30 in.



Percolation Test Worksheet

Project: Proposed Latitude II Escondido Apartments **Job No.:** 3-214-1041
Centre City Parkway & Washignton Ave **Date Drilled:** 12/29/2014
Escondido, CA **Soil Classification:** Sandy SILT(ML) with clay

Hole Radius: 3 in.

Pipe Dia.: 3 in.

Total Depth of Hole: 60 in.

Test Hole No.: P-2

Presoaking Date: 12/29/2014

Tested by: RAS

Test Date: 12/30/2014

Drilled Hole Depth: 5 ft.

Time Start	Time Finish	Depth of Test Hole (ft) [#]	Refill- Yes or No	Elapsed Time (hrs:min)	Initial Water Level [#] (ft)	Final Water Level [#] (ft)	Δ Water Level (in.)	Δ Min.	Meas. Perc Rate (min/in)	Initial Height of Water (in)	Final Height of Water (in)	Average Height of Water (in)	Tested Infiltration Rate, It (in/hr)
8:02	8:12	5.0	N	0:10	3.76	3.91	1.80	10	5.6	14.9	13.1	14.0	1.05
8:12	8:22	5.0	N	0:10	3.91	4.02	1.32	10	7.6	13.1	11.8	12.4	0.85
8:22	8:32	5.0	N	0:10	4.02	4.11	1.08	10	9.3	11.8	10.7	11.2	0.76
8:32	8:42	5.0	N	0:10	4.11	4.19	0.96	10	10.4	10.7	9.7	10.2	0.74
8:42	8:52	5.0	N	0:10	4.19	4.26	0.84	10	11.9	9.7	8.9	9.3	0.70
8:52	9:02	5.0	N	0:10	4.26	4.32	0.72	10	13.9	8.9	8.2	8.5	0.65
9:02	9:12	5.0	N	0:10	4.32	4.38	0.72	10	13.9	8.2	7.4	7.8	0.70
9:12	9:22	5.0	N	0:10	4.38	4.43	0.60	10	16.7	7.4	6.8	7.1	0.62
9:22	9:32	5.0	N	0:10	4.43	4.48	0.60	10	16.7	6.8	6.2	6.5	0.67
9:32	9:42	5.0	N	0:10	4.48	4.52	0.48	10	20.8	6.2	5.8	6.0	0.58
9:42	9:52	5.0	N	0:10	4.52	4.56	0.48	10	20.8	5.8	5.3	5.5	0.62
9:52	10:02	5.0	N	0:10	4.56	4.60	0.48	10	20.8	5.3	4.8	5.0	0.66
Recommended for Design:										Infiltration Rate		0.58	

Percolation Test Worksheet

Project: Proposed Latitude II Escondido Apartments **Job No.:** 3-214-1041
Centre City Parkway & Washington Ave **Date Drilled:** 12/29/2014
Escondido, CA **Soil Classification:** Clayey SILT (ML)

Hole Radius: 3 in.

Pipe Dia.: 3 in.

Total Depth of Hole: 60 in.

Test Hole No.: P-3 **Presoaking Date:** 12/29/2014

Tested by: RAS **Test Date:** 12/30/2014

Drilled Hole Depth: 5 ft.

Time Start	Time Finish	Depth of Test Hole (ft) [#]	Refill- Yes or No	Elapsed Time (hrs:min)	Initial Water Level [#] (ft)	Final Water Level [#] (ft)	Δ Water Level (in.)	Δ Min.	Meas. Perc Rate (min/in)	Initial Height of Water (in)	Final Height of Water (in)	Average Height of Water (in)	Tested Infiltration Rate, It (in/hr)
8:04	8:14	5.0	N	0:10	3.95	4.04	1.08	10	9.3	12.6	11.5	12.1	0.72
8:14	8:24	5.0	N	0:10	4.04	4.10	0.72	10	13.9	11.5	10.8	11.2	0.51
8:24	8:34	5.0	N	0:10	4.10	4.15	0.60	10	16.7	10.8	10.2	10.5	0.45
8:34	8:44	5.0	N	0:10	4.15	4.19	0.48	10	20.8	10.2	9.7	10.0	0.38
8:44	8:54	5.0	N	0:10	4.19	4.22	0.36	10	27.8	9.7	9.4	9.5	0.29
8:54	9:04	5.0	N	0:10	4.22	4.25	0.36	10	27.8	9.4	9.0	9.2	0.30
9:04	9:14	5.0	N	0:10	4.25	4.28	0.36	10	27.8	9.0	8.6	8.8	0.31
9:14	9:24	5.0	N	0:10	4.28	4.31	0.36	10	27.8	8.6	8.3	8.5	0.33
9:24	9:34	5.0	N	0:10	4.31	4.34	0.36	10	27.8	8.3	7.9	8.1	0.34
9:34	9:44	5.0	N	0:10	4.34	4.37	0.36	10	27.8	7.9	7.6	7.7	0.35
9:44	9:54	5.0	N	0:10	4.37	4.39	0.24	10	41.7	7.6	7.3	7.4	0.24
9:54	10:04	5.0	N	0:10	4.39	4.41	0.24	10	41.7	7.3	7.1	7.2	0.25
Recommended for Design:										Infiltration Rate		0.24	

Percolation Test Worksheet

Project: Proposed Latitude II Escondido Apartments **Job No.:** 3-214-1041
Centre City Parkway & Washignton Ave **Date Drilled:** 12/29/2014
Escondido, CA **Soil Classification:** Clayey SILT (ML)

Hole Radius: 3 in.

Pipe Dia.: 3 in.

Totoal Depth of Hole: 60 in.

Test Hole No.: P-4

Presoaking Date: 12/29/2014

Tested by: RAS

Test Date: 12/30/2014

Drilled Hole Depth: 5 ft.

Time Start	Time Finish	Depth of Test Hole (ft) [#]	Refill- Yes or No	Elapsed Time (hrs:min)	Initial Water Level [#] (ft)	Final Water Level [#] (ft)	Δ Water Level (in.)	Δ Min.	Meas. Perc Rate (min/in)	Initial Height of Water (in)	Final Height of Water (in)	Average Height of Water (in)	Tested Infiltration Rate, It (in/hr)
8:06	8:16	5.0	N	0:10	3.85	3.96	1.32	10	7.6	13.8	12.5	13.1	0.81
8:16	8:26	5.0	N	0:10	3.96	4.03	0.84	10	11.9	12.5	11.6	12.1	0.56
8:26	8:36	5.0	N	0:10	4.03	4.09	0.72	10	13.9	11.6	10.9	11.3	0.51
8:36	8:46	5.0	N	0:10	4.09	4.14	0.60	10	16.7	10.9	10.3	10.6	0.45
8:46	8:56	5.0	N	0:10	4.14	4.19	0.60	10	16.7	10.3	9.7	10.0	0.47
8:56	9:06	5.0	N	0:10	4.19	4.23	0.48	10	20.8	9.7	9.2	9.5	0.39
9:06	9:16	5.0	N	0:10	4.23	4.27	0.48	10	20.8	9.2	8.8	9.0	0.41
9:16	9:26	5.0	N	0:10	4.27	4.31	0.48	10	20.8	8.8	8.3	8.5	0.43
9:26	9:36	5.0	N	0:10	4.31	4.34	0.36	10	27.8	8.3	7.9	8.1	0.34
9:36	9:46	5.0	N	0:10	4.34	4.37	0.36	10	27.8	7.9	7.6	7.7	0.35
9:46	9:56	5.0	N	0:10	4.37	4.40	0.36	10	27.8	7.6	7.2	7.4	0.36
9:56	10:06	5.0	N	0:10	4.40	4.43	0.36	10	27.8	7.2	6.8	7.0	0.38
Recommended for Design:										Infiltration Rate			0.34

APPENDIX

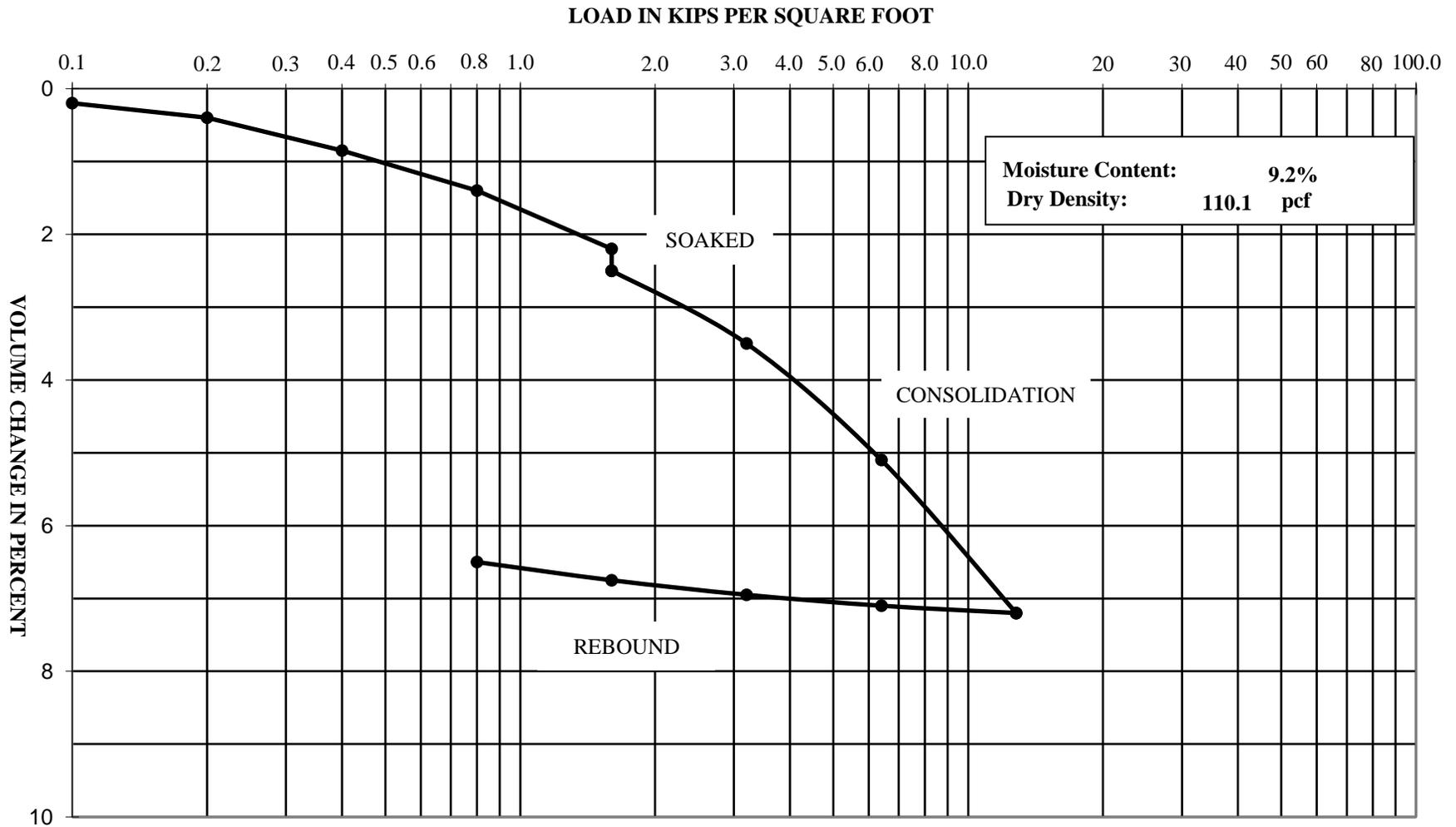
B



APPENDIX B LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the American Society for Testing and Materials (ASTM), Caltrans, or other suggested procedures. Selected samples were tested for in-situ dry density and moisture content, corrosivity, consolidation, shear strength, expansion index, R-Value, and grain size distribution. The results of the laboratory tests are summarized in the following figures.

CONSOLIDATION - PRESSURE TEST DATA ASTM D 2435

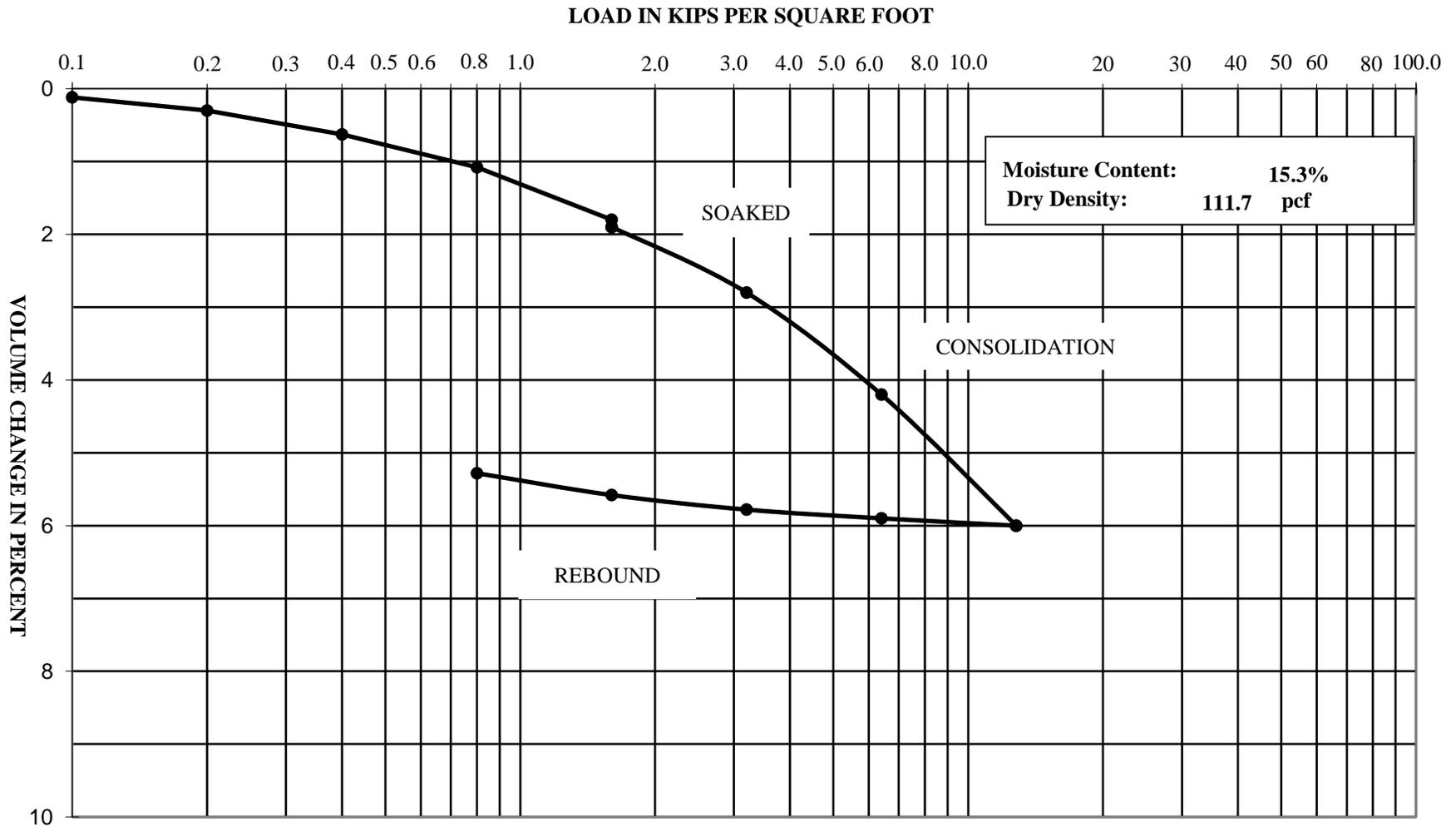


Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 2'

CONSOLIDATION - PRESSURE TEST DATA ASTM D 2435



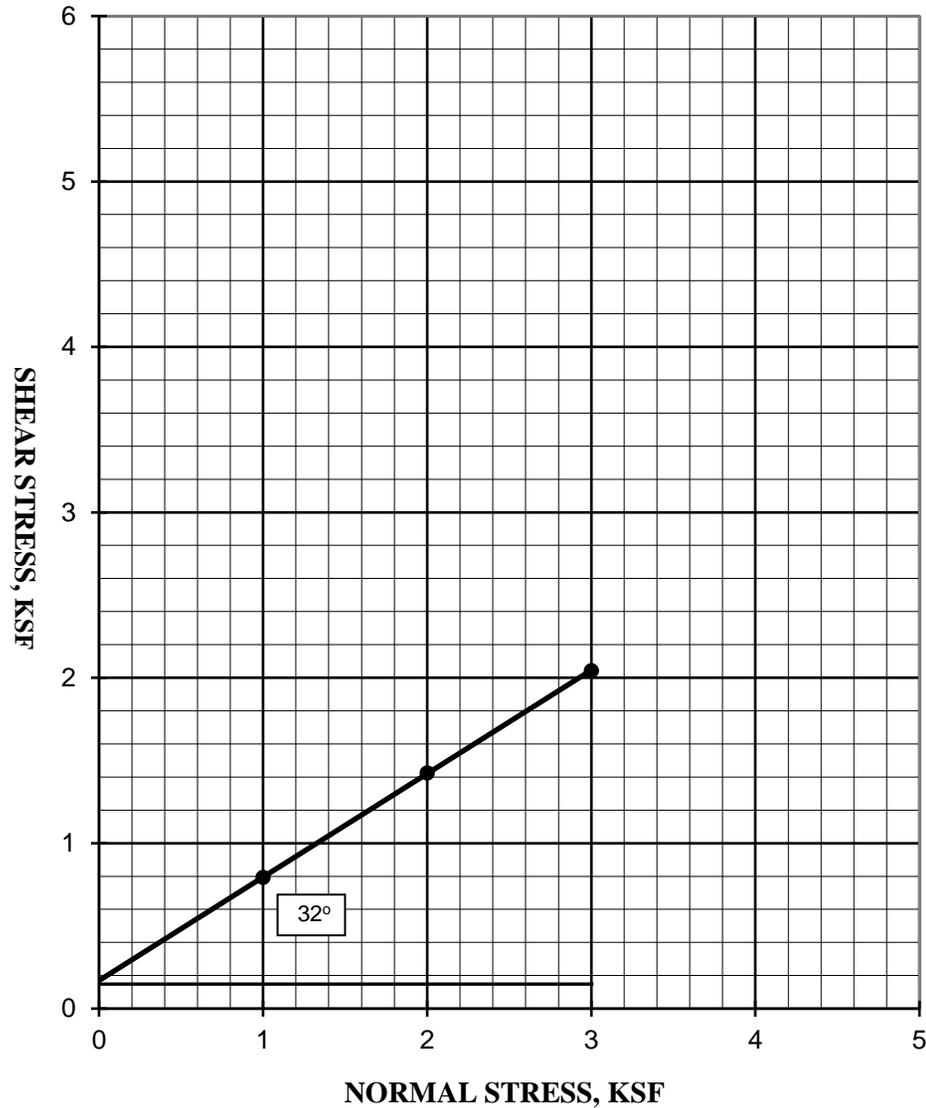
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-2 @ 5'



**SHEAR STRENGTH DIAGRAM
(DIRECT SHEAR)
ASTM D - 3080**



**Latitude-II Apartments, NEC Centre City
Parkway & Washington Avenue, Escondido CA**

Project Number: 3-214-1041

Boring: B-1 @ 5'

Soil Type: Silty Sand (SM) with trace clay

Friction Angle: 32.0 degrees

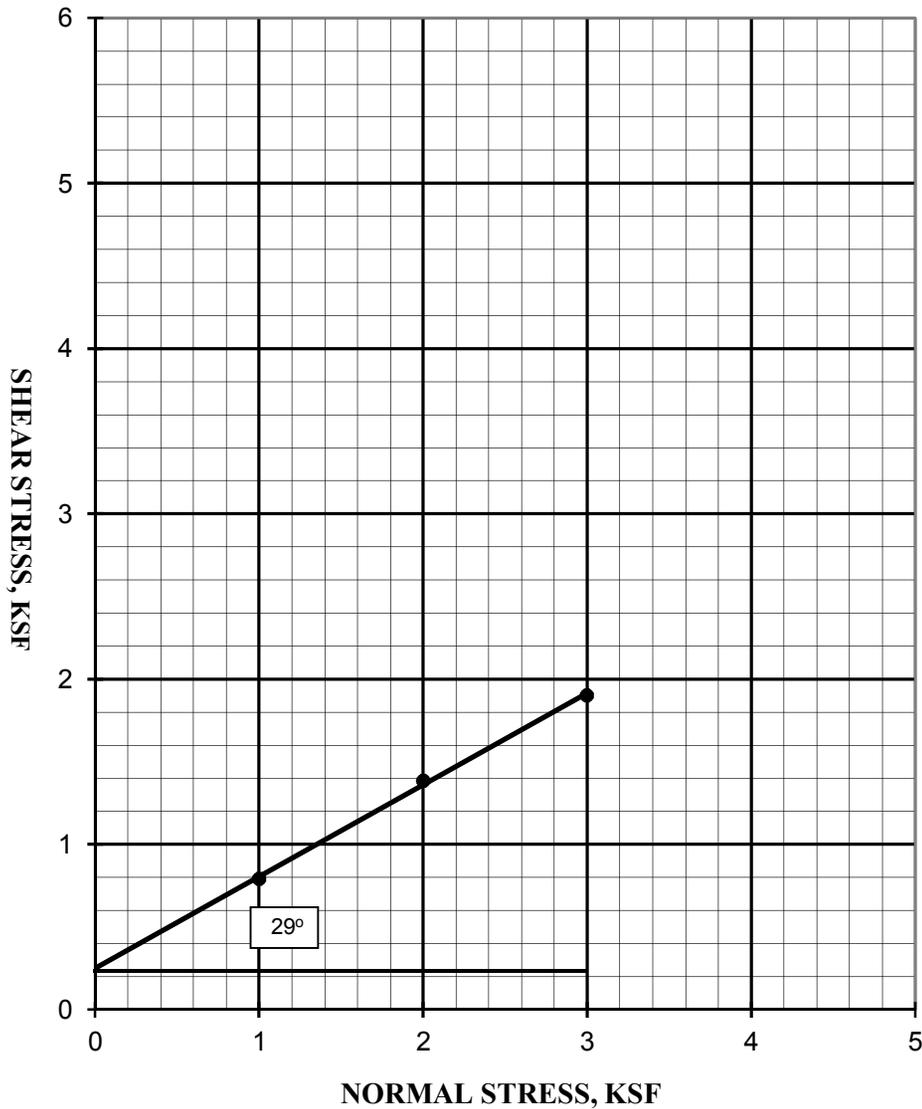
Cohesion: 170 psf

Moisture Content 14.2%

Dry Density 116.7 pcf



**SHEAR STRENGTH DIAGRAM
(DIRECT SHEAR)
ASTM D - 3080**



**Latitude-II Apartments, NEC Centre City
Parkway & Washington Avenue, Escondido CA**

Project Number: 3-214-1041

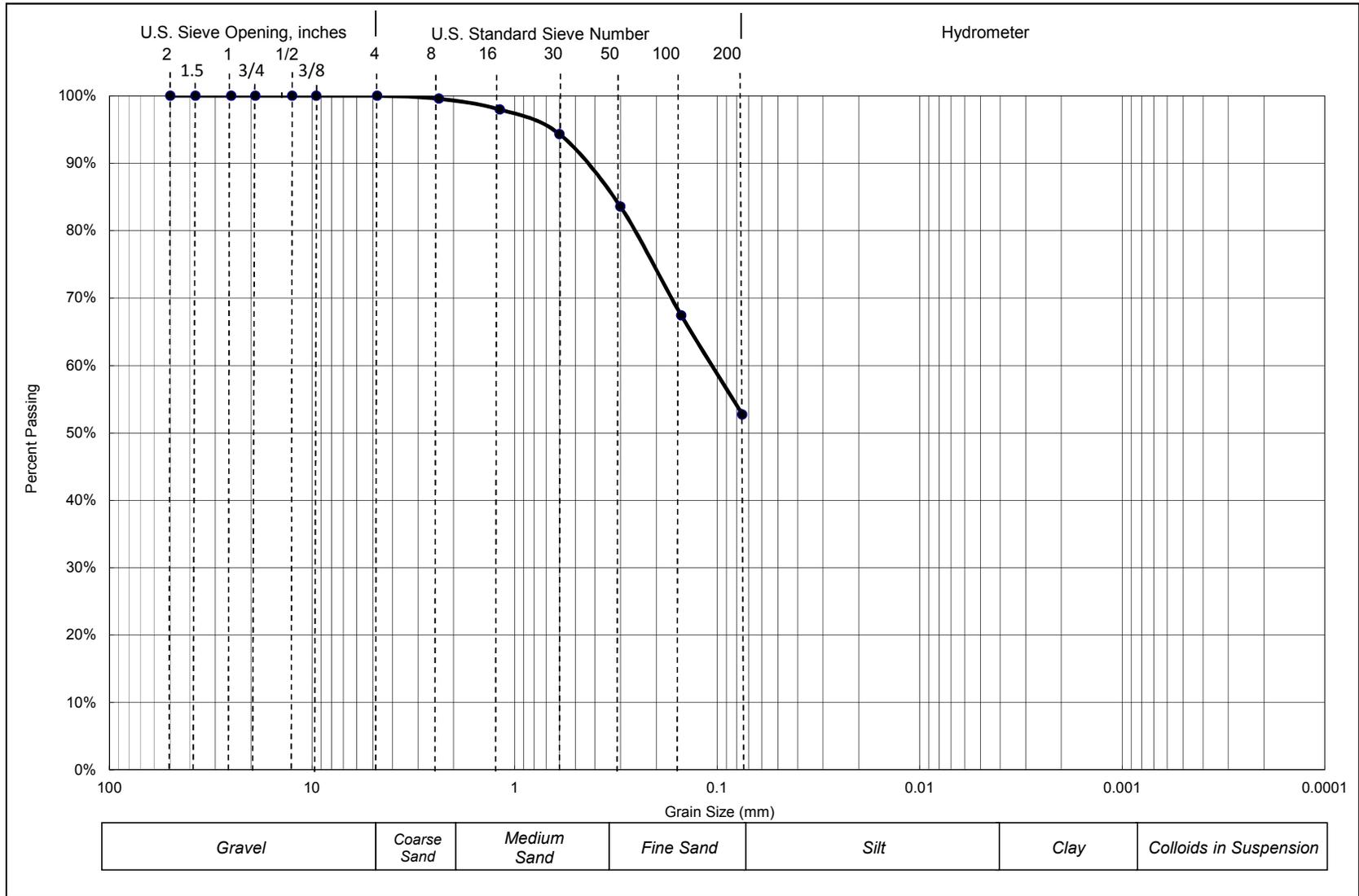
Boring: B-2 @ 2'
Soil Type: Silty Sand/ Sandy Silt (SM/ML)
with trace caly

Friction Angle: 29.0 degrees
Cohesion: 250 psf

Moisture Content 6.7%
Dry Density 113.9 pcf



**PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422**



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 2'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	100.0%
No. 8	2.36	99.6%
No. 16	1.18	98.0%
No. 30	0.6	94.3%
No. 50	0.3	83.6%
No. 100	0.15	67.4%
No. 200	0.075	52.7%

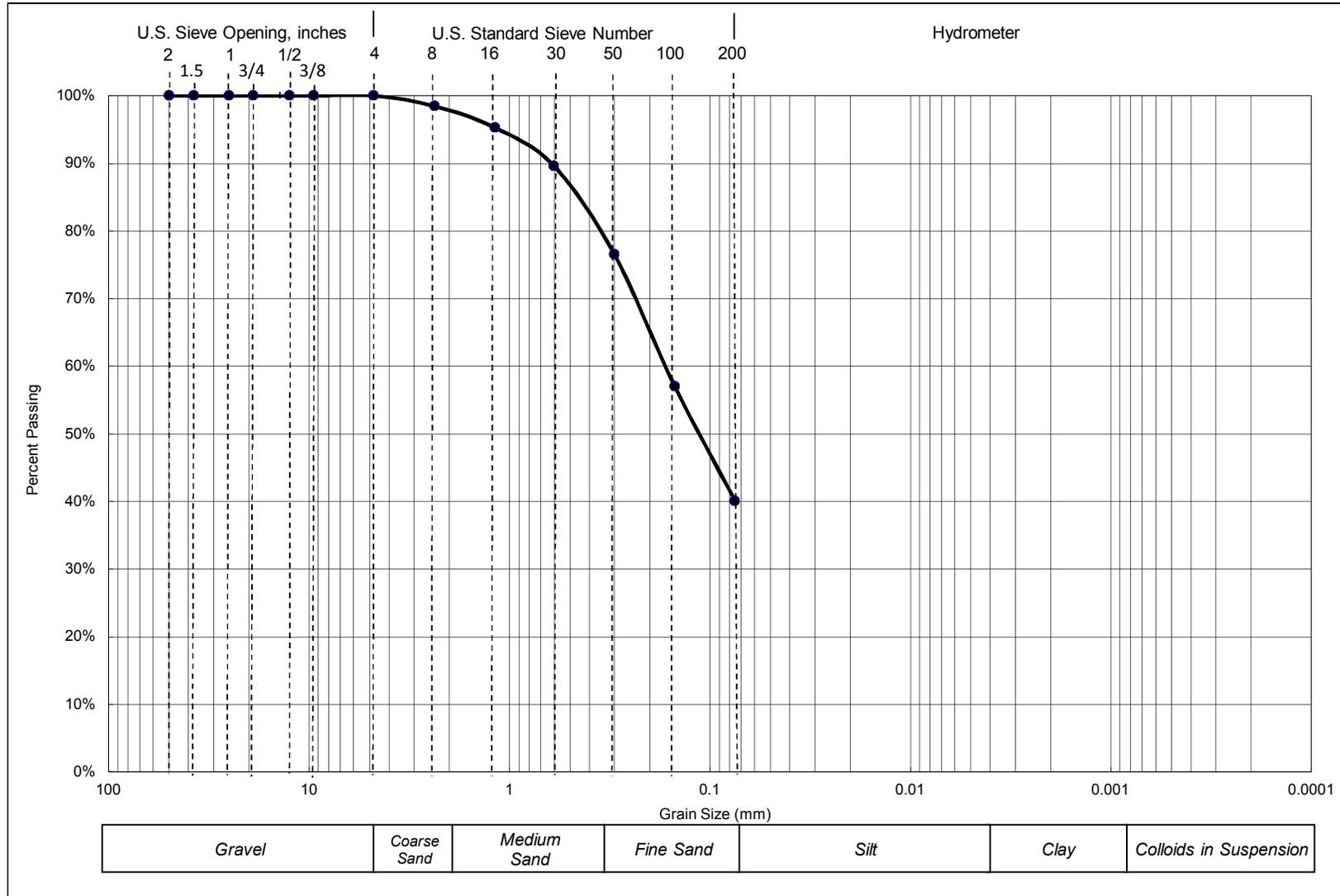
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 2'



PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 5'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	100.0%
No. 8	2.36	98.5%
No. 16	1.18	95.3%
No. 30	0.6	89.6%
No. 50	0.3	76.5%
No. 100	0.15	57.1%
No. 200	0.075	40.1%

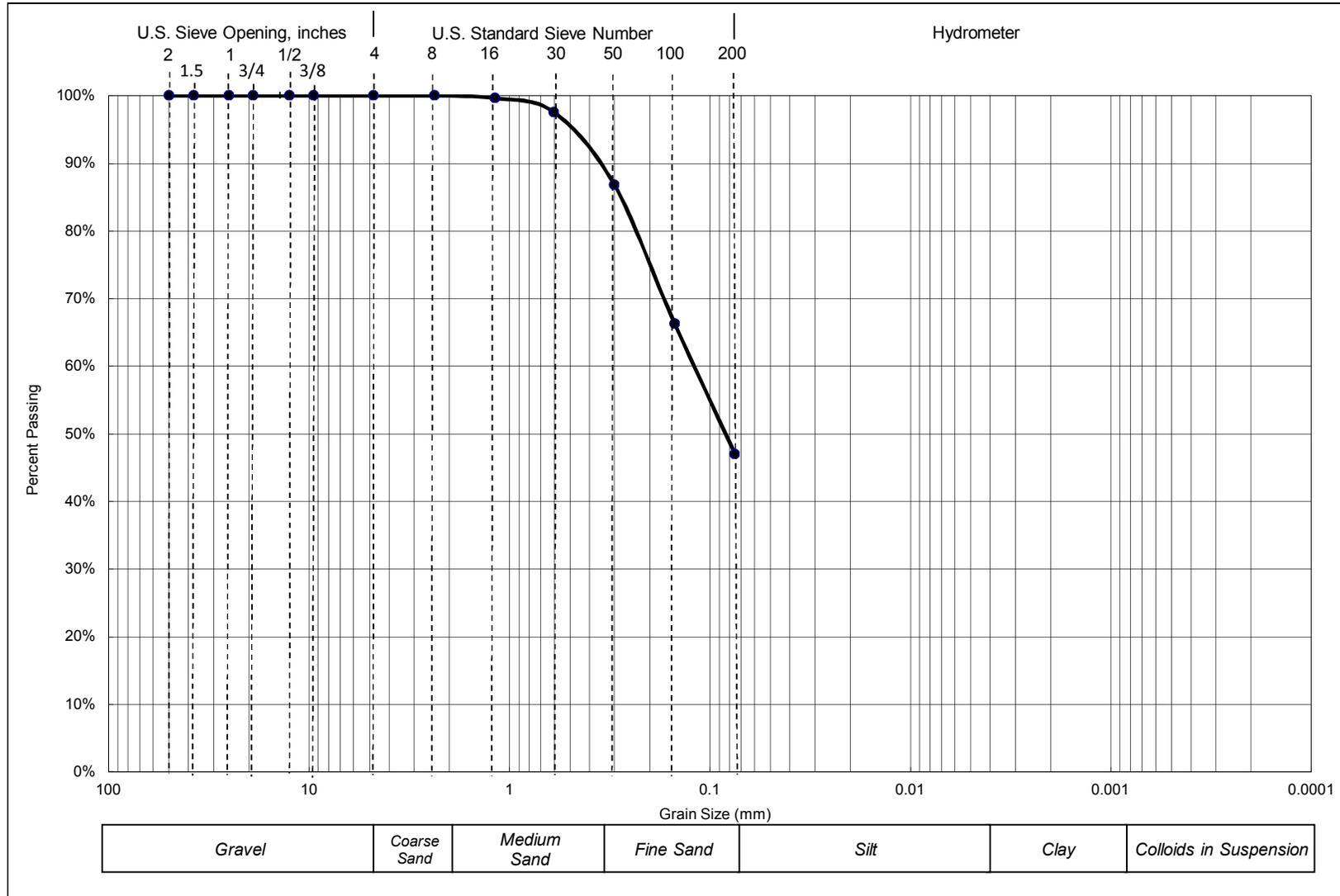
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 5'



**PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422**



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 10'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	100.0%
No. 8	2.36	100.0%
No. 16	1.18	99.6%
No. 30	0.6	97.6%
No. 50	0.3	86.8%
No. 100	0.15	66.3%
No. 200	0.075	47.0%

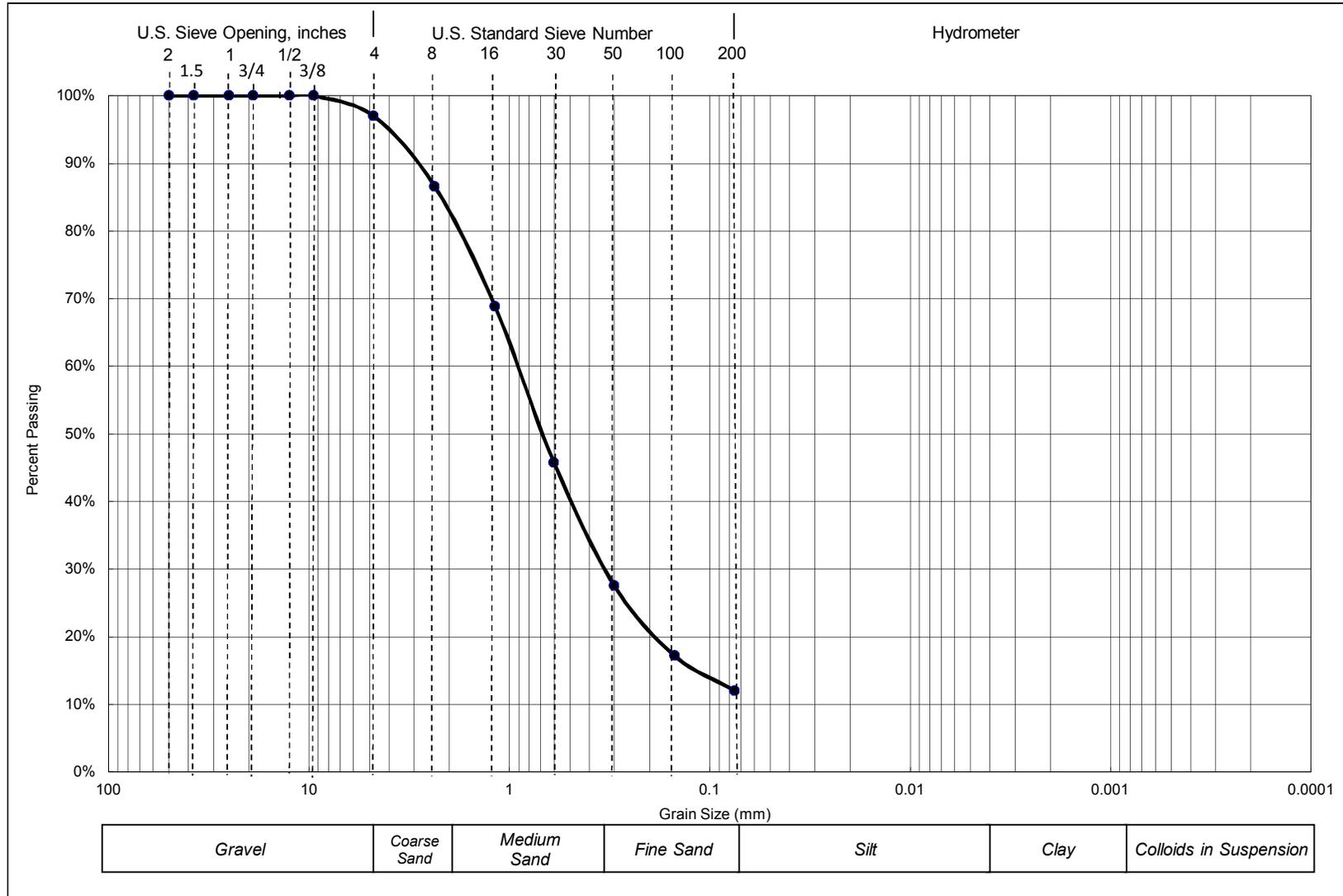
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 10'



**PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422**



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 15'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	97.0%
No. 8	2.36	86.6%
No. 16	1.18	68.9%
No. 30	0.6	45.8%
No. 50	0.3	27.6%
No. 100	0.15	17.2%
No. 200	0.075	12.0%

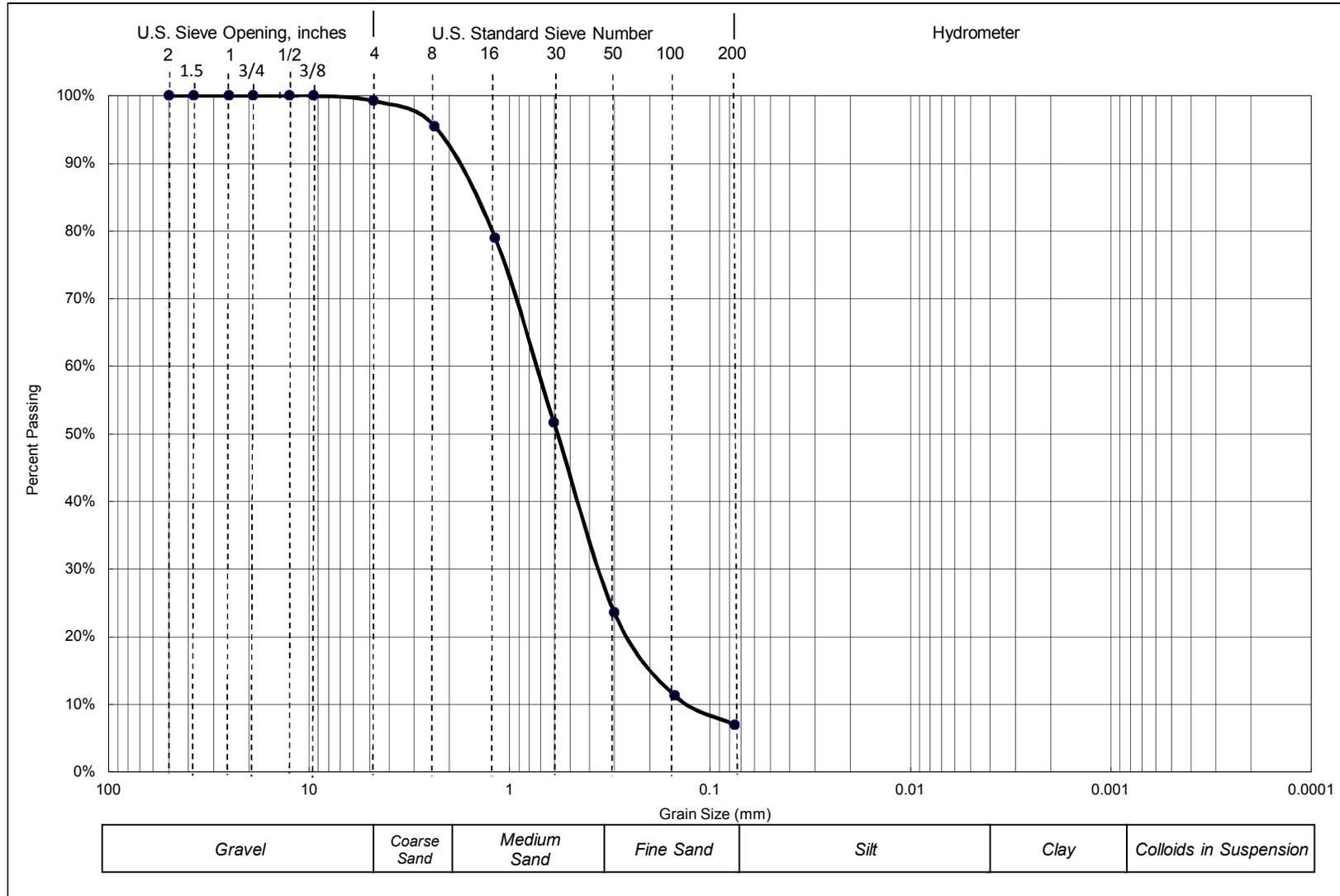
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 15'



PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 20'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	99.2%
No. 8	2.36	95.4%
No. 16	1.18	79.0%
No. 30	0.6	51.7%
No. 50	0.3	23.5%
No. 100	0.15	11.3%
No. 200	0.075	6.9%

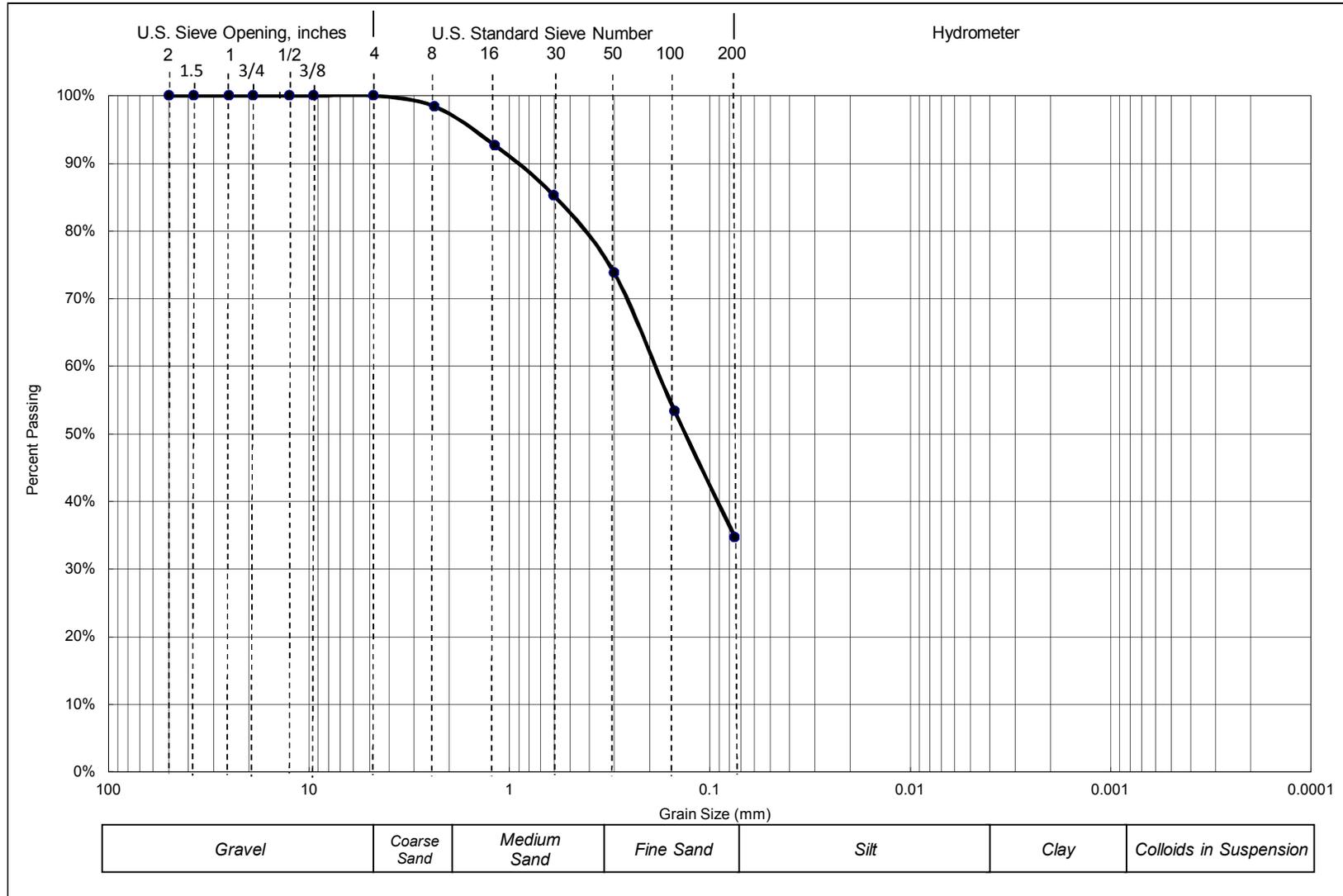
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 20'



PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 25'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	100.0%
No. 8	2.36	98.4%
No. 16	1.18	92.6%
No. 30	0.6	85.2%
No. 50	0.3	73.8%
No. 100	0.15	53.4%
No. 200	0.075	34.7%

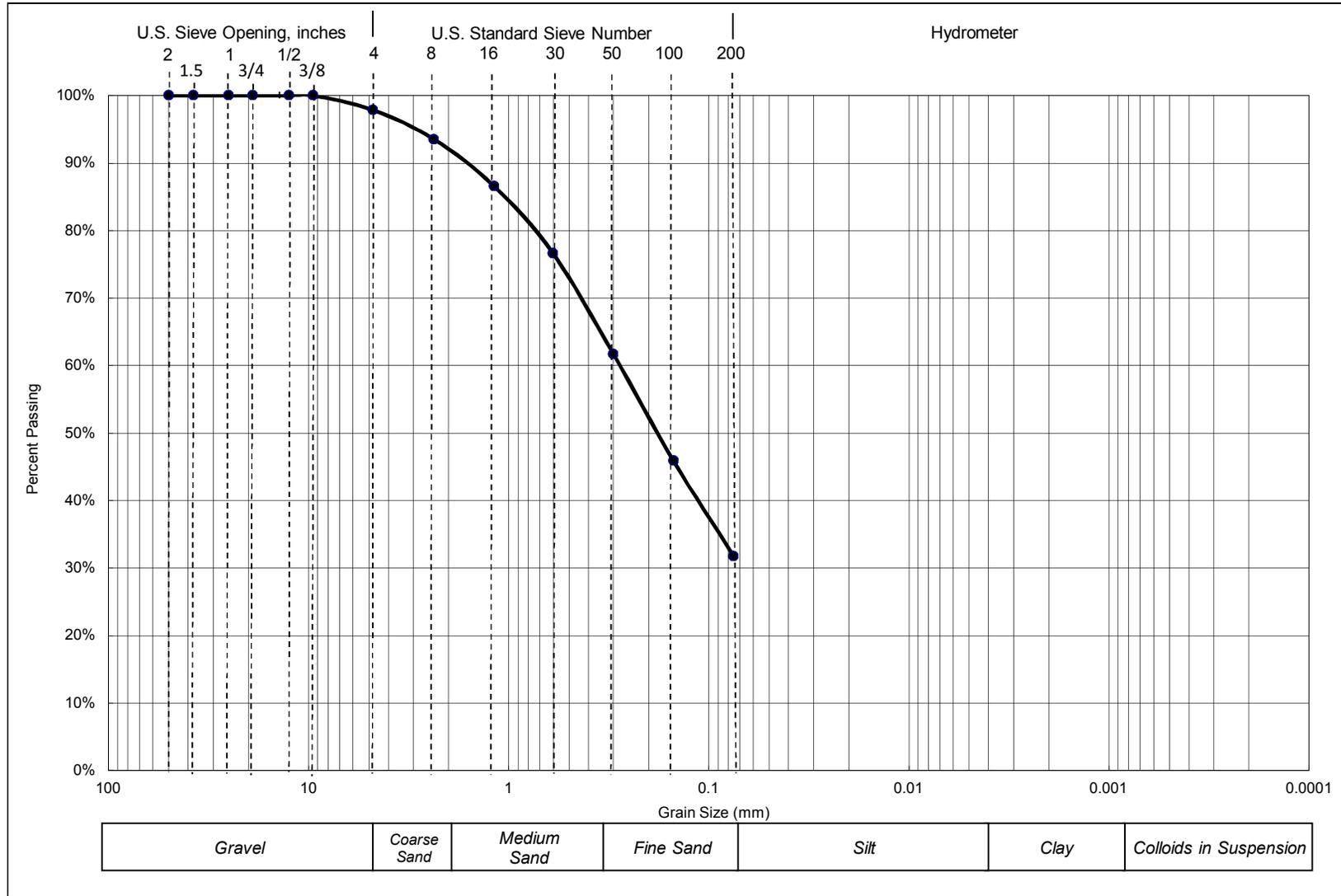
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 25'



**PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422**



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 30'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	97.8%
No. 8	2.36	93.5%
No. 16	1.18	86.5%
No. 30	0.6	76.6%
No. 50	0.3	61.7%
No. 100	0.15	45.9%
No. 200	0.075	31.7%

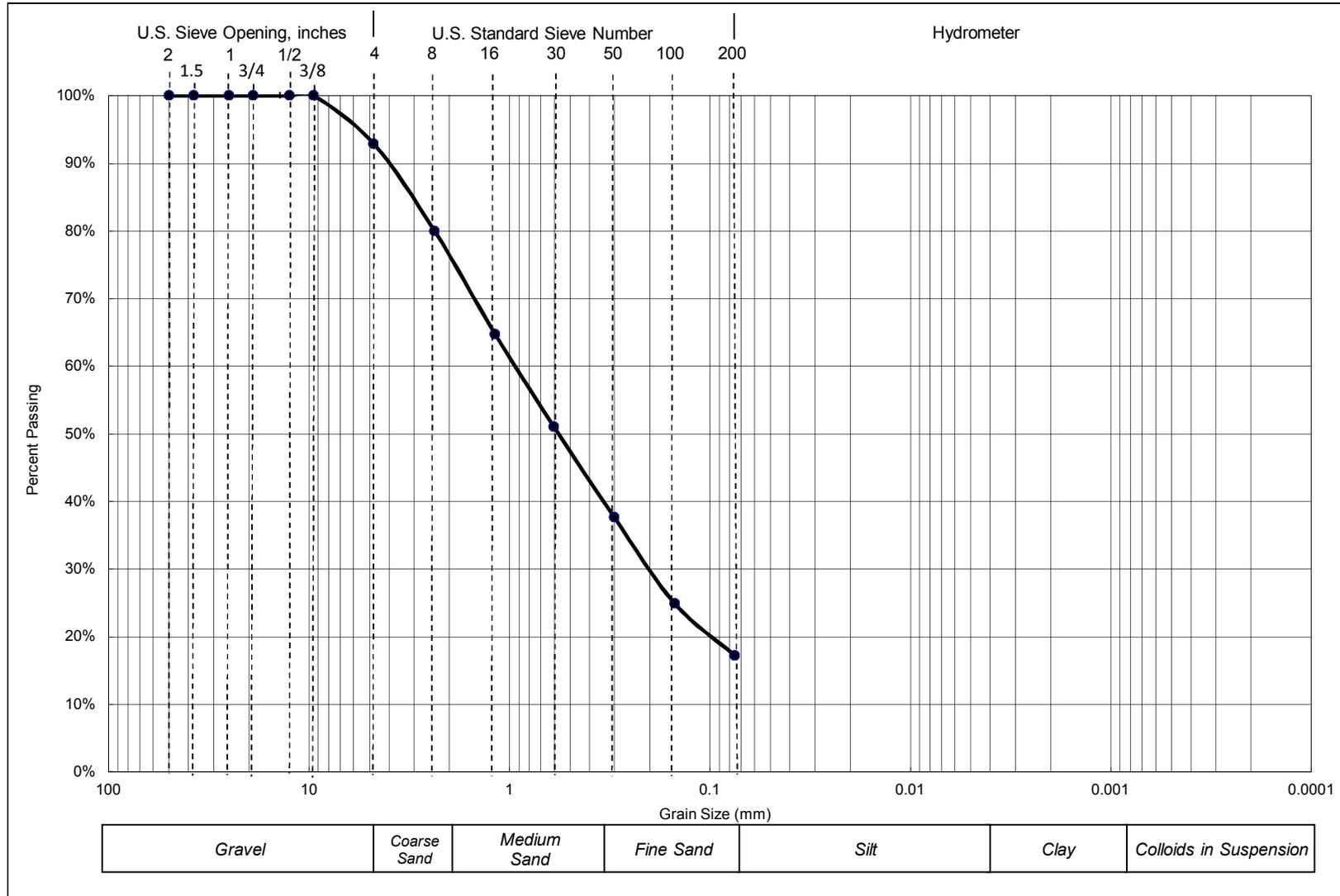
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 30'



**PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422**



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 35'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	92.9%
No. 8	2.36	80.0%
No. 16	1.18	64.7%
No. 30	0.6	51.0%
No. 50	0.3	37.6%
No. 100	0.15	24.9%
No. 200	0.075	17.2%

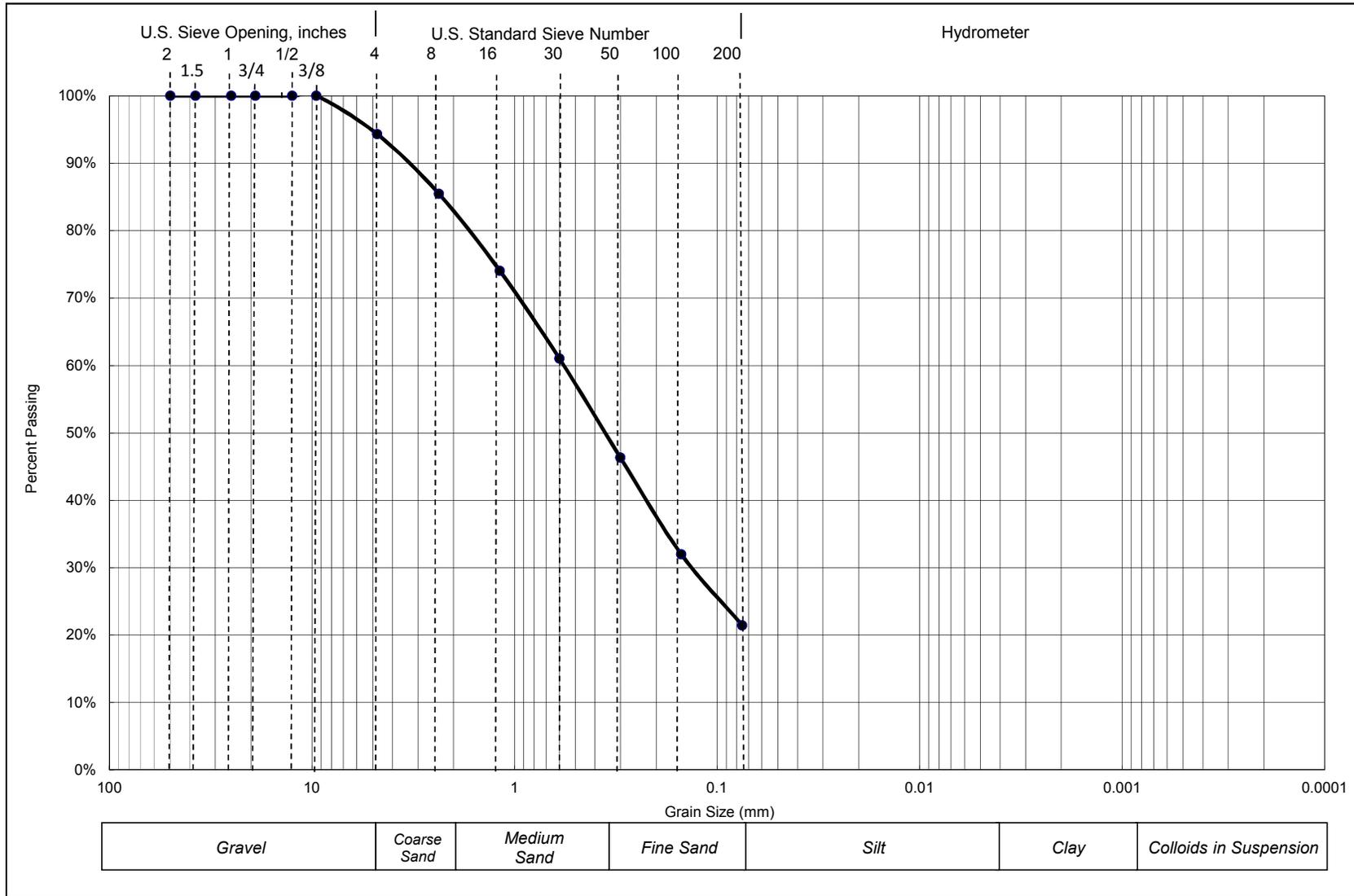
Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 35'



**PARTICLE SIZE DISTRIBUTION DIAGRAM
GRADATION TEST - ASTM D 422**



Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 40'



DRY SIEVE ANALYSIS (ASTM D422 without Hydrometer)

Sieve Size	Particle Size, mm	Percent Passing
1 1/2-in.	37.5	100.0%
1-in.	25	100.0%
3/4-in.	19	100.0%
1/2-in.	12.5	100.0%
3/8-in.	9.5	100.0%
No. 4	4.75	94.3%
No. 8	2.36	85.5%
No. 16	1.18	74.0%
No. 30	0.6	61.0%
No. 50	0.3	46.3%
No. 100	0.15	32.0%
No. 200	0.075	21.5%

Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Boring: B-1 @ 40'



EXPANSION INDEX TEST

ASTM D 4829 / UBC Std. 29-2

Project Number: 3-214-1041

Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Date Tested: 12/31/14

Sample location/ Depth: B-1 @ 1.5' - 3'

Sample Number: 1

Soil Classification: Silty SAND/Sandy SILT (SM/ML) with caly

Trial #	1	2	3
Weight of Soil & Mold, gms	591.1		
Weight of Mold, gms	187.0		
Weight of Soil, gms	404.1		
Wet Density, Lbs/cu.ft.	121.9		
Weight of Moisture Sample (Wet), gms	300.0		
Weight of Moisture Sample (Dry), gms	273.9		
Moisture Content, %	9.5		
Dry Density, Lbs/cu.ft.	111.3		
Specific Gravity of Soil	2.7		
Degree of Saturation, %	50.0		

Time	Initial	30 min	1 hr	6 hrs	12 hrs	24 hrs
Dial Reading	0	--	--	--	--	0.033

Expansion Index_{measured} = 33

Expansion Index₅₀ = 33.0

Expansion Index = 33

Expansion Potential Table	
Exp. Index	Potential Exp.
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
>130	Very High

EXPANSION INDEX TEST

ASTM D 4829 / UBC Std. 29-2

Project Number: 3-214-1041

Latitude-II Apartments, NEC Centre City Parkway&Washington Avenue, Escondido CA

Date Tested: 12/31/14

Sample location/ Depth: B-7 @ 0 - 2'

Sample Number: 1

Soil Classification: Silty SAND (SM) with trace caly

Trial #	1	2	3
Weight of Soil & Mold, gms	617.2		
Weight of Mold, gms	187.0		
Weight of Soil, gms	430.2		
Wet Density, Lbs/cu.ft.	129.7		
Weight of Moisture Sample (Wet), gms	300.0		
Weight of Moisture Sample (Dry), gms	280.2		
Moisture Content, %	7.1		
Dry Density, Lbs/cu.ft.	121.2		
Specific Gravity of Soil	2.7		
Degree of Saturation, %	48.9		

Time	Initial	30 min	1 hr	6 hrs	12 hrs	24 hrs
Dial Reading	0	--	--	--	--	0.015

Expansion Index_{measured} = 15
 Expansion Index₅₀ = 14.5

Expansion Index = 14

Expansion Potential Table	
Exp. Index	Potential Exp.
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
>130	Very High

CHEMICAL ANALYSIS

SO₄ - Modified Caltrans 417 & Cl - Modified Caltrans 417/422

Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Date: 11/12/14

Soil Classification: Silty SAND/Sandy SILT (SM/ML) with caly

Sample Number	Sample Location	Soluble Sulfate SO ₄ -S	Soluble Chloride Cl	pH
1a.	B-1 @ 0' - 3'	50 mg/Kg	10 mg/Kg	8.3
1b.	B-1 @ 0' - 3'	50 mg/Kg	10 mg/Kg	8.3
1c.	B-1 @ 0' - 3'	50 mg/Kg	10 mg/Kg	8.3
Average:		50 mg/Kg	10 mg/Kg	8.3

LABORATORY COMPACTION CURVE

ASTM - D1557, D698

Latitude-II Apartments, NEC Centre City Parkway&Washington Avenue, Escondido CA

Project Number: 3-214-1041

Date Tested: 12/31/14

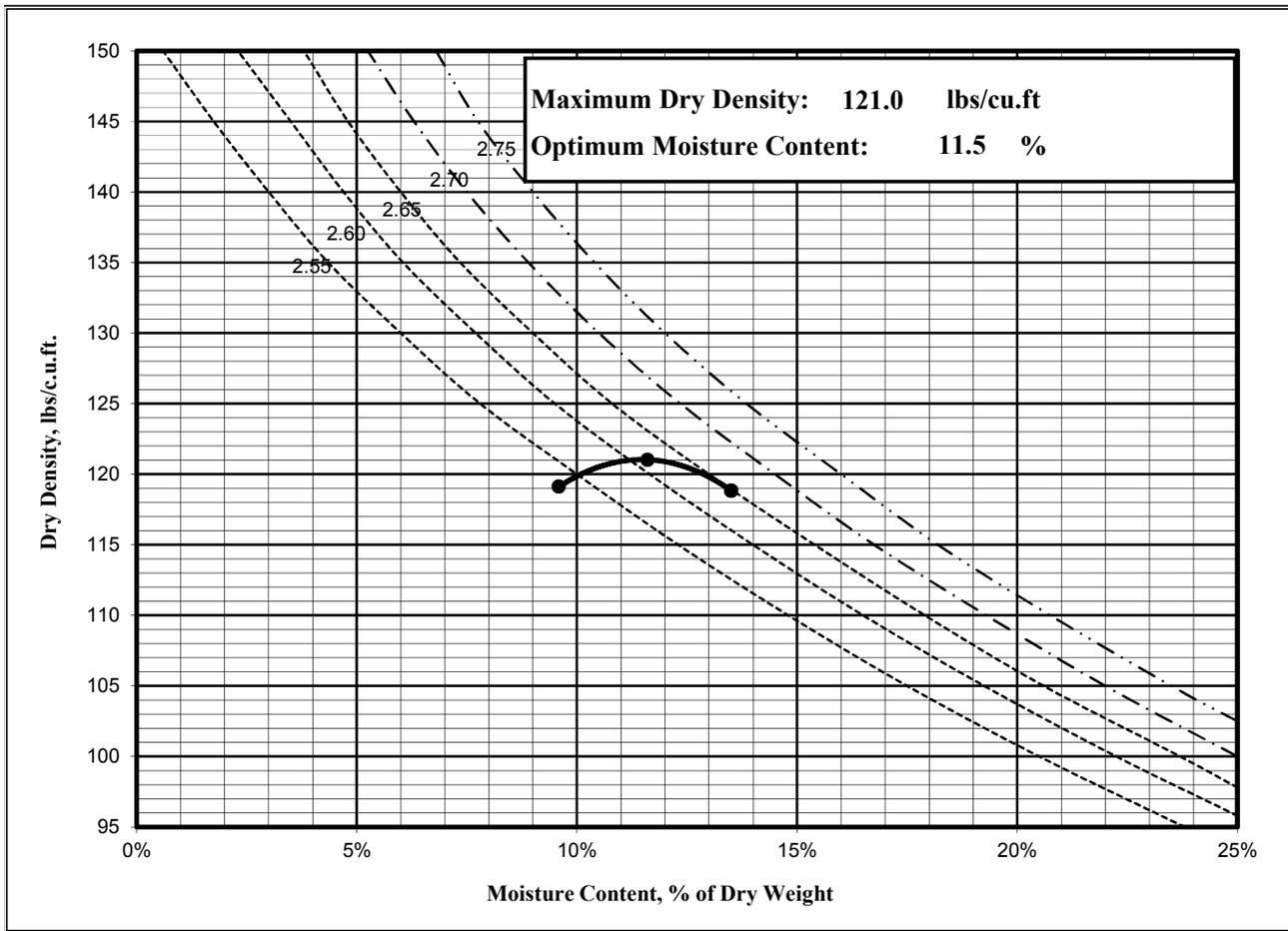
Sample Location: B-1 @ 1.5' - 3'

Soil Classification: dark brown Silty SAND/Sandy SILT (SM/ML) with caly

Sample/Curve Number: 1

Test Method: 1557

	1	2	3
Weight of Moist Specimen & Mold, gm	4250.0	4318.3	4315.5
Weight of Compaction Mold, gm	2284.2	2284.2	2284.2
Weight of Moist Specimen, gm	1965.8	2034.1	2031.3
Volume of mold, cu. ft.	0.0332	0.0332	0.0332
Wet Density, lbs/cu.ft.	130.5	135.1	134.9
Weight of Wet (Moisture) Sample, gm	200.0	200.0	200.0
Weight of Dry (Moisture) Sample, gm	182.5	179.2	176.2
Moisture Content, %	9.6%	11.6%	13.5%
Dry Density, lbs/cu.ft.	119.1	121.0	118.8



LABORATORY COMPACTION CURVE

ASTM - D1557, D698

Latitude-II Apartments, NEC Centre City Parkway & Washington Avenue, Escondido CA

Project Number: 3-214-1041

Date Tested: 12/31/14

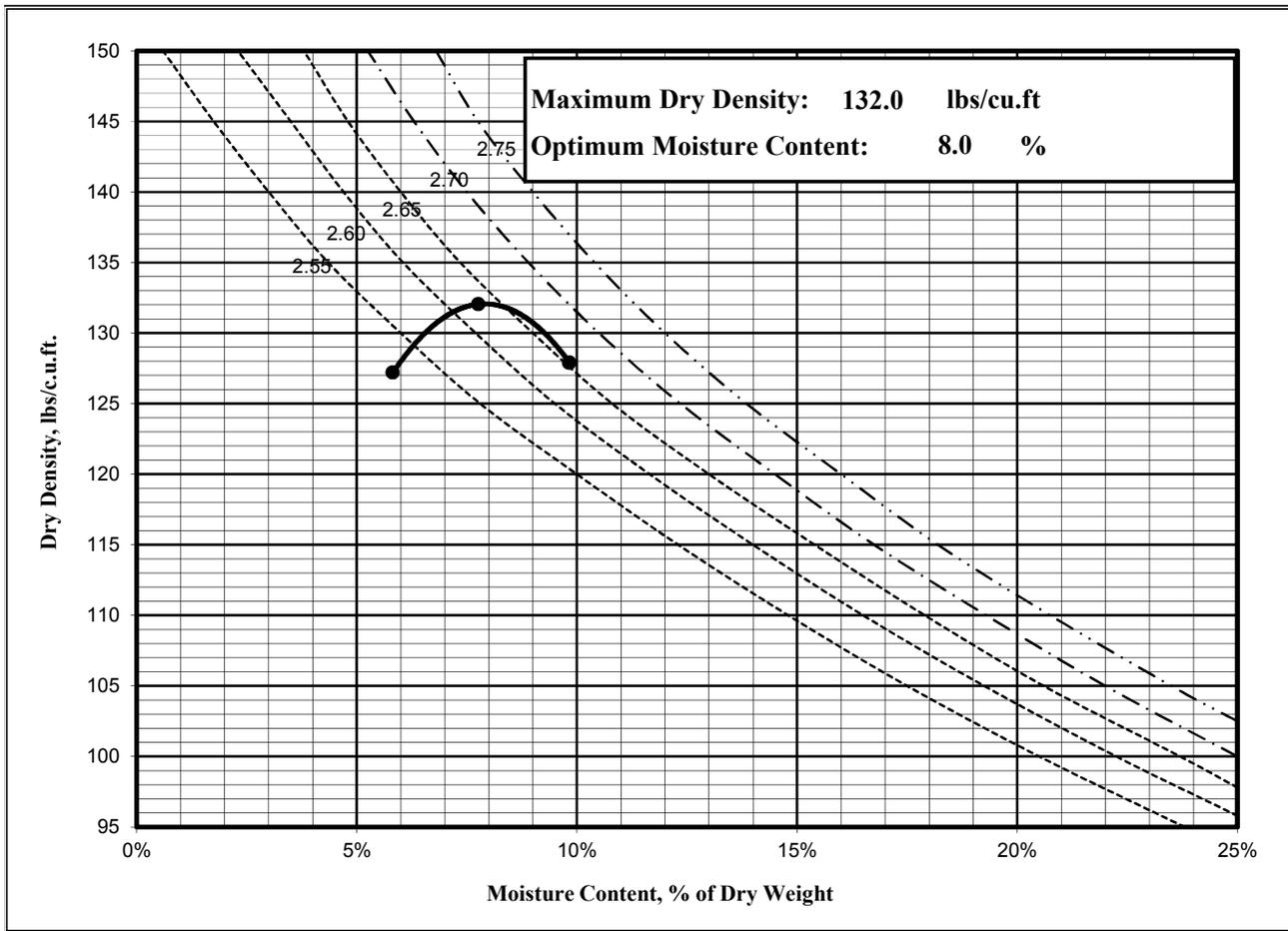
Sample Location: B-7 @ 0' - 2'

Soil Classification: brown Silty SAND (SM) with trace caly

Sample/Curve Number: 1

Test Method: 1557

	1	2	3
Weight of Moist Specimen & Mold, gm	4311.2	4427.1	4399.9
Weight of Compaction Mold, gm	2284.2	2284.2	2284.2
Weight of Moist Specimen, gm	2027.0	2142.9	2115.7
Volume of mold, cu. ft.	0.0332	0.0332	0.0332
Wet Density, lbs/cu.ft.	134.6	142.3	140.5
Weight of Wet (Moisture) Sample, gm	200.0	200.0	200.0
Weight of Dry (Moisture) Sample, gm	189.0	185.6	182.1
Moisture Content, %	5.8%	7.8%	9.8%
Dry Density, lbs/cu.ft.	127.2	132.1	127.9



APPENDIX

C



APPENDIX C

GENERAL EARTHWORK AND PAVEMENT SPECIFICATIONS

When the text of the report conflicts with the general specifications in this appendix, the recommendations in the report have precedence.

1.0 SCOPE OF WORK: These specifications and applicable plans pertain to and include all earthwork associated with the site rough grading, including, but not limited to, the furnishing of all labor, tools and equipment necessary for site clearing and grubbing, stripping, preparation of foundation materials for receiving fill, excavation, processing, placement and compaction of fill and backfill materials to the lines and grades shown on the project grading plans and disposal of excess materials.

2.0 PERFORMANCE: The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. This work shall be inspected and tested by a representative of SALEM Engineering Group, Incorporated, hereinafter referred to as the Soils Engineer and/or Testing Agency. Attainment of design grades, when achieved, shall be certified by the project Civil Engineer. Both the Soils Engineer and the Civil Engineer are the Owner's representatives. If the Contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, he shall make the necessary adjustments until all work is deemed satisfactory as determined by both the Soils Engineer and the Civil Engineer. No deviation from these specifications shall be made except upon written approval of the Soils Engineer, Civil Engineer, or project Architect.

No earthwork shall be performed without the physical presence or approval of the Soils Engineer. The Contractor shall notify the Soils Engineer at least 2 working days prior to the commencement of any aspect of the site earthwork.

The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineers harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or the Engineers.

3.0 TECHNICAL REQUIREMENTS: All compacted materials shall be densified to no less than 95 percent of relative compaction (90 percent for cohesive soils) based on ASTM D1557 Test Method (latest edition), UBC or CAL-216, or as specified in the technical portion of the Soil Engineer's report. The location and frequency of field density tests shall be determined by the Soils Engineer. The results of these tests and compliance with these specifications shall be the basis upon which satisfactory completion of work will be judged by the Soils Engineer.

4.0 SOILS AND FOUNDATION CONDITIONS: The Contractor is presumed to have visited the site and to have familiarized himself with existing site conditions and the contents of the data presented in the Geotechnical Engineering Report. The Contractor shall make his own interpretation of the data contained in the Geotechnical Engineering Report and the Contractor shall not be relieved of liability for any loss sustained as a result of any variance between conditions indicated by or deduced from said report and the actual conditions encountered during the progress of the work.

5.0 DUST CONTROL: The work includes dust control as required for the alleviation or prevention of any dust nuisance on or about the site or the borrow area, or off-site if caused by the Contractor's operation either during the performance of the earthwork or resulting from the conditions in which the Contractor leaves the site. The Contractor shall assume all liability, including court costs of codefendants, for all claims related to dust or wind-blown materials attributable to his work. Site preparation shall consist of site clearing and grubbing and preparation of foundation materials for receiving fill.

6.0 CLEARING AND GRUBBING: The Contractor shall accept the site in this present condition and shall demolish and/or remove from the area of designated project earthwork all structures, both surface and subsurface, trees, brush, roots, debris, organic matter and all other matter determined by the Soils Engineer to be deleterious. Such materials shall become the property of the Contractor and shall be removed from the site.

Tree root systems in proposed improvement areas should be removed to a minimum depth of 3 feet and to such an extent which would permit removal of all roots greater than 1 inch in diameter. Tree roots removed in parking areas may be limited to the upper 1½ feet of the ground surface. Backfill of tree root excavations is not permitted until all exposed surfaces have been inspected and the Soils Engineer is present for the proper control of backfill placement and compaction. Burning in areas which are to receive fill materials shall not be permitted.

7.0 SUBGRADE PREPARATION: Surfaces to receive Engineered Fill and/or building or slab loads shall be prepared as outlined above, scarified to a minimum of 12 inches, moisture-conditioned as necessary, and recompacted to 95 percent relative compaction (90 percent for cohesive soils).

Loose soil areas and/or areas of disturbed soil shall be moisture-conditioned as necessary and recompacted to 95 percent relative compaction (90 percent for cohesive soils). All ruts, hummocks, or other uneven surface features shall be removed by surface grading prior to placement of any fill materials. All areas which are to receive fill materials shall be approved by the Soils Engineer prior to the placement of any fill material.

8.0 EXCAVATION: All excavation shall be accomplished to the tolerance normally defined by the Civil Engineer as shown on the project grading plans. All over-excavation below the grades specified shall be backfilled at the Contractor's expense and shall be compacted in accordance with the applicable technical requirements.

9.0 FILL AND BACKFILL MATERIAL: No material shall be moved or compacted without the presence or approval of the Soils Engineer. Material from the required site excavation may be utilized for construction site fills, provided prior approval is given by the Soils Engineer. All materials utilized for constructing site fills shall be free from vegetation or other deleterious matter as determined by the Soils Engineer.

10.0 PLACEMENT, SPREADING AND COMPACTION: The placement and spreading of approved fill materials and the processing and compaction of approved fill and native materials shall be the responsibility of the Contractor. Compaction of fill materials by flooding, ponding, or jetting shall not be permitted unless specifically approved by local code, as well as the Soils Engineer. Both cut and fill shall be surface-compacted to the satisfaction of the Soils Engineer prior to final acceptance.

11.0 SEASONAL LIMITS: No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable wet weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until the Soils Engineer indicates that the moisture content and density of previously placed fill is as specified.

12.0 DEFINITIONS - The term "pavement" shall include asphaltic concrete surfacing, untreated aggregate base, and aggregate subbase. The term "subgrade" is that portion of the area on which surfacing, base, or subbase is to be placed.

The term "Standard Specifications": hereinafter referred to, is the most recent edition of the Standard Specifications of the State of California, Department of Transportation. The term "relative compaction" refers to the field density expressed as a percentage of the maximum laboratory density as determined by ASTM D1557 Test Method (latest edition) or California Test Method 216 (CAL-216), as applicable.

13.0 PREPARATION OF THE SUBGRADE - The Contractor shall prepare the surface of the various subgrades receiving subsequent pavement courses to the lines, grades, and dimensions given on the plans. The upper 12 inches of the soil subgrade beneath the pavement section shall be compacted to a minimum relative compaction of 95 percent based upon ASTM D1557. The finished subgrades shall be tested and approved by the Soils Engineer prior to the placement of additional pavement courses.

14.0 AGGREGATE BASE - The aggregate base material shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate base material shall conform to the requirements of Section 26 of the Standard Specifications for Class II material, ¾-inch or 1½-inches maximum size. The aggregate base material shall be compacted to a minimum relative compaction of 95 percent based upon CAL-216. The aggregate base material shall be spread in layers not exceeding 6 inches and each layer of aggregate material course shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

15.0 AGGREGATE SUBBASE - The aggregate subbase shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate subbase material shall conform to the requirements of Section 25 of the Standard Specifications for Class II Subbase material. The aggregate subbase material shall be compacted to a minimum relative compaction of 95 percent based upon CAL-216, and it shall be spread and compacted in accordance with the Standard Specifications. Each layer of aggregate subbase shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

16.0 ASPHALTIC CONCRETE SURFACING - Asphaltic concrete surfacing shall consist of a mixture of mineral aggregate and paving grade asphalt, mixed at a central mixing plant and spread and compacted on a prepared base in conformity with the lines, grades, and dimensions shown on the plans. The viscosity grade of the asphalt shall be PG 64-10, unless otherwise stipulated or local conditions warrant more stringent grade. The mineral aggregate shall be Type A or B, ½ inch maximum size, medium grading, and shall conform to the requirements set forth in Section 39 of the Standard Specifications. The drying, proportioning, and mixing of the materials shall conform to Section 39. The prime coat, spreading and compacting equipment, and spreading and compacting the mixture shall conform to the applicable chapters of Section 39, with the exception that no surface course shall be placed when the atmospheric temperature is below 50 degrees F. The surfacing shall be rolled with a combination steel-wheel and pneumatic rollers, as described in the Standard Specifications. The surface course shall be placed with an approved self-propelled mechanical spreading and finishing machine.

ATTACHMENT F

Maintenance Plan

(Use Chapter 5 of the SUSMP as guidance in developing your Maintenance Plan)

The following is a general outline to create your project specific Maintenance Plan. A Maintenance Plan is a living document and field conditions may require modifications to the Maintenance Plan.

- I. Inspection, Maintenance Log and Self-Verification Forms (Examples are provided in Appendix F of the San Diego County SUSMP)
- II. Updates, Revisions and Errata
- III. Introduction
 - A. Narrative overview describing the site; drainage areas, routing, and discharge points; and treatment facilities.
- IV. Responsibility for Maintenance
 - A. General
 - 1) Name and contact information for responsible individual(s).
 - 2) Organization chart or charts showing organization of the maintenance function and location within the overall organization.
 - 3) Insert a copy of the recorded maintenance agreement.
 - 4) Maintenance Funding
 1. Sources of funds for maintenance
 2. Budget category or line item
 3. Description of procedure and process for ensuring adequate funding for maintenance
 - B. Staff Training Program
 - C. Records
 - D. Safety
- V. Summary of Drainage Areas and Stormwater Facilities
 - A. Drainage Areas
 - 1) Drawings showing pervious and impervious areas (copied or adapted from initial SWMP).
 - 2) Designation and description of each drainage area and how flow is routed to the corresponding facility.
 - B. Treatment and Flow-Control Facilities
 - 1) Drawings showing location and type of each facility
 - 2) General description of each facility (Consider a table if more than two facilities)
 1. Area drained and routing of discharge.
 2. Facility type and size
- VI. Facility Documentation
 - A. “As-built” drawings of each facility (design drawings in the draft Plan)

- B. Manufacturer's data, manuals, and maintenance requirements for pumps, mechanical or electrical equipment, and proprietary facilities (include a "placeholder" in the draft plan for information not yet available).
 - C. Specific operation and maintenance concerns and troubleshooting
- VII. Maintenance Schedule or Matrix
- A. Maintenance Schedule for each facility with specific requirements for:
 - 1) Routine inspection and maintenance
 - 2) Annual inspection and maintenance
 - 3) Inspection and maintenance after major storms
 - B. Service Agreement Information

Assemble and make copies of your maintenance plan. One copy must be submitted to the County, and at least one copy kept on-site. Here are some suggestions for formatting the maintenance plan:

- Format plans to 8½" x 11" to facilitate duplication, filing, and handling.
- Include the revision date in the footer on each page.
- Scan graphics and incorporate with text into a single electronic file. Keep the electronic file backed-up so that copies of the maintenance plan can be made if the hard copy is lost or damaged.

LATITUDE 2 CONDOMINIUMS
MAINTENANCE PLAN

- I. Inspection, Maintenance Log and Self-Verification Forms
See Private Treatment Control BMP Operation and Maintenance Verification Form: Bioretention Facilities, Vegetated Swales & Higher Rate Biofilters

**PRIVATE TREATMENT CONTROL BMP
OPERATION AND MAINTENANCE VERIFICATION FORM
BIORETENTION FACILITIES, VEGETATED SWALES & HIGHER RATE
BIOFILTERS-SIDE 2**

This guide sheet provides general indicators for maintenance only and for a wide array of treatment control BMPs. Your developer prepared maintenance plans specifically for your treatment control BMP as an appendix to the Stormwater Management Plan. Also, if you have a manufactured structure, please refer to the manufacturer’s maintenance instructions.

Biofilters include the following :

- Vegetated Filter Strip/Swale** **Bioswale** **Bioretention Facility** **Planter Boxes**
 Manufactured Higher-Flow-Rate Biofilters, such as Tree-Pit-Style Units.

Routine maintenance is needed to ensure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active. Typical maintenance consists of the following:

Bioretention BMPs Inspection and Maintenance Checklist	
Typical Maintenance Indicators	Typical Maintenance Actions
Accumulation of sediment (over 2 inches deep or covers vegetation), litter, or debris	Remove and properly dispose of accumulated materials, without damage to the vegetation. Confirm that soil is not clogging and that the area drains after a storm event. Till or replace soil as necessary.
Poor vegetation establishment	Ensure vegetation is healthy and dense enough to provide filtering and to protect soils from erosion. Replenish mulch as necessary (if less than 3 inches deep), remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas.
Overgrown vegetation—woody vegetation not part of design is present and grass excessively tall (greater than 10 inches)	Mow or trim as appropriate, but not less than the design height of the vegetation (typically 4-6 inches for grass). Confirm that irrigation is adequate and not excessive and that sprays do not directly enter overflow grates. Replace dead plants and remove noxious and invasive weeds.
Erosion due to concentrated irrigation flow	Repair/re-seed eroded areas and adjust the irrigation.
Erosion due to concentrated stormwater runoff flow	Repair/re-seed eroded areas and make appropriate corrective measures such as adding erosion control blankets, adding stone at flow entry points, or re-grading where necessary. Remove obstructions and sediment accumulations so water disperses.
Standing water (BMP not draining) . If mosquito larvae are present and persistent, contact the San Diego County Vector Control Program at (858) 694-2888. Mosquito larvicides should be applied only when absolutely necessary and then only by a licensed individual or contractor.	Where there is an underdrain, such as in planter boxes and manufactured biofilters, check the underdrain piping to make sure it is intact and unobstructed. Abate any potential vectors by filling holes in the ground in and around the biofilter facility and by insuring that there are no areas where water stands longer than 96 hours following a storm .
Obstructed inlet or outlet structure	Clear obstructions.
Damage to structural components such as weirs, inlet, or outlet structures	Repair or replace as applicable.
Before the wet season and after rain events: remove sediment and debris from screens and overflow drains and downspouts; ensure pumps are functioning, where applicable; check integrity of mosquito screens; and; check that covers are properly seated and locked.	Where cisterns are part of the system
For manufactured high-flow-rate biofilters, see manufacturer’s maintenance guidelines	

Latitude 2 Condominiums
Maintenance Plan

II. Updates, Revisions and Errata

There currently are no updates, revisions and errata to the maintenance plan.

Latitude 2 Condominiums
Maintenance Plan

III. Introduction

A. Narrative overview describing the site; drainage areas, routing, and discharge points; and treatment facilities.

Latitude 2 Condominiums (Project) is located on the northeast corner of the intersection of Centre City Parkway and West Washington Avenue. The proposed project is a multi-family residential development that will consist of 112 units arranged in 6 buildings, a leasing office, fitness center, pool area and parking lots throughout the project area. The project will be constructed on approximately 3.45 acres, which is also known as Drainage Management Area 1. The elevations of the project site ranges from 649.1 feet (ft) to 646.7 ft from west to east. On-site runoff will be treated by the proposed nine cisterns, that are located underneath the street and parking lots throughout the project site, and the bioretention basin area, which is west of the project. The treated runoff will drain into the proposed 6.5'W x 3'H RCB that runs through the middle of the project site from east to west. The proposed RCB will connect to the existing Triple 8'W x 4'H RCB that runs across Centre City Parkway.

There are 9 cisterns throughout the site:

- 1. 10'W x 95'L x 5'D*
- 2. 12'W x 80'L x 8'D*
- 3. 12'W x 70'L x 9'D*
- 4. 12'W x 25'L x 9'D*
- 5. 12'W x 50'L x 8'D*
- 6. 12'W x 40'L x 8'D*
- 7. 12'W x 70'L x 7'D*
- 8. 12'W x 50'L x 6'D*
- 9. 15'W x 50'L x 6'D*

Latitude 2 Condominiums
Maintenance Plan

IV. Responsibility for Maintenance
A. General

- 1) Name and contact information for responsible individual(s).

Responsible Party for the Construction Phase

Developer's Name: N.C.A. Real Estate
Address: 3 Corporate Plaza, Suite 230
City Newport Beach State CA Zip 92660
Email Address: _____
Phone Number: 949-474-0122
Engineer of Work: VA Consulting, Inc.
Engineer's Phone Number: 949-474-1400

Responsible Party for Ongoing Maintenance

Owner's Name: Home Owners Association
Address: TBD
City _____ State _____ Zip _____
Email Address: _____
Phone Number: _____

* Note: If a corporation or LLC, provide information for principal partner or Agent for Service of Process. If an HOA, provide information for the Board or property manager at time of project closeout.

- 2) Organization chart or charts showing organization of the maintenance function and location within the overall organization.

TBD

- 3) Insert a copy of the recorded maintenance agreement.

TBD

- 4) Maintenance Funding

1. Sources of funds for maintenance

N.C.A. Real Estate will be the initial source of funding for the maintenance throughout the site until a Home Owners Association is formed.

2. Budget category or line item

Large Cistern with Bioretention (4000sf) will have an annual maintenance cost of \$4255.

3. Description of procedure and process for ensuring adequate funding for maintenance

N.C.A. Real Estate will be the initial source of funding for the maintenance throughout the site until a Home Owners Association is formed. Once a Home Owners Association

Latitude 2 Condominiums
Maintenance Plan

is formed, home owners will be responsible for a monthly HOA fee.

B. Staff Training Program

Staff will be trained on the maintenance program on an annual basis.

C. Records

Records of Staff Training will be kept on site at all times.

D. Safety

Staff will have Safety Training on an annual basis.

Latitude 2 Condominiums
Maintenance Plan

V. Summary of Drainage Areas and Stormwater Facilities

A. Drainage Areas

- 1) Drawings showing pervious and impervious areas (copied or adapted from initial SWMP).

See WQTR Site Plan

Latitude 2 Condominiums
Maintenance Plan

- 2) Designation and description of each drainage area and how flow is routed to the corresponding facility.

There is only one drainage management area, Drainage Management Area 1. Runoff throughout site will be captured by the storm drain inlets throughout the site and will be treated by the nine cisterns that are located in the street and parking lot areas (See WQTR Site Plan). The cisterns will discharge to the bioretention areas that are located just west of the project site. The runoff will then exit the site through the proposed 6.5'W x 3'H RCB that runs from east to west, through the middle of the project site.

B. Treatment and Flow-Control Facilities

- 1) Drawings showing location and type of each facility
See WQTR Site Plan
- 2) General description of each facility (Consider a table if more than two facilities)
1. Area drained and routing of discharge.
See Table Below
 2. Facility type and size
See Table Below

<i>Cistern</i>	<i>Size</i>	<i>Area drains to</i>
<i>1</i>	<i>10'W x 95'L x 5'D</i>	<i>Bioretention Area</i>
<i>2</i>	<i>12'W x 80'L x 8'D</i>	<i>Bioretention Area</i>
<i>3</i>	<i>12'W x 70'L x 9'D</i>	<i>Bioretention Area</i>
<i>4</i>	<i>12'W x 25'L x 9'D</i>	<i>Bioretention Area</i>
<i>5</i>	<i>12'W x 50'L x 8'D</i>	<i>Bioretention Area</i>
<i>6</i>	<i>12'W x 40'L x 8'D</i>	<i>Bioretention Area</i>
<i>7</i>	<i>12'W x 70'L x 7'D</i>	<i>Bioretention Area</i>
<i>8</i>	<i>12'W x 50'L x 6'D</i>	<i>Bioretention Area</i>
<i>9</i>	<i>15'W x 50'L x 6'D</i>	<i>Bioretention Area</i>

Latitude 2 Condominiums
Maintenance Plan

- VI. Facility Documentation
 - A. “As-built” drawings of each facility (design drawings in the draft Plan)
IN PROGRESS
 - B. Manufacturer’s data, manuals, and maintenance requirements for pumps, mechanical or electrical equipment, and proprietary facilities (include a “placeholder” in the draft plan for information not yet available).
TBD
 - C. Specific operation and maintenance concerns and troubleshooting
TBD

Latitude 2 Condominiums
Maintenance Plan

VII. Maintenance Schedule or Matrix

A. Maintenance Schedule for each facility with specific requirements for:

- 1) Routine inspection and maintenance
- 2) Annual inspection and maintenance
- 3) Inspection and maintenance after major storms

See BMP: Cistern with Bioretention Area Maintenance Activities

BMP: Cistern with Bioretention Area MAINTENANCE ACTIVITIES													
ROUTINE ACTION	MAINTENANCE INDICATOR	FIELD MEASUREMENT	MEASUREMENT FREQUENCY	MAINTENANCE ACTIVITY	Frequency (# of times per year)	Hours per Event	Average Labor Crew Size	Avg. (Pro-Rated) Labor Rate/Hr. (\$)	Equipment	Equipment Cost/Hour (\$)	Materials & Incidentals Cost or Disposal Cost/Event (\$)	Total cost per visit (\$)	Total cost per year (\$)
Vegetation Management for Aesthetics (optional)	Average vegetation height greater than 12-inches, emergence of trees or woody vegetation,	Visual observation and random measurements through out the side slope area	Annually, prior to start of wet season	Cut vegetation to an average height of 6-inches and remove trimmings. Remove any trees, or woody vegetation.	1.0	2.0	2	\$ 74.97	Utility Truck	\$ 14.39	\$ 50.00	\$ 379	\$ 379
Roof Washing, Cleaning Inflow Filters	Material present on roof, in gutters or in filters	Visual observation	Semi-annually, prior to start of wet season and end of wet season	Remove accumulated material.	2.0	2.0	2	\$ 74.97	Utility Truck	\$ 14.39		\$ 329	\$ 657
System flush, Sediment Management	Sediment depth exceeds cistern design	Visual observation	Annually, prior to start of wet season	Flush system, remove and properly dispose of sediment. (expected every 3 years)	0.3	3.0	2	\$ 74.97	Utility Truck, Vactor	\$ 77.09		\$ 681	\$ 227
Inspect pumps for proper functioning (if applicable)	Pump does not operate	Energize pump to see if water is discharged	Annually, prior to start of wet season	Remove and replace pump. (expected every 5 years)	0.2	3.0	2	\$ 74.97	Utility Truck	\$ 14.39		\$ 493	\$ 99
Standing Water	Standing water for more than 96 hrs within bioretention area	Visual observation	Annually, 96 hours after a target storm (0.60 in) event	Drain facility. Corrective action prior to wet season. Consult engineers if immediate solution is not evident.	1.0	1.0	2	\$ 74.97	Utility Truck	\$ 14.39		\$ 164	\$ 164
Trash and Debris	Trash and Debris present	Visual observation	Annually, prior to start of wet season	Remove and dispose of trash and debris	1.0	2.0	2	\$ 74.97	Utility Truck	\$ 14.39		\$ 329	\$ 329
Sediment Management	Sediment depth exceeds 10% of the facility design	Measure depth at apparent maximum and minimum accumulation of sediment. Calculate average depth	Annually, prior to start of wet season	Remove and properly dispose of sediment. Regrade if necessary. (expected every 2 years)	0.5	8.0	2	\$ 74.97	Utility Truck, 10-15 yd Truck, Backhoe	\$ 56.02	\$ 400.00	\$ 2,048	\$ 1,024
General Maintenance Inspection	Gutters, downspouts, screens, cover, Cistern, overflow pipe, etc	Visual observation	Annually, prior to start of wet season	Corrective action prior to wet season. Consult engineers if immediate solution is not evident.	1.0	0.5	2	\$ 74.97	Utility Truck	\$ 14.39		\$ 82	\$ 82
Reporting					1.0	3.0	1	\$ 74.97				\$ 225	\$ 225
Average Annual Total						33.2						\$ 225	\$ 3,186

Labor Rate	\$74.97/hr
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Small Cistern with Bioretention (500 sf)	33.2	\$ 3,186
Medium Cistern with Bioretention (2000 sf)	38.2	\$ 3,505
Large Cistern with Bioretention (4000 sf)	48.2	\$ 4,255

Equipment	Equipment Cost
Utility Truck	\$14.39/hr
10-15 yd truck	\$28.27/hr
Backhoe	\$13.36/hr
Vactor	\$62.70/hr
Sweeper	\$123.26/hr

Latitude 2 Condominiums
Maintenance Plan

B. Service Agreement Information

See Maintenance Notification Agreement for Category 1 Stormwater Treatment Control BMP's.

Assemble and make copies of your maintenance plan. One copy must be submitted to the County, and at least one copy kept on-site. Here are some suggestions for formatting the maintenance plan:

- Format plans to 8½" x 11" to facilitate duplication, filing, and handling.
- Include the revision date in the footer on each page.
- Scan graphics and incorporate with text into a single electronic file. Keep the electronic file backed-up so that copies of the maintenance plan can be made if the hard copy is lost or damaged.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

(property owner)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAINTENANCE NOTIFICATION AGREEMENT FOR CATEGORY 1 STORMWATER TREATMENT CONTROL BMP's

THIS AGREEMENT is made on the _____ day of _____, 20_____.

_____, the Owner(s) of the hereinafter described real property:

Address _____ Post Office _____ Zip Code _____

Assessor Parcel No.(s) _____

List, identify, locate (plan/drawing number) and describe the TC BMP(s)

Owner(s) of the above property acknowledge the existence of the stormwater Treatment Control Best Management Practice (TC BMP) structure(s) on the said property. Perpetual maintenance of the TC BMP(s) is the requirement of the State NPDES Permit, Order No. R9-2007-0001, Section D.1.d.(6) and the County of San Diego Watershed Protection Ordinance (WPO) Ordinance No. 10096 Section 67.812 through Section 67.814, and County Standard Urban Stormwater Mitigation Plan (SUSMP) Chapter 5. In consideration of the requirement to construct and maintain TC BMP(s), as conditioned by Discretionary Permit, Grading Permit, and/or Building Permit (as may be applicable), I/we hereby covenant and agree that:

1. I/We are the owner(s) of the existing (or to be constructed concurrently) premises located on the above described property.
2. I/We shall take the responsibility for the perpetual maintenance of the TC BMP(s) as listed above in accordance with the maintenance plan and in compliance with County's self inspection reporting and verification for as long as I/we have ownership of said property(ies).
3. I/We shall cooperate with and allow the County staff to come onto said property(ies) and perform inspection duties as prescribed by local and state regulators.
4. I/We shall inform future buyer(s) or successors of said property(ies) of the existence and perpetual maintenance requirement responsibilities for TC BMP(s) as listed above and to ensure that such responsibility shall transfer to the future owner(s).
5. I/We will abide by all of the requirements and standards of Section 67.812 through Section 67.814 of the WPO (or renumbering thereof) as it exists on the date of this Agreement, and which hereby is incorporated herein by reference.

This Agreement shall run with the land. If the subject property is conveyed to any other person, firm, or corporation, the instrument that conveys title or any interest in or to said property, or any portion thereof, shall contain a provision transferring maintenance responsibility for TC BMP(s) to the successive owner according to the terms of this Agreement. Any violation of this Agreement is grounds for the County to impose penalties upon the property owner as prescribed in County Code of Regulatory Ordinances, Title 1, Division 8, Chapter 1 Administrative Citations §§18.101-18.116.

Owner(s) Signature(s)

Print Owner(s) Name(s) and Title

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____ Notary Public,
personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____

ATTACHMENT G

Treatment Control BMP Certification for DPW Permitted Land Development Projects

After TCBMP construction, complete a TCBMP Certification form to verify with County staff that all constructed TCBMPs on the record plans match the approved TCBMPs in the most current SWMP. TCBMP Certification must be completed and verified for permit closure.

To be completed after TCBMP Construction



County of San Diego
DEPARTMENT OF PUBLIC WORKS

**Treatment Control BMP Certification for DPW Permitted Land Development
 Projects**

Permit Number (e.g. L-grading) _____ HSU Watershed Carlsbad
 Project Name Latitude 2 Condominiums
 Location / Address Centre City Parkway and W. Washington Avenue
 Maintenance Notification/Agreement No.: _____

Responsible Party for Construction Phase

Developer's Name: N.C.A. Real Estate
 Address: 3 Corporate Plaza, Suite 230
 City Newport Beach State CA Zip 92660
Email Address: _____
 Phone Number: 949-474-0122
 Engineer of Work: VA Consulting, Inc.
 Engineer's Phone Number: 949-474-1400

Responsible Party for Ongoing Maintenance

Owner's Name(s)* Home Owners Association
 Address: TBD
 City _____ State _____ Zip _____
 Email Address: _____
 Phone Number: _____

* Note: If a corporation or LLC, provide information for principal partner or Agent for Service of Process. If an HOA, provide information for the Board or property manager at time of project closeout.

Treatment Control BMPs (TCBMPs) ^{1,2} (List all from SWMP)		
Lot Number Or Location	Description/Type	Sheet
DMA 1	Cistern with Bioretention	
¹ All Priority Development Projects (PDPs) require a TCBMP. ² BMPs designed to treat stormwater shall be considered TCBMPs. (Add sheet for all additional BMPs)		

For Applicant to submit to PDCI:

- Copy of the final accepted SWMP and any accepted addendum.
- Copy of the most current plan showing the Stormwater TCBMP Table, plans/cross-section sheets of the TCBMPs and the location of each verified as-built TCBMP.
- Photograph of each TCBMP.
- Copy of the approved TCBMP maintenance agreement and associated security

By signing below, I certify that the treatment control BMP(s) for this project have been constructed and all BMPs are in substantial conformance with the approved plans and applicable regulations. I understand the County reserves the right to inspect the above BMPs to verify compliance with the approved plans and Watershed Protection Ordinance. Should it be determined that the BMPs were not constructed to plan or code, corrective actions may be necessary before permits can be closed.

Please sign your name and seal.

[SEAL]

Professional Engineer's Printed Name:

Roger Chung, P.E.

Professional Engineer's Signed Name:





Date: 1/27/15

COUNTY - OFFICIAL USE ONLY:

For PDCI:

PDCI Inspector: _____

Date Project has/expects to close: _____

Date Certification received from EOW: _____

By signing below, PDCI Inspector concurs that every noted TCBMP has been installed per plan.

PDCI Inspector's Signature: _____ Date: _____

FOR WPP:

Date Received from PDCI: _____

WPP Submittal Reviewer: _____

WPP Reviewer concurs that the information provided for the following TCBMPs is acceptable to enter into the TCBMP Maintenance verification inventory:

List acceptable TCBMPs:

WPP Reviewer's Signature: _____ Date: _____

- Provide a copy of the certification sheet to DPLU.

ATTACHMENT H

HMP Study

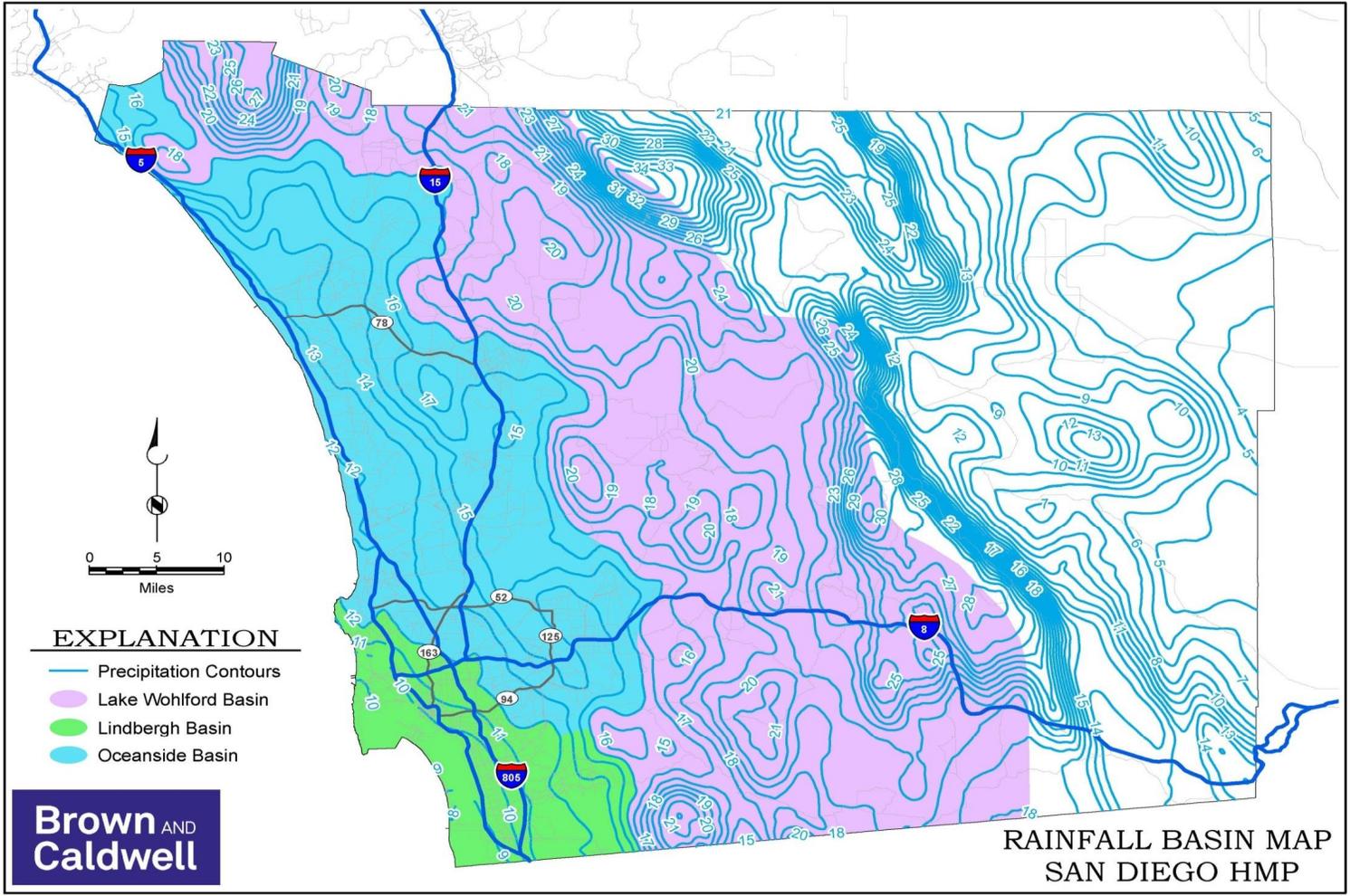
**(Contact County staff to determine if this should be a separate report from the
Major SWMP)**

BMP Sizing Calculations are included

BMP Sizing Spreadsheet V1.03

Project Name:	TM 13-0009
Project Applicant:	NCA Real Estate
Jurisdiction:	City of Escondido
Parcel (APN):	N/A
Hydrologic Unit:	N/A
Rain Gauge:	Oceanside
Total Project Area (sf):	150282
Channel Susceptibility:	Low

File Name: P:\Projects\San Diego County\138942 - HMP Implementation Assistance\GIS\HMF_GISBasins.mxd



EXPLANATION

- Precipitation Contours
- Lake Wohlford Basin
- Lindbergh Basin
- Oceanside Basin



**RAINFALL BASIN MAP
SAN DIEGO HMP**

BMP Sizing Spreadsheet V1.03			
Project Name:	TM 13-0009	Hydrologic Unit:	N/A
Project Applicant:	NCA Real Estate	Rain Gauge:	Oceanside
Jurisdiction:	City of Escondido	Total Project Area:	18654.33
Parcel (APN):	N/A	Low Flow Threshold:	0.5Q2
BMP Name:	Bioretention	BMP Type:	Bioretention
BMP Native Soil Type:	D	BMP Infiltration Rate (in/hr):	0.024

Areas Draining to BMP						HMP Sizing Factors			Minimum BMP Size			
DMA Name	Area (sf)	Soil Type	Slope	Post Project Surface Type	Runoff Factor (Table 4-2)	Surface Area	Surface Volume	Subsurface Volume	Surface Area (sf)	Surface Volume (cf)	Subsurface Volume (cf)	
2	10273.67	D	Flat	Landscape	0.1	0.065	0.0542	0.039	67	56	40	
3	5656.6	D	Flat	Impervious	1.0	0.065	0.0542	0.039	368	307	221	
4	2724.06	D	Flat	Impervious	1.0	0.065	0.0542	0.039	177	148	106	
Total BMP Area	18654.33											
									Minimum BMP Size	611.521755	510	367
									Proposed BMP Size*	630	693	945
									Minimum Ponding Depth	2.51	in	
									Maximum Ponding Depth	211.73	in	
									Selected Ponding Depth	6.00	in	

Describe the BMP's in sufficient detail in your SWMP to demonstrate the area, volume, and other criteria can be met within the constraints of the site.

BMP's must be adapted and applied to the conditions specific to the development project such as unstable slopes or the lack of available head. Designated Staff have final review and approval authority over the project design.

This Sizing Calculator has been developed in compliance with the Countywide Model SUSMP. For questions or concerns please contact the jurisdiction in which your project is located.

BMP Sizing Spreadsheet V1.03			
Project Name:	TM 13-0009	Hydrologic Unit:	N/A
Project Applicant:	NCA Real Estate	Rain Gauge:	Oceanside
Jurisdiction:	City of Escondido	Total Project Area:	18654.33
Parcel (APN):	N/A	Low Flow Threshold:	0.5Q2
BMP Name	Bioretention	BMP Type:	Bioretention

DMA Name	Rain Gauge	Existing Condition			Q2 Sizing Factor (cfs/ac)	DMA Area (ac)	Orifice Flow - %Q ₂ (cfs)	Orifice Area (in ²)
		Soil Type	Cover	Slope				
2	Oceanside	D	Scrub	Flat	0.175	0.236	0.021	0.50
3	Oceanside	D	Scrub	Flat	0.175	0.130	0.011	0.28
4	Oceanside	D	Scrub	Flat	0.175	0.063	0.005	0.13

0.037	0.92	1.08
Tot. Allowable Orifice Flow (cfs)	Tot. Allowable Orifice Area (in ²)	Max Orifice Diameter (in)

0.032	0.79	1.00
Actual Orifice Flow (cfs)	Actual Orifice Area (in ²)	Selected Orifice Diameter (in)

Drawdown (Hrs)	2.7
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If Drawdown time exceeds 96 Hrs project must implement a vector control program.

ATTACHMENT I

Geomorphic Assessment

(Contact County staff immediately if you are planning to conduct a Geomorphic Assessment. A Geomorphic Assessment must be performed if the project is using a “Medium” low flow threshold of $0.3Q_2$ or a “High” low flow threshold of $0.5Q_2$.)

To Be Determined

ATTACHMENT J

**HMP Exemption Documentation
(if applicable)**

Not Applicable

ATTACHMENT K

Addendum

None