In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).1

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project’s incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP’s assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

---

1 Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project’s community plan to determine applicability.
The Checklist is required only for projects subject to CEQA review. If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in Chapter 11: Land Development Procedures of the City's Municipal Code. The requirements in the Checklist will be included in the project’s conditions of approval. The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

### Application Information

<table>
<thead>
<tr>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project No./Name:</strong> 537664/ The LOT Del Mar CUP/SDP</td>
</tr>
<tr>
<td><strong>Property Address:</strong> 2673 Via De La Valle San Diego Ca. 92014</td>
</tr>
<tr>
<td><strong>Applicant Name/Co.:</strong> Carlos Wellman/The LOT Del Mar</td>
</tr>
<tr>
<td><strong>Contact Phone:</strong> 858 442-8009</td>
</tr>
<tr>
<td><strong>Contact Email:</strong> <a href="mailto:carlos@thelotent.com">carlos@thelotent.com</a></td>
</tr>
</tbody>
</table>

**Was a consultant retained to complete this checklist?**

- [ ] Yes
- [ ] No

If Yes, complete the following

<table>
<thead>
<tr>
<th>Consultant Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name:</td>
</tr>
<tr>
<td>Contact Phone:</td>
</tr>
<tr>
<td>Contact Email:</td>
</tr>
</tbody>
</table>

### Project Information

1. What is the size of the project (acres)?

   - 0.64 Acres/ 10.3 Acres Property

2. Identify all applicable proposed land uses:

   - [ ] Residential (indicate # of single-family units):
   - [ ] Residential (indicate # of multi-family units):
   - [ ] Commercial (total square footage):
   - [ ] Industrial (total square footage):
   - [ ] Other (describe):

   **Movie Theater/ 27,896 SF.**

3. Is the project or a portion of the project located in a Transit Priority Area?

   - [ ] Yes
   - [ ] No

4. Provide a brief description of the project proposed:

   Construct a 27,896 SF. Movie Theater on an existing grade pad. Proposing 30'-0" height maximum building, parking and landscape are existing. Improve two drive ways on San Andres Drive and add landscape

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2 Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project’s community plan to determine applicability.
### Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

<table>
<thead>
<tr>
<th>Checklist Item</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Check the appropriate box and provide explanation and supporting documentation for your answer)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? OR,  

B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? OR,  

C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?

If "Yes," proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If "No," in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

The project is consistent with the land use designations in the City's General Plan (Commercial) and the Community Plan. The project is a new movie Theatre with 8 auditoriums in a vacant lot, and the subject lot is one in which no other Land Use is permitted by right at this location.

---

3 This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

4 This category applies to all projects that answered in the affirmative to question 3 on the previous page: Is the project or a portion of the project located in a transit priority area.
Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project’s consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures. All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the Greenbook (for public projects).

<table>
<thead>
<tr>
<th>Checklist Item (Check the appropriate box and provide explanation for your answer)</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 1: Energy &amp; Water Efficient Buildings</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Cool/Green Roofs.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; OR</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>• Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; OR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Would the project include a combination of the above two options?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Check “N/A” only if the project does not include a roof component.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Attachment A

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5 Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.
2. **Plumbing fixtures and fittings**

   With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

   **Residential buildings:**
   - Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
   - Standard dishwashers: 4.25 gallons per cycle;
   - Compact dishwashers: 3.5 gallons per cycle; and
   - Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

   **Nonresidential buildings:**
   - Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and
   - Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A)?

   Check “N/A” only if the project does not include any plumbing fixtures or fittings.

   ![Check boxes]

   **See Attachment A**
### Strategy 3: Bicycling, Walking, Transit & Land Use

#### 3. Electric Vehicle Charging

- **Multiple-family projects of 17 dwelling units or less:** Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?

- **Multiple-family projects of more than 17 dwelling units:** Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?

- **Non-residential projects:** Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.

See Attachment A

#### 4. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City’s Municipal Code ([Chapter 14, Article 2, Division 5](#))?6

Check "N/A" only if the project is a residential project.

See Attachment A

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6 Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.
5. **Shower facilities**

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the [California Green Building Standards Code](https://www.energy.ca.gov/2017/09/01/green-building-standards-code/) as shown in the table below?

<table>
<thead>
<tr>
<th>Number of Tenant Occupants (Employees)</th>
<th>Shower/Changing Facilities Required</th>
<th>Two-Tier (12” X 15” X 72”) Personal Effects Lockers Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-10</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>11-50</td>
<td>1 shower stall</td>
<td>2</td>
</tr>
<tr>
<td>51-100</td>
<td>1 shower stall</td>
<td>3</td>
</tr>
<tr>
<td>101-200</td>
<td>1 shower stall</td>
<td>4</td>
</tr>
<tr>
<td>Over 200</td>
<td>1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants</td>
<td>1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants</td>
</tr>
</tbody>
</table>

Check “N/A” only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

**See Attachment A**

No showers on premises, single use tenant
6. Designated Parking Spaces

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

<table>
<thead>
<tr>
<th>Number of Required Parking Spaces</th>
<th>Number of Designated Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-9</td>
<td>0</td>
</tr>
<tr>
<td>10-25</td>
<td>2</td>
</tr>
<tr>
<td>26-50</td>
<td>4</td>
</tr>
<tr>
<td>51-75</td>
<td>6</td>
</tr>
<tr>
<td>76-100</td>
<td>9</td>
</tr>
<tr>
<td>101-150</td>
<td>11</td>
</tr>
<tr>
<td>151-200</td>
<td>18</td>
</tr>
<tr>
<td>201 and over</td>
<td>At least 10% of total</td>
</tr>
</tbody>
</table>

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check “N/A” only if the project is a residential project, or if it does not include nonresidential use in a TPA.

See Attachment A
Will comply with Building codes and requirements
7. **Transportation Demand Management Program**

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing vehicle(s) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check “N/A” only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

See Attachment A
Single Tenant space within a lifestyle mall
Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

1. Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?
   Considerations for this question:
   - Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
   - Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
   - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?

2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?
   Considerations for this question:
   - Does the proposed project support/incorporate identified transit routes and stops/stations?
   - Does the project include transit priority measures?

3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?
   Considerations for this question:
   - Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
   - Does the proposed project urban design include features for walkability to promote a transit supportive environment?

4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?
   Considerations for this question:
   - Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
   - Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?
   Considerations for this question:
   - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
   - Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
   - Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?
   Considerations for this question:
   - Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
   - Does the proposed project include policies or strategies for preserving existing trees?
   - Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?
This attachment provides performance standards for applicable Climate Action Pan (CAP) Consistency Checklist measures.

### Table 1: Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Roof Slope</th>
<th>Minimum 3-Year Aged Solar Reflectance</th>
<th>Thermal Emittance</th>
<th>Solar Reflective Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Rise Residential</td>
<td>≤ 2:12</td>
<td>0.55</td>
<td>0.75</td>
<td>64</td>
</tr>
<tr>
<td></td>
<td>&gt; 2:12</td>
<td>0.20</td>
<td>0.75</td>
<td>16</td>
</tr>
<tr>
<td>High-Rise Residential Buildings, Hotels and Motels</td>
<td>≤ 2:12</td>
<td>0.55</td>
<td>0.75</td>
<td>64</td>
</tr>
<tr>
<td></td>
<td>&gt; 2:12</td>
<td>0.20</td>
<td>0.75</td>
<td>16</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>≤ 2:12</td>
<td>0.55</td>
<td>0.75</td>
<td>64</td>
</tr>
<tr>
<td></td>
<td>&gt; 2:12</td>
<td>0.20</td>
<td>0.75</td>
<td>16</td>
</tr>
</tbody>
</table>

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego’s climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.
<table>
<thead>
<tr>
<th>Fixture Type</th>
<th>Maximum Flow Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Showerheads</td>
<td>1.8 gpm @ 80 psi</td>
</tr>
<tr>
<td>Lavatory Faucets</td>
<td>0.35 gpm @ 60 psi</td>
</tr>
<tr>
<td>Kitchen Faucets</td>
<td>1.6 gpm @ 60 psi</td>
</tr>
<tr>
<td>Wash Fountains</td>
<td>1.6 [rim space(in.)/20 gpm @ 60 psi]</td>
</tr>
<tr>
<td>Metering Faucets</td>
<td>0.18 gallons/cycle</td>
</tr>
<tr>
<td>Metering Faucets for Wash Fountains</td>
<td>0.18 [rim space(in.)/20 gpm @ 60 psi]</td>
</tr>
<tr>
<td>Gravity Tank-type Water Closets</td>
<td>1.12 gallons/flush</td>
</tr>
<tr>
<td>Flushometer Tank Water Closets</td>
<td>1.12 gallons/flush</td>
</tr>
<tr>
<td>Flushometer Valve Water Closets</td>
<td>1.12 gallons/flush</td>
</tr>
<tr>
<td>Electromechanical Hydraulic Water Closets</td>
<td>1.12 gallons/flush</td>
</tr>
<tr>
<td>Urinals</td>
<td>0.5 gallons/flush</td>
</tr>
</tbody>
</table>

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the California Plumbing Code for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:
- gpm = gallons per minute
- psi = pounds per square inch (unit of pressure)
- in. = inch

<table>
<thead>
<tr>
<th>Appliance/Fixture Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Clothes Washers</strong></td>
<td>Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions’ WF standards for commercial clothes washers located in Title 20 of the California Code of Regulations.</td>
</tr>
<tr>
<td><strong>Conveyor-type Dishwashers</strong></td>
<td>0.70 maximum gallons per rack (2.6 L) (High-Temperature)</td>
</tr>
<tr>
<td><strong>Door-type Dishwashers</strong></td>
<td>0.95 maximum gallons per rack (3.6 L) (High-Temperature)</td>
</tr>
<tr>
<td><strong>Undercounter-type Dishwashers</strong></td>
<td>0.90 maximum gallons per rack (3.4 L) (High-Temperature)</td>
</tr>
<tr>
<td><strong>Combination Ovens</strong></td>
<td>Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.</td>
</tr>
</tbody>
</table>

- Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006) Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and
  - Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate.
  - Be equipped with an integral automatic shutoff.
  - Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less.

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the California Plumbing Code for definitions of each appliance/fixture type.

**Acronyms:**
- L = liter
- L/h = liters per hour
- L/s = liters per second
- psi = pounds per square inch (unit of pressure)
- kPa = kilopascal (unit of pressure)
CAP CONSISTENCY CHECKLIST SUPPORTING DOCUMENTATION

PROJECT DESCRIPTION

The project proposes a conditional use permit and site development permit for a new movie Theatre with 8 auditoriums and L47 liquor license for a total of 27,896 square feet of construction. The 10.35-acre site is located at 2673 Via De La Valle within the State Coastal overlay zone in the CC-1-3 base zone (no community plan) in Council District 1.

Land Use Consistency

1. The project is consistent with the land use designations in the City’s General Plan (Commercial) and the Community Plan. The project is a new movie Theatre with 8 auditoriums in a vacant lot, and the subject lot is one in which no other Land Use is permitted by right at this location.

CAP Strategies Consistency

STRATEGY 1. ENERGY & WATER EFFICIENT BUILDINGS

1. Cool/Green Roofs - The project will include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code.

2. Plumbing fixtures and fittings - The project will use low-flow fixtures/appliances be consistent with each of the following:

   - Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
   - Standard dishwashers: 4.25 gallons per cycle; - Compact dishwashers: 3.5 gallons per cycle; and
   - Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.

STRATEGY 2. CLEAN & RENEWABLE ENERGY

3. Clean & Renewable Energy - designed to have an energy budget that shows a 15% energy improvement when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building as calculated by Compliance Software certified by the California Energy Commission. The demand reduction will be provided through the list below of sustainable design features of this Building:
SUSTAINABLE FEATURES -The LOT Del Mar

1. Building will exceed TITLE-24 by a minimum of 15% and will includes Sustainable features throughout as outlined below.

2. Building to be equipped with a SOLAR PHOTO VOLTAIC SYSTEM that shall generate a minimum of 50% of the anticipated energy demand.

3. Exterior includes Sustainable fiber cement siding.

4. Energy efficient thermal exterior wall insulation to reduce heating and cooling load as well as insulation for all interior floor and wall assemblies as well.

5. Dual-pane LOW-E glass panels on doors and windows.

6. High efficiency Lighting and occupancy sensors.

7. Installation of ENERGY STAR rated appliances throughout the home.

8. Use of low VOC paints throughout the home.

9. Use of low emitting adhesives, coatings and carpets.

10. Framing to use sustainable manufactured lumber where ever possible to preserve old growth lumber.

11. Architectural design includes extensive use of passive solar heating and natural ventilation techniques to significantly reduce the heating and cooling load of the home.

12. High efficiency building and ductwork sealing to prevent air loss.

13. Ultra-high efficiency heating and cooling units

14. Use of ceiling fans, operable skylights and clerestory windows to reduce Heat gain and cooling load.

15. Use of tank-less energy efficient hot water heating systems.
STRATEGY 3. BICYCLE, WALKING, TRANSIT & LAND USE

4. Electrical Vehicle Charging - EV parking spaces will be provided in accordance with the California Building Code 11B-228.3, Table 11B-228.3.2.1 (8 Total spaces provided)

5. Bicycle Parking Spaces – Bicycle parking spaces will be provided in accordance with the San Diego Municipal Code Section 142.0530(e) (7 short-term and 7 long-term spaces provided)

6. Shower Facilities - Not Applicable

7. Designated Parking Spaces - The project provides designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the City of San Diego CAP consistency checklist.

8. Transportation Demand Management Program - Not Applicable (no more than 50 employees)
Preliminary Drainage Study
“The Lot – Del Mar”

Portion of Parcel 1, PM No. 3594
2673 Via de la Valle
Del Mar, California 92014

Prepared for:
Adolfo Fastlicht
Carlos Wellman
7611 Fay Avenue
La Jolla, CA 92037

Prepared by:
Christensen Engineering & Surveying
7888 Silverton Avenue, Suite “J”
San Diego, CA 92126
(858) 271-9901

April 24, 2017
Revised July 24, 2017
Revised November 06, 2017

PTS No. 537664
Introduction

This project proposes the development of a portion (0.792 ac) of this shopping center (that was previously developed) with a theater and café. Since the previous improvements have been demolished the area of imperviousness increases from 0.125 ac (15.8%) to 0.678 ac 85.6%). This project involves the removal of some of the existing parking lot and replacement with pervious paving and the new building and a biofiltration basin to treat new impervious area runoff.

The attached drainage area maps are from a topographic survey by Christensen Engineering & Surveying dated April 12, 2017. The site, in its existing pre-construction condition, drains southwesterly and southeasterly to two existing catch basins located in the existing parking lot. Following the construction this same general trend continues with a small area of runoff flowing to a more northerly driveway catch basin and the remainder flowing to the southerly driveway catch basin (roof and biofiltration basin by 8” PVC drain). All runoff from the site was previously conveyed to these catch basins when the subject development area was previously improved. The total runoff increases from 1.28 cfs to 2.42 cfs. All runoff, before and after development flows to a City of San Diego 6.5’ x 4’ box culvert that discharges to the San Dieguito River. Should the runoff exceed the capacity of the box culvert it will flow to the terminus of San Andres and continue to flow to the San Dieguito River. Therefore, the increase in runoff will have no adverse effect on the public storm drain system.

Section 404 of CWA regulates the discharge of dredged or fill material into waters of the United States. Section 404 is regulated by the Army Corps of Engineers. Section 401 of CWA requires that the State provide certification that any activity authorized under Section 404 is in compliance with effluent limits, the state’s water quality standards, and any other appropriate requirements of state law. Section 401 is administered by the State Regional Water Quality Control Board. The project does not require a Federal CWA Section 404 permit nor Section 401 Certification because it does not cause dredging or filling in waters of the United States and is in compliance with the State Water Quality Standards. See separate SWQMP.
Since the project discharges by a hardened conveyance system to the San Dieguito River (an exempt waterbody) it is exempt from hydromodification requirements.

The Rational Method was used to calculate the anticipated flow for the 100-year storm return frequency event using the method outlined in the City of San Diego Drainage Design Manual.

Antony K. Christensen  
RCE 54021  
Exp. 12-31-17  
JN A2017-30

11-06-17  Date
Calculations

1. **Intensity Calculation**

(From the City of San Diego Drainage Design Manual, Page 86)

\[ T_c = \text{Time of concentration} \]

\[ T_c = 1.8 (1.1-C) \left( D \right)^{1/2} / S^{1/3} \]

Since the difference in elevation is 2' (22'-20') and the distance traveled is 275' (S=0.7%). C=0.85.

\[ T_c = 8.4 \text{ minutes} \]

From table on Page 83

\[ I_{100} = 3.6 \text{ inches} \]

2. **Coefficient Determination**

The site is a commercial development (shopping center). From Page 82

Pre-Construction:
A portion of the site was previous developed and those improvements have been removed. A portion of the site is still improved.

Pre-construction the site will be considered vacant

\[ C = 0.45 \]

Post construction:
From Page 82 for Commercial

\[ C = 0.85 \]
3. **Volume calculations**

\[ Q = C \times A \]

**Areas of Drainage**

The same area of the site will be used to compare Pre and Post Construction runoff.

**Pre-Construction**

- Area of westerly site flowing to westerly catch basin in parking area
  - \( W = 0.395 \text{ Acre} \)

- Area of easterly site flowing to southerly driveway catch basin
  - \( E = 0.397 \text{ Acre} \)

**Post-Construction**

- Area draining from roofs and biofiltration basin that flows by 8" PVC drain to southerly driveway catch basin
  - \( PC-A = 0.696 \text{ Acre} \)

- Area draining from southerly pervious paving that flows to southerly driveway catch basin
  - \( PC-B = 0.060 \text{ Acre} \)

- Area draining from northerly pervious paving that flows to northerly driveway catch basin
  - \( PC-C = 0.036 \text{ Acre} \)
Pre-Construction

\[Q_{100W} = (0.45) (3.6) (0.395)\]
\[Q_{100E} = (0.45) (3.3) (0.397)\]

\[Q_{100W} = 0.64 \text{ cfs}\]
\[Q_{100E} = 0.64 \text{ cfs}\]

Post-Construction

\[Q_{100PC-A} = (0.85) (3.6) (0.696)\]
\[Q_{100PC-B} = (0.85) (3.6) (0.060)\]
\[Q_{100PC-C} = (0.85) (3.6) (0.036)\]

\[Q_{100PC-A} = 2.13 \text{ cfs}\]
\[Q_{100PC-B} = 0.18 \text{ cfs}\]
\[Q_{100PC-C} = 0.11 \text{ cfs}\]

4. Discussion

The site, in its existing pre-construction condition, drains southwesterly and southeasterly to two existing catch basins located in the existing parking lot. Following the construction this same general trend continues with a small area of runoff flowing to a more northerly driveway catch basin and the remainder flowing to the southerly driveway catch basin. All runoff from the site was previously conveyed to these catch basins, when the subject development area was previously improved. The total runoff increases from 1.28 cfs to 2.42 cfs. All runoff, before and after development flows to a City of San Diego 6.5' x 4' box culvert drain that discharges to the San Dieguito River. Should the runoff exceed the capacity of the box culvert it will flow to the terminus of San Andres and continue to flow to the San Dieguito River. Therefore, the increase in runoff will have no adverse effect on the public storm drain system.
Type of conveyance is a: 8" PVC
Diameter of conveyance equals .67 Feet
Slope of conveyance equals 3 %
Roughness equals .01
Flow quantity equals 2.764797 CFS
Area equals .3525653 Square Feet
Velocity equals 7.841943 FPS
Type of conveyance is a: 8” PVC DRAIN
Diameter of conveyance equals .666 Feet
Slope of conveyance equals 3 %
Roughness equals .01
Flow quantity equals 2.130424 CFS
Area equals .2396793 Square Feet
Velocity equals 8.886874 FPS
Depth of flow equals .5189976 Feet
## TABLE 2
**RUNOFF COEFFICIENTS (RATIONAL METHOD)**

### DEVELOPED AREAS (URBAN)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Coefficient, C</th>
<th>Soil Type (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>0.55</td>
<td>D</td>
</tr>
<tr>
<td>Multi-Units</td>
<td>0.70</td>
<td></td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>0.65</td>
<td></td>
</tr>
<tr>
<td>Rural (lots greater than 1/2 acre)</td>
<td>0.45</td>
<td></td>
</tr>
<tr>
<td>Commercial (2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>80% Impervious</td>
<td>0.85</td>
<td></td>
</tr>
<tr>
<td>Industrial (2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>90% Impervious</td>
<td>0.95</td>
<td></td>
</tr>
</tbody>
</table>

### NOTES:

1. Type D soil to be used for all areas.
2. Where actual conditions deviate significantly from the tabulated imperviousness values of 80% or 90%, the values given for coefficient C may be revised by multiplying 80% or 90% by the ratio of actual imperviousness to the tabulated imperviousness. However, in no case shall the final coefficient be less than 0.50. For example: Consider commercial property on D soil.

\[
\text{Actual imperviousness} = 50\% \\
\text{Tabulated imperviousness} = 80\% \\
\text{Revised } C = \frac{50}{80} \times 0.85 = 0.53
\]
<table>
<thead>
<tr>
<th>ELEV.</th>
<th>FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-1500</td>
<td>1.00</td>
</tr>
<tr>
<td>1500-3000</td>
<td>1.25</td>
</tr>
<tr>
<td>3000-4000</td>
<td>1.42</td>
</tr>
<tr>
<td>4000-5000</td>
<td>1.60</td>
</tr>
<tr>
<td>5000-6000</td>
<td>1.70</td>
</tr>
<tr>
<td>DESERT</td>
<td>1.25</td>
</tr>
</tbody>
</table>

To obtain correct intensity, multiply intensity on chart by factor for design elevation.
URBAN AREAS OVERLAND TIME OF FLOW CURVES

EXAMPLE:
GIVEN: LENGTH OF FLOW = 400 FT.
      SLOPE = 1.0 %
      COEFFICIENT OF RUNOFF C = .70
READ: OVERLAND FLOWTIME = 15 MINUTES
PRE-DEVELOPMENT
DRAINAGE AREA MAP
POST-DEVELOPMENT DRAINAGE AREA MAP
REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION

THE LOT DEL MAR
2673 VIA DE LA VALLE
DEL MAR, CALIFORNIA

PREPARED FOR

BOFFO CINEMAS LLC
7611 FAY AVENUE
LA JOLLA, CALIFORNIA 92037

PREPARED BY

CHRISTIAN WHEELER ENGINEERING
3980 HOME AVENUE
SAN DIEGO, CALIFORNIA 92105
August 18, 2017

Boffo Cinemas, LLC  
7611 Fay Avenue  
La Jolla, California 92037  
Attention: Adolfo Fastlicht

Subject: Report of Preliminary Geotechnical Investigation  
The LOT Del Mar, LLC, 2673 Via de la Valle, Del Mar, California

Ladies and Gentlemen:

In accordance with your request and our proposal dated May 18, 2017, we have completed a geotechnical investigation for the subject project. We are presenting herewith a report of our findings and recommendations.

It is our professional opinion and judgment that no geotechnical conditions exist on the subject property that would preclude the construction of the subject project provided the recommendations presented herein are implemented.

If you have questions after reviewing this report, please do not hesitate to contact our office. This opportunity to be of professional service is sincerely appreciated.

Respectfully submitted,

CHRISTIAN WHEELER ENGINEERING

Daniel B. Adler, RCE # 36037

Troy S. Wilson, CEG #2551
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CWE 2170315.03  
THE LOT Del Mar  
2673 Via de la Valle  
Del Mar, California
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PLATES
Plate 1 Site Plan & Geotechnical Map

APPENDICES
Appendix A Boring Logs
Appendix B Laboratory Testing Results
Appendix C Cone Penetration Test Results
Appendix D Liquefaction Analyses
Appendix E References
Appendix F Recommended Grading Specifications – General Provisions
INTRODUCTION AND PROJECT DESCRIPTION

This report presents the results of a preliminary geotechnical investigation performed for a proposed movie theatre to be located at 2673 Via de la Valle, Del Mar, California. The following Figure No. 1 presents a vicinity map showing the location of the property.

We understand that the subject project will consist of the construction of a single-story, high-bay movie theatre complex. It is anticipated that the proposed structure will be of wood-frame and steel-frame construction. The proposed structure will be supported on a mat foundation. Grading to accommodate the proposed construction is expected to consist of cuts and fills up to about 1 foot from existing grade.

To assist in the preparation of this report, we were provided with a miscellaneous plans prepared by Alta Design Development, dated December 6, 2016, and preliminary grading plans, prepared by Christensen Engineering & Surveying, dated April 24, 2017. A copy of the preliminary grading plan was used as a base map for our Site Plan and Geologic Map, and is included herein as Plate No. 1.

This report has been prepared for the exclusive use of Boffo Cinemas LLC, and its design consultants, for specific application to the project described herein. Should the project be modified, the conclusions and recommendations presented in this report should be reviewed by Christian Wheeler Engineering for conformance with our recommendations and to determine whether any additional subsurface investigation, laboratory testing and/or recommendations are necessary. Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with generally accepted engineering principles and practices. This warranty is in lieu of all other warranties, expressed or implied.
SCOPE OF SERVICES

Our preliminary geotechnical investigation consisted of surface reconnaissance, subsurface exploration, obtaining representative soil samples, laboratory testing, analysis of the field and laboratory data, and review of relevant geologic literature. Our scope of service did not include assessment of hazardous substance contamination, recommendations to prevent floor slab moisture intrusion or the formation of mold within the structures, evaluation or design of storm water infiltration facilities, or any other services not specifically described in the scope of services presented below.

More specifically, the intent of our proposed investigation was to:

- Obtain a boring permit from the County of San Diego Department of Environmental Health to conduct the proposed subsurface investigation.
- Excavate 3 small-diameter borings using a hand auger to explore the near surface soil conditions at the site and to obtain samples for laboratory testing.
- Perform 3 Cone Penetration Tests (CPT) to a maximum depth 100 feet in order to explore the subsurface conditions at the site.
- Backfill the CPT holes and borings using a grout or a grout/bentonite mix as required by the County of San Diego Department of Environmental Health.
- Evaluate, by review of the CPT results, laboratory tests and our past experience with similar soil types, the engineering properties of the various soil strata that may influence the proposed construction, including bearing capacities, expansive characteristics and settlement potential.
- Describe the general geology at the site including possible geologic hazards, including liquefaction that could have an effect on the proposed construction, and provide the seismic design parameters as required by the 2016 edition of the California Building Code.
- Address potential construction difficulties that may be encountered due to soil conditions, groundwater or geologic hazards, and provide geotechnical recommendations to deal with these difficulties.
- Provide site preparation and grading recommendations, as necessary, for the anticipated work.
- Provide foundation recommendations for the type of construction anticipated and develop soil engineering design criteria for the recommended foundation designs.
• Provide a preliminary geotechnical report that presents the results of our investigation which includes a plot plan showing the location of our subsurface explorations, excavation logs, laboratory test results, and our conclusions and recommendations for the proposed project.

Although a test for the presence of soluble sulfates within the soils that may be in contact with reinforced concrete was performed as part of the scope of our services, it should be understood Christian Wheeler Engineering does not practice corrosion engineering. If a corrosivity analysis is considered necessary, we recommend that the client retain an engineering firm that specializes in this field to consult with them on this matter. The results of our sulfate testing should only be used as a guideline to determine if additional testing and analysis is necessary.

FINDINGS

SITE DESCRIPTION

The subject site is a vacant irregular-shaped lot located at 2673 Via de la Valle, Del Mar, California. The lot is located at the southeastern portion of a shopping center and is surrounded by commercial structures and associated paved parking and driveways. Topographically, the lot is near flat-lying. Based on the referenced grading plan provided, site elevations range from about 21 feet to about 22 feet.

GENERAL GEOLOGY AND SUBSURFACE CONDITIONS

GEOLOGIC SETTING AND SOIL DESCRIPTION: The subject site is located in the Coastal Plains Physiographic Province of San Diego County. Based upon the findings of our subsurface explorations and review of readily available, pertinent geologic and geotechnical literature, it was determined that the project area is generally underlain by artificial fill and younger alluvium. The materials encountered in the subsurface explorations are described below:

ARTIFICIAL FILL (Qaf): The site was found to be underlain by artificial fill extending to a depth of about 13 feet below existing grade. Deeper fill may exist in areas of the site not investigated. The fill materials generally consisted of interbedded brown, light brown, dark
brown, light grayish-brown, and orange, damp to moist, medium dense to dense, silty sand (SM), sand with silt (SP-SM), and clayey sand (SC). Where the fill is found near the water table, the fill is expected to be very moist to wet. An approximately 3-inch-thick layer of dark brown, moist, stiff, sandy clay (CL) was encountered in HA-3 at a depth of about 2½ from existing grade. The artificial fill was judged to have a very low to low expansion potential (EI < 50), except the sandy clay that was judged to have a medium expansive potential (EI between 51 and 90).

**YOUNGER ALLUVIUM (Qyal):** Younger alluvial deposits underlie the artificial soils throughout the site. As encountered in our exploratory borings, the younger alluvium extended the maximum exploration depth of about 100 feet from existing grade (Borings CPT-1). The younger alluvial materials generally consisted of interbedded moist to saturated, very loose to medium dense, silty sand (SM), sand with silt (SP-SM), silty clays (CL) and clayey silts (ML). The sandy younger alluvium was judged to have a low expansion potential (EI < 50), whereas the clayey and silty younger alluvium was judged to have a low to medium expansion potential (EI between 51 and 90).

**GROUNDWATER:** Groundwater was encountered in CPT-3 at about 16 feet below existing grade. We do not expect any significant groundwater related conditions during or after the proposed construction, unless relatively deep excavations are needed for underground utilities or fuel tank construction. However, it should be recognized that minor groundwater seepage problems might occur after construction and landscaping are completed, even at a site where none were present before construction. These are usually minor phenomena and are often the result of an alteration in drainage patterns and/or an increase in irrigation water. Based on the anticipated construction and the permeability of the on-site soils, it is our opinion that any seepage problems that may occur will be minor in extent. It is further our opinion that these problems can be most effectively corrected on an individual basis if and when they occur.

**TECTONIC SETTING:** Much of Southern California, including the San Diego County area, is characterized by a series of Quaternary-age fault zones that consist of several individual, en echelon faults that generally strike in a northerly to northwesterly direction. Some of these fault zones (and the individual faults within the zone) are classified as “active” according to the criteria of the California Division of Mines and Geology. Active fault zones are those that have shown conclusive evidence of
faulting during the Holocene Epoch (the most recent 11,000 years). The Division of Mines and Geology used the term “potentially active” on Earthquake Fault Zone maps until 1988 to refer to all Quaternary-age (last 1.6 million years) faults for the purpose of evaluation for possible zonation in accordance with the Alquist-Priolo Earthquake Fault Zoning Act and identified all Quaternary-age faults as “potentially active” except for certain faults that were presumed to be inactive based on direct geologic evidence of inactivity during all of Holocene time or longer. Some faults considered to be “potentially active” would be considered to be “active” but lack specific criteria used by the State Geologist, such as sufficiently active and well-defined. Faults older than Quaternary-age are not specifically defined in Special Publication 42, Fault Rupture Hazard Zones in California, published by the California Division of Mines and Geology. However, it is generally accepted that faults showing no movement during the Quaternary period may be considered to be “inactive”. The City of San Diego guidelines indicate that since the beginning of the Pleistocene Epoch marks the boundary between “potentially active” and “inactive” faults, unfaulted Pleistocene-age deposits are accepted as evidence that a fault may be considered to be “inactive”.

A review of available geologic maps indicates that the nearest active fault is the Rose Canyon-Newport Inglewood Fault Zone, located approximately 6 miles to the northwest. Other active fault zones in the region that could possibly affect the site include the Coronado Bank, San Diego Trough and San Clemente Fault Zones to the west, the Palos Verdes Fault Zones to the northwest, and the Elsinore, Earthquake Valley, San Jacinto, and San Andreas Fault Zones to the northeast.

The following Table I presents the active faults that are considered most likely to significantly affect the proposed residence over the anticipated economic lifetime of the structure.

<table>
<thead>
<tr>
<th>Fault Zone</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rose Canyon- Newport Inglewood</td>
<td>6 miles</td>
</tr>
<tr>
<td>Coronado Bank</td>
<td>16½ miles</td>
</tr>
<tr>
<td>San Diego Trough</td>
<td>28 miles</td>
</tr>
<tr>
<td>Elsinore</td>
<td>32½ miles</td>
</tr>
<tr>
<td>Earthquake Valley</td>
<td>41 miles</td>
</tr>
<tr>
<td>San Clemente</td>
<td>52 miles</td>
</tr>
<tr>
<td>Palos Verdes</td>
<td>52 miles</td>
</tr>
<tr>
<td>San Jacinto</td>
<td>53 miles</td>
</tr>
<tr>
<td>San Andreas</td>
<td>72 miles</td>
</tr>
</tbody>
</table>
GEOLOGIC HAZARDS

GENERAL: No geologic hazards of sufficient magnitude to preclude residential use of the site are known to exist. In our professional opinion and to the best of our knowledge, the site should be suitable for residential, provided sound engineering, construction, and site maintenance procedures are followed should the site be developed.

CITY OF SAN DIEGO SEISMIC SAFETY STUDY: As part of our services, we have reviewed the City of San Diego Seismic Safety Study. This study is the result of a comprehensive investigation of the City that rates areas according to geological risk potential (nominal, low, moderate, and high) and identifies potential geotechnical hazards and/or describes geomorphic conditions. According to the San Diego Seismic Safety Map No. 42, the subject site is located in Geologic Hazards Category 31. This category is assigned to land with high potential for shallow groundwater, major drainages, and hydraulic fills.

SURFACE RUPTURE AND SOIL CRACKING: Based on the information available to us, it is our professional opinion that no active or potentially active faults are present at the subject site proper so the site is not considered susceptible to surface rupture. The likelihood of soil cracking caused by shaking from distant sources should be considered to be nominal.

LANDSLIDE POTENTIAL AND SLOPE STABILITY: As part of this investigation we reviewed the publication, “Landslide Hazards in the Southern Part of the San Diego Metropolitan Area” by Tan, 1995. This reference is a comprehensive study that classifies San Diego County into areas of relative landslide susceptibility. The subject site is located in Area 2. Land within Area 2 is considered to be the marginally susceptible to slope failures. Based on the absence of significant slopes within the vicinity of the subject site, the potential for slope failures can be considered negligible.

EXPANSIVE SOILS: The majority of the near surface soils at the site are anticipated to possess a low expansive potential. However, the presence of detrimentally expansive soils (having an Expansion Index in excess of 50), if present, may be mitigated, should future development occur, by proper foundation reinforcing and design.
FLOODING: As delineated on the referenced Flood Insurance Rate Map (FIRM), panel 06073C1326G prepared by the Federal Emergency Management Agency, the site is located in Zone X-Area of Minimal Flood Hazard.

TSUNAMIS: Tsunamis are great sea waves produced by a submarine earthquake or volcanic eruption. Historically, the San Diego area has been free of tsunami-related hazards and tsunamis reaching San Diego have generally been well within the normal tidal range. It is thought that the wide continental margin off the coast acts to diffuse and reflect the wave energy of remotely generated tsunamis. The largest historical tsunami to reach San Diego's coast was 4.6 feet high, generated by the 1960 earthquake in Chile. A lack of knowledge about the offshore fault systems makes it difficult to assess the risk due to locally generated tsunamis. According to the Tsunami Inundation Map for Emergency Planning (CEMA, 2009) the site is not located within a tsunami inundation area. Given this information and the site’s location, the risk associated with tsunamis at the site is considered to be low to moderate.

SEICHES: Seiches are periodic oscillations in large bodies of water such as lakes, harbors, bays or reservoirs. It is our opinion that the risk potential for damage caused by seiches is low.

OTHER POTENTIAL GEOLOGIC HAZARDS: Other potential geologic hazards such as, volcanoes or seismic-induced settlement should be considered to be negligible or nonexistent.

LIQUEFACTION

GENERAL: The subject site is in an area considered potentially susceptible to liquefaction. In order to be subject to liquefaction, three conditions must be present: loose sandy or cohesionless silty deposits, shallow groundwater, and earthquake shaking of sufficient magnitude and duration. Based on our site-specific study, it appears that shallow groundwater is present at the site and strong earthquake shaking may affect the site. Additionally, as described in the Geologic Setting and Soil Description section of this report above, the materials below the shallow water table in the project area consist of Holocene-age alluvial deposits that contain layers of sand, silty sand, and low to medium plasticity silts (ML) that are expected to have soil properties conducive to liquefaction.
It should be noted that the following discussion is in no way a guarantee that the analysis will accurately predict the liquefaction potential at the site. The analysis provides general information only on the site liquefaction potential. It should be noted that many of the parameters used in liquefaction evaluations are subjective and open to interpretation, and that much is yet unknown about both the seismicity of the San Diego area and the phenomenon of liquefaction.

**DESCRIPTION OF ANALYSIS:** Our analysis was performed using the Cliq (version 2.1) software developed by Geologismiki, in which the results of our CPT soundings were input and evaluated in accordance with the procedure recommended by the National Center For Earthquake Engineering Research (NCEER, 1998). An algorithm was applied within the software to make corrections for thin stiff layers embedded within softer zones (Robertson, 2009). Our analyses were limited to the upper 50 feet of the existing soils as liquefaction below that depth is not considered to have a significant effect on surface improvements.

**EARTHQUAKE PARAMETERS:** As permitted in Section 1803.5.12 of the California Building Code, our calculations were performed using a peak ground acceleration (PGAM = 0.48 g) as determined using the procedures set forth in Section 11.8.3 of ASCE 7-10. Based on this result and the proximity of the site to the Rose Canyon-Newport-Inglewood Fault Zone, we have used an earthquake magnitude of 6.7 in our liquefaction evaluation.

**POTENTIAL FOR LIQUEFACTION:** Using the parameters described above, the results of our liquefaction analyses indicate that much of the saturated sandy and silty portions of the alluvium below the water table possess factors-of-safety against soil liquefaction of less than 1.0 and are therefore considered liquefiable.

**POST LIQUEFACTION RECONSOLIDATION SETTLEMENT:** The potential amount of total vertical settlement due to reconsolidation of the liquefied soils was estimated within the Cliq software using the methods presented by Zhang et al, 2002. The estimated average settlement for the CPT soundings performed on-site was approximately 3.9 inches. It can be noted that, for sites with relatively small lateral displacement (i.e. less than one foot), predicted settlements are typically within a factor of two relative to those observed (Seed et al, 2003).
In terms of differential settlement, CGS Special Publication 117 notes that considerable difficulty exists in trying to “reliably estimate” the amount of differential settlement at a site caused by soil liquefaction. As such, a conservative estimate of differential settlement at any given site can be assumed to be two-thirds of the total liquefaction-induced settlement (CGS, 2008). Using this criterion, without any deep ground modification procedures, the subject project area may be assumed to be subject to approximately 2.6 inches of liquefaction-induced, differential settlement.

CONCLUSIONS

In general, it is our professional opinion and judgment that the subject property is suitable for the construction of the proposed movie theatre provided the recommendations presented herein are implemented. The main geotechnical condition affecting the proposed project consists of existing fill soils and potentially liquefiable younger alluvium.

The site is underlain by artificial fill and younger alluvial deposits. As encountered in our subsurface explorations, the artificial fill extends to a depth of about 13 feet from existing grade. In general, the artificial fill appears to be well compacted. However, due to the inherent uncertainty associated with the evaluation of existing fill soils and the potential for surface decompaction due to wetting and drying cycles associate with weather patterns, it is recommended that these materials be partially removed and replaced as compacted fill.

An additional geotechnical consideration for site development is the liquefaction potential of some of the younger alluvium underlying the fill soils. This condition will require special foundation consideration as described hereinafter. Good engineering practice requires that where liquefaction is likely, the hazards that might reasonably be caused by liquefaction that could result in the collapse of a structure and/or loss of life be mitigated. The client should realize that the foundation recommendations presented herein are intended to provide this level of life safety. These recommendations, however, will not necessarily prevent the building from sustaining structural damage, even to the extent that it may become uninhabitable in the event of a major, proximal earthquake. To fully mitigate the liquefaction potential at the site would require supporting the structures on deep foundations or altering the existing soils such that they are resistant to liquefaction through the use of extensive deep ground modification techniques.
Younger alluvium is underlying the artificial fill and extends the maximum exploration depth of about 100 feet from existing grade (Borings CPT-1). Our investigation indicates that some of these materials are potentially liquefiable. Total and differential dynamic settlements were calculated to be about 3.9 inches and 2.6 inches, respectively.

RECOMMENDATIONS

GRADING AND EARTHWORK

GENERAL: All grading should conform to the guidelines presented in the current edition of the California Building Code, the minimum requirements of the City of Del Mar, and the recommended Grading Specifications and Special Provisions attached hereto, except where specifically superseded in the text of this report or our Report of Preliminary Geotechnical Investigation, which will be provided under separate cover.

PREGRADE MEETING: It is recommended that a pregrade meeting including the grading contractor, the client, and a representative from Christian Wheeler Engineering be performed, to discuss the recommendations of this report and address any issues that may affect grading operations.

OBSERVATION OF GRADING: Continuous observation by the Geotechnical Consultant is essential during the grading operation to confirm conditions anticipated by our investigation, to allow adjustments in design criteria to reflect actual field conditions exposed, and to determine that the grading proceeds in general accordance with the recommendations contained herein.

CLEARING AND GRUBBING: Site preparation should begin with the removal of any existing vegetation and other deleterious materials in areas to receive proposed improvements or new fill soils.

SITE PREPARATION: It is recommended that existing artificial fill underlying the proposed structure, associated improvements and new fills be removed to a minimum depth of 3 feet below existing or proposed grade, whichever is more. Deeper removals may be necessary in areas of the site not investigated or due to unforeseen conditions. Lateral removals limits should extend at least 5 feet from the perimeter of the structure, associated improvements and new fills or equal to removal depth,
whichever is more. No removals are recommended beyond property lines and within 3 feet from existing improvements to remain. All excavated areas should be approved by the geotechnical engineer or his representative prior to replacing any of the excavated soils. The excavated materials can be replaced as properly compacted fill.

**IMPORTED FILL SOILS:** Imported fill soils should consist of clayey and/or silty sands that have a low expansion potential (EI between 21 and 50), relatively high strength, and relatively low permeability characteristics. At least 72 hours will be necessary to perform necessary laboratory test to approve an import source.

**PROCESSING OF FILL AREAS:** Prior to placing any new fill soils or constructing any new improvements in areas that have been cleaned out to receive fill, the exposed soils should be scarified to a depth of 12 inches, watered thoroughly, and compacted to at least 90 percent relative compaction.

**COMPACTION AND METHOD OF FILLING:** In general, all structural fill placed at the site should be compacted to a relative compaction of at least 90 percent of its maximum laboratory dry density as determined by ASTM Laboratory Test D1557. Fills should be placed at or slightly above optimum moisture content, in lifts 6 to 8 inches thick, with each lift compacted by mechanical means. Fills should consist of approved earth material, free of trash or debris, roots, vegetation, or other materials determined to be unsuitable by the Geotechnical Consultant. Fill material should be free of rocks or lumps of soil in excess of three inches in maximum dimension.

Utility trench backfill within 5 feet of the proposed structure and beneath all concrete flatwork or pavements should be compacted to a minimum of 90 percent of its maximum dry density.

**SURFACE DRAINAGE:** The drainage around the proposed improvements should be designed to collect and direct surface water away from proposed improvements toward appropriate drainage facilities. Rain gutters with downspouts that discharge runoff away from the structure and the top of slopes into controlled drainage devices are recommended.

The ground around the proposed improvements should be graded so that surface water flows rapidly away from the improvements without ponding. In general, we suggest that the ground adjacent to
structures be sloped away at a minimum gradient of 2 percent. For densely vegetated areas where runoff can be impaired should have a minimum gradient of 5 percent for the first 5 feet from the structure is suggested. It is essential that new and existing drainage patterns be coordinated to produce proper drainage. Pervious hardscape surfaces adjacent to structures should be similarly graded.

Drainage patterns provided at the time of construction should be maintained throughout the life of the proposed improvements. Site irrigation should be limited to the minimum necessary to sustain landscape growth. Over watering should be avoided. Should excessive irrigation, impaired drainage, or unusually high rainfall occur, zones of wet or saturated soil may develop.

FOUNDATIONS

GENERAL: Based on the anticipated soil conditions and the site preparation recommendations provided in this report, a concrete mat foundation may be utilized for the support of the proposed structure. Conventional shallow foundations may be utilized for the support of light exterior miscellaneous improvements.

STRUCTURAL MAT FOUNDATION

A structurally reinforced concrete mat foundation supported by the existing artificial fill soils is recommended for support of the proposed structure. Thickness and reinforcement requirements of the mat foundation should be in accordance with the recommendations of the project structural engineer. The mat should be designed using an allowable bearing capacity of no more than 1,500 pounds per square foot. The recommended allowable bearing capacity may be increased by up to one-third when considering loads of a short duration such as wind or seismic forces.

Mat foundations typically experience some deflection due to loads placed on the mat and the reaction of the soils underlying the mat. A design coefficient of subgrade reaction, $K_{v1}$, of 200 pounds per cubic inch (pci) may be used for evaluating such deflections at the site. This value is based on the soil conditions encountered in our exploratory excavations and is considered as
applied to a unit square foot area. The value should be adjusted for the design mat size. The coefficient of subgrade reaction $K_b$ for a mat of a specific width may be evaluated using the following equation:

$$K_b = K_v \cdot \left(\frac{b + 1}{2b}\right)^2$$

Where $b$ is the least width of the foundation

Based on our preliminary evaluation, the anticipated total settlement for the full or partial mat foundation should be less than approximately one inch. Anticipated maximum differential settlements of approximately 50 percent of the total settlements may occur between the center of the base of the structure and the structure corners. Also, total settlement on the order of 3.9 inches and differential settlements on the order of 2.6 inches are possible as a result of liquefaction during a major, proximal seismic event.

Lateral forces may be resisted by passive pressure resistance. For passive pressure design, an allowable equivalent fluid pressure of 300 pounds per cubic foot (pcf) may be assumed.

**SHALLOW FOUNDATIONS**

**DIMENSIONS:** Spread footings supporting light exterior miscellaneous improvements should be embedded at least 18 inches below lowest adjacent finish pad grade. Continuous and isolated footings should have a minimum width of 12 inches and 24 inches, respectively.

**BEARING CAPACITY:** Spread footings supporting light exterior miscellaneous improvements with a minimum 18-inch embedment may be designed for an allowable soil bearing pressure of 1,500 pounds per square foot (psf). This value may be increased by 400 pounds per square foot for each additional foot of embedment and 300 pounds per square foot for each additional foot of width up to a maximum of 3,000 pounds per square foot. These values may be increased by one-third for combinations of temporary loads such as those due to wind or seismic loads.

**FOOTING REINFORCING:** Reinforcement requirements for foundations should be provided by the structural designer. However, based on the expected soil conditions, we
recommend that the minimum reinforcing for continuous footings consist of at least 2 No. 5 bars positioned near the bottom of the footing and 2 No. 5 bars positioned near the top of the footing.

**LATERAL LOAD RESISTANCE:** Lateral loads against foundations may be resisted by friction between the bottom of the footing and the supporting soil, and by the passive pressure against the footing. The coefficient of friction between concrete and soil may be considered to be 0.30. The passive resistance may be considered to be equal to an equivalent fluid weight of 300 pounds per cubic foot. These values are based on the assumption that the footings are poured tight against undisturbed soil. If a combination of the passive pressure and friction is used, the friction value should be reduced by one-third.

**SETTLEMENT CHARACTERISTICS:** The anticipated total and differential footing static settlement is expected to be less than about 1 inch and 1 inch in 40 feet, respectively, provided the recommendations presented in this report are followed. It should be recognized that minor cracks normally occur in concrete slabs and foundations due to concrete shrinkage during curing or redistribution of stresses, therefore some cracks should be anticipated. Such cracks are not necessarily an indication of excessive vertical movements. In addition, total settlement on the order of 3.9 inches and differential settlements on the order of 2.6 inch are possible as a result of liquefaction during a major, proximal seismic event.

**FOUNDATION EXCAVATION OBSERVATION:** All footing excavations should be observed by Christian Wheeler Engineering prior to placing of forms and reinforcing steel to determine whether the foundation recommendations presented herein are followed and that the foundation soils are as anticipated in the preparation of this report. All footing excavations should be excavated neat, level, and square. All loose or unsuitable material should be removed prior to the placement of concrete.

**EXPANSIVE CHARACTERISTICS:** The prevailing foundation soils are assumed to have a low expansive potential (EI between 21 and 50). The recommendations within this report reflect these conditions.
FOUNDATION PLAN REVIEW: The final foundation plan and accompanying details and notes should be submitted to this office for review. The intent of our review will be to verify that the plans used for construction reflect the minimum dimensioning and reinforcing criteria presented in this section and that no additional criteria are required due to changes in the foundation type or layout. It is not our intent to review structural plans, notes, details, or calculations to verify that the design engineer has correctly applied the geotechnical design values. It is the responsibility of the design engineer to properly design/specify the foundations and other structural elements based on the requirements of the structure and considering the information presented in this report.

SEISMIC DESIGN FACTORS

The seismic design factors applicable to the subject site are provided below. The seismic design factors were determined in accordance with the 2016 California Building Code. The site coefficients and adjusted maximum considered earthquake spectral response acceleration parameters are presented in the following Table I.

<table>
<thead>
<tr>
<th>Site Coordinates: Latitude</th>
<th>32.789°</th>
<th>Site Coordinates: Longitude</th>
<th>-116.845°</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Class</td>
<td>D</td>
<td>Site Coefficient F_a</td>
<td>1.048</td>
</tr>
<tr>
<td>Site Coefficient F_v</td>
<td>1.564</td>
<td>Spectral Response Acceleration at Short Periods S_s</td>
<td>1.131 g</td>
</tr>
<tr>
<td>Spectral Response Acceleration at 1 Second Period S_1</td>
<td>0.436 g</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S_MS = F_a*S_s</td>
<td>1.185 g</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S_M1 = F_v*S_1</td>
<td>0.682 g</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S_D5 = 2/3*S_MS</td>
<td>0.790 g</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S_D1 = 2/3*S_M1</td>
<td>0.454 g</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Probable ground shaking levels at the site could range from slight to moderate, depending on such factors as the magnitude of the seismic event and the distance to the epicenter. It is likely that the site will experience the effects of at least one moderate to large earthquake during the life of the proposed improvements.
ON-GRADE SLABS

UNDER-SLAB VAPOR RETARDERS: Steps should be taken to minimize the transmission of moisture vapor from the subsoil through the interior slabs where it can potentially damage the interior floor coverings. Local industry standards typically include the placement of a vapor retarder, such as plastic, in a layer of coarse sand placed directly beneath the concrete slab. Two inches of sand are typically used above and below the plastic. The vapor retarder should be at least 15-mil Stegowrap® or similar material with sealed seams and should extend at least 12 inches down the sides of the interior and perimeter footings. The sand should have a sand equivalent of at least 30, and contain less than 10% passing the Number 100 sieve and less than 5% passing the Number 200 sieve. The membrane should be placed in accordance with the recommendation and consideration of ACI 302, “Guide for Concrete Floor and Slab Construction” and ASTM E1643, “Standards Practice for Installation of Water Vapor Retarder Used in Contact with Earth or Granular Fill Under Concrete Slabs.” It is the flooring contractor’s responsibility to place floor coverings in accordance with the flooring manufacturer specifications.

EXTERIOR CONCRETE FLATWORK: Exterior concrete slabs on grade should have a minimum thickness of 4 inches and be reinforced with at least No. 3 bars placed at 18 inches on center each way (ocw). All slabs should be provided with weakened plane joints in accordance with the American Concrete Institute (ACI) guidelines. Special attention should be paid to the method of concrete curing to reduce the potential for excessive shrinkage cracking. It should be recognized that minor cracks occur normally in concrete slabs due to shrinkage. Some shrinkage cracks should be expected and are not necessarily an indication of excessive movement or structural distress.

LIMITATIONS

REVIEW, OBSERVATION AND TESTING

The recommendations presented in this report are contingent upon our review of final plans and specifications. Such plans and specifications should be made available to the geotechnical engineer and engineering geologist so that they may review and verify their compliance with this report and with the California Building Code.
It is recommended that Christian Wheeler Engineering be retained to provide continuous soil engineering services during the earthwork operations. This is to verify compliance with the design concepts, specifications or recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to start of construction.

UNIFORMITY OF CONDITIONS

The recommendations and opinions expressed in this report reflect our best estimate of the project requirements based on an evaluation of the subsurface soil conditions encountered at the subsurface exploration locations and on the assumption that the soil conditions do not deviate appreciably from those encountered. It should be recognized that the performance of the foundations and/or cut and fill slopes may be influenced by undisclosed or unforeseen variations in the soil conditions that may occur in the intermediate and unexplored areas. Any unusual conditions not covered in this report that may be encountered during site development should be brought to the attention of the geotechnical engineer so that he may make modifications if necessary.

CHANGE IN SCOPE

This office should be advised of any changes in the project scope or proposed site grading so that we may determine if the recommendations contained herein are appropriate. This should be verified in writing or modified by a written addendum.

TIME LIMITATIONS

The findings of this report are valid as of this date. Changes in the condition of a property can, however, occur with the passage of time, whether they be due to natural processes or the work of man on this or adjacent properties. In addition, changes in the Standards-of-Practice and/or Government Codes may occur. Due to such changes, the findings of this report may be invalidated wholly or in part by changes beyond our control. Therefore, this report should not be relied upon after a period of two years without a review by us verifying the suitability of the conclusions and recommendations.
PROFESSIONAL STANDARD

In the performance of our professional services, we comply with that level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions and in the same locality. The client recognizes that subsurface conditions may vary from those encountered at the locations where our borings, surveys, and explorations are made, and that our data, interpretations, and recommendations be based solely on the information obtained by us. We will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretations by others of the information developed. Our services consist of professional consultation and observation only, and no warranty of any kind whatsoever, express or implied, is made or intended in connection with the work performed or to be performed by us, or by our proposal for consulting or other services, or by our furnishing of oral or written reports or findings.

CLIENT'S RESPONSIBILITY

It is the responsibility of the Clients, or their representatives, to ensure that the information and recommendations contained herein are brought to the attention of the structural engineer and architect for the project and incorporated into the project’s plans and specifications. It is further their responsibility to take the necessary measures to insure that the contractor and his subcontractors carry out such recommendations during construction.

FIELD EXPLORATIONS

Six subsurface explorations were made on April 14, 2017 at the locations indicated on the Site Plan and Geotechnical Map included herewith as Plate No. 1. These explorations consisted of three hand-augured borings and three cone penetrometer probes (CPT). The fieldwork was conducted under the observation and direction of our engineering geology personnel.

The explorations were carefully logged when made. The logs are presented on Appendix A. The CPT logs are presented in Appendix C. The soils are described in accordance with the Unified Soils Classification. In addition, a verbal textural description, the wet color, the apparent moisture, and the density or consistency is provided. The density of granular soils is given as very loose, loose, medium
dense, dense or very dense. The consistency of silts or clays is given as either very soft, soft, medium stiff, stiff, very stiff, or hard.

Bulk samples of the earth materials encountered were collected and transported to our laboratory for testing.

LABORATORY TESTING

Laboratory tests were performed in accordance with the generally accepted American Society for Testing and Materials (ASTM) test methods or suggested procedures. A brief description of the tests performed and the subsequent results are presented in Appendix B.
THE LOT DEL MAR
203 VIA DE LA VALLE
DEL MAR, CALIFORNIA

DATE: AUGUST 2017
JOB NO.: 217216.23

COPY: DBA/SD
PLATE NO.: 1
Appendix A

Boring Logs
<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Elevation (ft)</th>
<th>USCS Symbol</th>
<th>Summary of Subsurface Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>SM</td>
<td>Artificial Fill (Qaf): Light brown, damp, medium dense, fine-to-medium grained, SILTY SAND with gravel-size rock.</td>
</tr>
<tr>
<td>0.5</td>
<td>0.5</td>
<td>SM</td>
<td>Moist, medium dense to dense, fine-to-medium grained, SILTY SAND.</td>
</tr>
<tr>
<td>3</td>
<td>3</td>
<td>SM/SP</td>
<td>Light brown, moist, medium dense to dense, fine-to-medium grained, slightly SILTY SAND. Test trench terminated at 3 feet. No groundwater or seepage encountered.</td>
</tr>
</tbody>
</table>

Notes:

Symbol Legend
- ∇: Groundwater Level During Drilling
- ∇: Groundwater Level After Drilling
- ≈: Apparent Seepage
- *: No Sample Recovery
- **: Non-Representative Blow Count (rocks present)
**LOG OF HAND AUGER HA-2**

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Elevation (ft)</th>
<th>Graphic Log</th>
<th>USCS Symbol</th>
<th>Summary of Subsurface Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>SM</td>
<td>Artificial Fill (Qas): Light brown, damp, medium dense, fine- to medium-grained, SILTY SAND with gravel-size rock.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.5</td>
<td>SM</td>
<td>Moist, medium dense, fine- to medium-grained, SILTY SAND.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.5</td>
<td>SM</td>
<td>Brown to dark brown, moist, medium dense, fine- to medium-grained, CLAYEY SAND.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SM/SP</td>
<td>Light greenish-brown and orange, moist, medium dense, fine- to medium-grained, slightly SILTY SAND.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.5</td>
<td></td>
<td>Test trench terminated at 5 feet. No groundwater or seepage encountered.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sample Type and Laboratory Test Legend**

- **Cal**: Modified California Sampler
- **SPT**: Standard Penetration Test
- **ST**: Shelby Tube
- **MD**: Max Density
- **SM**: Soluble Sulfates
- **Sa**: Sieve Analysis
- **HA**: Hydrometer
- **SE**: Sand Equivalent
- **PI**: Plasticity Index
- **CP**: Collapse Potential
- **CK**: Chalk
- **DR**: Drive Ring
- **DS**: Direct Shear
- **Con**: Consolidation
- **EI**: Expansion Index
- **RVal**: Resistance Value
- **SolChlore**: Soluble Chlorides
- **Res**: pH & Resistivity
- **SD**: Sample Density

**Notes:**

**Symbol Legend**
- Groundwater Level During Drilling
- Groundwater Level After Drilling
- Apparent Seepage
- No Sample Recovery
- Non-Representative Blow Count (rocks present)

**THE LOT DEL MAR**

2673 VIA DE LA VALLE
DEL MAR, CALIFORNIA

DATE: AUGUST 2017

JOB NO.: 2170315.03

BY: SRD

FIGURE NO.: A-2
LOG OF HAND AUGER HA-3

Date Logged: 7/14/17  
Logged By: TSW  
Existing Elevation: Unknown  
Finish Elevation: Unknown

Equipment: Hand Auger  
Auger Type: N/A  
Drive Type: N/A  
Depth to Water: N/A

SUMMARY OF SUBSURFACE CONDITIONS  
(based on Unified Soil Classification System)

<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>ELEVATION (ft)</th>
<th>USCS SYMBOL</th>
<th>PENETRATION (blows per foot)</th>
<th>SAMPLE TYPE</th>
<th>BULK MOISTURE CONTENT (%)</th>
<th>DRY DENSITY (pcf)</th>
<th>RELATIVE COMBUSTION (%)</th>
<th>LABORATORY TESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td>SM</td>
<td>Artifical Fill (Oaf): Light brown, damp, medium dense, fine to medium-grained, SILTY SAND with gravel-size rock.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SA</td>
</tr>
<tr>
<td>0.5</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>E1</td>
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<td>1</td>
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<td></td>
<td></td>
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<td>1.5</td>
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<td></td>
<td></td>
<td></td>
<td>DS</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>CL</td>
<td>Dark brown, moist, stiff, SANDY CLAY, about 3 inches thick.</td>
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</tr>
<tr>
<td>2.5</td>
<td></td>
<td>SM/SP</td>
<td>Light brown, moist, medium dense to dense, fine to medium-grained, slightly SILTY SAND.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SA</td>
</tr>
<tr>
<td>3</td>
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<td></td>
<td>E1</td>
</tr>
<tr>
<td>3.5</td>
<td></td>
<td>SC</td>
<td>Dark brown, moist, medium dense to dense, fine to medium-grained, CLAYEY SAND.</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>SM/SP</td>
<td>Light grayish-brown and orange, moist, medium dense to dense, fine to medium-grained, slightly SILTY SAND.</td>
<td></td>
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<td>4.5</td>
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<tr>
<td>5.5</td>
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</tr>
<tr>
<td>6.5</td>
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</tr>
</tbody>
</table>

Test trench terminated at 5 feet.  
No groundwater or seepage encountered.

Notes:

Symbol Legend

-groundwater level during drilling
-groundwater level after drilling
-apparent seepage
-no sample recovery
-non-representative blow count (rocks present)

THE LOT DEL MAR  
2673 VIA DE LA VALLE  
DEL MAR, CALIFORNIA

DATE: AUGUST 2017  
JOB NO.: 2170315.03

BY: SRD  
FIGURE NO.: A-2
Laboratory tests were performed in accordance with the generally accepted American Society for Testing and Materials (ASTM) test methods or suggested procedures. Brief descriptions of the tests performed are presented below:

a) **CLASSIFICATION**: Field classifications were verified in the laboratory by visual examination. The final soil classifications are in accordance with the Unified Soil Classification System and are presented on the exploration logs in Appendix A.

b) **MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT TEST**: The maximum dry density and optimum moisture content of a selected soil sample were determined in the laboratory in accordance with ASTM D 1557, Method A.

c) **DIRECT SHEAR**: Direct shear tests were performed on selected samples of the on-site soils in accordance with ASTM D 3080.

d) **EXPANSION INDEX TEST**: Expansion index tests were performed on selected remolded soil samples in accordance with ASTM D 4829.

e) **GRAIN SIZE DISTRIBUTION**: The grain size distribution of selected samples was determined in accordance with ASTM C136 and/or ASTM D 422.

f) **SOLUBLE SULFATES**: The soluble sulfate content of a selected soil sample was determined in accordance with California Test Method 417.
LABORATORY TEST RESULTS

THE LOT DEL MAR
2673 VIA DE LA VALLE
DEL MAR, CALIFORNIA

MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (ASTM D1557)

Sample Location: HA-3 @ 0-2½'
Sample Description: Light Brown Silty Sand (SM)
Maximum Density: 127.4 pcf
Optimum Moisture: 8.8 %

DIRECT SHEAR (ASTM D3080)

Sample Location: HA-3 @ 0-2½'
Sample Type: Remolded to 90 %
Friction Angle: 31°
Cohesion: 150 psf

EXPANSION INDEX TESTS (ASTM D4829)

Sample Location: HA-3 @ 0-2½’
Initial Moisture: 9.9 %
Initial Dry Density: 110.1 pcf
Final Moisture: 15.8 %
Expansion Index: 0 (Non-expansive)
Sample Location: HA-3 @ 3’-4½’
Final Moisture: 15.4 %
Expansion Index: 0 (Non-expansive)

GRAIN SIZE DISTRIBUTION (ASTM D422)

<table>
<thead>
<tr>
<th>Sieve Size</th>
<th>0-2½’</th>
<th>3’-2½’</th>
</tr>
</thead>
<tbody>
<tr>
<td>1”</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>¾”</td>
<td>99</td>
<td>99</td>
</tr>
<tr>
<td>½”</td>
<td>98</td>
<td>98</td>
</tr>
<tr>
<td>⅜”</td>
<td>97</td>
<td>98</td>
</tr>
<tr>
<td>#4</td>
<td>95</td>
<td>94</td>
</tr>
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<td>#100</td>
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<td>34</td>
</tr>
<tr>
<td>#200</td>
<td>21</td>
<td>23</td>
</tr>
</tbody>
</table>

SOLUBLE SULFATES (CALIFORNIA TEST 417)

Sample Location: HA-3 @ 0-2½’
Soluble Sulfate: 0.008 % (SO₄)

CWE 2170315.03  August 18, 2017  Plate No. B-2
Project: 2170315 The Lot Del Mar
Location: 2673 Via De La Valle, Del Mar, CA

Permeability

SPT N60

Young's modulus

Relative density

Friction angle

Calculation parameters
Permeability: Based on SBT
SPT N60: Based on Ic and qt
Young's modulus: Based on variable alpha using Ic (Robertson, 2009)
Relative desnity constant, CDr: 350.0
Phi: Based on Kulhawy & Mayne (1990)

CPT: CPT-1
Total depth: 102.03 ft, Date: 7/14/2017
Surface Elevation: 22.00 ft
Coords: X:0.00, Y:0.00
Cone Type: Kehoe Testing and Engineering
**Calculation parameters**

- **Constrained modulus**: Based on variable alpha using $I_c$ and $Q_m$ (Robertson, 2009)
- **Go**: Based on variable alpha using $I_c$ (Robertson, 2009)
- **Undrained shear strength cone factor for clays**, $N_{ck}$: 14
- **OCR**: Based on variable alpha using $I_c$ and $Q_m$ (Robertson, 2009)
- **User defined estimation data**
- **Flat Dilatometer Test data**

**OCR factor for clays**, $N_{ck}$: 0.33

---

**CPT: CPT-1**

- **Total depth**: 102.03 ft, **Date**: 7/14/2017
- **Surface Elevation**: 22.00 ft
- **Coords**: X:0.00, Y:0.00
- **Cone Type**:
- **Cone Operator**: Kehoe Testing and Engineering

---

**Project**: 2170315 The Lot Del Mar

**Location**: 2673 Via De La Valle, Del Mar, CA
Calculation parameters

Soil Sensitivity factor, N_s: 7.00
Project: 2170315 The Lot Del Mar
Location: 2673 Via De La Valle, Del Mar, CA

Christian Wheeler Engineering
3980 Home Avenue
San Diego, California

Total depth: 50.36 ft, Date: 7/14/2017
Surface Elevation: 22.00 ft
Coords: X:0.00, Y:0.00
Cone Operator: Kehoe Testing and Engineering

Cone Type: CPT-2
Norm. cone resistance
Norm. friction ratio
Norm. pore pressure ratio
SBTn Index

SBTn legend
1. Sensitive fine grained
2. Organic material
3. Clay to silty clay
4. Clayey silt to silty clay
5. Silty sand to sandy silt
6. Clean sand to silty sand
7. Gravely sand to sand
8. Very stiff sand to clayey sand
9. Very stiff fine grained

SBTn (Robertson 1990)

Sand & silty sand
Sand & silty sand
Very dense/stiff soil
Sand & silty sand
Silty sand & sandy silt
Sand & silty sand
Clay & silty clay
Clay & silty clay
Clay & silty clay
Clay & silty clay
Clay
Sensitive fine grained
Clay & silty clay
Silty sand & sandy silt
Clay & silty clay
Silty sand & sandy silt
Clay & silty clay
Clay & silty clay
Clay & silty clay
Clay & silty clay
Sand & silty sand
Silty sand & sandy silt
Sand & silty sand
Sand & silty sand

CPeT-IT v.2.0.1.26 - CPTu data presentation & interpretation software - Report created on: 8/3/2017, 10:38:25 AM
Project file: W:\2017 Jobs\2170315 - The Lot Del Mar, 2673 Via de la Valle\Reports\2170315.03 Geotechnical Invest\Appendix C- CPT\2170315.03 CPTiT.cpt
**Calculation parameters**

- **Permeability**: Based on SBT, $k_{SBT}$
- **SPT N60**: Based on $I_c$ and $q_c$
- **Young's modulus**: Based on variable alpha using $I_c$ (Robertson, 2009)
- **Relative density constant**, $C_{Dr}$: 350.0
- **Phi**: Based on Kulhawy & Mayne (1990)
- User defined estimation data

---

CPT: CPT-2  
Total depth: 50.36 ft, Date: 7/14/2017  
Surface Elevation: 22.00 ft  
Coords: X:0.00, Y:0.00  
Cone Type:  
Cone Operator: Kehoe Testing and Engineering

**Project:** 2170315 The Lot Del Mar  
**Location:** 2673 Via De La Valle, Del Mar, CA
**Project:** 2170315 The Lot Del Mar  
**Location:** 2673 Via De La Valle, Del Mar, CA

---

**CPT: CPT-2**  
Total depth: 50.36 ft, Date: 7/14/2017  
Surface Elevation: 22.00 ft  
Coords: X:0.00, Y:0.00  
Cone Type:  
Cone Operator: Kehoe Testing and Engineering  

---

**Constrained Modulus**  
- Depth (ft) vs. M(CPT) (tsf)

**Shear modulus**  
- Depth (ft) vs. Go (tsf)

**Shear strength**  
- Depth (ft) vs. Su (tsf)  
  - Su peak  
  - Su remolded

**Undrained strength ratio**  
- Depth (ft) vs. Su/σ',v

**OCR**  
- Depth (ft) vs. OCR

---

**Calculation parameters**  
Constrained modulus: Based on variable alpha using I_c and Q_m (Robertson, 2009)  
Go: Based on variable alpha using I_c (Robertson, 2009)  
Undrained shear strength cone factor for clays, N_kt: 14  
OCR factor for clays, N_kt: 0.33  
User defined estimation data  
Flat Dilatometer Test data
Project: 2170315 The Lot Del Mar
Location: 2673 Via De La Valle, Del Mar, CA

CPE: CPT-2
Total depth: 50.36 ft, Date: 7/14/2017
Surface Elevation: 22.00 ft
Coords: X:0.00, Y:0.00
Cone Operator: Kehoe Testing and Engineering

Shear Wave velocity

State parameter

In-situ stress ratio

Soil sensitivity

Effective friction angle

Calculation parameters
Soil Sensitivity factor, Ni: 7.00

User defined estimation data
Calculation parameters

- Permeability: Based on SBT
- SPT N₆₀: Based on Iᵤ and qₒ
- Young’s modulus: Based on variable alpha using Iᵤ (Robertson, 2009)
- Relative density constant, Cₒᵣ: 350.0
- Phi: Based on Kulhawy & Mayne (1990)
- Friction angle

User defined estimation data
Calculation parameters

Constrained modulus: Based on variable $\alpha$ using $I_c$ and $Q_{09}$ (Robertson, 2009)

Shear strength: Based on variable $\alpha$ using $I_c$ and $Q_{09}$ (Robertson, 2009)

OCR factor for clays, $N_u$: 0.33

User defined estimation data

Flat Dilatometer Test data

CPT: CPT-3

Total depth: 50.36 ft, Date: 7/14/2017
Surface Elevation: 22.00 ft
Coords: X:0.00, Y:0.00
Cone Type: Kehoe Testing and Engineering
**Calculation parameters**

Soil Sensitivity factor, $N_s$: 7.00

- User defined estimation data
Appendix D

Liquefaction Analyses
LIQUEFACTION ANALYSIS REPORT

Project title: 2170315 The Lot Del Mar  
Location: 2673 Via De La Valle, Del Mar, CA

CPT file: CPT-1

Input parameters and analysis data

Fines correction method: NCEER (1998)  
Points to test: Based on Ic value  
Earthquake magnitude \( M_{w} \): 6.70

Peak ground acceleration: 0.48

Use fill: No  
Fill height: N/A  
Trans. detect. applied: Yes  
Limit depth applied: Yes

G.W.T. (in-situ): 12.00 ft  
G.W.T. (earthq.): 12.00 ft  
Average results interval: 3

Ic cut-off value: 2.60  
Unit weight calculation: Based on SBT

Cone resistance vs. Depth (ft)

Friction Ratio vs. Depth (ft)

SBTn Plot

CRR plot

FS Plot

Summary of liquefaction potential

Zone A: Cyclic liquefaction likely depending on size and duration of cyclic loading  
Zone A2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry  
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening  
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CLiq v.2.1.6.11 - CPT Liquefaction Assessment Software - Report created on: 8/3/2017, 10:34:35 AM  
Project file: W:\2017 Jobs\2170315 - The Lot Del Mar, 2673 Via de la Valle\Reports\2170315.03 Geotechnical Invest\Appendix D - Liquefaction\2170315.03 CLiq.clq
Input parameters and analysis data

- Fines correction method: NCEER (1998)
- Points to test: Based on Ic value
- Earthquake magnitude $M_w$: 6.70
- Peak ground acceleration: 0.48

- Depth to water table (ethq.): 12.00 ft
- Average results interval: 3
- Ic cut-off value: 2.60
- Unit weight calculation: Based on SBT
- Use fill: No
- Fill height: N/A
- Fill weight: N/A
- Transition detect. applied: Yes
- $K_c$ applied: Yes
- Clay like behavior applied: Sands only
- Limit depth applied: Yes
- Limit depth: 50.00 ft

Project file: W:\2017 Jobs\2170315 - The Lot Del Mar, 2673 Via de la Valle\Reports\2170315.03 Geotechnical Invest\Appendix D - Liquefaction\2170315.03 CLiq.clq
Liquefaction analysis overall plots

Input parameters and analysis data

- Fines correction method: NCEER (1998)
- Points to test: Based on Ic value
- Earthquake magnitude \( M_{\text{eq}} \): 6.70
- Peak ground acceleration: 0.48
- Depth to water table (in situ): 12.00 ft

- Average results interval: 3
- \( 1c \) cut-off value: 2.60
- Unit weight calculation: Based on SBT
- Use fill: No
- Fill height: N/A

- Fill weight: N/A
- Transition detect. applied: Yes
- Clay-like behavior applied: Yes
- Limit depth applied: Yes
- Limit depth: 50.00 ft

F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy
- Very high risk
- High risk
- Low risk

LPI color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy
- Very high risk
- High risk
- Low risk
LIQUEFACTION ANALYSIS REPORT

Project title: 2170315 The Lot Del Mar
Location: 2673 Via De La Valle, Del Mar, CA

CPT file: CPT-2

Input parameters and analysis data

Fines correction method: NCEER (1998)
Points to test: Based on Ic value
Earthquake magnitude Mw: 6.70
Peak ground acceleration: 0.48

Use fill: No
Fill height: N/A
Fill weight: N/A
Trans. detect. applied: Yes
Kσ applied: Yes

G.W.T. (in-situ): 12.00 ft
G.W.T. (earthq.): 12.00 ft
Average results interval: 3
Ic cut-off value: 2.60
Unit weight calculation: Based on SBT

Project file: W:\2017 Jobs\2170315 - The Lot Del Mar, 2673 Via de la Valle\Reports\2170315.03 Geotechnical Invest\Appendix D - Liquefaction\2170315.03 CLiq.clq

Cone resistance
Friction Ratio
SBTn Plot
CRR plot
FS Plot

Zone A: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry
**Liquefaction analysis overall plots (intermediate results)**

**Input parameters and analysis data**

- **Analysis method:** NCEER (1998)
- **Fines correction method:** NCEER (1998)
- **Points to test:** Based on Ic value
- **Earthquake magnitude $M_w$:** 6.70
- **Peak ground acceleration:** 0.48
- **Depth to water table (in situ):** 12.00 ft

**Results**

- **Depth to water table (erthq.):** 12.00 ft
- **Average results interval:** 3
- **Ic cut-off value:** 2.60
- **Unit weight calculation:** Based on SBT
- **Use fill:** No
- **Fill height:** N/A
- **Transition detect. applied:** Yes
- **K$_c$ applied:** Yes
- **Clay like behavior applied:** Yes
- **Sands only:** Yes
- **Fill weight:** N/A
- **Limit depth applied:** Yes
- **Limit depth:** 50.00 ft

---

This software is licensed to: Christian Wheeler Engineering

CPT name: CPT-2
**Input parameters and analysis data**

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<td>NCEER (1998)</td>
</tr>
<tr>
<td>Points to test:</td>
<td>Based on Ic value</td>
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<tr>
<td>Earthquake magnitude $M_w$:</td>
<td>6.70</td>
</tr>
<tr>
<td>Peak ground acceleration:</td>
<td>0.48</td>
</tr>
<tr>
<td>Depth to water table (insitu):</td>
<td>12.00 ft</td>
</tr>
</tbody>
</table>

| Depth to water table (erthq.): | 12.00 ft |
| Average results interval:      | 3        |
| Ic cut-off value:              | 2.60     |
| Unit weight calculation:       | Based on SBT |
| Use fill:                      | No       |
| Fill height:                   | N/A      |

| Fill weight:                  | N/A      |
| Transition detect. applied:   | Yes      |
| $K_a$ applied:                | Yes      |
| Clay like behavior applied:   | Sands only |
| Limit depth applied:          | Yes      |
| Limit depth:                  | 50.00 ft |

**F.S. color scheme**
- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

**F.S. overall plot**

**LPI color scheme**
- Very high risk
- High risk
- Low risk

**LPI overall plot**

**Vertical settlements**

**Lateral displacements**

**Liquefaction analysis overall plots**

**Analysis**

- Fines correction method: NCEER (1998)
- Points to test: Based on Ic value
- Earthquake magnitude $M_w$: 6.70
- Peak ground acceleration: 0.48
- Depth to water table (insitu): 12.00 ft
- Depth to water table (erthq.): 12.00 ft
- Average results interval: 3
- Ic cut-off value: 2.60
- Unit weight calculation: Based on SBT
- Use fill: No
- Fill height: N/A
- Fill weight: N/A
- Transition detect. applied: Yes
- $K_a$ applied: Yes
- Clay like behavior applied: Sands only
- Limit depth applied: Yes
- Limit depth: 50.00 ft

**F.S. color scheme**
- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

**LPI color scheme**
- Very high risk
- High risk
- Low risk

**LPI overall plot**

**Vertical settlements**

**Lateral displacements**

**Liquefaction analysis overall plots**
**Liquefaction Analysis Report**

**Input parameters and analysis data**

- **Analysis method:** NCEER (1998)
- **Fines correction method:** NCEER (1998)
- **Points to test:** Based on ic value
- **Earthquake magnitude \( M_w \):** 6.70
- **Peak ground acceleration:** 0.48

**Average results interval:**
- **Ic cut-off value:** 2.60

**Unit weight calculation:** Based on SBT

**CPT file:** CPT-3

**Project title:** 2170315 The Lot Del Mar

**Location:** 2673 Via De La Valle, Del Mar, CA

**Christian Wheeler Engineering**
3980 Home Avenue
San Diego, California

**Summary of liquefaction potential**

- **Zone A:** Cyclic liquefaction likely depending on size and duration of cyclic loading
- **Zone A:** Cyclic liquefaction and strength loss likely depending on loading and ground geometry
- **Zone B:** Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
- **Zone C:** Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

**Normalized CPT penetration resistance**

**Normalized friction ratio (%)**

**Cyclic Stress Ratio (CSR)**

**Friction Ratio**

**Cone resistance**

**Friction Ratio**

**SBTn Plot**

**CRR plot**

**FS Plot**

**During earthq.**

**Zone A**

**Zone A**

**Zone B**

**Zone C**
**Input parameters and analysis data**

- **Analysis method:** NCEER (1998)
- **Fines correction method:** NCEER (1998)
- **Points to test:** Based on Ic value
- **Earthquake magnitude \( M_w \):** 6.70
- **Peak ground acceleration:** 0.48
- **Depth to water table (insitu):** 12.00 ft

- **Depth to water table (erthq.):** 12.00 ft
- **Average results interval:** 3
- **Ic cut-off value:** 2.60
- **Unit weight calculation:** Based on SBT
- **Use fill:** No
- **Fill height:** N/A

- **Fill weight:** N/A
- **Transition detect. applied:** Yes
- **Kc applied:** Yes
- **Clay like behavior applied:** Yes
- **Sands only:** Yes
- **Limit depth applied:** Yes
- **Limit depth:** 50.00 ft

---

**Total cone resistance**

- **SBTn Index**

**Norm. cone resistance**

**Grain char. factor**

**Corrected norm. cone resistance**
Liquefaction analysis overall plots

Input parameters and analysis data

Fines correction method: NCEER (1998)
Points to test: Based on Ic value
Earthquake magnitude Mw: 6.70
Peak ground acceleration: 0.48
Depth to water table (in situ): 12.00 ft
Depth to water table (earthq.): 12.00 ft
Average results interval: 3
Ic cut-off value: 2.60
Unit weight calculation: Based on SBT
Use fill: No
Fill height: N/A
Fill weight: N/A
Transition detect. applied: Yes
Ks applied: Yes
Clay like behavior applied: Sands only
Limit depth applied: Yes
Limit depth: 50.00 ft

F.S. color scheme
- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme
- Very high risk
- High risk
- Low risk

FS Plot
- Factor of safety
- Depth (ft)
- Settlemnt (in)
- Lateral displacements (in)

LPI
- Liquefaction potential
- Depth (ft)
- Settlement (in)
- Lateral displacements (in)

CRR plot
- CRR & CSR
- Depth (ft)
- During earthquake

Vertical settlements
- Depth (ft)
- Vertical settlements (in)

CLiq v.2.1.6.11 - CPT Liquefaction Assessment Software - Report created on: 8/3/2017, 10:34:37 AM
Project file: W:\2017 Jobs\2170315 - The Lot Del Mar, 2673 Via de la Valle\Reports\2170315.03 Geotechnical Invest\Appendix D - Liquefaction\2170315.03 CLiq.clq
Appendix E

References
REFERENCES


California Division of Mines and Geology, 1999, Recommended Procedures for Implementation of DMG Special Publication 117 Guidelines for Analyzing and Mitigating Liquefaction Hazards in California, organized through the Southern California Earthquake Center, University of Southern California.


Historic Aerials, NETR Online, historicaerials.com


Kennedy, Michael P. and Tan, Siang S., 2008, Geologic Map of the San Diego 30’x60’ Quadrangle, California, California Geologic Survey, Map No. 3.


U.S. Geological Survey, Quaternary Faults in Google Earth,
RECOMMENDED GRADING SPECIFICATIONS - GENERAL PROVISIONS

THE LOT Del Mar
2673 Via De La Valle
Del Mar, CALIFORNIA

GENERAL INTENT

The intent of these specifications is to establish procedures for clearing, compacting natural ground, preparing areas to be filled, and placing and compacting fill soils to the lines and grades shown on the accepted plans. The recommendations contained in the preliminary geotechnical investigation report and/or the attached Special Provisions are a part of the Recommended Grading Specifications and shall supersede the provisions contained hereinafter in the case of conflict. These specifications shall only be used in conjunction with the geotechnical report for which they are a part. No deviation from these specifications will be allowed, except where specified in the geotechnical report or in other written communication signed by the Geotechnical Engineer.

OBSERVATION AND TESTING

Christian Wheeler Engineering shall be retained as the Geotechnical Engineer to observe and test the earthwork in accordance with these specifications. It will be necessary that the Geotechnical Engineer or his representative provide adequate observation so that he may provide his opinion as to whether or not the work was accomplished as specified. It shall be the responsibility of the contractor to assist the Geotechnical Engineer and to keep him apprised of work schedules, changes and new information and data so that he may provide these opinions. In the event that any unusual conditions not covered by the special provisions or preliminary geotechnical report are encountered during the grading operations, the Geotechnical Engineer shall be contacted for further recommendations.

If, in the opinion of the Geotechnical Engineer, substandard conditions are encountered, such as questionable or unsuitable soil, unacceptable moisture content, inadequate compaction, adverse
weather, etc., construction should be stopped until the conditions are remedied or corrected or he shall recommend rejection of this work.

Tests used to determine the degree of compaction should be performed in accordance with the following American Society for Testing and Materials test methods:

- Maximum Density & Optimum Moisture Content - ASTM D1557
- Density of Soil In-Place - ASTM D1556 or ASTM D2922

All densities shall be expressed in terms of Relative Compaction as determined by the foregoing ASTM testing procedures.

**PREPARATION OF AREAS TO RECEIVE FILL**

All vegetation, brush and debris derived from clearing operations shall be removed, and legally disposed of. All areas disturbed by site grading should be left in a neat and finished appearance, free from unsightly debris.

After clearing or benching the natural ground, the areas to be filled shall be scarified to a depth of 6 inches, brought to the proper moisture content, compacted and tested for the specified minimum degree of compaction. All loose soils in excess of 6 inches thick should be removed to firm natural ground which is defined as natural soil which possesses an in-situ density of at least 90 percent of its maximum dry density.

When the slope of the natural ground receiving fill exceeds 20 percent (5 horizontal units to 1 vertical unit), the original ground shall be stepped or benched. Benches shall be cut to a firm competent formational soil. The lower bench shall be at least 10 feet wide or 1-1/2 times the equipment width, whichever is greater, and shall be sloped back into the hillside at a gradient of not less than two (2) percent. All other benches should be at least 6 feet wide. The horizontal portion of each bench shall be compacted prior to receiving fill as specified herein for compacted natural ground. Ground slopes flatter than 20 percent shall be benched when considered necessary by the Geotechnical Engineer.
Any abandoned buried structures encountered during grading operations must be totally removed. All underground utilities to be abandoned beneath any proposed structure should be removed from within 10 feet of the structure and properly capped off. The resulting depressions from the above described procedure should be backfilled with acceptable soil that is compacted to the requirements of the Geotechnical Engineer. This includes, but is not limited to, septic tanks, fuel tanks, sewer lines or leach lines, storm drains and water lines. Any buried structures or utilities not to be abandoned should be brought to the attention of the Geotechnical Engineer so that he may determine if any special recommendation will be necessary.

All water wells which will be abandoned should be backfilled and capped in accordance to the requirements set forth by the Geotechnical Engineer. The top of the cap should be at least 4 feet below finish grade or 3 feet below the bottom of footing whichever is greater. The type of cap will depend on the diameter of the well and should be determined by the Geotechnical Engineer and/or a qualified Structural Engineer.

FILL MATERIAL

Materials to be placed in the fill shall be approved by the Geotechnical Engineer and shall be free of vegetable matter and other deleterious substances. Granular soil shall contain sufficient fine material to fill the voids. The definition and disposition of oversized rocks and expansive or detrimental soils are covered in the geotechnical report or Special Provisions. Expansive soils, soils of poor gradation, or soils with low strength characteristics may be thoroughly mixed with other soils to provide satisfactory fill material, but only with the explicit consent of the Geotechnical Engineer. Any import material shall be approved by the Geotechnical Engineer before being brought to the site.

PLACING AND COMPACTION OF FILL

Approved fill material shall be placed in areas prepared to receive fill in layers not to exceed 6 inches in compacted thickness. Each layer shall have a uniform moisture content in the range that will allow the compaction effort to be efficiently applied to achieve the specified degree of compaction. Each layer shall be uniformly compacted to the specified minimum degree of
compaction with equipment of adequate size to economically compact the layer. Compaction equipment should either be specifically designed for soil compaction or of proven reliability. The minimum degree of compaction to be achieved is specified in either the Special Provisions or the recommendations contained in the preliminary geotechnical investigation report.

When the structural fill material includes rocks, no rocks will be allowed to nest and all voids must be carefully filled with soil such that the minimum degree of compaction recommended in the Special Provisions is achieved. The maximum size and spacing of rock permitted in structural fills and in non-structural fills is discussed in the geotechnical report, when applicable.

Field observation and compaction tests to estimate the degree of compaction of the fill will be taken by the Geotechnical Engineer or his representative. The location and frequency of the tests shall be at the Geotechnical Engineer’s discretion. When the compaction test indicates that a particular layer is at less than the required degree of compaction, the layer shall be reworked to the satisfaction of the Geotechnical Engineer and until the desired relative compaction has been obtained.

Fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment. Compaction by sheepsfoot roller shall be at vertical intervals of not greater than four feet. In addition, fill slopes at a ratio of two horizontal to one vertical or flatter, should be track rolled. Steeper fill slopes shall be over-built and cut-back to finish contours after the slope has been constructed. Slope compaction operations shall result in all fill material six or more inches inward from the finished face of the slope having a relative compaction of at least 90 percent of maximum dry density or the degree of compaction specified in the Special Provisions section of this specification. The compaction operation on the slopes shall be continued until the Geotechnical Engineer is of the opinion that the slopes will be surficially stable.

Density tests in the slopes will be made by the Geotechnical Engineer during construction of the slopes to determine if the required compaction is being achieved. Where failing tests occur or other field problems arise, the Contractor will be notified that day of such conditions by written communication from the Geotechnical Engineer or his representative in the form of a daily field report.
If the method of achieving the required slope compaction selected by the Contractor fails to produce the necessary results, the Contractor shall rework or rebuild such slopes until the required degree of compaction is obtained, at no cost to the Owner or Geotechnical Engineer.

CUT SLOPES

The Engineering Geologist shall inspect cut slopes excavated in rock or lithified formational material during the grading operations at intervals determined at his discretion. If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints or fault planes are encountered during grading, these conditions shall be analyzed by the Engineering Geologist and Geotechnical Engineer to determine if mitigating measures are necessary.

Unless otherwise specified in the geotechnical report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of the controlling governmental agency.

ENGINEERING OBSERVATION

Field observation by the Geotechnical Engineer or his representative shall be made during the filling and compaction operations so that he can express his opinion regarding the conformance of the grading with acceptable standards of practice. Neither the presence of the Geotechnical Engineer or his representative or the observation and testing shall release the Grading Contractor from his duty to compact all fill material to the specified degree of compaction.

SEASON LIMITS

Fill shall not be placed during unfavorable weather conditions. When work is interrupted by heavy rain, filling operations shall not be resumed until the proper moisture content and density of the fill materials can be achieved. Damaged site conditions resulting from weather or acts of God shall be repaired before acceptance of work.
RECOMMENDED GRADING SPECIFICATIONS - SPECIAL PROVISIONS

RELATIVE COMPACTION: The minimum degree of compaction to be obtained in compacted natural ground, compacted fill, and compacted backfill shall be at least 90 percent. For street and parking lot subgrade, the upper twelve inches should be compacted to at least 95 percent relative compaction.

EXPANSIVE SOILS: Detrimentally expansive soil is defined as clayey soil which has an expansion index of 50 or greater when tested in accordance with the American Society of Testing Materials (ASTM) Laboratory Test D4829-95.

OVERSIZED MATERIAL: Oversized fill material is generally defined herein as rocks or lumps of soil over six inches in diameter. Oversized materials should not be placed in fill unless recommendations of placement of such material is provided by the Geotechnical Engineer. At least 40 percent of the fill soils shall pass through a No. 4 U.S. Standard Sieve.

TRANSITION LOTS: Where transitions between cut and fill occur within the proposed building pad, the cut portion should be undercut a minimum of one foot below the base of the proposed footings and recompacted as structural backfill. In certain cases that would be addressed in the geotechnical report, special footing reinforcement or a combination of special footing reinforcement and undercutting may be required.
August 3, 2017

Boffo Cinemas, LLC
7611 Fay Avenue
La Jolla, California 92037
Attention: Adolfo Fastlicht

Subject: Report of Geotechnical Infiltration Feasibility Study
The LOT Del Mar, LLC, 2673 Via de la Valle, Del Mar, California

Reference: Christensen Engineering and Surveying, Preliminary Grading Plan, dated April 24, 2017

Ladies and Gentlemen:

In accordance with your request and our proposal dated May 18, 2017, we have prepared this report to present the results of our geotechnical infiltration feasibility study at the subject site. In general, the purpose of our investigation was to provide design infiltration rates based on percolation rates measured in the field. We understand that the subject project will consist of the construction of a single-story, high-bay movie theatre complex. Based on the Preliminary Grading Plan, provided by Christensen Engineering and Surveying (CES), the proposed biofiltration basin will be located at a depth of approximately 30 inches below existing grades.

FINDINGS

SITE DESCRIPTION
The subject site is a vacant irregular-shaped lot located at 2673 Via de la Valle, Del Mar, California. The lot is located at the southeastern portion of a shopping center and is surrounded by commercial structures and associated paved parking and driveways. Topographically, the lot is near flat-lying. Topographically, the site is relatively flat-lying with existing ground surface elevations ranging between approximately 21 and 22 feet, based on the survey conducted by CES on April 4, 2017. The elevations presented in this report reference the National Geodetic Vertical Datum of 1929 (NGVD 1929).
FIELD INVESTIGATION

The subsurface exploration program consisted of three Cone Penetration Tests (CPTs) and three four inch diameter hand-auger borings. Two percolation test borings were also excavated within the site as part of the subsurface exploration program. The borings were logged in detail with emphasis on describing the soil profile. The approximate locations of the borings are shown on Plate No. 1. Logs of the explorations are presented in Appendix A of this report.

GEOLOGIC SETTING AND SOIL DESCRIPTION

Based on the results of our subsurface explorations and review of pertinent, readily available geologic literature, we have determined that the areas to support the proposed biofiltration basins are underlain by artificial fill primarily consisting of silty sands (SM).

GROUNDWATER

Groundwater was measured within our Cone Penetration Tests at approximate depth of 16 feet below the existing grade. Based on the preliminary grading plan, these depths correspond to an approximate elevation of 5 feet.

The Storm Water Standards BMP Design Manual (2016) states that the vertical distance from the base of the infiltration basin to the seasonal high groundwater mark must be greater than 10 feet. This vertical distance may be reduced at the discretion of the approval agency if the groundwater basin does not support beneficial uses and the groundwater quality is maintained. It is our opinion that the seasonal high groundwater level at the site is at approximately 14 feet below existing grade. The encountered groundwater is not expected to have any beneficial usage.

INfiltration Rate Determination

FIELD MEASUREMENTS

Percollation testing was performed within the two borings that were advanced in the proposed biofiltration basin area on July 14, 2017. The six-inch-diameter borings, designated as PT-1 and PT-2, were advanced to the depth of 3 and 3.1 feet below existing grades respectively, and cleaned of all loose material. The bottom elevations of the borings correspond to the anticipated bottom elevations of the proposed infiltration basins. In each of the borings, a 3-inch diameter perforated pipe was set in the excavation and surrounded by ¾-inch gravel to prevent caving. The approximate locations of the percolation borings are shown on Plate No. 1.
The field percolation rates were determined the following day by using the falling head test method. The initial water level was established by adding water to the percolation borings. Percolation rates were monitored and recorded every 30 minutes over a period of 6 hours until the infiltration rates stabilized. Measurements were taken using a water level meter (Solinst, Model 101) with an accuracy of measurement of 0.005 foot (0.06 inch). To account for the use of gravel placed around the perforated pipe, an adjustment factor of 0.51 was used in the calculations. The gravel adjusted percolation rates and calculated infiltration rates are presented in Table I.

TABLE I: FIELD PERCOLATION AND INFILTRATION RATES

<table>
<thead>
<tr>
<th>Test No.</th>
<th>Location</th>
<th>Soil Underlying BMP</th>
<th>Depth of Testing</th>
<th>Gravel Adjusted Percolation Rate</th>
<th>Infiltration Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>PT-1</td>
<td>Southern PL</td>
<td>Artificial Fill – Silty Sand (SM)</td>
<td>3 feet</td>
<td>1.84 inches per hour</td>
<td>0.24 inches per hour</td>
</tr>
<tr>
<td>PT-2</td>
<td>Southern PL</td>
<td>Artificial Fill – Slightly Silty Sand (SM)</td>
<td>3.1 feet</td>
<td>4.65 inches per hour</td>
<td>0.57 inches per hour</td>
</tr>
</tbody>
</table>

Infiltration and percolation are two related but different processes describing the movement of moisture through soil. Infiltration is the downward (one dimensional) movement of water into soil and porous or fractured rock. Percolation testing measures the three dimensional movement of water into soil and porous or fractured rock (typically through the walls and bottom of a borehole). The direct measurement yielded by a percolation test tends to overestimate the infiltration rate, except perhaps in cases where an infiltration basin is similarly dimensioned to the borehole. As such, adjustments of the measured percolation rates were converted into infiltration rates using the Porchet Method. The spreadsheet used for the conversion is included in Appendix C of this report.

The average field infiltration rate of the fill material in the area of the proposed basin is 0.4 inches per hour.

FACTOR OF SAFETY

The City of San Diego Storm Water Standards Best Management Practices (BMP) Design Manual states that “a maximum factor of safety of 2.0 is recommended for infiltration feasibility screening such that an artificially high factor of safety cannot be used to inappropriately rule out infiltration, unless justified. If the site passes the feasibility analysis at a factor of safety of 2.0, then infiltration must be investigated, but a higher factor of safety may be selected at the discretion of the design engineer.”
Using a factor of safety of 2.0 will reduce the field infiltration rate will be approximately 0.2 inches per hour. According to the City of San Diego Storm Water Standards BMP Design Manual the infiltration rate at the subject site correspond to a partial infiltration criteria.

GEOTECHNICAL CRITERIA FOR INFILTRATION BASINS

GENERAL
Based on the current Storm Water Standards BMP Design Manual, certain geotechnical criteria need to be addressed when assessing the feasibility and desirability of the use of infiltration basins for a project site. Those criteria, Per Section C.2 of the manual, are addressed below.

C2.1 SOIL AND GEOLOGIC CONDITIONS
Site soil and geologic conditions influence the rate at which water can physically enter the soils. Based on the conditions observed in our subsurface explorations, the existing soils beneath the proposed infiltration basins consist of artificial fill. The artificial fill at the site primarily consists of silty sands (SM).

C2.2 SETTLEMENT AND VOLUME CHANGE
Settlement and volume change can occur when water is introduced below grade. Based on the soil conditions observed in subsurface explorations and laboratory testing, the site is underlain by artificial fill that has a low to moderate collapse potential upon wetting. This can be mitigated by a combination of remedial grading and incorporation of impermeable liners or cut-off walls.

C2.3 SLOPE STABILITY
Infiltration of water has the potential to increase the risk of failure in nearby slopes. The site is relatively flat and in our opinion the risk of slope instability is very low.

C2.4 UTILITY CONSIDERATIONS
Utilities are either public or private infrastructure components that include underground pipelines, vaults, and wires/conduit, and above ground wiring and associated structures. Infiltration of water can pose a risk to subsurface utilities, as well as increase the risk of geotechnical hazards that can occur within the utility trenches when water is introduced. Care should be taken when planning proposed utility trench and infiltration basin siting. Mitigation will be provided to reduce the potential for water flow into offsite utility trenches.
C2.5 GROUNDWATER MOUNDING
Groundwater mounding occurs when infiltrated water creates a rise in the groundwater table beneath the facility. Groundwater mounding can affect nearby subterranean structures and utilities. Based on the anticipated depth to groundwater, the potential for groundwater mounding is low.

C2.6 RETAINING WALL AND FOUNDATIONS
Infiltration of water can result in potential increase in lateral earth pressures and potential reduction in soil strength. Retaining walls and foundations can be negatively impacted by these changes in soil conditions. This should be taken into account when designing the storm water basins, retaining walls and foundations for the site.

CONCLUSIONS AND RECOMMENDATIONS
Based on a review of our field study and our experience with similar projects, we anticipate that, given that the recommendations contained herein are followed, infiltration of storm water utilizing the proposed onsite biofiltration basin would not result in soil piping, daylight water seepage, or slope instability for the property or areas down-gradient from the site.

Field infiltration rates within the soils below the proposed biofiltration basin fell within the partial infiltration criteria. The infiltration criterion was referenced from Storm Water Standards BMP Design Manual. Using a factor of safety of 2.0, the average infiltration rate of 0.2 inches per hour can be used for the planning phase.

Where the basin is located within 10 feet of a retaining wall or settlement-sensitive surface improvement we recommended that a cut-off wall or impermeable liner be constructed around the perimeter of the BMP. The cut-off wall or impermeable liner should extend a minimum of 5 feet below proposed grade, at least 2 feet below the lowest adjacent existing or proposed footing, whichever is greater.

It should be recognized that routine inspection and maintenance of the biofiltration basin is necessary to prevent clogging and failure. A maintenance plan should be specified by the designer and followed by the owner during the entire lifetime of the BMP device.

A completed and signed “Worksheet C.4-1: Categorization of Infiltration Feasibility Condition” for the subject project is included in Appendix B of this report. In addition, Part A of Worksheet D.5.1
“Factor of Safety and Design Infiltration Rate Worksheet,” has been completed and is included in Appendix D of this report. The BMP designer will complete Part B of the worksheet and assign the appropriate factor of safety. It should be noted that the D.5-1 worksheet typically only is provided for full infiltration sites.

It should be noted that it is not our intent to review the civil engineering plans, notes, details, or calculations, when prepared, to verify that the engineer has complied with any particular storm water design standards. It is the responsibility of the designer to properly prepare the storm water plan based on the municipal requirements considering the planned site development and infiltration rates.

LIMITATIONS

The recommendations and opinions expressed in this report reflect our best estimate of the project requirements based on limited percolation testing, an evaluation of the subsurface soil conditions encountered within subsurface explorations, and the assumption that the infiltration rates and soil conditions do not deviate appreciably from those encountered. It should be recognized that the performance of the biofiltration basin may be influenced by undisclosed or unforeseen variations in the soil conditions that may occur in the unexplored areas. Any conditions encountered during site development, that deviate from the ones described herein, should be brought to the attention of the geotechnical engineer so that modifications can be made if necessary. In addition, this office should be advised of any changes in the project scope, proposed site grading or storm water basin design so that it may be determined if the recommendations contained herein are appropriate. This should be verified in writing or modified by a written addendum.

If you should have any questions regarding this report, please do not hesitate to contact this office. This opportunity to be of professional service is sincerely appreciated.

Respectfully submitted,

CHRISTIAN WHEELER ENGINEERING

Troy S. Wilson, CEG #2551
DBA:aztsw
cc: CWellman@SunroadEnterprises.com
TheLOTent.com
AltaByDesign.com

Daniel B. Adler, RCE #36037
Appendix A

CPT and Boring Logs
**LOG OF HAND AUGER HA-1**

<table>
<thead>
<tr>
<th>Date Logged:</th>
<th>7/14/17</th>
<th>Equipment:</th>
<th>Hand Auger</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logged By:</td>
<td>TSW</td>
<td>Auger Type:</td>
<td>N/A</td>
</tr>
<tr>
<td>Existing Elevation:</td>
<td>Unknown</td>
<td>Drive Type:</td>
<td>N/A</td>
</tr>
<tr>
<td>Finish Elevation:</td>
<td>Unknown</td>
<td>Depth to Water:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**SUMMARY OF SUBSURFACE CONDITIONS**
(based on Unified Soil Classification System)

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Elevation (ft)</th>
<th>Soil Symbol</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>SM</td>
<td>Artificial Fill (Qaf): Light brown, damp, medium dense, fine- to medium-grained, SILTY SAND with gravel-size rock.</td>
</tr>
<tr>
<td>0.5</td>
<td>0.5</td>
<td>SM</td>
<td>Moist, medium dense to dense, fine- to medium-grained, SILTY SAND.</td>
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<tr>
<td>2.5</td>
<td>2.5</td>
<td>SM/SP</td>
<td>Light brown, moist, medium dense to dense, fine- to medium-grained, slightly SILTY SAND.</td>
</tr>
<tr>
<td>3</td>
<td>Test trench terminated at 3 feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.5</td>
<td></td>
<td></td>
<td>Test trench terminated at 3 feet.</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td>No groundwater or seepage encountered.</td>
</tr>
</tbody>
</table>

**Notes:**

**Symbol Legend**
- Groundwater Level During Drilling
- Groundwater Level After Drilling
- Apparent Seepage
- No Sample Recovery
- Non-Representative Blow Count (rocks present)

**THE LOT DEL MAR, LLC**
2673 VIA DE LA VALLE
DEL MAR, CALIFORNIA

**DATE:** AUGUST 2017  
**JOB NO.:** 2170315.02  
**BY:** SRD  
**FIGURE NO.:** A-1
**SUMMARY OF SUBSURFACE CONDITIONS**
(based on Unified Soil Classification System)

<table>
<thead>
<tr>
<th>DEPTH (ft)</th>
<th>ELEVATION (ft)</th>
<th>GRAPHIC LOG</th>
<th>USCS SYMBOL</th>
<th>PENETRATION (blows per foot)</th>
<th>SAMPLE TYPE</th>
<th>BULK MOISTURE CONTENT (%)</th>
<th>DRY DENSITY (pcf)</th>
<th>RELATIVE COMPACTION (%)</th>
<th>LABORATORY TESTS</th>
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<tr>
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<td>Moist, medium dense, fine-to-medium-grained, SILTY SAND.</td>
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<td></td>
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</tr>
<tr>
<td>2.5</td>
<td>SM/SP</td>
<td>Brown to dark brown, moist, medium dense, fine-to-medium-grained, CLAYEY SAND.</td>
<td></td>
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<tr>
<td>3</td>
<td></td>
<td>Light greenish-brown and orange, moist, medium dense, fine-to-medium-grained, slightly SILTY SAND.</td>
<td></td>
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<td>Test trench terminated at 5 feet. No groundwater or seepage encountered.</td>
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</tr>
</tbody>
</table>

**Notes:**

**Symbol Legend**
- Groundwater Level During Drilling
- Groundwater Level After Drilling
- Apparent Seepage
- No Sample Recovery
- Non-Representative Blow Count (rocks present)
**LOG OF HAND AUGER HA-3**

**Date Logged:** 7/14/17  
**Logged By:** TSW  
**Existing Elevation:** Unknown  
**Finish Elevation:** Unknown  
**Equipment:** Hand Auger  
**Auger Type:** N/A  
**Drive Type:** N/A  
**Depth to Water:** N/A

---

### SUMMARY OF SUBSURFACE CONDITIONS

*(based on Unified Soil Classification System)*

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Elevation (ft)</th>
<th>USCS Symbol</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>SM</td>
<td>Artificial Fill (Oaf): Light brown, damp, medium dense, fine- to medium-grained, SILTY SAND with gravel-size rock.</td>
</tr>
<tr>
<td>0</td>
<td>0.5</td>
<td>CL</td>
<td>Dark brown, moist, stiff, SANDY CLAY, about 3 inches thick.</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
<td>SM/SP</td>
<td>Light brown, moist, medium dense to dense, fine- to medium-grained, slightly SILTY SAND.</td>
</tr>
<tr>
<td>1.5</td>
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<td>SC</td>
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</tr>
<tr>
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</tr>
<tr>
<td>6</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.5</td>
<td>6.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.5</td>
<td>7.5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Notes:**  
Test trench terminated at 5 feet.  
No groundwater or seepage encountered.

---

**Symbol Legend**

- Groundwater Level During Drilling
- Groundwater Level After Drilling
- Apparent Seepage
- No Sample Recovery
- Non-Representative Blow Count (rocks present)

---

**THE LOT DEL MAR, LLC**

2673 VIA DE LA VALLE  
DEL MAR, CALIFORNIA

**DATE:** AUGUST 2017  
**JOB NO.:** 2170315.02  
**BY:** SRD  
**FIGURE NO.:** A-3

---
Appendix B

Worksheet C.4-1: Categorization of Infiltration Feasibility Condition
An infiltration rate assessment has been performed for the soils beneath the subject site as presented in the Report of Geotechnical Infiltration Feasibility Study (CWE 2170315.02). The measured percolation rates were converted to infiltration rates using the Porch Method. The City of San Diego Storm Water Standards BMP Design Manual states that “a maximum factor of safety (FOS) of 2.0 is recommended for infiltration feasibility screening such that an artificially high factor of safety cannot be used to inappropriately rule out infiltration, unless justified.” Using a FOS of 2.0, the average infiltration rate for the soils at the subject site is 0.2 inches per hour.

An infiltration rate assessment has been performed for the subject site. Based on the underlying soil conditions and our recommendations presented in our report, we anticipate that infiltration greater than 0.5 inches per hour can be allowed without increasing risk of geologic hazards that cannot be mitigated to an acceptable level.

C.2.1 A site specific geotechnical investigation was performed.
C.2.2 The underlying fill and younger alluvium are expected to have a low to moderate potential for hydro collapse and consolidation. Recommendations have been provided to mitigate for this condition.
C.2.3 The site is relatively flat and in our opinion the risk of slope instability is very low.
C.2.4 A vertical liner will be used to prevent lateral migration into nearby utility trenches.
C.2.5 Based on the anticipated depth to groundwater, the potential for groundwater mounding is low.
C.2.6 Where the BMP is located within 10 feet of a structure, retaining wall or settlement sensitive improvement we recommended that a cut-off wall or impermeable liner be constructed around the perimeter of the BMP. The cut-off wall or impermeable liner should extend a minimum of 5 feet below proposed grade, and at least 2 feet below the lowest adjacent existing or proposed footing, whichever is greater.
<table>
<thead>
<tr>
<th>Criteria</th>
<th>Screening Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Can infiltration greater than 0.5 inches per hour be allowed without increasing risk of</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>groundwater contamination (shallow water table, storm water pollutants or other factors) that</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>cannot be mitigated to an acceptable level? The response to this Screening Question shall be based</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>on a comprehensive evaluation of the factors presented in Appendix C.3.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Provide basis:*

Based on our review of items presented in Appendix C.3, we anticipate that infiltration rates greater than 0.5 inches per hour can be allowed without increasing risk of groundwater contamination that cannot be mitigated to an acceptable level.

C.3.1 The subgrade soil does not appear to be suitable for full onsite infiltration. We have no knowledge of groundwater or soil contamination onsite or down-gradient from the site.

C.3.2 The seasonal high groundwater table is estimated to be approximately 14 feet below existing grade.

C.3.3 No groundwater monitoring wells are known to be located within the subject site.

C.3.4 The site was not previously utilized for industrial purposes.

C.3.5 We recommend that infiltration activities be coordinated with the applicable groundwater management agency.

C.3.6 There does not appear to be a high risk of causing potential water balance issues.

C.3.7 We are not aware of any water rights downstream of the project.

| 4        | Can infiltration greater than 0.5 inches per hour be allowed without causing potential water balance |     | X  |
|          | issues such as change of seasonality of ephemeral streams or increased discharge of contaminated  |     |    |
|          | groundwater to surface waters? The response to this Screening Question shall be based on a         |     |    |
|          | comprehensive evaluation of the factors presented in Appendix C.3.                                 |     |    |

*Provide basis:*

There does not appear to be a high risk of causing potential water balance issues such as change of seasonality of ephemeral streams or increased discharge of contaminated groundwater to surface waters by allowing infiltration greater than 0.5 inches per hour.

**Part 1 Result***

If all answers to rows 1 - 4 are “Yes” a full infiltration design is potentially feasible. The feasibility screening category is Full Infiltration.

If any answer from row 1-4 is “No”, infiltration may be possible to some extent but would not generally be feasible or desirable to achieve a “full infiltration” design. Proceed to Part 2.

*To be completed using gathered site information and best professional judgment considering the definition of MEP in the MS4 Permit. Additional testing and/or studies may be required by City Engineer to substantiate findings.
Part 2 – Partial Infiltration vs. No Infiltration Feasibility Screening Criteria

Would infiltration of water in any appreciable amount be physically feasible without any negative consequences that cannot be reasonably mitigated?

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Screening Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Do soil and geologic conditions allow for infiltration in any appreciable rate or volume? The response to this Screening Question shall be based on a comprehensive evaluation of the factors presented in Appendix C.2 and Appendix D.</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

An infiltration rate assessment has been performed for the soils beneath the subject site as presented in the Report of Geotechnical Infiltration Feasibility Study (CWE 2170315.02). The measured percolation rates were converted to infiltration rates using the Porchet Method. The City of San Diego Storm Water Standards BMP Design Manual states that “a maximum factor of safety (FOS) of 2.0 is recommended for infiltration feasibility screening such that an artificially high factor of safety cannot be used to inappropriately rule out infiltration, unless justified.” Using a FOS of 2.0, the average infiltration rate for the soils at the subject site is 0.2 inches per hour.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Screening Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Can Infiltration in any appreciable quantity be allowed without increasing risk of geotechnical hazards (slope stability, groundwater mounding, utilities, or other factors) that cannot be mitigated to an acceptable level? The response to this Screening Question shall be based on a comprehensive evaluation of the factors presented in Appendix C.2.</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

An infiltration rate assessment has been performed for the subject site. Based on the underlying soil conditions and our recommendations presented in our report, we anticipate that infiltration in any appreciable quantity can be allowed without increasing risk of geologic hazards that cannot be mitigated to an acceptable level.

C.2.1 A site specific geotechnical investigation was performed.
C.2.2 The underlying fill and younger alluvium are expected to have a low to moderate potential for hydro collapse and consolidation. Recommendations have been provided to mitigate for this condition.
C.2.3 The site is relatively flat and in our opinion the risk of slope instability is very low.
C.2.4 A vertical liner will be used to prevent lateral migration into nearby utility trenches.
C.2.5 Based on the anticipated depth to groundwater, the potential for groundwater mounding is low.
C.2.6 Where the BMP is located within 10 feet of a structure, retaining wall or settlement sensitive improvement we recommended that a cut-off wall or impermeable liner be constructed around the perimeter of the BMP. The cut-off wall or impermeable liner should extend a minimum of 5 feet below proposed grade, and at least 2 feet below the lowest adjacent existing or proposed footing, whichever is greater.
### Worksheet C.4-1 Page 4 of 4

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Screening Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Can Infiltration in any appreciable quantity be allowed without posing significant risk for groundwater related concerns (shallow water table, storm water pollutants or other factors)? The response to this Screening Question shall be based on a comprehensive evaluation of the factors presented in Appendix C.3.</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Provide basis:
Based on our review of items presented in Appendix C.3, we anticipate that infiltration in any appreciable quantity can be allowed without increasing risk of groundwater contamination that cannot be mitigated to an acceptable level.

C.3.1 We have no knowledge of groundwater or soil contamination onsite or down-gradient from the site.
C.3.2 The seasonal high groundwater table is estimated to be approximately 14 feet below existing grade.
C.3.3 No groundwater monitoring wells are known to be located within the subject site.
C.3.4 We have no knowledge of a previous industrial use.
C.3.5 We recommend that infiltration activities be coordinated with the applicable groundwater management agency.
C.3.6 There does not appear to be a high risk of causing potential water balance issues.
C.3.7 We do not know of any water rights downstream of the project.

| 8        | Can infiltration be allowed without violating downstream water rights? The response to this Screening Question shall be based on a comprehensive evaluation of the factors presented in Appendix C.3.                                                                                                                                                                                                                                                                                   | X   |    |

We did not perform a study regarding water rights. However, these rights are not typical in the San Diego area.

### Part 2 Result*

If all answers from row 1-4 are yes then partial infiltration design is potentially feasible. The feasibility screening category is Partial Infiltration.
If any answer from row 5-8 is no, then infiltration of any volume is considered to be infeasible within the drainage area. The feasibility screening category is No Infiltration.

*To be completed using gathered site information and best professional judgment considering the definition of MEP in the MS4 Permit. Additional testing and/or studies may be required by City Engineer to substantiate findings.

---

Storm Water Standards  
Part 1: BMP Design Manual  
January 2016 Edition

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Troy S. Wilson, CEG #2551
Appendix C

Porchet Method- Percolation to Infiltration Conversion

Spreadsheet
**Percolation to Infiltration Rate Conversion (Porchet Method)**

*Proposed Movie Theater Complex, 2673 Via De La Valle, Del Mar, CA*

*CWE 2170315.02*

<table>
<thead>
<tr>
<th>Test #</th>
<th>Gravel Adjustment Factor</th>
<th>Effective Radius (inches) (r)</th>
<th>Depth of Hole Below Existing Grade (inches)</th>
<th>Time Interval (min.) (\Delta t)</th>
<th>Height of pipe above surface (feet)</th>
<th>Initial Water Depth without correction (feet)</th>
<th>Final Water Depth without correction (feet)</th>
<th>Initial Water Height with correction (inches) (H_o)</th>
<th>Final Water Height with correction (inches) (H_f)</th>
<th>Change in head (inches) (\Delta H)</th>
<th>Average Head Height (inches) (H_{avg})</th>
<th>Gravel Adjusted Percolation Rate (inch/hour)</th>
<th>Tested Infiltration Rate (inch/hour) (I_t)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PT-1</td>
<td>0.51</td>
<td>3</td>
<td>36</td>
<td>30</td>
<td>2.00</td>
<td>4.08</td>
<td>4.23</td>
<td>11.04</td>
<td>9.24</td>
<td>1.80</td>
<td>10.14</td>
<td>1.84</td>
<td>0.24</td>
</tr>
<tr>
<td>PT-2</td>
<td>0.51</td>
<td>3</td>
<td>37</td>
<td>30</td>
<td>1.90</td>
<td>3.90</td>
<td>4.28</td>
<td>13.00</td>
<td>8.44</td>
<td>4.56</td>
<td>10.72</td>
<td>4.65</td>
<td>0.57</td>
</tr>
</tbody>
</table>

"Initial and final water depth without correction" are measurements taken from top of pipe if pipe is sticking out of ground (most cases)  
"Initial and final water height with correction" factors in the height of pipe above surface, and provides measurement of water above bottom of pipe  
If measurements are taken from grade "Height of pipe above surface" = 0

**Gravel Adjustment Factor:**

- 4-inch Diameter Pipe: 1.00 - No Gravel Used (No Caving)
- 0.51 - 3/4 inch gravel with 8 inch diameter hole  
- 0.56 - 3/4 inch gravel with 7 inch diameter hole  
- 0.64 - 3/4 inch gravel with 6 inch diameter hole  
- 3-inch Diameter Pipe: 1.00 - No Gravel Used (No Caving)  
- 0.44 - 3/4 inch gravel with 8 inch diameter hole  
- 0.47 - 3/4 inch gravel with 7 inch diameter hole  
- 0.51 - 3/4 inch gravel with 6 inch diameter hole

**Porchet Method - Tested Percolation Rate Conversion to Tested Infiltration Rate**

\[
l_t = \frac{\Delta H \times 60 \times r}{\Delta t \times (r + 2H_{avg})}
\]

- \(l_t\) = tested infiltration rate, inches per hour  
- \(\Delta H\) = change in head over the time interval, inches  
- \(\Delta t\) = time interval, minutes  
- \(r\) = effective radius of test hole  
- \(H_{avg}\) = average head over the time interval, inches
Appendix D

Worksheet D.5-1: Factor of Safety and Design Infiltration Rate Worksheet
### Worksheet D.5-1: Factor of Safety and Design Infiltration Rate Worksheet

<table>
<thead>
<tr>
<th>Factor Category</th>
<th>Factor Description</th>
<th>Assigned Weight (w)</th>
<th>Factor Value (v)</th>
<th>Product (p)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Suitability Assessment</td>
<td>Soil assessment methods</td>
<td>0.25</td>
<td>2</td>
<td>.5</td>
</tr>
<tr>
<td></td>
<td>Predominant soil texture</td>
<td>0.25</td>
<td>2</td>
<td>.5</td>
</tr>
<tr>
<td></td>
<td>Site soil variability</td>
<td>0.25</td>
<td>1</td>
<td>.25</td>
</tr>
<tr>
<td></td>
<td>Depth to groundwater / impervious layer</td>
<td>0.25</td>
<td>2</td>
<td>.5</td>
</tr>
<tr>
<td></td>
<td>Suitability Assessment Safety Factor, $S_A = \Sigma p$</td>
<td></td>
<td></td>
<td>1.75</td>
</tr>
<tr>
<td><strong>B</strong> Design</td>
<td>Level of pretreatment/expected sediment loads</td>
<td>0.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Redundancy/resiliency</td>
<td>0.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Compaction during construction</td>
<td>0.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Design Safety Factor, $S_B = \Sigma p$</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Combined Safety Factor, $S_{total} = S_A \times S_B$

Observed Infiltration Rate, inch/hr, $K_{observed}$ (corrected for test-specific bias) 0.2

Design Infiltration Rate, in/hr, $K_{design} = K_{observed} / S_{total}$

### Supporting Data

This worksheet has been completed assuming that the infiltration will occur within the artificial fill at the subject site. Percolation testing has been performed using the borehole falling head test method. The measured field percolation rates are presented in Appendix C of the report.