

Request for Proposal

08/16/2017



Tri-City Medical Center 4002 Vista Way, Oceanside, CA 92056 Facilities Management (760) 940-7148

Purpose:

Tri-City Medical Center (TCMC) is seeking Entitlement Services for the development of necessary documents to achieve approved entitlements with the City of Oceanside for the following project.

- PROJECT NAME: Entitlement Services for Parking Structure and New Main Entry Drive LOCATION OF PROJECT: Tri City Medical Center QUALIFICATIONS: 1. Architect/Engineer/Planner to submit a resume of the project lead and of all sub-consultant leads outlining their qualifications. 2. Indicate number of entitlement projects consultant has successfully processed and achieved approval. How many from the City of Oceanside. 3. Please reference attached Exhibits for additional information. SELECTION PROCESS: The following items will be evaluated during the selection process: 1. All bids to be submitted in a sealed envelope by the due date indicated below. 2. Understanding of Qualifications. 3. Cost of proposal. 4. Schedule. Expedited schedule is essential to TCMC. Consultant to submit a proposed schedule to achieve City of Oceanside approval. SCOPE OF PROJECT: items indicate general the The following the scope of design/construction project being developed concurrently by a separate A/E design team. 1. Add a 500 cars parking structure in the southwest corner of the property. 2. Add a main entry driveway linking Vista Way to the parking structure as shown in the attached exhibit. 3. Provide handicap accessibility from Vista Way to campus. 4. Incorporate fire department access. 5. Comply with zoning and building codes. 6. All other conditions required to secure permit to build the structures stated above.
 - 7. Coordinate with TCMC entitlements and criteria consultants to ensure appropriate tie-in into future campus expansion and aesthetics, and maintain current campus circulation.
 - 8. Reference and coordinate with attached Exhibits for more information.



9. Constructability review will be provided throughout the different stages of design.

ADVANCED HEALTH CARE

ASSUMPTIONS:

- 1. TCMC will provide the up to date drawings. TCMC is not responsible for the accuracy of the electronic drawing background provided. Consultant to coordinate with design team for accuracy.
- 2. TCMC will make available any existing "as-built" record drawings.
- 3. Consultant's attendance is required (as needed) at status meetings throughout entitlement process.
- 4. Consultant is responsible for field verification and documentation of existing condition for the development of the entitlement documents.
- 5. Consultant to provide all necessary documentation required for approval.
- 6. TCMC to pay building department fees.
- 7. Proposal to be on a fixed contract basis.
- 8. Proposal to include an amount not to exceed for reimbursable costs.
- 9. No construction estimate needed.
- 10. No changes to the fee will be accepted by TCMC if the schedule extends beyond the anticipated date.
- 11. Consultant to comply with the terms of the TCMC Professional Services Agreement.

Reference Documents:

- Exhibit-A A/E Entitlement Services & Fee Breakdown
- Exhibit-B City of Oceanside Development Processing Guide
- Exhibit-C General Site Plan
- Exhibit-D Project Summary Schedule
- Exhibit-E 11/08/2016 ALTA Survey
- Exhibit-F 09/26/2016 Geotechnical Report
- Exhibit-G Master Water System Map
- Exhibit-H Landscape Master Plan
- Exhibit-I Professional Services Agreement

Tentative Schedule:

Key Activities and times for this RFP are presented below.

ACTIVITY	ACTION DATE
RFP issuance	08/18/17
RFIs due	08/28/17
Proposals due	3 pm - 09/08/17
Direction to proceed	09/13/17
Target date for City approval	05/07/18



Please address your questions to:	Please send your proposal to:
Marc Howell	Chris Miechowski
Vanir Construction Management	Director of Facilities
Marc.howell@vanir.com	Tri-City Medical Center
949-610-5111	4002 Vista Way
	Oceanside, CA 92056
	miechowskicj@tcmc.com
	Telephone: (760) 940-7709, Fax: (760) 940-3435

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Each bidder needs to submit their bid using the following form. If you have any questions needed to clarify the above listed scope, please submit RFIs by 08/29/17. Responses to all submitted RFIs will be distributed as an Addendum to all the bidders.

COMPANY CONTACT:		
LIST OF SUB-CONSULTANTS:		
NUMBER OF PROJECTS:		with the City of Oceanside
TOTAL BID PRICE:	\$	
REIMBURSABLE EXPENSES	NOT TO EXCEED:	
	\$	





A/E Services & Fees for Entitlements:

The following information to be utilized for the evaluation of Architectural / Engineering fees and services for the development of entitlements.

The A/E process can be broken down into the following categories:

- Planning
 - Entitlements consultant to create the Site Specific Plan to include;
 - Aesthetics
 - Agricultural and Forest Resources
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Geology and Soils
 - Greenhouse Gas Emissions
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use and Planning
 - Mineral Resources
 - Noise
 - Population and Housing
 - Public Services
 - Recreation
 - Transportation and Traffic
 - Utilities and Service Systems
 - Mandatory Findings of Significance
 - Required and Proposed Parking
 - Architect to create the overall entitlement package
 - Acoustical consultant to study noise impacts
 - Lighting consultant to study potential light pollution impacts
 - Exterior / Interior concepts
 - Landscape consultant
 - Renderings / Animation (optional)
 - Civil Engineer to create the civil / site plans, boundaries and legal descriptions indicating the following:
 - Property Lines
 - Existing Build Limits, dimension and elevations
 - Location of Horizontal Control Building Grids
 - Location of Vertical Control (Building Floors)
 - Environmental consultant to create
 - CEQA Checklist (California Environmental Quality Act)
 - Mitigated Negative Declaration (if required)
 - Environmental Impact Report (if required)
 - Traffic / Parking consultant to study current and potential future traffic and parking impacts





- Agency Review and Approval
 - o Local City or County having jurisdiction
 - o Regional Water Quality Control Board
 - California Department of Public Health and/or Department of Health Services
 - o Air Quality Management District

For analysis of fees, each of these categories can be further broken down via a work plan listing:

- ≻ Title
- Name
- ➤ Hours
- > Rates
- Tasks

Title:	Name:	Total Proposed Hours	Tot	al Proposed Costs
Principal	Joe Smith	288	\$	60,480
Job Captain	Anne Jones	1559	\$	265,030
Administration	John Allen	296	\$	22,200
		2143	\$	347,710

(example of work plan summary)

Title:	Name:	Rate:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	Total Hours:	Total Costs:
Principal	Joe Smith	\$ 210.00	24	24	24	24	24	24	24	24	24	24	24	24	288	\$ 60,480.00
Job Captain	Anne Jones	\$ 170.00	80	120	120	160	173	173	173	160	120	120	80	80	1559	\$ 265,030.00
Administration	John Allen	\$ 75.00	12	16	24	30	30	30	30	30	30	24	24	16	296	\$ 22,200.00

(example of work plan detail)







Development Services Department Planning Division Updated June 2015



City of Oceanside

Vision Statement

The City of Oceanside will be a safe, culturally diverse community that empowers its citizens to provide an environment that promotes economic development, supports quality education, fosters the cultural arts and preserves its natural resources.

Mission Statement

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The City of Oceanside's mission is to enhance the quality of life through outstanding service to its diverse community.

Core Values

The City of Oceanside values... Integrity...Excellent customer service...Quality of life... Teamwork...Leadership...Innovation

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APPENDICES

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- A. Entitlement and Environmental Review Applications and Standard Urban Storm Water Mitigation Plan (SUSMP) Requirements
- B. Required Plans, Information for Application Submittal and Amateur Radio Facility Guidelines
- C. Entitlement Processing Fees and Developer Deposit Account Policy No. 2011-01
- D. Development Impact Fees
- E. Other Notices

This document is available in pdf form at the City of Oceanside website: www.ci.oceanside.ca.us



I. INTRODUCTION

In partnership with our community, the Development Services Department is committed to providing the highest level of service. The Department guides, encourages and promotes responsible development to meet the opportunities of Oceanside's future as it relates to the physical, environmental, social, economic, cultural and safety needs of the community.

Our Core values are:

- Integrity;
- Excellent Customer Service;
- Quality of Life;
- Teamwork;
- Leadership;
- Innovation.

This document illustrates how a development project is typically processed through the City of Oceanside Planning Division, Engineering Division, Fire Department, Water Utilities Department and Building Division. Narratives that provide detailed descriptions of the development review process within each Division or Department are followed by a sample process flow chart.

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We hope that this *Development Processing Guide*, will serve as a reference for the processing of your own project through the various stages of project review and will assist you in gaining a better understanding of the City of Oceanside's development review process.



II. CUSTOMER BILL OF RIGHTS

City of Oceanside staff strives to maintain an atmosphere of mutual respect, courtesy and accountability through the development review and permit process of all projects. To that end:

- Our customers have the right to be treated with courtesy and respect;
- Our customers have the right to receive service from knowledgeable, competent and cooperative staff;
- Our customers have the right to complete, accurate, reliable information and feedback;
- Our customers have the right to consistent and fair application of codes and rules;
- Our customers have the right to formally appeal administrative decisions;
- Our customers have the right to expect our staff to explore alternatives and find creative solutions;
- Our customers have the right to an estimate of costs and approximate timeframes;
- Our customers have the right to a response by the next business day to all inquiries;
- Our customers have the right to discuss decisions by staff with supervisors;
- Our customers have the right to be given priority if they are rerouted due to no fault of their own.



III. PLANNING

DEVELOPMENT PROCESSING

<u>The Development Review Process Team – ARC</u>

Planning Division staff coordinates the discretionary entitlement review process for development proposals that require review/approval by the City Planner, Planning Commission or City Council. The review process involves a team of staff representatives - Application Review Committee - from many City departments and other agencies including but not limited to the following:

- Engineering (Traffic, Landscaping, Stormwater, Geotechnical,)
- Building Division
- Water Utilities Department
- Fire Department
- Police Department
- Housing and Neighborhood Services Department
- Coastal Commission
- North County Transit District

Prior to Application – Developer's Conference

Prior to submitting a formal entitlement application for development to the Planning Division, developers are encouraged to meet with development services staff representatives from various departments to obtain preliminary direction and input. The Planning Division schedules and conducts Developer's Conference meetings on Tuesday mornings (on an appointment basis) in order to provide a forum for discussing policy issues, constraints, and opportunities for developing sites throughout the City.

You may call (760) 435-3520 or email at <u>planningstaff@ci.oceanside.ca.us</u> to set up a Developer's Conference appointment.

Application Submission

At the time an entitlement application is submitted, the developer is required to provide project information in the form of plans, reports etc. and pay all filing fees. The required Entitlement Review Application, and Environmental Information Form are attached to this guide (see Appendix A). The required plans and information are listed on the attached table, and Amateur Radio Facility Guidelines (see Appendix B). The entitlement processing fees and Developer Deposit Account Policy No. 2011-01 are also included for your reference (see Appendix C – fees are subject to periodic change). Application submittals are accepted by appointment only. Please contact the Planning Division at (760) 435-3520 for an appointment or email at planningstaff@ci.oceanside.ca.us.



The Review Process Begins

The majority of discretionary entitlement applications require a public hearing before the Planning Commission. However, certain minor land use/development applications are subject to administrative staff review and can be approved by the City Planner without a public hearing. The Administrative Review Process is set forth in Article 43 of the Zoning Ordinance. Regardless of the decision making authority, the same review procedures apply.

When entitlement applications are received they are recorded in the Planning Division's database. Copies of the application, description and justification, reports, and plans are circulated to all relevant City departments and any other governmental agencies with an interest in the project. The City Planner reviews the file and assigns the project to a staff planner. The assigned planner (project manager) manages and coordinates with other City staff the project's review.

The project manager thoroughly reviews the application for completeness and for consistency with applicable City Codes and policies. The applicant's completed Environmental Information Form is also reviewed and additional information and studies may be requested at this time. Internal staff meetings and discussions occur between the development review staff and the applicant (or his/her representative). Once review of the project has taken place staff comments are forwarded to the project manager. The project manager compiles an Application Review Committee (ARC) comment letter and informs the developer within 30 days from project submittal if the application is complete or incomplete and of any outstanding issues. Each additional review past two (2) staff reviews will be charged 15% of the initial application fee.

The Storm Water Mitigation Plan is required to be "deemed complete" prior to scheduling a public hearing or conveying administrative approval. This requirement is in accordance with the City of Oceanside Standard Urban Storm Water Mitigation Plan (SUSMP) and the San Diego Regional Water Quality Control Board - Municipal Storm Water Permit, which compels the City to ensure that "all proposed development projects" comply with applicable storm water regulations "during the planning process and prior to project approval".

Deeming the Project Complete & CEQA

Once the necessary information is reviewed, and the project is deemed complete, a California Environmental Quality Act (CEQA) determination must be made. Unless the project is exempt from environmental review, one of the following documents will be required to be prepared prior to taking action on the project: an Environmental Impact Report, a Mitigated Negative Declaration or a Negative Declaration. For additional information about CEQA please refer to www.ceres.ca.gov.

When the project application is complete, all affected departments forward standard and project specific conditions (requirements of project approval) to the project manager. The project manager will draft the Staff Report and Resolution for the Planning Commission Public Hearing or the administrative decision.



Project cycle times typically are dependent on the type of CEQA review required. Projects that require an environmental impact report can take up to 1 to 2 years to process. Projects that require a Negative Declaration or Mitigated Negative Declaration will take an additional 2 to 3 months to process upon the project being deemed complete. Projects that are exempt from CEQA can be processed in 2 to 3 months for administrative (City Planner) projects and 4 to 6 months for those that require approval at the Planning Commission.

Project Specific Review Committee

Once draft conditions are available for review, the project is scheduled for Project Specific Review Committee (PSRC). Attendance at PSRC includes all staff that participated in the project review and is open to the applicant and/or his/her representative. PSRC affords an opportunity for discussion and resolution of any outstanding issues between staff and the developer prior to the Planning Commission hearing or administrative decision.

Public Notification

Public notification for discretionary entitlement proposals are subject to the provisions of City Council Policy 300-14, Enhanced Notification Program. The Enhanced Notification Program includes the following provisions:

- Expanded Radius Requirements for Mail Notification of Discretionary Proposals requires a 1,500 foot property owner notification radius for the following discretionary entitlement proposals: General Plan Land Use Amendments; Specific Plans, Master Plans or Planned Developments; Zone Changes; Residential projects of five (5) dwelling units or more; Commercial projects with a site area of five (5) acres or greater; Industrial projects; and projects which require a Conditional Use Permit. The notification radius for all other discretionary entitlement proposals is 500 feet and mail notification to all residential tenants/occupants within 100 feet of a project site.
- Advance Mail Notification (Notice of Application) requires a notice be sent, via mail, informing recipients of pending discretionary entitlement proposals, for all projects within 15 days of the submittal of an application.
- On-site signage requires a sign be posted at the project site notifying the public of the pending application within 15 days of the application.
- Community Outreach Plan projects which include a General Plan Land Use Amendment; Specific Plan, Master Plan or Planned Development; Zone Change; Residential projects of five (5) dwelling units or more; Commercial projects with a site area of five (5) acres or greater; Industrial projects; or a Conditional Use Permit shall comply with the community outreach provisions prior to the application being deemed complete.
- Interested Party Notification List requires the City to maintain a list of interested parties and include them in all project notification.



 Web-Based Notification – requires the posting of the application cover page to the City's website within 15 days of the submittal of an application for a discretionary entitlement.

Please refer to Appendix E for a copy of City Council Policy 300-14, dated April 22, 2015, which includes the full details of the Enhanced Notification Program.

Public Hearing

The Planning Commission considers the applicant's request for approval of the project, listens to public testimony and can approve, conditionally approve, continue the hearing or deny the project. If the applicant's project is approved, the Planning Commission will adopt the Resolution of Approval. If the project is denied, the applicant may appeal the decision to the City Council within ten (10) calendar days of the adoption of the Planning Commission Resolution, or redesign and submit a new application to the Planning Division. For detailed information about the public hearing process, please refer to Article 41 and 43 of the Oceanside Zoning Ordinance.

Projects involving General Plan Amendments, Zone Changes (legislative actions) or those that involve regulated uses, also require a public hearing and final action by the City Council.

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Appeal or Call for Review

Appeals of Planning Commission decisions by an applicant or interested party can be initiated within 10 calendar days of the Commission's final action adopting the resolution. The resolution is generally adopted during the Planning Commission meeting following the close of the public hearing for the project. An appeal must be filed with the City Clerk. The appeal must be in writing and must clearly state the reasons for the appeal. An appeal fee must be filed with the written appeal. The appeal fee (see Appendix C – fees are subject to periodic change) may be waived if the appeal is filed within the appropriate appeal period and is accompanied by signatures of 50 percent of the property owners within the noticed area or 25 signatures of the property owners or tenants within the noticed area, whichever is less. For detailed information about the Appeal process, please refer to Article 46 of the Oceanside Zoning Ordinance.

An alternative to filing an appeal is available to City Council members through a procedure known as a Call for Review. Within 10 days of the Planning Commission final decision, two Councilmember may file with the City Clerk a "Call for Review" of the Commission's decision. The project will be scheduled for a City Council public hearing. This hearing will be conducted just like an appeal hearing. Any member of the public may request two Councilmember to initiate the call for review in lieu of filing a formal appeal. However, the decision as to whether or not to request a call for review is at the sole discretion of two City Councilmember.



IV. ENGINEERING DEVELOPMENT PROCESSING

Plan Process and Submittal Requirements

The City of Oceanside Engineering Division is committed to meeting customer needs and provides quality service to the public.

Please visit the City of Oceanside Engineering web-site at <u>www.ci.oceanside.ca.us</u>: Refer to City Services, click on Departments/Divisions, click on Development Services under "Engineering", click on Subdivision Sections; and refer to "Manuals" for preparation and processing of engineering plans and documents. The standards established in the Engineers Design Manual, the Grading Regulation Manual, the Landscape Development Manual and other listed manuals will assist the engineers and land surveyors to design and process the plans more efficiently and quickly.

The plan check of the various engineering plans, maps and documents is limited for purpose of ensuring that the plans comply with State laws, the City procedures, policies and ordinances. The plan check therefore does not relieve the engineer of works of his/her responsibility for the design and the sufficiency of the proposed improvements.

Engineering Fees Schedule

Please visit the City of Oceanside Engineering web-site at <u>www.ci.oceanside.ca.us</u>: Refer to City Services, click on Departments/Divisions, click on Development Services under "Engineering", click on Subdivision Section, and click on engineering fees schedule.

Storm Water Mitigation Plan (SWMP)

Projects that are identified as Priority Development Projects and are filing final engineering plans are required to demonstrate long-term BMP effectiveness by implementing a Storm Water Operation and Maintenance (O&M) Plan in accordance with the City of Oceanside Standard Urban Storm Water Mitigation Plan (SUSMP) and the San Diego Regional Water Quality Control Board - Municipal Storm Water Permit. A component of the O&M Plan is the Storm Water Facilities Maintenance Agreement (SWFMA), in which the "Owner" and successors agree to maintain BMPs as identified in the approved Storm Water Mitigation Plan and in accordance with the approved O&M Plan. The agreement provides the City with access rights for the purpose of BMP inspection (as required by the San Diego Regional Water Quality Control Board.) and a non-refundable security which is designed to provide BMP maintenance funding in the event of failure to maintain facilities by the "Owner" or successors.



Landscape Plans

Landscape Plans shall be submitted and approved prior to building permit issuance. Landscaping in the public right-of-way or as part of a Phasing Plan approved by the City Engineer shall be completed prior to the issuance of Building Permits. All other landscaping is required to be completed prior to the City inspector signing off the landscape portion of the Certificate of Occupancy.

When the irrigation system is installed and the plant materials planted, the inspector will call for landscape "as-builts" and upon acceptance will record the beginning of the 12-month maintenance period that is necessary to ensure that the plants become properly established. Landscape Faithful Performance Bonds are held through the 12-month maintenance period in addition to the time it takes to install the irrigation system and plant material.

At the end of the maintenance period, assuming there are no problems, the inspector will approve the request for acceptance and Faithful Performance Bond release. The Labor and Material Bond are held for another 6-months beyond the acceptance date. Implementation of a maintenance period eliminates the need for Warranty Bond(s).

For more information regarding landscape plans, please refer to the most current version of the City of Oceanside Landscape Development Manual.





V. BUILDING DEVELOPMENT PROCESSING

Pre-application

Building Division staff participates in pre-application meetings such as Developer's Conferences and provides input on fire (structural and urban/wildland interface) issues. Plans Examiners are also available to provide guidance and answer technical questions during office hours.

Building Plan Check

Building permit plan check and planning discretionary review process can take place concurrently or in sequence - after development approval has been granted by the City Planner, Planning Commission or the City Council. To initiate the plan check process the applicant is required to submit three identical and complete sets of building construction plans, including plot plans, along with the required supporting documentation such as soils report, structural calculations, energy calculations etc. The applicant completes a Building Permit Application and a plan route sheet for the project. Plan check fees are paid, the plans are accepted for plan check and are internally routed to the Planning Division and to building plan checker for review, comment or approval.

The first building plan check is completed within 10 to 15 working days from the submittal date. Once the plans are checked, the applicant is notified to pick up the plans, make any necessary corrections and return them to the Building Division. If necessary, the plans may be sent back for subsequent corrections and plan checks.

Building Permit Issuance and Construction Inspections

When the building plans are approved and all pre-permit requirements are completed, the building permit may be issued. After the building permit is issued, the builder/developer may begin construction.

The builder/developer requests all inspections from the Building Division and the City building inspector inspects for consistency with the approved plans. The permit application lists the inspections required. A final inspection is scheduled after all building construction is finished and is signed off when all work is finished.

The permit card includes final sign-off required from Planning, Engineering, Water Utilities, and the Fire Department. These departments do a final check or inspection of their own, as needed. Once all requirements are met, each department signs the Authorization for Release of Utilities form. After the Building Division receives releases from all of these departments, the SDG&E is notified by Building Division staff and the utilities may be activated upon the owner's request.



VI. FIRE DEPARTMENT DEVELOPMENT PROCESSING

Pre-application

Fire Department staff participates in pre-application meetings such as Developer's Conference and provides input on fire issues. The Fire Marshal is available by appointment to provide guidance during office hours.

Fire Plan Check

After appropriate planning entitlements have been secured, one set of architectural plans must be submitted for plan check for the Fire Department. The plans are submitted through Development Services Department and routed internally to the Fire Department. The Fire Department will comment on the plans directly to the applicant and resubmittals with Fire Department changes must be submitted directly to the Fire Department.

Fire Protection System plans must be submitted directly to the Fire Department. Three sets of plans are required with supporting documents such as sprinkler calculations, battery calculations, underground fire lines, etc. Once the plan check is complete, two sets are returned to the applicant. Plan checks are typically completed within 15 to 20 working days from the day of submittal.

Plan Check and Inspection Fees

Plan check fees and estimated inspection fees are billed once the plans are submitted for review. Payment is due prior to the first inspection. Adjustments are made according to the number of inspections actually required. Final payment is due prior to the project being signed off.

Fire Inspections

Construction should commence only after plans have been approved by all departments. Approved plans must be kept at the construction site for fire inspections. Fire inspections must be requested through the Fire Department. Each required inspection must be scheduled separately. A 72-hour notice is suggested for an inspection appointment.



VII. WATER UTILITIES DEVELOPMENT PROCESSING

Pre-application

Water Utilities staff participates in pre-application meetings such as Developer's Conferences and provides input during the entitlement review process on pertinent water utility issues and clean water program requirements. Department staff is also available to provide guidance and answer technical questions during office hours.

Water Utilities Plan Check

Once discretionary entitlement(s) have been secured, the developer may file his/her plans directly with the Development Services Department. All maps and plans are reviewed by the City for design completeness, basic standards, and compliance with <u>all</u> conditions of approval. Projects which are deemed incomplete or do not follow current design standards may be resubmitted after necessary corrections and /or redesigns are completed.



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City Of Oceanside Development Processing Guide



APPENDIX A

Entitlement and Environmental Review Applications and Standard Urban Storm Water Mitigation Plan (SUSMP) Requirements



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D	evelopment Servi	ices Department / P	lann	ing Div	ision					
	(760) 435-3520									
	Oceanside Civic Center 300 North Coast Highway Oceanside California 92054-2885									
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22. E	BUILDING SIZE	23. PARKING S	PACE	S	24. % LANDSCAPE		25. % LOT COVERAGE or FAR			
PAR	RT IV - ATTACH	MENTS						0 1000		
	26. DESCRIPTION/J	USTIFICATION		27. LE	GAL DESCRIP	TION	28. TITLE REPORT			
	29. NOTIFICATION	MAP & LABELS		30. EN). ENVIRONMENTAL INFO FORM			31. PLOT PLANS		
	32. FLOOR PLANS	ND ELEVATIONS		33. CF	CERTIFICATION OF POSTING			34. OTHER (See attachment for required reports)		
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PART I – APPLICANT INFORMATION

- 1. <u>Applicant</u>: Please indicate the first, middle and last name of the person making the application.
- 2. <u>Status</u>: Indicate the applicant's status of involvement with the property. Is he/she the owner, developer, lessee or agent?
- 3. <u>Address</u>: Indicate the applicant's full address.
- 4. <u>Phone</u>: Number where the applicant can be reached from 8:00 a.m. to 5:00 p.m. on weekdays.
- 5. <u>Applicant's Representative</u>: If the applicant is being represented by an attorney, engineer, development corporation, etc., please indicate the representative's name here. The staff will deal mostly with the representative during processing, with the owners receiving information, unless other arrangements are requested.
- 6. <u>Address</u>: Indicate the applicant's representative's complete address.
- 7. <u>Phone</u>: Number where the representative can be reached from 8:00 a.m. to 5:00 p.m. on weekdays.

PART II – PROPERTY DESCRIPTION

- 8. <u>Location</u>: Using street numbers and names along with prominent geographical and manmade features, describe where the property is located within the City of Oceanside.
- 9. <u>Size</u>: The size of the property involved by acreage or square footage.
- 10. General Plan: The existing General Plan Land Use Designation for the property.
- 11. <u>Zoning</u>: The existing zoning of the property.
- 12. <u>Land Use</u>: The existing land use of the property. Please distinguish between vacant land and land being used for agricultural purposes.
- 13. <u>Assessor's Parcel Number</u>: The Assessor's book, page and parcel number of all parcels included in this application.
- 14. Latitude: Please provide.
- 15. Longitude: Please provide.

PART III – PROJECT DESCRIPTION

- 16. <u>General Project Description</u>: Very briefly describe the nature of your project. Examples might be: Variance to reduce the side-yard setback from 5 feet to 3 feet; or Conditional Use Permit for an automobile service station at the corner of Surfrider Way and North Coast Highway Streets; or Development Plan for 116 single-family detached units.
- 17. <u>Proposed General Plan</u>: If you are proposing a change in the General Plan, please indicate the new land use designation.
- 18. <u>Propose Zoning</u>: If you are proposing a Zone Change, please indicate the new zone (s).
- 19. <u>Proposed Land Use</u>: If you are proposing a change in the land use of the property, please indicate what the new land use will be.
- 20. <u>Number of Units</u>: If yours is a residential project, please indicate the number of dwelling units which will be in the complete project.
- 21. <u>Density</u>: If yours is a residential project, please indicate the gross density (dwelling units per acre) of the completed project.
- 22. <u>Building Size</u>: Residential—the range in square footage of the units you will be building; Commercial/Industrial—the size of your proposed building.
- 23. <u>Parking Spaces</u>: The total number of parking spaces that will be available within the completed project.
- 24. <u>Percent Landscaping</u>: The percentage of your entire lot that will be landscaped and irrigated by the developer prior to occupancy of the building or units.
- 25. <u>Percent Lot Coverage or Floor Area Ratio</u>: The percentage of the lot covered or floor area ratio, as defined in Article 3 of the Oceanside Zoning Ordinance.

PART IV – ATTACHMENTS

ATTACHMENTS 26 THROUGH 34 MUST BE SUBMITTED WITH ALL APPLICATIONS.

26. <u>Description and Justification</u>: Please submit a detailed description of your project. Describe as completely as possible the purpose and objectives of your project, any and all construction that may be accomplished as a result of approval of this project and the project's benefits to yourself, the property, the neighborhood and the City of Oceanside. For all Development Plans, Coastal Permits, Variances and Conditional Use Permits, please address the following questions as required by the Zoning Ordinance:

<u>Development Plans</u>: Section 4306 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

- (a) That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance;
- (b) That the Development Plan as proposed conforms to the General Plan of the City;
- (c) That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities;
- (d) That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.;
- (e) That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.

<u>Coastal Development Permits</u>: The Local Coastal Program requires that proof must be submitted in support of the following statements:

- (a) That the project conforms to the Local Coastal Plan, including the policies of that Plan; and
- (b) That all development within the appeal area conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

<u>Variances</u>: Section 4105 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

- (a) That because of special circumstances or conditions applicable to the development site – including size, shape, topography, location or surroundings – strict application of the requirements of this ordinance deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications;
- (b) That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and
- (c) That granting the application is consistent with the purposes of this ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district; and, if applicable,
- (d) <u>OS District Only</u>. That granting the application is consistent with the requirements of Section 65911 of the Government Code and will not conflict with General Plan policies governing orderly growth and development and the preservation and conservation of open-space lands.

<u>Conditional Use Permits</u>: Section 4105 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

- (a) That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located
- (b) That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.
- (c) That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.
- 27. <u>Legal Description</u>: A complete legal description of all the property involved is required. This can usually be obtained from the deed to the property or from a title company. A metes-and-bounds legal description or recorded map information is required for each parcel or area on which a Zone Change is being made or a recorded map. <u>This document is separate from the title reports</u>.
- 28. <u>Title Report</u>: Less than 12 months old.
- 29. <u>Notification Map and Labels</u>: Pursuant to City Council Policy 300-14, mailing labels for each individual property owner and tenant is required. The labels must be keyed to the mail notification radius map. Detailed instructions and a sample map are included with this application form. On the mailing labels please include your name, the representative's name and the names of other interested parties. All projects submittals should include one hardcopy of all required mailing labels (with total number of labels denoted); one electronic format CD of the mailing labels preferably in excel format; one hardcopy printout of all addresses with radius map; and the applicable fees submitted. Mailing labels should be updated anytime a six month period has passed.
- 30. <u>Environmental Information Form</u>: All applications must include an environmental assessment to meet the requirements of the California Environmental Quality Act of 1970. Separate forms for this assessment are attached to this application. Please complete the following instructions on those forms.
- 31. <u>Plot Plans</u>: (20 copies required, -15 copies with final submittal and 8 1/2 " X 11" reductions of <u>all plans submitted</u>). The plot plan must be sufficiently detailed to allow all reviewing City departments and other agencies to evaluate all the physical aspects of your project without additional information. Include the information as specified on the attached checklist. (Folded to 8 1/2" X 13" size or similar).
- 32. <u>Floor Plans and Elevations</u>: (20 copies required -15 copies with final submittal and 8 1/2 " X 11" reductions of <u>all plans submitted</u>). The floor plans shall detail the proposed uses and indicate exterior wall openings and be fully dimensioned. All elevations must indicate the type and color(s) of all exterior materials and architectural features, showing all exterior wall openings. (NOTE: application will not be accepted unless <u>ALL</u> plans are folded to a size smaller than 8" 1/2" X 14").
- 33. <u>Certification of Posting:</u> Pursuant to City Council Policy 300-14, the "Certification of Posting" must be returned to the Planning Division within 24 hours of posting the on site notice of project application sign.
- 34. <u>Other</u>: This attachment would include any other information, which the City of Oceanside may need to evaluate your project. This might include reports, drawings of proposed signs, marketing information, photographs, renderings, etc. Specific new and redevelopment projects must include an urban runoff threat assessment to meet the requirements of the California Regional Water Quality Control Board Order 2001-01. Separate forms for this assessment are attached to this application.

PART V – SIGNATURES

ALL BLOCKS MUST BE SIGNED AND DATED AS APPROPRIATE OR THE APPLICATION CANNOT BE ACCEPTED.

- Date of applicant's or representative's signature.
- The applicant must sign to certify the correctness of the information on the application form.
- Date of applicant's signature.
- The owners of all the property involved must sign to indicate that the application is being filed with their knowledge. Ownership will be verified against the records of the County Recorder and County Assessor. If signatures are difficult to obtain because of time or distance, letters designating the applicant as the agent of the owner to file on the owner's behalf will be acceptable.
- The owners and applicant of the property agree to abide by the City of Oceanside Development Services Department and Economic and Community Development Department Policy No. 2011-01/Policy and Procedure for Development Deposit Account Administration.

PLANNING DIVISION INSTRUCTIONS FOR COMPLETING ENVIRONMENTAL INFORMATION FORM

SUBMITTAL INFORMATION:

Attached is an Environmental Information Form which is to be filed with all projects in accordance with the California Environmental Quality Act. This form must be accompanied by the applicable processing fee and a legal description of the property (please refer to the fee schedule – Appendix C). If the Environmental Administrator/ City Planner determines that an Environmental Impact Report (EIR) is required, an additional fee will also be required for reimbursement of costs incurred in the processing of the EIR.

If the information requested does not apply to the project, insert "NA" (Not Applicable) in the space provided.

If the project is Categorically Exempt under the provisions of the California Environmental Quality Act, you need only complete Items 1 through 34 on the Environmental Information Form. The determination that the project is Categorically Exempt <u>must</u> be confirmed by a staff planner.

Please contact the Planning Division if you have any questions regarding the Environmental Information Form.

PROCESSING PROCEDURE:

The information in this form will be to conduct an Initial Study of your project. Following interdepartmental review of the project by the Application Review Committee, the Initial Study will be completed by the project's environmental consultant. The Project Planner in consultation with the Environmental Administrator/City Planner will then determine whether a Negative Declaration should be issued or an EIR required. If an EIR is required, the Environmental Review Committee will review the decision and determine the scope of the EIR. The Planning Division will transmit a letter to you describing the procedure to be followed and the specific areas of concern to be addressed in the EIR.

If an EIR is required, the report must be prepared, published and circulated for public review, and any comments received must be responded to before the project can be scheduled for public hearing. Additional public input on the EIR may be provided during the public hearing of the project.



City of Oceanside Planning Division Environmental Information Form

TO BE COMPLETED BY APPLICANT

Date Filed:_____ Environmental Fee Paid:

MAPS REQUIRED:

- 1. The project site and surrounding area within 1000-ft. from the project's property lines must be shown on an aerial map (less than 2-years old).
- 2. The project must be shown on a copy of a page or pages of a street map (i.e. Thomas Brothers Map). The project site must be labeled and the page numbers shown.

GENERAL INFORMATION:

1.	Name of Applicant:								
	Address:								
	City:	State:	Zip:						
	Telephone:								
2.	Name of Applicant's Representa	ative:							
	Address:								
	City:	State:	Zip:						
	Telephone:								
3.	Project Title and/or Application	Number(s):							
4.	If a Specific Plan has been prep	pared on the project site, giv	e Specific Plan title:						
5.	List any other related permits o	List any other related permits or approvals, required from agencies other than the City of							
	Oceanside:	Oceanside:							
6.	Has the project site had any pri	ior environmental review as	part of this or another project? If						
	so, please provide the Planning Application file number(s) of the permits previously applied								
	for (i.e., A-1-92, D-1-92, C-1-92, Z-1-92, S-1-92, T-1-92) and the name of the project:								
7.	Is the project part of a larger p	roject or series of projects?	If so, describe the						
	project's relationship to the pro	ject or series of projects:							
8.	If the project is included in an a	approved Specific Plan, is \overline{it}	in conformance with the plan?						
	If not, explain how it o	differs:							
9.	Existing zoning:	Proposed zoning:							
	Existing General Plan Land Use	Existing General Plan Land Use Designation:							
	Proposed General Plan Land Us	e							
	Designation:	-							

LOCATION:

- 10. Address of project:
- Project site is located on the N.S.E.W. (circle one) side of _____ 11. between ______ and _______streets.
- Is the project located within the Airport Influence Area?_____ 12.
- 13. Is the project located within the Coastal Zone?
- What is the distance in miles on existing roadways from the project site to the nearest: Fire 14. Station_____ Airport _____ Hospital Public Transportation

15. Is the site within 1/2 mile of a former sanitary landfill?

PROJECT DESCRIPTION:

- Site size: ______ acres/square feet. 16.
- Please describe all off-site improvements proposed as part of the project. (Such 17. improvements might include: drainage facilities, street improvements, extension of utilities, cut and fill slopes, pedestrian and bicycle paths, etc., that would be constructed outside of the project boundaries).

FOR RESIDENTIAL PROJECTS: (IF PROJECT IS **COMMERCIAL OR INDUSTRIAL, SKIP ITEMS 18 THROUGH 26).**

18.	Number of lots/dwelling units:						
19.	Maximum building height:						
20.	Amount of off-street parking:						
	(a) Number required:						
	(b) Number proposed:						
	(c) Type of parking (size, whether covered):						
21.	. Please describe any recreational facilities to be provided:						
22.	What is the distance in miles on existing roads from the project site to the nearest:						
	Elementary School Shopping Center						
	High School Public Library						
23.	If applicable, describe the project's relationship to larger project or series of projects: (How does it relate or conform to the larger project?)						
24.	Will air conditioning or mechanical ventilation be provided?						
25.	Describe the proposed scheduling or phasing of the project:						
20							

What percentage of the project site will be covered by: 26. Paving _____%; Buildings _____%; Landscaping _____%

FOR COMMERCIAL, INDUSTRIAL OR AGRICULTURAL PROJECTS: (IF PROJECT IS RESIDENTIAL, SKIP ITEMS 27 THROUGH 39.)

(a) Will there be a structure? _____ If so, how many aboveground levels? _____
32. Projected number of employees: _____ total _____ per shift. For agricultural

- projects, give maximum number of employees at harvesting time: _____; and specify harvesting times: _____;
- 33. What will be the hours of operation? _
- 34. Describe the proposed scheduling or phasing of the project:
- 35. For restaurants, how many seats will there be?____
- 36. If applicable, describe the project's relationship to larger projects or series of projects:
- 37. What percentage of the project site will be covered by: Paving ______%; Buildings _____%; Landscaping _____%
- 38. Does the project involve the handling, storage or disposal of any toxic or hazardous substance?______ If so, what safety measures have been incorporated into the project:______
- 39. Will the project result in the emission of any odor, vibration, glare or electrical disturbance?_____

ENVIRONMENTAL SETTING:

- 40. Please attach copies of any special studies that have been prepared in regard to this project or the project site. Examples would include: archaeological survey, biological survey, noise study, geo-technical report, slope analysis, traffic analysis, environmental impact reports, etc.
- 41. Describe the following environmental conditions as they presently exist: (Use additional sheets, if necessary)
 - (a) <u>Topography</u> Project Site:

Within 1/2 mile:____

(b) <u>Water Bodies</u> Project Site:

Within 1/2 mile:_

(c) <u>Vegetation</u> Project Site:

- (d) <u>Wildlife</u> Project Site:
- (e) <u>Historical/Archaeological/Paleontological Resources</u> Project Site:

Within 1/2 mile:_____

(f) Land Use Project Site:

Within 1/2 mile:_____

- 42. Has the project site been previously graded?______ If so, what percent of the site was graded?______
- 43. If mature trees, wetlands, or riparian vegetation exist on site, please attach a map indicating their location.
- 44. Does the project contain slopes of more than 10 percent? ______ If the project area includes hillsides with slopes of 20 percent or more, the Hillside Development Regulations require that a slope analysis be provided, even if the slopes are not to be graded. The slope analysis must be done on an accurate and recent topographic map with minimum five (5) foot contour lines and a scale of at least 200 feet. The slope categories must be as follows: slopes of less than 20 percent; slopes of 20-40 percent; and slopes over 40 percent. Within these areas, the following must be depicted and labeled: areas with slopes of 20-40 percent and a minimum 50-foot differential, and areas with slopes of more than 40 percent and having a 25-foot differential.
- 45. Describe any existing structures on the project site and the current use of the structures______

ENVIRONMENTAL IMPACT:

- 46. What is the street classification of proposed new streets? (e.g., "two-lane collector" or "fourlane major street", per Circulation Element of the General Plan)_____
- 47. What is the percentage grade of the steepest street involved in the project?
- 48. What is the right-of-way standard for proposed new streets? (e.g., private, dedicated, to be acquired, etc.)
- 49. If new water mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
- 50. If new sewer mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
- 51. Describe the improvements and extensions of existing electrical lines that will be required to serve the project. ______
- 52. If improvements are to be demolished or removed by the project, please describe them briefly.
- 53. Identify any roadway or train track located within 500 feet of the project site.
- 54. List any other potential noise sources which could affect the project site (i.e., industrial projects, etc.) and give approximate distances.
- 55. Describe any noise that will be produced by the project during construction and after the project is completed. (Include equipment operation, blasting, etc. _____
- 56. Estimate the number of motor vehicle trips generated by the project site currently:
- 57. If the project is commercial or industrial, list any air pollutants that the project will emit.
- 58. To what extent will be project be located within a floodplain? (Specify whether U.S. Army Corps of Engineers Standard Project Flood or 100-year flood.)_____
- 59. If the drainage from the project will not be discharged into an existing public stormwater drainage system, please describe how it will be accommodated.

- 60. What percentage of the project site will be graded?
- 61. Volume of cutting: ______ cubic yards; maximum cut-slope ratio will be ; maximum cut-slope height will be ______ feet.
- Volume of fill:_______ cubic yards; maximum fill-slope ratio will be ______; 62. maximum fill-slope height will be ______ feet. Does the cut-and-fill volume balance? ______. If not, how will import/export be
- 63. handled?
- Will the entire site be graded with the first phase? _____ If not, indicate those areas that will 64. be left natural and those areas that will be used as temporary borrow sites. If so, please describe:
- Will the project extract or preclude the extraction of any rock, sand, gravel, or other mineral **65**. resources? _____ If so, please describe:__
- Describe or indicate on a map any areas of vegetation to be removed by the project (May 66. be combined with Item 40).

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge or belief.

Date

Signature of Preparer_____

For_____



Applicability of Standard Urban Storm Water Mitigation Plan (SUSMP) Requirements

Prior to project submittal, all project applications require a formal SUSMP Determination. The SUSMP Determination demonstrates to the San Diego RWQCB that each project receives a consistent review and enables the City to comply with Board requirements to document project categorization.

Formal SUSMP determination submittals are distributed to Storm Water Development Review Staff. At a minimum the following documents are necessary to support a determination:

- Completed, site specific Storm Water Quality Assessment form (available on the City Engineering webpage <u>www.ci.oceanside.ca.us</u>).
- Supporting Plans (Site Plan, Development Plan, Plot Plan, Tentative Map, and etc.).
- Project Description and Justification.

Upon receipt of a complete submittal package, Storm Water Development Review Staff will review the project to determine applicability of State and City storm water regulations. Applicants will receive a formal SUSMP Determination; categorizing the project as one of the following:

- Projects not subject to SUSMP Treatment requirements (Exempt Projects).
- Standard Development Projects (SDPs).
- Priority Development Projects (PDPs).

Applicants may obtain information and forms by visiting the City of Oceanside – Engineering Division webpage <u>www.ci.oceanside.ca.us</u> or by contacting Development Services Staff at 760-435-4373. Staff is available to answer questions and provide assistance.

<u>A Storm Water Mitigation Plan (SWMP) shall be submitted as part of the initial project application</u> submittal, unless City staff has determined the project to be exempt.



City of Oceanside – Engineering Division – Clean Water Program STORM WATER QUALITY ASSESSMENT FOR PLANNING, ENGINEERING, AND BUILDING PERMIT APPLICATIONS

All applications for Planning, Engineering, or Building Division permits are required to complete this assessment form and include it as part of the initial permit application submittal. Staff will review the permit application content to determine the applicability of State and City storm water requirements. Please note a storm water assessment cannot be provided without a complete permit application package.

Section 1 – Project Information							
Appli	cant Name:	Phone Number:					
Proje	ct Name:	Email Address (Optional):					
Proje	ct Site Address:	Street Intersection:					
Assessor Parcel Number(s): Total Parcel Area (acres or square feet):							
Project Description: Proposed Project Impervious Area (acres or square feet):							
Sect	ion 2 – Identify Project Type						
	New Development Project – go to Section 3						
	Redevelopment Project go to Section 3						
	None of the above - Skip Section 3 and go to Section	tion 4					
Sect	ion 3 – Identify Applicable Priority Developmen	t Project Categories					
	New Development Project – A project that creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.						
	Redevelopment Project – A project that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land						
	Restaurants – Category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812); where the new or redeveloped project creates 5,000 square feet or more impervious surface (collectively over the entire project site).						
	Hillside Development – Category includes development on any natural slope that is twenty-five percent or greater; where the new or redeveloped project creates 5,000 square feet or more impervious surface (collectively over the entire project site).						
	Parking Lots – Category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce; where the new or redeveloped project creates 5,000 square feet or more impervious surface (collectively over the entire project site).						
	Streets, Roads, Highways, Freeways, and Driveways – Category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles; where the new or redeveloped project creates 5,000 square feet or more impervious surface (collectively over the entire project site).						
	Water Quality Environmentally Sensitive Area – New or redevelopment projects that create or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to a Water Quality Environmentally Sensitive Area (WQESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).						
	Automotive Repair Shop – Category is defined as any new development project which supports a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.						
	Retail Gasoline Outlet – Category is defined as any new retail gasoline outlet development project with a project area of 5,000 square feet or more, or a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.						
	Development Projects greater than one acre - or more acres of land and are expected to generate	New or redevelopment projects that result in the disturbance of one e pollutants post construction.					
	None of the Above						



City of Oceanside – Engineering Division – Clean Water Program STORM WATER QUALITY ASSESSMENT FOR PLANNING, ENGINEERING, AND BUILDING PERMIT APPLICATIONS

Section 4 – Identify Permit Application Type						
	 Discretionary Permit Application: Specific Plan (S), General Plan Amendment (GPA), Zone Amendment (ZA), Tentative Map (T), Tentative Parcel Map (P), Development Plan (D), Conditional Use Permit (CUP), Variance (V), Regular Coastal Permit (RC), Historic Permit (H), Reclamation Plan, Planned Development Permit, Planned Unit Development Permit, Planning Commission Approval of Plans, Site Plan Review, Tentative Map Amendments to Conditions of Approval or Time Extension, Variance. 					
	Administrative Permit Application: Administrative Clearing Permit, Lot Line Adjustment, Final Map Modification, Grading Plan (including modification or renewal), Improvement Plan (including modification), Landscape Plan, Building Permit, Construction Right-of-Way Permit, Encroachment Permit, Excavation Permit, On-site Wastewater System Permit, Underground Tank Permit, Well Permit, or etc.					
Secti	ion 5 – Applicant Certification					
Name of Responsible Party:		Phone Number:				
Email	Address (optional)	FAX Number (optional):				
I understand and acknowledge the City of Oceanside has adopted minimum requirements, as mandated by the San Diego Regional Water Quality Control Board – Order No. R9-2013-0001, for mitigating impacts associated with urban runoff, including storm water from construction and land development activities. I certify this assessment has been accurately completed to the best of my knowledge and is consistent with the proposed project. I acknowledge that non-compliance with the City Best Management Practice (BMP) Design Manual, Grading Ordinance, and Erosion Control Ordinance may result in enforcement action by the City, the California State Water Resources Control Board, and/or the San Diego Regional Water Quality Control Board. Enforcement action may include stop work orders, notice of violation, fines, or other actions. Applicant Signature:						


City of Oceanside – Engineering Division – Clean Water Program STORM WATER QUALITY ASSESSMENT FOR PLANNING, ENGINEERING, AND BUILDING PERMIT APPLICATIONS

Completion Guidance

Please note – the Applicant is requested to complete this form and submit as part of the project application. For assistance, please contact Development Services at (760) 435-4373 or Storm Water Development Review Staff at (760) 435-5164.

Section 1 – Project Information

- 1. Applicant Name provide name of Individual completing form, i.e. Owner or Owner Representative
- 2. Phone Number provide phone number of Individual completing form, i.e. Owner or Owner Representative
- Project Name provide project name (consistent with project application) i.e. Jones Residence, Example Commercial Development, and etc
- 4. Email Address (Optional) provide email address if you want to receive a digital copy of the project Storm Water Determination
- 5. Project Site Address provide a physical address for the proposed project
- 6. Street Intersection provide nearest intersecting streets
- 7. Assessor Parcel Number(s) provide Assessor Parcel Number(s); refer to title documents or contact City Staff for assistance
- 8. Total Parcel Area (acres or square feet) provide the parcel area; refer to title documents
- 9. Project Description provide a brief project description (e.g. single-family dwelling, retail business, repair shop, and etc)
- 10. Approximate Proposed Project Impervious Area (acres or square feet) provide the approximate total area of all impervious surfaces (includes roofs, sidewalk, patios, driveways, and etc)

Section 2 – Identify Project Type

- 1. New Development check box if proposed project is a new development (i.e. the parcel is undeveloped and there are no existing paved surfaces or structures on the site) if project is a new development go to Section 3.
- 2. Redevelopment check box if proposed project includes the redevelopment of an existing site (i.e. replacement, rehabilitation, or reconfiguring of existing structures or paved surfaces) if project is a "redevelopment" go to Section 3
- 3. None of the above check box if proposed project is not a new development or a redevelopment; skip Section 3 and go to Section 4

Section 3 - Identify Applicable Priority Development Project Categories

- 1. Review each category and check the appropriate boxes that apply to your project.
- 2. General identification of Automotive Repair Shop SIC (Standard Industrial Classifications) as follows:
 - 5013 Motor vehicle supplies and new parts
 - 5014 Tires and tubes
 - 5541 Gasoline service stations
 - 7532 Top and body repair, and paint shops
 - 7533 Auto exhaust system repair shops
 - 7534 Tire retreading and repair shops
 - 7536 Automotive glass replacement shops
 - 7537 Automotive transmission repair shops
 - 7538 General automotive repair shops
 - 7539 Automotive repair shops-not elsewhere classified
- 3. Contact Storm Water Development Review Staff at (760) 435-5164 for assistance in determining applicability of Water Quality Environmentally Sensitive Area (WQESA) category
- 4. If no categories apply, check "None of the above"



City of Oceanside – Engineering Division – Clean Water Program STORM WATER QUALITY ASSESSMENT FOR PLANNING, ENGINEERING, AND BUILDING PERMIT APPLICATIONS

Section 4 – Identify Permit Application Type

1. Identify the applicable permit application type. In general, Discretionary permits applications require a public hearing, whereas Administrative permits may be approved by Staff. Suggest obtaining assistance at the City Development Services Counter Staff and from City Planning Staff. Guidance may be obtained by telephone at (760) 435-4373.

Section 5 – Applicant Certification

- 1. Name of Responsible Party provide name of Owner
- 2 Phone Number provide phone number of Owner
- 3. Email Address (Optional) provide email address if you want to receive a digital copy of the project Storm Water Determination
- 4. FAX Number (Optional) provide FAX number if you want to receive a digital copy of the project Storm Water Determination
- 5. Applicant Signature provide signature of Individual completing form, i.e. Owner or Owner Representative
- 6. Date provide date current date

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APPENDIX B

Required Plans, Information for Application Submittal and Amateur Radio Facility Guidelines



REQUIRED PLANS AND INFORMATION

The information below is required for various types of applications. Each item that pertains to the type of application being requested must be checked. If an item is not pertinent to the specific application, then that box should be noted as N.A. In the case where more than one type of application is required, the maps should include the most restricted information.

Whenever the minimum scale would require a sheet larger than $24'' \times 36''$, multiple sheets should be used. Composite maps showing the entire project at a larger scale will be required.

The information requested below are minimum requirements. The City may request additional information as needed. No applications will be set for public hearing if any of the required information is missing from the plans.

	REQUIRED PLANS & INFORMATION	Ту		tions	
Verif. Check Box	(Format Size: 18" x 24" or 24" x 36")	SP ZC GPA	CUP DP	TM TPM	VAR.
	SITE PLAN (20 copies – 15 copies last submittal)	x	X	x	x
	Name of Project, Entitlement Type(s) and Entitlement Numbers	x	X	x	X
- 2 ;	Scale (TWO TYPES): a) Engineering or architectural scale -Largest scale possible – minimum $1'' = 100'$ AND b) Visual scale	x	x	х	x
	North Arrow	x	X	х	x
	Name/Address/Phone of Applicant and Representative	X	X	Х	X
	Date of preparation	X	X	X	X
	Engineer's/Land Surveyor/Architect – Name and signature	X	X	х	X
	Legal Description of property	x	X	х	X
	Vicinity Map	X	X	х	X
	Table summary of site acreage, building square footage, number of units (if applicable), density, setbacks, Landscaping, Parking, and existing/proposed zoning and general plan designations)		x		
	Property lines and all existing street improvements (curbs, gutters, sidewalks, parkways and driveways) fully dimensioned		x	x	x
	Names and widths of all adjacent streets	X	X	Х	x
	All easements on subject property, dimensioned and named	X	X	х	X
	Contextual site plan -Micro - Location of trees, driveways, building footprints on abutting properties or within 100 ft. whichever is less (note building height and number of stories).	x	x	x	x
a 1	Contextual site plan - Macro - aerial photo within 1,000 ft of PL	X	X	Х	X
	Location, orientation and precise dimensions of existing and or proposed on-site improvements, including buildings, landscape areas, parking spaces, perimeter walls, fences,, on-site utility devices, trash enclosures,, outdoor recreation areas,, service areas, utility/emergency vehicle access and turnaround areas, passenger drop off and bus lay-by areas, freestanding signs etc.)	x	x	x	x
	Distance from structures and setbacks of proposed structures to PL		X		X
	Location of floodway and floodplain lines	X	Х	X	X
	Amount of grading		x	х	X

	REQUIRED PLANS & INEOPMATION	Types of Applications*				
Verif. Check Box	(Format Size: 18" x 24" or 24" x 36")	SP ZC GPA	CUP DP	TM TPM	VAR.	
	FLOOR PLANS (20 copies – 15 copies last submittal)		X		X	
	Date of preparation		X		x	
	Name, address and phone number of applicant		X		X	
	Project title and address of project		X		X	
	Scale (e.g. ¼ inch=1-ft.)		X		x	
	Floor plans must include dimensions and purposes of uses for all spaces (e.g. living room, office, storage)		x		x	
	Identify plan or unit type, if applicable		X	0	X	
	ELEVATIONS (20 copies – 15 copies last submittal)		X		X	
	Date of preparation		X		X	
	Name, address and phone number of applicant		X		X	
	Project title and address of project		X		X	
	Scale (e.g. ¼ inch=1-ft.)		X		X	
	Complete drawings of exterior elevations including overall height, number of stories, pertinent details (windows, doors, etc) and description of exterior building materials (including roof materials).		x		x	
	treatment and screening of any externally mounted plumbing, utility, and mechanical equipment (including air-conditioners, ventilators, etc)		x		x	
	Trash enclosure, fence and wall details		X		X	
	ROOF PLANS (20 copies – 15 copies last submittal)		X		X	
	Date of preparation		X		X	
	Name, address and phone number of applicant		X		X	
	Project title and address of project		x		x	
	Scale (e.g. ¼ inch=1-ft.)		X		X	
	Highlight all areas over the height permitted by the zone		x		X	
	roof mounted equipment, including HVAC, antennas, etc.		x		x	
	COLORS & MATERIALS BOARD (1-board)	C. S. S. S.	x		X	
	Colored chips and samples of all building materials on $8\frac{1}{2}$ x 11" board.		x		X	
	PHOTOGRAPHS (1-set)	X	x	X	X	
	Photographs mounted on 8.5" by 11" sheets of paper, with the direction clearly labeled of all existing building elevations and views of the property from adjacent streets and properties.	x	X	x	x	
	A digital copy (on-CD-Rom) of the submitted photographs in jpeg format	x	x	x	x	
	LANDSCAPING PLANS (20 copies – 15 copies last submittal)		X		X	
	Size, type, spacing and location of all plant materials		Χ_		X	
	Location and size of planters		X		X	
	Existing trees on site and in parkways		X		X	

		Types of Applications*				
Verif. Check Box	(Format Size: 18" x 24" or 24" x 36")	SP ZA GPA	CUP DP	TM TPM	VAR.	
	TENTATIVE MAPS (20 copies – 15 copies last submittal)		Net State	x		
	Tentative Tract Number or Tentative Parcel Map number from the San Diego County Surveyor's Office			x		
	Land surveyor or Civil Engineer's name, address, phone number and signature			x		
	Subdivision boundary with gross and net acreage of project site			х		
	Lot or parcel layout, with each lot numbered or lettered.			х		
	Sufficient elevations or contours, a minimum of 100 feet beyond the subdivision boundary, to determine general topography of land			x		
	Label existing and ultimate right-of-way dimensions		-	х		
	Finish pad elevation of each lot			х		
	Location, width, centerline radius, grade of streets			x		
	Typical street sections showing R/W, pavement section, parking and sidewalks			x		
	Flood zone designation as listed in the latest Flood Insurance Rate Map			x		
	Label any existing improvements on property and indicate if the improvements will remain			x		
	Label all existing/ proposed/ to be abandoned easements			Х		
	Grading information and amount of grading	en la	x	х	X	
	Drainage information		X	х	X	
	SLOPE ANALYSIS (3-copies)		X	X	X	
	(Per Oceanside Code Section 3039)		X	х	X	
	REDUCTIONS OF ALL PLANS (1-copy)	x	X	x	X	
	ALL APPLICABLE APLLICATION FEES					
	REPORTS (3-copies - Geology, Pavement Evaluation, Hydrology, Traffic, Biology, Paleontology, Archeology, Cultural, SWMP, if applicable and 1-digital copy on CD-Rom)		x	x	x	
	LEGAL DESCRIPTION	x	X	X	X	
	ENVIRONMENTAL INFORMATION APPLICATION (1-copy)		X	X	X	
	PROPERTY TITLE REPORT	x	X	X	X	
	ONE HARDCOPY OF ALL REQUIRED MAILING LABELS AND RADIUS MAP (WITH TOTAL NUMBER OF LABELS DENOTED); ONE CD OF THE MAILING LABELS IN EXCEL FORMAT	x	x	x	x	
	NOTICE OF PROJECT APPLICATION & (CERTIFICATION OF POSTING)	x	x	X	x	
	DESCRIPTION AND JUSTIFICATION (1-copy)		X	x	X	

I hereby certify that the application submitted contains all the information required above.

APPLICANT

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FINAL MAP MASTER



6/11/2015

NOTIFICATION RADIUS MAP SPECIFICATIONS

- 1. The notification radius map should be drawn, in accordance with City Council Policy 300-14, on 8 1/2" x 11" sheet size if possible; larger sheet sizes will be accepted if scale so dictates.
- 2. Indicate the following information for the subject property:
 - A. Parcel boundaries.
 - B. Parcel dimensions
 - C. Net acreages (subject parcel(s) only).
 - D. Lot and tract number, if applicable.
- 3. Label all streets, highways, alleys and rights-of-way.
- 4. Draw the notification radius line from the property boundaries around the subject property.
- 5. Number consecutively each lot or portion of a lot within the notification radius line.
- 6. Key each lot to the mailing labels by placing the number of the lot from Step 5 above in the upper right hand corner of the mailing label. Then corresponding county assessor's parcel numbers shall be placed at the top of each mailing label. (Please Type).
- 7. All projects submittals should include one hardcopy of all required mailing labels (with total number of labels denoted); one electronic format CD of the mailing labels preferably in excel format; one hardcopy printout of all addresses with radius map; and the applicable fees submitted. Mailing labels should be updated anytime a six month period has passed.



36"	101 DIOLE 101 DEPODECT APPLICATION	ROJECT NAME: (enter project name)	ROJECT NUMBER(S): (enter project numbers)	ROJECT DESCRIPTION: (enter brief project description)	TY OF OCEANSIDE PROJECT APPLICANT/REPRESENTATIVE ANNING DIVISION (enter applicant/representative) iter planner name - title) (enter applicant name) iter planner e-mail address) (enter applicant e-mail address) 00) 435- enter extension) (enter applicant phone number) w.ci.oceanside.ca.us City of Oceanside on-site sign design & text information	
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ON-SITE SIGNAGE "NOTICE OF PROJECT APPLICATION"

CERTIFICATION OF POSTING

I certify that the "Notice of Project Application" has been posted at a conspicuous location on the site on _____. (deta)

	(date)				
SIGNATURE:					
PRINT NAME:					
PROJECT NAME:					
PROJECT NUMBER:					
LOCATION:					
	×.			-	
RETURN TO:	÷				
		(project	planner)		

CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION 300 N. Coast Hwy. Oceanside, CA 92054



DEVELOPMENT SERVICES DEPARTMENT Planning Division

DATE: February 25, 2011

TO: All Interested Parties and Development Services Department Personnel

FROM: Jerry Hittleman, City Planner

SUBJECT: Amateur Radio Antenna and Support Structure Guidelines

The purpose of these amateur radio facilities guidelines is to ensure proper implementation of Article 39A Amateur Radio Antenna and Support Structure Standards (attached). The first guideline relates to certain lightweight antenna systems that will not require a building permit. Specifically, building permits will be required for all standalone antennas and support structures regardless of height except for the following type of antenna system:

No building permit shall be required for a wire antenna supported on poles made of hollow fiberglass or a similar, non-conductive lightweight material, provided that the support pole diameter does not exceed 2-1/2 inches; the antenna is wholly situated in the Amateur Radio Operator's back yard; and the highest point of the antenna does not exceed thirty (30) feet above existing grade.

For those structures that are above 51 feet for ground mounted antennas or greater than 10 feet above the roof for roof-mounted antennas and require approval of an Administrative Conditional Use Permit (ACUP) the following guidelines shall apply:

In accordance with revised City Council Policy No. 300-14 (Enhanced Public Notification Program) Administrative Conditional Use Permits for Amateur Radio Facilities will only need to provide notification to owners and residents within a 300 foot radius of the parcel on which the amateur radio facility is located.

A reduced application fee of \$500.00 will apply to amateur radio facility ACUPs excluding public notification mailing charges.



APPENDIX C

Entitlement Processing Fees and Developer Deposit Account Policy No. 2011-01





Date: _____

City Of Oceanside
Development Services Department/ Planning Division
Received From:______
Project Name/Number:______
(Maximum 30 Characters)

Description	Fees*	Amt. Recd.
General Plan Amendments		
less than 10 acres	\$9,696	_
10 to 100 acres	Deposit Account	Þ
100 acres or more	Deposit Account	
Zoning Amendments		
less than 10 acres	\$7,795	e e
10 to 100 acres	Deposit Account	4
100 acres or more	Deposit Account	
Zoning Overlay/Specific Plan	Deposit Account	\$
Conditional Use Permits	\$4,728	
Telecom/Wireless Conditional Use Permits	Deposit Account	\$
Administrative Conditional Use Permits	\$3,310	Ψ
(Amateur Radio Facility ACUP)	\$500	
Variance	\$4,200	\$
Development Plan Review		
less than 10 acres	\$6,757	\$
10 to 100 acres	Deposit Account	•
100 acres or more	Deposit Account	
Administrative Development Plan Review	\$5,080	
Time Extension of Previously Approved	¢1 690	\$
Discretionary Projects	\$1,000	
Revision or Amendment to Previously Approved	50% of a new	\$
Discretionary Projects	application	
Comprehensive Sign Package	\$1,260	\$
Tentative Parcel Map		
Residential Development Plan Base Fee < 4 lots	\$3,243	
+ \$141/lot		\$
Tentative Subdivision Man - Race Eee + \$216 lot		
5 - 10 lots	Deposit Account	
11 - 20 lots		\$
> 20 lots	Deposit Account	
Development Agreement	Deposit Account	\$
		Ť

Description	Fees*	Amt. Recd.
Environmental Review Fees Full Review Focused/Per Review Assessment	Deposit Account	\$
Mitigated Negative Declaration Negative Declaration	Deposit Account Deposit Account	*
Other Environmental Fees Street Vacation Certificate of Exemption	\$158 \$161	\$
Coastal Development Permits Regular Application Admin. Application	\$4,200 \$2,872	\$
Street Name Assignment	\$ 158 per street	\$
Addresses	\$ 79 per address	\$
Substantial Conformity	\$ 315	\$
Appeal of City Planner's Decision	\$ 1,838	\$
Appeal of Planning Commission Decision to the City Council	\$ 1,838 Fee payable to the City Clerk within 10 days of Commission's adoption of Resolution confirming action	\$
Additional Review (Applies when more than 2 staff reviews are required on discretionary applications)	15% of initial fee	
Review of Building Permits Business License Review Outdoor Activities/Special Events Child Care > 14 children Historic Application ABC License Review – per unit Developer's Conference Research Fee	\$158 \$ 0 \$158 \$998 \$525 \$158 \$200 \$53/half hour	
Other public notification fees	To be determined based on applicable notification radius and project location	\$

* NOTE: Fees are subject to periodic change



CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT

SUBJECT: Policy & Procedure for Developer Deposit Accounts (Deposit Account) Administration POLICY NUMBER: 2011-01 IMPLEMENTED: 5/2/2011 UPDATED: 5/24/2011 UPDATED: 3/18/13

I. Purpose and Scope:

In order to recover costs associated with discretionary planning entitlement application processing of large, complex projects, on March 2, 2011, the City Council approved the establishment of Developer Deposit Accounts (Deposit Accounts). On March 13, 2013, City Council included additional projects that may be subject to Deposit Accounts and authorized the use of Deposit Accounts for Engineering projects that are deemed to be complex or atypical. The purpose of this policy is to establish department-level policy and procedures for Deposit Account initiation, project record keeping, account replenishment (if required), project closure and refunds. All project applicants subject to this policy must sign a statement agreeing to abide by this policy as part of their application for discretionary permit submittal.

II. Applicability, Required Minimum Initial Deposits and Minimum Balances:

The following table lists the types of applications subject to Deposit Accounts and their required initial deposits. All Deposit Accounts must be replenished if they fall below 30% of the Initial Deposit Amount.

Project Type	Initial Deposit Amount	Replenishment Trigger Amount	Replenishment Amount Required
General Plan Amendments- 10 acres or more	\$15,000	30% of Initial Deposit	\$7,500
Zoning Amendments - 10 acres or more	\$15,000	30% of Initial Deposit	\$7,500
Zoning Overlay / Specific Plan	\$10,000	30% of Initial Deposit	\$5,000
Telecom / Wireless CUP and Wireless ACUP	\$5,000 + 3 rd party RF Study	30% of Initial Deposit	\$2,500

City of Oceanside Development Services Department Developer Deposit Accounts Page 2 of 5

Project Type	Initial Deposit Amount	Replenishment Trigger Amount	Replenishment Amount Required
Telecom / Wireless Substantial Conformity	\$2,500 + 3 rd party RF Study	30% of Initial Deposit	\$1,000
Development Plan Review – 10 acres or more	\$10,000	30% of Initial Deposit	\$5,000
Tentative Subdivision Maps	\$8,000	30% of Initial Deposit	\$4,000
Development Agreement	\$10,000	30% of Initial Deposit	\$5,000
Digital Comprehensive Sign Package	\$10,000 + Consultant Fees	30% of Initial Deposit	\$5,000
Revisions or Amendments to Previously Approved Applications	\$7,000	30% of Initial Deposit	\$3,500
Multiple Entitlements*	TBD	30% of Initial Deposit	50% of Initial Deposit
EIR	\$20,000	30% of Initial Deposit	\$10,000
ND/MND	\$5,000	30% of Initial Deposit	\$2,500
Other Projects Not Otherwise Classified Above	TBD	TBD	50% of Initial Deposit
Deferred Improvement Agreement	\$3,000	30% of Initial Deposit	TBD
Conditional Certificate of Compliance Review	\$3,000	30% of Initial Deposit	TBD
FEMA Letter of Map Change Reviews (LOMC)	\$3,000	30% of Initial Deposit	TBD
Engineering Review of : Revisions; Amendments; Reports Older than 24 Months	\$1,000	30% of Initial Deposit	TBD

*The Initial Deposit must be paid at the time of initial project submittal. When one of multiple applications requires a Deposit Account and others do not, the entire project will be classified as a Deposit Account. Further, when multiple applications are submitted, the entire project becomes a Deposit Account, regardless of whether any

City of Oceanside Development Services Department Developer Deposit Accounts Page 3 of 5

single application would normally require such Account. The Initial Deposit for multiple applications will be determined on a case-by-case basis.

The Deposit Account will be charged directly for all normal project costs, including notification fees and publication costs. The Account will also be charged by other divisions and departments for time spent on the project, including, but not limited to: Engineering, Planning, Building, Water Utilities, and/or the Fire Department.

Professional third party consultant review fees for Telecom/Wireless applications and consultant fees for Digital Comprehensive Sign Packages will be required to be paid upon application submittal when applicable. Additional funds may be required for third party consultant fees if more than three reviews of the submitted studies are required. These designated special review fees are in addition to the Initial Deposit and do not count towards the minimum deposit requirements.

Only the Development Services Director or his designee may modify the amount of the Initial Deposit, the Replenishment amount, or those projects subject to this process. The City Engineer will determine the Initial Deposit and Replenishment Amounts for Engineering projects subject to Developer Deposit Accounts.

Deposit Account funds will be utilized for the review/processing of discretionary planning applications until such time that a final action is taken on the project by the designated decision-making authority, inclusive of any associated appeal, unless on-going project review is part of the approval. Projects that require follow-up actions related to environmental compliance and monitoring, review of required reports or plans, or any additional work related to project conditions of approval will remain open, and the applicant will be informed as to the amount of Deposit that will be required to be maintained on a case-by-case basis. Telecom / Wireless projects will require the Deposit Account to be maintained at a minimum deposit balance of \$1,500 until the wireless facility is removed from City property.

Building permit plan check fees, engineering bonds and any other development fees required for project implementation beyond entitlement processing and any required follow-up actions will be charged separately and will not be drawn from the Deposit Account.

III. Deposit Account Establishment and Administration:

The City of Oceanside Financial Services Department will establish separate general ledger Deposit Accounts for each project application. As Deposits are received, the funds will be posted to TRAKiT and given to the Central Cashier office for posting to the general ledger.

Expenses and staff time spent on the project will be entered in TRAKiT as they occur. Every two weeks, in conjunction with payroll, Project Managers will approve the expenses and time charged to the project and will post the expenses in TRAKiT. Once City of Oceanside Development Services Department Developer Deposit Accounts Page 4 of 5

posted, the TRAKIT data will be exported to the general ledger and the total expenses for that posting will be deducted from the Deposit Account and be expensed to the project account.

Administration will review balances in the Deposit Accounts on a weekly basis and notify the Project Manager if the balance falls below the 30% threshold. If the balance falls below the 30% threshold, the Project Manager will notify the Developer and request additional funds to replenish the Deposit Account; replenishment funds are to be deposited within 10 calendar days. If the requested funds are not received within 14 calendar days, all project work may cease, including scheduling of public hearings.

Within 45 calendar days from final project action (approval/denial or appeal determination, if applicable) and all project conditions and necessary compliance monitoring have been satisfied, any residual Deposit Account funds will be automatically refunded to the applicant. Refunds for projects deemed "withdrawn" will be issued pursuant to Planning Department Policy Directive 1-09.

IV. Billing Rates and Overhead Charges:

Costs associated with processing discretionary applications are directly related to the fees charged. As such, staff time for all personnel assigned to projects with Deposit Accounts will be billed against the account at an houriv blended rate based on costs established in the annual budget, as adopted by City Council. Hourty billing rates are provided on the Deposit Account Rate Sheet, which is made part of this policy.

V. Staff Assignments, Time Accounting and Dispute Resolution;

City Division Managers will assign staff to each project. Staff assigned to Deposit Accounts will track time spent on projects in guarter hour increments.

Reports of charges to the applicant's Deposit Account are available from the Project Manager or Administration upon request. Any written query related to staff time charged against Deposit Accounts must be filed within 20 days from issuance of the report, and should be addressed to the appropriate Division Manager from Engineering or Planning. Unresolved issues at the Division Manager level will be escalated to the Department Director for resolution within 10 days of the applicant's response to the Division Manager's proposed resolution. The applicant will have 15 days to dispute charges from any report review; failure to dispute charges within that 15 day period constitutes acceptance of charges. In the event that a dispute arises prior to project consideration by the decision-making authority on a pending entitlement request, further project processing will cease until the dispute is resolved, but the application will not be deemed withdrawn.

Developer Deposit Account Staff Billing Rates

Effective March 18, 2013, the following billing rates shall be paid by project applicants whose project fees are subject to Developer Deposit Accounts.

Staff	Hourly Rate		
Director	\$175.00		
Division / Section Manager	\$150.00		
Engineer / Planner	\$120.00		
Landscape and Storm Water Staff	\$100.00		
Technical and Administrative Staff	\$85.00		
Consultant Services/3 rd Party Reviews	Actual Cost – Rate May Vary By Contract		

Staff Types and Hourly Billing Rates

Approved by:

George Buell, Director Development Services Department

Revised Date: March 13, 2013



DEVELOPER DEPOSIT ACCOUNT PROCESSING AGREEMENT FORM

Project Number:

Project Name:

This agreement is by and between the City of Oceanside, a municipal corporation, hereinafter designated "CITY," and Applicant as identified below. In order to recover costs associated with discretionary entitlement application processing, the project identified by Project Number above has been designated as a Developer Deposit Account Project (Deposit Account Project).

Projects designated as Deposit Account Projects are required to maintain certain levels of funds on deposit with the CITY, from which the CITY draws all applicable fees and to which CITY personnel directly charge the time that they spend on the project. If the amount on deposit falls below 30% of the Initial Deposit required, the Applicant is required to replenish funds within fourteen (14) days or work on the project will stop; the Replenishment Amount is generally 50% of the Initial Deposit. At the end of the project, any funds remaining in the Deposit Account will be refunded to the Applicant if all project conditions and necessary compliance monitoring have been satisfied. Full details of the Developer Deposit Account program may be found in the Development Services Department Developer Deposit Account Administration Policy and Procedure 2011-01.

APPLICANT CONTACT INFORMATION:

The following information will be used for all contacts between the CITY and the Applicant, and may include requests for Replenishment Funds or for refunds of excess Deposit Amounts.

	A 401 A 2 103	72
1	 176 F	
		1.2.22

TERMS

- A. Applicant agrees to pay all personnel and related direct, indirect and overhead costs for review for the subject project. Applicant agrees to make Replenishment Deposits to be applied toward the above costs in an amount and at such time as requested in writing by the Project Manager. If Applicant does not submit such requested funds within fourteen (14) days after they are requested, staff will stop work on the project until the payment is made.
- B. Interest shall accrue on all costs unpaid 30 days after a deposit or reimbursement request by the CITY at the maximum legal rate, and the CITY is entitled to recover its costs, including attorney's fees, in collecting unpaid amounts.

- C. Any refund of amounts deposited shall be made to Applicant at the above address.
- D. Applicant shall provide written notice to the Project Manager in the event there is a change in ownership of the project, or if changes are made to the billing address or contact person for said project. Said Notice to be mailed to CITY of Oceanside, Development Services Department, Attn: Project Manager, 300 North Coast Highway, Oceanside, CA 92054. All written correspondence should include the Project Number.
- E. Applicant agrees to defend, indemnify, release and hold harmless the City of Oceanside, its agents, officers, attorneys, employees, boards and commissions, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attach, set aside, void or annul the approval of this project application or adoption of any environmental document which accompanies it. The indemnification shall include, but not be limited to damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the CITY, its agents, officers, attorneys, employees, boards and commissions.
- F. This agreement does not guarantee nor imply that subject project will be approved.
- G. Depending on the project, Deposit Accounts will not be closed at entitlement approval if there are required follow-up actions related to environmental compliance and monitoring, review of required reports or plans or any additional work related to project conditions of approval.
- H. This agreement shall be executed by an authorized representative of Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of Applicant.

Date:



APPENDIX D

Development Impact Fees





CITY OF OCEANSIDE

IMPACT FEES FOR NEW DEVELOPMENT

For information only, not intended to be a final calculation

Fee Category	Authority for Imposition	Current Estimate Fee or Calculation Formula
*Public Facility Residential Building. Div.	Ordinance No. 91-09 Resolution No. 15-R0638-1	\$2,621 per unit
*Public Facility Non- Residential Building. Div.	Ordinance No. 91-09 Resolution No. 15-R0638-1	\$.902 per square foot or \$902 per thousand sq. feet
*Parks (Residential Only) Building. Div.	Ordinance No. 91-10 Resolution No. 15-R0638-1	\$4,431 per unit
*Schools-Residential Building. Div.	Ordinance No. 91-34 OUSD Resolution 13 (12-13) CUSD Resolution 21-1314	\$3.20 per sq. ft. (Oceanside/Vista) \$3.36 per sq. ft. (Carlsbad/Fallbrook)
*Schools- Non-Residential (Commercial and Industrial) Building. Div.	Ordinance No. 91-34 OUSD Resolution 13 (12-13) CUSD Resolution 21-1314	\$0.51 per sq. ft. (Oceanside/Vista) \$0.54 per sq. ft. (Carlsbad/Fallbrook)
*Traffic Signal (Res. & Non-Res.) Engineering Div.	Ordinance No. 87-19 Resolution No. 15-R0638-1	\$19.87 per trip
*Thoroughfare (Res. & Non-Res.) Engineering Div.	Ordinance No. 83-01 Resolution No. 15-R0638-1	\$323 per trip
75% REDUCTION IS ONI SANDA	Y APPLICABLE TO THE NON-RESIDENTIAL 3 PASS-BY REDUCTIONS DO NOT APPLY TO	THOROUGHFARE IMPACT FEE. D IMPACT FEES
*Drainage and Flood Control Engineering Div.	Ordinance No. 85-23 Resolution No. 15-R0638-1	Fee depends on location (Fee range is \$3,596-\$20,195 per acre)
*Wastewater Buy-In Fee- Residential and non-residential Water Utilities Dept.	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 15-OR0479-1	5/8" to 2" = \$7,794 (Single Family Res.) 1" = \$19,486; (Non-res. & multi-family) 2" = \$62,354 (Non-res. & multi-family) (See Water Utilities Dept. for other meter costs)
*Water Buy-In Fee- Residential and Non-Residential Water Utilities Dept.	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 15-OR0480-1	5/8" = \$5,680 3/4" = \$8,520 1" = \$14,200 (See Water Utilities Dept. for other meter costs)
*San Diego County Water Authority Residential and Non-Residential Water Utilities Dept.	SDCWA Ordinance No. 2016	5/8" or 3/4" = \$4,963 1" = \$7,941 1-1/2" = \$14,889 (See Water Utilities Dept. for other meter costs)
*Inclusionary housing in lieu fees- Residential only. Housing Dept.	Chapter 14-C of the City Code Resolution No. 03-R175-1 Resolution No. 11-R0483-1	\$1,000 per development project + \$100 per unit plus \$4.40/sq. ft.

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APPENDIX E

Other Notices



APPLICANT NOTICE CITY PARTICIPATION IN STATE NCCP AND REGIONAL MHCP PROGRAMS

The City of Oceanside is participating in the California State Natural Communities Conservation Plan (NCCP) and the North San Diego Regional Multiple Habitat Conservation Plan (MHCP) programs. These programs represent a collaborative effort by local government and landowners which will result in regional plans to protect and preserve biological habitat and wildlife areas, while clarifying and assuring development allowances.

While these programs are ongoing, it is important to understand how proposed and approved development relates to wildlife resources. The City is obligated to monitor development, to assure that adequate biological assessments are done with development applications, and to forward this information to State and regional agencies. This is to be done within existing City application processing. To assure this and avoid problems or processing delays, as a project applicant, PLEASE MAKE SURE YOU DO THE FOLLOWING:

- PRE-APPLICATION: To avoid planning problems during project review, contact the City's Environmental staff to review significant issues, including whether wildlife/biological resources may be on your land or would be affected by your project. DO THIS BEFORE YOUR PROJECT IS FILED. City staff may have information to help determine if your land or project may have any wildlife concerns or would require a Biological Report. You are also encouraged to contact U.S. Fish and Wildlife Service staff, Carlsbad office, 431-9440 and California State Fish and Game staff, Long Beach office (310) 590-5113, regarding any wildlife or biological resource concerns prior to filing a formal development application.
- PROJECT APPLICATION FORMS: All environmental information forms need to be completed when you submit your application. Preliminary discussion with staff will help determine if a Biological Report is necessary for your project. Ask City staff if you need assistance in understanding any forms and what they ask for.

If you want more information on the NCCP and MHCP programs and the City's participation, please contact the Planning staff at (760) 435-3520. The Oceanside Draft MHCP is available on the website.

APPLICANT NOTICE STORMWATER MITIGATION PLAN (SWMP) & RUNOFF ASSESSMENT REPORT (RAR)

<u>SWMP applicability</u>: All new development and significant redevelopment projects that fall into one of the following "priority project" categories are subject to SUSMP (Standard Urban Stormwater Mitigation Plan) requirements. In the instance where a project feature, such as a parking lot, falls into a priority project category, the entire project footprint is subject to these SUSMP requirements. These categories are:

- Residential development of 100 units or more.
- Residential development of 10 to 99 units.
- Commercial development greater than 100,000 square feet.
- Automotive repair shops.
- Restaurants.
- Hillside development (by definition in the SUSMP) greater than 5,000 square feet.
- Projects located within or directly adjacent to or discharging directly to an Environmentally Sensitive Area (where discharges from the development or redevelopment will enter receiving waters within the environmentally sensitive area), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10 percent or more of its naturally occurring condition.
- Parking Lots greater than 5,000 square feet or with greater than 15 parking spaces and potentially exposed to urban runoff.
- Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater.

Limited Exclusion: Trenching and resurfacing work associated with utility projects are not considered priority projects. Parking lots, buildings and other structures associated with utility projects are subject to SUSMP requirements if one or more of the criteria for the above categories are met.

<u>RAR applicability</u>: Certain new developments and significant redevelopment projects that fall into one of the following categories are subject to RAR reporting requirements. In the instance where a project feature, such as a parking lot, falls into one of these categories, the entire project footprint is subject to these reporting requirements. These categories are:

- Residential developments from 5 to 9 units.
- Commercial developments (as identified per City Zoning Code), which would create or replace impervious area (i.e. concrete, asphalt, etc.) from 2,500 to 4,999 square feet.
- Industrial development (as identified per City Zoning Code), which would create or replace impervious area (i.e. concrete, asphalt, etc.) from 2,500 to 4,999 square feet.
- Parking lots from 5 to 14 parking spaces
- Agricultural activities, including nurseries

APPLICANT NOTICE

HYDROMODIFICATION MANAGEMENT PLAN (HMP)

The current Municipal Stormwater Permit which was issued by the California Regional Water Quality Control Board (RWQCB) requires the city of Oceanside to develop and implement a Hydro-modification Management Plan (HMP) to manage increases in runoff discharge rates and durations from all Priority Development Projects, where such increased rates and duration are likely to cause increased erosion of channel beds and banks, sediment pollutant generation, or other impacts to beneficial uses and stream habitats due to increased erosive force. The HMP will be incorporated into the local SUSMP (Standard Urban Stormwater Mitigation Plan) and implemented by the city within one year of adoption of the State Permit which is due by January 2008.

In addition, within one year of adoption of this permit, the city will develop and implement an updated SUSMP that defines minimum Low Impact development (LID) and Best Management Practices (BMPs) requirements to be incorporated into the city current SUSMP for application to Priority Development Projects.

Definitions of the items mentioned above follow:

<u>Hydro-modification Management Plan (HMP)</u>: The change in the natural watershed hydrologic processes & runoff characteristics caused by urbanization or other land use changes that result in increased stream flows & sediment transport. In addition, alteration of stream & river channels, installation of dams & water impoundments & excessive stream bank & shoreline erosion are also considered hydro-modification, due to their disruption of natural watershed hydrologic processes

<u>Standard Urban Stormwater Mitigation Plan (SUSMP)</u>: A plan developed to mitigate the impact of urban runoff from Priority Development Projects. Examples of Priority Development Projects are:

Housing subdivision of 10 or more dwelling units Commercial & industrial development > 1 acre Automotive repair shops; Retail Gasoline Outlets Restaurants (SIC code 5812) >5,000 sq. ft. Environmentally Sensitive Areas (ESAs) Parking lots >5000 sq. ft. Hillside Development >5,000 sq. ft.

Low Impact Development (LID): A storm water management & land development strategy that emphasizes conservation & the use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely reflect pre-development hydrologic functions.

For further information please contact:

Mo. Lahsaie, Ph.D., REHS Clean Water Program Coordinator /Water Utilities Department 300 North Coast Highway Oceanside, CA 92054 Tel: (760) 435-5803 Fax:(760) 435-5814 E-MAIL: mlahsaie@ci.oceanside.ca.us

	POLICY NUMBER	300-14
	ADOPTED	2-25-87
	REVISED	2-14-90
	REVISED	7-11-07
	REVISED	2-23-11
SUBJECT:	REVISED	10-12-11
Enhanced Notification Program	REVISED	4-22-15

Purpose

It is the goal of the City Council, through the implementation of this policy, to increase public awareness of and promote public participation in proposed land development projects within the City of Oceanside. This policy is intended to supplement and enhance existing noticing requirements outlined in various sections of the Oceanside Municipal Code. Where the policy is more inclusive or expansive, the requirements of this policy shall be followed. When this policy is silent on a particular aspect of the noticing requirements outlined in the Municipal Code, the requirements of the Municipal Code shall be followed.

Expanded Radius Requirements for Mail Notification of Discretionary Proposals (*)

It is the policy of the City Council that notice shall be given to all property owners within 1,500 feet from a project site for all discretionary entitlement proposals which include any of the following discretionary entitlements:

- General Plan Land Use Amendments
- Specific Plans, Master Plans and Planned Developments
- Zone Changes
- Residential projects of five (5) dwelling units or more
- Commercial projects with a site area of five (5) acres or greater
- Industrial projects
- All projects requiring a Conditional Use Permit

For all other discretionary entitlement proposals, notice shall be given to all property owners within 500 feet of a project site.

In addition to the noticing requirements to property owners, notice shall be given to all occupants/tenants within 100 feet from a project site for all discretionary entitlement proposals.

This policy shall be applicable to all mail notices including environmental processing notices (e.g., EIR Notice of Preparation/EIR Scoping Meetings, Notices of Availability, and pending decisions on Mitigated Negative Declarations), notice of public hearing, notice of decision and the advance noticing requirement outlined in this policy. All costs associated with the expanded noticing requirements shall be borne by the applicant and shall be set and periodically updated by the City Planner.

(*) This type of notification applies to all discretionary entitlement requests and excludes individual owners of time shares.

Advance Mail Notification (Notice of Application) (**)

Property owners and residents, as outlined in the preceding section, shall be sent a notice, via mail, informing them of pending discretionary entitlement proposals. The content of such notice shall include the project entitlement case number, project name, date of application, a brief project description, contact person for project, project location, and assigned City project planner. Said notice shall be sent within 15 days from the project application submittal date and shall be in addition to any other notice(s) required by the California Government Code or the City of Oceanside.

All costs associated with the advance noticing requirement shall be borne by the project applicant.

(**) This type of notification applies to all discretionary entitlement requests and excludes individual owners of time shares.

On-site Signage (***)

It is the policy of the City Council that a "NOTICE OF PROJECT APPLICATION" shall be posted by the applicant on the project site within 15 days following submittal of a formal application for discretionary entitlement(s). The sign shall remain on-site until the appeal period for the requested entitlement(s) has expired. The notice shall be designed in accordance with and shall include the information described in the City of Oceanside on-site sign design/text information exhibit on file with the City. A "Certificate of Posting" shall be submitted to the City within 24 hours of posting.

All project site notices shall comply with the following:

- On sites less than 5 acres, notice signage shall be posted at the most publicly visible location on site, to the satisfaction of the City. On sites over 5 acres or with multiple public road frontages, a minimum of two OCEANSIDE CITY COUNCIL POLICY signs (one per street frontage) shall be posted, to the satisfaction of the City.
- 2. Sign material shall be durable enough to withstand the elements.
- 3. Signs shall be mounted to an existing building or secured to a groundmounted pole with a minimum pole height of four (4) feet and a maximum pole height of six (6) feet.
- 4. Sign dimensions shall be two (2) feet in height and three (3) feet in width.
- 5. Sign color background shall be yellow.
- 6. All letter colors shall be black.

- 7. Letter font shall be Arial.
- 8. Letter heights for the notice shall be as shown on the City's on-site sign design/text information exhibit on file in the City.
- 9. Applicant or developer phrases or logos shall not be allowed.
- 10. Applicant shall obtain City approval of text, prior to posting.
- 11. Any removed or damaged notices shall be replaced within 5 days from receipt of such written notification by the City. Failure to replace removed or damaged signs shall cause processing of a development proposal to be suspended.

All signs required by this provision shall be removed from the project site at the conclusion of the appeal period of the final decision.

(***) This type of notification does not apply to administrative discretionary entitlement requests.

Community Outreach Plan (****)

It is the policy of the City Council to require an applicant to engage in community outreach efforts prior to an application being deemed complete. This requirement shall be applicable to all proposals which include any of the following discretionary entitlements:

- General Plan Land Use Amendments
- Specific Plans, Master Plans and Planned Developments
- Zone Changes
- Residential projects of five (5) dwelling units or more
- Commercial projects with a site area of five (5) acres or greater
- Industrial projects
- All projects requiring a Conditional Use Permit

The Community Outreach Plan process shall include the following three (3) components:

- A written plan which describes who may be affected by the application, how those potentially affected will be engaged by the applicant, and the schedule for the applicant to implement their community outreach efforts. The written plan and its contents shall be reviewed and approved by the Planning Division prior to its implementation;
- 2. Implementation of the written plan; and

3. A community outreach report which details the results of the community outreach efforts including documentation of how those potentially affected by the application were contacted, times and dates of any community meetings, copies of sign-in sheets and comment sheets, and a summary of concerns raised and how the applicant has addressed those concerns. The community outreach report shall be submitted to the Planning Division for review and approval prior to the application being deemed complete.

(****) This type of notification does not apply to administrative discretionary entitlement requests.

Interested Party Notification List (*****)

It is the policy of the City Council that a mail-notification list shall be created to include all parties, including neighborhood groups and homeowner associations, who request notification of all discretionary entitlement requests. The notices required by the enhanced notification program, the City of Oceanside Municipal Code, and by the laws of the State of California shall be mailed to those individuals who have requested to be part of the interested party notification list.

(*****) This type of notification applies to all discretionary entitlement requests.

Web-Based Notification (******)

It is the policy of the City Council that the application cover page of all discretionary entitlement requests shall be posted on the City's Web site within 15 days from the project application submittal date.

(******) This type of notification applies to all discretionary entitlement requests.

Timing of Public Hearing Notification

Public hearing mail notices shall be sent out a minimum of 15 days in advance of the scheduled public hearing date.

All costs associated with the advance and expanded noticing requirements shall be borne by the applicant and shall be set and periodically updated by the City Planner.

The failure of any persons or entity to receive notice given pursuant to this policy shall not constitute grounds for any court to invalidate the action(s) for which the notice was given. The provisions of this policy are directory in nature and shall not be deemed to create a mandatory duty the breach of which could result in liability to the City or to the officer or employee pursuant to state statute or other law. The failure to strictly observe this policy shall not affect the jurisdiction of the City Council or other applicable decision-

	Policy 300-14
	4-22-15
	Page 5

making body from taking action on a matter for which the notice was given provided the City has complied with the noticing requirements of the California Government Code.

For purposes of this policy, "Administrative decision(s)" is defined as action(s) by the City Planner on discretionary entitlement requests, as set forth in the City of Oceanside zoning ordinance.



ID Task	Task Name	Duration Start	Finish	September	October November	December January	February Marc	h April	May	June July Augu	st September	October	November December January February		June June June
1 -	TCMC Total Program	2114 days Mon 4/24/1	7 Fri 10/10/25	8/13/8/20/8/27/9/3/9/10/9/17	9/2410/110/810/190/280/2911/511/18	11/191/2612/312/102/112/242/311/71/	141/211/28 2/4 2/112/182/25 3/4	1 3/11 3/18 3/25 4/1 4/8 4/15 4/22	29 5/6 5/135/205/2	7 6/3 6/106/176/24 7/1 7/8 7/157/227/29 8/5	5 8/128/198/26 9/2 9/9 9/169/23	39/3010/710/140/210	2811/411/111/181/2512/212/912/162/232/301/611/1311/2011/2712/312/102	17/2/24/3/3/13/10/3/17/3/24/3/31/4/7/4/14/4/21/4/28/5/5/5/12/5/19/5/2	26 6/2 6/9 6/166/236/3
2 🔩	Early Start Projects	508 days Wed 5/31/1	7 Fri 6/14/19												-
12 🔩	1A - Emergency Central Plant Improvements	330 days Fri 9/1/17	Thu 1/3/19	_											
26 🔩	1B - West Side Surface Parking	155 days Tue 8/1/17	Fri 3/16/18												
39 🔩	1C - Entry Road & Signage	482 days Mon 7/10/1	7 Fri 6/14/19												
43 🔩	Solicit Design Proposals	30 days Mon 7/17/1	7 Fri 8/25/17												
44 🔩	Review Proposals	4 days Mon 8/28/1	7 Thu 8/31/17												
45 🔩	Direction to Proceed	0 days Thu 8/31/17	Thu 8/31/17	8/31											
46 🔩	Negotiate Contract Terms	6 days Fri 9/1/17	Mon 9/11/17												
47 🔩	Execute Contract Agreement	10 days Tue 9/12/17	Mon 9/25/17		•										
48 🔩	Design Process	45 days Tue 9/12/17	Wed 11/15/17	7											
49 🔩	City Review	65 days Mon 2/5/18	Mon 5/7/18	-			+		— 4						
57 🔩	1D - Parking Structure	482 days Mon 7/10/1	7 Fri 6/14/19												•
61 🔩	Solicit Design Proposals	30 days Mon 7/17/1	7 Fri 8/25/17												
62 🔩	Review Proposals	4 days Mon 8/28/1	7 Thu 8/31/17												
63 🔩	Direction to Proceed	0 days Thu 8/31/17	Thu 8/31/17	8/31											
64 🔩	Negotiate Contract Terms	6 days Fri 9/1/17	Mon 9/11/17												
65 🔩	Execute Contract Agreement	10 days Tue 9/12/17	Mon 9/25/17		•										
66 🔩	Design Process	80 days Tue 9/12/17	Tue 1/9/18												
67 🔩	City Review	60 days Mon 2/12/1	3 Mon 5/7/18	-			+								
68 🔩	Construction RFP	15 days Tue 3/20/18	Tue 4/10/18												
69 🔩	Construction Award	0 days Tue 4/10/18	Tue 4/10/18					4/10							
70 🔩	Negotiate Contract Terms	10 days Tue 4/10/18	Tue 4/24/18												
71 🔩	Execute Contract Agreement	10 days Tue 4/24/18	Tue 5/8/18												
72 📑	Construction	260 days Tue 5/8/18	Thu 5/23/19						G						
75 🔩	Entitlements	188 days Fri 8/4/17	Mon 5/7/18												
76 🔩	Create Entitlement Consultant RFP	11 days Fri 8/4/17	Fri 8/18/17												
77 🔩	Issue Entitlement Consultant RFP	0 days Fri 8/18/17	Fri 8/18/17	8/18											
78 🔩	Entitlement Consultants Develop Proposal	14 days Mon 8/21/1	7 Fri 9/8/17												
79 🔩	Consultant RFIs	0 days Mon 8/28/1	7 Mon 8/28/17	♦ 8/28											
80 🔩	Entitlement Consultant Proposals Due	0 days Fri 9/8/17	Fri 9/8/17	\$ 9/8											
81 🔩	Review Entitlement Proposals	3 days Mon 9/11/1	Wed 9/13/17												
82 🔩	Direction to Proceed	0 days Wed 9/13/1	7 Wed 9/13/17	9/1	3										
83 🔩	Create Entitlement Documents	60 days Thu 9/14/17	Tue 12/12/17												
84 🗾	Entitlement Process	130 days Fri 10/27/17	Mon 5/7/18												
85 🔩	DBE	2114 days Mon 4/24/1	7 Fri 10/10/25												
														Exhibit-D	
Project: TCM Date: Thu 8/	IC Total Program Schedule.mpp Task 17/17 Split	Milestone Summary	*	Project Summ Inactive Task	nary I Ina Ina	ctive Milestone 🔶 ctive Summary	Manual Task Duration-only	Manual Summa	y Rollup y	Start-only C Finish-only 3	External Tasks External Milestone	\$	Deadline Manual Progress Manual Progress		

Project: TCMC Total Program Schedule.mpp	Task	Milestone	•	Project Summary	Inactive Milestone	Manual Task	Manual Summary R	collup Start-only	C	External Tasks	
Date: Thu 8/17/17	Split	Summary		Inactive Task	Inactive Summary	Duration-only	Manual Summary	Finish-only	з	External Milestone	\$ F
							Dage 1				

TITLE NOTES

- (1) COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED MARCH 6, 1959, IN BOOK 7534, PAGE 233, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
 NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- 2 THE EFFECTS OF AN EASEMENT FOR ROAD AND RIGHTS INCIDENTAL THERETO IN FAVOR OF VISTA IRRIGATION DISTRICT AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 20, 1960, AS INSTRUMENT NO. 209061, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- (3) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JANUARY 17, 1962, AS INSTRUMENT NO. 9485, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- (4) THE EFFECTS OF AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF OCEANSIDE, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MAY 1, 1962, AS INSTRUMENT NO. 85675, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 5. THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM A PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED APRIL 28, 1964, AS INSTRUMENT NO. 76266, OF OFFICIAL RECORDS, WHICH AFFECTS HIGHWAY 78. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 11. AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 2, 1984 AS INSTRUMENT NO. 84–161886, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 12. THE EFFECTS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED JULY 31, 1989 AS INSTRUMENT NO. 89–405056, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
 NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- 13 THE EFFECTS OF AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED SEPTEMBER 18, 1989 AS INSTRUMENT NO. 89–502431, OF OFFICIAL RECORDS, WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR VEHICULAR ACCESS TO VISTA WAY AND THUNDER DRIVE PURPOSES, WHICH AFFECTS SAID LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 14) THE EFFECTS OF THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM A PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED SEPTEMBER 18, 1989 AS INSTRUMENT NO. 89–502431, WHICH AFFECTS VISTA WAY AND THUNDER DRIVE, EXCEPT AT ACCESS OPENING NOS. 1, 2, 3 AND 4 AS DESCRIBED IN SAID DOCUMENT. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- (15) THE EFFECTS OF AN EASEMENT FOR OPEN SPACE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TRI-MEDICAL GROUP, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 7, 1989 AS INSTRUMENT NO. 89-606796, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 16. THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 17, 1989 AS INSTRUMENT NO. 89–626283, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 17 THE EFFECTS OF AN EASEMENT FOR WATER LINE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 27, 1989 AS INSTRUMENT NO. 89-699953, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 18. THE EFFECT, IF ANY, OF RECORD OF SURVEY MAP NO. 12610 WHICH SETS FORTH, OR PURPORTS TO SET FORTH CERTAIN DIMENSIONS AND BEARINGS OF THE HEREIN DESCRIBED PROPERTY. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS.
- 19. THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 1990 AS INSTRUMENT NO. 90–355141, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- (2) THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "EASEMENT FOR PEDESTRIAN BRIDGE AND AGREEMENT FOR USE" DATED MARCH 20, 1990, BY AND BETWEEN TRI-CITY HOSPITAL DISTRICT, A LOCAL HOSPITAL DISTRICT, ORGANIZED AND EXISTING UNDER THE LOCAL HOSPITAL DISTRICT LAW OF THE STATE OF CALIFORNIA AND TRI-CITY MEDICAL GROUP, A CALIFORNIA GENERAL PARTNERSHIP UPON THE TERMS THEREIN PROVIDED RECORDED NOVEMBER 29, 1990 AS INSTRUMENT NO. 90-636494, OF OFFICIAL RECORDS.REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 22. THE EFFECTS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 10, 1990 AS INSTRUMENT NO. 90-656153, OFFICIAL RECORDS, BUT OMITTED ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION; (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY

RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR DEVELOPMENT PLAN NO. D-49-88 (AMENDMENT) AND CONDITIONAL USE PERMIT C-38-88 (AMENDMENT), APPROVED BY THE CITY OF OCEANSIDE PURSUANT TO VARIANCE NO. V-14-90, ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE ON MAY 29, 1990 (HEREINAFTER REFERRED TO AS THE "RESOLUTION"), FOR THE ADDITION OF A MAGNETIC RESONANCE IMAGING (MRI) FACILITY ON THE PROPERTY.

- (23) THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 6, 1992 AS INSTRUMENT NO. 1992–0272658, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.
- 24. THE EFFECTS OF AN EASEMENT FOR CABLE TELEVISION FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TIMES MIRROR CABLE TELEVISION OF SAN DIEGO COUNTY, INC. AS SET FORTH IN A DOCUMENT RECORDED MAY 9, 1994 AS INSTRUMENT NO. 1994-0305815, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 25. THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, APPURTENANCES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED JULY 21, 2000 AS INSTRUMENT NO. 2000–0385366, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON–PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- 26. THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH EASEMENT AND COVENANTS (ADP-3-03, GRADING PERMIT NO. 2333)" DATED AUGUST 26, 2004, BY AND BETWEEN TRI-CITY MEDICAL AND CITY OF OCEANSIDE UPON THE TERMS THEREIN PROVIDED RECORDED OCTOBER 18, 2004 AS INSTRUMENT NO. 2004-0984761, OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT IS NON-PLOTTABLE DUE TO ITS LACK OF A RETRACTABLE LEGAL DESCRIPTION AND HAS NOT BEEN SHOWN HEREON.
- (28) THE EFFECTS OF THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" DATED MAY 12, 2006, BY AND BETWEEN 4000 VISTA WAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND TRI-CITY HEALTHCARE DISTRICT, A CALIFORNIA PUBLIC AGENCY UPON THE TERMS THEREIN PROVIDED RECORDED JUNE 1, 2006 AS INSTRUMENT NO. 2006-0388959, OF OFFICIAL RECORDS. REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR FULL PARTICULARS. EASEMENT HAS BEEN SHOWN HEREON.

UTILITY NOTE

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE DEPICTED LOCATIONS, SIZES AND TYPES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE RECORD DRAWINGS AND/OR ACTUAL AS-BUILT LOCATIONS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

BWE AND THE UNDERSIGNED LAND SURVEYOR MAKE NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES SHOWN HEREON. THE USER OF THIS SURVEY IS RECOMMENDED TO CONDUCT INDEPENDENT PHYSICAL INSPECTION OF EACH UNDERGROUND UTILITY PRIOR TO EXCAVATION OR CONSTRUCTION.

REFERENCE DRAWINGS

THE FOLLOWING IS A LIST OF REFERENCE DRAWINGS USED IN THE PREPARATION OF THIS SURVEY AND ITS DEPICTION OF ANY UNDERGROUND OR SURFACE EVIDENT UTILITY:

- 1. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI-CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 1 OF 2" DRAWING NO. 1372, INCREMENT 1. APPROVAL DATE: 10/30/1989.
- 2. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING AND PRIVATE IMPROVEMENT PLANS FOR: TRI-CITY HOSPITAL SITE UTILITIES" DRAWING NO. 1390. APPROVAL DATE: 11/17/1989.
- [3] CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI-CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 2 OF 2", DRAWING NO. 1372, INCREMENT 2. APPROVAL DATE: 1/25/1989.
- [4.] CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL SITE UTILITIES", DRAWING NO. 1390. APPROVAL DATE: 11/17/1989.
- 5. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL CENTRAL PLANT" DRAWING NO. 1372. APPROVAL DATE: 1/25/1990.
- 6. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "TRI-CITY MEDICAL CENTER, OCEANSIDE, CALIFORNIA, CENTRAL PLANT INCREMENTAL SUBMITTAL # 2 OF 2" PROJECT NO. 87-4030, INCREMENT 2. APPROVAL DATE: 6/27/1990.
- 7. PRIVATE IMPROVEMENT PLANS ENTITLED "TRI-CITY HOSPITAL MASTER WATER MAIN MAP", DATED: 7/27/1992.
- 8. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL MEDICAL CENTER OFFICE BUILDING", DRAWING NO. G11-00029. APPROVAL DATE: 1/5/2012.
- 9. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL WAREHOUSE-OFFICE BUILDING", DRAWING NO. 1344. APPROVAL DATE: 6/22/1989.
- 10. CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL SURGICAL ADDITION", DRAWING NO. 1511. APPROVAL DATE: 11/7/1991.
- 11 CITY OF OCEANSIDE IMPROVEMENT PLANS ENTITLED "PRECISE GRADING & PRIVATE IMPROVEMENT PLANS FOR TRI-CITY HOSPITAL WOMEN'S CENTER", DRAWING NO. 1545. APPROVAL DATE: 5/15/1992.
- 12. AT&T UTILITY DRAWING NO(s). BIS1943, BIS1944 & BIS1945, PROCESSED DATE: 9/14/2016.
- 13. SDG&E ELECTRIC ASSET MAP NO. 15502-120460, 15502-120465, 15502-120470, 15510-120460, 15510-120465, 15510-120470, 15517-120460, 15517-120465 & 15517-120470, PRINTED DATE: 10/21/2016.
- 14. SDG&E GAS ASSET MAP NO. 15510-120460, 15517-120460, 15517-120465 & 15517-120470, PRINTED DATE: 11/7/2016.

ANY USER OF THIS SURVEY IS HEREBY CAUTIONED TO THE FACT THE ABOVE LIST MAY NOT BE A COMPLETE LIST OF ALL AVAILABLE REFERENCE DRAWINGS, RECORD DRAWINGS, UTILITY DRAWINGS OR OTHER SOURCES OF INFORMATION. IN THE EVENT A REFERENCE DRAWINGS, RECORD DRAWINGS, UTILITY DRAWINGS OR OTHER SOURCES OF INFORMATION IS DISCOVERED, PROVIDED OR PRODUCED BY ANY OWNER, ENGINEER, SURVEYOR, CONTRACTOR, OR OTHER USER OF THIS SURVEY PRODUCT, THE UNDERSIGNED SURVEYOR RESERVES THE RIGHT TO PERFORM REVISIONS, CORRECTIONS OR AMENDMENTS TO THIS SURVEY WITHOUT ANY USER OR OWNER LITIGIOUS ACTION.



Exhibit-E

SURVEYORS CERTIFICATE

TO: TRI-CITY HOSPITAL DISTRICT, A CALIFORNIA LOCAL HOSPITAL DISTRICT, ORGANIZED AND EXISTING UNDER LOCAL HOSPITAL DISTRICT LAW OF THE ESTATE OF CALIFORNIA, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND STEWART TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11b, 12, 13, 16, 17, 18, 19, AND 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 30, 2016.

DATE OF PLAT OR MAP: 11/8/2016.

CASEY R. LYNCH, P.LS. LICENSE NO. L.S. 8380

<u>OWNERS</u>



TRI-CITY HOSPITAL DISTRICT, A CALIFORNIA LOCAL HOSPITAL DISTRICT, ORGANIZED AND EXISTING UNDER LOCAL HOSPITAL DISTRICT LAW OF THE ESTATE OF CALIFORNIA

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 5632, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 2, 1977 AS INSTRUMENT NO. 77-077587, OF OFFICIAL RECORDS. (APN: 166-010-31)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 89'56'08" WEST, BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP, PARCEL MAP NO. 19566.

BENCH MARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE CITY OF VISTA POINT STATION NO. "V2024" PER R.O.S. 14023. BEING A 2" ALUMINUM CAP ON 5/8" REBAR, FLUSH WITH AC PAVEMENT, STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2024". LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE.

CALIFORNIA COORDINATE INDEX: 380-1700ELEVATION = 306.79 (NGVD29)

TITLE REPORT

PRELIMINARY TITLE REPORT PROVIDED TO THE UNDERSIGNED SURVEYOR BY STEWART TITLE, ORDER(S) NO. 01180-239322, DATED SEPTEMBER 8, 2016.

<u>NOTES</u>

- TITLE DATA SHOWN ON THIS SURVEY CORRESPOND TO THE PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE, ORDER NO. 01180-239322, EFFECTIVE DATE OF SEPTEMBER 8 2016. ITEMS SUCH AS TAXES, TAX LIENS AND LEASES ARE NOT CONSIDERED SURVEY RELATED. THESE INCLUDE ITEM(S) A, B & C, ALONG WITH ITEM No'S 6 THROUGH 10, 27, 29, AND 30.
- 2. THIS A.L.T.A. SURVEY WAS PREPARED AT THE REQUEST OFTRI-CITY HOSPITAL DISTRICT.
- 3. AREA OF PROPERTY: 1,336,517 SQUARE FEET (30.68 ACRES).
- 4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 5. FLOOD ZONE: ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 0766 OF 2375 MAP NUMBER 06073C0766G, DATED MAY 16, 2012.
- 6. INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IS NOT AVAILABLE FROM THE CONTROLLING JURISDICTION.
- 7. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 8. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 9. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OF SANITARY LANDFILL.
- 10. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF ANY WETLANDS ON THE SITE..
- 11. ZONING INFORMATION IN ACCORDANCE WITH TABLE A, ITEM 66 HAS NOT BEEN PROVIDED TO THE UNDERSIGNED SURVEYOR BY THE INSURER AT THE TIME OF THIS SURVEY.
- 12. PARKING SPACES: TOTAL PARKING = 1141 REGULAR SPACES, 47 HANDICAPPED SPACE 1188 TOTAL PARKING SPACES
- 13. SITE CONDITIONS SHOWN ON THIS SURVEY ARE THE RESULT OF A GROUND SURVEY BY: BWE ON MARCH & APRIL, 2016. DATE OF LAST SITE INSPECTION: JUNE 30, 2016.
- 14. BUILDING ADDRESS: 4004 VISTA WAY, OCEANSIDE, CA.

		THUNDER DRIVE	
SHEET 3	SHEET 4	SHEET 5	
SHEET 8	SHEET 7	SHEET 6	
	SHEET 9	-SHEET 10	
	VISIA		KEY MAP




1 INCH = 60 FT.

TELEPHONE RISER Image: TR TELEPHONE PULL BOX Image: TBP TELEPHONE MANHOLE Image: TMH TELEPHONE VAULT Image: TV TELEPHONE LINE Image: T
GAS METER
SEWER MANHOLE

PROPERTY DATA	IMP:
PROPERTY LINE	CHAII WALL
CENTER LINE	CONC
ABUTTER'S RIGHTS	ac p cure
EASEMENT LINE	BUIL
COMMITMENT REPORT ITEM NO	GUAR SIGN
NONLINENTS	VEHI ACCE
MONOMENTS INDICATES FOUND MONUMENT AS NOTED	LOCA DETEI
	FLAG
<u>MAP REFERENCES</u> (R1) INDICATES RECORD DATA PER R.O.S. MAP NO. 6033 (R2) INDICATES RECORD DATA PER MAP NO. 7994 (R3) INDICATES RECORD DATA PER PARCEL MAP NO. 5632	PARK

SIDEWALK
HANDICAPPED RAMP
NORTH
NORTHEAST
SOUTH
SOUTHEAST
EAST
SOUTHWEST
WEST
NORTHWEST
NORTHEASTERLY
SOUTHEASTERLY
SOUTHWESTERLY
NORTHWESTERLY
HANDICAPPED
TRASH ENCLOSURE
WROUGHT IRON
BUILDING HEIGHT
COLUMN
DRIVEWAY
CONTROL
CENTER
ENCLOSURE
BACK OF WALL

MECHANICAL
RADIAL BEARING
DELTA ANGLE
RADIUS
LENGTH
MOTORCYCLE
FLAG POLE
PLANTER
UNKNOWN MANHOLE
UNKNOWN RISER
UNKNOW CONTROL BOX
UNKNOWN CLEAN OUT
UNKNOWN VAULT
RECORD OF SURVEY
PARCEL MAP













40 60 SCALE IN FEET 1 INCH = 20 FT.





SCALE IN FEET 1 INCH = 20 FT.

















1 INCH = 20 FT.







Construction Testing & Engineering, Inc.

Inspection | Testing | Geotechnical | Environmental & Construction Engineering | Civil Engineering | Surveying

PRELIMINARY GEOTECHNICAL INVESTIGATION PROPOSED TRI-CITY MEDICAL CENTER EXPANSION 4002 VISTA WAY OCEANSIDE, CALIFORNIA

Prepared for:

C/O: MCCARTHY BUILDING COMPANIES, INC. ATTENTION: MR. STEVE VAN DYKE 9275 SKY PARK COURT, SUITE 200 SAN DIEGO, CALIFORNIA 92123

Prepared by:

CONSTRUCTION TESTING & ENGINEERING, INC. 1441 MONTIEL ROAD, SUITE 115 ESCONDIDO, CALIFORNIA 92026

CTE JOB NO.: 10-13000G

September 29, 2016

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1.0 INTRODUCTION AND SCOPE OF SERVICES

1.1 Introduction

This report presents the results of the geotechnical investigation, performed by Construction Testing and Engineering, Inc. (CTE), and provides conclusions and preliminary recommendations for the proposed various expansions currently planned at the existing Tri-City Medical Center campus in Oceanside, California. This investigation was performed to supplement previous field investigations performed by Soil Testing Lab (1968), Baseline Consultants (1988), Geotechnical Professionals (2006), Leighton Consulting (2008), and an environmental site assessment report prepared by Global Hydrology (2013). The applicable boring logs and geophysical survey data from the previous studies are incorporated into this report and are attached in Appendix B. This investigation was performed in general accordance with the terms of CTE proposal G-3715, dated February 5, 2016.

While detailed plans were not available at the time the recent investigation and preparation of this report, CTE understands that the currently proposed improvements are to consist of the following:

- 1. Central Plant Emergency Upgrade
- 2. New West Side Surface Parking
- 3. New Entry Road & Signage
- 4. New Parking Structure
- 5. Relocation of Receiving Dock
- 6. Relocation of Utilities & Re-Grading of Building Pad
- 7. South Tower SPC-4D Upgrade
- 8. New Phase I Tower
- 9. New Bridge & Elevator to Medical Office Building (MOB)
- 10. Central Plant Expansion
- 11. New Main Lobby & Dining & MOB Expansion
- 12. North Wing Conversion to Forensic
- 13. Relocation of Main Electrical Service to Central

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- 14. New Phase II Tower
- 15. SPC Separation of Central Tower
- 16. NPC Upgrade of Existing Buildings

CTE's understanding of the proposed improvements is based upon conceptual plans that do not include topography and detailed elevations and/or specific building locations. Furthermore, the exploration locations are based upon extrapolation from the conceptual plans. As such, CTE should review additional project plans as they are developed, and the information provided herein could require updating or modification based on current proposed improvement plans.

Attached appendices include:

Appendix A, References Appendix B, Boring Logs Appendix C, Laboratory Test Results Appendix D, Standard Specifications for Grading Appendix E, Site Specific Ground Motion Study Appendix F, Geophysical Survey

1.2 Scope of Services

The scope of services provided included:

- Review of referenced geologic and soils reports.
- Coordination of utility mark-out and location for Underground Services Alert (USA) and a private utility locating company.
- Obtaining a San Diego County Department of Environmental Health (DEH) Boring Permit.
- Exploration of subsurface conditions utilizing a truck mounted CME-75 drill rig and limitedaccess manually advanced equipment, as well as a 30-ton Cone Penetration Test (CPT) rig.
- Laboratory testing of selected soil samples.
- Percolation testing in accordance with local guidelines for infiltration purposes.
- Description of the geology and evaluation of potential geologic hazards.
- Engineering and geologic analysis.
- Preparation of this summary report.

2.0 SITE DESCRIPTION

The site is located at 4002 Vista Way within the existing Tri-City Medical Center Complex in Oceanside, California (Figure 1). The improvement area is bounded to the south by Vista Way, to the east by Thunder Drive, to the north by medical facilities, and to the west by commercial businesses. The general layout of the site and currently proposed improvements is shown on Figure 2. The majority of the proposed improvements are to be constructed throughout the southern portion of the existing medical center that currently supports portions of the existing medical facility, parking lots, drive areas, utilities, landscaping, and other ancillary structures. We also understand that improvements are proposed adjacent to the existing facility buildings, the parking structure is proposed on the western portion of the existing parking lot, and surface parking is proposed on the undeveloped building pad to the west.

Based on the recent reconnaissance, investigation, and review of area topography, the improvement areas are located on terrain that generally descends to the southwest. Improvement area elevations range from approximately 290 feet above mean sea level (msl) in the northern portion of the site to approximately 230 feet above msl in the southwestern portion of the site.

3.0 FIELD INVESTIGATION AND LABORATORY TESTING

3.1 Field Investigation

Previous site investigations were performed by others between 1968 and 2013. These previous investigations included the use of truck-mounted drill rigs equipped with hollow-stem augers to collect soil samples, drill rigs equipped with 18-inch diameter bucket augers to enable down-hole

logging, backhoe-excavated test pits for the purpose of shallow direct observation, and geophysical equipment to obtain shear wave data and further characterize subsurface characteristics. The recent investigation, performed by CTE from July 12 through 15, 2016, consisted of visual reconnaissance and excavation of 31 exploratory borings, 13 CPT advancements, and six percolation tests. The borings were excavated with a CME-75 truck-mounted drill rig equipped with eight-inch-diameter, hollow-stem augers that extended to a maximum depth of approximately 50.5 feet below the ground surface (bgs) in Boring B-18. Due to limited access, explorations B-41 and B-42 were excavated utilizing a manually operated three-inch diameter auger to depths of approximately 6.5 and 5.0 feet bgs, respectively. Bulk and relatively undisturbed samples were collected from the cuttings, and by driving Standard Penetration Test (SPT) and Modified California samplers.

The CPT advancements were performed with a 30-ton Cone Penetration Test (CPT) rig to further evaluate the density and geologic strata underling the site. The CPT explorations were advanced to a maximum depth of approximately 44.5 feet bgs in CPT-30.

The percolation test holes were advanced with a truck-mounted drill rig where feasible and a sixinch diameter hand auger where access was limited. As a result, only percolation test hole I-3 was advanced with the drill rig and all others were advanced with the manually operated hand auger.

The soils were logged in the field by a CTE Certified Engineering Geologist and were visually classified in general accordance with the Unified Soil Classification System. The field descriptions have been modified, where appropriate, to reflect laboratory test results. Boring logs, including

descriptions of the soils encountered, are included in Appendix B. The approximate locations of the explorations by CTE and others are presented on Figure 2.

3.2 Laboratory Testing

Laboratory tests were conducted on selected soil samples for classification purposes, and to evaluate physical properties and engineering characteristics. Laboratory tests included: Expansion Index (EI), Grain Size Distribution, Atterberg Limits, Direct Shear, Consolidation, Resistance "R"-Value, and select Chemical Characteristics. Test descriptions and laboratory test results for the selected soils are included in Appendix C.

3.3 Percolation Testing

As requested, six percolation tests were performed throughout the site for the purpose of designing bioretention basins and permeable pavements for storm water BMPs or similar. These tests were performed in general accordance with the County of San Diego Department of Environmental Health (SD DEH) procedures. The percolation test holes were excavated on July 12 and 14, 2016 to depths ranging from approximately 3.9 to 5.0 feet below existing grades. The tests were performed in accordance with SD DEH Case I and III methods. Case I method is performed when the presoak water remains in the hole overnight and Case III method is performed when the presoak water fully percolates through the hole overnight. The approximate percolation test locations are presented on Figure 2. The percolation test results are presented in the table below. The infiltration rates indicated below have been calculated without a factor of safety applied.

CTE Job No.: 10-13000G

TABLE 3.3					
Test	Soil Type	San Diego	Depth	Percolation Rate	Infiltration
Location		County	(ft)	(minutes/inch)	Rate (inches
		Percolation			per hour)
		Procedure			
I-1	Tsa	Case III	4.7	160	0.060
I-2	Residual Soil	Case I	5.1	Did Not Percolate	-
I-3	Qppf	Case III	4.8	120	0.10
I-4	Qppf	Case III	4.7	480	0.020
I-5	Tsa	Case III	4.9	160	0.060
I-6	Qppf	Case III	5.0	240	0.040

Tsa = Tertiary Santiago Formation

Qppf = Quaternary Previously Placed Fill

The percolation test results were obtained in accordance with City and County standards and performed with the standard of care utilized by other professionals practicing in the area. However, percolation test results can vary significantly laterally and vertically due to slight changes in soil type, degree of weathering, secondary mineralization, and other physical and chemical variabilities. As such, the test results are considered to be an estimate of percolation and converted infiltration rates for design purposes. No guarantee is made based on the percolation testing related to the actual functionality or longevity of associated infiltration basins or other storm water BMP devices designed from the presented infiltration rates.

4.0 GEOLOGY

4.1 General Setting

Oceanside is located within the Peninsular Ranges physiographic province that is characterized by northwest-trending mountain ranges, intervening valleys, and predominantly northwest trending regional faults. The San Diego Region can be subdivided into the coastal plain area, central mountain–valley area and eastern mountain valley area. The project site is located within the coastal

plain area that is characterized by Cretaceous, Tertiary, and Quaternary sedimentary deposits that onlap an eroded basement surface consisting of Jurassic and Cretaceous crystalline rocks.

4.2 Geologic Conditions

Based on the regional geologic map prepared by Kennedy and Tan (2005), the near surface geologic unit underlying the site consists of the Tertiary Santiago Formation (Figure 3). Based on recent site explorations Quaternary Previously Placed Fill, Alluvium, and Residual Soil are also present at the site. Descriptions of the geologic units observed during the recent investigation are presented below. Surficial geologic materials are depicted on Figure 2, and generalized geologic cross-sections are presented on Plates 1 and 2.

4.2.1 Quaternary Previously Placed Fill

Quaternary Previously Placed Fill was encountered throughout the site. Where encountered, this unit was observed to generally consist of loose to medium dense, brown to olive brown, silty to clayey fine to medium grained sand and sandy clay. This unit was found to thicken at the southern portion of the existing building pads. Isolated areas with deeper fill may also be encountered during grading and construction. The time and conditions of fill placement are unknown and as-graded documentation has not been obtained for this soil unit. Therefore, for the purposes of this report this fill is considered to be undocumented. As such, it is recommended that the Undocumented Fill be overexcavated and properly processed and compacted beneath proposed improvement areas, if shallow spread foundations are to be utilized for structure support. However, this material, where competent and undisturbed, may be suitable for support of improvements, if proper observation and

compaction testing documentation become available. Limited overexcavation and recompaction to a depth of two to three feet below existing or proposed grades, or to the depth of competent materials (whichever is deeper) is anticipated to be adequate for support of proposed minor or shallow surface improvements such as pavements and flatwork.

4.2.2 Quaternary Alluvium

Quaternary Alluvium was encountered in Boring B-43 in the eastern portion of the site. Where encountered, this unit was observed to generally consist of loose to medium dense, grayish brown, poorly graded fine grained sand. This unit is anticipated to thicken downgradient to the southeast. Alluvium may also be encountered at the base of the infilled northsouth drainage in the central portion of the site. These materials are not anticipated to be suitable for support of proposed structures or significant additional fill materials.

4.2.4 Residual Soil

Residual Soil was encountered throughout the site. Where encountered, this unit was observed to generally consist of medium dense or very stiff, olive brown, silty to clayey fine grained sand sandy clay. This unit is a relatively thin layer that has developed on the underlying Santiago formation. These materials are not anticipated to be suitable for support of proposed structures or significant additional fill materials.

The Santiago Formation comprises the geologic unit underlying the entire site. Where encountered, this unit was found to consist of hard or very dense, light gray to olive, silty to clayey fine grained sandstone and sandy claystone. These materials are anticipated to be suitable for support of proposed structures upon deep foundations, where utilized, and significant additional fill materials.

4.3 Groundwater Conditions

Groundwater seepage was encountered in Boring B-34 at a depth of approximately 14 feet. During the previous investigations groundwater was encountered at depths ranging from approximately 19 to 20 feet (Western Soil and Foundation Engineering, 1996) and 14.5 to 15.9 (Global Hydrogeology, 2013). Groundwater was only encountered on the eastern portion of the site during the subsurface investigations; however, groundwater may be encountered within the drainage in the central portion of the site. Groundwater conditions are anticipated to vary, especially during and after periods of sustained precipitation or irrigation. Therefore, subsurface water may impact deeper excavations on the eastern portion of the site or other areas at lower elevations. During earthwork for the proposed development, removal of collected water from excavations and drying of site soils may be necessary. Installation of typical subdrains during grading is not generally anticipated to be necessary or overly beneficial, but cannot be completely precluded.

Site drainage should be designed, installed, and maintained as per the recommendations of the project civil engineer. However, once detailed grading and/or improvement plans have been

developed, CTE could potentially recommend conceptual subsurface cutoff, blanket, and/or subdrains, but actual locations and elevations would likely be determined in the field during grading and construction, as necessary.

4.4 Geologic Hazards

Geologic hazards that were considered to have potential impacts to site development were evaluated based on field observations, literature review, and laboratory test results. It appears that geologic hazards at the site are primarily limited to those caused by shaking from earthquake-generated ground motions. The following paragraphs discuss the geologic hazards considered and their potential risk to the site.

4.4.1 Surface Fault Rupture

Based on the site reconnaissance and review of referenced literature, the site is not within a State of California-designated Alquist-Priolo Earthquake Fault Studies Zone or Local Special Studies Zone and no known active fault traces underlie or project toward the site. According to the California Division of Mines and Geology, a fault is active if it displays evidence of activity in the last 11,000 years (Hart and Bryant, revised 2007). Therefore, the potential for surface rupture from displacement or fault movement beneath the proposed improvements is considered to be low.

4.4.2 Local and Regional Faulting

The California Geological Survey (CGS) and the United States Geological Survey (USGS) broadly group faults as "Class A" or "Class B" (Cao, 2003; Frankel et al., 2002). Class A

faults are generally identified based upon relatively well-defined paleoseismic activity, and a fault-slip rate of more than 5 millimeters per year (mm/yr). In contrast, Class B faults have comparatively less defined paleoseismic activity and are considered to have a fault-slip rate less than 5 mm/yr. The nearest known Class B fault is the Newport-Inglewood Fault, which is approximately 13.7 kilometers west of the site (Blake, T.F., 2000). The nearest known Class A fault is the Temecula segment of the Elsinore Fault, which is located approximately 33.4 kilometers northeast of the site. The following Table 4.4.2 presents the known faults nearest to the site, including estimated magnitude and fault classification. The attached Figure 4 shows regional faults and seismicity with respect to the site.

TABLE 4.4.2 NEAR-SITE FAULT PARAMETERS					
FAULT NAME	APPROXIMATE DISTANCE FROM SITE (KM)	MAXIMUM ESTIMATED EARTHQUAKE MAGNITUDE	CLASSIFICATION		
Newport-Inglewood	13.6	7.1	В		
Rose Canyon	13.7	7.2	В		
Elsinore-Temecula	33.4	6.8	А		
Elsinore-Julian	33.6	7.1	А		
Coronado Bank	39.5	7.6	В		
Elsinore-Glen Ivy	51.3	6.8	A		

The site could be subjected to significant shaking in the event of a major earthquake on any of the faults listed above or other faults in the southern California or northern Baja California area.

The level of seismicity within recent history (last 50 years) of the San Diego area is relatively low compared to other areas of southern California and northwestern Baja California. Only a few small to moderate earthquakes have been reported in the greater San Diego area during the period of instrumental recordings, which began in the early 1900s. Most of the high seismic activity in the region is associated with the Elsinore Fault Zone and the San Jacinto Fault Zone, located approximately 29 and 65 kilometers northeast of the site respectively. In the western portion of San Diego County a series of small-to-moderate earthquakes in July 1985 were reportedly associated with the Rose Canyon Fault Zone (Reichle, 1985). The largest event in that series was M4.7, which was centered within San Diego Bay. A similar series of earthquakes in coastal San Diego occurred in 1964 (Simons, 1979).

Based on review of the USGS Earthquake Archives (<u>http://earthquake.usgs.</u> <u>gov/earthquakes/search/</u>) significant earthquakes within 100 kilometers of the site with magnitudes greater than M5.5 are provided in Table 4.4.3.

TABLE 4.4.3 Regional Earthquake History					
EARTHQUAKE DATE (yr-mo-day)	EARTHQUAKE TIME (UTC)	MAGNITUDE	ESTIMATED DEPTH (km)	GENERAL LOCATION	
1918-04-21	22:32:29	6.7	10.0	Southern California	
1933-03-11	01:54:09	6.4	6.0	WNW Newport Beach	
1937-03-25	16:49:02	6.0	6.0	WSW of Oasis	
1951-12-26	00:46:54	5.8	6.0	NNE of San Clemente Island	

4.4.4 Liquefaction and Seismic Settlement Evaluation

Liquefaction occurs when saturated fine-grained sands or silts lose their physical strengths during earthquake-induced shaking and behave as a liquid. This is due to loss of point-to-point grain contact and transfer of normal stress to the pore water. Liquefaction potential varies with water level, soil type, material gradation, relative density, and probable intensity and duration of ground shaking. Seismic settlement can occur with or without liquefaction; it results from densification of loose soils.

The site is underlain by relatively well compacted fill above groundwater levels and at relatively shallow depths by the very dense Santiago Formation. Therefore, the potential for liquefaction or significant seismic settlement at the site is considered to be low.

4.4.5 Tsunamis and Seiche Evaluation

According to State of California Emergency Management Agency mapping, the site is not located within a tsunami inundation zone based on distance from the coastline and elevation

above sea level. Damage resulting from oscillatory waves (seiches) is considered unlikely due to the absence of nearby confined bodies of water.

4.4.6 Flooding

Based on Federal Emergency Management Agency mapping (FEMA 2012), site improvement areas are located within Zone X, which is defined as: "Areas determined to be outside of the 0.2% annual chance floodplain".

4.4.7 Landsliding

According to mapping by Tan (1995), the site is considered "Generally Susceptible" to landsliding. However, no landslides are mapped in the site area and no evidence of landsliding was encountered during the recent field exploration. Therefore, based on the site conditions and investigation findings, landsliding is not anticipated to be a significant geologic hazard within the subject site.

4.4.8 Compressible and Expansive Soils

Based on observations and testing, the disturbed near surface, Previously Placed Fill, Alluvium and Residual Soil are considered to be potentially compressible in their current condition. Therefore, it is recommended that these soils be overexcavated to the depth of competent underlying natural materials, and properly compacted as recommended herein where they will support structures using shallow spread footings (as opposed to deep foundations that extend through these materials and into the underlying competent formational materials). Based on the site observations and testing, the underlying Santiago Formation is not anticipated to be subject to significant compressibility under the proposed loads or significant additional compacted fill, if proposed.

Based on observation and laboratory testing, soils at the site are generally anticipated to exhibit a Very Low to High expansion potential (Expansion Index of 130 or less). Recommendations presented herein are intended to reduce the potential adverse impacts of highly expansive soils. Additional evaluation of potential expansive soil conditions should be conducted during grading to confirm that the soils encountered or placed as compacted fill are as anticipated.

4.4.9 Corrosive Soils

Chemical testing was performed to evaluate the potential effects that site soils may have on concrete foundations and various types of buried metallic utilities. Soil environments detrimental to concrete generally have elevated levels of soluble sulfates and/or pH levels less than 5.5. According to American Concrete Institute (ACI) Table 318 4.3.1, specific guidelines have been provided for concrete where concentrations of soluble sulfate (SO₄) in soil exceed 0.1 percent by weight. These guidelines include low water: cement ratios, increased compressive strength, and specific cement type requirements.

Based on the results of the Sulfate testing performed, onsite soils are anticipated to generally have a moderate corrosion potential to Portland cement concrete improvements. As such, Type II Portland cement, minimum compressive strength of 4,000 psi, and maximum water

to cement ratio of 0.50 are generally anticipated to be appropriate for proposed improvements, subject to the review and determination of the project Structural Engineer(s) and/or or Architect(s).

A minimum resistivity value less than approximately 5,000 ohm-cm, and/or soluble chloride levels in excess of 200 ppm generally indicate a corrosive environment to buried metallic utilities and untreated conduits. Based on the obtained resistivity values ranging from 2,030 to 4,790 ohm-cm and soluble chloride levels ranging from 39.9 to 107.3 ppm, onsite soils are locally anticipated to have a moderate corrosion potential for buried uncoated/unprotected metallic conduits. Based on these results, at a minimum, the use of buried plastic piping or conduits would appear beneficial, where feasible.

The results of the chemical tests performed are presented in the attached Appendix C. CTE does not practice corrosion engineering. Therefore, a corrosion engineer or other qualified consultant could be contacted if site specific corrosivity issues are of concern.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 General

Although significant details are not available at this time, the proposed improvements at the site are anticipated to be feasible from CTE's geotechnical standpoint, provided the preliminary recommendations in this report are incorporated into the design and construction of the proposed projects. Preliminary recommendations for the proposed earthwork and improvements are included in the following sections and Appendix D. However, recommendations in the text of this report supersede those presented in Appendix D, should variations exist. These preliminary recommendations should be further evaluated as project grading, shoring, and/or foundation plans are further developed.

5.2 Site Preparation

Although this report does not pertain to site environmental conditions, it is anticipated that an appropriate soil management plan and associated documents could be required due to impacted soils that have been previously documented for the subject site. Prior to grading, the site should be cleared of any existing building materials or improvements that are not to remain. Objectionable materials, such as construction debris and vegetation, not suitable for structural backfill should be properly disposed of offsite. Site preparation will likely be dependent upon specific siting of proposed structures with respect to geotechnical conditions as follows.

5.2.1 Shallow Formation Areas

Distress sensitive structures that will utilize shallow spread foundations (as opposed to deep foundations that extend into formational materials for full support) with shallow underlying (generally less than five feet) Santiago Formation, should be overexcavated to a depth of at least 24 inches below proposed foundation depths or to the depth of suitable formation materials, whichever is greater. Overexcavation should extend at least five feet beyond the building perimeter, or the distance resulting from a 1:1 (horizontal: vertical) extended from the bottom edge of the footings, whichever is greater and where feasible with respect to existing improvements that are to remain.

Utility corridors in dense formational materials/areas should be overexcavated to at least one foot below invert elevation so as to utilize heavy duty equipment in an more open or unobstructed environment. Alternatively, utility corridors may be founded in formational materials, but more difficult excavation and potential for perched groundwater or seepage should be anticipated.

It is not generally necessary to overexcavate below subgrade for pavements and hardscape in competent formation material areas. However, rising water or seepage areas could require overexcavation, as necessary, to place cutoff, blanket, and/or subdrains to control and convey collected water to an appropriate dispersal area.

5.2.2 Undocumented Fill Soil and Residual Soil Areas

Undocumented fill soils should be overexcavated to the depth of suitable native soils in areas of distress-sensitive structures or facilities that will utilize shallow spread foundations (as opposed to deep foundations that develop support entirely within the competent underlying formational materials). Overexcavation for distress-sensitive structures or facilities located entirely on residual soils should extend to a depth of at least two feet below rough pad grade. However, structures supported on shallow foundations and located across transitions between residual soil and formational materials, should also be overexcavated to a depth of five feet below pad grade to allow more uniform soil conditions below foundations. Such overexcavation should extend at least five feet beyond the improvement limits, where feasible.

For other proposed improvements, such as pavement and hardscape areas, existing soils should be excavated to the depth of competent materials, or to a minimum of 24 inches below proposed subgrade elevation, whichever is deeper and subject to recommendations by CTE during grading. Subdrainage devices may be recommended should rising water or seepage be encountered during excavation or should it be considered likely to occur based on the exposed conditions observed.

5.2.3 Structures to be Supported by Deep Foundations

Proposed structure areas that will be supported entirely upon deep foundations extended well into competent formational materials should be overexcavated to a minimum depth of three feet below existing or proposed grades, and to reasonably competent materials, whichever is deepest, in order to provide a suitable building pad for minor to moderate additional compacted fill or proposed building improvements. Reasonably competent materials are anticipated to consist of previously placed fill or formational materials that are firm enough to support placement of additional compacted fill materials.

5.2.4 General

Exposed subgrades should be scarified, moisture conditioned, and properly compacted, as described below, prior to placement of compacted fill. Overexcavations adjacent to existing

structures should generally not extend below a 1:1 plane extended down from the bottom outer edge of the existing building footings that are to remain or as recommended during grading based on the exposed conditions. Depending on the depth and proximity of existing building footings to remain, alternating slot excavations could be recommended during earthwork.

Existing below-ground utilities should be redirected around proposed structures. Existing utilities at an elevation to extend through the proposed footings should generally be sleeved and caulked to minimize the potential for moisture migration below the building slabs. Abandoned pipes exposed by grading should be securely capped or filled with minimum two-sack cement/sand slurry to help prevent moisture from migrating beneath foundation and slab soils.

An engineer or geologist from CTE should observe the exposed bottom of overexcavations prior to placement of compacted fill or improvements. Overexcavation should extend to a depth of suitable competent soil as observed by a CTE representative. Deeper excavations or overexcavations may be necessary depending upon encountered conditions.

5.3 Site Excavation

Generally, excavation of site materials may be accomplished with heavy-duty construction equipment under normal conditions; however the underlying Tertiary Santiago Formation will become increasingly difficult to excavate with depth. Following recommended removals of loose or disturbed soils, the areas to receive fills should be scarified a minimum of nine inches, moisture conditioned, and properly compacted. Fill soils should be compacted to a relative compaction of at least 90 percent as evaluated by ASTM D 1557 at moisture contents at least three percent above optimum. In pavement areas, granular soils within one foot of subgrade and all aggregate base materials should be compacted to at least 95 percent compaction relative to maximum dry density.

The optimum lift thickness for fill soil will depend on the type of compaction equipment used. Generally, backfill should be placed in uniform, horizontal lifts not exceeding eight inches in loose thickness. Fill placement and compaction should be conducted in conformance with local ordinances.

5.5 Fill Materials

Properly moisture-conditioned very low to high expansion potential soils derived from the on-site excavations are considered suitable for reuse as compacted fill on the site if prepared and placed as recommended herein. However, moderately and highly expansive soils should be placed at depths greater than five feet below proposed grades, or thoroughly blended with very low to low expansion potential soils to create materials with Expansion Index generally less than 50. Soils should also be screened of organics and materials generally greater than three inches in maximum dimension, as recommended. Irreducible materials greater than three inches in maximum dimension generally

should not be used in shallow fills (within three feet of proposed grades). In utility trenches, adequate bedding should surround pipes.

Imported fill beneath structures and flatwork should have an Expansion Index of 20 or less (ASTM D 4829) with less than 30 percent passing the No. 200 sieve. Proposed fill soils for use in structural or slope areas should be evaluated by CTE before being imported to the site. It is anticipated that imported soils will be screened, sampled, and tested in accordance with applicable guidelines. Although this report does not pertain to site environmental conditions, it is anticipated that an appropriate soil management plan and associated documents could be required due to the presence of impacted soils that have been previously documented for the subject site. Laboratory screen testing of proposed import soils could require more than one week to complete, depending on the testing that is determined to be necessary.

Retaining wall backfill located within a 45-degree wedge extending up from the heel of the wall should consist of soil having an Expansion Index of 20 or less (ASTM D 4829) with less than 30 percent passing the No. 200 sieve. On site soil gradation and Atterberg Limit laboratory tests indicate that localized site soils may not meet these recommendations. As such selective grading and/or import of select soil could be necessary. The upper 12 to 18 inches of wall backfill could consist of lower permeability soils, in order to reduce surface water infiltration behind walls. The project structural engineer and/or architect should detail proper wall backdrains, including gravel drain zones, fills, filter fabric and perforated drain pipes. A conceptual wall backdrain detail that may be appropriate for specific proposed retaining walls is provided in Figure 5.

5.6 Temporary Construction Slopes

The following recommended temporary slopes should be relatively stable against deep-seated failure, but may experience localized sloughing. On-site soils are considered Type B and Type C soils with recommended slope ratios as set forth in Table 5.6.

TABLE 5.6 RECOMMENDED TEMPORARY SLOPE RATIOS		
SOIL TYPE	SLOPE RATIO (Horizontal: vertical)	MAXIMUM HEIGHT
B (Tertiary Santiago Formation)	1:1 (OR FLATTER)	20 Feet
C (Previously Placed Fill, Alluvium and Residual Soil)	1.5:1 (OR FLATTER)	10 Feet

The above noted temporary slopes are generally anticipated to be appropriate above a maximum four foot vertical excavation. However, actual field conditions and soil type designations must be verified by a "competent person" while excavations exist, according to Cal-OSHA regulations. In addition, the above sloping recommendations do not allow for surcharge loading at the top of slopes by vehicular traffic, equipment or materials. Joints and fractures in all temporary and cut slopes should be evaluated for stability by CTE, and could modify temporary slope ratios shown on Table 5.6. Appropriate surcharge setbacks must be maintained from the top of all unshored slopes.

5.7 Construction Shoring

Deep excavations for below grade levels are anticipated for at least some of the proposed improvements/buildings at the site. Therefore, temporary construction shoring recommendations are provided. Groundwater/dewatering is not generally anticipated, but cannot be precluded. Although

not generally expected, localized perched groundwater may also be encountered during construction of the shoring, especially if depths greater than 15 feet are anticipated to be exceeded. Disposal of collected water should be performed in accordance with pertinent regulatory requirements. The shoring designer and contractor should also anticipate locally saturated and/or cohesionless materials subject to sloughing. Tiebacks could also locally encounter low cohesion soils, or very hard cemented sands, gravel and cobbles, and installation may become difficult.

Typical soldier beam and lagging shoring systems are anticipated to be suitable for use at the subject site. However, other shoring systems may also be feasible. Therefore, it is recommended that the project coordinators contact a qualified shoring contractor to discuss the most feasible and economic shoring and/or underpinning system(s). Active or at-rest pressures provided herein may be used for design of permanent shoring. Temporary shoring design may be based on the active or at-rest pressures provided herein, but may be reduced by 30 percent as they are not for permanent use.

Typically, underpinning of adjacent existing improvements or structures could be required where the foundations of these improvements impinge upon the active wedge, which can be defined by a 1.25:1 (horizontal: vertical) plane from the bottom of the deepest proposed excavation. If necessary, underpinning can obtain allowable end bearing loads on the order of 15,000 pounds per square foot (psf), with additional allowable skin friction on the order of 800 psf, both for the portions of the underpinning element located more than 10 feet into competent dense to very dense formational materials.
For conventional soldier beam and lagging shoring systems, soldier beams, spaced at least three diameters on center, may be designed using an allowable passive pressure of 500 psf per foot of depth, up to a maximum of 5,000 psf, for the portion of the soldier beam embedded in competent dense to very dense formational materials below the proposed bottom of excavation. Provisions should be made to assure firm contact between the beam and the surrounding soils. Concrete placed in soldier beams below the proposed excavation should have adequate strength to transfer the imposed pressures. A lean concrete mix may be used in the soldier pile above the base of the proposed excavation. Soldier beam installations should be observed by CTE.

Continuous timber or precast concrete lagging between soldier beams is recommended. Lagging should be designed for the recommended earth pressures, but may be limited to a maximum pressure of 400 psf due to arching in the soils. Voids created behind lagging by sloughing of locally cohesionless soil layers shall be grouted or slurry filled, as feasible. In addition, generally the upper two to four feet of lagging shall be grouted or slurry-filled to assist in diverting surface water from migrating behind the shoring walls. Adequate surface protection from drainage should be maintained at all times.

For design purposes, it may be estimated that drilled friction anchors will develop an average friction of 3,000 psf for the portion of the anchor extending beyond the active wedge and embedded in the effective zone. However, additional capacities may be developed based on the installation technique. Friction anchors should extend a minimum of 20 feet beyond the active wedge. However,

greater depths may be required to develop the desired capacities. The active wedge can be defined by a 1.25:1 (horizontal: vertical) plane from the bottom of the deepest proposed excavation.

Friction anchors may generally be installed at angles of 15 through 40 degrees below horizontal. Anchors should be filled from the tip outward to the approximate plane where the active wedge begins. The portion of anchor in the active wedge should not be filled with concrete or should remain unbonded. Localized caving of cohesionless soils may occur during tieback drilling and the contractor should have adequate means for mitigation.

To verify the friction value used in design, all of the anchors should be load tested to at least 133% of the design load in accordance with the Post Tensioning Institute (PTI). Performance testing shall also be performed as per PTI recommendations. CTE should observe the installation of the anchors and all load testing. The shoring contractor should supply information on the hydraulic jacks verifying that they have been recently calibrated before their use.

It is likely that the City will require that temporary construction shoring tieback anchors extending into the upper 20 feet of the public right-of-way be disengaged or removed following construction of the proposed improvements. Disengaging temporary shoring tieback anchors should have no adverse effects on proposed or existing improvements, provided proposed permanent improvements are designed in accordance with the recommendations contained in this report. In addition, the geotechnical consultant shall observe the disengaging or removal of tieback anchors in order to provide the necessary certification at the completion of the project. Monitoring of settlement and horizontal movement of the shoring system and adjacent improvements should generally occur on a weekly basis during installation and excavation in order to confirm that actual movements are within tolerable limits. The number and location of monitoring points shall be indicated on the shoring plans; CTE will review such locations and the proposed monitoring schedule once prepared and provided by the shoring contractor.

Additional shoring and underpinning recommendations can be provided in an update geotechnical report(s), to be submitted under separate cover as structural plans develop. Hydrostatic hold-down or similar anchors are not anticipated to be required. However, should they become necessary or desired, our office should be contacted for additional design recommendations.

5.8 Foundations and Slab Recommendations

The following recommendations are for preliminary design purposes only. These foundation recommendations should be re-evaluated after review of the project grading, shoring, and/or foundation plans, and after completion of rough grading of the building pad areas. During completion of rough pad grading, Expansion Index of near surface soils should be evaluated, and recommendations updated, as necessary. Lightly loaded upright structures such as flagpoles and other supports may be designed in accordance with the current California Building Code, or applicable standards assuming code minimum design values or as per the recommendations provided herein.

Preliminary recommendations are provided herein for shallow spread foundations, mat foundations, and deep foundations. It is anticipated the shallow spread foundations and/or mat foundations would be suitable for support of proposed improvements that are founded either entirely upon proposed compacted fill materials or entirely upon competent dense formational materials. It is anticipated that deep foundations would be suitable for support of proposed improvements that are to be constructed in areas where existing deep previously placed fill areas without proper documentation are present or where heavier loads or uplift loads will be present.

Although additional deep foundation types are feasible for the subject site, we anticipate that traditional drilled piers or caissons, or auger cast piles will likely be the most economical. It is further anticipated that driven piles will not be feasible at the subject site due to the disruptive noise and vibration that would result to the active hospital site. Similarly, ground modification via aggregate piers, Geopiers, Stone Columns, or similar are anticipated to be unacceptably disruptive to the adjacent active hospital site.

5.8.1 Shallow Spread & Mat Foundations

Preliminary foundation recommendations presented herein are based on the anticipated very low to medium expansion potential of near surface site soils following preparatory grading or appropriate formational materials (Expansion Index generally less than 50).

Following the recommended preparatory grading, continuous and isolated spread or mat foundations are anticipated to be suitable for use at this site. It is anticipated that the proposed footings will be founded entirely in properly engineered fill or formational materials as recommended herein. Footings should not straddle cut-fill interfaces; in these cases the cut grade areas should be overexcavated and a compacted fill placed as previously detailed herein. Foundations for structures in dense formational terrain should be placed entirely on cut materials.

Foundation dimensions and reinforcement should be based on a net dead plus live load bearing value of 2,500 pounds per square foot for footings founded in suitable compacted fill or formational materials and embedded a minimum of 24 inches below the lowest adjacent rough subgrade elevation. If utilized, continuous footings should be at least 15 inches wide. Isolated footings should be at least 24 inches in least dimension.

The above bearing values may be increased by 250 psf for each additional six inches of width or embedment beyond the minimums recommended, for an additional increase of up to 2,000 psf. The above bearing values may also be increased by one third for short duration loading which includes the effects of wind or seismic forces. Since the bearing values are net values, the weight of concrete in the foundations can be taken as 50 pcf, and the weight of any soil backfill on foundations can be neglected. If elastic foundation is designed, an uncorrected subgrade modulus of 145 pci is anticipated to be appropriate.

Minimum footing reinforcement for continuous footings should consist of four No. 6 reinforcing bars; two placed near the top and two placed near the bottom, or as per the

project structural engineer. However, the project structural engineer should design and detail all footing reinforcement. Footing excavations in fill areas should be maintained at, or be brought to, a minimum moisture content of 120 percent of the optimum moisture content just prior to concrete placement.

5.8.2 Foundation Settlement

The maximum total static settlement is expected to be on the order of one inch and the maximum differential static settlement is expected to be on the order of 0.7 inch over a distance of approximately 50 feet. Due to the absence of a shallow and uniformly distributed groundwater table and the dense to very dense nature of underlying materials, dynamic settlement is not expected to adversely affect the proposed improvements.

5.8.3 Foundation Setback

Footings for structures should be designed such that the horizontal distance from the face of adjacent slopes to the outer edge of footings is at least 15 feet. In addition, footings should be founded beneath a 1:1 plane extended up from the nearest bottom edge of adjacent trenches and/or excavations generally within approximately 15 lateral feet. Deepening of affected footings may be a suitable means of attaining the prescribed setbacks.

5.8.4 Lateral Resistance

Lateral loads acting against structures may be resisted by friction between the footings and the supporting compacted fill soil or passive pressure acting against structures. If frictional resistance is used, an allowable coefficient of friction of 0.28 (total frictional resistance equals the coefficient of friction multiplied by the dead load) is recommended for concrete cast directly against compacted fill. A design passive resistance value of 250 pounds per square foot per foot of depth (with a maximum value of 3,500 pounds per square foot) may be used. The allowable lateral resistance can be taken as the sum of the frictional resistance and the passive resistance without reduction.

5.8.5 Interior Slabs-On-Grade

Concrete slabs should be designed based on the anticipated loading, but measure at least 5.5 inches thick due to the anticipated soil conditions. Slab reinforcement should at least consist of No. 4 reinforcing bars, placed on maximum 16-inch centers, each way, at or above mid-slab height, but with proper concrete cover.

Slabs subjected to heavier loads may require thicker slab sections and/or increased reinforcement. A 125-pci subgrade modulus is considered suitable for elastic design of minimally embedded improvements such as slabs-on-grade. Slab on grade areas should be maintained at a minimum 120 percent of the optimum moisture content or be brought to such moisture contents just prior to placement of slab underlayments or concrete.

In moisture-sensitive floor areas, a suitable vapor retarder of at least 15-mil thickness (with all laps or penetrations sealed or taped) overlying a four-inch layer of consolidated crushed aggregate or gravel (with SE of 30 or more) should be installed, as per the 2013 or 2016 CBC/Green Building Code. An optional maximum two-inch layer of similar material could

be placed above the vapor retarder to help protect the membrane during steel and concrete placement. However, per ACI guidelines, better protection from moisture intrusion would be expected from the concrete being placed directly upon the vapor retarder. This recommended protection is generally considered typical in the industry. If proposed floor areas or coverings are considered especially sensitive to moisture emissions, additional recommendations from a specialty consultant could be obtained. CTE is not an expert at preventing moisture penetration through slabs. Therefore, a qualified architect or other experienced professional should be contacted if moisture penetration is a more significant concern.

5.8.6 Auger Cast Pile Deep Foundations

As indicated herein, deep foundations are suitable for support of proposed building improvements. Loads on deep foundations for the proposed building improvements are anticipated to be large. Therefore, we anticipate auger pressure grouted (APG) piles are suitable to be utilized as needed or as desired.

APG piles should be designed and constructed with tip elevations extending a minimum ten feet into competent dense formational materials and a minimum ten feet below proposed rough grades. Prior to in-situ testing, preliminary auger cast pile design should be completed by a qualified design build specialty contractor based on allowable end bearings on the order of 15,000 psf and 800 psf skin friction for the portion of the APG in competent dense formational materials. A one third increase in the capacities is considered appropriate for

evaluation of short-duration loads such as those resulting from wind or seismic forces. A load testing program is also to be designed and detailed by the pile installation contractor. However, the pile testing program should be reviewed and approved by CTE prior construction.

Fixed or free head lateral capacities for auger cast piles are anticipated to be on the order of 10 or five kips per pile, respectively, depending on the structural capacities of the piles themselves. If more precise design parameters are required, CTE can perform lateral pile analyses on piles, once rough cross-sections have been determined.

5.8.7 Caisson and Grade Beam Foundation System

Deep drilled pier or caisson foundation systems are also anticipated to be suitable for support of proposed improvements at the subject site. Minimum 18-inch diameter caissons should be embedded a minimum of 10 feet below grade and 10 feet into competent dense formational materials. Caissons shall be spaced a minimum of three diameters, center to center.

For preliminary planning purposes, caissons should be designed for an allowable end bearing pressure of 13,000 psf plus 500-psf skin friction for the portion of the caisson in competent formational materials. A one-third increase for short duration load evaluation may also be used. Uplift capacity should be equal to the weight of the caisson itself and skin friction. The weight of the concrete may be ignored when determining downward capacity.

All caisson excavations should be inspected by the geotechnical representative to verify material competency and proper embedment depth. The bottom of each caisson should be devoid of any loose debris, slough or water prior to steel cage placement and should remain clean until placement of the concrete. Excessive caving of caisson drill holes during drilling is not generally anticipated, but cannot be precluded; therefore, the use of a slip liner or alternative drilling techniques could also be required.

Load testing of an indicator or production caisson should be anticipated. The test caisson should be embedded to similar depths as the proposed production caissons, but could be of lesser diameter in order to reduce the actual test load that will be required.

Grade beams may be installed to distribute structure loads or resist lateral loads as necessary. Grade beam reinforcement should be designed as per the structural engineer. Grade beams may be depended upon for bearing and lateral support of imposed loads in accordance with the design parameters previously provided for shallow spread foundations *only* if the building pad has been prepared in accordance with the recommendations herein for shallow formation areas or if the building pad is entirely in competent cut materials.

To provide resistance for design lateral loads, we recommend using an equivalent passive fluid weight of 250 pounds per cubic foot, up to a maximum pressure of 4,000 psf, for caissons placed against competent compacted fill or formational materials. Due to arching in soils against a round foundation element, the effective width for lateral caisson resistance calculations can be

assumed to be twice the caisson diameter. These values assume a horizontal surface for the soil mass extending at least 15 feet.

5.8.8 General for Deep Foundations

Total and differential static settlement of deep foundations is anticipated to be well less than 1.0 and 0.5 inches, respectively.

Design and detailing of all deep foundations, grade beams, and concrete slab reinforcement should be provided by the project structural or specialty engineer(s); especially where deep foundation supported buildings will abut or connect to existing buildings. However, in general, more robust structural connections are recommended at critical pathways and building connections.

5.9 Code Derived Seismic Design Criteria

The seismic ground motion values listed in the table below were derived in accordance with the ASCE 7-10 Standard and the 2013 and 2016 CBC for and Essential Facility. This was further accomplished by establishing the Site Class based on the soil properties at the site, and then calculating the site coefficients and parameters using the United States Geological Survey Seismic Design Maps application using the site coordinates of 33.1849 degrees latitude and -117.2902 degrees longitude. These values are intended for the design of structures to resist the effects of earthquake generated ground motions.

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TABLE 5.9 SEISMIC GROUND MOTION VALUES									
PARAMETER	VALUE	CBC REFERENCE (2013)							
Site Class	С	ASCE 7, Chapter 20							
Mapped Spectral Response Acceleration Parameter, S _S	1.057g	Figure 1613.3.1 (1)							
Mapped Spectral Response Acceleration Parameter, S ₁	0.411g	Figure 1613.3.1 (2)							
Seismic Coefficient, F _a	1.000	Table 1613.3.3 (1)							
Seismic Coefficient, F _v	1.389	Table 1613.3.3 (2)							
MCE Spectral Response Acceleration Parameter, S _{MS}	1.057g	Section 1613.3.3							
MCE Spectral Response Acceleration Parameter, S _{M1}	0.570g	Section 1613.3.3							
Design Spectral Response Acceleration, Parameter S _{DS}	0.705g	Section 1613.3.4							
Design Spectral Response Acceleration, Parameter S _{D1}	0.380g	Section 1613.3.4							
PGA _M	0.401g	ASCE 7, Equation 11.8-1							

5.10 Site Specific Ground Motion Study

A site specific risk-targeted maximum considered earthquake (MCE_R) ground motion hazard analysis was performed in accordance with Chapter 21 of ASCE/SEI 7-10, Section 1613 of the California Building Code (CBC), and the 2008 USGS Ground Acceleration Maps. The software package EZ-FRISK (version 7.65) was used to facilitate the analysis. The seismic ground motion values listed in Table 5.10 below were derived in accordance with the site-specific ground motion analysis. Response spectra, output data, and a description of the ground motion study are provided in Appendix E.

TABLE 5.10 SITE-SPECIFIC DESIGN ACCELERATION PARAMETERS (EZFRISK)								
PARAMETER	ACCELERATION VALUE							
S_{MS}	1.120g							
S _{M1}	0.510g							
S _{DS}	0.747g							
S _{D1}	0.340g							

5.11 Earth Pressures

Retaining walls up to approximately 20 feet high and backfilled using granular soils may be designed using the equivalent fluid weights given below. As indicated and/or implied, some onsite soils will not be suitable for use as wall backfill due to expansion potential and/or fine grained soil contents. As such, importing of select granular materials is anticipated to be required for traditional excavation and backfill retaining walls.

TABLE 5.11 EQUIVALENT FLUID UNIT WEIGHTS (pounds per cubic foot)								
WALL TYPE	LEVEL BACKFILL	SLOPE BACKFILL 2:1 (HORIZONTAL: VERTICAL)						
CANTILEVER WALL (YIELDING)	30	50						
RESTRAINED WALL	60	80						

Lateral pressures on cantilever retaining walls (yielding walls) due to earthquake motions may be calculated based on work by Seed and Whitman (1970). The total lateral thrust against a properly drained and backfilled cantilever retaining wall above the groundwater level can be expressed as:

 $P_{AE} = P_A + \Delta P_{AE}$

For non-yielding (or "restrained") walls, the total lateral thrust may be similarly calculated

based on work by Wood (1973):

 $P_{KE} = P_K + \Delta P_{KE}$

Where P_A = Static Active Thrust (determined via Table 5.11) P_K = Static Restrained Wall Thrust (determined via Table 5.11) ΔP_{AE} = Dynamic Active Thrust Increment = (3/8) k_h γH^2 ΔP_{KE} = Dynamic Restrained Thrust Increment = k_h γH^2 k_h = 2/3 Peak Ground Acceleration = 2/3(PGA_M) H = Total Height of the Wall γ = Total Unit Weight of Soil \approx 130 pounds per cubic foot

The increment of dynamic thrust may be distributed triangularly with a line of action located at H/3 above the bottom of the wall (SEAOC, 2013).

These values assume non-expansive backfill and free-draining conditions. The majority of the onsite soils may not be suitable for use as wall backfill. Measures should be taken to prevent moisture buildup behind all retaining walls. Figure 5 attached herewith shows a conceptual wall backdrain that may be suitable for use at the subject site depending on the specifics of the proposed retaining wall(s). Waterproofing should be as specified by the project architect or specialty design consultant(s).

In addition to the recommended earth pressure, subterranean structure walls adjacent to the streets or other traffic loads should be designed to resist a uniform lateral pressure of 100 psf. This is the result of an assumed 300-psf surcharge behind the walls due to normal street traffic. If the traffic is kept back at least 10 feet or a distance equal to the retained soil height from the subject walls, whichever is less, the traffic surcharge may be neglected. The project architect or structural engineer should determine the necessity of waterproofing the subterranean structure walls to reduce moisture infiltration.

5.12 Exterior Flatwork

To reduce the potential for cracking in exterior flatwork caused by minor movement of subgrade soils and typical concrete shrinkage, it is recommended that such flatwork be installed with crack-control joints at appropriate spacing as designed by the project architect, and measure a minimum 4.5 inches in thickness. Additionally, it is recommended that flatwork be installed with at least number 3 reinforcing bars on maximum 18-inch centers, each way, at above mid-height of slab but with proper concrete cover. Flatwork, which should be installed with crack control joints, includes driveways, sidewalks, and architectural features. Doweling of flatwork joints at critical pathways or similar could also be beneficial in resisting minor subgrade movements.

Before concrete placement, all subgrade preparation and soil moisture conditioning should be conducted according to the earthwork recommendations previously provided. Positive drainage should be established and maintained next to all flatwork. Subgrade materials shall be maintained at, or be elevated to a minimum 130 percent of the optimum moisture content prior to concrete While the flatwork recommendations presented herein are anticipated to perform adequately, the

City of Oceanside (should this site be under their authority) will typically require a minimum six-

inch thick layer of Class 2 Aggregate Base under all concrete site work.

5.13 Vehicular Pavements

The proposed improvements include paved vehicle drive and parking areas. Presented in Table 5.12 are preliminary minimum pavement sections utilizing laboratory determined "R"-Value and estimated Traffic Index Values.

TABLE 5.13 RECOMMENDED PAVEMENT THICKNESS											
Traffic Area	Assumed Traffic Index	Preliminary Subgrade "R"-Value	Asphalt F AC Thickness (inches)	Pavements Aggregate Base Thickness (inches)	Portland Cement Concrete Pavements On Subgrade Soils (inches)						
Moderate Drive Areas & Fire Lanes	6.0	10+	5.0	10.0	8.5						
Parking & Light Drive Areas	5.0	10+	4.0	8.0	7.5						

1 Caltrans class 2 aggregate base or "Greenbook" Processed Miscellaneous Base

2 Concrete should have a modulus of rupture of at least 600 psi

4 PCC pavement sections may be decreased by 0.5 inches if six inches of aggregate base is used to underlie these pavements.

5 If permeable pavers are used in either of the above traffic areas, they should be underlain by a relatively impermeable liner, a perforated drain pipe to suitable outlet, and Class 2 Permeable Material with thicknesses equal to 20% greater than the above Class 2 Aggregate Base.

³ Alternative asphalt concrete sections can generally be proposed by substituting 0.5 inches of asphalt for 1.0 inch of aggregate base, if desired.

Following rough site grading, CTE recommends laboratory testing of representative at-grade soils for as-graded "R"-Value as laboratory testing of collected samples can indicate a variation of "R" value results. The local public agency, as applicable, should be involved in the design and construction of any improvements within their respective rights-of-way, and for onsite pavements as required.

All subgrade and aggregate base materials beneath pavement areas should be compacted to 95% relative compaction in accordance with ASTM D1557, at a minimum of two percent above optimum moisture content.

Asphalt paved areas should be designed, constructed, and maintained in accordance with the recommendations of the Asphalt Institute or other widely recognized authority. Concrete paved areas should be designed and constructed in accordance with the recommendations of the American Concrete Institute or other widely recognized authority, particularly with regard to thickened edges, joints, and drainage. The Standard Specifications for Public Works construction ("Greenbook") or Caltrans Standard Specifications may be referenced for pavement materials specifications.

5.14 Drainage

Surface runoff should be collected and directed away from improvements by means of appropriate erosion-reducing devices and positive drainage should be established around the proposed improvements. Positive drainage should be directed away from improvements and slope areas at a gradient of at least two percent for a distance of at least five feet. However, the project civil engineers should evaluate the on-site drainage and make necessary provisions to keep surface water from affecting the site.

Generally, CTE recommends against allowing water to infiltrate building pads or adjacent to slopes and improvements. However, we understand that some agencies are encouraging the use of stormwater cleansing devices. Therefore, if storm water cleansing devices must be used, it is generally recommended that they be underlain by an impervious barrier and that the infiltrate be collected via subsurface piping and discharged off site.

5.15 Slopes

Based on anticipated soil strength characteristics, fill and cut slopes should be constructed at slope ratios of 2:1 (horizontal: vertical) or flatter. These fill slope inclinations should exhibit factors of safety greater than 1.5.

Although properly constructed slopes on this site should be grossly stable, the soils will be somewhat erodible. Therefore, runoff water should not be permitted to drain over the edges of slopes unless that water is confined to properly designed and constructed drainage facilities. Erosion-resistant vegetation should be maintained on the face of all slopes. Typically, soils along the top portion of a fill slope face will creep laterally. CTE recommends against building distress-sensitive hardscape improvements within five feet of slope crests.

As indicated, site slopes are generally considered to be stable provided site drainage is implemented as described herein and is constructed and maintained in accordance with the recommendations of the project Civil Engineer

5.16 Plan Review

CTE should be authorized to review the project grading, shoring, and foundation plans, and the grading or earthwork specifications (as applicable), prior to commencement of earthwork. Recommendations contained herein may be modified depending upon development plans.

5.17 Construction Observation

The recommendations provided in this report are based on conceptual design information for the proposed construction and the subsurface conditions observed in the explorations performed by CTE and previously by others. The interpolated subsurface conditions should be checked in the field during construction. Foundation and pavement recommendations may be revised upon review of development plans and completion of grading and as-built laboratory test results.

6.0 LIMITATIONS OF INVESTIGATION

The field evaluation, laboratory testing, and geotechnical analysis presented in this report have been conducted according to current engineering practice and the standard of care exercised by reputable geotechnical consultants performing similar tasks in this area. No other warranty, expressed or implied, is made regarding the conclusions, recommendations and opinions expressed in this report. Variations may exist and conditions not observed or described in this report may be encountered during construction.

The recommendations presented herein have been developed in order to reduce the potential adverse impacts of differential bearing, previously placed fills, and expansive soil conditions associated with the subject site. However, even with the design and construction precautions herein, some differential movement and associated distress can occur and should be anticipated. In addition, observation, evaluation, and update recommendations provided once project specific plans are developed and during grading or construction are absolutely essential and CTE cannot accept responsibility for plans not reviewed or conditions not observed during grading or construction if such services are provided by others.

The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.

CTE's conclusions and recommendations are based on an analysis of the observed conditions. If conditions different from those described in this report are encountered, this office should be notified and additional recommendations, if required, will be provided.

This report is prepared for the project client as described. It is not applicable to any other site. No other party can rely on this report without the express permission of CTE.

The opportunity to be of service on this project is appreciated. If you have any questions regarding

this report, please do not hesitate to contact the undersigned.

Respectfully submitted,

CONSTRUCTION TESTING & ENGINEERING, INC.



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AJB/CJK/JFL/DTM:nri





g 7. Lyne



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Chy

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Qpp

LEGEND

CPT-46 🔶 Approximate CPT Location B-46 🔶 Approximate Boring Location I-6 ⊕ Approximate Infiltration Location MW-2 🔶 Approximate Monitoring Well Location (Global Hydrology, 2013) GB-6 🕀 Approximate Boring Location (Geotechnical Professionals, 2006) Approximate Boring Location (Soil Testing Lab, 1968) SB-4 ⊕ Approximate Boring Location (Western Soil and Foundation Engineering, 1996) WB-3 Ә Approximate Test Pit Location (Baseline Consultants, 1988) BTP-4 🛈 SL-1 RL-1 Seismic Profile Line (Leighton, 2008) Qppf **Previously Placed Fill** Tsa Santiago Formation Qal Alluvial Deposits Approximate Geologic Contact **-**Ε' Approximate Cross Section Location E⊢

















LEGEND

Qppf QUATERNARY PREVIOUSLY PLACED FILL Tsa TERTIARY SANTIAGO FORMATION Qal QUATERNARY ALLUVIUM APPROXIMATE GEOLOGIC CONTACT

DISTANCE (FEET) CROSS SECTION B-B'



DISTANCE (FEET) CROSS SECTION C-C'



Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955

- 230 - 220
- 210
- 200
- 190

CROSS SECTIONS A-A', B-B' and	SCALE: 1"=30'	DATE: 9/16	
4002 VISTA WAY		CTE Job No.:	PLATE:
SAN DIEGO, CALIFORNIA		10-13000G	1





	Qppi
	Tsa
	Qal
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Qppf QUATERNARY PREVIOUSLY PLACED FILL TERTIARY SANTIAGO FORMATION QUATERNARY ALLUVIUM APPROXIMATE GEOLOGIC CONTACT APPROXIMATE GROUNDWATER ELEVATION

CROSS SECTION D-D'

DISTANCE (FEET) CROSS SECTION E-E'



Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955

CROSS SECTIONS D-D and E-E'	SCALE: 1"=30'	DATE: 9/16
4002 VISTA WAY	CTE Job No.:	PLATE:
SAN DIEGO, CALIFORNIA	10-13000G	2

APPENDIX A

REFERENCES

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APPENDIX B

EXPLORATION LOGS

CTE BORING LOGS CURRENT SITE INVESTIGATION



CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-

1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955

		DEF	INITION	OF TERMS			
PRI	MARY DIVISIONS	5	SYMBOLS	SECONDARY	DIVISIONS		
	GRAVELS	CLEAN	GW DO	WELL GRADED GRAVELS, LITTLE OR	GRAVEL-SAND MIXTURES NO FINES		
AN S	MORE THAN HALF OF	GRAVELS < 5% FINES	😽 GP 💀	POORLY GRADED GRAVELS C	R GRAVEL SAND MIXTURES,		
SOIL F OF R TH IZE	COARSE FRACTION IS	GRAVELS	GM I	SILTY GRAVELS, GRAVE	L-SAND-SILT MIXTURES,		
NED HALI RGE VE S	LARGER THAN NO. 4 SIEVE	WITH FINES	GC	CLAYEY GRAVELS, GRAVE	L-SAND-CLAY MIXTURES,		
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c الم			ML III	INORGANIC SILTS, VERY FINE	SANDS, ROCK FLOUR, SILTY		
F OF LLLEI E SIZ	SILTS AND C LIQUID LIM	IT IS		INORGANIC CLAYS OF LOW	/ TO MEDIUM PLASTICITY,		
D SC HALF SMA SIEVI	LESS THAI	N 50		GRAVELLY, SANDY, S ORGANIC SILTS AND ORGANIC	ILTS OR LEAN CLAYS C CLAYS OF LOW PLASTICITY		
AINE HAN I L IS 3 200 S				INORGANIC SILTS, MICACEOU	JS OR DIATOMACEOUS FINE		
E TI E TI NO.	SILTS AND C	LAYS		SANDY OR SILTY SO	R SILTY SOILS, ELASTIC SILTS		
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			GRAIN	SIZES			
BOULDERS	COBBLES	GR COARSE	AVEL FINE	SAND COARSE MEDIUM FINE	SILTS AND CLAYS		
1 CL	2" . EAR SQUARE SIE	3" 3 VE OPENINO	/4" 4 3	10 40 U.S. STANDARD SIEVE SIZE	200		
	(OTHEF	R THAN TES	ADDITIONA IT PIT AND BOR	AL TESTS RING LOG COLUMN HEADINC	S)		
MAX- Maximum	Dry Density		PM- Permeabili	ty PP- Pocl	ket Penetrometer		
GS- Grain Size Di	stribution		SG- Specific G	cavity WA- Wa	ish Analysis		
SE- Sand Equivale	ent		HA- Hydromete	er Analysis DS- Dire	ect Shear		
EI- Expansion Ind	ex		AL- Atterberg I	Limits UC- Unc	confined Compression		
CHIM- Sulfate and	Posistivity		KV-K-Value	ion M. Maia	ture/Density		
COP Corresivity	Resistivity		CR Collapse P	10fi M- MOIS	lure		
SD- Sample Distu	, rbed		HC- Hydrocolle	one or	n compression anic Impurities		
5D- Sample Dista	1000		REM- Remolde	d	une impurities		
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Construction Testing & Engineering, Inc.

1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955

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PRO	JEC	T:						DRILLER: SHEET	i: of
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Depth (Feet)	Bulk Sample	Driven Type	Blows/Foot	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log	BORING LEGEND	Laboratory Tests
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Ŭ			◄					Block or Chunk Sample	
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PROJECT: TR CTE JOB NO: 10- LOGGED BY: AJ			TRI-CIT 10-1300 AJB	TRI-CITY MEDICAL CTR. EX 10-13000G AJB				PANSION DRILLER: BAJA EXPLORA' DRILL METHOD: HOLLOW-STEM SAMPLE METHOD: RING, SPT and B'		BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	1 NG DATE: TION:	of 1 7/12/2016 ~268 FEET	
Depth (Feet)	Bulk Sample	Driven Type	Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log]	BORI	NG: B-1		Labora	atory Tests
						_				DESC	RIPTION			
-0- 						SC		Asphalt: 0-3 Base Mater <u>QUATERN</u> Medium de SAND.	3" ial: 3-6" NARY PRE nse, dry to s	VIOUSLY lightly mo	Y PLACED FILL: ist, brown, clayey fine gr	ained		
 - 5 - 	-	Т	22 50/5"			"SM"		TERTIAR Very dense SANDSTO	<u>Y SANTIA</u> , slightly mo NE, oxidize	GO FORM bist, reddis ad mottling	MATION: h gray, silty fine grained , massive.			
 - 10-	-		50/6"					Becomes le	ss oxidized					DS
	-							Total Depth No Ground	ı: 10.5' water Encou	intered				
-1 5 	-													
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	CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955													
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PROJECT: CTE JOB NO: LOGGED BY:	TRI-CIT 10-13000 AJB	Y MEI)G	DICAL C	TR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	1 NG DATE: TION: ~2	of 1 7/13/2016 264 FEET				
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-3		Laborato	ry Tests				
						DESC	CRIPTION							
			SC		Asphalt: 0-3 Base Materi <u>QUATERN</u> Medium der	3" ial: 3-6" NARY PREVIOUSL nse, moist, brown, cla	Y PLACED FILL: ayey fine grained SAND.		CH	M				
			CL		RESIDUAI Very stiff, n	<u>L SOIL</u> : noist, olive brown, fii	ne grained sandy CLAY, oxi	dized.	Ch					
-5			"SC"		TERTIARY Very dense, SANDSTO	Y SANTIAGO FOR slightly moist, light on NE, oxidized mottling	MATION: olive gray, clayey fine grain g, massive.	ed						
-10-					Total Depth No Groundy	a: 8.5' water Encountered								
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PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY ME 10-13000G AJB	EDICAL C	TR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLING DA ELEVATION:	1 of 1 ATE: 7/12/2016 ~264 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-5	L	aboratory Tests
					DESC	RIPTION		
		CL		Asphalt: 0-: Base Mater <u>QUATERN</u> Stiff, moist	3" ial: 3-6" NARY PREVIOUSL , brown, fine grained s	Y PLACED FILL: andy CLAY.		EI
-5 - 13 13 12 18 		"SM"		TERTIAR	Y SANTIAGO FORI	MATION:		CN
-10- 18 -36 50/5"	,			Very dense oxidized no	, slightly moist, light g dules, massive.	ray, silty fine grained SANI	DSTONE,	
-15 -15 -24 -15	,							
 - 20-				Total Depth No Ground	n: 16.5' water Encountered			
-25								
				1			I	B-5

	C	T	E	N	Cons 	struction Testi	ng & Engineering scondido, CA 92026 Ph (g, Inc. 760) 746	-4955
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CIT 10-1300 AJB	Y MEI 0G	DICAL C	CTR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLII ELEVA	1 of 1 NG DATE: 7/13/201 TION: ~260 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-7		Laboratory Tests
			_	Ū		DESC	CRIPTION		
			SC		Asphalt: 0- Base Mater <u>QUATER</u> Medium de	3" ial: 3-8" <u>NARY PREVIOUSL</u> nse, moist, olive brow	Y PLACED FILL: n, clayey fine grained SAN	D.	
									CN
-10- 17 27 50/5"	,		"SM"		TERTIAR Very dense oxidized m	Y SANTIAGO FOR , moist, light gray, silt ottling, massive.	MATION: y fine grained SANDSTON	E,	GS
					Total Dept No Ground	h: 11.5' water Encountered			
-15-									
-20-									
-25-									
				1					B-7

PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY M 10-13000G AJB	MEDICAL	CTR. E	2. 1441 M	DRILLER: DRILLER: DRILL METHOD: SAMPLE METHOD:	SCONDIDO, CA 92026 Ph (BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	(760) 746-4 SHEET: DRILLIN ELEVAT	1955 1 G DATE: ION:	of 2 7/12/2016 ~262 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Motsture (%) U.S.C.S. Symbol	Graphic Log		BORI	NG: B-8		Labora	atory Tests
-0 		SC "SM		Asphalt: 0- Base Mater QUATERM Medium de	DESC 3" ial: 3-8" <u>VARY PREVIOUSL</u> nse, moist, brown, cla Y SANTIAGO FOR	Y PLACED FILL: yey fine grained SAND.			
15 -10 -10 35 50/4"				Very dense with trace c	, slightly moist, light g lay, oxidized blebs, m	ray, silty fine grained SAN	DSTONE		
-15- 									
-25									

PROJEC CTE JOE	T: 3 NO):	TRI-CIT 10-1300	TY MEI DOG		CTR. E	Cons 1441 M XPANSION	DRILLER: DRILL METHOD:	ng & Engineerin scondido, CA 92026 Ph BAJA EXPLORATION HOLLOW-STEM AUGER	g, Inc. (760) 746- SHEET: DRILLI	4955 2 NG DATE:	of 2 7/12/2016
LOGGEI) BY		AJB		1		1	SAMPLE METHOD:	RING, SPT and BULK	ELEVA	FION:	~262 FEET
Depth (Feet) Bulk Sample	Driven Type	Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-8		Labo	ratory Tests
								DESC	RIPTION			
-25		19 50/5" 19 50/2"			"SM"		Very dense with trace of Becomes le	r: 50.2' water Encountered	ray, silty fine grained SAN	DSTONE		
-5 0		50/2"										
												В-8

LOCGED BY: AIB SAMPLE METHOD: RING, SPT and BULK ELEVATION: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <td< th=""><th>PROJE CTE JO</th><th>ECT OB 1</th><th>: NO</th><th>:</th><th>TRI-CIT 10-1300</th><th>TY MEI DOG</th><th></th><th>CTR. E</th><th>Cons 1441 M XPANSION</th><th>DRILLER: DRILL METHOD:</th><th>scondido, CA 92026 Ph (BAJA EXPLORATION HOLLOW-STEM AUGER</th><th>J, Inc. 760) 746 SHEET: DRILLI</th><th>-4955 1 NG DATE:</th><th>of 1 7/12/2016</th></td<>	PROJE CTE JO	ECT OB 1	: NO	:	TRI-CIT 10-1300	TY MEI DOG		CTR. E	Cons 1441 M XPANSION	DRILLER: DRILL METHOD:	scondido, CA 92026 Ph (BAJA EXPLORATION HOLLOW-STEM AUGER	J, Inc. 760) 746 SHEET: DRILLI	-4955 1 NG DATE:	of 1 7/12/2016
oracle of the second	.OGG	ED	BY	·:	AJB	1		1		SAMPLE METHOD:	RING, SPT and BULK	ELEVA'	TION:	~258 FEET
Image: Constraint of the second se	Depth (Feet)	Bulk Sample	Driven Type	Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-9		Laboi	atory Tests
0 Asphalt: 0-2" Base Material: 2-5" OUATERNARY PREVIOUSLY PLACED FILL: Medium dense, moist, brown, clayey fine grained SAND.										DESC	CRIPTION			
	·0			10 13 14 12 18 48 18 50/6"			SC CL "SM"		Asphalt: 0- Base Mater OUATERI Medium de Very stiff, 1 roots. TERTIAR Very dense oxidized m	2" rial: 2-5" NARY PREVIOUSL moist, moist, brown, cla moist, olive brown, fir Y SANTIAGO FOR , moist, light gray, silt ottling, massive.	Y PLACED FILL: yey fine grained SAND. he grained sandy CLAY, trac MATION: y fine grained SANDSTONI	e		
	-25-								No Ground	lwater Encountered			T	B-9

	C	E	N	Cons	ontiel Rd Ste 115, Es	ng & Engineering	g, Inc. 760) 746	-4955	
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY M 10-13000G AJB	MEDICAL C	TR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	1 NG DATE: TION:	of 1 7/13/2016 ~254 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Moisture (%) U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-11		Labora	atory Tests
					DESC	RIPTION			
		SC		Asphalt: 0-6 Base Mater <u>OUATERN</u> Medium de	5" ial: 6-10" <u>NARY PREVIOUSL</u> nse, slightly moist, lig	Y PLACED FILL: ht brown, clayey fine graine	d SAND.		
-5- 10 12 13		SM		Medium de	nse, moist, light gray,	silty fine grained SAND.			
		CL		Stiff, moist,	, olive, fine grained sa	ndy CLAY.			
-10^{-1} -10^{-1}		CL		RESIDUA Stiff, moist,	L SOIL: , olive, fine grained sa	ndy CLAY.			CN
-15 15 $2650/5"$		"SC"		TERTIAR Very dense, SANDSTO	Y SANTIAGO FOR , slightly moist, light o NE, oxidized mottling	MATION: live gray, clayey fine graine , massive.	ed		
				Total Depth No Ground	n: 15.9' water Encountered				
-20- 									
25-									
			I						B-11

				C	T	E	N	Cons 	struction Testi	ng & Engineerin scondido, CA 92026 Ph	i g, Inc. (760) 746-	-4955	
PRO CTE LOG	JEC JOI GEI	T: 3 NC D B	D: Y:	TRI-CI 10-130 AJB	TY ME 00G	DICAL (CTR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLII ELEVA	1 NG DATE: TION:	of 1 7/13/2016 ~267 FEET
Depth (Feet)	Bulk Sample	Driven Type	Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-13		Labor	atory Tests
									DESC	CRIPTION			
-0- 	-		6 8 11			SC		Asphalt: 0- Base Mater <u>OUATER</u> Medium de	3" ial: 3-24" NARY PREVIOUSL nse, slightly moist, oli	Y PLACED FILL: ive brown, clayey fine grain	ned SAND.		
-10 		Z	9 12 10										CN
 -15			16 27 50/6"			CL "SM"		RESIDUA Stiff, moist massive. TERTIAR Very dense SANDSTO	L SOIL: , olive, fine grained sa Y SANTIAGO FOR , slightly moist, light g NE, oxidized mottling	ndy CLAY, oxidized mottl MATION: gray, silty fine grained g, massive.	ing,		
20 - 25								Total Depth No Ground	n: 16.5' water Encountered				
	•	-											B-13

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PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY ME 10-13000G AJB	DICAL CTR	. EXPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	1 NG DATE: TION:	of 1 7/13/2016 ~264 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	oraphic Log	BORIN	NG: B-14		Labor	atory Tests
				DESC	CRIPTION			
-0 -		CL	Concrete: (<u>QUATER</u> Stiff, moist)-8" <u>NARY PREVIOUSL</u> , olive brown, fine gra	Y PLACED FILL: ined sandy CLAY.			
-20-		CL "SM"	RESIDUA Stiff, moist TERTIAR Very dense	<u>L SOIL</u>: , olive, fine grained sa <u>X SANTIAGO FOR</u> , moist, light gray, silt	ndy CLAY, oxidized mottlin MATION: y fine grained SANDSTON	ng. E,		
-25- 50/5"			oxidized m Total Dept No Ground Backfilled	ottling, massive. h: 22.5' lwater Encountered with Bentonite Chipps	Capped with Concrete	·		B-14

CTE	NC. Cons	Struction Testi	ng & Engineering scondido, CA 92026 Ph (7	, Inc. 60) 746-	-4955	
PROJECT: TRI-CITY MEDICAL CT CTE JOB NO: 10-13000G LOGGED BY: AJB	IR. EXPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	1 NG DATE: TION:	of 1 7/14/2016 ~246 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6" Dry Density (pcf) Moisture (%) U.S.C.S. Symbol	Graphic Log	BORIN	NG: B-15		Labora	tory Tests
		DESC	CRIPTION			
-0	Asphalt: 0- Base Mate <u>QUATER</u> Medium de	4" rial: 4-9" NARY PREVIOUSL ense, moist, dark olive,	Y PLACED FILL: fine grained sandy CLAY.			
– <u>25</u> 50/5" "SM"	TERTIAR Very dense	<u>XY SANTIAGO FOR</u> , moist, light gray, silt	MATION: y fine grained SANDSTONE	,		
	oxidized bl	lebs, massive.				
	Total Dept No Ground	h: 6.5' lwater Encountered				
-10-						
-20-						
$\mathbf{F} \prec $						
$F \rightarrow $						
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$F \rightarrow $						
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	I					B-15

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PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY ME 10-13000G AJB	EDICAL C	TR. EZ	TPANSION DRILLER: BAJA EXPLORATION SHE DRILL METHOD: HOLLOW-STEM AUGER DRII SAMPLE METHOD: RING, SPT and BULK ELE	ET: LING DATE /ATION:	l of 2 2: 7/14/2016 ~242 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log	BORING: B-16	Labo	oratory Tests
			-	DESCRIPTION		
		CL		Asphalt: 0-4" Base Material: 4-9" QUATERNARY PREVIOUSLY PLACED FILL: Stiff, moist, dark olive, fine grained sandy CLAY.		EI
$\begin{array}{c} - \\ - \\ - \\ - \\ - \end{array} \begin{array}{c} 14 \\ 32 \end{array}$		"SC"		TERTIARY SANTIAGO FORMATION: Very dense, moist, light gray, clayey fine grained SANDSTONE with trace clay, oxidized mottling, massive.	_	
-10- 18 $$ $1850/5"$		"SM"		Very dense, moist, light reddish gray, silty fine grained SANDSTON oxidized mottling, massive.	E,	
 - 1 5- 				Becomes more oxidized		
-20- -20- -20- -17 50/5" 		"SC"		Very dense, moist, light gray, clayey fine grained SANDSTONE with trace clay, oxidized blebs, massive.		
-25						
						B-16

	CTE	NC. Cons	Struction Testi	ng & Engineering	g, Inc. (760) 746-4	955
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY MEDICAL C 10-13000G AJB	TR. EXPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLINC ELEVATIO	2 of 2 G DATE: 7/14/2016 ON: ~242 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%) U.S.C.S. Symbol	Graphic Log	BORIN	NG: B-16		Laboratory Tests
			DESC	RIPTION		
-25 -25 -30 -30 -35 -35 -35 -40 $-35/(5)$	"SC"	Very dense SANDSTC Seepage	e, slightly moist, light g NE with trace clay, ox	ray, clayey fine grained idized mottling, massive.		
 - 4 5- 		Total Dept Seepage En Backfilled	h: 40.5' ncountered at Approxin with Bentonite Grout (nately 32' Capped with Chips and Con	crete	D .16
						B-16

COULD IN CONCENTION OF THE ADDRESS OF DELLATINOD. DUDING THE ADDRESS OF DELLATION. DUDING THE ADDRESS OF ADDRESS OF DELLATION. DUDING THE ADDRESS OF	PRO	IEC	T.		C			NO E	Cons 1441 M	ontiel Rd Ste 115, E	scondido, CA 92026 Ph (7	1, Inc. 760) 746-4	1955	of 2
understand understand <th>CTE LOG</th> <th>JOE GEI</th> <th>I. BNC DBY</th> <th>): 7:</th> <th>10-1300 AJB</th> <th>0G</th> <th>DICALC</th> <th>- I K. Ľ</th> <th>AFAIISION</th> <th>DRILLER. DRILL METHOD: SAMPLE METHOD:</th> <th>HOLLOW-STEM AUGER RING, SPT and BULK</th> <th>DRILLIN ELEVAT</th> <th>G DATE: ION:</th> <th>7/13/2016 ~263 FEET</th>	CTE LOG	JOE GEI	I. BNC DBY): 7:	10-1300 AJB	0G	DICALC	- I K. Ľ	AFAIISION	DRILLER. DRILL METHOD: SAMPLE METHOD:	HOLLOW-STEM AUGER RING, SPT and BULK	DRILLIN ELEVAT	G DATE: ION:	7/13/2016 ~263 FEET
O DESCRIPTION 0 Concrete: 0.8" Base Material: 8-18" OUATERNARY PREVIOUSLY PLACED FILL: OUATERNARY PREVIOUSLY PREVIOUSLY PLACED FILL: OUATERNARY PREVIOUSLY	Depth (Feet)	Bulk Sample	Driven Type	Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI		Labora	atory Tests	
0 Concrete 0.8" Book Material 8-18" OUATERNARY PREVIOUSLY PLACED FILL: OUATERNARY PREVIOUSLY PLACED FILL: Medium dense, moist, olive brown, fine grained sandy CLAY.										DESC	CRIPTION			
	-0- 	-					SC		Concrete: 0 Base Mater QUATER! Medium de with trace g)-8" 'ial: 8-18" NARY PREVIOUSL nse, moist, olive brow gravel.	Y PLACED FILL: n, clayey fine grained SAND)		
-5 -6 7 Asphalt CN -10 7 Asphalt CN -15 -7 -10 CL RESIDUAL SOIL: Stiff, moist, olive, fine grained sandy CLAY, oxidized mottling. -20 -5 -7 -10 -10 -10 -20 -5 -7 -10 -10 -10 -20 -5 -7 -10 -10 -10 -20 -10 -5 -7 -10 -10 -20 -10 -5 -7 -10 -10 -20 -10 -5 -7 -10 -10 -10 -20 -10 -5 -7 -10 -10 -10 -10 -20 -5 -7 -10 -10 -10 -10 -10 -10 -20 -5 -7 -10 -10 -10 -10 -10 -10 -20 -10 -10 -10 -10 -10 -10 -10 -10 -10 -10 -10 -10 -10 -1							CL		Stiff, moist	, olive brown, fine gra	ined sandy CLAY.			
10 Z 6 7 Asphalt CN 10 Z 7 Asphalt CN 15 T F F F F 15 T F F F F 15 T F F F F 16 T F F F CN 17 T F F F CN 18 CI RESIDUAL SOIL: Stiff, moist, olive, fine grained sandy CLAY, oxidized mottling. CI GS 19 T T F F GS 19 T T T F GS 19 T T T T F 10 T T T T GS 10 T T T T T F 10 T T T T T GS 10 T T T T T T T 10 T T T	-5-													
10 7 Asphalt CN 15 - - - - - CN 15 - - - - - - CN 15 - - - - - - - CN 15 - </td <td></td>														
10 7 Asphalt CN 15 7 Asphalt CN 15 1 1 RESIDUAL SOIL: Stiff, moist, olive, fine grained sandy CLAY, oxidized mottling. carbonate blebs. GS 20 5 7 1 Image: Character of the state of t														
10 7 Asphalt CN -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15 -15	-													
Aspnalt CN Aspnalt CN CN CN CN CN CN CN CN CN CN	-10		7	6										
CL RESIDUAL SOIL: CL RESIDUAL SOIL: CL RESIDUAL SOIL: Stiff, moist, olive, fine grained sandy CLAY, oxidized mottling. carbonate blebs. GS "SM" TERTIARY SANTIAGO FORMATION: Very dense, moist, light gray, silty fine grained SANDSTONE, massive. B-18			Д	7 7					Asphalt					CN
CL RESIDUAL SOIL: CL RESIDUAL SOIL: Stiff, moist, olive, fine grained sandy CLAY, oxidized mottling. carbonate blebs. GS "SM" TERTIARY SANTIAGO FORMATION: Very dense, moist, light gray, silty fine grained SANDSTONE, massive. B-18	-													
-15 Image: Classical conditions of the second cond														
CL RESIDUAL SOIL: CL RESIDUAL SOIL: Stiff, moist, olive, fine grained sandy CLAY, oxidized mottling. carbonate blebs. GS "SM" TERTIARY SANTIAGO FORMATION: Very dense, moist, light gray, silty fine grained SANDSTONE, massive. B-18	-1 5													
GS Stiff, Doist, olive, fine grained sandy CLAY, oxidized mottling. Carbonate blebs. GS GS "SM" TERTIARY SANTIAGO FORMATION: Very dense, moist, light gray, silty fine grained SANDSTONE, massive. B-18							CL		RESIDUA	LSOIL				
GS GS "SM" TERTIARY SANTIAGO FORMATION: Very dense, moist, light gray, silty fine grained SANDSTONE, massive. B-18							CL		Stiff, moist carbonate b	, olive, fine grained sa blebs.	ndy CLAY, oxidized mottlin	.g.		
GS GS GS SM" TERTIARY SANTIAGO FORMATION: Very dense, moist, light gray, silty fine grained SANDSTONE, massive. B-18														
- -	-20		Π	5 5 7										GS
-25 25 -25 -25 B-18				,										
-25 \pm 25 B-18	╞╶						"SM"		TERTIAR Verv dense	Y SANTIAGO FOR	MATION: y fine grained SANDSTONE	3.		
B-18	-25			_ .					massive.	, moise, iight gray, sill		-,		
				25	I				I					B-18

	CT.	E	N	Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955					
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY MI 10-13000G AJB	EDICAL C	CTR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLIN ELEVAT	2 IG DATE: TON:	of 2 7/13/2016 ~263 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-18		Labor	atory Tests
	I		Ŭ		DESC	CRIPTION			
		"SM"		TERTIAR Very dense massive.	Y SANTIAGO FOR , moist, light gray, silt	MATION: y fine grained SANDSTONE	Ξ,		
				Total Depth No Ground Backfilled	n: 25.9' water Encountered with Bentonite Chips (Capped with Concrete			
 - 3 0									
┠╶┥║║									
-									
-35-									
-40-									
45-									
┠┥║									
-5 0									D 40
									R-18

	С	ng & Engineering scondido, CA 92026 Ph (g, Inc. ^{760) 746}	-4955						
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY 10-130000 AJB	G MEE	DICAL C	TR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	1 NG DATE: TION:	of 1 7/13/2016 ~254 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-19		Labora	atory Tests
						DESC	RIPTION			
			SC		Asphalt: 0-3 Base Mater QUATERN Medium de	3" ial: 3-7" NARY PREVIOUSL nse, moist, olive brow	Y PLACED FILL: n, clayey fine grained SAN	D.		
$-10^{-10^{-10^{-10^{-10^{-10^{-10^{-10^{$			CL SC		Stiff, moist, Medium de	, olive, fine grained sa nse, moist, light gray,	ndy CLAY. clayey fine grained SAND.			CN
-15 $2050/5"$			"SM"		TERTIAR Very dense. SANDSTO	Y SANTIAGO FOR , slightly moist, light g NE, oxidized blebs, m	MATION: gray, silty fine grained assive.			
 - 20- - 25-					Total Depth No Ground	n: 15.9' water Encountered				D 10
										в-19

	С	T	EI	NO	Cons 	struction Testi	ng & Engineering scondido, CA 92026 Ph (g, Inc. 760) 746-	4955	
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY 10-130000 AJB	G MEI	DICAL C	TR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLIN ELEVAT	1 NG DATE: TION:	of 1 7/13/2016 ~258 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-20		Labor	atory Tests
						DESC	CRIPTION			
			CL		Asphalt: 0-3 Base Mater <u>QUATERN</u> Stiff, moist,	3" ial: 3-9" <u>VARY PREVIOUSL</u> olive brown, fine gra	Y PLACED FILL: ined sandy CLAY.			
			SC		Medium de	nse, moist, olive, clay	ey fine grained SAND.			
			CL		<u>Roots</u> Very stiff, r	noist, brown, fine gra	ined sandy CLAY, trace gra	vel.		
$-10 \begin{bmatrix} 8\\9\\13\end{bmatrix}$			SC		Medium de	nse, moist, light grayi	sh brown, clayey fine graine	đ ŚĀND.		
-15 7 13 16			CL		Very stiff, ī	noist, olive brown, fir	e grained sandy CLAY.			
22 27 50/6"			"SC/SM'		TERTIAR Very dense SANDSTO	Y SANTIAGO FOR , slightly moist, light g NE, oxidized mottling	MATION: gray, silty to clayey fine grai g.	ned		AL
					Total Depth No Ground Backfilled y	n: 20.0' water Encountered with Bentonite Chips (Capped with Concrete			
-25										
										B-20

CTEINC: Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955										
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY M 10-13000G AJB	IEDICAL C	CTR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLII ELEVA	1 NG DATE: ПОN:	of 1 7/14/2016 ~256 FEET	
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN		Labor	atory Tests		
					DESC	RIPTION				
		CL		OUATERN Stiff, slightl	AY.					
SM RESIDUAL SOIL:										
-	SM RESIDUAL SOIL: Medium dense, moist, olive brown, silty fine grained SAND. CL Very stiff, moist, olive, fine grained sandy CLAY.									
-5- 26 50/4" "SC" TERTIARY SANTIAGO FORMATION: Very dense, slightly moist, light gray, silty fine to medium grained										
				SANDSTO	NE, massive.					
				Total Depth No Ground	n: 5.9' water Encountered					
-10-										
-										
-										
+ + + + + + + + + + + + + + + + + + +										
-15-										
-										
-20-										
┠┥║										
┠┥║										
┠┥╎╎										
┠┥║										
-25										
									B-23	

CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955										
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY ME 10-13000G AJB	EDICAL C	TR.E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLIN ELEVAT	1 G DATE: ION:	of 1 7/14/2016 ~259 FEET	
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORING: B-24 DESCRIPTION					
					DESC	RIPTION				
-0		SC		OUATERN Medium den SAND.	ARY PREVIOUSL' se, slightly moist, lig	Y PLACED FILL: ht olive gray, clayey fine gr	ained			
-5- $-5 -5 -5 -5 -5 -5 -5 -5 -5 -7-$					SOL -				AL	
		SM		Medium den	se, moist, olive, silty	fine grained SAND.				
-10 $\begin{bmatrix} 8\\ 8\\ 9\end{bmatrix}$		SC		Medium den	se, moist, olive, claye	ey fine grained SAND.			CN	
		"CL"		TERTIARY Hard, moist, mottling.	SANTIAGO FOR	MATION: andy CLAYSTONE, oxidize	ed			
15- 20 50/6"				Very dense, oxidized mo	moist, light olive, cla ttling, massive.	yey fine grained SANDSTC	DNE,		EI	
 - 20- - 25-				Total Depth: No Groundw	16.0' vater Encountered					
									B-24	

CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955												
PROJE CTE JC LOGGE	CT:)B N(ED B`	D: Y:	TRI-CIT 10-1300 AJB	Y MEI 0G	DICAL C	TR.E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	: 1 NG DATE: TION:	of 1 7/14/2016 ~257 FEET
Depth (Feet) Bulk Samole	Driven Type	Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-26		Labor	atory Tests
								DESC				
-0 					SC		OUATERN Medium der	NARY PREVIOUSL' nse, moist,olive brown	D.			
 - 5 -		18			SM		Medium der	nse, moist, gray to dar	AND.			
	Z	18 21			CL		RESIDUA	L SOIL:			CN	
 -10-		8 13 20			"\$C"		Stiff, moist,	, dark brown, fine grai	ned sandy CLAY.			
		20			be		Dense, mois mottling. Becomes ve	ery dense	rained SAND.			
-15-		50/6"										
		50/0					Total Depth No Ground	n: 15.5' water Encountered				
-20-												
-												
-25												
					I	I	I					B-26

	C	T		NO	Cons	ntiel Rd Ste 115, Es	ng & Engineering	g, Inc. (760) 746-49	55
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY 10-130000 AJB	MED G	ICAL C	TR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLING I ELEVATIO	1 of 1 DATE: 7/14/2016 N: ~257 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-27		Laboratory Tests
						DESC	RIPTION		
			SC		QUATERN Medium de grained SA	NARY PREVIOUSLY nse, slightly moist, lig ND.	Y PLACED FILL: ht yellowish brown, clayey	fine	СНМ
		-	SM CL "CL"	· · · .	RESIDUA Medium de oxidized me Very stiff, r oxidized me	L SOIL: nse, moist, dark grayis ottling. noist, dark olive gray, ottling. Y SANTIAGO FOR	th brown, silty fine grained fine grained sandy CLAY,	SAND,	GS
-10- 12 16 19		-	"SC"		Hard, moist mottling.	, olive, fine grained sa	indy CLAYSTONE, oxidiz	ed	GS
 - 15- 7 34					SANDSTO	NE, oxidized mottling			
50/6" 					Increased d	ensity			
50/6"				<u> </u>					
25-					Total Depth No Ground Backfilled v	a: 22.9' (Refusal in De water Encountered with Bentonite Chips (nse Sandstone) Capped with Concrete		D. 67
									В-27

CTEINC: Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955										
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY 10-13000 AJB	Y MEI IG	DICAL C	CTR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	1 NG DATE: ПОN:	of 1 7/14/2016 ~251 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-29		Labor	atory Tests
						DESC	RIPTION			
-0	0 SC QUATERNARY PREVIOUSLY PLACED FILL: Medium dense, moist, brown, clayey fine grained SAND.									
	CL Stiff, moist, brown, fine grained sandy CLAY.									
$\begin{array}{c} 3 \\ - \end{array} = \begin{bmatrix} 7 \\ 8 \\ 7 \end{bmatrix}$	5- 7 8 - 7 8 7 7 SM RESIDUAL SOIL: Medium dense, moist, olive, silty fine grained SAND.									
┠┥║			CL		Very stiff, r	moist, olive, fine grain				
-10- 20 24 50/6'	,		"SC"		TERTIAR Very dense, massive.	Y SANTIAGO FOR , moist, light olive gra	MATION: y, clayey fine grained SAN	DSTONE,		
					Total Depth No Ground	n: 11.5' water Encountered				
-1 5- 										
- 20-										
┠┥║										
┠┥║										
25									I	B 20
										D-27

	СТ	EIN	C. Cons	struction Testi ontiel Rd Ste 115, Es	ng & Engineering	g, Inc. 760) 746-495	5
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY MEI 10-13000G AJB	DICAL CTR.	EXPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLING D ELEVATION	1 of 2 ATE: 7/15/2016 -258 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol Graphic Log		BORIN	NG: B-31	L	aboratory Tests
				DESC	RIPTION		
		CL	Asphalt: 0- Base Mater <u>OUATER</u> Stiff, moist	3" ial: 3-8" NARY PREVIOUSLY , olive, fine grained sa	Y PLACED FILL: ndy CLAY.		EI
9 9 9 9 9							
-10 1 2 4		SM 	RESIDUA Loose, very Stiff, moist	<u>L SOIL:</u> / moist, light gray, silty , light olive, fine grain	y fine_grained SAND. ed sandy CLAY.		
-15 -15 -14 -17 -14 -17 -14 -17 -14 -17 -14 -17 -14 -17 -14		"SC"	TERTIAR Very dense oxidized m	Y SANTIAGO FOR , moist, light olive, cla ottling, massive.	MATION: yey fine grained SANDSTC)NE,	
-20- -20- 		"SC/CL"	Very dense SANDSTO	or hard, moist, light o NE/ sandy CLAYSTC	live, clayey fine grained DNE, oxidized mottling, mas	ssive.	
-2 5							B-31

	CTEIN	Construction Test 1441 Montiel Rd Ste 115, E	ing & Engineering scondido, CA 92026 Ph (7	g, Inc. 760) 746-495	5
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY MEDICAL CTR. H 10-13000G AJB	XPANSION DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLING DA ELEVATION:	2 of 2 ATE: 7/15/2016 ~258 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%) U.S.C.S. Symbol Graphic Log	BORII	NG: B-31	L	aboratory Tests
		DESC	CRIPTION		
$ \begin{array}{c} 19\\ 50/5^{\circ}\\ -35\\ -35\\ -40\\ -40\\ -40\\ -40\\ -40\\ -40\\ -40\\ -40$	"SC/CL"	Becomes interbedded clayey SA Becomes interbedded clayey SA Hard, slightly moist, olive, fine g clay, oxidized mottling.	NDSTONE and sandy CLAY	sive. /STONE. .ce	AL
-45- - 5 0 T 50/6'	п	Total Depth: 50.5' No Groundwater Encountered Backfilled with Bentonite Grout	Capped with Chips and Conc	crete	AL B-31

CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955											
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY ME 10-13000G AJB	DICAL C	TR. EZ	XPANSION DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLIN ELEVA	1 NG DATE: FION:	of 1 7/14/2016 ~260 FEET			
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log	BORI	NG: B-33		Labora	itory Tests			
		CL		DES Asphalt: 0-4" Base Material: 4-8" QUATERNARY PREVIOUSI Stiff, moist, dark brown, fine gra	CRIPTION						
	,	SM CL "CL" "SC"	· · · · · · · · · · · · · · · · · · ·	RESIDUAL SOIL: Loose to medium dense, very m grained SAND. Very stiff, moist, brown, fine gra TERTIARY SANTIAGO FOR Hard, moist, olive, fine grained mottling, massive. Very dense, moist, light olive gr SANDSTONE oxidized mottling	oist, dark grayish brown, silt ined sandy CLAY. MATION: sandy CLAYSTONE, oxidiz ay, clayey fine to medium gr	ed		DS			
 - 1 5 - 				Total Depth: 10.5' No Groundwater Encountered	8,						
-20- - 25-								B-33			

	CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955											
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY MEDIC 10-13000G AJB	CAL CTR. EX	KPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLIN ELEVAT	1 G DATE: ION:	of 1 7/14/2016 ~261 FEET				
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol Graphic Log		BORIN	NG: B-34		Labora	ntory Tests				
				DESC	RIPTION							
	C	EL/SC	Asphalt: 0-3 Base Materi <u>OUATERN</u> Stiff or med clayey SAN	al: 3-7" MARY PREVIOUSL Jum dense, moist, bro D.	Y PLACED FILL: wn, fine grained sandy CLA	.Y/						
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		CL	Stiff, moist,	brown, fine grained s	andy CLAY.							
$-10^{-10^{-10^{-10^{-10^{-10^{-10^{-10^{$			Madium da	asa mojet dark broug	poorly graded fine graine							
15- 11 17 44		"CL"	SAND. Odorius soi Seepage <u>TERTIAR</u> Hard, moist mottling Very dense, very dense,	Y SANTIAGO FOR , olive, fine grained sa moist, light olive gra	MATION: indy CLAYSTONE, oxidize y, silty fine grained SANDS	ed TŌNĒ,						
 - 20-			Total Depth Seepage En Backfilled v	: 16.5' countered at Approxin vith Bentonite Chips (nately 14 feet Capped with Concrete							
25								B-34				
								D-34				

		C	T	E	N	Cons 	ontiel Rd Ste 115, I	ting & Engineeri Escondido, CA 92026 P	ng, Inc. h (760) 746	-4955	
PROJECT: CTE JOB NC LOGGED BY): /:	TRI-CIT 10-1300 AJB	Y MEI 0G	DICAL C	TR. E	XPANSION	ANSION DRILLER: BAJA EXPLORATION SHEET: DRILL METHOD: HOLLOW-STEM AUGER DRILLI SAMPLE METHOD: RING, SPT and BULK ELEVA				of 1 7/14/2016 ~263 FEET
Depth (Feet) Bulk Sample Driven Type	Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORI	NG: B-35		Labora	atory Tests
				_			DES	SCRIPTION			
-0				CL		Asphalt: 0-4 Base Mater QUATER Stiff, moist	4" ial: 4-7" N ARY PREVIOUS , olive brown, fine g	LY PLACED FILL: rained sandy CLAY.			
				CL		RESIDUA Very stiff, 1	L SOIL: noist, reddish olive,	fine grained sandy CLAY,	oxidized.		
_5	15 50/6"			"SM/SC		TERTIAR Very dense SANDSTO	Y SANTIAGO FO , slightly moist, ligh NE, oxidized mottli	RMATION: t olive, silty to clayey fine g ng, massive.	grained		
 -10	16 50/6"										
	00/0					Total Depth No Ground	n: 11.0' water Encountered				
-1 5 											
-20-											
- 25										l	B-35
<u></u>											D 33

PROJECT. TRUCTY MEDICAL CTR. EXPANSION DERLER: BAALEXPLOATION SHEET: 1 of 1 CTD:0000C DRUD. METHOD: MODIOWSTITMATCR DRUDS DATE: 7722016 DRUD.METHOD: NOG SAMPLE METHOD: MODIOWSTITMATCR DRUDS OF -283 FEET 0 10000C DRUD SAMPLE METHOD: NOG SPT and DULK ELEVATION: -283 FEET 0 10000C DRUD SAMPLE METHOD: NOG SPT and DULK ELEVATION: -283 FEET 0 10000C DRUD SAMPLE METHOD: NOG SPT and DULK ELEVATION: -283 FEET 0 10000C DRUD SAMPLE METHOD: NOG SPT and DULK ELEVATION: -283 FEET 0 10000C DRUD SAMPLE METHOD: NOG SPT and DULK ELEVATION: -283 FEET 0 10000C DRUD SAMPLE METHOD: NOG SPT and DULK ELEVATION: -283 FEET 0 10000C DRUD SAMPLE METHOD: NOG SAMPLE METHO	PROJECT: TRI-CITY MEDICAL CTR. EXPANSION DRILLER: BAJA EXPLORATION SHEET: 1 CTE JOB NO: 10-13000G DRILL METHOD: HOLLOW-STEM AUGER DRILLING DATE: LOGGED BY: AJB SAMPLE METHOD: RING, SPT and BULK ELEVATION: ~	of 1 7/12/2016 283 FEET
unspective use use <thut< th=""> <thut< th=""> use</thut<></thut<>		ory Tests
DESCRIPTION 0 Image: Constraint of the state of the	Depth (Feet) Bulk Sample Briven Type Dry Density (pc Moisture (%) Moisture (%) Craphic Log	
0 CL RESIDUAL SOIL: Very still, dry to slightly moist, brown, fine grained sandy CLAY, oxidized. *SC* TERTIARY SANTIAGO FORMATION: Very dense, slightly moist, gray, clayey fine grained SANDSTONE, increased oxidation RV -5 - - - - -6 - - - - -7 - - - - -7 - - - - -7 - - - - -7 - - - - -7 - - - - - -7 - - - - - -7 - - - - - -7 - - - - - -7 - - - - - - -7 - - - - - - - -7 - - - - - - - - -7 - - - -	DESCRIPTION	
'SC' TERTIARY SANTIAGO FORMATION: Very dense, slightly moist, gray, clayey fine grained SANDSTONE, increased oxidation 5 Total Depth: 5.0' No Groundwater Encountered 10 Total Depth: 5.0' No Groundwater Encountered 10 Image: State of the st	O CL RESIDUAL SOIL: Very stiff, dry to slightly moist, brown, fine grained sandy CLAY, oxidized.	
73 Total Depth: 5.0' No Groundwater Encountered	"SC" TERTIARY SANTIAGO FORMATION: Very dense, slightly moist, gray, clayey fine grained SANDSTONE, massive. Increased oxidation	V
	- -	

	С	T	EI	N	Cons 	struction Testi	ng & Engineerir scondido, CA 92026 Ph	ng, Inc. (760) 746	-4955	
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY 10-13000 AJB	Y MEI)G	DICAL C	CTR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLI ELEVA	1 NG DATE: TION:	of 1 7/12/2016 ~273 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-38		Labora	atory Tests
			SC		OUATER Loose to m SAND with	DESC NARY PREVIOUSL edium dense, moist, o n trace gravel and conc	<u>Y PLACED FILL:</u> live brown, clayey fine gra	ined		
 - 10-			CL "SC"		Stiff, moist RESIDUA Medium de SAND.	, brown, fine grained s L SOIL: nse to dense, moist, ol	andy CLAY.	ed		
 - +++			"SM"		TERTIAR Very dense SANDSTO	Y SANTIAGO FOR , moist, light gray, silt NE, oxidized mottling	MATION: y to clayey fine grained g, massive.			
-15- - 20- 					Total Deptl No Ground	h: 14.0' water Encountered				
 - 25										B-38

ROLECT: TRACTIVINEDICAL CTR. EXPANSION DELLER: BAIA ENFLORATION SHETH. I of 1 LOGGED BY: AJB SAMPLE METHOD. HOLLWAY:TEM AUGUS DELL METHOD. HOLLWAY:TEM AUGUS DELL METHOD. BULL ME	CTEINC: Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955											
understand understand understand understand understand understand 0 <th>PROJECT: CTE JOB NO: LOGGED BY:</th> <th>TRI-CITY M 10-13000G AJB</th> <th>EDICAL C</th> <th>CTR. E</th> <th>XPANSION</th> <th>DRILLER: DRILL METHOD: SAMPLE METHOD:</th> <th>BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK</th> <th>SHEET: DRILLING I ELEVATION</th> <th>1 of 1 DATE: 7/12/2016 J: ~287 FEET</th>	PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY M 10-13000G AJB	EDICAL C	CTR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLING I ELEVATION	1 of 1 DATE: 7/12/2016 J: ~287 FEET			
O DESCRIPTION 0 Image: Constraint of the state of t	Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-39	:	Laboratory Tests			
0 CL RESIDUAL SOIL: Very stift, dry to slightly moist, brown to dark brown, fine grained sady CLAY, oxidized.						DESC	RIPTION					
SC TERTIARY SANTIAGO FORMATION: Very dense, moist, olive gray, clayey fine grained SANDSTONE, oxidized, massive. S Total Depth: 5.0' No Groundwater Encountered 10 Image: Solution of the solu	-0		CL		RESIDUA Very stiff, o sandy CLA	L SOIL: dry to slightly moist, b Y, oxidized.	rown to dark brown, fine gr	rained				
			"SC"		TERTIAR Very dense oxidized, m	Y SANTIAGO FOR , moist, olive gray, cla aassive.	MATION: yey fine grained SANDST(ONE,				
R-39	- 5				Total Depth No Ground	n: 5.0' water Encountered						
	┣╍╍┵╺┷╺┷	1 1		l	1			I	B-39			

	CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955											
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY MH 10-13000G AJB	EDICAL C	TR. E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLING ELEVATIO	1 of 1 DATE: 7/12/2016 DN: ~272 FEET				
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-40		Laboratory Tests				
					DESC	CRIPTION						
		SC		Asphalt: 0-3 Base Mater <u>OUATER</u> Medium de	3" ial: 3-6" NARY PREVIOUSL nse, moist, dark brown	Y PLACED FILL: n. clayey fine grained SANI	D.					
╶╶┥Ň		CL		RESIDUA Very stiff, 1	L SOIL: noist, brown, fine grai	ned sandy CLAY.		RV				
/		"SC"		Very dense oxidized, m	y san flago for , moist, olive gray, cla assive.	MATION: yey fine grained SANDSTC	DNE,					
				Total Depth No Ground	n: 5.0' water Encountered							
								B-40				

	CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955											
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY M 10-13000G AJB	MEDICAL C	TR.E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HAND AUGER RING, SPT and BULK	ORATION SHEET: 1 of IER DRILLING DATE: 7/12/ and BULK ELEVATION: ~232 FE					
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf)	Motsture (%) U.S.C.S. Symbol	Graphic Log		BORING: B-41							
		SC		QUATERN Loose to m grained SA	DESC NARY PREVIOUSL edium dense, slightly n ND.	RIPTION <u>Y PLACED FILL</u> : moist, light brown, clayey	fine					
 		"SM"		RESIDUA Medium de SAND, oxid Total Depth No Ground	L SOIL: nse to dense, moist, da dized nodules. n: 6.5' water Encountered	ark olive gray, silty fine g	rained					
 -1 5 -												
-20- 												
25-												
									B-41			

	СТ	EIN	Construction Testing & Engineering, Inc.	6-4955
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY ME 10-13000G AJB	DICAL CTR. E	XPANSION DRILLER: BAJA EXPLORATION SHEE DRILL METHOD: HAND AUGER DRIL SAMPLE METHOD: RING, SPT and BULK ELEV	T: 1 of 1 LING DATE: 7/12/2016 'ATION: ~237 FEET
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol Graphic Log	BORING: B-42	Laboratory Tests
		, -	DESCRIPTION	
		SC "SM"	Asphalt: 0-3" Base Material: 3-6" QUATERNARY PREVIOUSLY PLACED FILL: Loose to medium dense, dry to slightly moist, brown, clayey fine grained SAND. TERTIARY SANTIAGO FORMATION: Very dense, moist, light reddish gray, silty fine grained SANDSTONE, massive.	RV
			Total Depth: 5.0' No Groundwater Encountered	
				B-42

	CTEINC. Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955											
PROJECT: CTE JOB NO: LOGGED BY:	TRI-CITY M 10-13000G AJB	IEDICAL C	TR.E	XPANSION	DRILLER: DRILL METHOD: SAMPLE METHOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLING D ELEVATION	1 of 1 ATE: 7/15/2016 : ~244 FEET				
Depth (Feet) Bulk Sample Driven Type Blows/6"	Dry Density (pcf) Moisture (%)	U.S.C.S. Symbol	Graphic Log		BORIN	NG: B-43	I	aboratory Tests.				
					DESC	RIPTION						
		CL		Asphalt: 0-: Base Mater <u>QUATER</u> Stiff, moist	3" ial: 3-7" MARY PREVIOUSL , olive brown, fine gra	Y PLACED FILL: ined sandy CLAY.		EI, CHM				
$\begin{bmatrix} 3 & -1 \\ 7 & -1 \\ 8 \\ -1 & -1 \\ $		SP		QUATERM Medium de SAND, mic	NARY ALLUVIUM: nse, moist, grayish bro aceous, friable.	own, poorly graded fine grai	ned					
$-10^{-10^{-10^{-10^{-10^{-10^{-10^{-10^{$		"CL"		TERTIAR Hard, moist mottling.	Y SANTIAGO FORI t, olive, fine grained sa	MATION: andy CLAYSTONE, oxidize	ed					
-15 18 26 50/5" 23 50/5"				Very dense SANDSTO	, slightly moist, light o NE, massive.	live, silty fine grained						
-20- 				Total Depth No Ground Backfilled	n: 18.9' water Encountered with Bentonite Chips (Capped with Concrete						
-25												
								B-43				

		C	Ţ	E	N	Cons 	struction T ontiel Rd Ste 1	esti 15, Es	ng & Engineerir condido, CA 92026 Ph	ng, Inc. (760) 746-	4955	
PROJECT: CTE JOB N LOGGED I	NO: BY:	TRI-CIT 10-1300 AJB	TY ME 0G	DICAL C	CTR. E	XPANSION	DRILLER: DRILL METHO SAMPLE MET)D: HOD:	BAJA EXPLORATION HOLLOW-STEM AUGER RING, SPT and BULK	SHEET: DRILLIN ELEVA	1 NG DATE: FION:	of 1 7/15/2016 ~237 FEET
Depth (Feet) Bulk Sample Driven Tyme	Blows/6"	Dry Density (pcf)	Moisture (%)	U.S.C.S. Symbol	Graphic Log		BO	RIN	IG: B-44		Labor	atory Tests
								DESC	RIPTION			
-0 				SC SM CL SC		Asphalt: 0- Base Mater <u>QUATERN</u> Medium de Medium de Stiff, moist	3" ial: 3-7" NARY PREVI(nse, moist, brow nse, moist, brow , brown, fine gra nse, moist, redd	DUSLY vn, clay vn, silty ained sa	<u>C PLACED FILL:</u> <u>rey fine grained SAND.</u> <u>rey fine grained SAND.</u> andy CLAY. <u>re, clayey fine grained SA</u>			
-5 	3 3 3			"CL"		TERTIAR	Y SANTIAGO	FORM	ATION:			
 -10- /	47 50/4"			"SC"		Hard, moist mottling. Very dense oxidized mo	t, olive, fine gra , moist, light oli ottling, massive.	ve, cla	ndy CLAYSTONE, oxidi	ized FONE,		
 -15	17 50/6"			"SM"		Very dense SANDSTO	, slightly moist, NE, massive.	light o	live, silty fine grained			
						Total Depth No Ground	n: 19.0' water Encounte	red				
-25												
┝╼┷				l	1							B-44



Kehoe Testing and Engineering 714-901-7270

rich@kehoetesting.com www kehoetesting com

CPT: CPT-2

Total depth: 8.48 ft, Date: 7/13/2016

Cone Type: Vertek

CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA Project:



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:19:38 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt

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Kehoe Testing and Engineering 714-901-7270 rich@kehoetesting.com www.kehoetesting.com Project: CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA



Cone Type: Vertek



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:15:57 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt

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CPT: CPT-6

CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA Project:





CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:15:30 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt

KTE

Kehoe Testing and Engineering 714-901-7270 rich@kehoetesting.com www.kehoetesting.com

Project: CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA





Depth (ft)

CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:14:59 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt



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CTE (Construction Testing & Eng.)/Tri-City Medical Center Project:

Total depth: 19.02 ft, Date: 7/13/2016

CPT: CPT-12

Cone Type: Vertek

Location: 4002 Vista Way Oceanside, CA



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/22/2016, 1:55:39 PM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt



Kehoe Testing and Engineering 714-901-7270 rich@kehoetesting.com www.kehoetesting.com

Project: CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA

CPT: CPT-17 Total depth: 22.70 ft, Date: 7/13/2016 Cone Type: Vertek



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:13:53 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt



Kehoe Testing and Engineering 714-901-7270 rich@kehoetesting.com

rich@kehoetesting.com www.kehoetesting.com

Project: CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA





CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:13:23 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt

KTE

Kehoe Testing and Engineering 714-901-7270 rich@kehoetesting.com www.kehoetesting.com

Project: CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA

CPT: CPT-22 Total depth: 19.67 ft, Date: 7/13/2016 Cone Type: Vertek



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:12:52 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt



Kehoe Testing and Engineering 714-901-7270 rich@kehoetesting.com www.kehoetesting.com

Project: CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA

CPT: CPT: 25 Total depth: 27.49 ft, Date: 7/13/2016 Cone Type: Vertek



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:12:18 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt



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CPT: CPT-28 Total depth: 31.32 ft, Date: 7/13/2016 Cone Type: Vertek



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:11:43 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt



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CTE (Construction Testing & Eng.)/Tri-City Medical Center Project:

Location: 4002 Vista Way Oceanside, CA



Depth (ft)

CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:11:12 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt

Total depth: 44.53 ft, Date: 7/13/2016

CPT: CPT-30

Cone Type: Vertek

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CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA Project:

2-4 9

2

12-

4-

16-

18-2024-26-28-

Depth (ft)

22-

32-45 36-38 40-

30-

. 10-



CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:10:13 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt

CPT: CPT-32 Total depth: 44.33 ft, Date: 7/13/2016

Cone Type: Vertek

18

16

14

12

10

(Robertson, 2010)

SBT

Rf (%)

Pressure (psi)

0

40

50.

C LC

20

12.

2

50-

600

400

200

50-

48-

Friction (tsf)

Tip resistance (tsf)

ò

48-

Very dense/stiff soil

42-4 46-

4-

46-

48-50-

42-

42-4 46-48-

42-44

42-44 46-

46-48-

Kehoe Testing and Engineering rich@kehoetesting.com www.kehoetesting.com 714-901-7270

CTE (Construction Testing & Eng.)/Tri-City Medical Center Location: 4002 Vista Way Oceanside, CA Project:



Depth (ft)

CPeT-IT v.1.7.6.42 - CPTU data presentation & interpretation software - Report created on: 7/18/2016, 10:03:27 AM Project file: C:\CTEOceanside7-16\CPeT Data\Plots.cpt

CPT: CPT-36 Total depth: 19.06 ft, Date: 7/13/2016 0

GLOBAL HYDROLOGY BORING LOGS FROM 2013 ENVIRONMENTAL SITE ASSESSMENT

BORIN	G NO.		PROJ	ECT NO.			PROJECT SH	EET 💧	<u> </u>
nu	U	. (~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Cm <i>C</i>			Teme monitoring beall OF	3	
MFG. DI	SIGNA	TION OF	DRILL				LOCATION 400 2 VISTA Way Oceanside	CHA	
CME	- 2	5+	HSA				26 E. of curb \$ 10'S, of Tank Concrete	PAI	0
TYPE OF	віт 👔	0" H	SA	намм	ER DATA:	WT. \	LO LOS. DROP 30 TINCHES ELEV. TOC TOTAL DEPTH	OF HOL	ε
ST/	RTED	0:45	- <u>80</u> d		NG AGEN	9A V	CLIOVIN 256.90 47'		<u>.</u>
AT COL	WPLET	EO 1700	0802	INSPE	CTOR R	HARG	LLS GROUNDWATER DEPTH AZO OUL TIME 11:5	08	007
BA	KEACL	MY Da	5	CREW	Conr Dece	ady V	19.61 TOC 14:4	5 '1	<u>,</u>
SURFAC	E CONC	TIONS	11 00	ur lein	cla	rw/ .	51. SUE-0.30 16:02TOC 14:05	515	oct
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16		CA	TCMC	<u>ě</u>	10	Sm	Silly Sand/ Sandstone. for	0.3	
		mad	mus210	56	12		patery 57 8/3, mdns, moist,		
17			11:35			1	thoruse in o dow abund		
							Color chapped the well and the		-
18						1	54 8/1. devise moist non-cul		\neg
10	ĺ						no'odor.		
	ļ							119.6	
20—					1 19	-	Vrenc 20'		
_	A	<u>~~</u>	Total		1.2	SC	Sand stance, the withrac med,	6.4	
21—	/ 1	<u>しい</u> #	112-21	6	13				
	imath	'	11.50		* {				
	•						SHEET OF BORING NO	r.m.c	<u>N-</u> 1

I	BORIN	G NO.		PROJ	ECT NO.		T	PROJECT			
	m	\u	1-6	7	cme			Monitoring Wells	OF	3	
	DIST. FROM SURF.	LEGEND	SAMPLE TYPE	SAMPLE NO.	RECOVERY	BLOWS PER 6 IN.	uscs	LOG OF MATERIAL	PID/ FID ppm	% LEI	
22	<u> </u>							· · · · · · · · · · · · · · · · · · ·		-	
	· · · · ·									_	
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~~ .	۔ -	G	<u>ski</u>	p se	m (s 1.	<u>e</u>		Skip to attempt get them	<u> </u>	5	
								a vicicity & shutoff upper 20	ne;		
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		•					ŀ'				
-	_			Teme.			•				
	<u> </u>	A		MW1-3	06"	6/50	" Sitat	Silfstane with clay strac for	2.0	٩_	
			CH	12:15			••••	but poox la inclus, maist - we	è.		
								not sal, where ale no od over			
	_										
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	35 -	- da	Γ M	<u>reme</u> W1-34	-6	6/50	SS	Sily Sandstone En Hara	1 0.0		
	_			1230				Sylzindue w. compacted		1	
	-	lanaa						Sat no free H2 12 non cale, n	è	1	
	_							-odoc			
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	40			TCMC	26	5/50	9	Cilty GoudStand for w/10-15	19	4	
			<u> </u>	12:40		100		Sill TH gen gear 10/8/1.			
	_	4				•		honcels no oder: V. St. ut	ved.		
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	J L	حسنمو		tc.mc.	12				<u>, </u>		
	-	A	<u> </u>	1300	56	6/50	128	Harconich near Etcu / 7/	<u>z, 4.</u>	4	
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	-						1.70	hnd lons			
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B	ORINO	3 NO.		PROJ	ECT NO.		F	ROJECT	SHEET S		
	3	r	N-1	7	icn	ne		TCMC Monitoring Wells			
C F S	DIST. FROM SURF.	LEGEND	SAMPLE TYPE	SAMPLE NO.	RECOVERY	BLOWS PER 6 IN.	USCS	LOG OF MATERIAL	PID/ FID ppm	l L	
								well construction		\dagger	
								Screen casing suspin hole @45	*		
								47-45 Sand #2/12 100#1	2)	1	
								45-35 Sereen 6.020,4" PVC	**	1	
	_							w/cap BE-C (B) who wild ET	Plic	+	
ł								SS - Surt Black Casim 4"0, F.I	YC		
	4							73-30 Sand # 2/12 Silica	45	11	
	\neg							30.50 D' Bestarte & Grant Sc	10	1	
	4							3 = O Concireto Prol 3 0	16.	d'	
										1	
		·						and O. 3' Pupto well head			
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BORIN	G NO.		PROJ	IECT NO.			PROJECT SH	εετ			
MI	- در	2-	37	cmc	<u> </u>	-	MONITORING WELLS OF 2				
MFG. D	ESIGN	TION OF					LOCATION Facilities Wingnot Bldg Park	64			
Cm	E 8	95 1	-124				4002 VISTA Way Oceanside.				
TYPE OF	FBIT	6" H	SA	НАММ	ER DATA:	WT.	40 LBS. DROP 30' TINCHES ELEV. TOC TOTAL DEPTH	OF HOLE			
ม ม	ARTED	0800	295pt		NG AGEN	n DB	C Liouin DRLG 256.64 10 (TTD	1276			
0 AT 0	MPLET	ED 160	<u>080d</u>	EL INSPE	CION	HARN	MAY GROUNDWATER DEPTH ENC 20'STIME 0910	Bact			
BA	CKEHOL	ED M	·W.	CREW	Tes	se.	BIN'30 1600+ 20,395. 0(30	60271			
SURFAC	E CONI	PAC	KLot	Fla	t; sl	swes.	SI. 19.6 TOC 1730	Bock			
Se.	3 1	<u>, śl.</u>	to E.	10'5/	conc	, Pad	ledge # sand live hammer sused	0.45			
DIST.	END	SAMPLE	SAMPLE	050000000	BLOWS			(PID) %			
FROM	LEG	TYPE	NO.	RECOVERT	6 IN.	USCS	LOG OF MATERIAL	FID LEL			
	†		<u> </u>	 	L <u></u>		-acdelt as HA to 5%				
	K.					G P	Subarnel 3/4" aroul w/and				
						namentificiation and a second					
2—	-					50	Sand w 1+1-some silt, Cn. patie	0.5			
							VIZISY 8/4, Inose, damp - Moist,				
3	KG					IEm	Kon-call, no odor				
_	1					JUN	It alv hen 3 5/3 base				
4						1	damp-moist, non-cule, under				
5	6					4		0.2			
			· · · · · ·				$\int C u \leq u \leq u \leq u \leq u \leq u $				
6	G				·····	SC	Clayey Silly Dand, the OF KOW				
	1	•				1	non cale, his adar				
/						1					
8											
						-					
9					<u>-</u>		STOPALL'ZOSA TIL book				
	G					CI	restart 300t				
10	7	CA	:	3	7		Sandy Silly Cley En. 220:30:50				
li	/-	Mod	TCMC	5	12	- 1300 - 1300		0.5			
	<u> </u>	2"	mw~2	- 6	14-	han I	Sandy Clayer Silt in Holice	à			
12—	,		78100	-			GRAY, SY 6/2, M. ST. F.L. MOISE	·			
			<u>va. s</u>	3			Non crase, no odov				
						100					
14											
							< e				
15		CA		-u	8	Sm	Silt Sand I 10% silt ill and				
	/	mod	TOMO	. 6	9		57771, m Enc. mastering have	5.5			
			mw2-1	66	12		Calo SI-m diesel oder				
17—			<u>0 900</u>								
_								<u> </u>]			
18								<u> </u>			
19											
20											
		CA		-4	10	sp	Dand w/ trace silt, Su,				
21	14	med I	MUND-	216	14		pale yli by 8/2, mons, sat,	0.7			
-	-	•	09:11)	10		aula un adam	E			
1	i.			<u> </u>			SHEET OF 2 BORING NO	mw.z			

BOF	UNG NO	1	PRO	JECT NO.			PROJECT SHE	ET)				
M	w-	- 2_	57	cmc	<u> </u>		MONITORIESG WELLS OF	2				
MFG	DESIGN	ATION OF	DRILL				LOCATION Facilities Mnant Blde Parks Lo-					
Cr	nes	95 '	-12**				4002 VISTA Way Oceanside.					
ТҮРЕ	OF BIT	10" 4	SA	HAMM	ER DATA:	WT. []	40 LOS. DROP 30' TINCHES ELEV. TOC TOTAL DEPTH O	F HOLE				
ω	STARTED	0800	295p	LI DRILLI	NG AGEN	er DB	30 Liouin DRLG 256.64 10 (++0)	27%				
DAT	COMPLE	TED 160	<u>080d</u>	INSPE	CTOR	HARK 2 A D V	Warter DOOL DEPTH ENC 20 5THE 0910	Sact				
	BACKEIC	LED VVV	w.	CREW	Tes.	<u>se'</u>	- 014:30 160ct - 20.395. 0130	<u>52'27'</u>				
	ace con Phal	+ Per	166ot	; F ! 4	t; sl	opes,	19.6726 1730	<u> </u>				
50	<u>` ŝ \</u>	<u>1. st.</u>	<u>to E.</u>	<u>16' %</u>	scanc	, Pad	Ledge # sand live hammer suser?	.45				
DIS FRO	T. UN M. 199	SAMPLE	SAMPLE	RECOVERY	BLOWS	USCS	LOG OF MATERIA	PID) %				
SUR	F. 🖵	TYPE	NO.		6 IN.		mod CASompler 2"ss sleeves	ppm				
	-		•				-aspelt 0.3' H.A. to 512					
i-				[165	_ subgrand 3/4" groubu/and					
	-					-0	C. D. Illes all C.					
2-						24	VITZIE V 8/4. Lager den of Maist	2.8				
						1	Non-cul, no odor					
	-					Sm	1 Surry Sanow/trace clay, In.					
4 -		ļ	1			4	It olis bin 2.87 5/2, bose	2.3				
~				1		1	Jamp-maist, non-cule hoodo					
5-	$\Box \rho$							Pr Chan				
6-			· · · ·			SC.	Clayey Silty Sand, En, dr Koline					
	-						ben, 25 y 3/3, mons, moist,					
7-							non cale, no odor					
8-					_	-						
0												
9-								<u> </u>				
	-G			· ·			STOP @10, 29 Sent 11-break	sour				
10	+	CA		3	7		Sandy Silty Clay for ~ 20:30:50					
11]/.	Mod	TEME	5	12	, 225 no esta super		9.5t				
	-4-	2"	mw-2	- 6	14-		Sandy Clayer Silt In Holice					
12-				_		1231	(3ray, 39 6/2, m. St. 4 C, moret,					
1.7	1		<u> </u>	3			non-cure, no osor					
15-	_											
14-	_	{				<i>•</i>						
15-	17	CA		4	8	Sm	Silt Sand for 10% silt 11 and					
16-]/.	moà	TOMO	. 6	9	•	577/1, mons, maist-wer, non	5.5				
	_		<u>mw2-</u>	66	12		cole, SI-m diesel odor					
17-	-		0900									
18-												
19-	4							ļ				
	-						1					
20-		01		24	10	< P	Sand and from a city of					
21		madt	reme	6	14	~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Only UL BY 9/2 mane and 1	2.7				
21	1/1	-	1W-2-0	216	16		Gree 2400 on core barrel. non-					
			09:10				oule no odor					
							SHEET OF BORING NO.	MWI- 2				

BOI	RING	NO.		PROJ	ECT NO.		1	PROJECT	SHEET	>
Im	١٨	.) -	2	-	CM	6		Teme montwells	of 2	intega k
DIS	ST. DM RF.	LEGEND	SAMPLE TYPE	SAMPLE NO.	RECOVERY	BLOWS PER 6 IN.	uscs	LOG OF MATERIAL	PID/ FID ppm) % LEL
가고								· · · · · · · · · · · · · · · · · · ·		
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				TC MC.	-, _	· ·		Isandstones		
45		7	<u>(</u>)	100-2-2	56	"50/5	"SP	San Qlu /trace silt, fn, whit	<u>e 0.6</u>	-
	_			~ ~			SS .	SY 371, Mr day, sat, Gree He	<u></u>	
		_		04:20	2			artop of recorrible SI-m ru	l.	
		G						on Fer Stringel sand	0.4	1
							77			
	4							Suspond casing specema 2	<u>s' </u>	ž
	-						67%	parke: 11 w/ #2/12 Son d/ 50	<u>* 5 l-5</u>	1
	-		·····					27-25 Sand 2/12 Silica	1000	12
							ĺ	25-15 Seveen 0.020, 4" RICK	VE.C	A I
								15- Sort Black Can V" PUCE F.T.		
	_							23-13 Sand 2/12 Silice (202	$\frac{\Pi^2}{\Pi^2}$
.					· · ·			8- 3 Buttile acout	<u>n or phan</u>	fe-
	-							3 - O Concrett seal i park	,	
								36' B × 0.3' pade w/		•
.								12" Ø EMEU Well Van	<u> 11</u>	+
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							1	s. Total Cagine leverbais	l	
								25.0+23+0.45=25.7	3	<u> </u>
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GEOTECHNICAL PROFESSIONALS BORING LOGS FROM 2006 SITE INVESTIGATION

MOISTURE	DRY DENSITY (PCF)	PENETRATION RESISTANCE (BLOWS/FOOT)	SAMPLE TYPE	OEPTH (FEET)	DESCRIPTION OF SUBSURFACE MATERIALS This summary applies only at the location of this boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	ELEVATION (FEET)
11.6	112	5	B	0 5	Fill (Qf): SANDY CLAY (CL) brown, slightly moist, soft, asphalt concrete and rock fragments Residual Soils (Qr): SANDY CLAY (CL) brown, slightly moist, soft Total Depth 5 feet	- 275 - 270
			~			
SAMPLE TYPES		D	ATEC	DRILLE	D: PROJECT NO.: 2098.1	
S Standard S D Drive Sam B Bulk Samp T Tube Sam	Split Spoo ple Ile ple	n E G	QUIPI 18" E ROUN Not I	MENT L Bucket / IDWAT Encount	ISED: Auger ER LEVEL (ft): ered ER LEVEL (ft): ER L	E A-1

MOISTURE (%)	DRY DENSITY (PCF)	PENETRATION RESISTANCE BLOWS/FOOT)	SAMPLE TYPE	OEPTH (FEET)	This su Sub location	DESCRIPTION OF SUBSURFACE MATERIALS mmary applies only at the location of this boring and at the time of drilling. surface conditions may differ at other locations and may change at this with the passage of time. The data presented is a simplification of actual	ELEVATION (FEET)
8.4	111	5	B	0		Fill (Qf): SANDY CLAY (CL) brown, slightly moist, soft, asphalt concrete and rock fragments Residual Soils (Qr):	275
		0		5—		SANDY CLAY (CL) brown, slightly moist, soft Total Depth 5 feet	
							ŗ
SAMPLE TYPES C Rock Core S Standard Sp D Drive Samp	plit Spoon	D/	ATE D 4-19- QUIPM 18" B	RILLED 06 IENT U ucket A	SED: uger	PROJECT NO.: 2098. TRI-CITY MEDICAL	
B Bulk Sampl T Tube Samp	e le	GI	ROUN Not E	DWATE	ER LEVE ered	L (ff): LOG OF BORING NO. B-2 FIGUR	E A-2

		MOISTURE (%)	DRY DENSITY (PCF)	PENETRATION RESISTANCE (BLOWS/FOOT)	SAMPLE TYPE	DEPTH (FEET)	DESCRIPTION OF SUBSURFACE MATERIALS This summary applies only at the location of this boring and at the time of drilling Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actua	ELEVATION (FEET)
		9.5 14.9	114 112	Push	B D		Evidence close contracted. Fill (Qf): SILTY SAND (SM) brown, moist, loose, asphalt concrete and rock fragments @ 3 feet, trace clay	275
		9.8 7.5	104 102 110	6/8" 8/11" 8/11"	D D D	10-	<u>Santiago Formation (Tsa):</u> SANDSTONE (SP) tan, moist, very dense	270
		8.5	109	8/10"	D			265
		6.1	108	8/10"	D	- 20-	Total Depth 20 feet	260
							Backfilled and tamped: 0-5 ft cuttings 5-10 ft cuttings mixed with 25 bags bentonite 10-18 ft cuttings mixed with 5 bags bentonite 18-20 ft 10 bags bentonite	
	SAMPLE C Ro S St D Dr B Bu	TYPES bock Core andard Sp ive Sampl lk Sample	lit Spoon e	D/ EC GI	ATE DI 4-19-0 QUIPM 18" BI ROUNI	RILLED 06 ENT US Jocket A DWATE	D: ISED: Auger ER LEVEL (ft): LOG OF BORING NO. B-3	8.1 AL
•	T Tu	be Sampl	e				FIGU	RE A-3

	TURE %)	ENSITY CF)	RATION TANCE S/FOOT)	е түре	ET)		DESCRIPTION OF SUBSURFACE MATERIALS	NOLE
	SIOW	DRY DI (P(PENETI RESIS' (BLOWS	SAMPL		This summary ap Subsurface co location with the	pplies only at the location of this boring and at the time of drilling onditions may differ at other locations and may change at this passage of time. The data presented is a simplification of actual conditions encountered.	ELEVAT (FEE'
	15.8	108	Push	B D	-	Fill (Qf CLAY loose,	<u>):</u> EY SAND (SC) brown, moist to very moist, very asphalt concrete and rock fragments	275
	23.5	97	Push	D	5	Residu	al Soils (Qr): CLAY (CL) brown, venumoist, soft	270
	12.8	114	5	D		<u>Santia</u> SANDS	go Formation (Tsa): TONE (SP) tan, moist, dense	
	10.3	115	9	D	10	@ 10 fi	eet, very dense	265
	8.8	109	6	D	15			260
	8.9	116	9/11"	D	-20			255
÷	8.9	107	9	D	25-	Total D	epth 25 feet	
						Backfill 0-5 ft ct 5-10 ft 10-19 ft 19-20 ft 20-23 ft 23-25 ft	ed and tamped: uttings cuttings mixed with 25 bags bentonite cuttings cuttings mixed with 5 bags bentonite cuttings eet 10 bags bentonite	
SAMPLI C R S SI	E TYPES ock Core landard Sp	lit Spoon	DA EC	TE DF 4-19-0	RILLED: 16 ENT US	ED:	PROJECT NO.: 2098 TRI-CITY MEDIC/	 }.1 \L
D D B B T T	rive Sample ulk Sample ube Sample	e : e	GF	Not E		rger R LEVEL (ft): red	LOG OF BORING NO. B-4	RE A-4

	TURE 6)	ENSITY CF)	RATION TANCE	е түре	Ŧ£	DESCRIPTION OF SUBSURFACE MATERIALS	NO C
	MOIS (°)	08Y D6 (P0	PENETF RESIST (BLOWS	SAMPLE		This summary applies only at the location of this boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered	ELEVAT (FEE
	13.3	105	1	D		Fill (Qf): SILTY SAND (SM) brown, moist to very moist, loose, trace clay, asphalt concrete and rock fragments	
	11.7	111	2	D	5	@ 5 feet, medium dense	270
	12.0	113	3	D		@ 7 feet, dark brown/grey	
	25.8	96	2/6"	D		Residual Soils (Qr): SILTY SAND (SM) light brown, moist, fine grained, with clay	265
			8/10"	D	- 15	Santiago Formation (Tsa): SANDSTONE (SP) tan, moist, very dense, massive @ 14.5 feet, fracture, calcium filled. F: N30E, 81SE B: N60E, 6SE	260
	7.6	114	8/10"	D	20-	@ 20 feet, golden red	255
	11.9	119	8/10"	D	25-	 @ 23 feet, 3-inch thick, gray and brown laminated silt and sand B: N60W, 8NE @ 24.5 ft B:N60W, 6-8NE 	250
	7.7	113	15/11"	D	30-	Total Depth 30 feet No water or caving	245
						Backfilled and tamped: 0-5 ft cuttings 5-10 ft cuttings mixed with 25 bags bentonite 19-20 ft cuttings mixed with 5 bags bentonite 20-24 ft cuttings 24-25 ft cuttings mixed with 5 bags bentonite 25-28 ft cuttings 28-30 ft 10 bags bentonite	
SAMPLE C Ro S Sta D Dri	: TYPES ock Core andard Spl ive Sample	lit Spoon e	DA EC	TE DF 4-18-0 UIPM 18" Bu	RILLED: 16 ENT US 10 ket Ai	SED: Uger PROJECT NO.: 2098.J TRI-CITY MEDICAL]
1 Β Βυ Π Τυ	lk Sample be Sample	e	GF	Not Er	OWATE acounte	R LEVEL (ft): LOG OF BORING NO. B-5	A-5

MOISTURE	DRY DENSITY (PCF)	PENETRATION RESISTANCE (BLOWS/FOOT)	SAMPLE TYPE	OEPTH (FEET)	DESCRIPTION OF SUBSURFACE MATERIALS This summary applies only at the location of this boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	ELEVATION (FEET)
11.6	112	5	B	0 5	Fill (Qf): SANDY CLAY (CL) brown, slightly moist, soft, asphalt concrete and rock fragments Residual Soils (Qr): SANDY CLAY (CL) brown, slightly moist, soft Total Depth 5 feet	- 275 - 270
			~			
SAMPLE TYPES		D	ATEC	DRILLE	D: PROJECT NO.: 2098.1	
S Standard S D Drive Sam B Bulk Samp T Tube Sam	Split Spoo ple Ile ple	n E G	QUIPI 18" E ROUN Not I	MENT L Bucket / IDWAT Encount	ISED: Auger ER LEVEL (ft): ered ER LEVEL (ft): ER L	E A-1

MOISTURE (%)	DRY DENSITY (PCF)	PENETRATION RESISTANCE BLOWS/FOOT)	SAMPLE TYPE	DEPTH (FEET)	This sur Subs location	DESCRIPTION OF SUBSURFACE MATERIALS nmary applies only at the location of this boring and at the time of drilling. surface conditions may differ at other locations and may change at this with the passage of time. The data presented is a simplification of actual	ELEVATION (FEET)
8.4	111	5	B	0		Fill (Qf): SANDY CLAY (CL) brown, slightly moist, soft, asphalt concrete and rock fragments Residual Soils (Qr):	275
				5-		SANDY CLAY (CL) brown, slightly moist, soft Total Depth 5 feet	
							r.
SAMPLE TYPES C Rock Core S Standard Sp D Drive Samp	olit Spoon le	D/ EC	ATE DI 4-19-1 2UIPM 18" B	RILLED 06 IENT U ucket A	SED: uger	PROJECT NO.: 2098.1 TRI-CITY MEDICAL	
B Bulk Sample T Tube Samp	e le	GI	ROUN Not E	DWATE ncount	ER LEVE ered	L (ft): LUG OF BORING NO. B-2	E A-2

	MOISTURE (%)	DRY DENSITY (PCF)	PENETRATION RESISTANCE (BLOWS/FOOT)	SAMPLE TYPE	DEPTH (FEET)	DESCRIPTION OF SUBSURFACE MATERIALS This summary applies only at the location of this boring and at the time of drilling Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actua	ELEVATION (FEET)
	9.5 14.9	114 112	Push	B D		<u>Fill (Qf):</u> SILTY SAND (SM) brown, moist, loose, asphalt concrete and rock fragments @ 3 feet, trace clay	275
	18.6 9.8 7.5	104 102 110	6/8" 8/11" 8/11"	D D D	- - - 10-	Santiago Formation (Tsa): SANDSTONE (SP) tan, moist, very dense	270
	8.5	109	8/10"	D			265
	6.1	108	8/10"	D	- 20-	Total Depth 20 feet	260
						Backfilled and tamped: 0-5 ft cuttings 5-10 ft cuttings mixed with 25 bags bentonite 10-18 ft cuttings mixed with 5 bags bentonite 18-20 ft 10 bags bentonite	
SAMPLE C Ro S Sta D Dri B Bu FT Tu	TYPES ck Core andard Sp ive Sample lk Sample be Sample	lit Spoon e	D, EG Gi	ATE DI 4-19-(QUIPM 18" BI ROUNI Not E	RILLED 06 ENT US ucket A DWATE ncounte	SED: Nuger ER LEVEL (ft): ered	.1 L

	TURE %)	ENSITY CF)	RATION TANCE S/FOOT)	е түре	ET)		DESCRIPTION OF SUBSURFACE MATERIALS	NOLE
	SIOW	DRY DI (P(PENETI RESIS' (BLOWS	SAMPL		This summary ap Subsurface co location with the	pplies only at the location of this boring and at the time of drilling onditions may differ at other locations and may change at this passage of time. The data presented is a simplification of actual conditions encountered.	
	15.8	108	Push	B D	-	Fill (Qf CLAY loose,	<u>):</u> EY SAND (SC) brown, moist to very moist, very asphalt concrete and rock fragments	275
	23.5	97	Push	D	5	Residu	al Soils (Qr): CLAY (CL) brown, venumoist, soft	270
	12.8	114	5	D		<u>Santia</u> SANDS	go Formation (Tsa): TONE (SP) tan, moist, dense	
	10.3	115	9	D	10	@ 10 fi	eet, very dense	265
	8.8	109	6	D	15			260
	8.9	116	9/11"	D	-20			255
÷	8.9	107	9	D	25-	Total D	epth 25 feet	
						Backfill 0-5 ft ct 5-10 ft 10-19 ft 19-20 ft 20-23 ft 23-25 ft	ed and tamped: uttings cuttings mixed with 25 bags bentonite cuttings cuttings mixed with 5 bags bentonite cuttings eet 10 bags bentonite	
SAMPLI C R S SI	E TYPES ock Core landard Sp	lit Spoon	DA EC	TE DF 4-19-0	RILLED: 16 ENT US	ED:	PROJECT NO.: 2098 TRI-CITY MEDIC/	 i.1 .L
D D B B T T	rive Sample ulk Sample ube Sample	e : e	GF	Not E		rger R LEVEL (ft): red	LOG OF BORING NO. B-4	RE A-4

	TURE 6)	ENSITY CF)	RATION TANCE (FOOT)	е түре	ĒĒ	DESCRIPTION OF SUBSURFACE MATERIALS	z V C
	MOIS (°)	08Y D6 (P0	PENETF RESIST (BLOWS	SAMPLE		This summary applies only at the location of this boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered	ELEVAT (FEE
	13.3	105	1	D		Fill (Qf): SILTY SAND (SM) brown, moist to very moist, loose, trace clay, asphalt concrete and rock fragments	
	11.7	111	2	D	5	@ 5 feet, medium dense	270
	12.0	113	3	D	1	@ 7 feet, dark brown/grey	
	25.8	96	2/6"	D	10	Residual Soils (Qr): SILTY SAND (SM) light brown, moist, fine grained, with clay	265
			8/10"	D	15	Santiago Formation (Tsa): SANDSTONE (SP) tan, moist, very dense, massive @ 14.5 feet, fracture, calcium filled. F: N30E, 81SE B: N60E, 6SE	260
	7.6	114	8/10"	D	20	@ 20 feet, golden red	255
	11.9	119	8/10"	D	25-	 @ 23 feet, 3-inch thick, gray and brown laminated silt and sand B: N60W, 8NE @ 24.5 ft B:N60W, 6-8NE 	250
	7.7	113	15/11"	D	30-	Total Depth 30 feet No water or caving	245
						Backfilled and tamped: 0-5 ft cuttings 5-10 ft cuttings mixed with 25 bags bentonite 19-20 ft cuttings mixed with 5 bags bentonite 20-24 ft cuttings 24-25 ft cuttings mixed with 5 bags bentonite 25-28 ft cuttings 28-30 ft 10 bags bentonite	
SAMPLE C Ro S Sta D Dri	: TYPES ock Core andard Spl ive Sample	lit Spoon e	DA EC	TE DF 4-18-0 UIPM 18" Bt	RILLED: 16 ENT US 10cket Au	ED: project NO.: 2098.1 TRI-CITY MEDICAL	
₿ Bu Î Tu	ik Sample be Sample	e	GF	Not Er	OWATE acounte	R LEVEL (ft): LOG OF BORING NO. B-5	A-5

WESERN SOIL AND FOUNDATION ENGINEERING BORING LOGS FROM 1996 SITE INVESTIGATION

	T	T Z							
 DЕРТН (FEET)	SAMPLE TYPE	SOIL CLASSIFICATIO	BORING NO. B - 1 ELEVATION 270 SAMPLING METHOD 8 INCH DIAMETER AUGER DESCRIPTION	APPARENT MOISTURE	APPARENT CONS I STENCY	JRY DENSITY PCF)	MOISTURE	RELATIVE	
-	1	EL-ALOX							
_ 2 - _	R	Сн	FILL - Brown, Sandy Clay	Very Moist	Stiff	108.4	11.7	CAL -	
4 - - 6 -		SP 	SANTIAGO FORMATION - Pale Yellow, Slightly Silty, Fine Grained to Medium Grained Sandstone	Moist	Dense			-	
- 8 - -	R	SM -	Very Pale Green, Silty, Fine Grained Sandstone	Moist	Dense	96.4	15.0	- CAL 53/6 -	
10 -	R	ML	SANTIAGO FORMATION - Dark Green, Sandy Siltstone, Fissile, Thinly Laminated	Very Moist	Hard			 SPT 55/12	
- 15 -	В							-	
-	R	SP	SANTIAGO FORMATION - White, Slightly Silty, Medium Grained Sandstone	Very Moist	Very Dense	117.7	14.0	- CAL _ 50/4 -	
20 -		====	GROUNDWATER SEEPAGE @ 20.0 FEET	<u> </u>				-	
-	R		SANTIAGO FORMATION - Grayish-Brown, Siltstone	Very Moist	Hard	103.6	17.3	- CAL 50/6	
25 -			grades to Green, Sandy Siltstone	Very Moist	Hard			- SPT _ 93/12	
-			BOTTOM OF BORING @ 25 FEET			•		· _	
-								-	
-			SAMPLE LEGEND					-	
 35 - -			B = Bulk Sample R = Ring Sample SPT = Standard Penetration CAL = California Sampler					-	
JOB 1 96	NUMB -18A	ER	LOBBY EXPANSION TRI-CITY MEDICAL CENTER	D.	ATE LOGGEI 6-27-96	D	LOGGED BY V.G.		

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_ 35 - _								-
-			BOTTOM OF BORING @ 30.0 FEET					
_ 30 -	R	ML	SANTIAGO FORMATION - Brownish-Red, Slightly Sandy, Siltstone	Very Moist	Hard	109.3	21.8	CAL 50/4
_ 25 - -	R					114.8	14.6	- CAL 56/6 -
20 - -	R	SP	SANTIAGO FORMATION - Pale Gray, Medium to Coarse Grained Sandstone	Very Moist	Very Dense			CAL - 54/6 _
-	В		Dark Green, Slightly Sandy, Siltstone, Thinly Laminated	Very Moist	Very Stiff		25.7	SPT _ 32/12
- 15 -			SANTIAGO FORMATION - Dark Lavender with Green Mottling, Sandy Siltstone, Fissile, Thinly Laminated grades to	Very Moist	Hard		16.6	SPT 78/12
_ 10 -	В		Pale Gray, Very Silty, Very Fine Grained Sandstone, localized cementation	Very Moist	Very Dense			77/12
6 - _ 8 -	В	SM	grades to Pale Green, Silty, Fine Grained Sandstone grades to	Moist	Very Dense		16.3	SPT 93/10 SPT
4 -	R	- SC	SANTIAGO FORMATION - Pale Gray, Clayey, Fine Grained Sandstone	Very Moist	Stiff			//12
2 -		СН	GRANITE FILL - Dark Brown, Sandy Clay	Very Moist	Medium Stiff		17.3	SPT
			DESCRIPTION	3 2	<u>₹0</u>	DR	Σġ	R.
ЕРТН (FI	AMPLE T	SOIL ASSIFIC/	SAMPLING METHOD 8 INCH DIAMETER AUGER	PPARENT DI STURE	PPARENT	DENSIT	ISTURE ITENT (%	LATIVE

•	I	T	TZ							
	DEPTH (FEET)	SAMPLE TYPE	SOIL CLASSIFICATIO	BORING NO. B - 3 ELEVATION 269 SAMPLING METHOD 8 INCH DIAMETER AUGER DESCRIPTION	APPARENT MOI STURE	APPARENT CONS I STENCY	DRY DENSITY PCF)	MOLSTURE CONTENT (%)	RELATIVE COMPACTION %	
	-		_sc -	FILL - Dark Brown, Clayey Sand	Very	Loose		+	+	
	2 -	R			Moist				-	
	- 4 -		- CH -	Very Dark Brownish-Gray, Sandy Clay	Very Moist	Soft			CAL - 9/12_	
	- 6- -	R	ML	SANTIAGO FORMATION - Pale Greenish- Gray, Silty, Very Fine to Fine Grained Sandstone	Moist	Very Dense		16.3	CAL 93/0 -	
	8 - -			grades to					-	
	10 - _	R	SM	Dark Green, Very Silty, Fine Grained Sandstone	Very Moist	Very Dense	106.4	15.0	CAL - 64/6 _	
	-		ML	SANTIAGO FORMATION - Dark Brownish- Lavender, Sandy Siltstone	Very Moist	Hard			-	
	15 - _	R	SP	SANTIAGO FORMATION - Pale Yellow, Medium to Coarse Grained Sandstone	Very Moist	Very Dense			CAL - 64/6	
)	-			BOTTOM OF BORING @ 16.0 FEET						
	20 -								-	
	-								-	
	-								-	
	-								-	
	25 -								-	
	_								·	
	-								-	
	30 -								-	
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	35								-	
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	1081		ск.	LOBBY EXPANSION	D	ATE LOGGEI	o	LOGGED BY		
	96	5-18A		TRI-CITY MEDICAL CENTER		6-27-96		V.G.		

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BASELINE CONSULTANTS TEST PIT LOGS FROM 1988 SITE INVESTIGATION

			SUMM	ARY	OF TE	ST PIT Nº 1
DEPTH	Dry Density	Field Moisture	Consist- ency	Color		DESCRIPTION
	105	18.9	Em/Har	dBrown		TOPSOIL: SAND - fine to medium claver
						BEDROCK SANDSTONE
						BIDROCK - SANDSTONE
	102	10.1		Tan		
5 -	108	10.5		Yellow Tan		
	103	11.5	Verv	Yellow		
			Hard			Refusal @ 7 feet
						No Caving
						No Water
						NO WALEI
	100	S	SUMM	ARY	OF TI	EST PIT № 2 Elev. 281
	109	14.8	Firm	Brown		SAND - fine to medium, clayey
	105	9.6	Hard	Tan		
5-	106	9.1	ļ	Yellow Tan		BEDROCK - SANDSTONE
	105	8.7	Very			Refusal @ 7 fact
_			liard			Kerdsar (v / reet
10-						No Caving
						No Water
		Pr	oposed	Day Ca		······································
		Tr	i-City 4002 W Oceansi	Medica Vest Vis de, Cal	al Cente sta Way lifornia	JOB Nº 789-127

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					SUMM	ARY	OF TE	ST PIT Nº 3
	DEPTH	Samples	Dry Density	Field Moisture	Consist- ency	Color		Elev. 280 DESCRIPTION
					Soft	+		
	-		115	13.8	Firm	Brown	-	FILL: SAND, CLAY - roots and wood chips
	-	┓┤┤	103	12.1	Hard	Tod		rine co medium, clayey
	5 -			12.1	to Very Hard	Lan		BEDROCK - SANDSTONE
			99	9.6		Yellow Tan		Refusal @ 6 feet
	4							No caving
1	0 -							No WAter
					SUMMA	ARY	OF TE	ST PIT № 4
								FILL: Mix with Native Soil
	-	1	07	12.9	Firm	Brown		RESIDUAL SOIL: SAND -fine to medium,
	- - - - -	1	08	9.8	Hard Y	ellow Tan		BEDROCK - SANDSTONE
				5.0	Voru			
	-			5,12	Hard	Tan		Refusal @ 7 feet
	-							No Caving
1	- 0							No Water
					l_			4
				Pro Tr O	posed D i-City 1 4002 West ceanside	Day Car Medical st Vist	re Center l Center ta Way	JOB Nº 789-127
					RAC			
		_		-				CUNSULIAN IS

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SOIL TESTING LAB BORING LOGS FROM 1968 SITE INVESTIGATION



SOIL TESTING LABORATORY OF NORTH COUNTY INC.

		LOGS OF BORINGS						
DEPTH IN FEET	SAMPLE NO.	BORING NO ELEVATION256'+	ור	ASSIFICATION	LD MOIST. DRY WT.	Y DENSITY	EAR	s'sa. FI. rive Ene
-0		Grey, clayey fine sand. Moist. Firm. (Fill material)	SC I	5		DR	SHE	
4		Brown fine sandy silt. Moist. Loose. (Fill material)						-
6	· · · · · · · · · · · · · · · · · · ·			8	. 7	100.	4	6
8 -		<u>Grey-blue sandy clay.</u> Very moist. Soft. Light brown silty fine sand. Very Moist. Firm		16	. 9	104.	5 2.1	5 2 4
10 -								
12 -	1. - - - - -	Grey clayey fine sand with thin lenses red-		19		107.8	326	5 5 9
14 -		brown sand. Moist. Firm.						
16 -		Grey, Clayey fine sand. Moist. Very Firm.			0			
18 -	· · · · · · · · · · · · · · · · · · ·			15.	9	108.2		87.
20 -	· · · · · · · · · · · · · · · · · · ·							
		Purple siltstone. Very Firm.						
24 -	· · ·	Grey silty fine sand. Firm.		8.	5	22.6	3.04	67
26 -								
28								
30 -	0	White fine to coarse silica sand. Moist. Very Firm.		10.	5	16.1		83.
Date	: 11-2	8-67 TRI-CITY HOCDITAL		loh N			67 12	0
By:	J & R	RE OCEANSIDE, CALIFORNIA	L F	Plate	No.			U

SOIL TESTING LABORATORY OF NORTH COUNTY INC.

ļ	·····	·····	LOGSC	FBORI	NGS					نہ مم
DEPTH IN FEET	SAMPLE NO.		BORING NO 28	<u> </u>		SOIL CLASSIFICATION	FIELD MOIST.	A DET WI. DRY DENSITY .BS./CU. FT.	SHEAR RESISTANCE RISS SCOLET	Drive Ener Ft. Kips/F
2 -		Light	grey, silty fine sa Very Firm.	nd. Moist.						
4 -										
6 -							8.8	110.7	3.42	108.
8 -										
10										
12										
14 -		Yellow grey s	v silty fine sand wit iltstone. Moist. V	h thin lense ery Firm.	s of		7.7	113.7		67.5
16 -					4 .					
18 -	\$	Light g	grey, silty fine san	d.						
20 -	<u>//</u>	MO18 End	of Boring							
							·			
							•			
		•	·							
Data		·								
By:	11-2	9-67	TRI-CITY	HOSPITAL	-	oL	b No.	67	7-120	
RRE			OCEANSIDE,	CALIFORN	NIA	Ple	ate No) .	4	

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SOIL TESTING LABORATORY OF NORTH COUNTY ING.

			LOG	S OF B	ORINGS)				्र
OEPTH IN	SAMPLE NO.		BORING NO	4	 	SOIL	FIELD MOIST. % DRY WT.	DRY DENSITY LBS./CU. FT.	SHEAR RESISTANCE KIPS 'SO FT	Drive Ene
		A. C. Pa	avement/ Gr	ey silty fine	e sand.	7777				+-
2		Yellowis	sh-brown silt Very Firm.	y fine sand.	· · · ·					
4							8.4	111.6	3.32	11
[.] 6		Light	brownish grey Very firm.	r silty fine	sand.		8.4	117.5		
8									1	
10	3	Tan si siltsto	lty fine sand ne. Moist.	with lenses Very Firm.	of purple		14.6	112.7	2.95	2
12	4	24					14.7	113.3		
14	inference of					•				
16	5	Light b	rown silt with Moist. Very	thin strata Firm.	a of silt-		20.7	101. 1	2.56	81
18		¢	•							
20	<u> </u>		a of Dear							
			ld of Boring							
									•	
				·				-		
D	ate: 11-2	29-67	TR	I-CITY HOS	SPITAL		ob No.	67	7-120	
B	/: R	RE	OCEAN	ISIDE, CAL	IFORNIA	F	late No		<u></u> 5	

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SOIL TESTING LABORATORY OF NORTH COUNTY INC.

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APPENDIX C

LABORATORY METHODS AND RESULTS

<u>APPENDIX C</u> LABORATORY METHODS AND RESULTS

Laboratory Testing Program

Laboratory tests were performed on representative soil samples to detect their relative engineering properties. Tests were performed following test methods of the American Society for Testing Materials or other accepted standards. The following presents a brief description of the various test methods used.

Classification

Soils were classified visually according to the Unified Soil Classification System. Visual classifications were supplemented by laboratory testing of selected samples according to ASTM D2487. The soil classifications are shown on the Exploration Logs in Appendix B.

Expansion Index

Expansion testing was performed on selected samples of the matrix of the on-site soils according to ASTM D 4829.

Particle-Size Analysis

Particle-size analyses were performed on selected representative samples according to ASTM D 422.

Atterberg Limits

The procedure of ASTM D4518-84 was used to measure the liquid limit, plastic limit and plasticity index of representative samples.

Direct Shear

Direct shear tests were performed on either samples direct from the field or on samples recompacted to a specific density. Direct shear testing was performed in accordance with ASTM D 3080. The samples were inundated during shearing to represent adverse field conditions.

Consolidation

To assess their compressibility and volume change behavior when loaded and wetted, relatively undisturbed samples of representative samples from the investigation were subject to consolidation tests in accordance with ASTM D 2435.

Resistance "R" Value

The resistance "R"-value was measured by the California Test. 301. The graphically determined "R" value at an exudation pressure of 300 pounds per square inch is the value used for pavement section calculation.

Chemical Analysis

Soil materials were collected with sterile sampling equipment and tested for Sulfate and Chloride content, pH, Corrosivity, and Resistivity.



Construction Testing & Engineering, Inc. 1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955

EXPANSION INDEX TEST

	ASTM D 48	29	
LOCATION	DEPTH	EXPANSION INDEX	EXPANSION
	(feet)		POTENTIAL
B-31	0-5	28	LOW
B-16	0-5	22	LOW
B-24	12-15	98	HIGH
B-43	0-5	8	VERY LOW
B-5	0-5	65	MEDIUM

IN-PLACE MOISTURE AND DENSITY

LOCATION	DEPTH	% MOISTURE	DRY DENSITY		
	(feet)				
B-1	10	7.5	109.2		
B-5	5	14.0	108.6		
B-11	10	14.7	111.7		
B-13	10	10.4	103.2		
B-33	10	13.3	111.9		
B-18	10	12.2	108.9		
B-19	10	15.8	111.5		
B-26	5	10.3	113.5		
	RESISTANCE ''R	"-VALUE			
	CALTEST 3	01			
LOCATION	DEPTH	R-VALUE			
	(feet)				
B-40	0-5	7			
B-42	0-5	16			
	SULFAT	E			
	CALIFORNIA T	EST 417			
LOCATION	DEPTH	RESULTS			
	(feet)	ppm			
B-3	0-5	280.2			
B-27	0-5	402.6			
B-43	0-5	187.8			
	CHLORII	DE			
	CALIFORNIA T	EST 422			
LOCATION	DEPTH	RESULTS			
	(feet)	ppm			
B-3	0-5	107.3			
B-27	0.5	60.3			
	0-5	09.3			



	р.Н.		
	CALIFORNIA TE	ST 643	
LOCATION	DEPTH	RESULTS	
	(feet)		
B-3	0-5	8.09	
B-27	0-5	7.61	
B-43	0-5	8.78	

RESISTIVITY

	CALIFORNIA TE	EST 643	
LOCATION	DEPTH	RESULTS	
	(feet)	ohms-cm	
B-3	0-5	2030	
B-27	0-5	2180	
B-43	0-5	4790	

ATTERBERG LIMITS

LOCATION	DEPTH (feet)	LIQUID LIMIT	PLASTICITY INDEX	CLASSIFICATION
B-18	20	31	16	CL
B-20	20	24	7	CL-ML
B-24	5	26	12	CL
B-31	40	50	24	CL
B-31	50	NP	NP	Non-Plastic



































APPENDIX D

STANDARD SPECIFICATIONS FOR GRADING

Section 1 - General

Construction Testing & Engineering, Inc. presents the following standard recommendations for grading and other associated operations on construction projects. These guidelines should be considered a portion of the project specifications. Recommendations contained in the body of the previously presented soils report shall supersede the recommendations and or requirements as specified herein. The project geotechnical consultant shall interpret disputes arising out of interpretation of the recommendations contained in the soils report or specifications contained herein.

Section 2 - Responsibilities of Project Personnel

The <u>geotechnical consultant</u> should provide observation and testing services sufficient to general conformance with project specifications and standard grading practices. The geotechnical consultant should report any deviations to the client or his authorized representative.

The <u>Client</u> should be chiefly responsible for all aspects of the project. He or his authorized representative has the responsibility of reviewing the findings and recommendations of the geotechnical consultant. He shall authorize or cause to have authorized the Contractor and/or other consultants to perform work and/or provide services. During grading the Client or his authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.

The Contractor is responsible for the safety of the project and satisfactory completion of all grading and other associated operations on construction projects, including, but not limited to, earth work in accordance with the project plans, specifications and controlling agency requirements.

Section 3 - Preconstruction Meeting

A preconstruction site meeting should be arranged by the owner and/or client and should include the grading contractor, design engineer, geotechnical consultant, owner's representative and representatives of the appropriate governing authorities.

Section 4 - Site Preparation

The client or contractor should obtain the required approvals from the controlling authorities for the project prior, during and/or after demolition, site preparation and removals, etc. The appropriate approvals should be obtained prior to proceeding with grading operations.

Clearing and grubbing should consist of the removal of vegetation such as brush, grass, woods, stumps, trees, root of trees and otherwise deleterious natural materials from the areas to be graded. Clearing and grubbing should extend to the outside of all proposed excavation and fill areas.

Demolition should include removal of buildings, structures, foundations, reservoirs, utilities (including underground pipelines, septic tanks, leach fields, seepage pits, cisterns, mining shafts, tunnels, etc.) and other man-made surface and subsurface improvements from the areas to be graded. Demolition of utilities should include proper capping and/or rerouting pipelines at the project perimeter and cutoff and capping of wells in accordance with the requirements of the governing authorities and the recommendations of the geotechnical consultant at the time of demolition.

Trees, plants or man-made improvements not planned to be removed or demolished should be protected by the contractor from damage or injury.

Debris generated during clearing, grubbing and/or demolition operations should be wasted from areas to be graded and disposed off-site. Clearing, grubbing and demolition operations should be performed under the observation of the geotechnical consultant.

Section 5 - Site Protection

Protection of the site during the period of grading should be the responsibility of the contractor. Unless other provisions are made in writing and agreed upon among the concerned parties, completion of a portion of the project should not be considered to preclude that portion or adjacent areas from the requirements for site protection until such time as the entire project is complete as identified by the geotechnical consultant, the client and the regulating agencies.

Precautions should be taken during the performance of site clearing, excavations and grading to protect the work site from flooding, ponding or inundation by poor or improper surface drainage. Temporary provisions should be made during the rainy season to adequately direct surface drainage away from and off the work site. Where low areas cannot be avoided, pumps should be kept on hand to continually remove water during periods of rainfall.

Rain related damage should be considered to include, but may not be limited to, erosion, silting, saturation, swelling, structural distress and other adverse conditions as determined by the geotechnical consultant. Soil adversely affected should be classified as unsuitable materials and should be subject to overexcavation and replacement with compacted fill or other remedial grading as recommended by the geotechnical consultant.

STANDARD SPECIFICATIONS OF GRADING Page 2 of 26

The contractor should be responsible for the stability of all temporary excavations. Recommendations by the geotechnical consultant pertaining to temporary excavations (e.g., backcuts) are made in consideration of stability of the completed project and, therefore, should not be considered to preclude the responsibilities of the contractor. Recommendations by the geotechnical consultant should not be considered to preclude requirements that are more restrictive by the regulating agencies. The contractor should provide during periods of extensive rainfall plastic sheeting to prevent unprotected slopes from becoming saturated and unstable. When deemed appropriate by the geotechnical consultant or governing agencies the contractor shall install checkdams, desilting basins, sand bags or other drainage control measures.

In relatively level areas and/or slope areas, where saturated soil and/or erosion gullies exist to depths of greater than 1.0 foot; they should be overexcavated and replaced as compacted fill in accordance with the applicable specifications. Where affected materials exist to depths of 1.0 foot or less below proposed finished grade, remedial grading by moisture conditioning in-place, followed by thorough recompaction in accordance with the applicable grading guidelines herein may be attempted. If the desired results are not achieved, all affected materials should be overexcavated and replaced as compacted fill in accordance with the slope repair recommendations herein. If field conditions dictate, the geotechnical consultant may recommend other slope repair procedures.

Section 6 - Excavations

6.1 Unsuitable Materials

Materials that are unsuitable should be excavated under observation and recommendations of the geotechnical consultant. Unsuitable materials include, but may not be limited to, dry, loose, soft, wet, organic compressible natural soils and fractured, weathered, soft bedrock and nonengineered or otherwise deleterious fill materials.

Material identified by the geotechnical consultant as unsatisfactory due to its moisture conditions should be overexcavated; moisture conditioned as needed, to a uniform at or above optimum moisture condition before placement as compacted fill.

If during the course of grading adverse geotechnical conditions are exposed which were not anticipated in the preliminary soil report as determined by the geotechnical consultant additional exploration, analysis, and treatment of these problems may be recommended.

6.2 Cut Slopes

Unless otherwise recommended by the geotechnical consultant and approved by the regulating agencies, permanent cut slopes should not be steeper than 2:1 (horizontal: vertical).

The geotechnical consultant should observe cut slope excavation and if these excavations expose loose cohesionless, significantly fractured or otherwise unsuitable material, the materials should be overexcavated and replaced with a compacted stabilization fill. If encountered specific cross section details should be obtained from the Geotechnical Consultant.

When extensive cut slopes are excavated or these cut slopes are made in the direction of the prevailing drainage, a non-erodible diversion swale (brow ditch) should be provided at the top of the slope.

6.3 Pad Areas

All lot pad areas, including side yard terrace containing both cut and fill materials, transitions, located less than 3 feet deep should be overexcavated to a depth of 3 feet and replaced with a uniform compacted fill blanket of 3 feet. Actual depth of overexcavation may vary and should be delineated by the geotechnical consultant during grading, especially where deep or drastic transitions are present.

For pad areas created above cut or natural slopes, positive drainage should be established away from the top-of-slope. This may be accomplished utilizing a berm drainage swale and/or an appropriate pad gradient. A gradient in soil areas away from the top-of-slopes of 2 percent or greater is recommended.

Section 7 - Compacted Fill

All fill materials should have fill quality, placement, conditioning and compaction as specified below or as approved by the geotechnical consultant.

7.1 Fill Material Quality

Excavated on-site or import materials which are acceptable to the geotechnical consultant may be utilized as compacted fill, provided trash, vegetation and other deleterious materials are removed prior to placement. All import materials anticipated for use on-site should be sampled tested and approved prior to and placement is in conformance with the requirements outlined.

> STANDARD SPECIFICATIONS OF GRADING Page 4 of 26

Rocks 12 inches in maximum and smaller may be utilized within compacted fill provided sufficient fill material is placed and thoroughly compacted over and around all rock to effectively fill rock voids. The amount of rock should not exceed 40 percent by dry weight passing the 3/4-inch sieve. The geotechnical consultant may vary those requirements as field conditions dictate.

Where rocks greater than 12 inches but less than four feet of maximum dimension are generated during grading, or otherwise desired to be placed within an engineered fill, special handling in accordance with the recommendations below. Rocks greater than four feet should be broken down or disposed off-site.

7.2 Placement of Fill

Prior to placement of fill material, the geotechnical consultant should observe and approve the area to receive fill. After observation and approval, the exposed ground surface should be scarified to a depth of 6 to 8 inches. The scarified material should be conditioned (i.e. moisture added or air dried by continued discing) to achieve a moisture content at or slightly above optimum moisture conditions and compacted to a minimum of 90 percent of the maximum density or as otherwise recommended in the soils report or by appropriate government agencies.

Compacted fill should then be placed in thin horizontal lifts not exceeding eight inches in loose thickness prior to compaction. Each lift should be moisture conditioned as needed, thoroughly blended to achieve a consistent moisture content at or slightly above optimum and thoroughly compacted by mechanical methods to a minimum of 90 percent of laboratory maximum dry density. Each lift should be treated in a like manner until the desired finished grades are achieved.

The contractor should have suitable and sufficient mechanical compaction equipment and watering apparatus on the job site to handle the amount of fill being placed in consideration of moisture retention properties of the materials and weather conditions.

When placing fill in horizontal lifts adjacent to areas sloping steeper than 5:1 (horizontal: vertical), horizontal keys and vertical benches should be excavated into the adjacent slope area. Keying and benching should be sufficient to provide at least six-foot wide benches and a minimum of four feet of vertical bench height within the firm natural ground, firm bedrock or engineered compacted fill. No compacted fill should be placed in an area after keying and benching until the geotechnical consultant has reviewed the area. Material generated by the benching operation should be moved sufficiently away from

the bench area to allow for the recommended review of the horizontal bench prior to placement of fill.

Within a single fill area where grading procedures dictate two or more separate fills, temporary slopes (false slopes) may be created. When placing fill adjacent to a false slope, benching should be conducted in the same manner as above described. At least a 3-foot vertical bench should be established within the firm core of adjacent approved compacted fill prior to placement of additional fill. Benching should proceed in at least 3-foot vertical increments until the desired finished grades are achieved.

Prior to placement of additional compacted fill following an overnight or other grading delay, the exposed surface or previously compacted fill should be processed by scarification, moisture conditioning as needed to at or slightly above optimum moisture content, thoroughly blended and recompacted to a minimum of 90 percent of laboratory maximum dry density. Where unsuitable materials exist to depths of greater than one foot, the unsuitable materials should be over-excavated.

Following a period of flooding, rainfall or overwatering by other means, no additional fill should be placed until damage assessments have been made and remedial grading performed as described herein.

Rocks 12 inch in maximum dimension and smaller may be utilized in the compacted fill provided the fill is placed and thoroughly compacted over and around all rock. No oversize material should be used within 3 feet of finished pad grade and within 1 foot of other compacted fill areas. Rocks 12 inches up to four feet maximum dimension should be placed below the upper 10 feet of any fill and should not be closer than 15 feet to any slope face. These recommendations could vary as locations of improvements dictate. Where practical, oversized material should not be placed below areas where structures or deep utilities are proposed. Oversized material should be placed in windrows on a clean, overexcavated or unyielding compacted fill or firm natural ground surface. Select native or imported granular soil (S.E. 30 or higher) should be placed and thoroughly flooded over and around all windrowed rock, such that voids are filled. Windrows of oversized material should be staggered so those successive strata of oversized material are not in the same vertical plane.

It may be possible to dispose of individual larger rock as field conditions dictate and as recommended by the geotechnical consultant at the time of placement.

STANDARD SPECIFICATIONS OF GRADING Page 6 of 26 The contractor should assist the geotechnical consultant and/or his representative by digging test pits for removal determinations and/or for testing compacted fill. The contractor should provide this work at no additional cost to the owner or contractor's client.

Fill should be tested by the geotechnical consultant for compliance with the recommended relative compaction and moisture conditions. Field density testing should conform to ASTM Method of Test D 1556-00, D 2922-04. Tests should be conducted at a minimum of approximately two vertical feet or approximately 1,000 to 2,000 cubic yards of fill placed. Actual test intervals may vary as field conditions dictate. Fill found not to be in conformance with the grading recommendations should be removed or otherwise handled as recommended by the geotechnical consultant.

7.3 Fill Slopes

Unless otherwise recommended by the geotechnical consultant and approved by the regulating agencies, permanent fill slopes should not be steeper than 2:1 (horizontal: vertical).

Except as specifically recommended in these grading guidelines compacted fill slopes should be over-built two to five feet and cut back to grade, exposing the firm, compacted fill inner core. The actual amount of overbuilding may vary as field conditions dictate. If the desired results are not achieved, the existing slopes should be overexcavated and reconstructed under the guidelines of the geotechnical consultant. The degree of overbuilding shall be increased until the desired compacted slope surface condition is achieved. Care should be taken by the contractor to provide thorough mechanical compaction to the outer edge of the overbuilt slope surface.

At the discretion of the geotechnical consultant, slope face compaction may be attempted by conventional construction procedures including backrolling. The procedure must create a firmly compacted material throughout the entire depth of the slope face to the surface of the previously compacted firm fill intercore.

During grading operations, care should be taken to extend compactive effort to the outer edge of the slope. Each lift should extend horizontally to the desired finished slope surface or more as needed to ultimately established desired grades. Grade during construction should not be allowed to roll off at the edge of the slope. It may be helpful to elevate slightly the outer edge of the slope. Slough resulting from the placement of individual lifts should not be allowed to drift down over previous lifts. At intervals not exceeding four feet in vertical slope height or the capability of available equipment, whichever is less, fill slopes should be thoroughly dozer trackrolled.

For pad areas above fill slopes, positive drainage should be established away from the top-of-slope. This may be accomplished using a berm and pad gradient of at least two percent.

Section 8 - Trench Backfill

Utility and/or other excavation of trench backfill should, unless otherwise recommended, be compacted by mechanical means. Unless otherwise recommended, the degree of compaction should be a minimum of 90 percent of the laboratory maximum density.

Within slab areas, but outside the influence of foundations, trenches up to one foot wide and two feet deep may be backfilled with sand and consolidated by jetting, flooding or by mechanical means. If on-site materials are utilized, they should be wheel-rolled, tamped or otherwise compacted to a firm condition. For minor interior trenches, density testing may be deleted or spot testing may be elected if deemed necessary, based on review of backfill operations during construction.

If utility contractors indicate that it is undesirable to use compaction equipment in close proximity to a buried conduit, the contractor may elect the utilization of light weight mechanical compaction equipment and/or shading of the conduit with clean, granular material, which should be thoroughly jetted in-place above the conduit, prior to initiating mechanical compaction procedures. Other methods of utility trench compaction may also be appropriate, upon review of the geotechnical consultant at the time of construction.

In cases where clean granular materials are proposed for use in lieu of native materials or where flooding or jetting is proposed, the procedures should be considered subject to review by the geotechnical consultant. Clean granular backfill and/or bedding are not recommended in slope areas.

Section 9 - Drainage

Where deemed appropriate by the geotechnical consultant, canyon subdrain systems should be installed in accordance with CTE's recommendations during grading.

Typical subdrains for compacted fill buttresses, slope stabilization or sidehill masses, should be installed in accordance with the specifications.

STANDARD SPECIFICATIONS OF GRADING Page 8 of 26 Roof, pad and slope drainage should be directed away from slopes and areas of structures to suitable disposal areas via non-erodible devices (i.e., gutters, downspouts, and concrete swales).

For drainage in extensively landscaped areas near structures, (i.e., within four feet) a minimum of 5 percent gradient away from the structure should be maintained. Pad drainage of at least 2 percent should be maintained over the remainder of the site.

Drainage patterns established at the time of fine grading should be maintained throughout the life of the project. Property owners should be made aware that altering drainage patterns could be detrimental to slope stability and foundation performance.

Section 10 - Slope Maintenance

10.1 - Landscape Plants

To enhance surficial slope stability, slope planting should be accomplished at the completion of grading. Slope planting should consist of deep-rooting vegetation requiring little watering. Plants native to the southern California area and plants relative to native plants are generally desirable. Plants native to other semi-arid and arid areas may also be appropriate. A Landscape Architect should be the best party to consult regarding actual types of plants and planting configuration.

10.2 - Irrigation

Irrigation pipes should be anchored to slope faces, not placed in trenches excavated into slope faces.

Slope irrigation should be minimized. If automatic timing devices are utilized on irrigation systems, provisions should be made for interrupting normal irrigation during periods of rainfall.

<u>10.3 - Repair</u>

As a precautionary measure, plastic sheeting should be readily available, or kept on hand, to protect all slope areas from saturation by periods of heavy or prolonged rainfall. This measure is strongly recommended, beginning with the period prior to landscape planting.

If slope failures occur, the geotechnical consultant should be contacted for a field review of site conditions and development of recommendations for evaluation and repair.

If slope failures occur as a result of exposure to period of heavy rainfall, the failure areas and currently unaffected areas should be covered with plastic sheeting to protect against additional saturation.

> STANDARD SPECIFICATIONS OF GRADING Page 9 of 26

In the accompanying Standard Details, appropriate repair procedures are illustrated for superficial slope failures (i.e., occurring typically within the outer one foot to three feet of a slope face).









TYPICAL CANYON SUBDRAIN DETAIL

NOT TO SCALE

> 1500'

8"

5-15

0-7

0-3

NO. 30

NO. 50

NO. 200

STANDARD SPECIFICATIONS FOR GRADING Page 14 of 26


FRONT VIEW











FRONT VIEW

SIDE VIEW



















APPENDIX E

SITE SPECIFIC GROUND MOTION STUDY

SITE-SPECIFIC SEISMIC GROUND MOTION STUDY TRI-CITY MEDICAL CENTER EXPANSION OCEANSIDE, CALIFORNIA

CTE has conducted a site-specific ground motion analysis for the proposed Expansion of the Tri-City Medical Center in accordance with Chapter 21 of ASCE/SEI 7-10, Section 1613 of the 2013 California Building Code (CBC), and the 2008 USGS Ground Acceleration Maps.

The software package EZ-FRISK (version 7.65) was used to facilitate the seismic response analysis. This software enabled the use of all seismic sources within 200 kilometers of the site, as cataloged by the United States Geological Survey (USGS) 2008 National Seismic Hazard Map source model. Each seismic source is characterized by its location, fault mechanism, geometry, probability of activity, magnitude recurrence distribution, and deterministic magnitude. The maximum rotated component of ground motion was used in the site-specific probabilistic and deterministic analyses that incorporate the selected Next Generation Attenuation (NGA) relationships.

Equally weighted NGA relationships by Abrahamson and Silva (2008), Atkinson and Boore (2008), Campbell and Bozorgnia (2008), and Chiou and Youngs (2008) were used for the analysis. The resulting site specific spectral accelerations calculated from these NGA relationships were averaged for both the probabilistic and deterministic analyses. As required, the 84th-percentile spectral acceleration values were averaged to conservatively calculate the deterministic spectral accelerations (in lieu of 150 percent of the median spectral accelerations). Deterministic maximum considered earthquake (MCE) lower limit spectral response acceleration values have been determined from ASCE 7 Figure 21.2-1. The probabilistic analysis data represent a two-percent probability of exceedance in fifty years.

Each of the NGA relationships used for the response analysis account for site-specific soil affects using V_{S30} , the shear wave velocity averaged over the upper 30 meters. The site shear wave velocity value was obtained from regional and site resistance data. For the Campbell and Bozorgnia NGA, the depth to rock having a shear wave velocity of at least 2.5 kilometers per second (Z_{2.5}) was estimated. Using regional geologic map relationships, Z_{2.5} appears to be on the order of 0.35 kilometers. The Abrahamson and Silva, and Chiou and Youngs NGA relationships require a similar parameter, Z_{1.0}, which is anticipated to be on the order of 60 meters. Based on soil conditions beneath the site area, and shear wave velocity of 490 meters per second, Site Class C is considered to be appropriate for evaluation.

The site specific MCE spectral response acceleration at any period is taken as the lesser of the spectral response accelerations from the probabilistic MCE and the deterministic MCE. The design spectral response acceleration at any period is calculated as 2/3 of the corresponding ordinate from the site-specific MCE, which should not be less than 80 percent of the spectral response acceleration from the design response spectrum determined in accordance with ASCE 7 Section 11.4.5.

Project No. 10-13000

The probabilistic MCE, risk coefficient, and adjusted probabilistic spectral acceleration ordinates are shown on Figure E1. The site specific risk-based probabilistic MCE_R representing 1% probability of collapse in 50 years was calculated using ASCE 7-10 Section 21.2.1.1 Method 1: (C_R) (S_a 2% PE in 50 years). The deterministic MCE, and the deterministic lower limit on MCE response spectra are shown on Figure E2. The site-specific MCE response spectrum, 2/3 of site-specific MCE response spectrum and 80 percent of NEHRP/ASCE design response spectrum are shown on Figure E3. The site-specific design response spectrum is presented on Figure E4 and a summary of spectral acceleration data is shown on Figure E5.

In Accordance with section 21.4 of ASCE/SEI 7-10, the resulting site specific acceleration parameters are shown below. ASCE Section 21.4 requires that the parameter S_{DS} not be taken less than 90 percent of the peak spectral acceleration, S_a , at any period larger that 0.2s. In this case the value at 0.2s (0.747g) exceeded the 90 percent values at larger periods. In addition, Section 21.4 requires that S_{D1} be taken as the greater of the design spectral acceleration, S_a , at a period of 1 second (0.339g), or two times the spectral acceleration, S_a , at a period of 2 seconds (0.340g). In this case, the value representing two times the spectral acceleration, S_a , at a period of 1 second.

Site-specific parameters are provided below.

Site-Specific Ground Motion Values	Code-Based Seismic Values (ASCE 7-10)
$\mathbf{S}_{\mathrm{DS}} = \mathbf{0.747g}$	$S_{DS} = 0.705 g$
$S_{D1} = 0.340g$	$S_{D1} = 0.380g$
$S_{MS} = 1.120g$	$S_{MS} = 1.058g$
$S_{M1} = 0.510g$	$S_{M1} = 0.571g$

Attachments:

Figure E1	Probabilistic MCE Response Spectra
Figure E2	Deterministic MCE and Lower Limit Spectra
Figure E3	Site-Specific MCE Response Spectra
Figure E4	Design Response Spectrum
Figure E5	Table of Spectral Acceleration Values"





Tri-City Medical Center Expansion



Tri-City Medical Center Expansion



Tri-City Medical Center Expansion

	Spectral Acceleration (g)										
Spectral Period (sec)	Probabilistic MCE Response Spectrum (2% in 50 Years)	Cr	Probablistic MCE*C _R	Deterministic MCE Response Spectrum (84th Percentile of Maximum Rotated Component	Deterministic Lower Limit on MCE Response Spectrum	Site- Specific MCE Response Spectrum	2/3 of Site- Specific MCE Response Spectrum	NEHRP- ASCE Design Response Spectrum	80% of NEHRP- ASCE Design Response Spectrum	Design Response Spectrum	0.9*DRS
0.000	0.477	0.994	0.474	0.911	0.600	0.474	0.316	0.282	0.226	0.316	
0.050	0.616	0.994	0.612	1.155	1.005	0.612	0.408	0.478	0.383	0.408	
0.100	0.924	0.994	0.918	1.636	1.410	0.918	0.612	0.674	0.540	0.612	
0.200	1.127	0.994	1.120	2.138	1.500	1.120	0.747	0.705	0.564	0.747	
0.300	1.111	1.000	1.111	2.144	1.500	1.111	0.741	0.705	0.564	0.741	0.667
0.400	1.004	1.007	1.011	2.000	1.500	1.011	0.674	0.705	0.564	0.674	0.606
0.500	0.865	1.013	0.877	1.728	1.500	0.877	0.585	0.705	0.564	0.585	0.526
0.750	0.629	1.029	0.647	1.219	1.111	0.647	0.432	0.507	0.405	0.432	0.388
1.000	0.487	1.045	0.509	0.888	0.833	0.509	0.339	0.380	0.304	0.339	0.305
2.000	0.244	1.045	0.255	0.349	0.417	0.255	0.170	0.190	0.152	0.170	0.153
3.000	0.160	1.045	0.167	0.238	0.278	0.167	0.112	0.127	0.101	0.112	0.100
4.000	0.119	1.045	0.124	0.190	0.208	0.124	0.083	0.095	0.076	0.083	0.074

APPENDIX F

PREVIOUS GEOPHYSICAL SURVEY

GEOPHYSICAL SURVEY 4002 VISTA WAY OCEANSIDE, CALIFORNIA

r,

PREPARED FOR:

Leighton Consulting, Inc. 3934 Murphy Canyon Road, Suite B205 San Diego, CA 92123

PREPARED BY:

Southwest Geophysics, Inc. 7438 Trade Street San Diego, California 92121

> February 29, 2008 Project No. 108036



February 29, 2008 Project No. 108036

Mr. Sean Colorado Leighton Consulting, Inc. 3934 Murphy Canyon Road, Suite B205 San Diego, CA 92123

Subject: Geophysical Survey 4002 Vista Way Oceanside, California

Dear Mr. Colorado:

In accordance with your authorization, we have performed a geophysical evaluation of a portion of the Tri-City Medical Center property located at 4002 Vista Way in Oceanside, California. Specifically, our survey consisted of performing one seismic P-wave refraction profile and two refraction microtremor (ReMi) profiles at the site. The purpose of the study was to characterize the subsurface conditions and develop a velocity profile of the project site.

We appreciate the opportunity to be of service on this project. Should you have any questions related to this report, please contact the undersigned at your convenience.

Sincerely, SOUTHWEST GEOPHYSICS, INC.

atich Jehnman

Patrick Lehrmann, P.G., R.Gp. Principal Geologist/Geophysicist

SEW/HV/PFL/hv Distribution: Addressee (electronic)

Ham Van de Vuigt

Hans van de Vrugt, C.E.G., R.Gp. Principal Geologist/Geophysicist



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1. INTRODUCTION

In accordance with your authorization, we have performed a geophysical evaluation of a portion of the Tri-City Medical Center property located at 4002 Vista Way in Oceanside, California (Figure 1). Specifically, our survey consisted of performing one seismic P-wave refraction profile and two refraction microtremor (ReMi) profiles at the project site. The purpose of the study was to characterize the subsurface conditions and develop a velocity profile of the project site.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of a seismic P-wave refraction profile.
- Performance of two ReMi profiles.
- Compilation and analysis of the data collected.
- Preparation of this report presenting our findings and conclusions.

3. SITE AND PROJECT DESCRIPTION

The subject property is located along the north side of Vista Way, east of College Boulevard in Oceanside, California. The specific study area was located in an open grass area just south of the Tri-City Medical Center tower. The site is currently occupied by grass and trees (Figure 3). Several utility vaults and signs are also present in the study area. Terrain at the site is generally flat, with a slight gradient to the north.

4. SURVEY METHODOLOGY

As previously indicated, the purpose of our services was to develop a velocity profile of the study area. The following sections provide an overview of the methodologies used during our study.

4.1. Seismic P-wave Refraction Survey

A seismic P-wave (compression wave) refraction traverse (SL-1) was conducted at the site to evaluate the general characteristics of the subsurface materials. The location of the line is depicted on Figure 2. The line was approximately 240 feet long and shot points were conducted at each end of the line and at the midpoint. Shots consisted of impacting an

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4002 Vista Way Oceanside, California

aluminum plate, placed on the ground surface, with a 16-pound hammer in order to generate a seismic P-wave.

The seismic refraction method uses first-arrival times of refracted seismic waves to estimate the thicknesses and seismic velocities of subsurface layers. Seismic P-waves generated at the surface are refracted at boundaries separating materials of contrasting velocities. These refracted seismic waves are then detected by a series of surface vertical component geophones, and recorded with a 24-channel Geometrics StrataView seismograph. The travel times of the seismic P-waves are used in conjunction with the shot-to-geophone distances to obtain thicknesses and velocities of the subsurface materials. It should be noted that the refraction method requires that subsurface velocities increase with depth. Therefore, a layer having a velocity lower than that of the layer above will not be detectable by the seismic refraction method.

4.2. ReMi Survey

Two near perpendicular ReMi traverses were conducted at the site (RL-1 & RL-2). The locations of the lines are illustrated on Figure 2. RL-1 was approximately 230 feet long and was located along SL-1. RL-2 was approximately 207 feet long and crossed RL-1 near its center. Fifteen records, 24 seconds long, were recorded for each line. The data were downloaded to a laptop computer and later processed using the SeisOpt® ReMiTM software (© Optim LLC, 2005), which uses the refraction microtremor method (Louie, 2001). The refraction microtremor technique uses the recorded surface waves (specifically Rayleigh waves) which are contained in the background noise to develop a shear wave velocity profile of the site down to a depth, in this case, of approximately 100 feet. It should be noted that the ReMi method does not require that subsurface velocities increase with depth. Therefore, low velocity layers can be detected with this method.

5. **RESULTS**

The following is a summary of our findings:

- The results of the P-wave refraction survey indicate that the site is underlain by approximately 5 to 15 feet of relatively low velocity material over a layer of higher velocity material (Figure 4). The P-wave velocity for layer one is roughly 1,200 feet/second and the velocity for layer 2 is approximately 3,750 feet/second.
- As depicted on Figures 5a and 5b, the results of the ReMi survey reveal the presence of alternating layers of low and high velocity materials in the upper 100 feet. The shear wave velocity of Layer 1 ranges from 500 to 550 feet/second and extends to a depth of roughly 10 feet. Layer 2 extends to a depth ranging from 30 to 40 feet and has a shear wave velocity ranging from 1,900 to 2,200 feet/second. Beneath Layer 2 is a "low velocity" layer (Layer 3) which extends to a depth on the order of 55 to 60 feet. The shear wave velocity of Layer 3 ranges from roughly 1,000 to 1,250 feet/second. Layer 3 is underlain by a material with a shear wave velocity of roughly 2,200 to 2,500 feet/second.

6. FINDINGS AND CONCLUSIONS

As previously discussed, the purpose of our study was to develop a velocity profile of the site to be used in the design and construction of proposed site improvements. Based on our discussions with you and the results of our seismic study, the subsurface geology consists of alternating layers of low and high velocity materials. The uppermost layer (Layer 1) likely represents fill/alluvium. The deeper layers likely represent beds within the Santiago Formation. In general, the results from the P-wave and ReMi surveys are consistent, with the exception of the low velocity layer which is not detectable with the P-wave refraction method. Some variations in layer depth and velocity were noted between the RL-1 and RL-2. These variations are attributed to lateral variations in the subsurface geology (please note that RL-1 and RL-2 were near perpendicular to each other).

The results of the ReMi surveys indicate that per IBC (International Building Code, 2000) the Vs100 calculated for RL-1 is 1,617 feet/second and 1,263 feet/second for RL-2. Both results equate to a Site Class C. It should be noted that the variability of the ReMi method is typically on the order of 5 percent, but may be as high as 10 percent.

7. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, expressed or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface surveying will be performed upon request.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Southwest Geophysics, Inc. should be contacted if the reader requires additional information or has questions

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regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

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Exhibit-G





EUCALYPTUS

CANARY ISLAND PINE

JACARANDA

STONE PINE



TIPUANA PALM CHAMPHOR ORNAMENTAL PEAR PROPERTY LINE

TRI-CITY MEDICAL CENTER EXISTING TREE SURVEY-SURROUNDING

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- EUCALYPTUS
- CANARY ISLAND PINE
- STONE PINE
- CORAL TREE
- JACARANDA
- PALM
- PODOCARPUS

PURPLE LEAF PLUM LAGERSTROEMIA CHAMPHOR ORNAMENTAL PEAR AUSTRALIAN WILLOW LIQUIDAMBAR 0AK

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TRI-CITY MEDICAL CENTER EXISTING TREE SURVEY-CAMPUS

SPURLOCK POIRIER LANDSCAPE ARCHITECTS



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SPURLOCK POIRLER LANDSCAPE ARCHITECTS

ARRIVAL CORE TREE

CHARACTER: FORMAL, STRUCTURAL, COLOR INTEREST





ACACIA CULTRIFORMIS KNIFELEAF ACACIA 10'-15'H X 10'-15'W

PHOENIX DACTYLIFERA MEDJOOL DATE PALM 40'H X 20'-25'W

ACCENT TREE



CHARACTER: FLOWERING, COLOR INTEREST, SENSORIAL EXPERIENCE



JACARANDA MIMOSIFOLIA BLUE JACARANDA 25'-40'H X 15'-30'W

ERYTHRINA CORALLOIDES NAKED CORAL TREE 20'-30'H X 20'-30'W

TRI-CITY MEDICAL CENTER TREE CHARACTER IMAGE SPURLOCK POIRIER LANDSCAPE ARCHITECTS



CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM THORNLESS PALO VERDE 25'H X 25'W



CERCIS OCCIDENTALIS WESTERN REDBUD 12'-20'H X 10'-15'W



OLEA EUROPAEA 'WILSONI' FRUITLESS OLIVE 25'-30'H X 25'-30'W



BRAHEA ARMATA BLUE HESPER PALM 25'-40'H X 6'-8'W

COURTYARD TREE

CHARACTER: SAMLLER SCALE, TEXTURE INTEREST, SENSORIAL EXPERIENCE





CERCIS CANADENSIS FOREST PANSY 12'-20'H X 15'-25'W

CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM 8'-1'H X 10'-15'W

DECIDUOUS TREE

CHARACTER: OPEN, AIRY, SEASONAL INTEREST



ARBUTUS 'MARINA' MARINA STRAWBERRY TREE 40'-50'H X 25'-40'W

TIPUANA TIPU TIPU TREE 20'-30'H X 20'-30'W

TRI-CITY MEDICAL CENTER TREE CHARACTER IMAGE SPURLOCK POIRIER LANDSCAPE ARCHITECTS



CHITALPA TASHKENTENSIS 'PINK DAWN' CHITALPA 15'-25'H X 15'-25'W

LAGERSTROEMIA INDICA CRAPE MYRTLE 15'-30'H X 15'-30'W







PLATANUS RACEMOSA CALIFORNIA SYCAMORE 30'-70'H X 25'-45'W

KOELREUTERIA PANICULATA GOLDEN RAIN TREE 20'-30'H X 25'-35'W



LAGERSTROEMIA INDICA CRAPE MYRTLE-MULTI 15'-30'H X 15'-30'W

PYRUS CALLERYANA ARISTOCRAT ORNAMENTAL PEAR 15'-20'H X 12'-16'W

EVERGREEN TREE

CHARACTER: DENSE, WOODY



PINUS BRUTIA AFGHANISTAN PINE 30'-50'H X 25'-30'W



PINUS CANARIENSIS CANARY ISLAND PINE 50'-80'H X 30'W



LOPHOSTEMON CONFERTUS BRISBANE BOX 40'-60'H X 20'-30'W

TRI-CITY MEDICAL CENTER TREE CHARACTER IMAGE SPURLOCK POIRIER LANDSCAPE ARCHITECTS



METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE 20'-30'H X 10'-15'W



QUERCUS ILEX HOLLY OAK 30'-60'H X 30'-60'W



ARBUTUS UNEDO STRAWBERRY TREE 10'-15'H X 10'-15'W



SPURLOCK POIRLER LANDSCAPE ARCHITECTS

ARRIVAL PLANTING

-COLOR MASSINGS HIGHLIGHTING KEY AREAS -ADDITIONAL SENSORIAL EXPERIENCE

Plant massings such as:

Rosa Iceberg Calandrinia grandiflora Anigozanthos sp Salvia sp Lavandula sp Aloe striata Agave sp.











TRI-CITY MEDICAL CENTER UNDERSTORY PLANT CHARACTER IMAGE SPURLOCK POIRIER LANDSCAPE ARCHITECTS







ARRIVAL PLANTING

-MEDIUM AND TALL SHRUB -PROVIDE BACKGROUND INTEREST -PROVIDE SCREENING WHERE APPROPRIATE -CREATE SOCIAL SPACES & PROVIDE OPPORTUNITIES FOR RESPITE

Plant massings such as:

Woodwardia fimbriata Polysticum sp. Camelia sp. Metrosideros sp Arbutus unedo 'compacta' Rhamnus californica Rosemary sp.



TRI-CITY MEDICAL CENTER UNDERSTORY PLANT CHARACTER IMAGE SPURLOCK POIRIER LANDSCAPE ARCHITECTS





COURTYARD PLANTING

-SHADE PLANTINGS -ACCENT COLOR AND TEXTURE MASSINGS -SENSORIAL EXPERIENCE (TACTILE, AROMATIC)

Plant massings such as: Trachelospermum jasminoides Liriope spicata Vinca minor Ribes viburnifolium Woodwardia fimbriata Dietes grandiflora 'variegated' Polystichum Carex tumilicola Dianella tasmanica 'variegated'



TRI-CITY MEDICAL CENTER UNDERSTORY PLANT CHARACTER IMAGE

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GRASSY MEADOW

-GRASSES -NATIVE GRASS MASSINGS FOR TEXTURE AC-CENTS

Plant massings such as: Muhlenbergia rigens Carex tumilicola Festuca mairei Sesleria autumnalis Leymus condensatus







TRI-CITY MEDICAL CENTER UNDERSTORY PLANT CHARACTER IMAGE SPURLOCK POIRLER LANDSCAPE ARCHITECTS











PERIMETER PLANTING

-GROUNDCOVER + LOW SHRUB -SILVER TO LIGHT GREEN PALETTE -AIRY PLANT MASSINGS, TYPICALLY 2'-4' HEIGHT

groundcover massings such as:

Baccharis pilularis 'pigeon point' Artemisia california 'canyon gray'

Low shrub massings such as:

Artemisia 'powis castle' Cotoneaster glaucophyllus Agave sp Salvia varieties Viguiera laciniata Leymus condensatus



TRI-CITY MEDICAL CENTER UNDERSTORY PLANT CHARACTER IMAGE S P U R L O C K P O I R I E R L A N D S C A P E A R C H I T E C T S













TALL SCREENING PLANTING

-TALL SHRUB -EVERGREEN SHRUB MASSINGS, TYPICALLY 3'-6'+ HEIGHT -PROVIDE BACKGROUND STRUCTURE -SOME SEASONAL INTEREST

Plant massings such as:

Artemisia tridentata Ceanothus sp. Cotoneaster lacteus Heteromeles arbutifolia 'Davis Gold' Rhus integrifolia Rhamnus californica Rhaphiolepis umbellata Pittosporum tobira & crassifolium









PROFESSIONAL SERVICES AGREEMENT BETWEEN TRI-CITY HEALTHCARE DISTRICT



This Professional Services Agreement ("AGREEMENT") is made on this 19th day of September, 2013, by and between TRI-CITY HEALTHCARE DISTRICT, a California hospital district ("TRI-CITY"), and [_____] ("CONTRACTOR"), an independent contractor, with a principal place of business in California (collectively, the "PARTIES," or individually, a "PARTY").

ARTICLE 1 TERM OF AGREEMENT

1.01 This AGREEMENT will become effective on the date stated above, and will continue in effect until the earlier of one (2) year or the completion of services provided for in this AGREEMENT or until terminated as provided under Article 7.

ARTICLE 2 SERVICES TO BE PERFORMED BY CONTRACTOR

Specific Services

2.01 CONTRACTOR will perform the deliverables within the scope described in Attachment A. CONTRACTOR will provide TRI-CITY with periodic reports regarding the progress of services performed, at TRI-CITY's request. Any changes to the scope of services or timeframes identified in Attachment A must be authorized by TRI-CITY in writing.

2.02 CONTRACTOR will determine the method, details, and means of performing the above-described services.

Status of CONTRACTOR

2.03 CONTRACTOR and its employee(s) are engaged in an independent contractor relationship with TRI-CITY in performing all work, duties and obligations hereunder. TRI-CITY shall not exercise any control or direction over the methods by which CONTRACTOR shall perform its work and functions. TRI-CITY's sole interest and responsibility is to ensure that the services covered by this AGREEMENT are performed and rendered in a competent, satisfactory and legal manner. The PARTIES agree that no work, act, commission or omission of CONTRACTOR or its employee(s) pursuant to this AGREEMENT shall be construed to make CONTRACTOR or its employee(s) the agent, employee or servant of TRI-CITY. CONTRACTOR and its employee(s) are not entitled to receive from TRI-CITY vacation pay, sick leave, retirement benefits, Social Security, workers' compensation, disability benefits, unemployment benefits or any other employee benefit of any kind.

Payment of Income Taxes

2.04 CONTRACTOR shall be solely responsible for paying all federal and state employment and income taxes, for carrying workers' compensation insurance and for otherwise complying with all other employment law requirements with respect to CONTRACTOR or its employee(s).

2.05 CONTRACTOR agrees to indemnify, defend and hold TRI-CITY harmless from any and all liability, damages or losses (including attorneys' fees, costs, penalties and fines) TRI-CITY suffers as a result of (a) CONTRACTOR's failure to meet its obligations under paragraph 2.04, or (b) a third party's designation of CONTRACTOR or its employee as an employee of TRI-CITY, regardless of any actual or alleged negligence by TRI-CITY.

Compliance with Laws/Rules

2.06 CONTRACTOR will perform all services under this AGREEMENT in good faith and in the best interests of TRI-CITY. In performing the services specified in this AGREEMENT, CONTRACTOR agrees to comply with all federal and state laws, rules and regulations, applicable TRI-CITY policies and procedures, departmental rules and other directives applicable to the services to be performed. Any changes to TRI-CITY policies and procedures that relate to CONTRACTOR will be provided to CONTRACTOR in writing. CONTRACTOR agrees to review such policies, procedures, rules and directives the contents of which CONTRACTOR will be deemed to have knowledge.

2.07 CONTRACTOR shall ensure that any report generated under this AGREEMENT complies with California Government Code section 7550.

ARTICLE 3 COMPENSATION

3.01 Compensation for all work performed under this AGREEMENT shall be calculated on a fixed price amount. Compensation for the services described in Attachment A shall not exceed **\$0.** This amount shall not be exceeded unless there is a change in scope of work, in writing and agreed to by both PARTIES. The PARTIES agree that this compensation was developed in accordance with the customary and prevailing compensation level in the community and surrounding area for comparable services. CONTRACTOR and TRI-CITY agree that this fee was arrived at through arms' length negotiations between the PARTIES. TRI-CITY shall make payment to CONTRACTOR within sixty (60) days of receipt of approved invoice.

Payment of Expenses

3.02 TRI-CITY will reimburse CONTRACTOR for all reasonable expenses incurred in performing services under this AGREEMENT as the work progresses. CONTRACTOR shall submit invoices to TRI-CITY's Project Manager once per month. Such invoices shall include a brief narrative description of the work performed, as well as detailed time expenditures on a task-by-task basis pursuant to Attachment A. The term "expenses" means telephone bills, and federal express charges, mailing charges and any other pre-approved expenses by TRI-CITY. CONTRACTOR will provide TRI-CITY with receipts for all expenses. TRI-CITY shall make payment to CONTRACTOR within sixty (60) days of receipt of approved invoice. Payment provision for any service other than those described in Attachment A will be set forth in an amendment to the AGREEMENT.

ARTICLE 4 OBLIGATIONS OF CONTRACTOR

Tools, Materials, and Equipment

4.01 CONTRACTOR will supply all tools, materials, and equipment required to perform the services under this AGREEMENT.

CONTRACTOR's Qualifications

4.02 CONTRACTOR represents that its employee(s) have the qualifications and skills necessary to perform the services under this AGREEMENT in a competent, professional manner, without the advice or direction of TRI-CITY. This means CONTRACTOR is able to fulfill the requirements of this AGREEMENT. Failure to perform all the services required under this AGREEMENT constitutes a material breach of the AGREEMENT. CONTRACTOR has complete and sole discretion for the manner in which the work under this AGREEMENT will be performed.

Indemnity

4.03 To the maximum extent allowable by law, CONTRACTOR agrees to indemnify, defend, and hold TRI-CITY and its officials, officers, directors, employees, agents and volunteers free and harmless from all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties, attorneys' fees, and costs that such entities or persons may incur that arise out of, pertain to or relate to the negligence, recklessness, or willful misconduct, whether an act or omission, of CONTRACTOR. CONTRACTOR's provision of insurance coverage as described in this Article 4 shall not affect CONTRACTOR's indemnity obligations.

Insurance

4.04 CONTRACTOR will provide and keep in full force and effect during the term of this AGREEMENT the insurance policies listed below.

4.04.1 California Workers' Compensation, in compliance with California requirements.

4.04.2 General Liability Insurance [occurrence form CG 0001], covering bodily injury, personal injury and property damage with a combined single limit of no less than One Million Dollars (\$1,000,000) per occurrence, and a minimum annual aggregate of Three Million Dollars (\$3,000,000). If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

4.04.3 Automobile Liability Insurance [form number CA 0001, covering code 1 (any auto)] covering bodily injury and property damage, with a combined single limit of no less than One Million Dollars (\$1,000,000) per claim.

4.04.4 Employer's Liability Insurance with a combined single limit of no less than One Million Dollars (\$1,000,000) per claim.

4.04.5 Error and Omissions Insurance appropriate to CONSULTANT's services, with a combined single limit of no less than Five Million Dollars (\$5,000,000) per claim.

4.05 At a minimum, all general liability and auto insurance policies shall contain the following provisions, or the CONTRACTOR shall provide endorsements on forms supplied or approved by TRI-CITY to add the following provisions to the insurance policies: (1) TRI-CITY, its officers, officials, directors, employees, volunteers and agents shall be covered as additional insured with respect to the work or operations performed by or on behalf the CONTRACTOR including any materials, parts or equipment furnished in connection with such work; and (2) the insurance coverage shall be primary insurance as respects TRI-CITY, its officers, officials, directors, employees, volunteers and agents. General liability coverage shall be at least as broad as ISO Form CG 20 10, 11 85, or both CG 20 10 and CG 20 37 forms if a version of CG 20 10 issued after CG 20 10, 11 85 is used. Any insurance or self-insurance maintained by TRI-CITY, its officers, officials, directors, employees, volunteers and agents, volunteers and agents shall be excess to the CONTRACTOR's insurance and shall not be called upon to contribute to it in any way.

4.06 At a minimum, all workers' compensation and employer's liability policies shall contain the following provision, or CONTRACTOR shall provide endorsements on forms supplied or approved by TRI-CITY to add the following provision to the insurance policies: The insurer shall agree to waive all rights of subrogation against TRI-CITY, its officers, officials, directors, employees, volunteers and agents for losses paid under the terms of the insurance policy which arise from work performed by CONTRACTOR.

4.07 At a minimum, all policies shall contain the following provisions, or CONTRACTOR shall provide endorsements on forms supplied or approved by TRI-CITY to add the following provisions to the insurance policies: (1) coverage shall not be canceled by insured or insurer except after thirty (30) days prior written notice by certified mail has been given to TRI-CITY; (2) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to TRI-CITY, its officers, officials, directors, employees, volunteers and agents; (3) coverage for contract liability; and (4) standard separation of insured's provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to TRI-CITY, its officers, officials, directors, employees, volunteers and agents.

4.08 TRI-CITY shall not be liable for loss or damage to any tools, machinery, equipment, materials or supplies of CONTRACTOR. CONTRACTOR shall supply to TRI-CITY with an endorsement waiving the insurance carrier's right of subrogation against TRI-CITY for all policies insuring such tools, machinery, equipment, materials or supplies.

4.09 All insurance carriers shall be qualified to do business in California and maintain an agent for service of process within the state. All insurance carriers shall have a minimum of an "A" policyholder's rating and a minimum financial rating of "Class VI" according to the latest Best Key Rating Guide.

4.10 Any deductibles or self-insured retention limits must be disclosed to and approved by TRI-CITY prior to execution of this AGREEMENT. CONTRACTOR will furnish TRI-CITY with certificates of insurance prior to the commencement of work under this AGREEMENT, and as periodically as may be requested by TRI-CITY. All insurance policies required by this AGREEMENT shall be produced by CONTRACTOR at TRI-CITY'S request.

4.11 CONTRACTOR shall notify TRI-CITY in the event of any changes in insurance carrier or scope of coverage for insurance required by this AGREEMENT.

4.12 In the event that CONTRACTOR employs other contractors (subcontractors) as part of the services covered by this AGREEMENT, it shall be CONTRACTOR's responsibility to require and confirm that all if its subcontractors meet the minimum insurance requirements specified above.

Conflict of Interest

4.13 Upon execution of this AGREEMENT, CONTRACTOR may be required to complete and file with TRI-CITY a Conflict of Interest form, to be provided to CONTRACTOR by TRI-CITY.

Assignment

4.14 Neither this AGREEMENT nor any duties or obligations under this AGREEMENT may be assigned by CONTRACTOR without the prior written consent of TRI-CITY.

ARTICLE 5 OBLIGATIONS OF TRI-CITY

5.01 TRI-CITY agrees to comply with all reasonable requests of CONTRACTOR and provide access to all documents reasonably necessary to the performance of CONTRACTOR's duties under this AGREEMENT.

Place of Work

5.02 TRI-CITY agrees to furnish space on TRI-CITY premises for use by CONTRACTOR while performing the above-described services.

Indemnity

5.03 To the extent allowable by the California's Tort Claims Act, TRI-CITY agrees to indemnify and hold CONTRACTOR free and harmless from all claims, demand, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties, attorneys' fees, and costs, that CONTRACTOR may incur as a result of a breach by TRI-CITY of any representation or agreement contained in this AGREEMENT.

ARTICLE 6 TERMINATION OF AGREEMENT

Termination for Default

6.01 If either PARTY defaults in the performance of this AGREEMENT or materially breaches any of its provisions, the non-breaching PARTY may immediately terminate this AGREEMENT by giving written notification to the breaching PARTY. Termination will take effect immediately on receipt of notice by the breaching PARTY or five (5) days after mailing of notice, whichever occurs first. For the purposes of this paragraph, material breach of this AGREEMENT includes, but is not limited to, the following:

6.01.1 CONTRACTOR's failure to complete the services specified in Article 2 of this AGREEMENT.

6.01.2 CONTRACTOR's material breach of any representation or term contained in this AGREEMENT.

6.01.3 TRI-CITY's material breach of any representation or agreement contained in this AGREEMENT.

Termination Without Cause

6.02 Either PARTY may terminate this AGREEMENT without cause upon thirty (30) days written notice.

Compensation Upon Termination

6.03 Upon termination by either PARTY, TRI-CITY will pay to CONTRACTOR any outstanding service fees minus any costs reasonably incurred by TRI-CITY related to CONTRACTOR's services under this AGREEMENT prior to the notice of termination.

ARTICLE 7 PROPRIETARY RIGHTS

Confidential Information

7.01 Any written, printed, graphic, or electronically or magnetically recorded information furnished by TRI-CITY for CONTRACTOR's use are the sole property of TRI-CITY. This proprietary information includes, but is not limited to, marketing information and information concerning TRI-CITY employees, products, services, prices and operations.

7.02 CONTRACTOR and its employee(s) will keep this confidential information in the strictest confidence, and will not disclose it by any means to any person except with TRI-CITY approval, and only to the extent necessary to perform the services under this AGREEMENT. This prohibition also applies to CONTRACTOR's employees, agents, and subcontractors. On termination of this AGREEMENT, CONTRACTOR will promptly return any confidential information in its possession to TRI-CITY.

ARTICLE 8 GENERAL PROVISIONS

Notices

8.01 Any notices required to be given under this AGREEMENT by either PARTY to the other may be affected by personal delivery in writing or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices must be addressed to the PARTIES at the addresses below, but each PARTY may change the address by giving written notice in accordance with this paragraph. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of the day of receipt or the fifth (5th) day after mailing, whichever occurs first.

To TRI-CITY: Tri-City Healthcare District 4002 Vista Way Oceanside, California 92056 Attention: Chris Miechowski



Entire Agreement of the Parties

8.02 This AGREEMENT contains the entire understanding among the PARTIES hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements, or conditions, express or implied, oral or written, except as herein contained. The express terms hereof control and supersede any course of performance and/or usage of the trade inconsistent with any of the terms hereof. This AGREEMENT may not be modified or amended other than by an agreement in writing.

Partial Invalidity

8.03 If any non-material provision of this AGREEMENT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.

Attorneys' Fees

8.04 If any legal action, including an action for declaratory relief, is brought to enforce or interpret the provisions of this AGREEMENT, the prevailing PARTY will be entitled to reasonable attorneys' fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that PARTY may be entitled.

Document and Materials Ownership

8.05 All original <u>drawings</u>, diskettes, and other copies of documents and materials developed for the project, including detailed calculations, shall be furnished to and become the property of TRI-CITY. TRI-CITY agrees to indemnify the CONTRACTOR for claims, damages, or liabilities caused by any use by TRI-CITY of the plans, drawings, specifications, and all information gathered by CONTRACTOR on any project other than the one for which such plans, drawings, and specifications were prepared and information gathered by CONTRACTOR.

Patent and Copyright Indemnity

8.06 CONTRACTOR represents that it knows of no allegations, claims, or threatened claims that the materials, services, hardware or software ("CONTRACTOR Products") provided to TRI-CITY under this AGREEMENT infringe any patent, copyright or other proprietary right. CONTRACTOR shall defend, indemnify and hold harmless TRI-CITY of, from and against all losses, claims, damages, liabilities, costs expenses and amounts (collectively, "Losses") arising out of or in connection with an assertion that any CONTRACTOR Products or the use thereof, infringe any patent, copyright or other proprietary right of any third party. TRI-CITY will: (1) notify CONTRACTOR promptly of such claim, suit or assertion; (2) permit CONTRACTOR to defend, compromise, or settle the claim; and, (3) provide, on a reasonable basis, information to enable CONTRACTOR to do so. CONTRACTOR shall not agree without TRI-CITY's prior written consent, to any settlement, which would require TRI-CITY to pay money or perform some affirmative act in order to continue using the CONTRACTOR Products. 8.06.1 If CONTRACTOR is obligated to defend TRI-CITY pursuant to this paragraph 8.06 and fails to do so after reasonable notice from TRI-CITY, TRI-CITY may defend itself and/or settle such proceeding, and CONTRACTOR shall pay to TRI-CITY any and all losses, damages and expenses (including attorney's fees and costs) incurred in relationship with TRI-CITY's defense and/or settlement of such proceeding.

8.06.2 In the case of any such claim of infringement, CONTRACTOR shall either, at its option, (1) procure for TRI-CITY the right to continue using the CONTRACTOR Products; or (2) replace or modify the CONTRACTOR Products so that that they become non-infringing, but equivalent in functionality and performance.

8.06.3 Notwithstanding this paragraph 8.06, TRI-CITY retains the right and ability to defend itself, at its own expense, against any claims that CONTRACTOR Products infringe any patent, copyright, or other intellectual property right.

Audits

8.07 If this AGREEMENT involves an expenditure of public funds in excess of Ten Thousand Dollars (\$10,000), the AGREEMENT is subject to examination and audit of the State Auditor, at the request of TRI-CITY or as part of any audit of TRI-CITY, for a period of three (3) years after final payment under the AGREEMENT.

Counterparts

8.08 This AGREEMENT may be executed in counterparts, each of which shall constitute an original, but all of which together shall constitute one and the same AGREEMENT, and the signature of any PARTY to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Facsimile or photocopy signatures shall have the same force and effect as original signatures.

Provisions Required By Law

8.09 Each and every provision of law and clause required by law to be inserted in this AGREEMENT shall be deemed to be inserted herein, and the AGREEMENT shall be read and enforced as though they were included herein. If through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either PARTY, the AGREEMENT shall forthwith be physically amended to make such insertion.

Governing Law

8.10 This AGREEMENT and all questions relating to its validity, interpretation, performance, and enforcement (including, without limitation, provisions concerning limitations of actions), shall be governed by and construed in accordance with the laws of the state of California, notwithstanding any conflict-of-laws doctrines of such state or other jurisdiction to the contrary and without the aid of any canon, custom, or rule of law requiring construction against the draftsman.

Jurisdiction, Forum and Venue

8.11 The proper jurisdiction, forum and venue for any claims, causes of action or other proceedings concerning this AGREEMENT shall be in the state and federal courts located in the

State of California, County of San Diego. TRI-CITY and CONTRACTOR agree not to bring any action or proceeding arising out of or relating to this AGREEMENT in any other jurisdiction, forum or venue. TRI-CITY and CONTRACTOR hereby submit to personal jurisdiction in the State of California for the enforcement of this AGREEMENT and hereby waive any and all personal rights under the law of any state to object to jurisdiction within the State of California for the purposes of any legal action or proceeding to enforce this AGREEMENT, whether on grounds of inconvenient forum or otherwise.

Signatures

8.12 Each person below warrants and guarantees that she/he is legally authorized to execute this AGREEMENT on behalf of the designated PARTY and that such execution shall bind the designated PARTY to the terms of this AGREEMENT.

Executed in San Diego County, California, on the date set forth above.

TRI-CITY

CONTRACTOR

Ву: _____

By: _____

Chief Executive Officer

ATTACHMENT A Scope of Services

1. Proposal is attached and included as part of this agreement.