



Appendix E Geotechnical Feasibility Report



September 10, 2020

Project No. 14117-02

To: Newport Center Anacapa Associates, LLC
c/o Ridgeway Development Company
2804 Lafayette Avenue
Newport Beach, California 92663

Attention: Mr. Tod Ridgeway

Subject: Geotechnical Feasibility Report for Proposed Newport Center Condominium Site Development, 150 Newport Center Drive, City of Newport Beach, California

In accordance with your authorization, NMG Geotechnical, Inc. (NMG) has performed a feasibility study for the proposed condominium development at 150 Newport Center, in the City of Newport Beach, California. The primary purpose of our study was to provide a summary of the geologic and geotechnical conditions of the site to identify potential geotechnical issues that might impact the proposed re-development.

The project site is approximately 1.26 acres and is currently an active auto wash with surrounding asphalt parking lot. The site is located at the southwest corner of Newport Center Drive and Anacapa Drive (Figure 1). We understand the proposed development will be a condominium complex consisting of two subterranean parking levels with four-story residential building above the parking levels. We have reviewed a conceptual design package showing the current design scheme, prepared by Sterns Architecture and received by NMG on September 8, 2020. A recently flown and scribed topographic map was also provided by Fuscoe Engineering. A grading plan has not yet been prepared at this time.

NMG has worked in Newport Beach and specifically Fashion Island area for the past 25 years and is quite familiar with the geology and geotechnical issues within the area. We have performed a thorough background review of published and unpublished reports and maps, visited the City of Newport Beach to obtain available borings and trenches from this and surrounding areas, as well as the work performed by NMG over the entire Fashion Island.

The main geotechnical issues for the proposed subterranean development include:

- 1) The presence of varying earth units across the site; fill of varying composition, sandy marine terrace deposits, and potentially diatomaceous siltstone and sandstone bedrock.

- 2) The potential for presence of perched groundwater along the terrace/bedrock contact. This condition has been encountered at sites within the Fashion Island/Newport Center area (but was not reported during prior investigations in the adjacent properties, by NMG and others, in borings that were excavated to depths of 45.5 feet below ground surface).
- 3) The potential for presence of saturated soils at the fill/terrace contact. This was encountered across the street during the grading operations for the two restaurants.
- 4) The potential for presence of weathered/low density bedrock at the terrace/bedrock contact.

Based on our review, we conclude that the subject property is considered suitable for the future proposed development from a geotechnical viewpoint, provided the project is designed and constructed in accordance with the geotechnical considerations and recommendations. We do recommend site specific geotechnical investigation to address these issues during the design phase of the project.

If you have any questions regarding this report, please contact our office. We appreciate the opportunity to provide our services.

Respectfully submitted,

NMG GEOTECHNICAL, INC.



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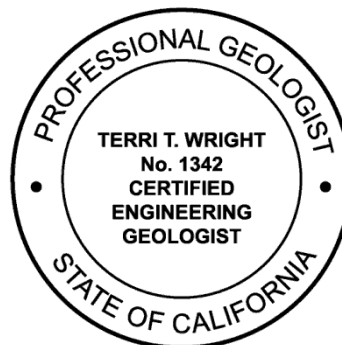


TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Purpose and Scope of Work.....	1
1.2	Site Location and Description.....	1
1.3	Site History and Prior Investigations	2
1.4	Proposed Development	3
2.0	GEOTECHNICAL FINDINGS	4
2.1	Geologic Setting.....	4
2.2	Earth Units.....	4
2.3	Geotechnical Conditions	5
2.4	Regional Faulting, Seismicity, and Seismic Hazards.....	6
2.5	Groundwater.....	7
2.6	Settlement and Foundation Considerations.....	7
2.7	Temporary Slope Stability	7
3.0	CONCLUSION AND PRELIMINARY RECOMMENDATIONS	9
3.1	General Conclusion and Recommendation.....	9
3.2	Grading Recommendations.....	9
3.3	Temporary Excavations.....	10
3.4	Building Foundations	10
3.5	Settlement.....	10
3.6	Seismic Design Guidelines.....	11
3.7	Expansion Potential.....	11
3.8	Cement Type for Construction.....	12
3.9	Surface Drainage and Irrigation	12
3.10	Geotechnical Investigation and Review of Future Plans	13
3.11	Geotechnical Observation and Testing During Grading and Construction.....	13

Appendices

Appendix A - References

Appendix B - Boring and Trench Logs

Appendix C - Laboratory Test Results

Appendix D - Seismic Parameters

Appendix E - General Earthwork and Grading Specifications

List of Attachments

Figure 1 – Site Location and Seismic Hazards Map – Rear of Text

Figure 2 – Geotechnical Map (2015) – Rear of Text

Figure 3 – Site Location and Topographic Map (1949-1951) – Rear of Text

Figure 4 – Boring Location Map – Rear of Text

1.0 INTRODUCTION

1.1 Purpose and Scope of Work

In accordance with your request, NMG Geotechnical, Inc. (NMG) has prepared this feasibility report for the Newport Center Condominium Development, located at 150 Newport Center Drive in the city of Newport Beach, California (Figure 1). The primary purpose of our study was to provide a summary of the geologic and geotechnical conditions of the site to identify potential geotechnical issues that might impact the proposed re-development. We have reviewed the conceptual design package prepared by Stearns Architecture, received by NMG on September 8, 2020. Fuscoe Engineering has also prepared a topographic map of the site portraying the current site conditions that was used as the base map for the Boring Location Map (Figure 4). Note this report was previously issued for the prior plan (NMG, 2015), and has been updated based on the new plan and the 2019 California Building Code.

Our scope of work was as follows:

- Acquisition, review and analysis of available geotechnical reports and maps for the subject site and surrounding area. This included prior work by NMG and a search through the city of Newport Beach archives for the prior geotechnical work performed by others at and surrounding the site. A list of references is included in Appendix A.
- Review of historic aerial photographs dating back to the late 1930's. A list of the photographs reviewed is included in Appendix A.
- Compilation of laboratory test results by NMG and others from previous geotechnical investigations (Appendix C). Laboratory testing includes in-situ moisture and density, grain-size analysis, consolidation, shear strength, Atterberg limits, maximum density and optimum moisture content, and expansion index.
- Evaluation of faulting and seismicity in accordance with the 2019 California Building Code (CBC).
- Geotechnical review of the compiled data including the geologic and soil conditions. Preliminary engineering evaluation included settlement and liquefaction potential, and remedial grading, preliminary foundation and grading considerations.
- Preparation of illustrations including: a Site and Seismic Hazard Location Map (Figure 1), a Geotechnical Map on Existing Topographic Map (Figure 2), Historic Topographic Map (Figure 3) and a Boring Location Map (Figure 4) which provides a compilation of the boring and trench locations that were excavated at the site and on adjacent sites, from previous geotechnical studies by NMG and others.
- Preparation of this report with our findings, conclusions, and preliminary considerations and recommendations for the proposed condominium site.

1.2 Site Location and Description

The project site is approximately 1.26 acres in size and is bordered to the north by Newport Center Drive, to the east by Anacapa Drive, and to the south and west by existing office buildings and

asphalt parking lots (Figure 1). The site is essentially flat, gently sloping toward the southwest. Elevations vary from a low of 158.5 feet above mean sea level (msl) in the south-southwest corner to a high elevation of 170.3 feet above msl in the northeast corner. Slopes and retaining walls are located along the northern and eastern perimeter of the site, ascending up to Newport Center Drive and Anacapa Drive, varying in height from 2 to 8 feet. Drainage at the site sheet flows towards the south-southwest. Currently, there is an active auto wash/fuel station structure in the center of the property, with asphalt paved parking lots surrounding the structure.

1.3 Site History and Prior Investigations

Based on review of historic aerial photographs dating back to the late 1930s, the prior use for the subject site was for agricultural (ranching) activities through the mid-1960s when The Irvine Company graded and developed the surrounding Fashion Island/Newport Center area. By 1972, the subject site was in its current state, Fashion Island was built, and the majority of the adjacent streets were constructed or being graded. The adjacent office buildings to the west, and theatre to the east, within the 100 and 300 blocks of Newport Center Drive, were being constructed between 1972 and 1975. By 1992, the subject site and adjacent buildings are essentially in their current state.

The aerial photos suggest the site was originally graded in the mid-1960s with the Fashion Island grading; however, we have not been able to find a report for this grading. Subsequently, in the early 1970s the subject site was re-graded to the existing conditions and the auto wash/fuel station was constructed. The latter grading was relatively minor to create a level pad; we have not been able to find a copy of this report either.

Historically the subject site was a gently sloping area located on a marine terrace/old wave-cut platform with elevations ranging from 140 feet above msl along the southwestern portion to an elevation of 160 feet above msl along the northeastern portion (Figure 3). A stream-cut draw (canyon) trending northeast lies to the west of the subject site and can be seen in early United States Geological Survey (USGS) Topographic maps (USGS, 1949, 1950 and 1951) and on aerial photographs from 1939. This canyon was in-filled with artificial fill during early grading activities and was documented during prior investigations (W.A. Wahler, 1970 and G.A. Nicoll, 1972). Documentation of the early grading mentioned in these reports was not found during our search through the city of Newport Beach files.

Prior geotechnical investigations were performed by W.A. Wahler & Associates (1970) at the subject site prior to development of the auto wash/fuel station (Figures 2 and 4). This investigation included excavation of 5 exploratory test pits (trenches) across the subject site and collection of bulk and in-situ soil samples. Test pits were excavated up to 14 feet deep and encountered fill material and native soil. Fill material generally ranged in thickness from 9 to 14+ feet. In the western portion of the property, the fill extended below a depth of 14 feet, native soil was not encountered.

Numerous geotechnical investigations have been performed by NMG and others within the vicinity of the subject site (Figure 4). NMG performed a geotechnical exploration for two restaurant pads north of the subject site, on the north side of Newport Center Drive (NMG, 2012b

and 2012c). The exploration included excavation of five hollow-stem auger borings and laboratory testing to determine the engineering characteristics of the on-site soils. In 1972, G.A. Nicoll performed a geotechnical investigation for the adjacent six office buildings, southwest of the subject site, which included excavation of 17 bucket-auger borings and laboratory testing. Moore & Taber performed a geotechnical investigation in 1975 for the bank building to the west, which included excavation of three bucket auger borings. Two geotechnical investigations were performed for expansion of the existing Edwards Theatre to the east of the site by Soils International (1988) and R.T. Frankian (1994) which included excavation of two and three hollow-stem auger borings, respectively.

The data from the prior investigations by NMG and others were reviewed for our study. Boring and trench logs are included in Appendix B and laboratory testing data are included in Appendix C.

1.4 Proposed Development

The proposed 28-unit condominium development will consist of a two-story subterranean parking garage with four-story residential condominium buildings above the parking levels. There is a planned pool area on the lowest residential level of the structure.

The lowest garage level (Level 2) finish floor will be at an elevation of 148.5 feet above msl and nearly spans the footprint of the proposed condominium structure. This level will require excavations up to 20 feet deep and is anticipated to be founded in native soils. Parking Level 1 will be primarily subterranean on the north end, but will be near existing grade at the south end for entry from the existing drive isle. The podium level of the first residential level will be at elevation 170.5 in the north portion of the building and 172.75 in the southern portion. There will be five elevators, four from the parking levels to the upper floors, and one from the parking levels to the lobby on the first residential level. At grade entry will also be provided from Anacapa Drive.

2.0 GEOTECHNICAL FINDINGS

2.1 Geologic Setting

The site is located on the Newport Mesa, approximately $\frac{3}{4}$ -mile inland from the ocean. The mesa highland is covered with coastal terrace deposits and is located at the southwestern end of the San Joaquin Hills. Mapping by the State (CDMG, 1981) indicates the site is underlain by Quaternary-age marine terrace deposits which overlie Miocene-age sedimentary bedrock of the Monterey Formation.

The Fashion Island/Newport Center area exhibits a geologic configuration that is characteristic of a series of distinguishable elevated terraces and wave-cut platforms. The area has undergone regional uplift since deposition of the marine terrace deposits onto the ancient wave cut benches. These deposits were subsequently uplifted with the oldest deposits exposed along the higher, northern portion of the center and the lower/younger deposits located along the southern portion of the center. The subject site is located on the second elevated terrace deposit, mapped as Qtm2 by the State (Tan, 1976).

2.2 Earth Units

Our evaluation of the onsite data indicates that the site is underlain by native marine terrace deposits and bedrock of the Monterey Formation. Existing artificial fill overlies these native deposits and was found to be 9 to 14+ feet thick at the subject site. These units are described below, in the order of youngest to oldest.

Artificial Fill (Af): Based on review of the prior geotechnical report at the site (W.A. Wahler, 1970), there is between 9 to 14+ feet of existing artificial fill across the site. The bottom of the existing fill was not encountered in their test pits excavated in the western portion of the site. The fill materials were found to consist of brown to dark brown and reddish-brown sand, silty sand, and clayey sand that was generally damp to moist and medium dense. Gray to dark gray clay and sandy clays were also encountered and were found to be damp to moist and stiff to very stiff. Undisturbed samples of the artificial fill were collected during the investigation. In-situ dry densities for sandy fill material ranged from 108.8 pounds-per-cubic-foot (pcf) to 127.8 pcf with moisture contents ranging from 6.9 to 16.0 percent. In-situ dry densities for clayey fill material ranged from 86.3 pcf to 134.3 pcf with moisture contents ranging from 13.2 to 30.4 percent.

Based on review of the referenced reports, it appears that little to no remedial removals were performed during the original grading at the subject site. The materials below the fill, at the top of the native marine terrace deposits, were described by W.A. Wahler as dark brown silty sand with undisturbed grass. It is anticipated that the existing fill and the terrace materials will be removed under the proposed building with the subterranean excavation.

Marine Terrace Deposit (Qtm): Quaternary-age marine terrace deposits underlie the existing artificial fill and overlie the Monterey Formation bedrock. These deposits consist primarily of yellowish-brown, dark brown, reddish-brown and grayish-brown clean fine to medium sands with local zones of silty and/or clayey fine to medium sands. The terrace deposits were encountered in

two of the five test pits excavated by W.A. Wahler. The terrace material was found to be damp and medium dense. The basal portions of these deposits often contain rounded cobbles, fragments of the underlying bedrock, and sometimes shells. It is not known whether the terrace deposits underlie the fill in the southern portion of the site.

Monterey Formation (Tm): Bedrock of the Miocene-age Monterey Formation underlies the marine terrace deposits and generally consists of olive gray interbedded fine sandstone, siltstone and claystone. Bedding thickness varies from thin to laminated, with localized thin beds of cemented siltstone (or shale, up to ½ inch thick). The bedrock underlying the wave cut bench near the contact is typically found to be highly weathered. Bedrock was not encountered during the geotechnical investigations at the subject site by W.A. Wahler. The marine terrace/bedrock contact at the site is estimated to be at elevations of 152 to 160 feet above msl, based on boring data by NMG (Borings H-1, -4, -12 and -13; NMG, 2012b and 2012c). In addition, a boring by G.A. Nicoll (GA-B-1) located 170 feet south of the subject site had the terrace bedrock contact reportedly near an elevation of 133 feet msl and a boring (GA-B-2) located 170 feet southwest of the subject site encountered the contact at an elevation of 121 feet msl (Figure 2).

Some of the siltstone within the Monterey Formation has been found to be diatomaceous and was encountered during a geotechnical exploration for the nearby Edwards Cinema to the east of the subject site (Soils International, 1988). The diatomaceous bedrock was generally medium stiff to very stiff, with low dry densities (67 to 87 pcf) and high moisture content (27 to 36 percent). The bedrock encountered to the north by NMG consisted of interbedded light gray to yellow brown sandstone and olive gray siltstone. The dry densities varied from 91.5 to 112 pcf and the moisture contents varied from 7.5 to 24.8 percent.

2.3 Geotechnical Conditions

The following includes a summary of the subsurface geotechnical conditions based on the laboratory test results performed on in-situ and bulk samples from previous investigations (Appendix C). The majority of these tests are from offsite investigations, but the results are summarized below.

Prior laboratory testing by W.A. Whaler for the onsite fill materials included:

- Field resistivity tests, indicating the corrosivity of the soils to metals, found the fill to have resistivity of 1435 ohm-cm (severe) to 2200 ohm-cm (moderate);
- pH was tested to be 6.8 (slightly acidic);
- Dry densities of 86.3 to 127.8 pcf and moisture contents of 6.9 to 30.4 percent;
- USCS classification of mostly SP, SW, SM, with some SW, SC, CL and CH; and
- Shear strength test indicating an angle of internal friction of 35 degrees and cohesion of 0.75 ksf.

Test results by NMG (2012b and 2012c) north of Newport Center Drive, included very low to low expansion potential in the fill with negligible sulfate potential. USCS classifications were mostly SM and SP, with some SC. The angle of internal friction of the fill varied from 29 to 31 degrees with 0 to 350 psf cohesion. Maximum densities ranged from 125 to 128.5 psf with optimum

moistures ranging from 8.5 to 9.5 percent. The upper weathered portion of the terrace deposit was generally found to be more compressible than the fill.

As previously discussed, the composition of the bedrock underlying the site could vary between sandstone, siltstone, and diatomaceous siltstone. Since we believe portions of the building will be founded in bedrock, our proposed investigation is intended to drill to deeper depths to determine actual depths to and the conditions of the bedrock underlying the site.

2.4 Regional Faulting, Seismicity, and Seismic Hazards

Regional Faults: The site is not located within a fault-rupture hazard zone as defined by the Alquist-Priolo Special Studies Zones Act (CGS, 2018) and no evidence of active faulting was found during our background study or during our prior work at Fashion Island. Also, based on mapping by the State (CGS, 2010), there are no active faults mapped at the site.

Using the USGS Deaggregation computer program (USGS, 2020) and the site coordinates of 33.612 degrees north latitude and -117.875 degrees west longitude, the closest major active faults to the site are the Newport-Inglewood Fault located 2.7 miles (4.3 km) to the south of the site and the San Joaquin Hills Thrust Fault located 3.4 miles (5.5 km) north of the site.

Seismicity: Properties in southern California are subject to seismic hazards of varying degrees depending upon the proximity, degree of activity, and capability of nearby faults. These hazards can be primary (i.e., directly related to the energy release of an earthquake such as surface rupture and ground shaking) or secondary (i.e., related to the effect of earthquake energy on the physical world, which can cause phenomena such as liquefaction and ground lurching). Since there are no active faults at the site, the potential for primary ground rupture is considered very low. The primary seismic hazard for this site is ground shaking due to a future earthquake on one of the major regional active faults.

The maximum moment magnitude for the Controlling Fault is 7.14, which would be generated from the Newport-Inglewood Fault. The seismic design parameters are provided in Section 3.6.

Secondary Seismic Hazards: The site is not located in an area classified by the State as having soils that are potentially liquefiable, nor is it mapped as susceptible to seismically induced landslides, based on the Seismic Hazard Maps (CDMG, 1998a and 1998b, Figure 1).

The potential for secondary seismic hazards, such as tsunami and seiche are considered very low to nil, as the site is located away from the ocean at an elevation of over 140 feet above msl and outside of mapped tsunami inundation zones (CGS, 2009). The site is not located adjacent to a confined body of water; therefore, the potential for seismic hazard of a seiche (an oscillation of a body of water in an enclosed basin) is considered very low to nil.

2.5 Groundwater

The groundwater table and/or seepage were not encountered during the previous investigation by W.A. Wahler or during the investigations for the adjacent office buildings to a depth of 45 feet below ground surface. These studies were done in the 1970s prior to development at the site.

NMG also did not encounter groundwater in borings drilled to the north of the site to depths of up to 41 feet in 2012.

Perched groundwater seepage and wet soils have been found along the terrace-bedrock contact at many sites in and around Newport Center. Only wet conditions were found near this contact in the borings by NMG in 2012. The perched groundwater and/or wet soils are interpreted to be the result of infiltration and return-flow of irrigation water and rainwater into up-gradient sandy terrace deposits which becomes perched on the relatively less permeable bedrock. The water then travels laterally down gradient along the contact and down through fractures in the bedrock and through the sandstone beds, where present.

During grading to the north of the site, wet soils were encountered along the fill-terrace contact during grading observed by NMG. This material required utilization of excavators. Perched groundwater has also been found to extend into the weathered/fractured bedrock below the contact at nearby sites.

2.6 Settlement and Foundation Considerations

The site is underlain by three earth units including 1) marine terrace deposits which are primarily sandy, 2) sandstone and siltstone of the Monterey formation at depth, and 3) compacted fill near-surface. Based on the current plans, the lowest floor of the Parking Level 2 will be at 148 feet msl. Since the marine terrace bedrock contact is at 152 to 160 feet msl to the north and reportedly near an elevation of 133 feet msl to the south, we anticipate the building will, at least, partially be founded in bedrock. It is possible a portion of the building will be founded on marine terrace deposits over bedrock.

The amount of settlement expected will depend upon the type of foundation(s) selected. Our preliminary settlement analyses for this study indicate the total consolidation (static) settlement may be on the order of 1½ -inches for column loads of up to 1,000 kips and allowable bearing capacity of 4,000 psf. The differential settlement is expected to be on the order of ¾ -inch over a 30-foot span

2.7 Temporary Slope Stability

Temporary cut slopes for this project will expose varying earth materials and potential seepage. The excavation for construction of building and perimeter retaining walls will be up to 20 feet high to subgrade and another 3 feet of overexcavation. These excavations will be close to the property line along the south and west sides of the building (4 to 9 feet) and will be set back 15 feet from the adjacent road right-of-ways along the north and east sides of the building.

These temporary slopes for the garage are anticipated to expose up to 16 feet of bedrock, with an estimated 2 to 8 feet of terrace deposits and 9 to 14+ feet of artificial fill overlying the bedrock. There may be local seepage and wet sands within the fill/terrace and terrace/bedrock contacts. Locally, these slopes could slough or potentially slump along the contact. The bedding orientation in the bedrock is not known at this time. As a result, we are recommending at least one bucket auger borings at the site that will extend to at least 20 feet below the proposed subgrade. This boring should be drilled in the northeast corner and will be downhole logged to determine the geologic structure in the bedrock.

The onsite fill and terrace sands have a high potential for erosion (during rainy periods or uncontrolled runoff). These deposits are considered subject to gross instability in vertical excavations. Therefore, temporary shoring with lagging will need to be designed for the site construction. NMG will provide shoring design recommendations after the future onsite investigation. It will also be important that the excavations be mapped by an engineering geologist during excavation.

3.0 CONCLUSION AND PRELIMINARY RECOMMENDATIONS

3.1 General Conclusion and Recommendation

Based on our preliminary study, the site is geotechnically suitable for the proposed development. The most significant geotechnical constraint at the site is the presence of varying earth units and potential for perched groundwater. Geologic hazards related to regional earthquake potential (seismic shaking) are not any greater than at other comparable sites in the vicinity. The site is not located in a seismic hazard zone for potential liquefaction or seismically induced landslides.

We recommend that a site specific geotechnical investigation be performed at the site to better assess the site conditions and provide recommendations for design, grading and construction. The proposed investigation will include drilling, sampling and logging of three hollow-stem borings and drilling, sampling and downhole logging of at least one bucket auger boring. In addition to the following recommendations, General Earthwork and Grading Specifications are provided in Appendix E.

3.2 Grading Recommendations

Prior to grading, the site should be cleared of heavy vegetation and deleterious materials (including asphalt pavement, concrete and existing utility pipelines to be removed) and disposed of offsite. The proposed excavation to construct the subterranean parking structure is anticipated to remove weathered fill and near-surface soils in the vicinity of the building. The bottom level of parking is planned to cover the majority of the site, so there would be little removals around the building; the extended flatwork on grade around the building is anticipated to be placed on compacted backfill materials.

There are varying soil types anticipated to be exposed in the building excavation. The subgrade for Garage Level 2 is anticipated to expose native materials, and may span bedrock in the northern portion with marine terrace deposit in the southern portion. The composition of the terrace deposit and bedrock are anticipated to have differing expansion potential. If such condition is observed during the site investigation and/or grading operations, the subgrade soils may need to be overexcavated to a depth of 3 to 5 feet below subgrade and replaced with uniform, low expansion potential soils (i.e., the sandy fill and sandy terrace deposits). Onsite soil materials with the exception of highly expansive clays are considered suitable as fill materials below the building slabs and footings. The soils should be mixed to provide a uniform blend of material; sands and clays. Placement of soils with dissimilar expansion potential should be avoided.

The overexcavation bottom should be scarified a minimum of 6 inches, moisture-conditioned as needed, and compacted in place prior to placement of fill materials. Fill materials should be placed in maximum 8-inch-thick loose lifts, moisture-conditioned, and compacted to a minimum of 90 percent relative compaction in accordance with ASTM Test Method D1557.

3.3 Temporary Excavations

As previously discussed, the excavations around the building will vary in depth up to 20 feet along the majority of the site perimeter. If overexcavation of the subgrade soils is needed, the heights of these temporary excavations will be greater (up to 23 or 25 feet). These slopes will expose varying earth units and possibly adverse bedding and/or groundwater seepage. There are also utility trenches around the building that might have differing soil types used as backfill, including bedding and shading sands. These materials, when exposed, are considered Type C soils per Cal/OSHA regulations and should be excavated at 1.5H:1V or flatter, with no vertical excavation. Due to the depth of the excavation, it is anticipated that temporary shoring with lagging will be needed. In addition, due to the height of the shoring, it is likely that tie backs may be recommended by the shoring designer. Permission would be needed from the adjacent property owners to use these temporary tie-backs. Alternatively, shoring could be designed with rakers and braces; as cantilever shoring with deeper caissons; or other methods.

Excavations located adjacent to existing structures (roadways and utilities) should be reviewed periodically by the geotechnical consultant to evaluate the potential for failure. If evidence of instability (such as ground cracks or failures) is observed, then recommendations for additional shoring or other appropriate measures will be provided.

3.4 Building Foundations

The type of building foundations for the site will depend on the anticipated column loads for the structure and the potential compressibility of the supporting soil/bedrock materials. For preliminary design of shallow foundations, a net allowable bearing capacity of 1,800 psf may be assumed for a 12-inch-wide footing embedded 12 inches below the lowest adjacent grade. The allowable bearing pressure may be increased by 500 psf for every additional foot of embedment and by 200 psf for every additional foot of width to a maximum of 4,000 psf. The allowable bearing pressure may be increased by one-third for wind and seismic loading. We recommend that strip and isolated footings have a minimum embedment depth of 24 inches. For lateral resistance against sliding, a friction coefficient of 0.35 may be used at the soil-foundation interface. In addition, for large foundations and mat type slabs (if any), the subgrade modulus of reaction may be assumed to be 75 pci.

The foundations and slab-on-grade should be designed for a total and differential settlement presented below.

3.5 Settlement

The amount of settlement expected will depend upon the type of foundation(s) selected and the type and extent of the soil improvements. Our preliminary settlement analysis is based on the proposed excavations and remedial grading anticipated at the site, the assumed column loads of up to 1,000-kips for the proposed structure and allowable bearing capacity of 4,000 psf. The total and differential settlement for the proposed improvements at the site is expected to be on the order of 1½ - inches and ¾ - inch over a 30-foot span, respectively. For loads significantly greater than

1,000-kips, or for smaller differential settlement requirements, alternative foundations, such as deep foundations or mat slabs and foundations may be required.

3.6 Seismic Design Guidelines

The following table summarizes the seismic design criteria for the subject site. These seismic design parameters are developed in accordance with ASCE 7-16 and 2019 CBC, with the assumption that the fundamental period of the structure is within the "exceptions" included in Section 11.4.8 of ASCE 7-16. The seismic response coefficient, C_s , should be determined per the parameters provided below and using equation 12.8-2 of ASCE 7-16.

<i>Selected Seismic Design Parameters from 2019 CBC/ASCE 7-16</i>	<i>Seismic Design Values</i>	<i>Reference</i>
Latitude	33.612 North	
Longitude	117.875 West	
Controlling Seismic Source	Newport-Inglewood Fault (Offshore)	USGS, 2020
Distance to Controlling Seismic Source	2.7 mi (4.3 km)	USGS, 2020
Site Class per Table 20.3-1 of ASCE 7-16	D	SEA/OSHPD, 2020
Spectral Acceleration for Short Periods (S_s)	1.35 g	SEA/OSHPD, 2020
Spectral Accelerations for 1-Second Periods (S_1)	0.48 g	SEA/OSHPD, 2020
Site Coefficient F_a , Table 11.4-1 of ASCE 7-16	1.2	SEA/OSHPD, 2020
Site Coefficient F_v , Table 11.4-2 of ASCE 7-16	1.8	
Design Spectral Response Acceleration at Short Periods (S_{DS}) from Equation 11.4-3 of ASCE 7-16	1.08 g	SEA/OSHPD, 2020
Design Spectral Response Acceleration at 1-Second Period (S_{D1}) from Equation 11.4-4 of ASCE 7-16	0.57 g	
T_S , S_{D1}/S_{DS} , Section 11.4.6 of ASCE 7-16	0.53 sec	
T_L , Long-Period Transition Period	8 sec	SEA/OSHPD, 2020
Peak Ground Acceleration Corrected for Site Class Effects (PGA_M) from Equation 11.8-1 of ASCE 7-16	0.70 g	SEA/OSHPD, 2020
Seismic Design Category, Section 11.6 of ASCE 7-16	D	

Please note that fundamental period of the proposed building is unknown at this time, site-specific ground-motion hazard analysis was not performed for the site. During the design phase upon conversation with the project structural engineer, we will perform ground motion hazard analysis as needed.

3.7 Expansion Potential

Based on laboratory testing, the expansion potential of onsite soils is anticipated to generally range from "Very Low" to "Medium" within the terrace and existing fill materials. Soils with "High" expansion are likely to be encountered in the siltstone/claystone of the Monterey Bedrock. Additional laboratory testing should be performed during the recommended geotechnical

investigation to determine the expansion potential of the bedrock and also following completion of grading operations around the building to determine the expansion potential of the near-surface soils.

3.8 Cement Type for Construction

Laboratory test results indicate that the soluble sulfate content of current subgrade soils are generally in the negligible range. Additional laboratory testing should be performed during the recommended geotechnical investigation and following completion of grading operations to determine the soluble sulfate content to be used for design of concrete in contact with the soil in compliance with Table 4.3.1 of ACI-318.

3.9 Surface Drainage and Irrigation

Inadequate control of run-off water, heavy irrigation after development of the site, or regional groundwater level changes may result in shallow groundwater conditions where previously none existed. Maintaining adequate surface drainage, proper disposal of run-off water, and control of irrigation will help reduce the potential for future moisture-related problems and differential movements from soil heave/settlement.

Surface drainage should be carefully taken into consideration during grading, landscaping, and building construction. Positive surface drainage should be provided to direct surface water away from structures and slopes and toward the street or suitable drainage devices. Ponding of water adjacent to the structures should not be allowed. Buildings should have roof gutter systems and the run-off should be directed to parking lot/street gutters by area drain pipes or by sheet flow over paved areas. Paved areas should be provided with adequate drainage devices, gradients, and curbing to prevent run-off flowing from paved areas onto adjacent unpaved areas.

Foundation performance is also dependent upon maintaining adequate surface drainage away from structures. The minimum gradient within 5 feet of the building will depend upon surface landscaping. In general, we suggest that unpaved lawn and landscape areas have a minimum gradient of 2 percent away from structures. Consideration should be given to concrete flatwork construction adjacent to the building.

Construction of planter areas immediately adjacent to structures should be avoided if possible. If planter boxes are constructed adjacent to or near buildings, the planters should be provided with controls to prevent excessive penetration of the irrigation water into the foundation and flatwork subgrades. Provisions should be made to drain excess irrigation water from the planters without saturating the subgrade below or adjacent to the planters. Raised planter boxes may be drained with weepholes. Deep planters (such as palm tree planters) should be drained with below-ground, water-tight drainage lines connected to a suitable outlet. Moisture barriers should also be considered.

It is also important to maintain a consistent level of soil moisture, not allowing the subgrade soils to become overly dry or overly wet. Properly designed landscaping and irrigation systems can help in that regard.

3.10 Geotechnical Investigation and Review of Future Plans

Once a grading plan becomes available, it should be reviewed by the geotechnical consultant. Additional geotechnical investigation is recommended and additional analysis will be necessary for building foundation design in relation to potential settlements and for shoring design for the subterranean structure. The geotechnical consultant will need to work closely with the structural engineer and project team during design. Once the building/grading plan is available, the final geotechnical recommendations for remedial grading and structural design will be provided. A geotechnical grading plan review report should be submitted to the city of Newport Beach for their review and approval prior to issuance of a grading and construction permit.

3.11 Geotechnical Observation and Testing During Grading and Construction

Geotechnical observation and testing should be performed by the geotechnical consultant during the following phases of grading and construction:

- During site preparation and clearing;
- During earthwork operations, including remedial removals and fill placement;
- Upon completion of any excavation for buildings or retaining walls prior to pouring concrete;
- During slab and pavement subgrade preparation (including presoaking), prior to pouring of concrete;
- During and after installation of subdrains for retaining walls and building subgrade;
- During placement of backfill for utility trenches and retaining walls; and
- When any unusual soil conditions are encountered.



Liquefaction

Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

SITE LOCATION AND SEISMIC HAZARDS MAP

BASE: DIVISION OF MINES AND GEOLOGY SEISMIC HAZARDS MAPS,
LAGUNA BEACH, NEWPORT BEACH AND TUSTIN QUADRANGLES

Dated: April 15, 1998 and January 17, 2001



NEWPORT CENTER CONDOMINIUMS
150 NEWPORT CENTER DRIVE
CITY OF NEWPORT BEACH, CALIFORNIA

Project Number: 14117-02

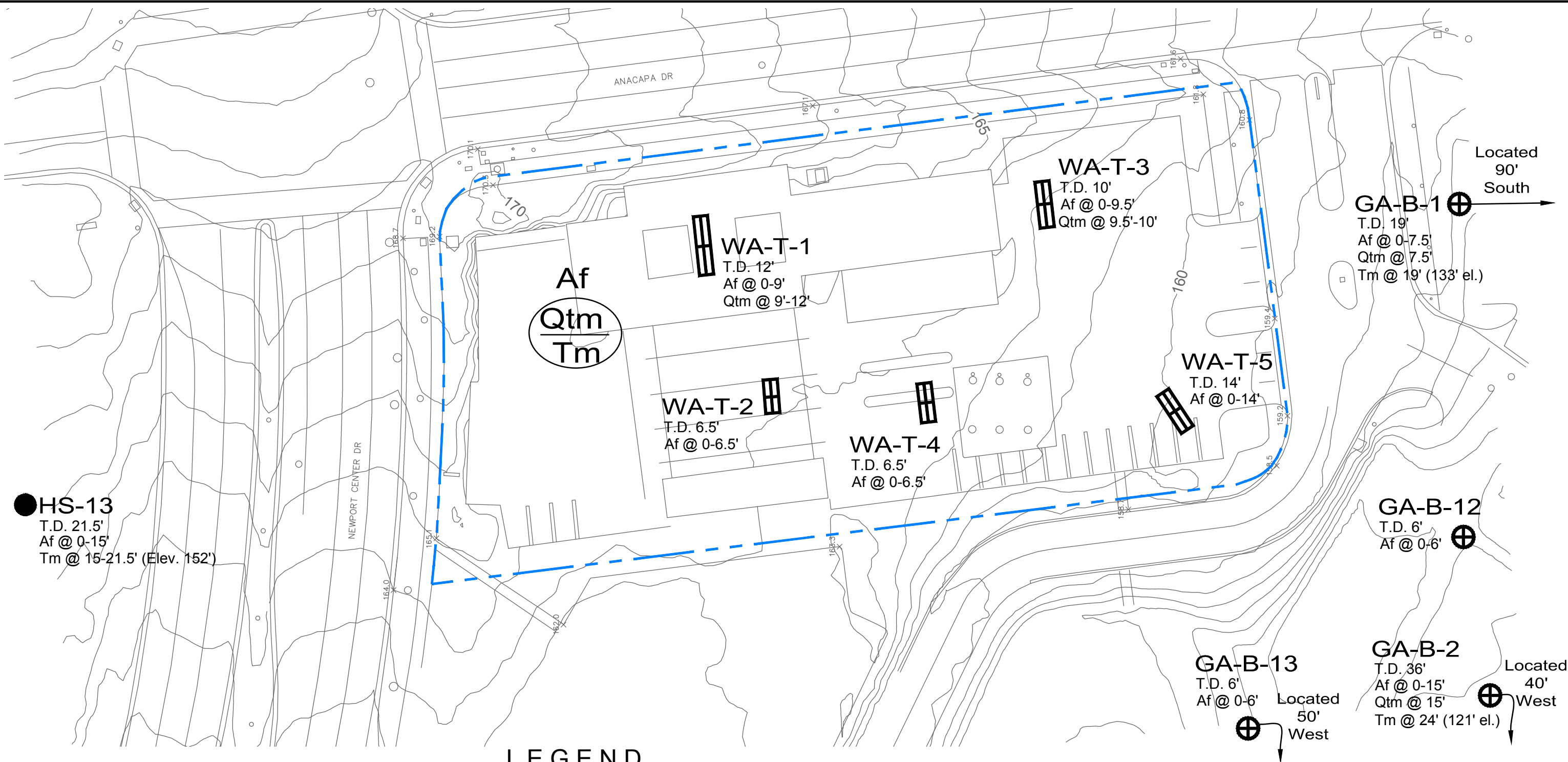
Project Name: NCAA / 150 NCD

Date: 9/10/2020

Figure No. 1

NMG
Geotechnical, Inc.

Drawing: M:_Acad\2014\14117-02 Ridgeway-150 NCD\etranmit\FIGURE 2.dwg Layout: Layout1 Last Saved: Thu Sep 10, 2020 - 3:21pm By: sdfrancesco Last Plotted: Thu Sep 10, 2020 - 3:21pm



SYMBOLS - LOCATIONS ARE APPROXIMATE, QUERIED WHERE UNCERTAIN

- **HS-13** HOLLOW-STEM AUGER BORING BY NMG GEOTECHNICAL, INC.,
SHOWING TOTAL DEPTH AND DEPTH TO EARTH UNITS
T.D. 21.5'
Af @ 0-15'
Tm @ 15-21.5' (Elev. 152')
- ⊕ **GA-B-13** BUCKET AUGER BORING BY G.A. NICOLL, SHOWING
TOTAL DEPTH AND DEPTH TO EARTH UNITS
T.D. 6'
Af @ 0-6'
- ≡ **WA-T-5** TEST PIT BY W.A. WAHLER SHOWING TOTAL
DEPTH AND DEPTH TO EARTH UNITS
T.D. 14'
Af @ 0-14'

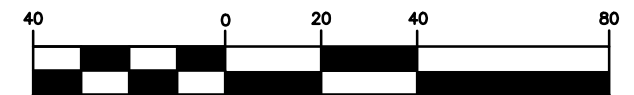
EARTH UNITS - CIRCLED WHERE BURIED

- Af
Qtm
Tm
- ARTIFICIAL FILL
TERRACE DEPOSIT
MONTEREY FORMATION

--- PROPERTY BOUNDARY



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

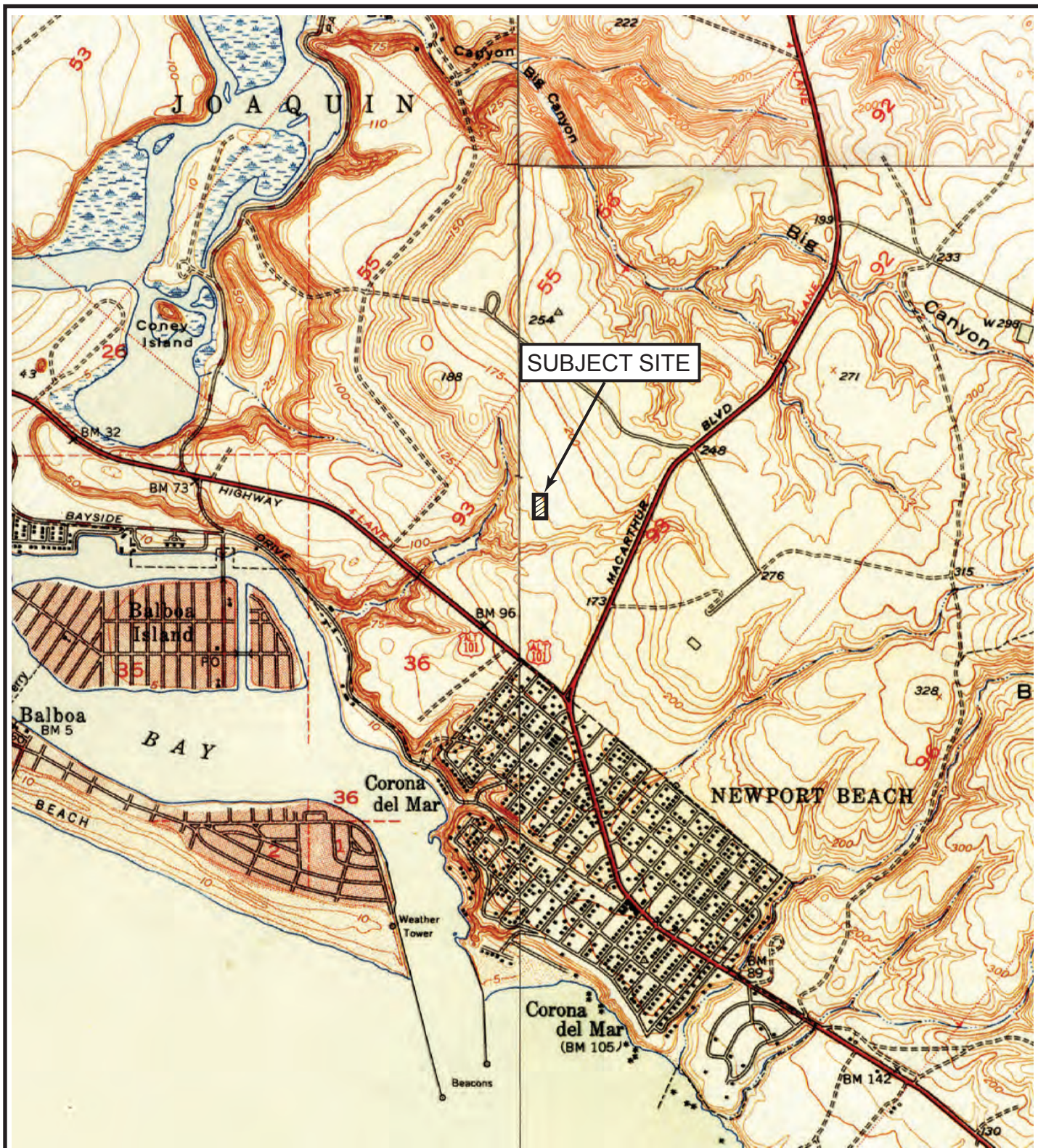
FIGURE 2

GEOTECHNICAL MAP
NEWPORT CENTER CONDOMINIUMS
150 NEWPORT CENTER DRIVE
CITY OF NEWPORT BEACH, CALIFORNIA

Project No.: 14117-02
Project Name: NCAA / 150 NCD
Date: 9/10/2020

Scale: 1" = 40'

NMG
Geotechnical, Inc.



SITE LOCATION AND TOPOGRAPHIC MAP

BASE: USGS TOPOGRAPHIC MAPS,
LAGUNA BEACH, NEWPORT BEACH AND TUSTIN QUADRANGLES
Dated: 1949 Through 1951



NEWPORT CENTER CONDOMINIUMS
150 NEWPORT CENTER DRIVE
CITY OF NEWPORT BEACH, CALIFORNIA

Project Number: 14117-02

Project Name: NCAA / 150 NCD

Date: 9/10/2020

Figure No. 3

NMG
Geotechnical, Inc.

- Legend
- GAB-17 Boring by G.A. Nicoll (1972)
 - HS-4 Boring by NMG Geotechnical, Inc. (2012)
 - MTB-3 Boring by Moore & Taber (1975)
 - RTF-B-3 Boring by R.T. Franklan (1994)
 - SIB-2 Boring By Soils International, Inc. (1988)
 - WAT-5 Trench by W.A. Wahler (1970)



Boring Location Map
Newport Center Condominiums
Newport Beach, California
Figure 4
Project Name: NC AA/150 Newport Center Drive
Project No.: 14117-02

APPENDIX A

APPENDIX A

REFERENCES

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- NMG Geotechnical, Inc., 2012c, Summary of Geotechnical Exploration and Fill Evaluation Related to Pads "B" and "C", Fashion Island, City of Newport Beach, California, Project No. 08034-03, -04, and -06, dated July 6, 2012.
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- W.A. Wahler & Associates, 1970, Soil and Geologic Investigation for Newport Center Car Wash, Newport Beach, California, Project No. 0461, dated January 1970.

AERIAL PHOTOGRAPHS REVIEWED

<i>Date</i>	<i>Photograph</i>	<i>Source</i>
10-14-1939	5925-112	Continental Aerial Photo
11-18-1952	AXK-1K-43	Continental Aerial Photo
1-13-75	157 7-23	Continental Aerial Photo
1-20-1992	C85-13-20	Continental Aerial Photo

APPENDIX B

TEST PITS BY
W.A. WAHLER & ASSOCIATES
(1970)
FOR EXISTING CARWASH

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)					
PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS	
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN #200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN #4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.	
			GP	POORLY GRADED GRAVELS OR GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.	
		GRAVEL WITH FINES	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURE, NON-PLASTIC FINES.	
			GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES. PLASTIC FINES.	
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN #4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES.	
			SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES.	
		SANDS WITH FINES	SM	SILTY SANDS, SAND-SILT MIXTURES. NON-PLASTIC FINES.	
			SC	CLAYEY SANDS, SAND-CLAY MIXTURES. PLASTIC FINES.	
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN #200 SIEVE SIZE	SILTS & CLAYS LIQUID LIMIT IS LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROOF FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY.	
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS.	
			OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY.	
			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS.	
	SILTS & CLAYS LIQUID LIMIT IS GREATER THAN 50		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS.	
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS.	
		HIGHLY ORGANIC SOILS	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS.	

DEFINITION OF TERMS

GRAIN SIZES

SILTS & CLAYS DISTINGUISHED ON BASIS OF PLASTICITY	U.S. STANDARD SERIES SIEVE				CLEAR SQUARE SIEVE OPENINGS			
	200	50	10	4	3/4"	3"	6"	
	SAND				GRAVEL		COBBLES	BOULDERS
FINE	MEDIUM	COARSE	FINE	COARSE				

MOISTURE CONDITION (INCREASING MOISTURE →)

DRY	SLIGHTLY DAMP	DAMP	WET	VERY WET	WET (SATURATED)
		(PL)			(LL)

CONSISTENCY

RELATIVE DENSITY

CLAYS & SILTS	BLOWS/FOOT*	STRENGTH†	SANDS & GRAVELS	BLOWS/FOOT*
Very Soft	0 - 2	0 - 1/4	Very Loose	0 - 4
Soft	2 - 4	1/4 - 1/2	Loose	4 - 10
Firm	4 - 8	1/2 - 1	Medium Dense	10 - 30
Stiff	8 - 16	1 - 2	Dense	30 - 50
Very Stiff	16 - 32	2 - 4	Very Dense	Over 50
Hard	Over 32	Over 4		

* Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586).

† Unconfined compressive strength in tons/sq ft. Read from a pocket penetrometer.

SOIL MECHANICS and FOUNDATION ENGINEERS INC.	NEWPORT CENTER CAR WASH NEWPORT BEACH, CALIFORNIA PALO ALTO • NEWPORT BEACH • CALIF.	KEY FOR SOIL EXPLORATION LOGS		
		PROJECT NO.	DATE	GRADING NO.
		0461	JAN. 1970	--

LOGS OF BACKHOE PITS

<u>TEST PIT NO.</u>	<u>DEPTH</u>	<u>DESCRIPTION</u>	<u>SAMPLE TYPE* AND DEPTH</u>
1	0-4.5	FILL: SAND (SP & SW), Clayey SAND (SW-SC), and CLAY (CL) in horizontal layers 2" to 6" thick. Brown, damp, medium dense, and firm. Sparse scattered hard SHALE gravel and cobbles.	U @ 2"
	4.5-9	FILL: SAND (SP) with a few Clayey SAND (SP-SC) layers. Layers horizontal, 1" to 8" thick. Brown, slightly damp, medium dense.	U @ 4.5' U @ 6' B @ 8'
	9-10	Silty SAND (SM) and Sandy CLAY (CL), dark brown, slightly damp, stiff and medium dense. Original ground surface at 9.0 feet.	U @ 9'
	10-12	CLAY (CL), dark brown, slightly damp, very stiff.	
<hr/>			
2	0-6.5	FILL: SAND (SP) and Clayey SAND (SC) in horizontal layers 2" to 8" thick. Red-brown, slightly damp to damp, medium dense. Sparse scattered gravel of hard SHALE.	B @ 3"-1'
<hr/>			
3	0-5	FILL: SAND (SP) and Clayey SAND (SP-SC, SC) in horizontal layers 2" to 6" thick. Red-brown, slightly damp, medium dense.	U @ 1.5' U @ 3.5'
	5-9.5	FILL: SAND (SP) with minor Clayey SAND (SP-SC) in horizontal layers 1" to 6" thick. Red-brown, slightly damp, medium dense.	U @ 5' U @ 7.5' U @ 9'
	9.5-10	MARINE TERRACE: Silty SAND (SM), dark brown, slightly damp, medium dense. Original ground surface with undisturbed grass at 9.5 feet.	

LOGS OF BACKHOE PITS

<u>TEST PIT NO.</u>	<u>DEPTH</u>	<u>DESCRIPTION</u>	<u>SAMPLE TYPE* AND DEPTH</u>
4	0-4	FILL: SAND (SP) and Clayey SAND (SP-SC) in horizontal layers 2" to 8" thick. Red-brown, slightly damp, medium dense.	
	4-5	FILL: CLAY (CL) with scattered hard SHALE gravel and cobbles. Greenish-gray, slightly damp to damp, firm.	U @ 4.5'
	5-6.5	FILL: SAND (SP) and Clayey SAND (SP-SC) in horizontal layers 1" to 6" thick. Red-brown, slightly damp, medium dense.	
5	0-7.5	FILL: SAND (SP), Clayey SAND (SP-SC), and Sandy CLAY (CL) in horizontal layers 4" to 6" thick. Red-brown and gray, damp, medium dense and firm.	B @ 1'-4'
	7.5-10.5	FILL: SAND (SW), homogenous, slightly damp, moist at 10.0', medium dense.	
	10.5-11.5	FILL: Silty SAND (SM), dark gray, damp to moist, medium dense.	U @ 11'
	11.5-13	FILL: Sandy CLAY (CH) and Clayey SAND (SC), dark gray, moist to damp, medium dense and firm.	B @ 13'
	13-14	FILL: SAND (SP), red-brown, slightly damp, medium dense.	U @ 14'

- NOTES: 1. No caving.
 2. Groundwater not encountered.
 3. All pits backfilled.
 *4. U = undisturbed sample; B = bulk sample.

BORING LOGS BY NMG
FOR PADS B & C AT FASHION ISLAND
(2012a & b)

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GP	POORLY GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50			ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: Dual symbols are used to indicate gravels or sand with 5-12% fines and soils with fines classifying as CL-ML. Symbols separated by a slash indicate borderline soil classifications.

Sampler and Symbol Descriptions

- Modified California sample (63.5 mm diameter)
- Standard Penetration Test
- Undisturbed pushed tube sample
- Large bulk sample
- Small bulk sample
- Approximate depth of perched water or groundwater

Note: Number of blows required to advance driven sample 300 mm (or length noted) is recorded; blow count recorded for seating interval (initial 150 mm of drive) is indicated by an asterisk.

Laboratory and Field Test Abbreviations

- MD** Laboratory compaction test
- CN** Laboratory consolidation test
- DS** Laboratory direct shear test
- AL** Atterberg limits
- SE** Sand Equivalent
- GS** Grain Size Analysis (Sieve and/or Hydro.)
- RV** R-Value
- CC** Chemical Testing incl. Soluble Sulfate
- EI** Expansion Index
- UU** Unconsolidated Shear Strength

GENERAL NOTES

- Station location is indicated with offset to right (R) or left (L) of centerline (CL).
- Soil classifications are based on the Unified Soil System and include color, moisture, and relative density or consistency. Field descriptions have been modified to reflect results of laboratory tests where deemed appropriate. Bedrock descriptions are based on visual classification and include rock type, moisture, color, grain size, strength, and weathering.
- Descriptions on these boring logs apply only at the specific boring locations and at the time the borings were made. They are not warranted to be representative of subsurface conditions at other locations or times.

KEY TO LOG OF BORING

Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



NMG Geotechnical, Inc.

Date(s) Drilled	6/2/08	Logged By	PA	HS- 1 Sheet 1 of 2	
Drilling Company	2R Drilling	Drill Bit Size/Type	8"		
Drill Rig Type	CME-75	Hammer Data	140lbs/ 30" drop		
Sampling Method(s)	Bulk, Modified California				
Approximate Groundwater Depth:		Groundwater Not Encountered		Total Depth Drilled (ft)	41.0
Comments				Approximate Ground Surface Elevation (ft)	171.5

Elevation (ft)	Depth (ft)	SAMPLES		Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number	Blows per foot					
0						@ 0' Asphalt, 4" thick over 6" base.			
-170					SM	Artificial Fill (Af)			
		B-1							Bag B-1 (0-5')
		D-1	13			@ 2.5' Strong brown slightly silty SAND, locally slightly clayey, moist, medium dense, massive, slightly to moderately friable, no visible roots/ pores.	10.5	109.6	
5		D-2	5			@ 5' Strong brown slightly silty SAND, wet, loose, moderately friable, massive, non-cemented.	8.5	108.3	
		D-3	12		SC	@ 7.5' Brown to olive brown clayey SAND, wet, medium dense, root hairs/ pores, MnO/ FeO staining.	14.6	119.2	
10		D-4	25		SC/ ML	@ 10' Olive clayey fine SAND with abundant siltstone clasts, moist, medium dense, MnO/ FeO staining, slightly plastic.	15.6	113.6	
-160									
15		D-5	20		SM	Terrace, Marine (Qtm) @ 15' Brownish yellow and light olive SAND, moist, medium dense, heavy FeO staining, color banding, micaceous.	12.2	98.3	
20		D-6	70/11.5"		SM	Monterey Formation (Tm) @ 20' Light olive gray silty SANDSTONE, moist, dense, heavy FeO staining, MnO lined fractures/ bedding.	19.4	97.7	
-150									
25		D-7	79/11"			@ 25' Light gray silty SANDSTONE, slightly moist, dense, locally FeO stained, micaceous.	6.3	105.2	
30									

LOG OF BORING
Fashion Island/ Eastside
Fashion Island Retail Center
PROJECT NO. 08034-01



Fashion Island/ Eastside

Fashion Island Retail Center

HS- 1
Sheet 2 of 2

Elevation (ft)	Depth (ft)	SAMPLES		Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number						
30		D-8	79			@ 30' Light brownish gray silty SANDSTONE, moist, dense, micaceous, massive, FeO staining.	9.1	104.7	
35		D-9	50/3"			@ 35' Light olive gray silty SANDSTONE, slightly moist, dense, micaceous, MnO/ FeO staining.	8.1	94.2	
40		D-10	78/11"		ML/ SM	@ 41' Strong brown and olive gray sandy SILTSTONE and silty SANDSTONE, moist, locally laminated, FeO/ MnO stained bedding surfaces, micaceous, gypsum along fractures.	22.7	96.8	
45						Notes: Total Depth: 41 ft. Groundwater Not Encountered. Backfilled With Cuttings. Asphalt Patched.			
50									
55									
60									
65									

LOG OF BORING
Fashion Island/ Eastside
Fashion Island Retail Center
PROJECT NO. 08034-01



Date(s) Drilled	6/3/08	Logged By	PA	HS-3 Sheet 1 of 1	
Drilling Company	2R Drilling	Drill Bit Size/Type	8"		
Drill Rig Type	CME-75	Hammer Data	140lbs/ 30" drop		
Sampling Method(s)	Bulk, Modified California				
Approximate Groundwater Depth:	Groundwater Not Encountered				
Comments				Total Depth Drilled (ft)	26.0
				Approximate Ground Surface Elevation (ft)	182.5

Elevation (ft)	Depth (ft)	SAMPLES		Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number						
0						@ 0' Asphalt, 4", over 4.5" base.			
					SM	Artificial Fill (Af)			
180		B-1 D-2	40		SM/SC	@ 2.5' Upper: Brownish yellow silty SAND, moist, medium dense, micaceous. Tip: Very dark gray silty SAND, moist, dense, wood fragments, roots, micaceous.	8.6 6.0	113.0 118.9	Bag B-1 (0-5') AL, GS, MD, EI, CC, CN, DS
5		D-3	23			@ 5' Dark brown slightly clayey SAND, moist, medium dense, mica, roots, MnO staining, slightly plastic, pores/ rootholes. Terrace, Marine (Qtm)	12.1	122.6	
		D-4	50/5"		SM	@ 7.5' Olive brown silty SAND, moist, dense, -Disturbed Sample-	12.0	109.7	
10		D-5	72/9.5"			@ 10' Brown silty SAND, moist to very moist, dense, micaceous, FeO staining, non-friable.	12.3	110.0	
170									
15		D-6	32		SM	Monterey Formation (Tm) @ 15' Pale olive fine SANDSTONE, moist, medium dense, micaceous, locally heavy FeO staining, lightly cemented.	9.3	102.7	
20		D-7	32			@ 20' Olive silty fine to medium coarse SANDSTONE with graded beds, very moist, medium dense, scattered small pebbles, FeO/ MnO/ jarosite staining, micaceous, lightly cemented.	14.6	110.4	
160									
25		D-8	32		ML	@ 25' Light olive gray SILTSTONE, moist, medium dense, heavy FeO/ MnO staining, micaceous, moderately fractured.	24.6	95.3	
30						Notes: Total Depth: 26 ft. Groundwater Not Encountered. Backfilled With Cuttings. Asphalt Patched.			

LOG OF BORING
Fashion Island/ Eastside
Fashion Island Retail Center
PROJECT NO. 08034-01



Date(s) Drilled	6/2/08	Logged By	PA	HS-4 Sheet 1 of 1	
Drilling Company	2R Drilling	Drill Bit Size/Type	8"		
Drill Rig Type	CME-75	Hammer Data	140lbs/ 30" drop		
Sampling Method(s)	Bulk, Modified California			Total Depth Drilled (ft)	26.0
Approximate Groundwater Depth:	Groundwater Not Encountered			Approximate Ground Surface Elevation (ft)	178.0
Comments					

Elevation (ft)	Depth (ft)	SAMPLES		Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number						
0						@ 0' Asphalt, 4", over 4" base.			
					SP/ SM	Artificial Fill (Af)			
		D-1	37			@ 2.5' Strong brown slightly silty SAND, medium dense, very moist, slightly micaceous.	7.9	114.0	
5		D-2	40			@ 5' Brown slightly silty SAND, medium dense, very moist, slightly friable, no visible roots/ pores.	9.0	117.6	
-170		D-3	6		SM	@ 7.5' Dark brown silty SAND, loose, saturated, root hairs, pores, slightly friable.	16.2	115.0	
10		D-4	6		SM	Terrace, Marine (Qtm) @ 10' Yellowish brown slightly clayey fine to medium coarse SAND, loose, very moist, pores, root hairs.	16.1	112.1	
15		D-5	38			@ 15' Light olive brown silty SAND, medium dense, moist, micaceous, non-friable, occasional root holes.	12.5	116.2	
-160									
20		D-6	51		ML	Monterey Formation (Tm) @ 20' Light olive gray slightly clayey SILTSTONE with trace sand, moist, dense, FeO/ MnO staining along joints/ bedding, micaceous.	24.8	91.5	
25		D-7	32		SM	@ 25' Yellow to pale yellow SANDSTONE, moist, medium dense, micaceous, massive, non-friable.	7.5	102.8	
-150						Notes: Total Depth: 26 ft. Groundwater Not Encountered. Backfilled With Cuttings. Asphalt Patched.			
30									

LOG OF BORING
Fashion Island/ Eastside
Fashion Island Retail Center
PROJECT NO. 08034-01



Date(s) Drilled	6/22/12	Logged By	PA	<div>HS-12</div> <div>Sheet 1 of 1</div>	
Drilling Company	2R Drilling	Drill Bit Size/Type	8"		
Drill Rig Type	CME-75 Track Rig	Hammer Data	140lbs @ 30" Drop		
Sampling Method(s)	Bulk, Modified California				
Approximate Groundwater Depth:		Groundwater Not Encountered		Total Depth Drilled (ft)	21.5
Comments				Approximate Ground Surface Elevation (ft)	175.0

Elevation (ft)	Depth (ft)	SAMPLES			USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number	Blows per foot					
0					SM	Artificial Fill (Af) Surface: Turf			
		B-1							
		D-1	32			@ 2.5' Reddish brown silty SAND, moist, medium dense, massive, well-sorted.	8.2	115.6	B-1 @ 0-5' MD, GS, EI, CC
-170	5	D-2	28			@ 5' Reddish brown silty SAND, moist, medium dense, massive, well-sorted.	8.2	107.9	DS
		D-3	11		CL	Weathered Marine Terrace (Qtm) @ 7.5' Pale gray to reddish brown silty sandy CLAY, moist, medium stiff, root hairs, pores.	22.8	105.9	CN
	10	D-4	44		CL	Marine Terrace (Qtm) @ 10' Pale olive sandy CLAY, moist, stiff, massive, FeO staining, locally sandy.	14.5	119.1	
-160	15	D-5	39		ML	Monterey Formation (Tm) @ 15' Pale gray SILTSTONE, damp, medium dense, local sandstone, heavy FeO staining.	28.2	90.5	
	20	D-6	44			@ 20' Pale gray clayey SILTSTONE, moist, stiff, FeO staining, thinly laminated, scattered sandstone beds.	15.0	98.5	
-150	25					Notes: Total Depth 21.5 Feet. No Groundwater Encountered. Backfilled with Cuttings and Tamped.			
	30								

LOG OF BORING
Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



Date(s) Drilled	6/22/12	Logged By	PA	HS-13 Sheet 1 of 1
Drilling Company	2R Drilling	Drill Bit Size/Type	8"	
Drill Rig Type	CME-75 Track Rig	Hammer Data	140lbs @ 30" Drop	
Sampling Method(s)	Bulk, Modified California			
Approximate Groundwater Depth: Groundwater Not Encountered				
Comments				Total Depth Drilled (ft) 21.5
				Approximate Ground Surface Elevation (ft) 167.0

Elevation (ft)	Depth (ft)	SAMPLES			USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number	Blows per foot					
0					SM	Artificial Fill (Af) Surface: 4" AC over 6" AB.			
		B-1							
		D-1	29			@ 2.5' Reddish brown silty SAND, moist, medium dense, massive, slightly mottled.	12.2	118.0	DS B-1 @ 0-5' MD, Ei, CC, GS, AL
	5	D-2	38			@ 5' Reddish brown silty SAND, moist, medium dense, massive, well-sorted, uniform.	10.1	126.2	
-160		D-3	21			@ 7.5' Reddish brown silty SAND, moist, medium dense, massive, well-sorted, bedrock fragments in upper rings.	16.5	111.6	CN
	10	D-4	34			@ 10' Reddish brown silty SAND, moist, medium dense, massive, well-sorted.	12.1	120.6	
		D-5	17			@ 12.5' Reddish brown silty SAND, saturated, medium dense, massive.	14.6	113.2	
	15	D-6	30		ML-CL	Monterey Formation (Tm) @ 15' Olive gray clayey SILTSTONE, moist, stiff, massive, weathered.	22.8	98.2	
-150									
	20	D-7	50/5"		SM	@ 20' Very pale gray silty fine-grained SANDSTONE, damp, very dense, massive, FeO staining.	11.4	112.2	
	25					Notes: Total Depth 21.5 Feet. No Groundwater Encountered. Backfilled with Cuttings and Tamped.			
-140									
	30								

LOG OF BORING
Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



**BORING LOGS BY
G.A. NICOLL & ASSOCIATES
(1972)**

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of material is LARGER than No. 200 sieve size)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 sieve size)	CLEAN GRAVELS (Little or no fines)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amt. of fines)	GM	Silty gravels, gravel-sand-silt mixtures.
			GC	Clayey gravels, gravel-sand-clay mixtures.
	SANDS (More than 50% of coarse fraction is SMALLER than the No. 4 sieve size)	CLEAN SANDS (Little or no fines)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES (Appreciable amt. of fines)	SM	Silty sands, sand-silt mixtures.
			SC	Clayey sands, sand-clay mixtures.
FINE GRAINED SOILS (More than 50% of material is SMALLER than No. 200 sieve size)	SILTS AND CLAYS (Liquid limit LESS than 50)	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	
		OL	Organic silts and organic silty clays of low plasticity.	
		SILTS AND CLAYS (Liquid limit GREATER than 50)	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
	CH		Inorganic clays of high plasticity, fat clays.	
	OH		Organic clays of medium to high plasticity, organic silts.	
	HIGHLY ORGANIC SOILS		PI	Peat and other highly organic soils.

BOUNDARY CLASSIFICATIONS: Soils possessing characteristics of two groups are designated by combinations of group symbols.

P A R T I C L E S I Z E L I M I T S							
SILT OR CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		
	NO. 200	NO. 40	NO. 10	NO. 4	3/4 in.	3 in.	(12 in.)
	U. S. S T A N D A R D S I E V E S I Z E						

PLATE A UNIFIED SOIL CLASSIFICATION SYSTEM

Reference:
 The Unified Soil Classification System, Corps of
 Engineers, U.S. Army Technical Memorandum No. 3-357,
 Vol. I, March, 1953. (Revised April, 1960)

G. A. NICOLL & ASSOCIATES
 EARTH SCIENCE CONSULTANTS

PLATE A

Drill Rig: Bucket Auger				HOLE ELEV.: 150 feet		LOGGED BY: GAN			
GROUNDWATER DEPTH: None				HOLE DIA.: 24 inch		DATE: Nov. 3, 1972			
blows foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split spoon	tube						
6		X		12.6	115.2		SM		FILL - TAN SANDY SILT WITH SHALE FRAGMENTS, MOIST - BROWN SILTY SAND - TAN SANDY SILT - BROWN SILTY FINE SAND
6		X		17.6	100.5	5			
							CL		- GREY CLAY WITH SHALE FRAGMENTS
14		X		8.7	116.0	10		SM	- TAN TO REDDISH BROWN SILTY SAND, MOIST, DENSE
								SM	- GREY SILTY SAND, MOIST DENSE
21		X		10.8	121.0	15		SM	SOIL - GREY SILTY SAND, MOIST, DENSE
								SM	TERRACE DEPOSITS - TAN SILTY SAND AND SAND, MOIST, VERY DENSE
17		X		7.7	124.5	20			- SAME BUT GREY
16		X		8.5	124.1	25			- BECOMES REDDISH BROWN
									- WITH GRAVEL OF SILICEOUS SHALE FRAGMENTS
						30			- BED ROCK - MONTEREY FORMATION - GREY SHALE AND TAN SANDSTONE, INTERBEDDED BEDS 1/4 inch to paper thin THICKNESS. CONTACT: N45W, 15'SW; BEDDING: N35W, 45SW
						35			
									NOTES: 1) TOTAL DEPTH 36 FEET 2) NO CAVING 3) HOLE BACK FILLED 4) DRIVING WEIGHT FOR SAMPLER IS 1500 POUND KELLY BAR

G. A. NICOLL & ASSOCIATES

Block 100
Newport Center
The Irvine Company

DRILL HOLE LOG

Project no.	date	sheet
1010	Nov. 1972	1 of 1

HOLE NO.

B-2

Drill Rig:						Bucket Auger							Hole Elev.: 150 feet	Logged By: GAN										
Groundwater Depth:									None							Hole Dia.: 24 inch	Date: Nov. 3, 1972							
blows foot	Sampler				moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	Description And Remarks														
	bulk	splitt spoon	tube	other																				
		X			10.0	113.2		SM	FILL - TAN SILTY SAND, DRY, LOOSE															
11		X						SM	-TAN SILTY SAND, MOIST, MEDIUM DENSE															
6		X			13.1	110.7	5																	
										- LOCAL LENSES OF REDDISH BROWN SILTY SAND OR POCKETS OF GREY CLAY														
11		X			13.2	104.8	10																	
							15																	
							20																	
								SM	SOIL - GREY SILTY SAND, MOIST, DENSE															
								SM	TERRACE DEPOSITS - GREY SILTY SAND, MOIST, DENSE															
										NOTES:														
										1) TOTAL DEPTH 24 FEET														
										2) NO CAVING														
										3) HOLE BACKFILLED														
										4) DRIVING WEIGHT FOR SAMPLER IS 1500 POUND KELLY BAR														

G.A.NICOLL & ASSOCIATES	Block 100 Newport Center The Irvine Company	DRILLHOLE LOG Project no. 1010 date Nov. 1972 sheet 1 of 1	HOLE NO. B-3
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DRILL RIG: Bucket Auger				HOLE ELEV.: 153 feet		LOGGED BY: GAN	
GROUNDWATER DEPTH: None				HOLE DIA.: 24 inch		DATE: Nov. 3, 1972	

blows / foot	SAMPLER				moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split	spoon	tube						
									SM	FILL - TAN SILTY SAND, DRY, LOOSE
5		X			10.8	110.0			SM	- REDDISH BROWN SILTY SAND, MOIST, MEDIUM DENSE
10		X			16.5	105.3	5		CL	- LOCALLY TAN - GREY AND BROWN CLAY, SOME SHALE FRAGMENTS AND SAND, MOIST, HARD
17		X			10.8	94.3	10		SM	- GREY TO REDDISH BROWN SILTY SAND, MOIST, DENSE
							15			- OCCASIONAL CLAY LAYER OR SHALE FRAGMENTS
							20			
							25		SM	SOIL - GREY SILTY SAND, MOIST, DENSE
									SM	TERRACE DEPOSITS - REDDISH BROWN SILTY SAND, MOIST, VERY DENSE
NOTES: 1) TOTAL DEPTH 26 FEET 2) NO CAVING 3) HOLE BACKFILLED 4) DRIVING WEIGHT FOR SAMPLER IS 1500 POUND KELLY BAR										

G. A. NICOLL & ASSOCIATES	Block 100 Newport Center The Irvine Company	DRILLHOLE LOG			HOLE NO. B-4
		Project no.	date	sheet	
		1010	Nov. 1972	1 of 1	

Drill Rig: Bucket Auger				Hole Elev.: 152 feet		Logged By: GAN			
Groundwater Depth: None				Hole Dia.: 24 inch		Date: Nov. 3, 1972			
blows foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split spoon	tube						
							SM		FILL - TAN SILTY SAND, DRY, LOOSE
8		X		15.9	105.1		SM		- TAN SILTY SAND, MOIST, MEDIUM DENSE
		X					CL		- GREY CLAY, SHALE FRAGMENTS, SAND LENSES
12		X		12.9	125.2	5	SM		- REDDISH BROWN AND TAN SILTY SAND
17		X		9.7	105.9	10			- WITH GREY CLAY LAYERS
						15			
						20			
						25			
						30			
						35	GP		- COBBLES WITH DARK GREY SILTY SAND
									- BED ROCK - MONTEREY FORMATION SHALE WITH INTERBEDS OF SANDSTONE. CONTACT FAULTED BEDDING: N 84W, 24SW
NOTES: 1) TOTAL DEPTH 38 FEET 2) NO CAVING 3) HOLE BACKFILLED 4) DRIVING WEIGHT FOR SAMPLER - 1500 POUND KELLY BAR									

DRILL Rig: Bucket Auger				HOLE ELEV.: 153 feet		LOGGED BY: GAN			
GROUNDWATER DEPTH: None				HOLE DIA.: 24 inch		DATE: Nov. 3, 1972			
blows foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
bulk	split scoop	tube							
8		X		7.9	116.9			SM	FILL - TAN SILTY SAND, DRY, LOOSE
12		X		10.8	109.7	5		SM	- BROWN SILTY SAND, MOIST, MEDIUM DENSE - LOCAL REDDISH BROWN CLAYEY SAND, SCATTERED GRAVEL
11		X		10.6	113.0	10			
						15			
						20			
						25		CL	- BLACK CLAY, MOIST, STIFF
						25		SM	- REDDISH BROWN SILTY SAND, MOIST, MEDIUM DENSE
						30		SM	- DARK GREY SILTY SAND, MOIST, MEDIUM DENSE, ROOTS. - BECOMES GREEN AND GREY
						35		SM	- REDDISH BROWN SILTY SAND, SOME GREY CLAY AND SHALE FRAGMENTS
						40			
						45			BEDROCK - MONTEREY FORMATION SHALE AND SANDSTONE
NOTES: 1) TOTAL DEPTH 45 1/2 FT. 2) NO CAVING 3) HOLE BACKFILLED 4) SAMPLE DRIVING WEIGHT IS 1500 POUND KELLY BAR									
G. A. NICOLL & ASSOCIATES		Block 100 Newport Center The Irvine Company		DRILL HOLE LOG				HOLE NO.	
Project no.		date		sheet					
1010		Nov. 1972		1 of 1		B-6			

DRILL RIG: Bucket Auger				HOLE ELEV.: 150 feet		LOGGED BY: GAN				
GROUNDWATER DEPTH: None				HOLE DIA.: 24 inch		DATE: Nov. 3, 1972				
blows /ft	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS	
	bulk	split spoon	tube							
2		X		9.6	104.3		SM		FILL - TAN SILTY SAND, DRY, LOOSE - BECOMES BROWN, MOIST, MEDIUM DENSE	
6		X		10.0	107.3	5				
						10				- LOCALLY REDDISH BROWN
						15				
						20				
5		X		15.1	109.3	25				
						30				
						35				
						36		GM		- COBBLES
						35		GM		- BED ROCK - MONTEREY FORMATION SHALE, SOME SANDSTONE
									NOTES: 1) TOTAL DEPTH 36 FEET 2) NO CAVING 3) HOLE BACKFILLED 4) SAMPLE DRIVING WEIGHT, 1500 POUND KELLY BAR	
G. A. NICOLL & ASSOCIATES		Block 100 Newport Center The Irvine Company		DRILL HOLE LOG			HOLE NO. B-7			
				Project no.	date	sheet				
				1010	Nov. 1972	1 of 1				

DRILL RIG: Bucket Auger		HOLE ELEV.: 146 feet		LOGGED BY: GAN	
GROUNDWATER DEPTH: None		HOLE DIA.: 24 inch		DATE: Nov. 3, 1972	

blows / foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split spoon	tube						
4		X		18.5	97.3		SM		FILL - TAN SILTY SAND, DRY LOOSE - BECOMES BROWN TO REDDISH BROWN, MOIST, MEDIUM DENSE
8		X		13.4	104.2	5			
						10			- LENS OF GREY CLAY
						15			
6		X		14.5	113.1	15			
						20			
						25			
						30			- GREY SILTY SAND - REDDISH BROWN SILTY SAND
						35			- WITH COBBLES
						40			- BEDROCK - MONTEREY FORMATION SHALE AND SANDSTONE
									NOTES: 1) TOTAL DEPTH 40 FEET 2) NO CAVING 3) HOLE BACKFILLED 4) SAMPLER DRIVING WEIGHT IS 1500 POUND KELLY BAR

G. A. NICOLL & ASSOCIATES	Block 100 Newport Center The Irvine Company	DRILL HOLE LOG			HOLE NO. n-8
		Project no.	date	sheet	
		1010	Nov. 1972	1 of 1	

DRILL Rig: Bucket Auger				HOLE ELEV.: 147		LOGGED BY: GAN			
GROUNDWATER DEPTH: None				HOLE DIA.: 24 inch		DATE: Nov. 4, 1972			
blows / foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split spoon	tube						
4		X		8.0	105.5		SM		FILL - TAN SILTY SAND, DRY, LOOSE REDDISH BROWN SILTY SAND MOIST, MEDIUM DENSE
10		X		24.0	96.9	5			
20		X		9.9	105.8	10	SM		- GREY SANDY CLAY, MOIST, STIFF - REDDISH BROWN SILTY SAND, MOIST, MEDIUM DENSE
						15			
						20			
						25	CL		
						30	SM		
							CL		- GREY CLAY WITH SHALE FRAGMENTS
									- BEDROCK - MONTEREY FORMATION SHALE & SANDSTONE
NOTES:									
1) TOTAL DEPTH 39 FEET									
2) NO CAVING									
3) HOLE BACKFILLED									
4) DRIVING WEIGHT FOR SAMPLER: 1500 POUND KELLY BAR									
G. A. NICOLL & ASSOCIATES		Block 100 Newport Center The Irvine Company			DRILLHOLE LOG			HOLE NO.	
Project no.		date		sheet					
1010		Nov. 1972		1 of 1				B-9	

DRILL RIG: Bucket Auger				HOLE ELEV.: 147 feet		LOGGED BY: GAN			
GROUNDWATER DEPTH: None				HOLE DIA.: 24 inch		DATE: Nov. 4, 1972			
blows foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split spoon	tube						
				21.7	97.1			SM	FILL - BROWN AND REDDISH BROWN SILTY FINE SAND, MOIST, MEDIUM DENSE
				22.8	98.8	5			- LAYERS OF GREY AND BROWN SILTY CLAY
				15.2	112.9	10			- TAN SILTY FINE SAND
						15			- REDDISH BROWN SILTY FINE SAND
						20			
NOTES: 1) TOTAL DEPTH 20 FEET 2) NO CAVING 3) HOLE BACKFILLED 4) SAMPLER DRIVING WEIGHT IS 1500 POUND KELLY BAR									

DRILL RIG: Bucket Auger				HOLE ELEV.: 142 feet		LOGGED BY: GAN	
GROUNDWATER DEPTH: None				HOLE DIA.: 24 inch		DATE: Nov. 4, 1972	

blows / foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split spoon	tube						
6		X		11.6	100.6		SM		FILL - BROWN SILTY SAND DRY, LOOSE - MOIST BELOW 1 FOOT
4		X		20.1	100.0	5			
							CL		- GREY SILTY CLAY
10		X		17.3	106.7	10		SM	- REDDISH BROWN SILTY SAND WITH SOME GREY CLAY
						15		CL	- DARK GREY SILTY CLAY, SOME ROOTS, GRAVEL
								SM	- REDDISH BROWN SILTY SAND, MOIST, MEDIUM DENSE - BECOMES GREY WITH SOME ORGANICS
8		X		8.8	127.7	20			
						25		SM	- REDDISH BROWN SILTY SAND
NOTES:									
1) TOTAL DEPTH 25 FEET									
2) NO CAVING									
3) HOLE BACKFILLED									
4) SAMPLER DRIVEN BY 1500 POUND KELLY									

G. A. NICOLI & ASSOCIATES	Block 100 Newport Center The Irvine Company	DRILL HOLE LOG			HOLE NO. E-11
		Project no.	date	sheet	
		1010	Nov. 1972	1 of 1	

[illegible]

DRILL RIG:						HOLE ELEV.: 154 feet							LOGGED BY: GAN																					
GROUNDWATER DEPTH:						None							HOLE DIA.: 24 inch							DATE: Nov. 4, 1972														
		blows / foot				depth (feet)				soil symbol				soil type				DESCRIPTION AND REMARKS																
		sampler																																
		bulk	split spoon	tube	moisture (%)	dry density (pcf)																												
8	X				9.7	117.5												FILL - TAN SILTY SAND, DRY, LOOSE - BECOMES MOIST, MEDIUM DENSE																
6	X				26.8	94.8	5											- WITH GREY SILTY CLAY LAYERS																
NOTES:																																		
1) TOTAL DEPTH 6 FEET																																		
2) NO CAVING																																		
3) HOLE BACKFILLED																																		
4) SAMPLER DRIVING WEIGHT IS 1500 POUND KELLY BAR																																		

G.A.NICOLL & ASSOCIATES Block 100 Newport Center The Irvine Company DRILLHOLE LOG Project no. date sheet 1010 Nov. 1972 1 of 1 HOLE NO. B-13

Drill Rig: Bucket Auger				Hole Elev.: 151 feet		Logged By: GAN			
Groundwater Depth: None				Hole Dia.: 24 inch		Date: Nov. 4, 1972			
blows / foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split spoon	tube						
2		X		7.9	106.1	5	SM		FILL - TAN SILTY SAND, DRY, LOOSE
									- MOIST, LOOSE
									- BECOMES MEDIUM DENSE
14		X		8.2	109.2	10			
NOTES: 1) TOTAL DEPTH 10 FEET 2) NO CAVING 3) HOLE BACKFILLED 4) SAMPLER DRIVEN BY 1500 POUND KELLY BAR									

[illegible]

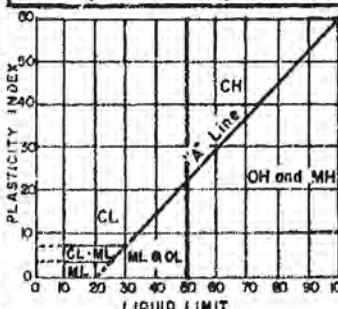
[illegible]

DRILL RIG: Bucket Auger				HOLE ELEV.: 142 feet		LOGGED BY: GAN			
GROUNDWATER DEPTH: None				HOLE DIA.: 24 inch		DATE: Nov. 4, 1972			
blows / foot	sampler			moisture (%)	dry density (pcf)	depth (feet)	soil symbol	soil type	DESCRIPTION AND REMARKS
	bulk	split spoon	tube						
20	X		7.1	109.2	5	10	SM		FILL - TAN SILTY SAND, DRY, LOOSE
									- MOIST, MEDIUM DENSE
							CL		- GRAY CLAY, MOIST, STIFF
							SM		- REDDISH BROWN SILTY SAND
							SM		MOIST, DENSE
							SM		- TAN SILTY SAND, MOIST, DENSE
		SM		- GRAY SILTY SAND, MOIST, DENSE					
		SM		- REDDISH BROWN SILTY SAND, MOIST, DENSE					
<p>NOTES:</p> <p>1) TOTAL DEPTH 10 FEET</p> <p>2) NO CAVING</p> <p>3) HOLE BACKFILLED</p> <p>4) SAMPLER DRIVING WEIGHT=1500 POUND KELLY BAR</p>									
G. A. NICOLL & ASSOCIATES		Block 100 Newport Center The Irvine Company		DRILL HOLE LOG Project no. 1010 date Nov. 1972 sheet 1 of 1				HOLE NO. B-17	

**BORING LOGS BY
MOORE & TABER
(1975)**

UNIFIED SOIL CLASSIFICATION

Pt	OH	CH	MH	OL	CL	ML	SC	SM	SP	SW	GC	GM	GP	GW
Highly organic soils	Silt and clays Liquid limit greater than 50			Silt and clays Liquid limit less than 50			Sands with fines >12% fines	Clean sands <5% fines	Gravels with fines >12% fines		Clean gravels <5% fines			
							Sands - more than 50% of coarse fraction is smaller than No 4 sieve.		Gravels - more than 50% of coarse fraction is larger than No 4 sieve.					
	Fine grained soils (More than 50% is smaller than No 200 sieve)						Coarse grained soils (More than 50% is larger than No 200 sieve)							



LABORATORY CLASSIFICATION CRITERIA

GW and SW - $C_u = \frac{D_{60}}{D_{10}}$ greater than 4 for GW & 6 for SW; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 & 3.

GP and SP - Clean gravel or sand not meeting requirements for GW and SW.

GM and SM - Atterberg limits below "A" line or P.I. less than 4.

GC and SC - Atterberg limits above "A" line with P.I. greater than 7.

Fines (silt or clay)	Fine sand	Medium sand	Coarse sand	Fine gravel	Coarse gravel	Cobbles	Boulders
Sieve sizes	20	40	60	100	200	475	75

Classification of earth materials shown on this sheet is based on field inspection and should not be construed to imply laboratory analysis unless so stated.

MATERIAL SYMBOLS

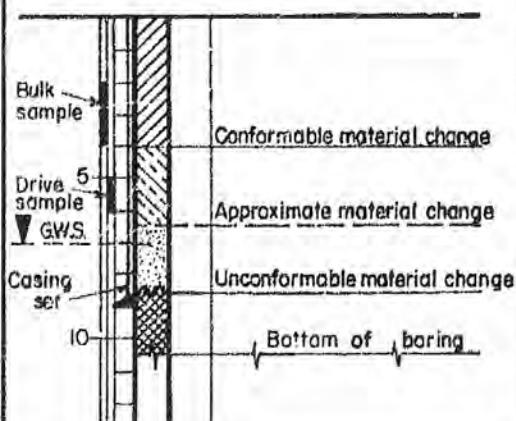
	Gravel		Pear or organic matter
	Sand		Fill material
	Silt		Shale
	Clay		Sandstone
	Sandy clay or clayey sand		Limestone
	Sandy silt or silty sand		Metamorphic rock
	Silty clay or clayey silt		Igneous rock

CONSISTENCY CLASSIFICATION FOR SOILS

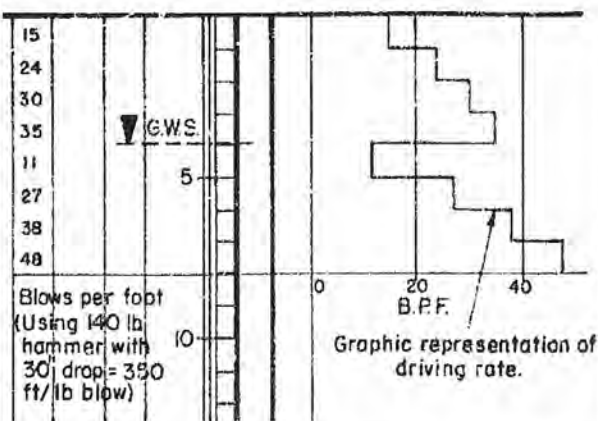
According to the Standard Penetration Test

No. of blows	Granular	Cohesive
0-5	Very loose	Very soft
6-10	Loose	Soft
11-20	Semicompact	Stiff
21-35	Compact	Very stiff
36-70	Dense	Hard
>70	Very dense	Very hard

LEGEND OF BORING



LEGEND OF PENETRATION TEST



TEST BORING LOG

TYPE 18" Bucket Auger										ELEVATION	BORING
										4101*	1
										SC	Red-brown fine to medium CLAYEY SAND - FILL
		114	5.6	10	2.5	1					
		96	11.1	5	2.5	2				SC	Yellow-brown fine CLAYEY SAND - FILL
						3					
		111	10.4	10	2.5	4				SM	Light brown fine SILTY SAND - FILL
		111	11.9	10	2.5	5				CL	Greenish SILTY CLAY - FILL
										SM	Red-brown fine to medium SILTY SAND
										SC	Red-brown fine to medium CLAYEY SAND - FILL
		114	8.8	6	2.5	6				SM	Light brown fine SILTY SAND - FILL
										SM	Dark brown SILTY SAND
		118	7.4	25	2.5	7				SM	Red-brown fine SILTY SAND
NOTES 1. No caving 2. No water seepage encountered * Elevations based on assumed elevation of 100 at top of curb, Newport Center Drive East.											
STRIKE	DIP	RELATIVE COMPACTION	DRY DENSITY (Lbs/Cu.Ft)	MOISTURE (%)	BLOWS/FOOT (SPT)	SAMPLE SIZE (INCHES)	SAMPLE NO	DEPTH IN FEET	MATERIAL SYMBOL	UNIFIED SOIL CLASS.	
LOGGED BY WMC										DATE 1/14/75	

TEST BORING LOG

TYPE 18" Bucket Auger										ELEVATION -100.5		BORING 2	
										SC	Red-brown fine CLAYEY SAND		- FILL
										SM	Red-brown fine SILTY SAND		- FILL
										CL	Greenish SILTY CLAY		
										SM	Red-brown fine SILTY SAND		
										CL	Red-brown & Greenish SILTY CLAY		- FILL
										SM	Red-brown fine SILTY SAND		- FILL
										SM	Red-brown fine SILTY SAND		- FILL
										SM	Gray-brown fine to medium SILTY SAND & red-brown CLAYEY SAND		- FILL
										SM	Brown fine SILTY SAND ... changing to red-brown		
										SC	Mottled red-brown and gray CLAYEY SAND		
NOTES													
1. No caving													
2. No water seepage encountered													
BORING DIP	RELATIVE COMPACTION	DRY DENSITY (LBS/CU FT)	MOISTURE (%)	BLOWS/FOOT 1500 PSI	SAMPLE SIZE (INCHES)	SAMPLE NO.	DEPTH IN FEET	MATERIAL SYMBOL	UNIFIED SOIL CLASS.	LOGGED BY WMC			
										DATE 1/14/75			

TEST BORING LOG

TYPE 18" Bucket Auger										ELEVATION	BORING
										100.0	1
										SC	Red-brown fine CLAYEY SAND - FILL
										SC	Yellow-brown fine CLAYEY SAND with SHALE - FILL
										SM	Red-brown fine SILTY SAND
										SC	Gray-brown mottled CLAYEY SAND
										MI	Gray-brown SANDY SILT
										SM	Red-brown fine SILTY SAND ... some fine CLAYEY SAND layers - FILL
										SC	Red-brown fine to medium CLAYEY SAND
										SM	Mottled gray and brown fine to coarse SILTY SANDS - FILL
										SM	Brown fine SILTY SAND ... changing to red-brown
										SP	Light brown fine SAND
										NOTES 1. No caving 2. No water seepage encountered	
STRIKE	DIP	RELATIVE	DRY DENSITY	MOISTURE	BLOWS/FOOT	SAMPLE SIZE	SAMPLE NO	DEPTH IN	MATERIAL	UNIFIED SOIL	LOGGED BY
		COMPACTON	(LBS/CU FT)	(%)	1/30" P.C. MAX	(INCHES)		FEET	SYMBOL	CLASS.	WNC
											DATE
											1/14/75

**BORING LOGS BY
SOILS INTERNATIONAL
(1988)**

LOG OF BORING Nº 1																					
DATE DRILLED 3-25-88			DRILLING EQUIPMENT 8" Hollowstem																		
DRIVING WEIGHT 140 pounds - 30" drop			SURFACE ELEVATION																		
Depth in Feet	Samples	Blows per foot	SOILS CLASSIFICATION	COLOR	MOISTURE	CONSISTENCY	DRY UNIT WEIGHT LB. PER CU. FT.	SHEAR RESISTANCE @ ANTICIPATED PRESSURE - KIPS PER SQUARE FOOT													
								MOISTURE CONTENT - % DRY WEIGHT													
								▲	10	20	30	40	50								
			SAND, fine to medium poorly cemented	Brown		Slight Mod. Dry		104	▲												
5			Very fine to fine	Lt. Brown				102	▲												
								111	▲												
10			Fine to medium	Orange Brown				101	▲												
15								99	▲												
20			Fine				Mod. Comp.	99	▲												
25								91	▲												

Edwards Theatre 300 Newport Center Drive Newport Beach, Calif.		PROJECT No.	S-1093-F
		PLATE	B

SOILS INTERNATIONAL	
CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS	

1 continued . . .

DRILLING EQUIPMENT

8" Hollowstem

SURFACE ELEVATION

[illegible]

PROJECT No. S-1093-F

PLATE	C
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SOILS INTERNATIONAL
CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS

SOILS INTERNATIONAL

2

DRILLING EQUIPMENT

8" Hollowstem

SURFACE ELEVATION

Depth in Feet	Samples	Blows per foot	SOILS CLASSIFICATION	COLOR	MOISTURE	CONSISTENCY	DRY UNIT WEIGHT LB. PER CU. FT.	SHEAR RESISTANCE @ ANTICIPATED PRESSURE - KIPS PER SQUARE FOOT							
								●	1	2	3	4	5		
								MOISTURE CONTENT - % DRY WEIGHT							
▲	10	20	30	40	50										
			FILL			Lt	SI	Mod							
			Sand, fine clean			Brown	Dry	Loose	108	▲					
			Fine to medium clean			Brown			120	▲					
									106	▲					
									107	▲					
			Fine, clean			Orange Brown		Mod. Comp.							
									99	▲					
									99	▲					
									90	▲					

PROJECT No.	S-1093-F
PLATE	D

SOILS INTERNATIONAL
CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS

LOG OF BORING N ^o 2 continued. . .														
DATE DRILLED 3-25-88			DRILLING EQUIPMENT 8" Hollowstem											
DRIVING WEIGHT 140 pounds - 30" Drop					SURFACE ELEVATION									
Depth in Feet	Samples	Blows per foot	SOILS CLASSIFICATION	COLOR	MOISTURE	CONSISTENCY	DRY UNIT WEIGHT LB. PER CU. FT.	SHEAR RESISTANCE @ ANTICIPATED PRESSURE - KIPS PER SQUARE FOOT						
								●	1	2	3	4	5	
								MOISTURE CONTENT - % DRY WEIGHT						
								▲	10	20	30	40	50	
			SAND, fine to medium		Orange Sl. Brown	Mod. Moist	Comp.							
30	36		Siltstone/sandstone		Tan	Moist	Comp.	77						
35	52							93						
40	79		Sandstone lense of siltstone		Grey Tan			82						
45	95		End of Boring @ 45'					95						
			No caving											
			No groundwater											
50														

Edwards Theatre 300 Newport Center Drive Newport Beach, Calif.		PROJECT No. S-1093-F
		PLATE E

SOILS INTERNATIONAL CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS
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**BORING LOGS BY
R.T. FRANKIAN & ASSOCIATES
(1994)**

LOG OF BORINGS

94-029-A

BORING NUMBER 1





Sample Depth	Blows Per Foot	Moisture Content (%)	Dry Unit Weight Lbs. Per Cu. Ft.	Depth In Feet	ELEVATION - 69½±	DESCRIPTION
						Surface Conditions: Asphalt 6" thick - no base
1½	5	11	120	0	SM	SAND: Tan-brown, silty, fine to medium moist, dense to very dense mottled tan-brown and medium brown
3	8	11	113		Ss	SANDSTONE: Mottled rust-brown-gray, fine sandstone, moist, hard
6	10	9	109	5		
10	6	23	92	10		mottled rust-brown-olive-gray with olive-gray shale bedrock, root fragment
14	7	28	87	15		mottled rust-brown-white, and olive-gray, fine sandstone with olive-gray siltstone bedding, moist, firm to medium hard
				15		grades olive-buff colored fine sandstone, less moist
						lenses of very hard shale
				20		End of boring at 20 feet No water - no caving

JOB NO.

CLIENT

LOG OF BORINGS 94-029-A

BORING NUMBER 2

Sample Depth	Blows Per Foot	Moisture Content (%)	Dry Unit Weight Lbs. Per Cu. Ft.	Depth In Feet	DESCRIPTION
					ELEVATION: 72½±
					Surface Conditions: Asphalt 7" thick - no base
				0	 SAND: Tan-brown silty fine sand, damp to moist, dense to very dense
2	9/ 10"	9	118		
4	10	5	110		
				5	 SANDSTONE: Mottled tan-brown to dark-brown, fine, damp to moist, hard to very hard
7	12	6	112		
					grades tan to medium brown sandstone, damp to moist, very hard
					grades olive-gray, moist
10½	6	26	92	10	
					olive to light green fine sandstone
					 SILTSTONE: Mottled rust-brown and gray siltstone, moist, very firm
16	12/ 7"	3	107	15	
					 SANDSTONE: Buff-gray fine sandstone, damp, very hard
					occasional layers of hard shale bedding
20	10/ 8"	26	87	20	
					End of boring at 20 feet No water - no caving

JOB NO.

CLIENT

LOG OF BORINGS 94-029-A

BORING NUMBER 3

Sample Depth	Blows Per Foot	Moisture Content (%)	Dry Unit Weight Lbs. Per Cu. Ft.	Depth In Feet	ELEVATION: 76±	DESCRIPTION
						Surface Conditions: Concrete 5" thick (+/-) reinforced
2	Push & Tap	15	112	0	Af	FILL: Gray silty clay, moist to very moist grades red-brown almost clean sand, very moist, loose
				5		grades dark olive-brown to black slightly silty sand with lenses of olive colored silty clay, very moist, loose
8	6	11	114	10	SM	SAND: Mottled light brown, medium brown, and rust brown, silty, fine, moist, dense to very dense
11	10	10	114	15	S _s	SANDSTONE: Mottled rust-brown and gray, fine sandstone, moist, very hard
15	12	7	107	20		occasional lense of silty clay
						mottled rust-brown, olive, tan colored fine sandstone, moist
20	15	26	93	20		occasional lense of hard shale

JOB NO.

CLIENT

APPENDIX C

LABORATORY TEST RESULTS BY
W.A. WAHLER
(1970)
FOR EXISTING CARWASH SITE

TABLE A-1
FIELD RESISTIVITY TEST RESULTS

<u>Alignment No.</u>	<u>Test Depth</u>	<u>Soil Classification</u>	<u>Resistivity (ohm-cm)</u>	<u>Corrosivity</u>	<u>Service Life</u>
1	2.5'	Clayey SAND	1435	Severe	10-15
	4.5'	Clayey SAND	1700	Moderate	15-20
	9.0'	SAND	2552	Moderate	15-20
2	2.5'	Clayey SAND	1558	Moderate	15-20
	4.5'	Clayey SAND	1530	Moderate	15-20
	9.0'	SAND	2200	Moderate	15-20
3	10.0'	SAND	1495	Moderate to Severe	12-20
	11.5'	Sandy CLAY	1632	Moderate	15-20

NOTE: pH's were determined for samples from depths of 1', 4.5', 11', 13', and 14'. The pH of each sample was 6.8.

TABLE B-1

DETERMINATION OF NATURAL WATER CONTENT, DRY DENSITY, AND pH

<u>Pit No.</u>	<u>Depth (Ft.)</u>	<u>Sample Description</u>	<u>Unified Soil Classification</u>	<u>Natural Water Content (%)</u>	<u>Natural Dry Density (pcf)</u>	<u>pH</u>
1	0.25	SAND	SP	6.9	112.1	-
	4.5	Clayey SAND	SW-SC	9.1	119.2	6.8
	6	Silty SAND	SP-SM	7.1	108.8	-
	8	Silty SAND	SM	9.7	-	-
	9	Sandy CLAY	CL	13.2	134.3	-
3	1.5	Clayey SAND	SC	16.0	109.8	-
	3.5	Clayey SAND	SP-SC	9.0	119.3	-
4	4.5	Sandy CLAY	CL	30.4	86.3	-
5	1-4	Sandy CLAY	SC	-	-	6.8
	11	Silty SAND	SM	7.2	127.8	6.8
	13	Sandy CLAY	CH	-	-	6.8
	14	SAND	SP	7.1	116.8	6.8

W.A. WAHLER
& ASSOCIATES

Project 0461

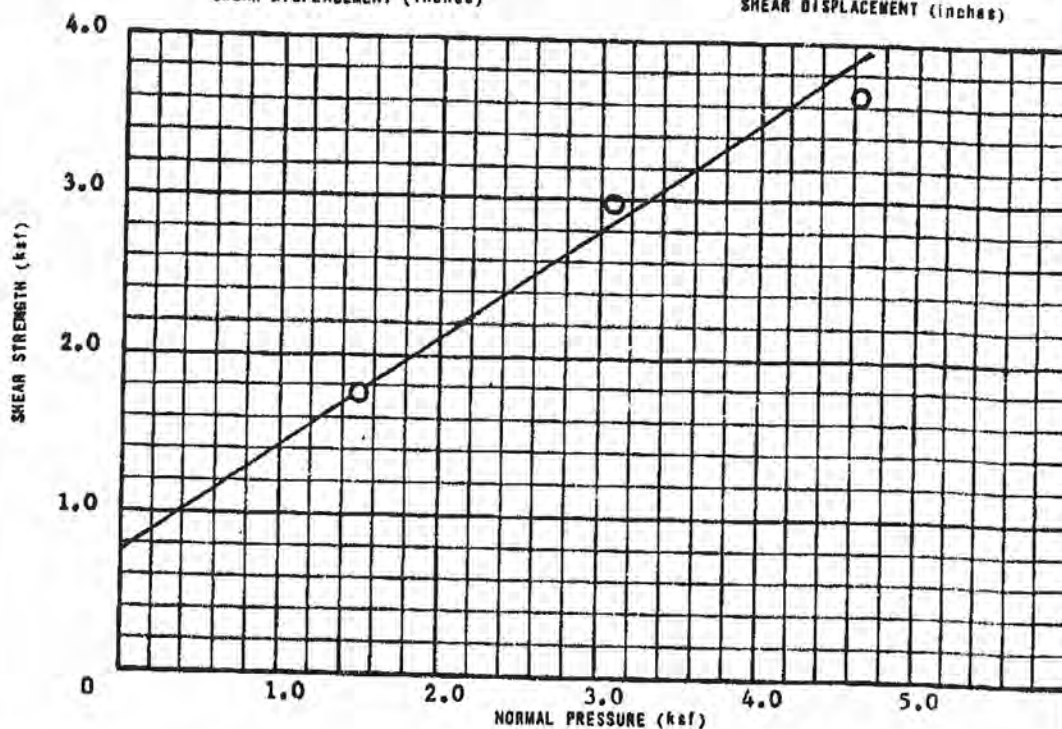
January 1970

SHEAR STRESS (ksf)

THICKNESS CHANGE (inches)

SHEAR DISPLACEMENT (inches)

SHEAR DISPLACEMENT (inches)



HOLE NO. 1
 DEPTH (ft) 4.5
 SAMPLE DESCRIPTION Light Brown
Clayey SAND
 TEST DESIGNATION Q Sat
 RATE OF STRAIN .025 in/min.

NOTE: $\phi = 35^\circ$ $C = 0.75$ ksf

SPECIMEN NUMBER	1	2	3
NORMAL PRESSURE (ksf)	1.56	3.09	4.63
SHEAR STRENGTH (ksf)	1.75	2.99	3.65
INITIAL WATER CONTENT (%)	9.1	9.1	9.1
FINAL WATER CONTENT (%)	15.6	14.3	13.4
DRY DENSITY (pcf)	119.2	119.2	119.2

611-2 Rev. 2/69

**SOIL MECHANICS
and FOUNDATION
ENGINEERS INC.**

NEWPORT CENTER CAR WASH
NEWPORT BEACH, CALIFORNIA

PALO ALTO • NEWPORT BEACH • CALIF.

DIRECT SHEAR TEST

PROJECT NO.

0461

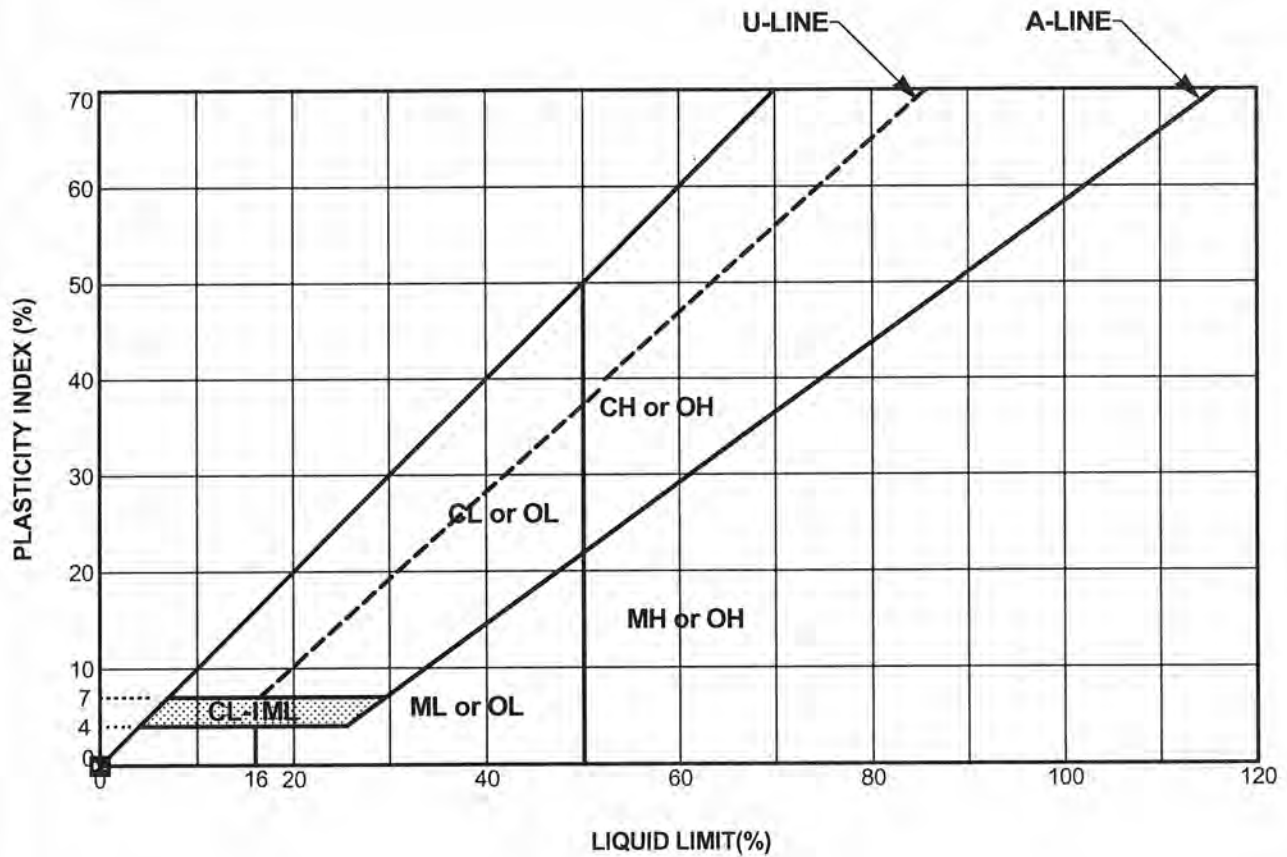
DATE

JAN. 1970

DRAWING NO.

FIGURE B-1

LABORATORY TEST RESULTS BY
NMG
(2012a & b)
FOR PADS B & C AT FASHION ISLAND



Symbol	Boring Number	Depth (feet)	Sample Number	Passing No. 200 Sieve (%)	LL	PI	USCS	Description
○	HS- 3	2.0	B-1	31	NP	NP	SM	(Af) Dark Brown Silty SAND
■	HS-13	2.0	B-1	27	NP	NP	SM	(Af) Brown Silty SAND

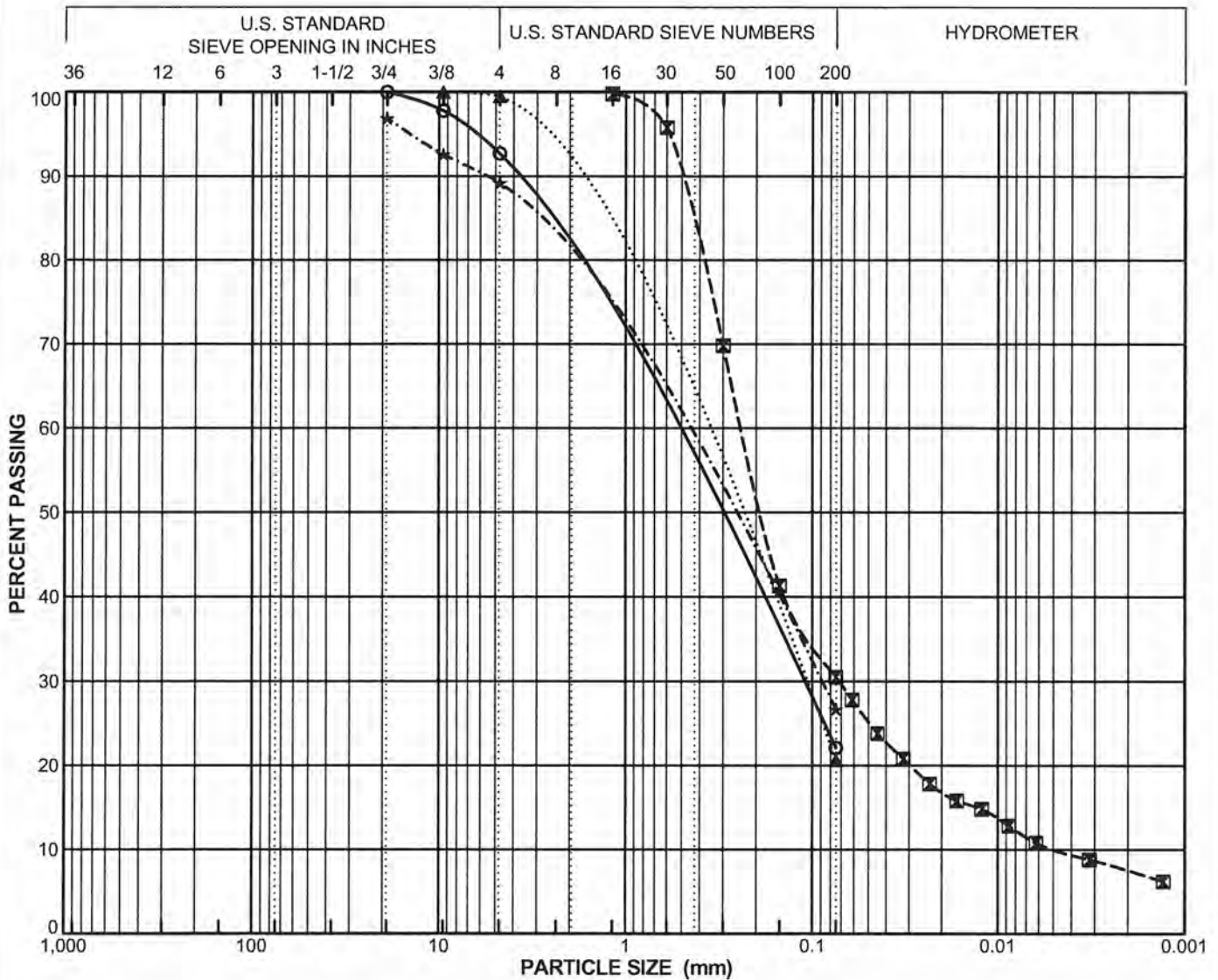
PLASTICITY CHART

Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



Geotechnical, Inc.

BOULDERS	COBBLES	GRAVEL		SAND			SILT OR CLAY
		coarse	fine	coarse	medium	fine	



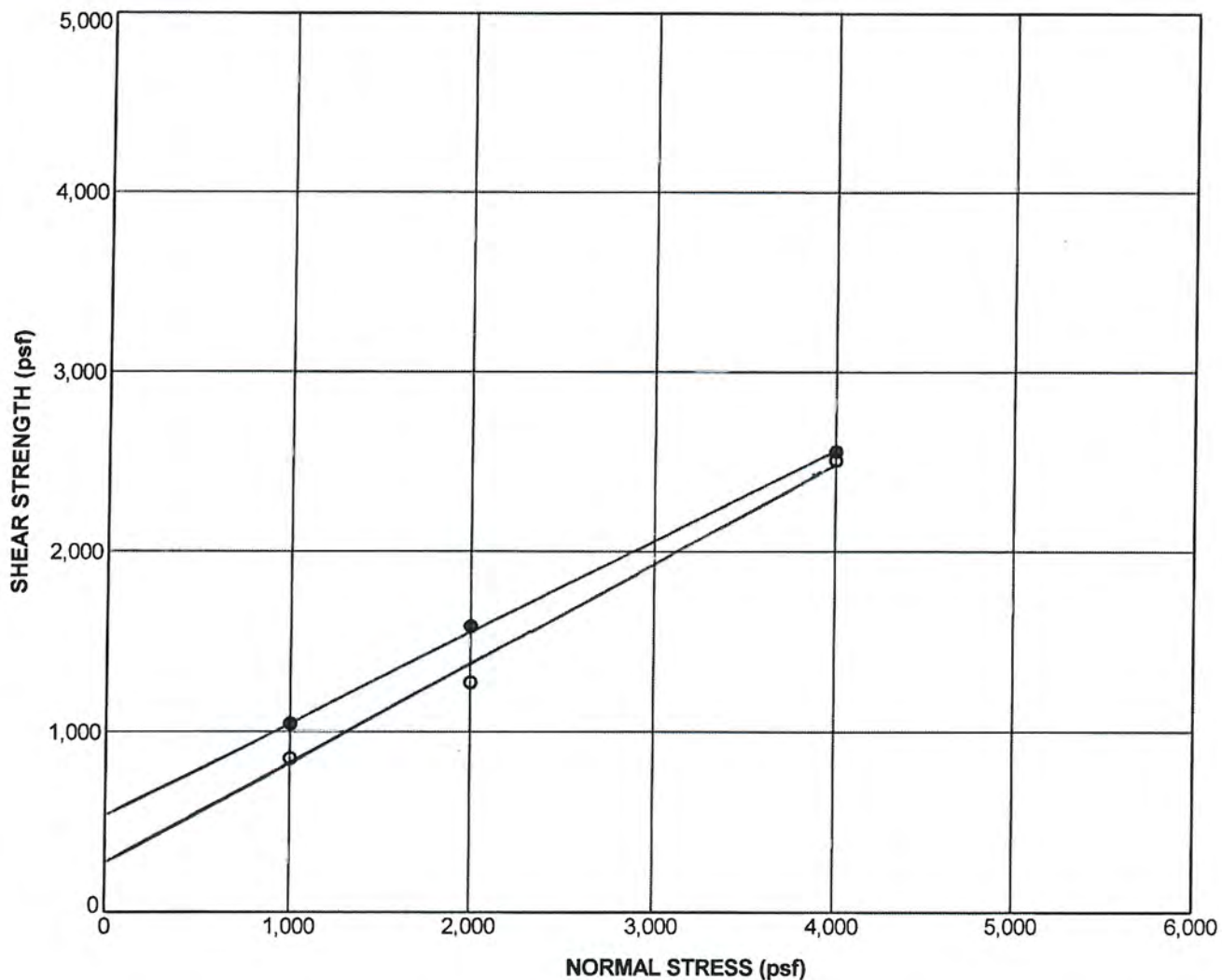
Symbol	Boring Number	Sample Number	Depth (feet)	Field Moisture (%)	LL	PI	Activity PI/-2 μ	C _u	C _c	Passing No. 200 Sieve (%)	Passing 2 μ (%)	USCS
○	HS- 1	B-1	2.0							22		SP
⊠	HS- 3	B-1	2.0	9	NP	NP				31	7	SM
▲	HS-12	B-1	2.0							21		SM
★	HS-13	B-1	2.0		NP	NP				27		SM

PARTICLE SIZE DISTRIBUTION

Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



NMG Geotechnical, Inc.



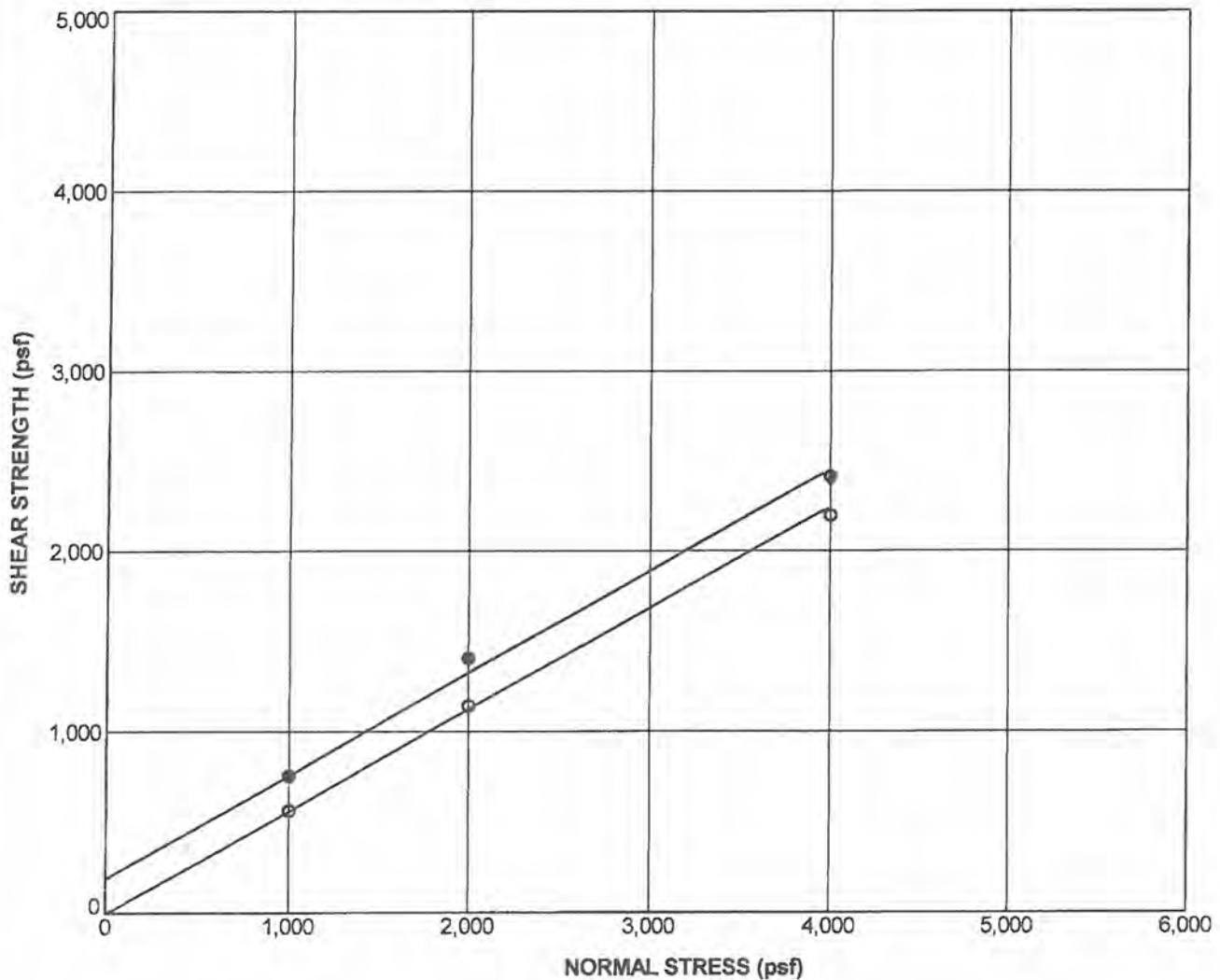
Boring No. HS-3		Sample No. B-1		Depth: 2.0 ft	
Sample Description: (Af) Dark Brown Silty SAND					
Liquid Limit: NP		Plasticity Index: NP		Percent Passing No. 200 Sieve: 31	
Moisture Content (%): 16.4		Dry Density (pcf): 112.7		Degree of Saturation (%): 93	
Sample Type: Remolded to 90% RC		Rate of Shear (in./min.):		0.05	
SHEAR STRENGTH PARAMETERS					
Parameter		Peak ●		Ultimate ○	
Cohesion (psf)		500		250	
Friction Angle (degrees)		27		29.0	

DIRECT SHEAR TEST RESULTS

Fashion Island/ Eastside
Fashion Island Retail Center
PROJECT NO. 08034-01



NMG Geotechnical, Inc.



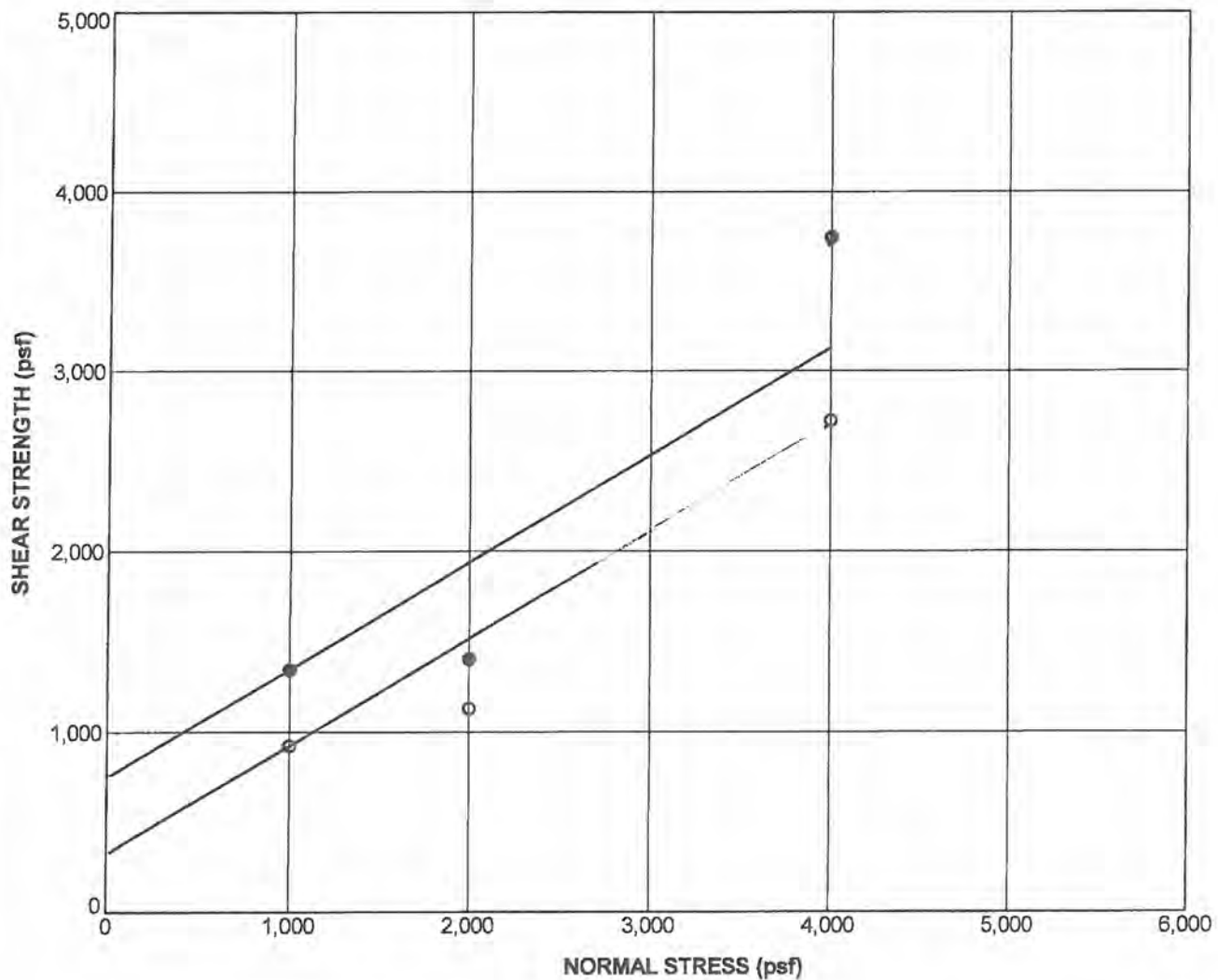
Boring No. HS-12		Sample No. D-2		Depth: 5.0 ft	
Sample Description: (Af) Brown Clayey SAND					
Liquid Limit:		Plasticity Index:		Percent Passing No. 200 Sieve:	
Moisture Content (%): 20.6		Dry Density (pcf): 105.0		Degree of Saturation (%): 95	
Sample Type: Undisturbed		Rate of Shear (in./min.):		0.05	
SHEAR STRENGTH PARAMETERS					
Parameter		Peak ●		Ultimate ○	
Cohesion (psf)		200		0	
Friction Angle (degrees)		30		30.0	

DIRECT SHEAR TEST RESULTS

Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



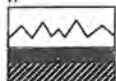
NMG Geotechnical, Inc.



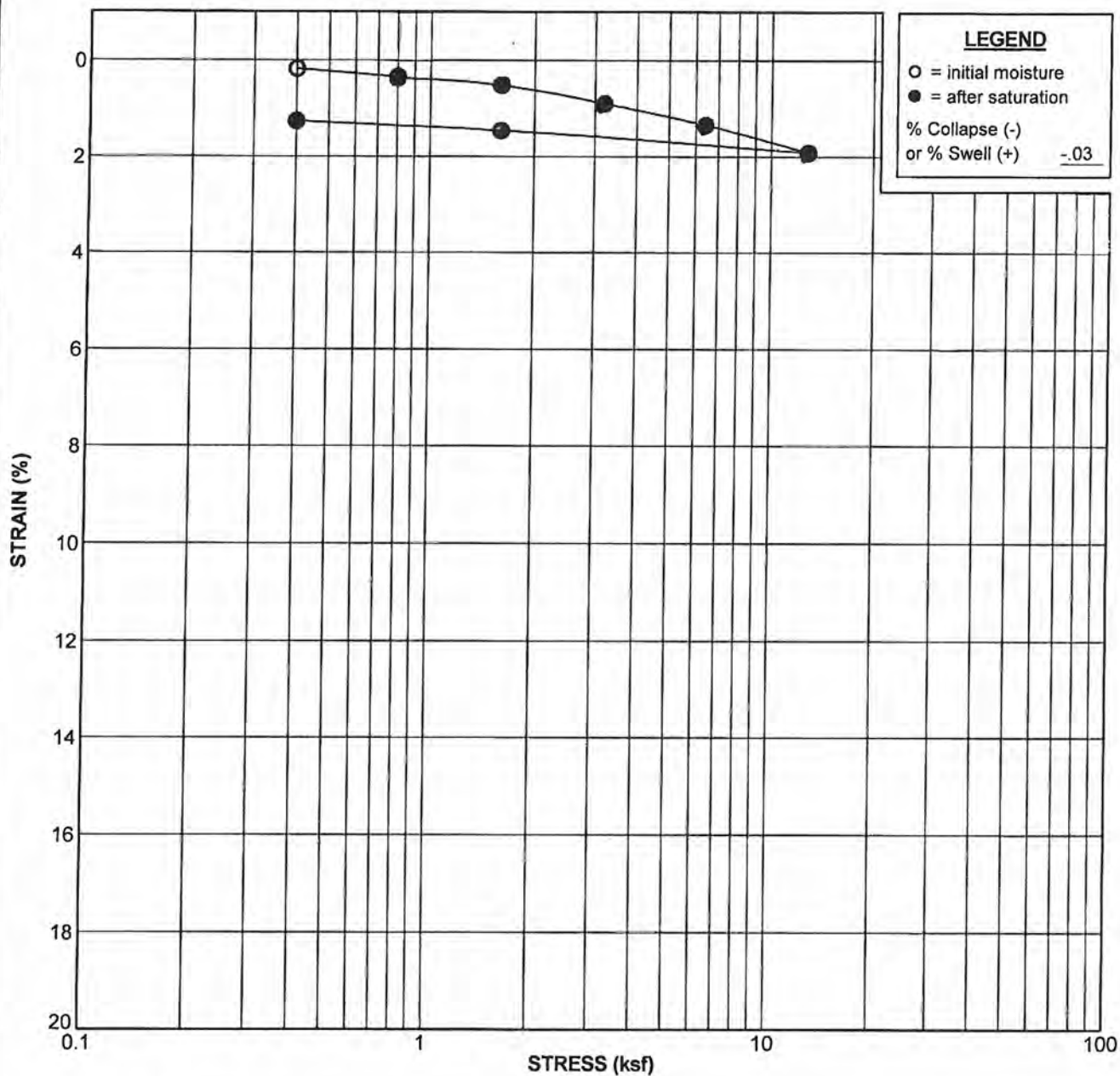
Boring No. HS-13		Sample No. D-1		Depth: 2.5 ft	
Sample Description: (Af) Brown Silty SAND					
Liquid Limit:		Plasticity Index:		Percent Passing No. 200 Sieve:	
Moisture Content (%): 15.5		Dry Density (pcf): 114.5		Degree of Saturation (%): 92	
Sample Type: Undisturbed		Rate of Shear (in./min.):		0.05	
SHEAR STRENGTH PARAMETERS					
Parameter		Peak ϕ		Ultimate ϕ	
Cohesion (psf)		750		350	
Friction Angle (degrees)		31		31.0	

DIRECT SHEAR TEST RESULTS

Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



NMG Geotechnical, Inc.



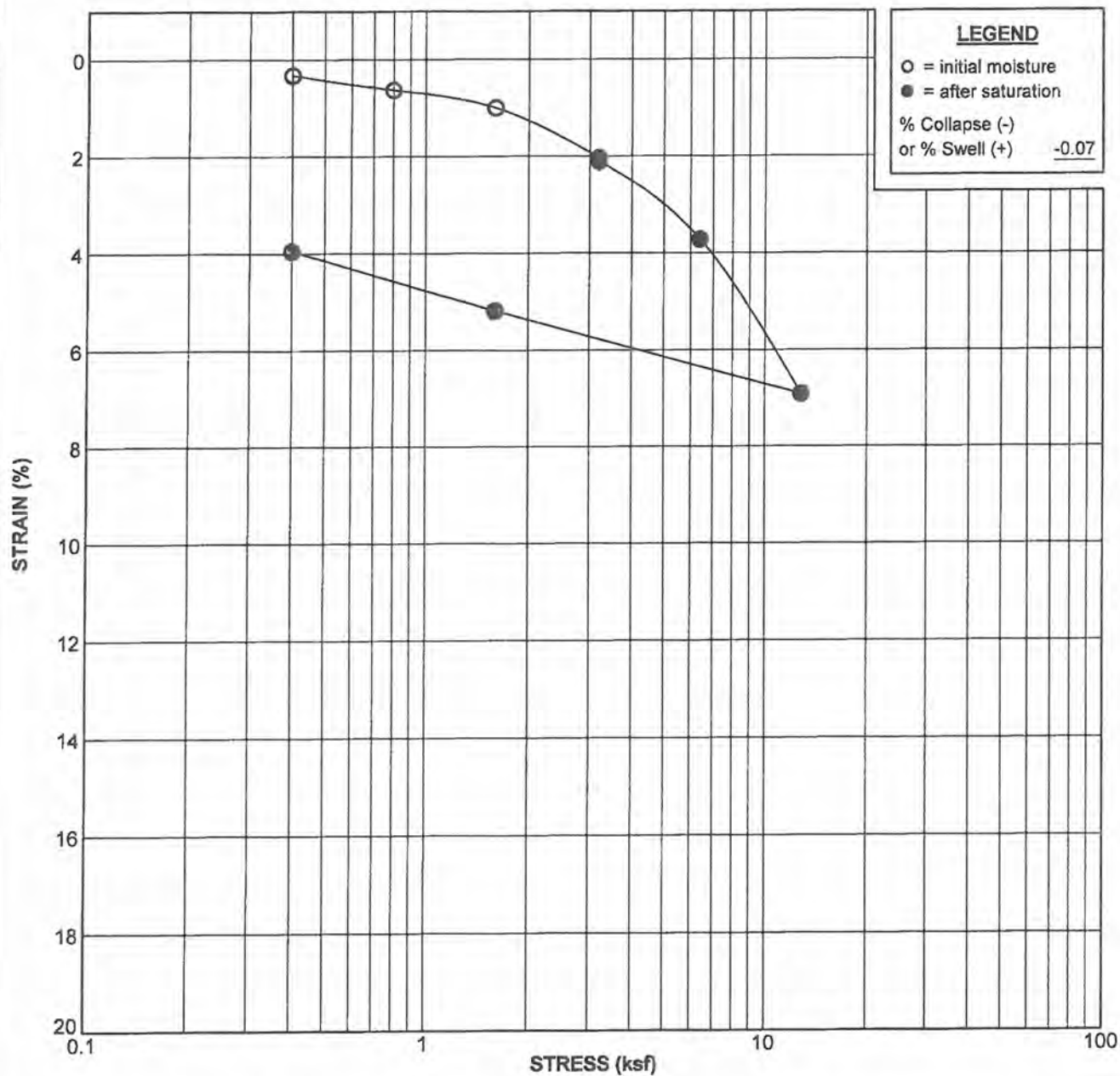
Boring No. HS-3		Sample No. B-1		Depth: 2.0 ft	
Sample Description: (Af) Dark Brown Silty SAND (Remolded to 90%RC)					
Liquid Limit: NP		Plasticity Index: NP		Percent Passing No. 200 Sieve: 31	
Test Stage	Moisture Content (%)	Dry Density (pcf)	Degree of Saturation (%)	Void Ratio	
Initial	8.6	113.0	49.2	0.463	
Final	15.4	114.4	91.6	0.445	

CONSOLIDATION TEST RESULTS

Fashion Island/ Eastside
Fashion Island Retail Center
PROJECT NO. 08034-01



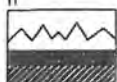
NMG Geotechnical, Inc.



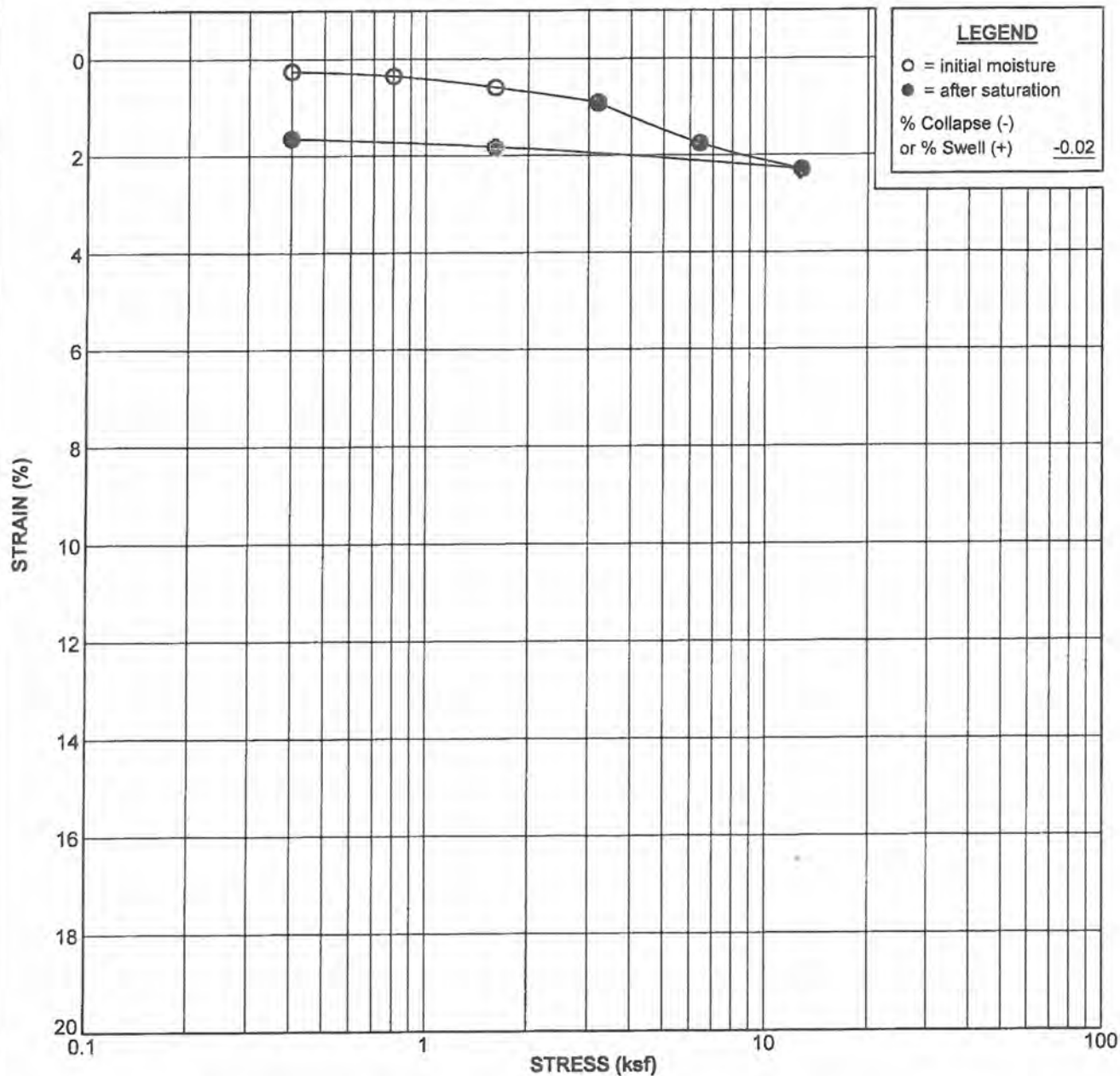
Boring No. HS-12		Sample No. D-3		Depth: 7.5 ft	
Sample Description: (Qal) Pale Gray to Reddish Brown Silty Sandy CLAY					
Liquid Limit:		Plasticity Index:		Percent Passing No. 200 Sieve:	
Test Stage	Moisture Content (%)	Dry Density (pcf)	Degree of Saturation (%)	Void Ratio	
Initial	22.0	102.3	94.6	0.616	
Final	22.2	106.4	106.2	0.554	

CONSOLIDATION TEST RESULTS

Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



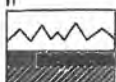
NMG Geotechnical, Inc.



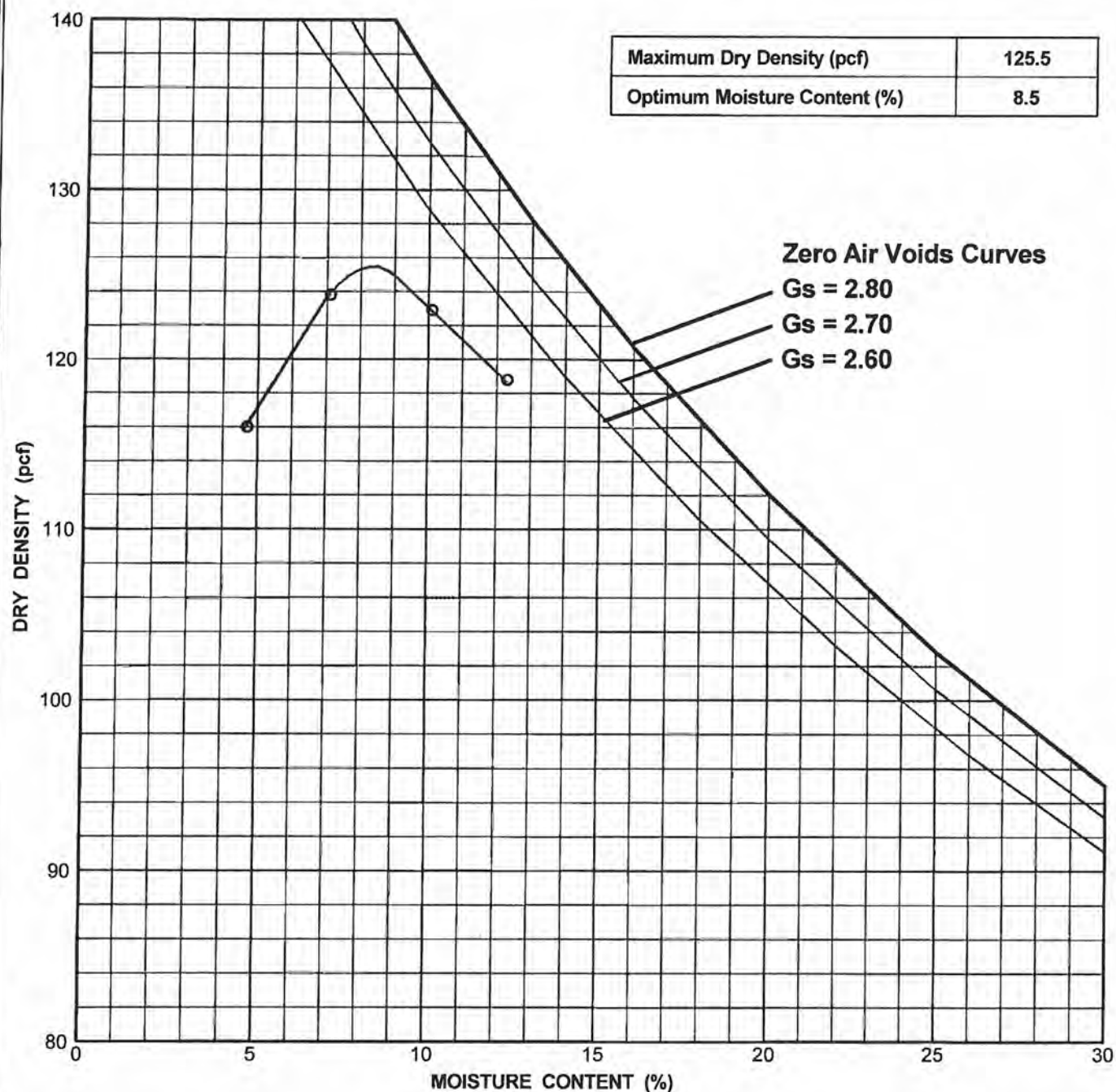
Boring No. HS-13		Sample No. D-3		Depth: 7.5 ft	
Sample Description: (Af) Reddish Brown Silty SAND					
Liquid Limit:		Plasticity Index:		Percent Passing No. 200 Sieve:	
Test Stage	Moisture Content (%)	Dry Density (pcf)	Degree of Saturation (%)	Void Ratio	
Initial	9.9	113.2	56.9	0.461	
Final	13.1	115.1	79.5	0.437	

CONSOLIDATION TEST RESULTS

Fashion Island/Eastside
 Newport Beach, California
 PROJECT NO. 08034-01



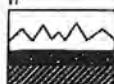
NMG Geotechnical, Inc.



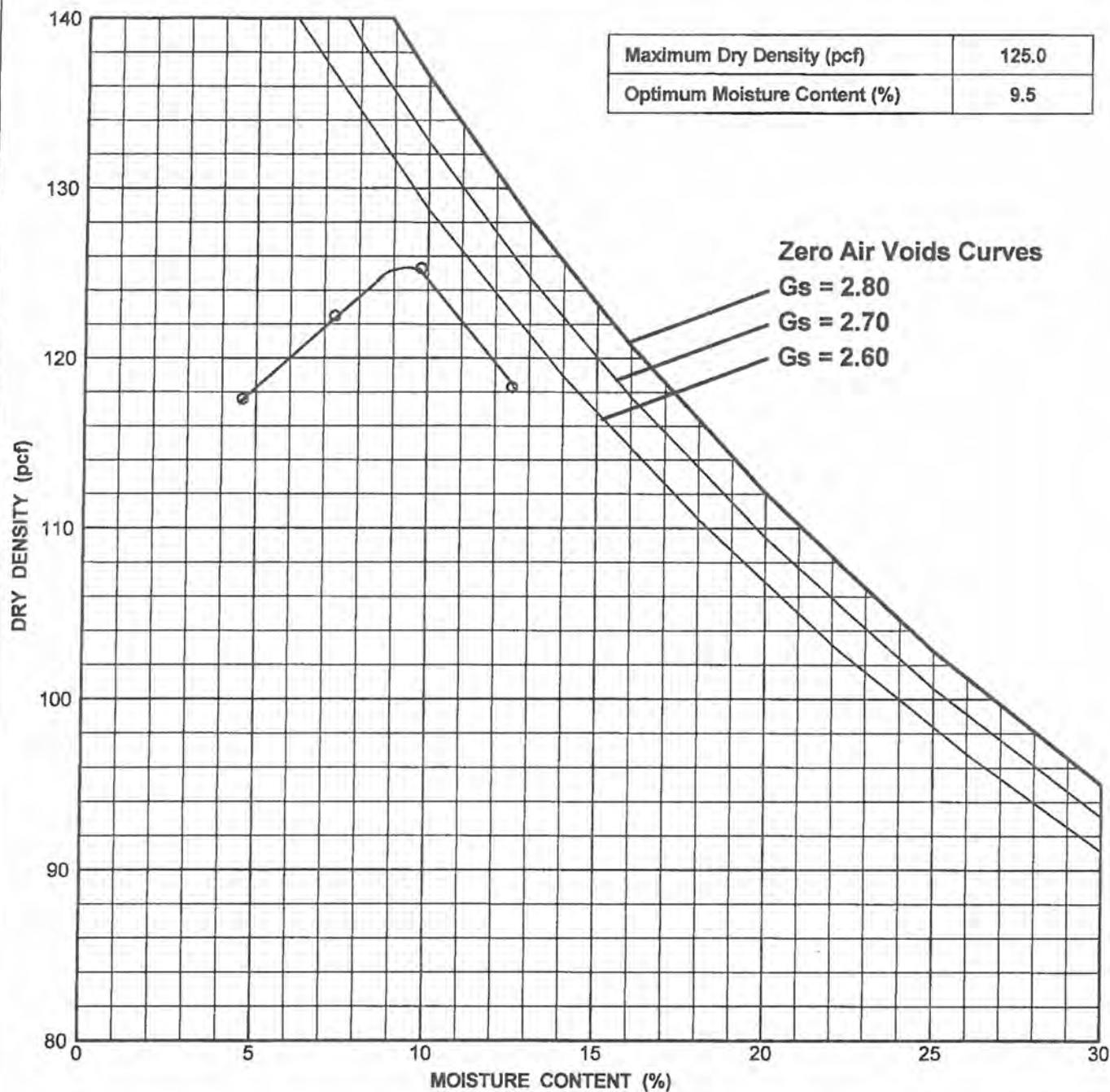
Boring No. HS-3		Sample No. B-1		Depth: 2.0 ft	
Sample Description: (Af) Dark Brown Silty SAND					
Liquid Limit: NP		Plasticity Index: NP		Percent Passing No. 200 Sieve: 31	
Comments: 1557A					

COMPACTION TEST RESULTS

Fashion Island/ Eastside
 Fashion Island Retail Center
 PROJECT NO. 08034-01

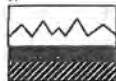


NMG Geotechnical, Inc.

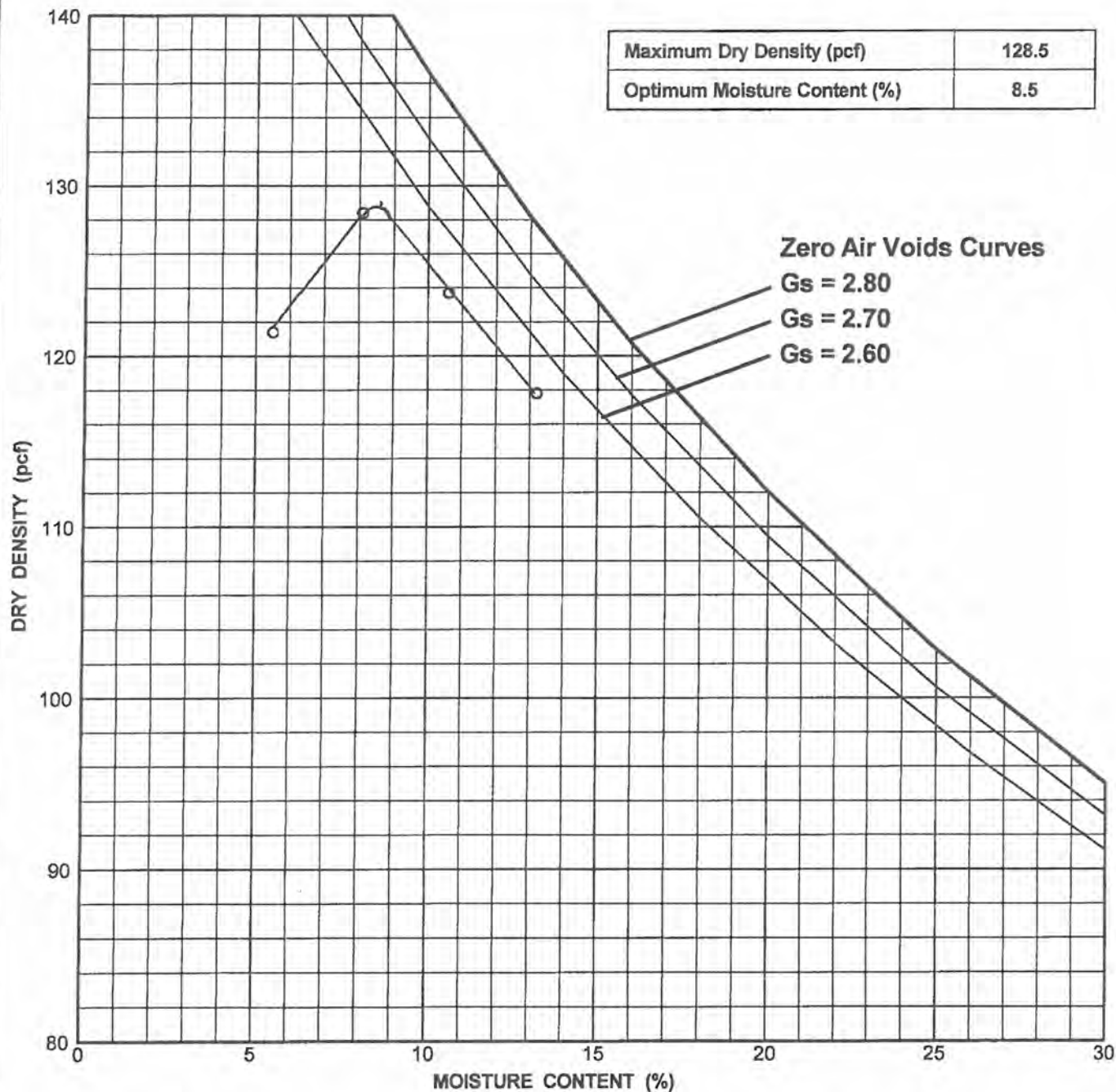


COMPACTION TEST RESULTS

Fashion Island/Eastside
Newport Beach, California
PROJECT NO. 08034-01



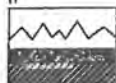
NMG Geotechnical, Inc.



Boring No. HS-13		Sample No. B-1		Depth: 2.0 ft	
Sample Description: (Af) Brown Silty SAND					
Liquid Limit: NP		Plasticity Index: NP		Percent Passing No. 200 Sieve: 27	
Comments: 1557A					

COMPACTION TEST RESULTS

Fashion Island/Eastside
 Newport Beach, California
 PROJECT NO. 08034-01



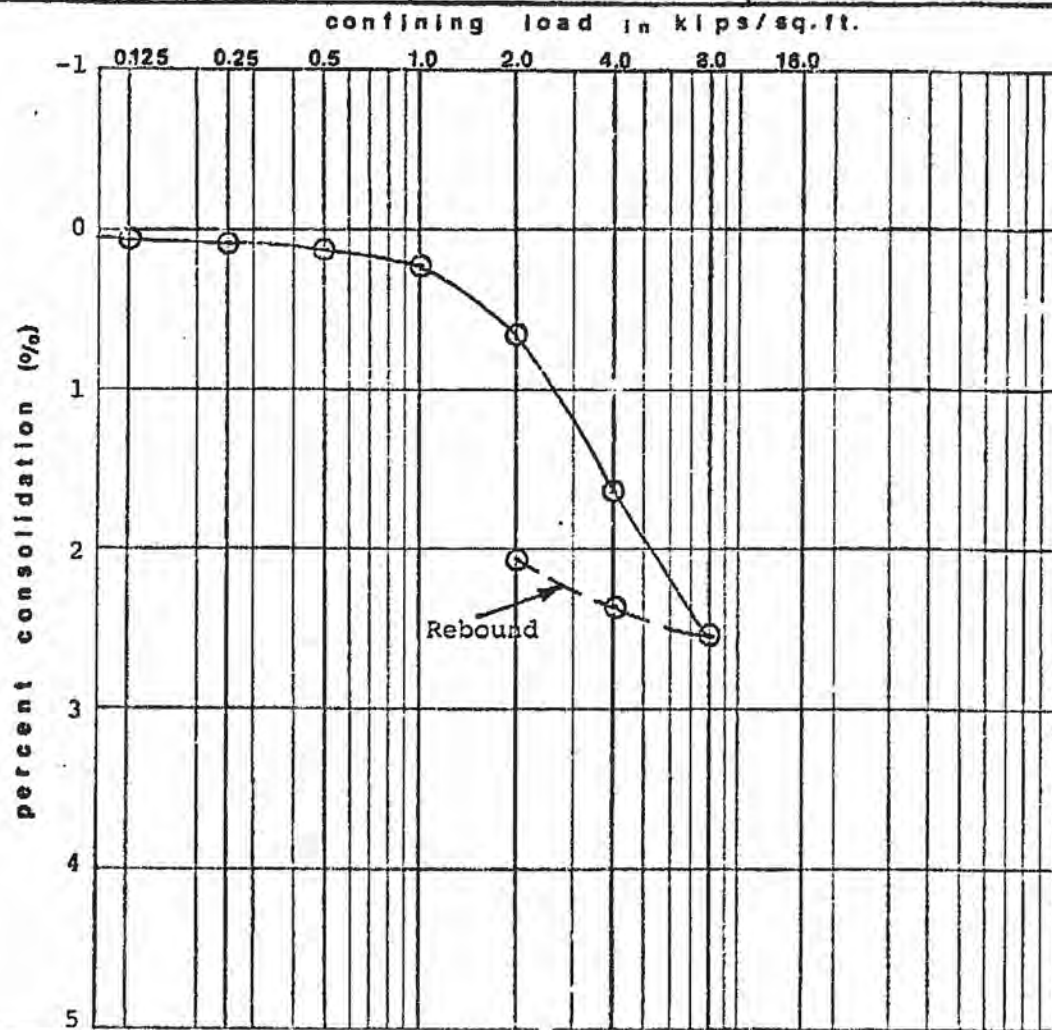
NMG Geotechnical, Inc.

LABORATORY TEST RESULTS BY

**G.A. NICOLL & ASSOCIATES
(1972)**

**FOR SIX PROPOSED OFFICE
BUILDINGS**

symbol	specimen	boring no.	sample depth	sample condition	moisture condition
○	A	B-3	2.0 ft	Silty Sand, med/den.	Moist
●	A				
⬡	B				
⬢	B				
▽	C				
▾	C				



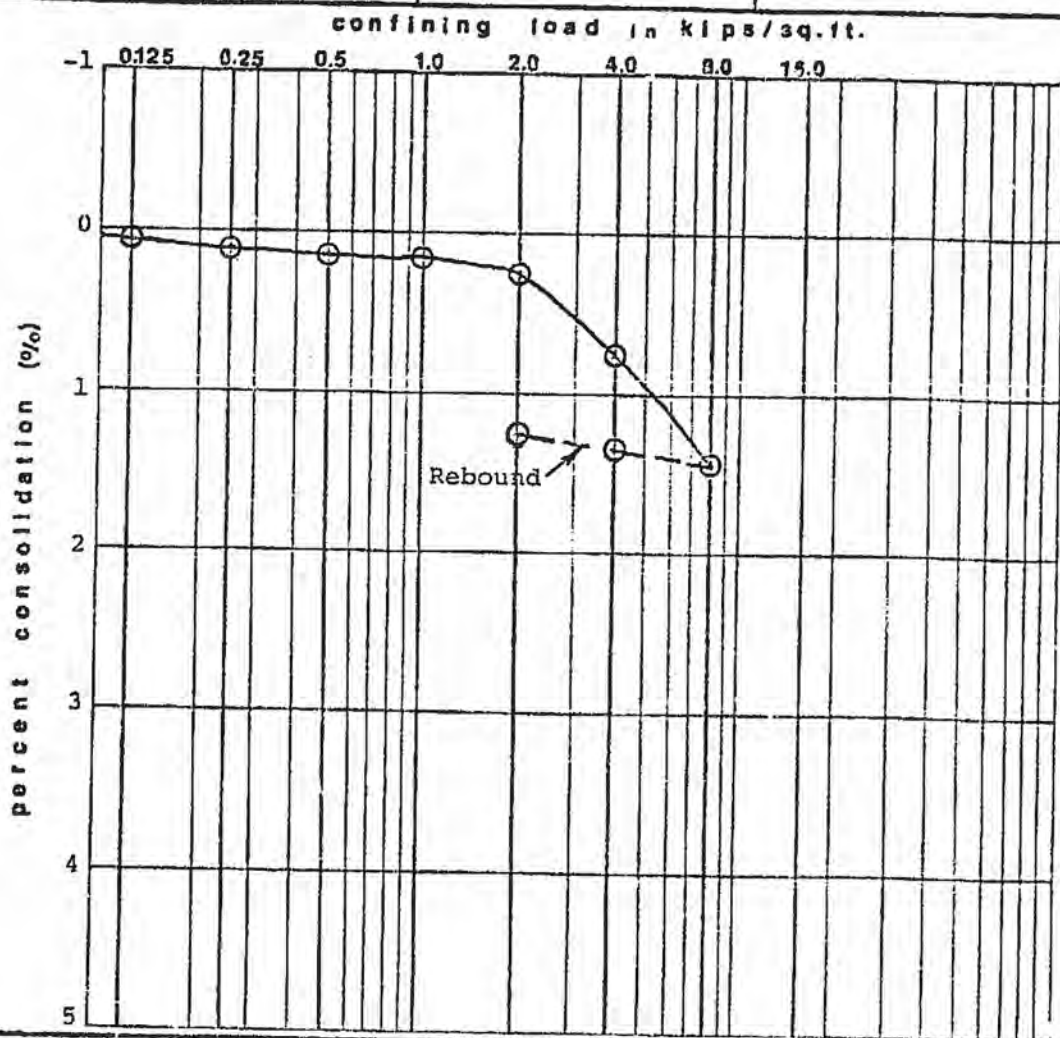
G. A. NICOLL
&
ASSOCIATES

Block 100
Newport Center
The Irvine Company

CONSOLIDATION TEST

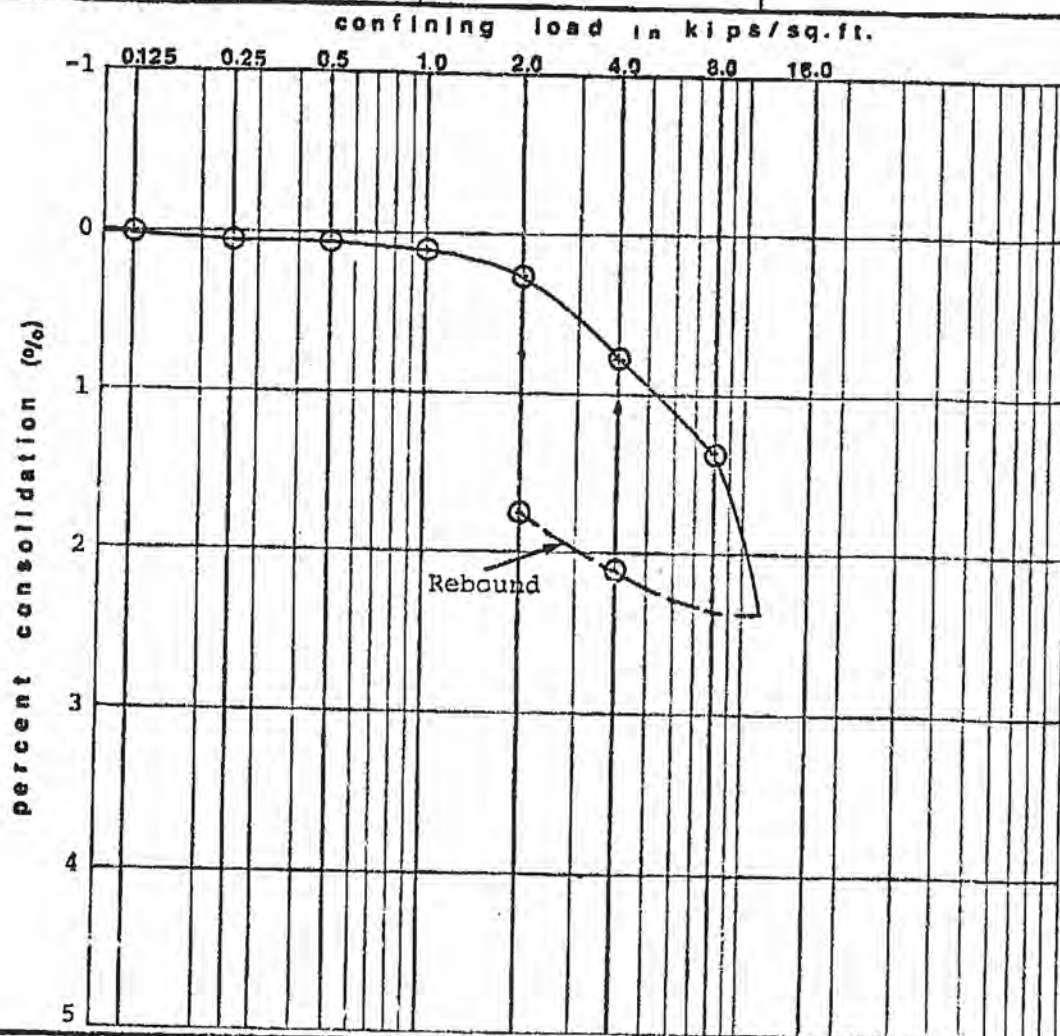
Project no.	date	Figure no. 2
1010	Nov. 1972	

symbol	specimen	boring no.	sample depth	sample condition	moisture condition
○	A	B-6	2.0 Ft.	Silty SAND, med/den.	Moist
●	A				
◻	B				
◼	B				
▽	C				
◂	C				



G. A. NICOLL & ASSOCIATES	Block 100 Newport Center The Irvine Company	CONSOLIDATION TEST		
		Project no.	date	figure no. 3
		1010	Nov. 1972	

symbol	specimen	boring no.	sample depth	sample condition	moisture condition
○	A	B-10	5.0 Ft.	Silty SAND, Med/den. Silty CLAY, Stiff	Moist
●	A				
◊	B				
◐	B				
▽	C				
◓	C				



G. A. NICOLL
&
ASSOCIATES

Block 100
Newport Center
The Irvine Company

CONSOLIDATION TEST

Project no.
1010

date
Nov. 1972

figure no. 4

Project 1010

DIRECT SHEAR TEST RESULTS

Boring Number	B-3	B-6	B-10
Sample Depth, Feet	2	2	5
Soil Classification	SM	SM	CL/SM
Normal Stress 1000 PSF Shear Stress, PSF	1016	508	508
Normal Stress 3000 PSF Shear Stress, PSF	2016	1760	1251
Normal Stress 8000 PSF Shear Stress, PSF	563	4653	3461
Angle of Internal Friction, Degrees	27-1/2	30-1/2	23
Apparent Cohesion, PSF	500	0	75

Table 1

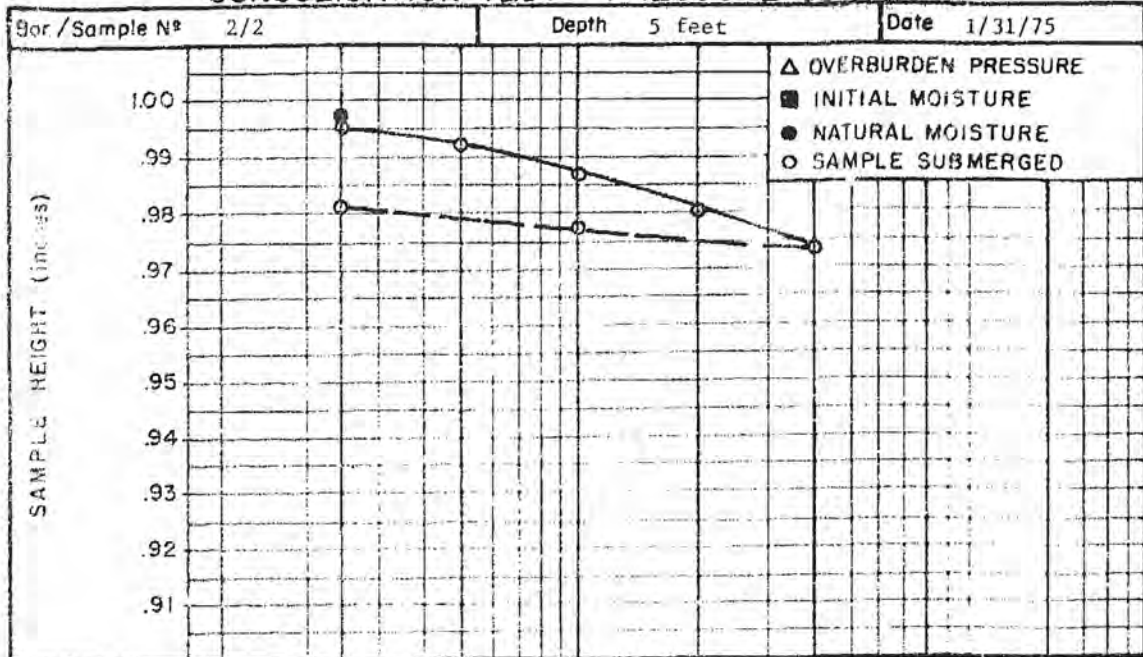
LABORATORY TEST RESULTS BY
MOORE & TABER
(1975)
FOR GLENDALE FEDERAL BANK

MOORE & TABER Engineers-Geologists

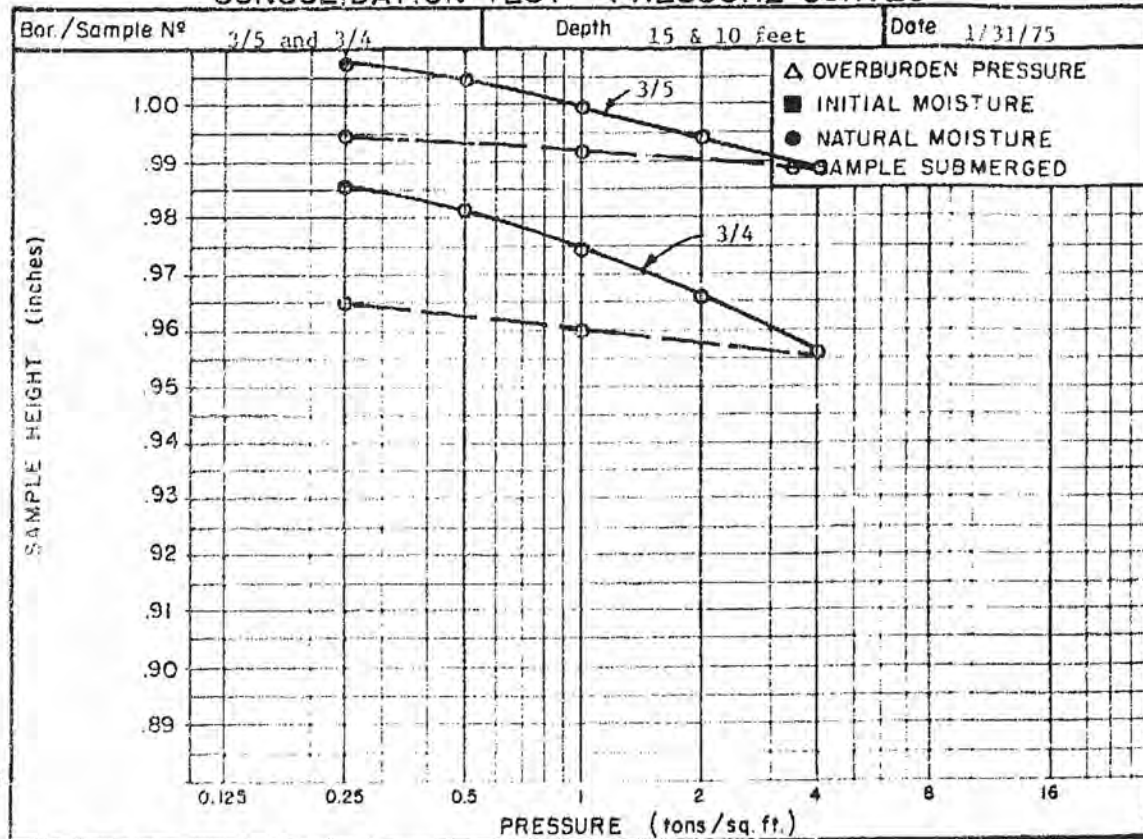
SOIL TEST RESULTS

BORING N° / SAMPLE N°	1/2	3/1	3/2	
DESCRIPTION	Light Brown fine SILTY SAND	Yellow-brown SANDY SILT	Light Brown SANDY SILT	
UNIFIED SOIL CLASSIFICATION	SM	ML	ML	
MECHANICAL ANALYSIS				
Passing N° 200 sieve	%			
ATTERBERG LIMITS				
Liquid Limit	%			
Plastic Limit	%			
Plastic Index	%			
COMPACTION TEST (ASTM D1557-66T)				
Maximum Density (lbs./cu. ft.)				
Optimum Moisture	%			
EXPANSION TEST (type)	INDEX		INDEX	
Initial Dry Density (lbs./cu. ft.)	109.2		101.9	
Initial Moisture	%		12.0	
Confining Pressure (lbs./sq. ft.)	144		144	
Expansion Index	0		21	
DIRECT SHEAR TEST (type)		UNDISTURBED		
Initial Moisture Content	%	23.8 23.8 23.8		
Test Moisture Content	%	SATURATED		
Normal Stress (lbs./sq. ft.)		990 1980 2970		
Peak Shear Stress (lbs./sq. ft.)		1610 2260 3680		
Ultimate Shear Stress (lbs./sq. ft.)		960 2090 2810		
Angle of Internal Friction (degrees)		40 (ult.)		
Cohesion (lbs./sq. ft.)		250 (ult.)		

CONSOLIDATION TEST - PRESSURE CURVES



CONSOLIDATION TEST - PRESSURE CURVES

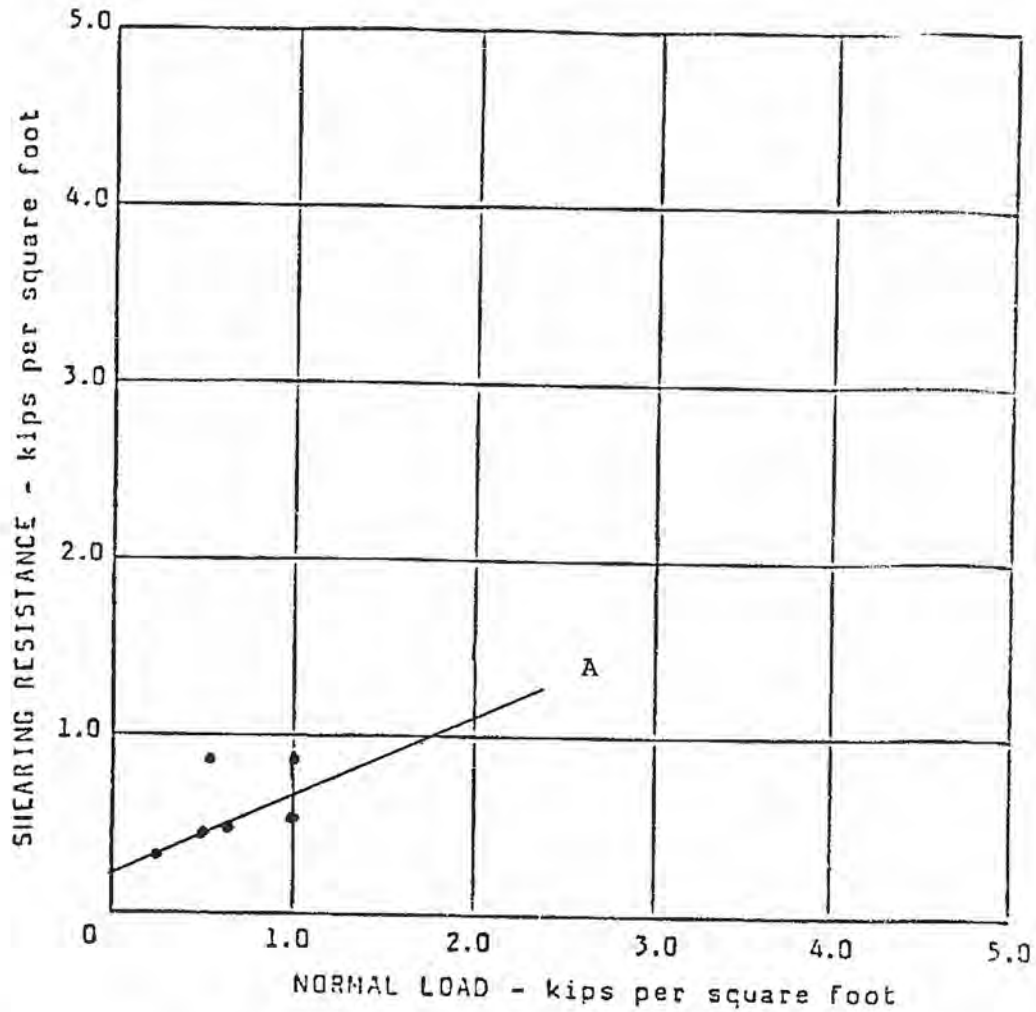


RESISTANCE VALUES

<u>Moisture Content</u> (%)	<u>Dry Density</u> (p.c.f.)	<u>Exudation Pressure</u> (p.s.i.)	<u>Expansion Dial</u> ($\times 10^{-4}$)	<u>Stabilometer 'R' Value</u>
12.8	121.1	400	0	45
13.7	118.6	215	0	38
14.6	116.5	175	0	28

LABORATORY TEST RESULTS BY
SOILS INTERNATIONAL
(1988)
FOR EDWARDS THEATER

DIRECT SHEAR TEST



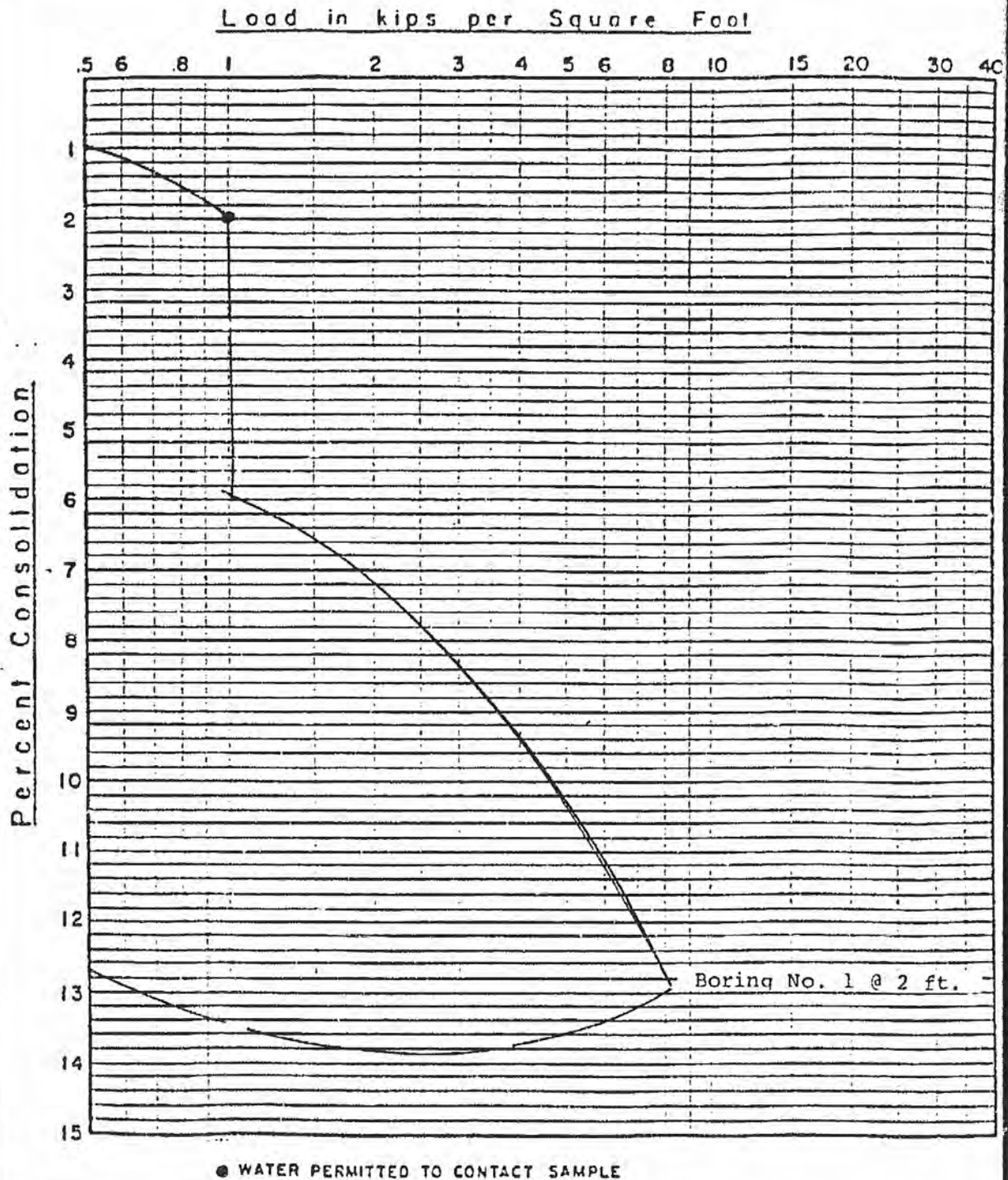
SYMBOL	LOCATION	DEPTH (FT.)	TEST CONDITION	COHESION (P.S.F.)	FRICTION (DEG.)
A	Boring No. 1	2-4	Saturated and Drained	200	20

Edwards Theatre
300 Newport Center Drive
Newport Beach, Calif.

PROJECT No.	SI-093-F
PLATE	F

SOILS INTERNATIONAL
CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS

CONSOLIDATION TESTS

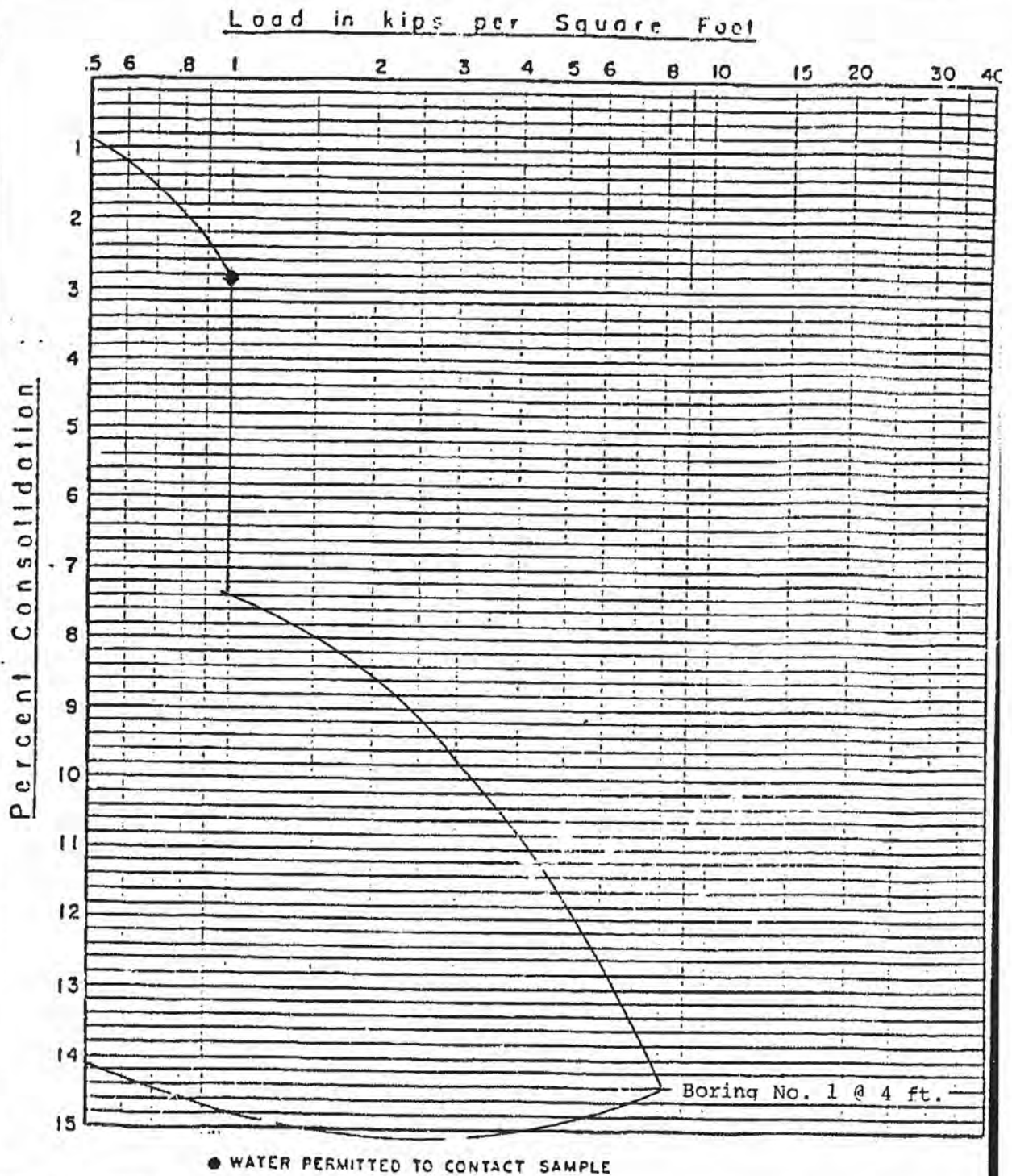


Edwards Theatre
300 Newport Center Drive
Newport Beach, Calif.

PROJECT No	S-1093-F
PLATE	G

SOILS INTERNATIONAL
CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS

CONSOLIDATION TESTS



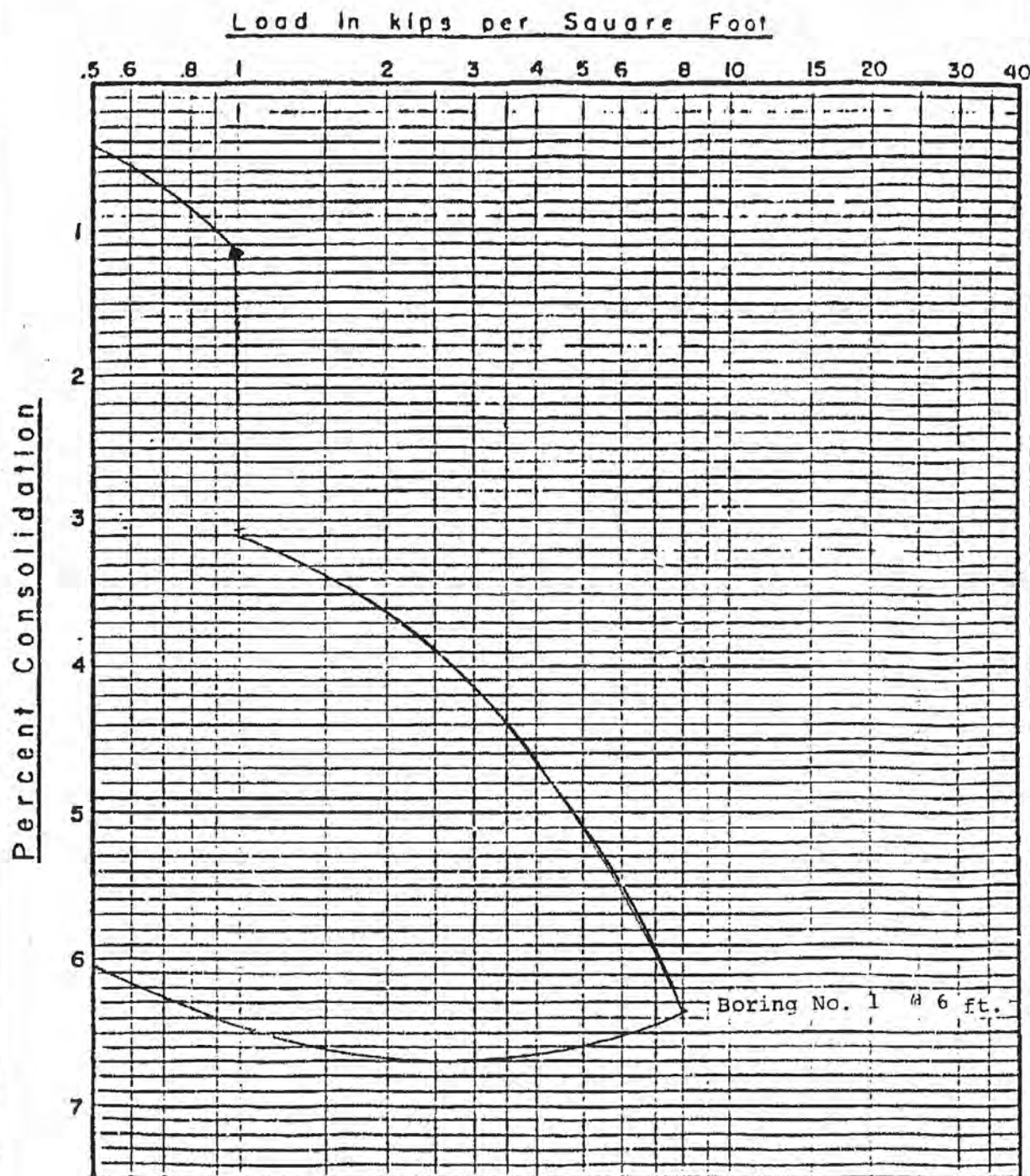
Edwards Theatre
300 Newport Center Drive
Newport Beach, Calif.

PROJECT No S-1093-F

PLATE H

SOILS INTERNATIONAL
CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS

CONSOLIDATION TESTS



○ WATER PERMITTED TO CONTACT SAMPLE

Edwards Theatre
300 Newport Center Drive
Newport Beach, Calif.

PROJECT No S-1093-F

PLATE

I

SOILS INTERNATIONAL
CONSULTING FOUNDATION ENGINEERS & ENGINEERING GEOLOGISTS

APPENDIX D

Unified Hazard Tool



Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the [U.S. Seismic Design Maps web tools](#) (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

^ Input

Edition

Dynamic: Continuous U.S. 2014 (u...

Spectral Period

Peak Ground Acceleration

Latitude

Decimal degrees

33.612

Time Horizon

Return period in years

2475

Longitude

Decimal degrees, negative values for western longitudes

-117.875

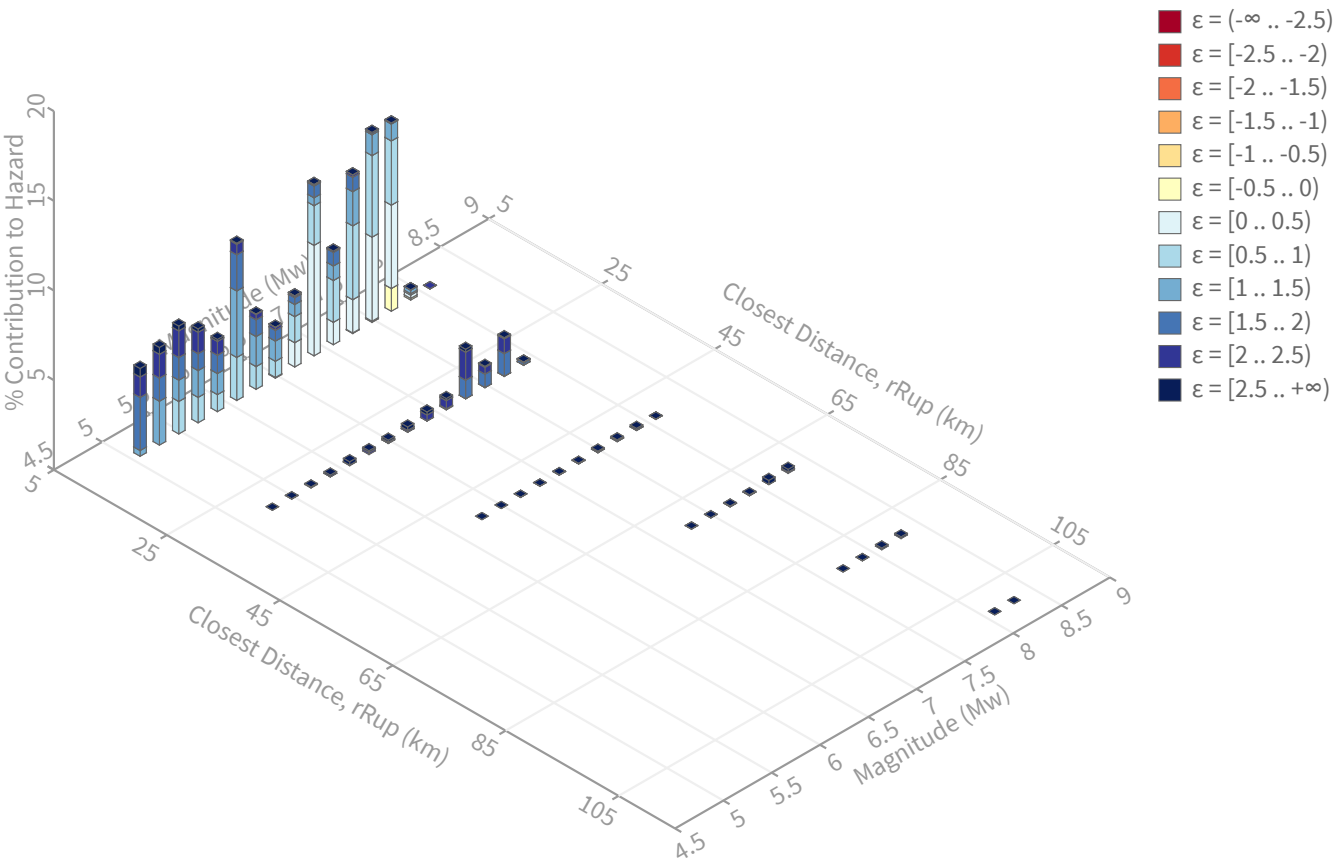
Site Class

259 m/s (Site class D)

^ Deaggregation

Component

Total



Summary statistics for, Deaggregation: Total

Deaggregation targets

Return period: 2475 yrs
Exceedance rate: 0.0004040404 yr⁻¹
PGA ground motion: 0.66058675 g

Recovered targets

Return period: 2868.4347 yrs
Exceedance rate: 0.0003486222 yr⁻¹

Totals

Binned: 100 %
Residual: 0 %
Trace: 0.08 %

Mean (over all sources)

m: 6.66
r: 9.47 km
ε₀: 1.14 σ

Mode (largest m-r bin)

m: 7.5
r: 5.29 km
ε₀: 0.58 σ
Contribution: 10.58 %

Mode (largest m-r-ε₀ bin)

m: 6.89
r: 5.44 km
ε₀: 0.25 σ
Contribution: 6.16 %

Discretization

r: min = 0.0, max = 1000.0, Δ = 20.0 km
m: min = 4.4, max = 9.4, Δ = 0.2
ε: min = -3.0, max = 3.0, Δ = 0.5 σ

Epsilon keys

ε0: [-∞ .. -2.5)
ε1: [-2.5 .. -2.0)
ε2: [-2.0 .. -1.5)
ε3: [-1.5 .. -1.0)
ε4: [-1.0 .. -0.5)
ε5: [-0.5 .. 0.0)
ε6: [0.0 .. 0.5)
ε7: [0.5 .. 1.0)
ε8: [1.0 .. 1.5)
ε9: [1.5 .. 2.0)
ε10: [2.0 .. 2.5)
ε11: [2.5 .. +∞]

Deaggregation Contributors

Source Set ↵ Source	Type	r	m	ϵ_0	lon	lat	az	%
UC33brAvg_FM32	System							33.52
Newport-Inglewood (Offshore) [0]		4.29	7.14	0.74	117.907°W	33.585°N	224.94	11.50
San Joaquin Hills [0]		5.45	6.96	0.31	117.865°W	33.670°N	8.15	8.34
Newport-Inglewood alt 2 [0]		4.89	7.41	0.34	117.925°W	33.606°N	261.75	4.49
Palos Verdes [5]		23.56	7.45	1.93	118.100°W	33.514°N	242.33	2.09
Compton [0]		19.56	7.37	1.52	118.043°W	33.702°N	302.92	1.87
San Joaquin Hills [1]		5.49	6.92	0.34	117.845°W	33.669°N	23.57	1.49
UC33brAvg_FM31	System							28.92
Newport-Inglewood (Offshore) [0]		4.29	7.08	0.76	117.907°W	33.585°N	224.94	12.10
San Joaquin Hills [0]		5.45	7.52	0.35	117.865°W	33.670°N	8.15	7.47
Palos Verdes [5]		23.56	7.28	2.04	118.100°W	33.514°N	242.33	2.00
Compton [0]		19.56	7.29	1.56	118.043°W	33.702°N	302.92	1.75
UC33brAvg_FM32 (opt)	Grid							18.93
PointSourceFinite: -117.875, 33.634		5.74	5.58	1.22	117.875°W	33.634°N	0.00	4.46
PointSourceFinite: -117.875, 33.634		5.74	5.58	1.22	117.875°W	33.634°N	0.00	4.46
PointSourceFinite: -117.875, 33.715		11.35	5.93	1.85	117.875°W	33.715°N	0.00	1.35
PointSourceFinite: -117.875, 33.715		11.35	5.93	1.85	117.875°W	33.715°N	0.00	1.35
PointSourceFinite: -117.875, 33.679		8.81	5.69	1.66	117.875°W	33.679°N	0.00	1.35
PointSourceFinite: -117.875, 33.679		8.81	5.69	1.66	117.875°W	33.679°N	0.00	1.35
UC33brAvg_FM31 (opt)	Grid							18.63
PointSourceFinite: -117.875, 33.634		5.74	5.59	1.21	117.875°W	33.634°N	0.00	4.27
PointSourceFinite: -117.875, 33.634		5.74	5.59	1.21	117.875°W	33.634°N	0.00	4.27
PointSourceFinite: -117.875, 33.679		8.81	5.69	1.66	117.875°W	33.679°N	0.00	1.38
PointSourceFinite: -117.875, 33.679		8.81	5.69	1.66	117.875°W	33.679°N	0.00	1.38
PointSourceFinite: -117.875, 33.715		11.32	5.94	1.84	117.875°W	33.715°N	0.00	1.32
PointSourceFinite: -117.875, 33.715		11.32	5.94	1.84	117.875°W	33.715°N	0.00	1.32



Latitude, Longitude: 33.612, -117.875



Date	9/9/2020, 11:53:19 AM
Design Code Reference Document	ASCE7-16
Risk Category	III
Site Class	D - Default (See Section 11.4.3)

Type	Value	Description
S_S	1.347	MCE_R ground motion. (for 0.2 second period)
S_1	0.478	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.616	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1.077	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.586	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.703	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
S_{sRT}	1.347	Probabilistic risk-targeted ground motion. (0.2 second)
S_{sUH}	1.476	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S_{sD}	2.614	Factored deterministic acceleration value. (0.2 second)
S_{1RT}	0.478	Probabilistic risk-targeted ground motion. (1.0 second)
S_{1UH}	0.518	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S_{1D}	0.826	Factored deterministic acceleration value. (1.0 second)
$PGAd$	1.056	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.912	Mapped value of the risk coefficient at short periods
C_{R1}	0.923	Mapped value of the risk coefficient at a period of 1 s

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Unified Hazard Tool



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^ Input

Edition

Dynamic: Continuous U.S. 2014 (u...

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Peak Ground Acceleration

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Decimal degrees

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Time Horizon

Return period in years

2475

Longitude

Decimal degrees, negative values for western longitudes

-117.875

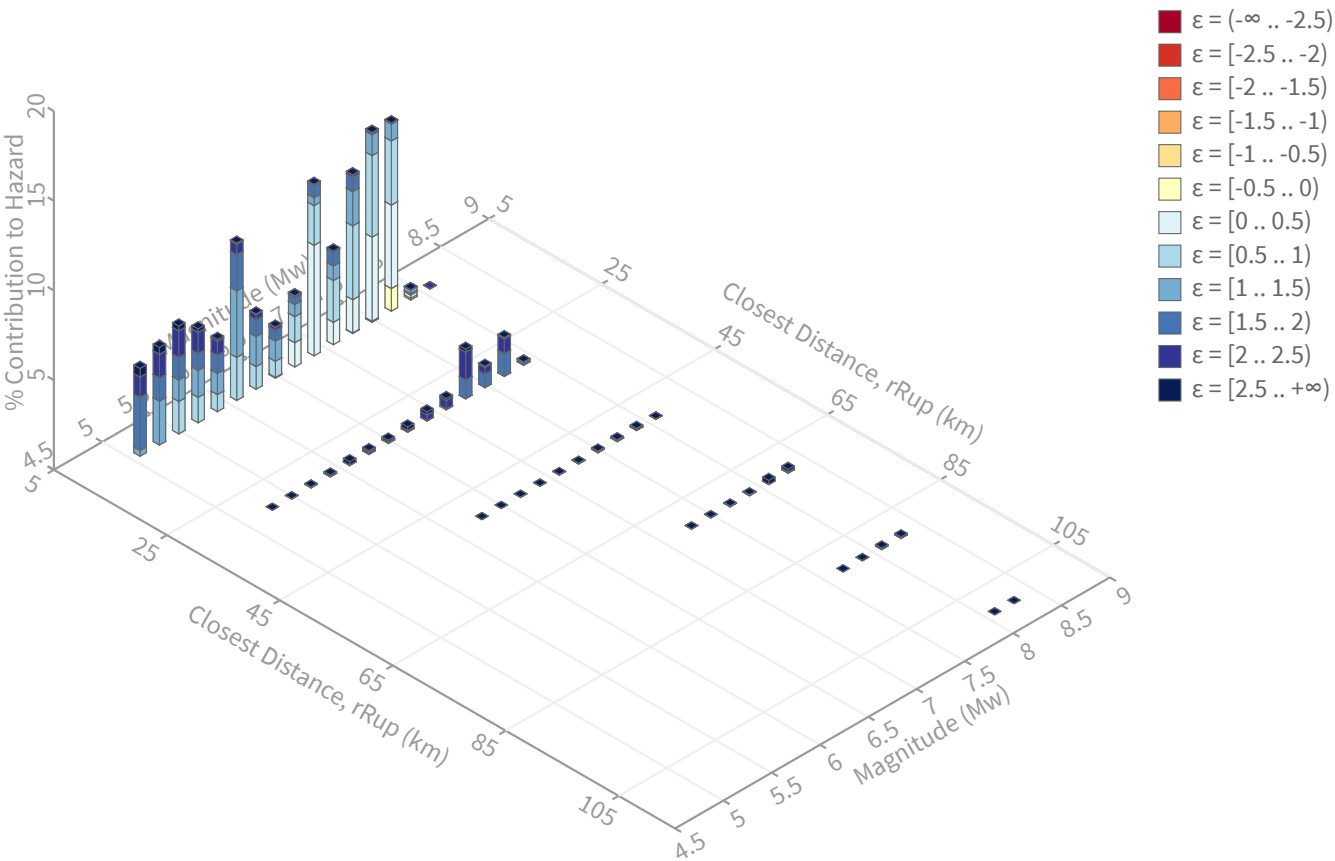
Site Class

259 m/s (Site class D)

^ Deaggregation

Component

Total



Summary statistics for, Deaggregation: Total

Deaggregation targets

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Totals

Binned: 100 %
Residual: 0 %
Trace: 0.08 %

Mean (over all sources)

m: 6.66
r: 9.47 km
ε₀: 1.14 σ

Mode (largest m-r bin)

m: 7.5
r: 5.29 km
ε₀: 0.58 σ
Contribution: 10.58 %

Mode (largest m-r-ε₀ bin)

m: 6.89
r: 5.44 km
ε₀: 0.25 σ
Contribution: 6.16 %

Discretization

r: min = 0.0, max = 1000.0, Δ = 20.0 km
m: min = 4.4, max = 9.4, Δ = 0.2
ε: min = -3.0, max = 3.0, Δ = 0.5 σ

Epsilon keys

ε0: [-∞ .. -2.5)
ε1: [-2.5 .. -2.0)
ε2: [-2.0 .. -1.5)
ε3: [-1.5 .. -1.0)
ε4: [-1.0 .. -0.5)
ε5: [-0.5 .. 0.0)
ε6: [0.0 .. 0.5)
ε7: [0.5 .. 1.0)
ε8: [1.0 .. 1.5)
ε9: [1.5 .. 2.0)
ε10: [2.0 .. 2.5)
ε11: [2.5 .. +∞]

Deaggregation Contributors

Source Set ↴ Source	Type	r	m	ϵ_0	lon	lat	az	%
UC33brAvg_FM32	System							33.52
Newport-Inglewood (Offshore) [0]		4.29	7.14	0.74	117.907°W	33.585°N	224.94	11.50
San Joaquin Hills [0]		5.45	6.96	0.31	117.865°W	33.670°N	8.15	8.34
Newport-Inglewood alt 2 [0]		4.89	7.41	0.34	117.925°W	33.606°N	261.75	4.49
Palos Verdes [5]		23.56	7.45	1.93	118.100°W	33.514°N	242.33	2.09
Compton [0]		19.56	7.37	1.52	118.043°W	33.702°N	302.92	1.87
San Joaquin Hills [1]		5.49	6.92	0.34	117.845°W	33.669°N	23.57	1.49
UC33brAvg_FM31	System							28.92
Newport-Inglewood (Offshore) [0]		4.29	7.08	0.76	117.907°W	33.585°N	224.94	12.10
San Joaquin Hills [0]		5.45	7.52	0.35	117.865°W	33.670°N	8.15	7.47
Palos Verdes [5]		23.56	7.28	2.04	118.100°W	33.514°N	242.33	2.00
Compton [0]		19.56	7.29	1.56	118.043°W	33.702°N	302.92	1.75
UC33brAvg_FM32 (opt)	Grid							18.93
PointSourceFinite: -117.875, 33.634		5.74	5.58	1.22	117.875°W	33.634°N	0.00	4.46
PointSourceFinite: -117.875, 33.634		5.74	5.58	1.22	117.875°W	33.634°N	0.00	4.46
PointSourceFinite: -117.875, 33.715		11.35	5.93	1.85	117.875°W	33.715°N	0.00	1.35
PointSourceFinite: -117.875, 33.715		11.35	5.93	1.85	117.875°W	33.715°N	0.00	1.35
PointSourceFinite: -117.875, 33.679		8.81	5.69	1.66	117.875°W	33.679°N	0.00	1.35
PointSourceFinite: -117.875, 33.679		8.81	5.69	1.66	117.875°W	33.679°N	0.00	1.35
UC33brAvg_FM31 (opt)	Grid							18.63
PointSourceFinite: -117.875, 33.634		5.74	5.59	1.21	117.875°W	33.634°N	0.00	4.27
PointSourceFinite: -117.875, 33.634		5.74	5.59	1.21	117.875°W	33.634°N	0.00	4.27
PointSourceFinite: -117.875, 33.679		8.81	5.69	1.66	117.875°W	33.679°N	0.00	1.38
PointSourceFinite: -117.875, 33.679		8.81	5.69	1.66	117.875°W	33.679°N	0.00	1.38
PointSourceFinite: -117.875, 33.715		11.32	5.94	1.84	117.875°W	33.715°N	0.00	1.32
PointSourceFinite: -117.875, 33.715		11.32	5.94	1.84	117.875°W	33.715°N	0.00	1.32

APPENDIX E

APPENDIX E

GENERAL EARTHWORK AND GRADING SPECIFICATIONS

1.0 General

1.1 Intent: These General Earthwork and Grading Specifications are for the grading and earthwork shown on the approved grading plan(s) and/or indicated in the geotechnical report(s). These Specifications are a part of the recommendations contained in the geotechnical report(s). In case of conflict, the specific recommendations in the geotechnical report shall supersede these more general Specifications. Observations of the earthwork by the project Geotechnical Consultant during the course of grading may result in new or revised recommendations that could supersede these specifications or the recommendations in the geotechnical report(s).

1.2 Geotechnical Consultant: Prior to commencement of work, the owner shall employ a geotechnical consultant. The geotechnical consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of the grading.

Prior to commencement of grading, the Geotechnical Consultant shall review the "work plan" prepared by the Earthwork Contractor (Contractor) and schedule sufficient personnel to perform the appropriate level of observation, mapping, and compaction testing.

During the grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required. Subsurface areas to be geotechnically observed, mapped, elevations recorded, and/or tested include natural ground after it has been cleared for receiving fill but before fill is placed, bottoms of all "remedial removal" areas, all key bottoms, and benches made on sloping ground to receive fill.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to determine the attained level of compaction. The Geotechnical Consultant shall provide the test results to the owner and the Contractor on a routine and frequent basis.

- 1.3 The Earthwork Contractor: The Earthwork Contractor (Contractor) shall be qualified, experienced, and knowledgeable in earthwork logistics, preparation and processing of ground to receive fill, moisture-conditioning and processing of fill, and compacting fill. The Contractor shall review and accept the plans, geotechnical report(s), and these Specifications prior to commencement of grading. The Contractor shall be solely responsible for performing the grading in accordance with the plans and specifications.

The Contractor shall prepare and submit to the owner and the Geotechnical Consultant a work plan that indicates the sequence of earthwork grading, the number of "spreads" of work and the estimated quantities of daily earthwork contemplated for the site prior to commencement of grading. The Contractor shall inform the owner and the Geotechnical Consultant of changes in work schedules and updates to the work plan at least 24 hours in advance of such changes so that appropriate observations and tests can be planned and accomplished. The Contractor shall not assume that the Geotechnical Consultant is aware of all grading operations.

The Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with the applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant, unsatisfactory conditions, such as unsuitable soil, improper moisture condition, inadequate compaction, insufficient buttress key size, adverse weather, etc., are resulting in a quality of work less than required in these specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified.

2.0 Preparation of Areas to be Filled

- 2.1 Clearing and Grubbing: Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and the Geotechnical Consultant.

The Geotechnical Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1 percent of organic materials (by volume). No fill lift shall contain more than 5 percent of organic matter. Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the Contractor shall stop work in the affected area, and a hazardous material specialist shall be informed

immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant, etc.) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fines and/or imprisonment, and shall not be allowed.

- 2.2 Processing: Existing ground that has been declared satisfactory for support of fill by the Geotechnical Consultant shall be scarified to a minimum depth of 6 inches. Existing ground that is not satisfactory shall be overexcavated as specified in the following section. Scarification shall continue until soils are broken down and free of large clay lumps or clods and the working surface is reasonably uniform, flat, and free of uneven features that would inhibit uniform compaction.
- 2.3 Overexcavation: In addition to removals and overexcavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured or otherwise unsuitable ground shall be overexcavated to competent ground as evaluated by the Geotechnical Consultant during grading.
- 2.4 Benching: Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), the ground shall be stepped or benched. Please see the Standard Details for a graphic illustration. The lowest bench or key shall be a minimum of 15 feet wide and at least 2 feet deep, into competent material as evaluated by the Geotechnical Consultant. Other benches shall be excavated a minimum height of 4 feet into competent material or as otherwise recommended by the Geotechnical Consultant. Fill placed on ground sloping flatter than 5:1 shall also be benched or otherwise overexcavated to provide a flat subgrade for the fill.
- 2.5 Evaluation/Acceptance of Fill Areas: All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

3.0 Fill Material

- 3.1 General: Material to be used as fill shall be essentially free of organic matter and other deleterious substances evaluated and accepted by the Geotechnical Consultant prior to placement. Soils of poor quality, such as those with unacceptable gradation, high expansion potential, or low strength shall be placed in areas acceptable to the Geotechnical Consultant or mixed with other soils to achieve satisfactory fill material.
- 3.2 Oversize: Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 12 inches, shall not be buried or placed in fill unless location, materials, and placement methods are specifically accepted by the Geotechnical Consultant. Placement operations shall be such that nesting of oversized material does not occur and such that oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 vertical feet of finish grade or within 2 feet of future utilities or underground construction.
- 3.3 Import: If importing of fill material is required for grading, proposed import material shall meet the requirements of Section 3.1. The potential import source shall be given to the Geotechnical Consultant at least 48 hours (2 working days) before importing begins so that its suitability can be determined and appropriate tests performed.

4.0 Fill Placement and Compaction

- 4.1 Fill Layers: Approved fill material shall be placed in areas prepared to receive fill (per Section 3.0) in near-horizontal layers not exceeding 8 inches in loose thickness. The Geotechnical Consultant may accept thicker layers if testing indicates the grading procedures can adequately compact the thicker layers. Each layer shall be spread evenly and mixed thoroughly to attain relative uniformity of material and moisture throughout.
- 4.2 Fill Moisture Conditioning: Fill soils shall be watered, dried back, blended, and/or mixed, as necessary to attain a relatively uniform moisture content at or slightly over optimum. Maximum density and optimum soil moisture content tests shall be performed in accordance with the American Society of Testing and Materials (ASTM Test Method D1557-91).
- 4.3 Compaction of Fill: After each layer has been moisture-conditioned, mixed, and evenly spread, it shall be uniformly compacted to not less than 90 percent of maximum dry density (ASTM Test Method D1557-91). Compaction equipment shall be adequately sized and be either specifically designed for soil compaction or of proven reliability to efficiently achieve the specified level of compaction with uniformity.

- 4.4 Compaction of Fill Slopes: In addition to normal compaction procedures specified above, compaction of slopes shall be accomplished by backrolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results acceptable to the Geotechnical Consultant. Upon completion of grading, relative compaction of the fill, out to the slope face, shall be at least 90 percent of maximum density per ASTM Test Method D1557-91.
- 4.5 Compaction Testing: Field tests for moisture content and relative compaction of the fill soils shall be performed by the Geotechnical Consultant. Location and frequency of tests shall be at the Consultant's discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction (such as close to slope faces and at the fill/bedrock benches).
- 4.6 Frequency of Compaction Testing: Tests shall be taken at intervals not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of compacted fill soils embankment. In addition, as a guideline, at least one test shall be taken on slope faces for each 5,000 square feet of slope face and/or each 10 feet of vertical height of slope. The Contractor shall assure that fill construction is such that the testing schedule can be accomplished by the Geotechnical Consultant. The Contractor shall stop or slow down the earthwork construction if these minimum standards are not met.
- 4.7 Compaction Test Locations: The Geotechnical Consultant shall document the approximate elevation and horizontal coordinates of each test location. The Contractor shall coordinate with the project surveyor to assure that sufficient grade stakes are established so that the Geotechnical Consultant can determine the test locations with sufficient accuracy. At a minimum, two grade stakes within a horizontal distance of 100 feet and vertically less than 5 feet apart from potential test locations shall be provided.

5.0 Subdrain Installation

Subdrain systems shall be installed in accordance with the approved geotechnical report(s), the grading plan, and the Standard Details. The Geotechnical Consultant may recommend additional subdrains and/or changes in subdrain extent, location, grade, or material depending on conditions encountered during grading. All subdrains shall be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys.

6.0 Excavation

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

7.0 Trench Backfills

- 7.1 Contractor shall follow all OSHA and Cal/OSHA requirements for safety of trench excavations.
- 7.2 Bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 ($SE > 30$). The bedding shall be placed to 1 foot over the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum 90 percent of maximum from 1 foot above the top of the conduit to the surface, except in traveled ways (see Section 7.6 below).
- 7.3 Jetting of the bedding around the conduits shall be observed by the Geotechnical Consultant.
- 7.4 Geotechnical Consultant shall test the trench backfill for relative compaction. At least one test should be made for every 300 feet of trench and 2 feet of fill.
- 7.5 Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.
- 7.6 Trench backfill in the upper foot measured from finish grade within existing or future traveled way, shoulder, and other paved areas (or areas to receive pavement) should be placed to a minimum 95 percent relative compaction.