City of Del Mar

City Hall/Town Hall Project

Environmental Impact Report

Notice of Preparation

Date: May 21, 2015

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties and Organizations

From: City of Del Mar, 1050 Camino Del Mar, Del Mar, California 92014

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Scoping Meeting for the Proposed Del Mar City Hall/Town Hall Project

The City of Del Mar (City) will be the Lead Agency under the California Environmental Quality Act (CEQA) as amended [Public Resources Code, §21000–21178 and California Code of Regulations, Title 14, Chapter 3 §15000–15387] and will initiate the preparation of an Environmental Impact Report (EIR) in accordance with CEQA for the proposed City Hall/Town Hall Project (proposed project).

This Notice of Preparation (NOP) provides information describing the proposed project and its potential environmental effects. The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the potential environmental effects associated with implementation of the proposed project.

The City is requesting input from government agencies, other organizations, and private citizens regarding the scope and content of the environmental information to be included in the Draft EIR. Responsible agencies are requested to indicate their statutory responsibilities in connection with the proposed project. Public agencies receiving this NOP may need to consider the Draft EIR if they need to issue permits or other approvals for the proposed project.

Project Background

The City initiated current discussions with the community in June 2013 with a commitment to replace the existing aged City facilities with a more sustainable and suitable City Hall, Town Hall, civic plaza and public parking. A review of the possible locations and assessment of the facility's special needs were conducted, from which City staff prepared a preliminary civic program, established goals and evaluation criteria, and considered and dismissed other possible joint uses for the site (e.g., commercial and/or residential). Along with many community workshops conducted and a public opinion poll, the City is moving forward with the proposed project.

Project Description

The City proposes to upgrade and expand the City's administration center (City Hall) to accommodate the existing civic functions within an approximately 9,250-square-foot City Hall facility, an approximate

3,200-square-foot Town Hall meeting room that can accommodate up to 150 persons, an approximately 15,000-square-foot outdoor public plaza, and parking for up to 160 parking spaces. Among the uses proposed within the initial phase of the City Hall development would be the offices, public counters, conference rooms, and restrooms. The Town Hall would accommodate the City Council chambers, community meeting space, and Del Mar TV studio and network offices.

Also included in the project is a future expansion area for added on-site facilities (up to an additional 20,000 square feet). This expansion area is not yet defined for specific use, other than possible expansion of planned City Hall, Town Hall, or plaza or other uses to support public facilities as consistent with the City's Zoning Ordinance.

During construction the City operations that currently exist on-site, including the City Hall public functions and City Council and other committee hearings, will be relocated. The options for the temporary relocation will also be analyzed in the EIR.

Project Location

The proposed project is located on the present site of the City of Del Mar administration center (Assessor Parcel Numbers 300-093-02 and 300-093-03), occupying the approximately 1.5-acre eastern half of the City block bounded by Stratford Court to the west, 10th Street to the south, 11th Street to the north, and fronting Camino del Mar to the east (See attached Figures 1 and 2). The City Hall site consists of a building on the corner of Camino del Mar and 11th Street, a small building near 10th Street, two trailers, and a split-level parking lot. Surrounding area land use is a combination of mixed use and commercial along the Camino del Mar corridor and residential developments immediately beyond that corridor and adjacent to the project site to the west. Two vacant lots and a small boutique hotel are located immediately south of the project site.

Public Review Period

The City has determined to make this NOP available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The comment period for the NOP begins on May 21, 2015 and ends June 22, 2015. An Initial Study Checklist has been completed to determine the probable environmental effects and to identify those areas where further technical analysis is required for the Draft EIR. Those subject areas that will be analyzed further in the Draft EIR are Land Use, Planning and Visual Quality; Air Quality and Greenhouse Gas Emissions; Cultural and Historic Resources; Noise and Vibration; and Circulation, Access and Parking. A copy of the Initial Study Checklist can be viewed at the City offices or online at: www.delmar.ca.us/CEQAnotices

Responses and Comments

Please submit your written comments as to the scope and content of the forthcoming Draft EIR no later than June 22, 2015 at 4:30 p.m. You may send your responses and comments to Joseph Smith – City of Del Mar, 1050 Camino del Mar, Del Mar, California 92014 or by e-mail to jsmith@delmar.ca.us.

Public Scoping Meeting

The City will hold a public scoping meeting on Monday, June 1, 2015 at 5:00 p.m. in front of the Del Mar City Hall (upper level), 1050 Camino del Mar, Del Mar, California. You are welcome to attend and present environmental information you believe should be addressed in the EIR.

Map Source: USGS 7.5 minute topographic map series, DEL MAR quadrangle, 1975, T14S R04W

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Project Boundary

RECON

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FIGURE 1

Project Location on USGS Map

Image Source: SanGIS (flown May 2012)

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Project Boundary

FIGURE 2

Project Location on Aerial Photograph

RECON

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INITIAL STUDY CHECKLIST

FOR THE

DEL MAR CITY HALL/TOWN HALL PROJECT

PREPARED FOR:

PREPARED BY:

RECON

May 2015

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CEQA Guidelines

Environmental Checklist Form

1. Project:

Del Mar City Hall/Town Hall Project

2. Lead Agency Name and Address:

City of Del Mar
1050 Camino del Mar
Del Mar, CA 92014

3. Contact Person, E-mail and Phone Number:

Joseph Smith, AICP, Senior Planner
jsmith@delmar.ca.us
(858) 755-9313

4. Project Location:

1050 Camino del Mar, Del Mar, California 92014
(Assessor Parcel Numbers 300-093-02 and 300-093-03)

5. Project Applicant/Sponsor:

City of Del Mar

6. Local Coastal Program Land Use Designation:

Public Facilities

7. Zoning:

Public Facilities

8. Description of Project:

The City of Del Mar proposes to upgrade and expand the City's administration center (City Hall) to accommodate the existing civic functions within an approximately 9,250-square-foot City Hall facility, an approximate 3,200-square-foot Town Hall meeting room that can accommodate up to 150 persons, an approximately 15,000-square-foot outdoor public plaza, and parking for up to 160 parking spaces. Among the uses proposed within the initial phase of the City Hall development would be the offices, public counters, conference rooms, and restrooms. The

Town Hall would accommodate the City Council chambers, community meeting space, and Del Mar TV studio and network offices. Demolition of existing facilities and site preparation are included as part of the project.

Also included in the project is a future expansion area for added on-site facilities (up to an additional 20,000 square feet). This expansion area is not defined for specific use, other than to support public facilities as consistent with the City's Zoning Ordinance. It may include expansion to the Town Hall, City Hall, plaza, or additional uses as allowed in the Public Facilities Zone and there is no timeline for this expansion.

During construction the City operations that currently exist on-site, including the Town Hall public functions and City Council and other committee hearings, will be relocated. The options for temporary relocation of City operations will also be addressed in the EIR.

9. Surrounding Land Uses and Project Setting:

The proposed project is located on the site of the existing City of Del Mar administration center, occupying the approximately 1.5-acre eastern half of the City block bounded by Stratford Court to the west, 10th Street to the south, 11th Street to the north, and fronting Camino del Mar to the east. The City Hall site consists of a building on the corner of Camino del Mar and 11th Street, a small building near 10th Street, two trailers, and a split-level parking lot. Surrounding area land use is a combination of mixed use–commercial along the Camino del Mar corridor, and residential developments immediately beyond that corridor, and adjacent to the project site to the west, southwest, and northwest. Two vacant commercial lots and a small boutique hotel are located immediately south of the project site, and an office building is located immediately north.

10. Required Agency Approvals or Permits:

City of Del Mar: Design Review Permit, Coastal Development Permit, Land Conservation Permit, and Tree Removal Permit.

11. Summary of Environmental Factors Potentially Affected:

The project would have the following Potentially Significant Impacts to the resource areas listed below. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Unless Mitigation Incorporated, include:

☒ Aesthetics	☒ Greenhouse Gas Emissions	☐ Population and Housing
☐ Agriculture and Forestry Resources	☐ Hazards and Hazardous Materials	☐ Public Services
☒ Air Quality	☐ Hydrology and Water Quality	☐ Recreation
☐ Biological Resources	☒ Land Use and Planning	☒ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities and Service Systems
☐ Geology and Soils	☒ Noise	☒ Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Map Source: USGS 7.5 minute topographic map series, DEL MAR quadrangle, 1975, T14S R04W

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Project Boundary

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FIGURE 1

Project Location on USGS Map

Image Source: SanGIS (flown May 2012)

0 Feet 100

Project Boundary

FIGURE 2

Project Location on Aerial Photograph

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Evaluation of Environmental Effects

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved. A "No Impact answer should be explained where it is based on project specific factors as well as general standards.
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. Section 15063(c)(3)(D).
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:

    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

EXPLANATIONS:

a: Potentially Significant Impact; *Further Analysis Necessary*

The project may affect scenic vistas, particularly ocean views, within the project vicinity; therefore, the EIR will contain a detailed analysis of the project effects on a scenic vista based on renderings and visual simulations.

b: Potentially Significant Impact; *Further Analysis Necessary*

State scenic highways are designated by the California Department of Transportation (Caltrans). According to the Caltrans State Scenic Highway Program Map, Camino del Mar is not designated as a scenic highway. However, Camino del Mar is designated as a scenic roadway by the Community Plan for its views of the ocean. Additionally, ornamental trees are located on the project parcel, and may be removed as part of the proposed project. Ocean views and certain trees are protected by existing Municipal Code ordinances. A detailed analysis will be conducted for both scenic resources in the Draft EIR.

c: Potentially Significant Impact; *Further Analysis Necessary*

As the proposed project would result in the construction of a new City Hall, Town Hall, public parking, and civic plaza, an analysis of the potential project effects on the visual character and quality of the site and its surroundings will be addressed in the Draft EIR.

d: Potentially Significant Impact; *Further Analysis Necessary*

Exterior lighting or reflective materials may be included as part of the design of the proposed project; therefore, a detailed analysis of potential effects related to light and glare will be addressed in the Draft EIR.

4.2 Agriculture and Forestry Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

EXPLANATIONS:

a–e: No Impact

The project area is not identified as prime farmland, unique farmland, or farmland of statewide importance. The Farmland Mapping and Monitoring Program (FMMP) classifies the project site and surrounding areas as “urban and built up land” (State of California 2010). The project site is adjacent to a variety of developed land uses, including commercial, residential properties, and open space. Project construction activities would not directly or indirectly affect any active agricultural operations. The project site is not zoned for agricultural use and there are no Williamson Act Contract lands in the project area. The project area is not zoned as forest land or

timberland and does not include any forest land or timberland. Therefore, the project would have no impact on agricultural resources, forest land, or timberland.

4.3 Air Quality

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

EXPLANATIONS:

a–d: Potentially Significant Impact; *Further Analysis Necessary*

The project will result in air emissions from construction and operation; therefore, the Draft EIR will contain a detailed analysis of project emissions to determine whether the proposed project would conflict with any applicable air quality plans and to identify ways to minimize potential effects related to air quality emissions, including the project's cumulative contribution to regional air emissions.

e: Less Than Significant Impact

The project does not include any uses that would be sources of odors for which a substantial number of people would be affected. As such, impacts would be less than significant.

4.4 Biological Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

EXPLANATIONS:

a: Less Than Significant Impact

No plants that are considered fully protected, sensitive, rare, endangered, or threatened by the State of California, California Native Plant Society (CNPS), or California Natural Diversity Database (CNDDB) are expected to occur within the proposed project area, as it is dominated by ornamental plants and developed land, and does not fall within a habitat conservation plan overlay.

All species of trees are protected by the existing Tree Ordinance (Section 23.50) of the Municipal Code. The City's Tree Ordinance and associated Tree Protection Manual contain measures to avoid or reduce potential impacts to all tree species within the City. In cases where trees are proposed to be removed, the Tree Ordinance provides that a removed tree be replaced. Removed trees shall be replaced at a rate and species determined appropriate by the City in accordance with the Tree Mitigation Replacement Scale (see Municipal Code Section 23.50.090).

While wildlife species are known to occur in the vicinity (within two miles of the project area), and which are federally listed threatened or endangered, with the exception of raptors and other tree-nesting bird species as defined under the Migratory Bird Treaty Act (MBTA) (50 Code of Federal Regulations [CFR] 10.12), no sensitive wildlife species are expected to occupy the proposed project area. Trees on-site and on adjacent parcels may provide suitable nesting and roosting habitat for raptor and other tree-nesting bird species. By virtue of the existing regulatory ordinance that protects trees, raptors and other tree-nesting birds would also be protected. Furthermore, if circumstances arise where tree removal is required, the City will require that pre-construction surveys would be conducted by a qualified biologist to ensure that no impacts would occur to any nesting raptors covered under the MBTA and impacts to sensitive wildlife species would be less than significant.

b–d: No Impact

The proposed project area, as stated above, is composed of developed lands. There are no identified riparian habitats or other communities located on the project parcel, nor are there wetlands, wetland buffer areas, or non-wetland waters of the U.S. onsite. The proposed project site does not function as a wildlife corridor. Therefore, no impact would occur.

e: Less Than Significant Impact

As stated above, all species of trees located on or adjacent to the project site are protected by the City's Tree Ordinance. This ordinance applies to City-initiated development, and where trees are proposed to be removed they would be replaced at a rate and species in accordance with the Tree Mitigation Replacement Scale. As such, impacts would be less than significant.

f: No Impact

The City does not have an adopted HCP, NCCP, or any other approved local, regional, or state HCP. No impact would occur.

4.5 Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d. Disturb human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

EXPLANATIONS:

a: Potentially Significant Impact; *Further Analysis Necessary*

While no historical resources were identified within or nearby the project area during records searches recently conducted by RECON (November 8, 2011 and March 17, 2014), the existing buildings are of sufficient age to require further evaluation. The Draft EIR will contain a description of the buildings, historic background, and a determination of significance of the buildings. Significance will be determined by using the criteria provided by CEQA. Should any of the structures or features of the site be determined to be significant, measures to mitigate impacts to below a level of significance will be presented.

b: Potentially Significant Impact; *Further Analysis Necessary*

While no archaeological resources were identified within the project area during records searches recently conducted by RECON (November 8, 2011 and March 17, 2014) and while no archaeological deposits are anticipated within the proposed project area, the project has the potential to require excavation below disturbed urban fills, possibly into native soils that were not disturbed during the previous development. Accordingly, this issue will be evaluated in the Draft EIR and mitigation identified.

c: Potentially Significant Impact; *Further Analysis Necessary*

Paleontological resources are found in deep bedrock layers of sandstone, mudstone, or shale. The project area is predominantly underlain by the Bay Point Formation and Torrey Sandstone, of which the Torrey Sandstone is noted to contain abundant invertebrate remains, which are both common and wide-ranging (Deméré and Walsh 1993). As such, Torrey Sandstone is assigned a moderate resource sensitivity status. The Bay Point Formation, on the other hand, contains extremely diverse and well-preserved assemblages of marine invertebrate fossils as well as rare vertebrate fossils. Therefore, it is assigned a paleontological high resource sensitivity status.

While the project area is almost entirely developed, there is a possibility of encountering subsurface paleontological resources in undisturbed Torrey Sandstone and Bay Point Formation should further excavation be required for the proposed project. Accordingly, this issue will be evaluated in the Draft EIR and mitigation identified.

d: Less Than Significant Impact

There are no known burial sites or cemeteries within the vicinity of the project area. Therefore, it is not expected that human remains would be disturbed as a result of implementation of the proposed project. In the unlikely event of the discovery of human remains, the City must conform to the procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) requiring that all work shall halt in the area if a discovery occurs. As such, impacts would be less than significant.

4.6 Geology and Soils

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

EXPLANATIONS:

a–d: Less Than Significant Impact

A preliminary geotechnical investigation was conducted for the project site, and a focused geotechnical investigation dated May 18, 2015, was prepared by Southern California Soil & Testing (SCST) for the City and this project. The results of the borings conducted and analysis of the site materials is presented to substantiate the following responses. A copy of the technical report is attached to this initial study as Attachment 1.

Ground surface rupture is unlikely to occur due to the absence of any known active or potentially active faults directly on-site; and lurching or cracking of the ground surface as a result of nearby or distant seismic events is also considered unlikely. The project vicinity does have a potential for strong ground shaking, as is the case for much of Southern California. The project site lies within a high earthquake shaking probability zone, and because of the nature of the fill materials encountered, site preparation in a manner consistent with California Building Code would be required, thereby making impacts associated with a strong seismic event or seismic ground shaking less than significant.

Due to the dense nature of the formational materials within project vicinity and a lack of shallow groundwater occurrence during borings conducted for the project, the potential for liquefaction would generally be considered low. The project site and surrounding area are not within a mapped liquefaction seismic hazard zone (Cal EMA 2011). The project site is also not prone to landslides or mudslides, nor is it within a mapped earthquake-induced landslide hazard zone (Cal EMA 2011).

The project site has been previously graded, and work would be confined within these previously disturbed areas. Soil borings conducted for the project confirmed that the site consists of primarily fill deposits of loose silty sand with varying amounts of soft sandy and old paralic deposits of medium dense to very dense silty sand (SCST 2015). While evidence of landslides or slope instabilities were not observed and the potential is considered low, project construction activities may have the potential to contribute to soil erosion downslope of the project boundaries when not located on level ground. Therefore, standard erosion control measures would be detailed in a Storm Water Pollution Prevention Program (SWPPP), which must be approved and verified prior to the beginning of construction activities.

The replacement of the older buildings on-site with new buildings built to more current seismic standards would be safer than the existing buildings. The current California Building Code includes strict seismic safety and geotechnical requirements, therefore, compliance with the applicable building regulations would ensure that potential geologic and soils hazards would be avoided or reduced to below a level of significance. As such, impacts would be less than significant.

e: No Impact

The proposed project does not include uses requiring septic systems or any wastewater disposal systems besides sewer. Therefore, no impact would occur.

4.7 Greenhouse Gas Emissions

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

EXPLANATIONS:

a–b: Potentially Significant Impact; *Further Analysis Necessary*

The project will result in the emissions of greenhouse gases (GHG) from construction and operation; therefore, the Draft EIR will contain a detailed analysis to quantify the GHG emissions associated with the proposed project. The estimated emissions will be compared to existing quantitative thresholds, as well as consistency with state/local plans, to determine if a significant impact would occur.

4.8 Hazards and Hazardous Materials

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

EXPLANATIONS:

a: Less Than Significant Impact

The proposed project would not involve the routine transport, use, or disposal of hazardous materials. While structures built prior to approximately 1978 potentially contain hazardous building materials such as asbestos containing materials, lead-containing surfaces including lead-based paint, and other toxic materials, the demolition of on-site buildings will require compliance with existing state regulations for contaminated materials containment and disposal. Compliance with these regulations would ensure that disposal of hazardous materials would not create a significant hazard to the public or the environment. As such, impacts would be less than significant.

b: Less Than Significant Impact

A preliminary research and review of publicly available records was conducted for the project area, which include federal, state, and local regulatory and municipal agency databases. The project area does not contain any sites listed on the California Department of Toxic Substances Control (DTSC) EnviroStor database. The Regional Water Quality Control Board (RWQCB) GeoTracker database showed a single site, formerly operated by Del Mar Chevron Inc. and located at 941 Camino del Mar, southeast of the project site. This site was listed as “Open–Site Assessment” and is the site of a former gas station. The case was opened in June 1988, when a waste oil tank was removed and holes in the tank and oil-stained soil were observed. In 1994, other underground storage tanks (USTs) and dispensers were replaced. Free product was discovered in 1995, and the gas station was closed and the USTs were removed in September 2005.

A preliminary geotechnical investigation was conducted for the project site, and a focused geotechnical investigation dated May 18, 2015, was prepared by SCST for the City and this project. Four drilled borings were conducted and were screened for chemicals including Total Petroleum Hydrocarbons (TPH), Volatile Organic Compounds (VOC), and lead. The results of the borings conducted are presented in the technical report attached to this Initial Study (Attachment 1). According to the report, no TPH, VOC, or lead were reported in the samples analyzed.

In addition to the release of hazardous materials as a result of the site grading and preparation, as stated above, the demolition of onsite structures built prior to 1978 would require compliance with existing state regulations for contaminated materials containment and disposal, including but not limited to, asbestos containing materials, lead-containing surfaces, and other toxic materials. Compliance with these regulations would ensure that potential release or exposure to hazardous materials would not occur.

Therefore, based on the preliminary geotechnical investigation and the projects' compliance with existing regulations for handling and disposing of materials would ensure that potential impacts associated with hazardous materials would be avoided or reduced to below a level of significance. As such, impacts would be less than significant.

c: Less Than Significant Impact

One school (Winston School; private; grades 4–12; 215 9th Street, Del Mar) is located within one-quarter mile of the proposed project. As described in a. and b. above, the project will not emit or include the handling of hazardous materials. As such, impacts would be less than significant.

d: Less Than Significant Impact

No hazardous materials sites were found in the DTSC EnviroStor database to be located on the proposed project site. Furthermore, as detailed in responses to a–b above, the preliminary geotechnical investigation conducted for the project site concluded that no TPH, VOC, or lead were reported in the samples analyzed (SCST 2015). Therefore, the project would not create a significant hazard to the environment, and impacts would be less than significant.

e–f: No Impact

The project area is not in the vicinity of a private airstrip or within two miles of a public airport, and would not result in a safety hazard for people residing or working in the project area.

g: Less Than Significant Impact

The development of the proposed project would not result in changes in circulation or access that would interfere with or impair emergency response associated with potential hazards such as coastal storm/erosion, wildfire, landslide, earthquake, and tsunami and planned emergency responses to such hazards Clear emergency evacuation routes will be presented for the project and posted within the structure as required by California Building Code. As such, impacts would be less than significant.

h: Less Than Significant Impact

The project area is located within an urban core, and is not adjacent to wildlands or wildland-urban interfaces. Therefore, the risk of loss, injury, or death to people or structures involving wildland fires would be less than significant.

4.9 Hydrology and Water Quality

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Contribute to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

EXPLANATIONS:

a–f: Less Than Significant Impact

The on-site surface drainage is collected by City storm water facilities and discharged into the Pacific Ocean. The redevelopment of the site for the new City Hall/Town Hall facilities would similarly handle on-site surface flows. While the new development may result in a slight increase to impervious surfaces on-site, the runoff would be required to be controlled per existing regulations so that it would not result in significant impacts to upstream or downstream properties. Furthermore, current regulations require more efficient and effective methods for addressing storm water management, including Low Impact Development best management practices (BMPs) and Treatment Control BMPs, as necessary, that would manage, detain, and attenuate post-project runoff flows prior to discharge from the project area. As mandated in the existing regulations, the existing peak flow rates would be maintained or reduced.

All storm drain system improvements for the new facilities and drainage patterns would be required to be designed for the 100-year storm event so that project operation would not result in flood hazards on surrounding properties, erosion or siltation, or exceed the capacity of the storm drain system.

Groundwater quality within the project area has been documented to be generally poor and has been intruded by seawater and water from surrounding marine sedimentary rocks. While no groundwater was encountered during the borings conducted for the project (SCST 2015), damp soils were observed and groundwater levels could rise in the future due to rainfall or leakage. Therefore, dewatering could be required during excavation or installation of utility improvements. This would be temporary and any dewatering necessary would require compliance with the RWQCB dewatering and water discharge requirements to avoid significant hydrology impacts. As such, impacts would be less than significant.

g–j: No Impact

The proposed project area is not located within the 100-year flood area or the 500-year flood area as identified in FEMA maps, nor does the project site have a history of flooding issues.

There is no flood risk due to dam or levee failure, and the potential for seiche and mudflow risk would be very low considering the project site is not located near a large contained body of water and the soils within the project area are not prone to mudslides. While the existing drainage patterns would be altered, the runoff rates would need to be maintained due to mandatory stormwater regulations.

With regard to tsunami risk, the project site is located close to the Pacific Ocean, but is not located within a mapped tsunami inundation area as shown on the San Diego County Tsunami Inundation Maps (RWQCB 2009). No impact would occur.

4.10 Land Use and Planning

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☒	☐
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

EXPLANATIONS:

a: Less Than Significant Impact

The project site is the location of the existing City Hall, including administrative functions, City Council and committee hearing and meeting rooms, and parking. The project would replace existing facilities with like facilities on the current parcel and would therefore not interrupt the current development pattern within the community. As such, impacts would be less than significant.

b: Potentially Significant Impact; *Further Analysis Necessary*

The project site is located on a property designated as Public Facilities within the adopted Local Coastal Program Land Use Plan. The project site lies within the City of Del Mar's Public Facilities Zone, and the proposed use would be consistent with the standards for that zone. Because site-specific design is not available at this time, further analysis will be included in the Draft EIR section to address the consistency of the project with applicable land use and zoning regulations, including the City's Design Review Ordinance.

c: No Impact

There is currently no conservation plan approved for this area, as the site is fully developed with non-native and ornamental landscaping. No impact would occur

4.11 Mineral Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

EXPLANATIONS:

a–b: No Impact

The project area is fully built out and is comprised of developed or disturbed lands and there are no known mineral resources in the project area. The project would replace existing facilities with like facilities on the current parcel and would not result in impacts to any known mineral resource or result in the loss of availability of any locally important resource recovery site. Accordingly, there would be no impact related to mineral resources.

4.12 Noise

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels?	☒	☐	☐	☐
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	☒	☐	☐	☐
e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

EXPLANATIONS:

a: Potentially Significant Impact; *Further Analysis Necessary*

The project will generate noise associated with construction and operation; therefore, a detailed analysis of the project noise will be conducted and addressed in the Draft EIR.

b: Potentially Significant Impact; *Further Analysis Necessary*

The project may require construction techniques that may result in groundborne vibration; therefore, a detailed analysis of the project construction will be included in the Draft EIR to analyze and minimize potential effects related to groundborne vibration.

c: Potentially Significant Impact; *Further Analysis Necessary*

The project will include outdoor areas and other facility improvements that would generate operational noise, including noise from on-site vehicular use and vibrational noise from parking garage exhaust systems; therefore, a detailed analysis of the project noise will be included in the Draft EIR to analyze and minimize potential effects on ambient noise levels.

d: Potentially Significant Impact; *Further Analysis Necessary*

The project will generate noise associated with construction and temporary outdoor usage; therefore, a detailed analysis of the project noise will be included in the Draft EIR to analyze and minimize potential effects on temporary noise levels.

e–f: No Impact

The project area is not within two miles of a public airport or within an airport land use plan; nor is it within the vicinity of a private airstrip and would therefore not expose people residing or working in the area to excessive noise levels. No impact would occur.

4.13 Population and Housing

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

EXPLANATIONS:

a: Less Than Significant Impact

The proposed project would replace existing City Hall facilities with like administrative and parking facilities on the current parcel. The project would not result in the extension of utilities or infrastructure that could induce growth and development. As such, impacts would be less than significant.

b–c: No Impact

The proposed project would not displace any people (residents) or housing, necessitating the construction of replacement housing elsewhere. City operations taking place on-site will be temporarily relocated during construction. No impact would occur.

4.14 Public Services

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☐	☒
ii. Police protection?	☐	☐	☐	☒
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

EXPLANATIONS:

a: No Impact

The proposed project would replace existing facilities with like facilities on the current parcel, and would not result in impacts associated with fire or police protection, schools, parks, or other public facilities.

4.15 Recreation

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

EXPLANATIONS:

a – b: No Impact

The proposed project would replace existing facilities with like facilities on the current parcel and would not result in an increase in the use of existing parks or other recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

4.16 Transportation / Traffic

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
e. Result in inadequate emergency access?	☒	☐	☐	☐
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐

EXPLANATIONS:

a–b: Potentially Significant Impact; *Further Analysis Necessary*

The development of the new City Hall/Town Hall facilities will result in changes to circulation and access for not only vehicles but also bicycles and pedestrians. The City will gather data concerning the existing roadway and intersection operations to establish the baseline condition and conduct new counts during the San Diego County Fair season at those intersections likely to be affected. A detailed analysis of the existing conditions in the project vicinity, predicted and modeled changes in circulation and access for the various modes of transportation, as well as parking usage will be included in the Draft EIR.

c. No Impact

The proposed project would replace existing City Hall facilities with like administrative and parking facilities on the current parcel. The project would not affect air traffic patterns, and as such, no impact would occur.

d–f: Potentially Significant Impact; *Further Analysis Necessary*

As stated above for a-c, the development of the new City Hall/Town Hall facilities will result in changes to circulation and access for not only vehicles but also bicycles and pedestrians. A detailed analysis of the existing conditions in the project vicinity, predicted and modeled changes in circulation and access for the various modes of transportation will be included in the Draft EIR.

4.17 Utilities and Service Systems

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulation related to solid waste?	☐	☐	☒	☐

EXPLANATIONS:

a–e: Less Than Significant Impact

The City administrative uses on the project site presently conform to existing RWQCB standards. Wastewater generated by the proposed project would not result in the need for additional wastewater system improvements, nor exceed mandated wastewater treatment requirements. Impacts associated with wastewater system infrastructure would be less than significant.

While the water demand may increase for the site due to the increased use of the site, the building infrastructure and landscaping will involve low-water usage design to minimize water usage and increase conservation. Therefore, impacts to water supplies would be less than significant.

f–g: Less Than Significant Impact

The San Diego region is currently in need of additional landfill permitted capacity in the long term, and the Sycamore Landfill Expansion Project is proposed to extend the life of the landfill until 2050. While demolition of existing buildings may result in increased solid waste to landfills, these effects will be short term in nature and can be met with current landfill capacities. Furthermore, the proposed project would be required to comply with solid waste regulations such as Assembly Bill (AB) 939, AB 341, and City Municipal Code Chapter 11.20. As such, impacts would be less than significant.

4.18 Mandatory Findings of Significance

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	☒	☐	☐	☐
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

EXPLANATIONS:

a–c: Potentially Significant Impact; *Further Analysis Necessary*

Further analysis is required to determine if potential direct or cumulative impacts would occur as related to aesthetics, air quality, cultural resources, greenhouse gas emissions, land use and planning, noise, and transportation and traffic. This detailed analysis will be conducted for the proposed project and the issues will be discussed further in the Draft EIR.

Preparers

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ATTACHMENT 1
Geotechnical Investigation

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GEOTECHNICAL INVESTIGATION
PROPOSED DEL MAR CITY HALL
1050 CAMINO DEL MAR
DEL MAR, CALIFORNIA

PREPARED FOR:

MR. TIM THIELE
CITY OF DEL MAR
1050 CAMINO DEL MAR
DEL MAR, CALIFORNIA 92014

PREPARED BY:

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May 15, 2015

SCST No. 140576P3.3
Report No. 1

Mr. Tim Thiele
City of Del Mar
1050 Camino Del Mar
Del Mar, California 92014

Subject: GEOTECHNICAL INVESTIGATION
PROPOSED DEL MAR CITY HALL
1050 CAMINO DEL MAR
DEL MAR, CALIFORNIA

Dear Mr. Thiele:

Southern California Soil & Testing, Inc. (SCST) is pleased to present our report describing the geotechnical investigation performed for the subject project. SCST conducted the geotechnical investigation in general conformance with the scope of work presented in our proposal dated April 30, 2015. If you have any questions, please call us at (619) 280-4321.

Respectfully Submitted,
SOUTHERN CALIFORNIA SOIL & TESTING, INC.

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(1) Addressee via e-mail at tthiele@mbakerintl.com

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EXECUTIVE SUMMARY

This report presents the results of the geotechnical investigation Southern California Soil & Testing, Inc. (SCST) performed for the subject project. We understand that the project will consist of the design and construction of a new City Hall. The project is located at 1050 Camino Del Mar in the City of Del Mar, California. We anticipate the building will be of wood frame construction with conventional spread footings and a slab-on-grade floor placed near existing grade and an underground parking garage. The purpose of our work is to provide conclusions and recommendations regarding the geotechnical aspects of the project.

SCST explored the subsurface conditions by drilling four borings to depths of between about 26 feet and 29½ feet below the existing ground surface using a truck-mounted drill rig equipped with a hollow stem auger. Additionally, three soil borings were manually excavated to depths of between about 2½ feet and 5 feet below the existing ground surface. An SCST geologist logged the borings and collected samples of the materials encountered for laboratory testing. SCST tested selected samples from the borings to evaluate pertinent soil classification and engineering properties to assist in developing geotechnical conclusions and recommendations. One soil sample was further tested for chemical constituents to include Total Petroleum Hydrocarbons (TPH), Volatile Organic Compounds (VOC's), and Lead.

The materials encountered in the borings consist of fill and old paralic deposits. The fill consists of loose silty sand with varying amounts of soft sandy clay. The old paralic deposits consist of medium dense to very dense silty sand. Groundwater was not encountered in the test borings but seepage may be present at basement depth. No TPH, VOC's, or Lead were reported above the laboratory reporting limits in the sample selected for chemical constituents.

To improve building slab support, the fill material and the old paralic deposits should be excavated to provide for 1 foot or more of compacted fill beneath slabs and flatwork or rigid pavement. The planned City Hall building can be supported on shallow spread footings with bottom levels on either old paralic deposits or compacted fill. Should grading of the site create a cut/fill transition within the final pad elevation, an undercut of the cut portion of the pad should be performed such that final building foundation bottoms are supported entirely on a uniform layer of compacted fill.

The grading and foundation recommendations presented herein may need to be updated once final plans are developed.

1 INTRODUCTION

This report presents the results of the geotechnical investigation Southern California Soil & Testing, Inc. (SCST) performed for the subject project. We understand that the project will consist of the design and construction of a new City Hall. The project is located at 1050 Camino Del Mar in the City of Del Mar, California. We anticipate the building will be of wood frame construction with conventional spread footings and a slab-on-grade floor placed near existing grade and an underground parking garage. The purpose of our work is to provide conclusions and recommendations regarding the geotechnical aspects of the project. In addition, the proximity of the proposed City Hall to a former gasoline station (previously known with hydrocarbon-impact in soil and groundwater), and formerly located southeast of the subject site, prompted field screening for organic vapor concentrations during the drilling operations. Figure 1 presents a site vicinity map.

2 SCOPE OF WORK

2.1 FIELD INVESTIGATION

We explored the subsurface conditions by drilling borings B-1 through B-4, to depths of between about 26 feet and 29½ feet below the existing ground surface using a truck-mounted drill rig equipped with a hollow stem auger. Three manually excavated borings were also advanced, via a hand auger, to depths of between about 2½ feet and 5 feet. Figure 2 shows the approximate locations of the borings. An SCST geologist logged the borings and collected samples of the materials encountered for laboratory testing. Additionally, the SCST geologist conducted field screening of the samples for organic vapor concentrations using a Photo-Ionization Detector (PID) at the boring locations. The logs of the borings are presented in Appendix I. Soils are classified according to the Unified Soil Classification System illustrated on Figure I-1.

2.2 LABORATORY TESTING

Selected samples obtained from the borings were tested to evaluate pertinent soil classification and engineering properties and enable development of geotechnical conclusions and recommendations. The laboratory tests consisted of:

- In Situ Moisture and Density
- Grain Size Distribution
- Expansion Index
- Corrosivity
- Direct Shear

The results of the laboratory tests, and brief explanations of test procedures, are presented in Appendix II. The soil sample selected for chemical constituents was submitted to Eurofins-

Calscience Environmental Laboratory, Inc., a CDPH state-certified laboratory for analysis. This sample was tested for Total Petroleum Hydrocarbons (TPH), Volatile Organic Compounds (VOC's), and Lead. The laboratory results for the chemical analyses are presented in Appendix III.

2.3 ANALYSIS AND REPORT

The results of the field and laboratory tests were evaluated to develop conclusions and recommendations regarding:

- Subsurface conditions beneath the site
- Potential geologic hazards
- Criteria for seismic design in accordance with the 2013 California Building Code (CBC)
- Site preparation and grading
- Excavation characteristics
- Foundation support along with geotechnical engineering criteria for design of the foundations
- Estimated foundation settlements
- Support for concrete slabs-on-grade
- Pavement design
- Storm water infiltration parameters
- Corrosion potential
- Potential hydrocarbon-impact in soil

3 SITE AND SUBSURFACE CONDITIONS

3.1 SITE DESCRIPTION

The site located at 1050 Camino Del Mar in the city of Del Mar, County of San Diego, California. The property is located south of 10th Street and north of 11th Street. The site is bounded on the north and south by commercial businesses, on the east by Camino Del Mar with commercial businesses further east and on the west by residences. The City of Del Mar City Hall currently occupies the property.

3.2 SUBSURFACE CONDITIONS

The materials encountered in our borings consist of fill material and old paralic deposits. Descriptions of the materials are presented below.

Fill - The fill material consists of dry, loose silty sand with varying amounts of soft sandy clay. The fill material was encountered to depths of between 1 to 7 feet below existing grade.

Old Paralic Deposits - The old paralic deposits consist of medium dense to very dense silty sand. Deposits near conceptual basement grade were found to be friable and wet. The old paralic deposits extent to the maximum depth explored of about 29½ feet below existing ground surface.

Groundwater - Groundwater was not encountered in any of the borings. However, seepage conditions were observed in B-2 at an approximate depth of 15 feet. Groundwater levels could rise in the future due to rainfall, irrigation, broken pipes, or changes in site drainage.

4 GEOLOGIC HAZARDS

4.1 FAULTING AND SURFACE RUPTURE

The closest known active fault is the Rose Canyon fault zone (Oceanside section) located offshore about 4 miles west-southwest of the site (USGS, 2014). The site is not located in an Alquist-Priolo Earthquake Fault Zone (California Department of Conservation, 2012). No active faults are known to underlie or project toward the site. Therefore, the probability of fault rupture is low.

4.2 CBC SEISMIC DESIGN PARAMETERS

A geologic hazard likely to affect the project is groundshaking as a result of movement along an active fault zone in the vicinity of the subject site. The site coefficients and adjusted maximum considered earthquake spectral response accelerations in accordance with the 2013 CBC are presented below:

Site Coordinates: Latitude 32.9551°
Longitude -117.2640°
Site Class: D
Site Coefficients, F_a = 1.018
F_v = 1.534
Mapped Spectral Response Acceleration at Short Periods, S_s = 1.205g
Mapped Spectral Response Acceleration at 1-Second Period, S_1 = 0.466g
S_{DS} = 0.818g
S_{D1} = 0.476g
PGA_M = 0.517g

4.3 LIQUEFACTION AND DYNAMIC SETTLEMENT

Liquefaction occurs when loose, saturated, generally fine sands and silts are subjected to strong ground shaking. The soils lose shear strength and become liquid, potentially resulting in large total and differential ground surface settlements as well as possible lateral spreading during an earthquake. Due to the lack of shallow groundwater, and given the relatively dense nature of the materials beneath the site, the potential for liquefaction and dynamic settlement to occur is considered low.

4.4 TSUNAMIS, SEICHES AND FLOODING

The site is not located within a mapped area on the State of California Tsunami Inundation Maps (Cal EMA, 2009); therefore, damage due to tsunamis is considered low. Seiches are periodic oscillations in large bodies of water such as lakes, harbors, bays, or reservoirs. The site is not located adjacent to any lakes or confined bodies of water; therefore, the potential for a seiche to affect the site is considered low. The site is not located within a flood zone or dam inundation area (County of San Diego, 2012).

4.5 LANDSLIDES AND SLOPE STABILITY

Evidence of landslides or slope instabilities was not observed. The potential for landslides or slope instabilities to occur at the site is considered low.

4.6 SUBSIDENCE

The site is not located in an area of known subsidence associated with fluid withdrawal (groundwater or petroleum); therefore, the potential for subsidence due to the extraction of fluids is negligible.

4.7 HYDRO-CONSOLIDATION

Hydro-consolidation can occur in recently deposited (less than 10,000 years old) sediments that were deposited in a semi-arid environment. Examples of such sediments are aolian sands, alluvial fan deposits, and mudflow sediments deposited during flash floods. The pore space between particle grains can re-adjust when inundated by groundwater causing the material to consolidate. The relatively dense materials underlying the site are not susceptible to hydro-consolidation.

5 CONCLUSIONS

The main geotechnical consideration affecting the planned improvements is the presence of existing fill material, as well as the potential for strong ground shaking as is with much of Southern California. Because of the potentially compressible nature of the fill material, some site preparation will need to be performed to reduce the potential for distress to the proposed structures and improvements. Cemented and friable zones within the formational material (old paralic deposits) may be encountered making neat excavations difficult. However, fill and formational soils are generally expected to be readily excavatable with conventional excavation equipment.

The planned structure can be supported on shallow spread footings with bottom levels on formational material or compacted fill material. Should grading of the site create a cut/fill transition within the final pad elevation, an undercut of the cut portion of the pad should be performed such that final building foundation bottoms are supported entirely on a uniform layer of compacted fill.

Groundwater was not encountered in the borings. However, groundwater levels may fluctuate in the future due to rainfall, irrigation, broken pipes, or changes in site drainage. Because groundwater rise or seepage is difficult to predict, such conditions are typically mitigated if and when they occur. The seepage observed in B-2 at a depth of 15 feet may be the result of lateral migration and not actual groundwater conditions. No TPH, VOC's, or Lead were reported in the sample selected for chemical analyses.

6 RECOMMENDATIONS

6.1 SITE PREPARATION AND GRADING

6.1.1 Site Preparation

Site preparation should begin with the removal of existing improvements. To improve building slab support, the existing fill material in its present condition should be excavated in its entirety (approximately up to 7 feet). Further, the excavation should extent to at least 1 foot below the pad grade or rigid pavement grade elevation. Horizontally, the excavations should extend at least 2 feet outside the planned building perimeter or the planned hardscape and pavements, or up to existing improvements or shoring, whichever is less. An SCST representative should observe conditions exposed in the bottom of the excavation to determine if additional excavation is needed.

6.1.2 Earthwork

The surface exposed in the bottom of excavations should be scarified to a depth of 12 inches, moisture conditioned to generally above optimum moisture content and compacted to at least 90% relative compaction based on ASTM 1557 laboratory test procedure. All references to relative compaction and optimum moisture content in this report are based on this test procedure. Excavated material, except for roots, debris and rocks greater than 6 inches, can be used as compacted fill material. Material with an expansion index of 20 or less determined in accordance with ASTM D4829 should be placed from 2 feet below grade to finished pad grade elevation. Exterior slabs should be underlain by at least 2 feet of compacted fill with an expansion index of 20 or less. We expect that the onsite materials will generally meet the expansion index criteria.

Fill should be moisture conditioned to generally above optimum moisture content and compacted to at least 90% relative compaction. Fill should be placed in horizontal lifts at a thickness appropriate for the equipment spreading, mixing, and compacting the material, but generally should not exceed 8 inches in loose thickness. Utility trench backfill beneath structures, pavements and hardscape should be compacted to at least 90% relative compaction. The top 12 inches of subgrade beneath pavements should be compacted to at least 95% relative compaction.

6.1.3 Site Excavation Characteristics

It is anticipated that excavations can be achieved with conventional earthwork equipment in good working order. Cemented zones within the formational soil may be present. Contract documents should specify that the contractor mobilize equipment capable of excavating and compacting materials under such conditions.

6.1.4 Oversized Material

Although site explorations did not encounter oversize materials, excavations may generate oversized material. Oversized material is defined as rocks or cemented clasts greater than 6 inches in largest dimension. Based on the planned construction, there does not appear to be suitable space onsite for disposal of oversized material within fills. Oversized material should be broken down to no greater than 6 inches in largest dimension for use in fill, used as landscape material, or disposed offsite.

6.1.5 Temporary Excavations

Temporary excavations 4 feet deep or less can be made vertically. Deeper temporary excavations should be laid back no steeper than 1:1 (horizontal: vertical). The faces of temporary slopes should be inspected daily by the contractor's Competent Person before personnel are allowed to enter the excavation. Any zones of potential instability, sloughing or raveling should be brought to the attention of the Engineer and corrective action implemented before personnel begin working in the excavation. Excavated soils should not be stockpiled behind temporary excavations within a distance equal to the depth of the excavation. SCST should be notified if other surcharge loads are anticipated so that lateral load criteria can be developed for the specific situation. If temporary slopes are to be maintained during the rainy season, berms are recommended along the tops of slopes to prevent runoff water from entering the excavation and eroding the slope faces. Slopes steeper than those described above will require shoring. A shoring system consisting of soldier piles and lagging can be used.

6.1.6 Temporary Shoring

For design of cantilevered shoring, an active soil pressure equal to a fluid weighing 35 pcf can be used for level retained ground or 55 pcf for 2:1 (horizontal:vertical) sloping ground. The surcharge loads on shoring from traffic and construction equipment adjacent to the excavation can be modeled by assuming an additional 2 feet of soil behind the shoring. For design of soldier piles embedded in compacted fill, an allowable passive pressure of 350 psf per foot of embedment over three times the pile diameter or the spacing of the piles, whichever is less, up to a maximum of 5,000 psf can be used. Soldier piles should be spaced at least three pile diameters, center to center. Continuous lagging will be

required throughout. The soldier piles should be designed for the full-anticipated lateral pressure; however, the pressure on the lagging will be less due to arching in the soils. For design of lagging, the earth pressure but can be limited to a maximum value of 400 psf.

6.1.7 Temporary Dewatering

Groundwater seepage may occur locally due to local irrigation or following heavy rain. Temporary dewatering can be accomplished by sloping the excavation bottom to a sump and pumping from the sump. A layer of gravel about 6 inches thick placed in the bottom of the excavation will facilitate groundwater flow and can be used as a working platform.

6.1.8 Expansive Soil

The onsite soils are granular and are expected to have a very low expansion potential. The grading and foundation recommendations presented in this report reflect a very low expansion potential.

6.1.9 Imported Soil

Imported soil should consist of predominately granular soil free of organic matter and rocks greater than 6 inches. Imported soil should have an expansion index of 20 or less and should be inspected and, if appropriate, tested by SCST prior to transport to the site.

6.1.10 Slopes

Permanent slopes should be constructed no steeper than 2:1 (horizontal: vertical). Faces of fill slopes should be compacted either by rolling with a sheep-foot roller or other suitable equipment, or by overfilling and cutting back to design grade. Because slopes are susceptible to surficial slope failure and erosion, water should not be allowed to flow over the top of slopes. Additionally, slopes should be planted with vegetation that will reduce the potential for erosion.

6.1.11 Surface Drainage

Final surface grades around structures should be designed to collect and direct surface water away from the structure and toward appropriate drainage facilities. The ground around the structure should be graded so that surface water flows rapidly away from the structure without ponding. In general, we recommend that the ground adjacent to the structure slope away at a gradient of at least 2%. Densely vegetated areas where runoff can be impaired should have a minimum gradient of at least 5% within the first 5 feet from the structure. Roof gutters with downspouts that discharge directly into a closed drainage system are recommended on structures.

Drainage patterns established at the time of fine grading should be maintained throughout the life of the proposed structures. Site irrigation should be limited to the minimum

necessary to sustain landscape growth. Should excessive irrigation, impaired drainage, or unusually high rainfall occur, saturated zones of perched groundwater can develop.

6.1.12 Grading Plan Review

SCST should review the grading plans and earthwork specifications to ascertain whether the intent of the recommendations contained in this report have been implemented, and that no revised recommendations are needed due to changes in the development scheme.

6.2 FOUNDATIONS

6.2.1 Shallow Spread Footings

The planned building can be supported on shallow spread footings with bottom levels entirely on formational soils or compacted fill material. Footings should extend at least 18 inches below lowest adjacent finished grade. A minimum width of 12 inches is recommended for continuous footings and 24 inches for isolated or retaining wall footings. An allowable bearing capacity of 2,000 psf can be used. The allowable bearing capacity can be increased by 500 psf for each foot of depth below the minimum and 250 psf for each foot of width beyond the minimum up to a maximum of 4,000 psf. The bearing value can be increased by ⅓ when considering the total of all loads, including wind or seismic forces. Footings located adjacent to or within slopes should be extended to a depth such that a minimum horizontal distance of 7 feet exists between the lower outside footing edge and the face of the slope. Lateral loads will be resisted by friction between the bottoms of footings and passive pressure on the faces of footings and other structural elements below grade. An allowable coefficient of friction of 0.30 can be used. Passive pressure can be computed using an allowable lateral pressure of 350 psf per foot of depth below the ground surface for level ground conditions. Reductions for sloping ground should be made. The passive pressure can be increased by ⅓ when considering the total of all loads, including wind or seismic forces. The upper 1 foot of soil should not be relied on for passive support unless the ground is covered with pavements or slabs.

6.2.2 Settlement Characteristics

Total foundation settlements are estimated to be less than 1 inch. Differential settlements between adjacent columns and across continuous footings are estimated to be less than ¾ inch over a distance of 40 feet. Settlements should be completed shortly after structural loads are applied.

6.2.3 Foundation Plan Review

SCST should review the foundation plans to ascertain that the intent of the recommendations in this report has been implemented and that revised recommendations are not necessary as a result of changes after this report was completed.

6.2.4 Foundation Excavation Observations

A representative from SCST should observe the foundation excavations prior to forming or placing reinforcing steel.

6.3 SLABS-ON-GRADE

6.3.1 Interior Slab-on-Grade

The project structural engineer should design the interior concrete slabs-on-grade floor. However, we recommend that building slabs be at least 5 inches thick and reinforced with at least No. 4 bars at 18 inches on center each way. A moisture vapor retarder/barrier should be placed beneath slabs where moisture sensitive floor coverings will be installed. Typically, plastic is used as a vapor retardant. If plastic is used, a minimum 10-mil is recommended. The plastic should comply with ASTM E1745. Plastic installation should comply with ASTM E1643.

Current construction practice typically includes placement of a 2-inch thick sand cushion between the bottom of the concrete slab and the moisture vapor retarder/barrier. This cushion can provide some protection to the vapor retarder/barrier during construction, and may assist in reducing the potential for edge curling in the slab during curing. However, the sand layer also provides a source of moisture vapor to the underside of the slab that can increase the time required to reduce moisture vapor emissions to limits acceptable for the type of floor covering placed on top of the slab. The slab can be placed directly on the vapor retarder/barrier. The floor covering manufacturer should be contacted to determine the volume of moisture vapor allowable and any treatment needed to reduce moisture vapor emissions to acceptable limits for the particular type of floor covering installed.

6.3.2 Exterior Slabs-on-Grade

The top 2 feet of material below exterior concrete slabs-on-grade should have an expansion index of 20 or less determined in accordance with ASTM D4829. Exterior slabs should be at least 4 inches thick and reinforced with at least No. 3 bars at 18 inches on center each way. Slabs should be provided with weakened plane joints. Joints should be placed in accordance with the American Concrete Institute (ACI) guidelines. The project architect should select the final joint patterns. A 1-inch maximum size aggregate mix is recommended for concrete for exterior slabs. The corrosion potential of on-site soils with respect to reinforced concrete will need to be taken into account in concrete mix design. Coarse and fine aggregate in concrete should conform to the “Greenbook” Standard Specifications for Public Works Construction.

6.4 CONVENTIONAL RETAINING WALLS

6.4.1 Foundations

The recommendations provided in the foundation section of this report are also applicable to conventional retaining walls.

6.4.2 Lateral Earth Pressures

The at-rest earth pressure for the design of restrained earth retaining structures with level backfills can be taken as equivalent to the pressure of a fluid weighing 55 pcf. The active earth pressure for the design of unrestrained earth retaining structures with level backfills can be taken as equivalent to the pressure of a fluid weighing 40 pcf. The above values assume a granular and drained backfill condition. An additional 20 pcf should be added to these values for walls with a 2:1 (horizontal: vertical) sloping backfill. An increase in earth pressure equivalent to an additional 2 feet of retained soil can be used to account for surcharge loads from light traffic. The above values do not include a factor of safety. Appropriate factors of safety should be incorporated into the design. If any other surcharge loads are anticipated, SCST should be contacted for the necessary increase in soil pressure.

Retaining walls should be designed to resist hydrostatic pressures or be provided with a backdrain to reduce the accumulation of hydrostatic pressures. Backdrains may consist of a 2-foot wide zone of ¾-inch crushed rock. The backdrain should be separated from the adjacent soils using a non-woven filter fabric, such as Mirafi 140N or equivalent. Weep holes should be provided or a perforated pipe (Schedule 40 PVC) should be installed at the base of the backdrain and sloped to discharge to a suitable storm drain facility. As an alternative, a geocomposite drainage system such as Miradrain 6000 or equivalent placed behind the wall and connected to a suitable storm drain facility can be used. The project architect should provide waterproofing specifications and details. Figure 6 shows typical conventional retaining wall backdrain details.

6.4.3 Seismic Earth Pressure

If required, the seismic earth pressures can be taken as equivalent to the pressure of a fluid weighing 40 pounds per cubic foot (pcf) for stiff walls and 20 pcf for flexible walls. These values are for level backfill conditions and do not include a factor of safety. Appropriate factors of safety should be incorporated into the design. This pressure is in addition to the un-factored static active pressures. The allowable passive pressure and bearing capacity can be increased by ⅓ in determining the stability of the wall.

6.4.4 Backfill

All backfill soils should be compacted to at least 90% relative compaction. Expansive or clayey soil should not be used for backfill material. Additionally, fill within 3 feet from the back of the wall should not contain rocks greater than 3 inches in any dimension. The wall should not be backfilled until the grout has reached an adequate strength.

6.5 PAVEMENT SECTION RECOMMENDATIONS

The pavement support characteristics of the soils encountered during our investigation are considered good. An R-value of 30 was assumed for design of preliminary pavement sections. The actual R-value of the subgrade soils should be determined after grading and final pavement sections be provided. Based on an R-value of 30, the following pavement structural sections are recommended for the assumed Traffic Indices.

Flexible Pavement Sections

Traffic Type	Traffic Index	Asphalt Concrete (inches)	Aggregate Base* (inches)
Parking Stalls	4.5	3	4
Drive Lanes	6.0	3	8
Heavy Traffic Areas	7.0	4	9

***Aggregate Base should conform to Class 2 Aggregate Base in accordance with the Caltrans Standard Specifications or Crushed Miscellaneous Base in accordance with the Standard Specifications for Public Works Construction.**

Portland Cement Concrete Pavement Sections

Traffic Type	Traffic Index	Full-Depth JPCP* (inches)
Parking Stalls	4.5	5½
Drive Lanes	6.0	6
Heavy Traffic Areas	7.0	6

***Jointed Plain Concrete Pavement**

The top 12 inches of subgrade should be scarified, moisture conditioned to near optimum moisture content, and compacted to at least 95% relative compaction. All soft or yielding areas should be removed and replaced with compacted fill. If the subgrade consists of competent old paralic deposits, scarification and recompaction need not be performed. The aggregate base material should be compacted to at least 95% relative compaction. All materials and methods of construction should conform to good engineering practices and the minimum standards of the City of Del Mar.

6.6 SOIL CORROSIVITY

A representative sample of the onsite soils was tested to evaluate corrosion potential. The test results are presented in Appendix II. The project design engineer can use the sulfate results in conjunction with ACI 318 to specify the water/cement ratio, compressive strength and cementitious material types for concrete exposed to soil. A corrosion engineer should be contacted to provide specific corrosion control recommendations, if needed.

6.7 INFILTRATION

SCST did not perform onsite infiltration rate testing as part of this investigation. However, based on our drilling and laboratory test results, the old paralic deposits underlying the shallow site fill are considered poor to favorable for infiltration when approximately 10 feet or more away from the building. Additionally, lateral migration of infiltrated water can occur. Once the depths and locations of the infiltration devices are selected, we can provide site testing to verify the assumptions and provide specific design recommendations.

7 GEOTECHNICAL ENGINEERING DURING CONSTRUCTION

The geotechnical engineer should review project plans and specifications prior to bidding and construction to check that the intent of the recommendations in this report has been incorporated. Observations and tests should be performed during construction. If the conditions encountered during construction differ from those anticipated based on the subsurface exploration program, the presence of the geotechnical engineer during construction will enable an evaluation of the exposed conditions and modifications of the recommendations in this report or development of additional recommendations in a timely manner.

8 CLOSURE

SCST should be advised of any changes in the project scope so that the recommendations contained in this report can be evaluated with respect to the revised plans. Changes in recommendations will be verified in writing. The findings in this report are valid as of the date of this report. Changes in the condition of the site can, however, occur with the passage of time, whether they are due to natural processes or work on this or adjacent areas. In addition, changes in the standards of practice and government regulations can occur. Thus, the findings in this report may be invalidated wholly or in part by changes beyond our control. This report should not be relied upon after a period of two years without a review by us verifying the suitability of the conclusions and recommendations to site conditions at that time.

In the performance of our professional services, we comply with that level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions

and in the same locality. The client recognizes that subsurface conditions may vary from those encountered at the boring locations, and that our data, interpretations, and recommendations are based solely on the information obtained by us. We will be responsible for those data, interpretations, and recommendations, but shall not be responsible for interpretations by others of the information developed. Our services consist of professional consultation and observation only, and no warranty of any kind whatsoever, express or implied, is made or intended in connection with the work performed or to be performed by us, or by our proposal for consulting or other services, or by our furnishing of oral or written reports or findings.

9 REFERENCES

American Concrete Institute (ACI) (2012), Building Code Requirements for Structural Concrete (ACI 318-11) and Commentary, August.

California Emergency Management Agency, California Geological Survey, University of Southern California (Cal EMA) (2009), Tsunami Inundation Map for Emergency Planning.

Caltrans (2010), Standard Specifications.

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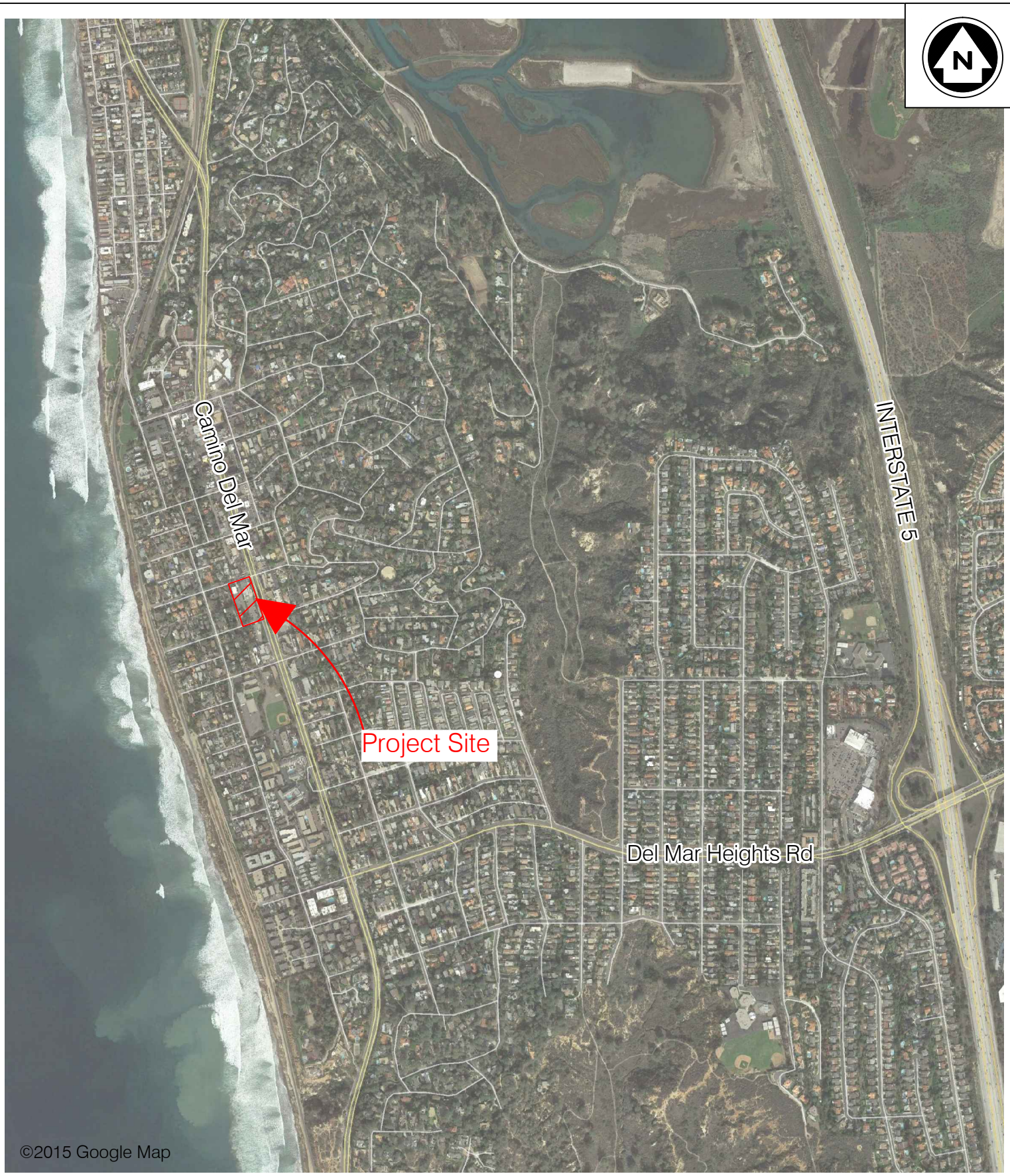
Public Works Standards, Inc. (2011), "Greenbook," Standard Specifications for Public Works Construction, 2012 Edition.

USGS (2014), http://earthquake.usgs.gov/hazards/ qfaults/map/hazfault2014.html.

California Department of Conservation (2012), http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm.

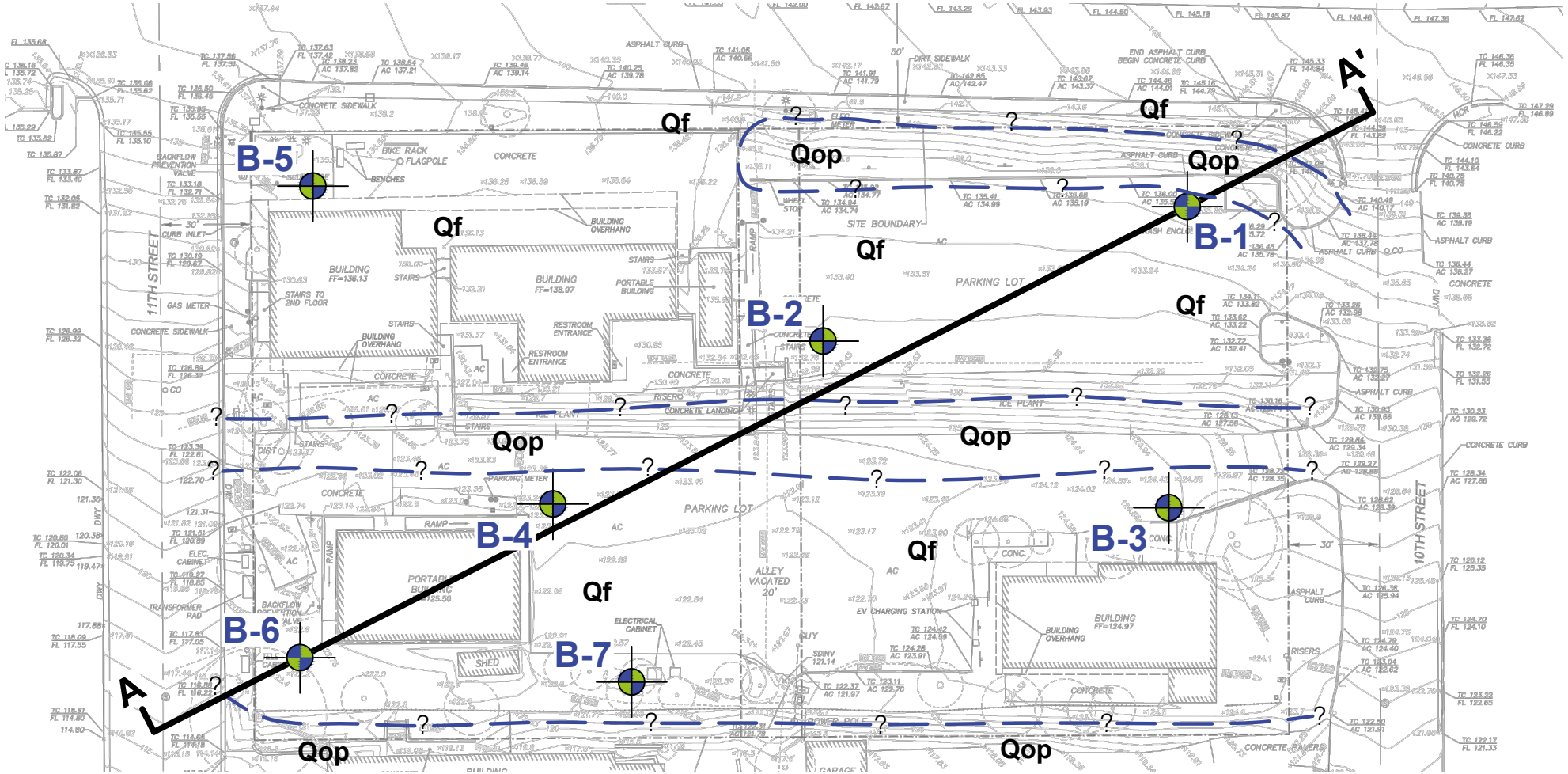


SOUTHERN CALIFORNIA SOIL & TESTING, INC.

SITE VICINITY MAP
1050 Camino Del Mar
Del Mar, California

Date:	May, 2015
By:	JGA
Job No.:	140576P3.3
Scale:	Not to Scale

Figure: 1



SCST LEGEND:

Qf Fill

Qop Old Paralic Deposits

B-6 Approximate Location of Boring

A A' Approximate Location of Geologic Cross Section

Approximate Location of Geologic Contact, Queried Where Uncertain

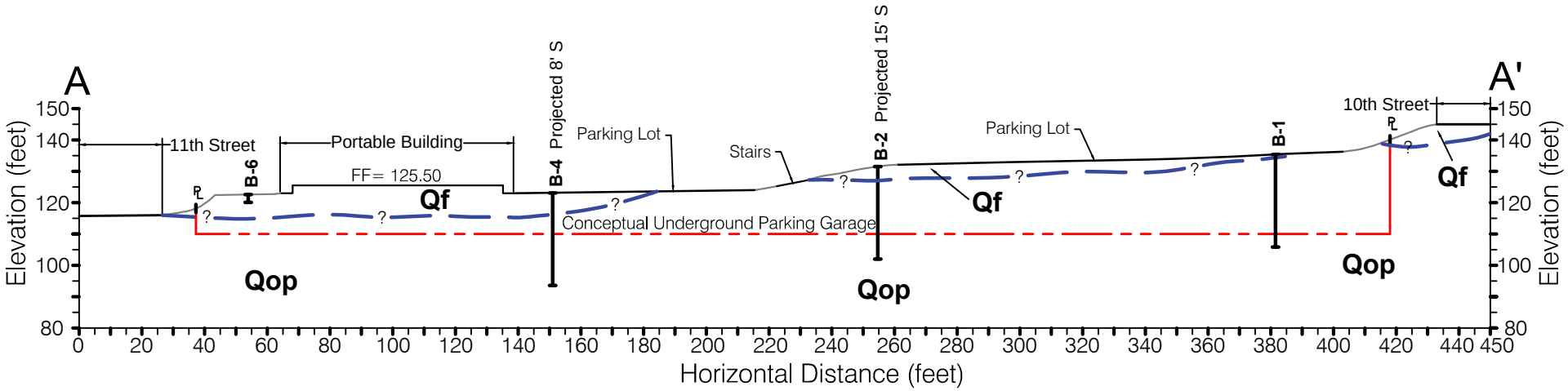
0 50′ Scale

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

SUBSURFACE EXPLORATION MAP
1050 Camino Del Mar
Del Mar, California

Date: May, 2015
By: JGA
Job No.: 140576P3.3

Figure: 2



SCST LEGEND:

Qf	Fill
Qop	Old Paralic Deposits
B-6	Approximate Location of Boring
?	Approximate Location of Geologic Contact, Queried Where Uncertain
	Conceptual Underground Parking Garage

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

GEOLOGIC CROSS SECTION A-A'
1050 Camino Del Mar
Del Mar, California

Date: May, 2015
By: JGA
Job No.: 140576P3.3

Figure: 3

APPENDIX I
FIELD INVESTIGATION

Our field investigation consisted of drilling four borings, on April 30, 2015, to depths of about 26 feet and 29½ feet below the existing ground surface using a truck-mounted drill rig equipped with a hollow stem auger and three shallow manually excavated borings to depths of about 2½ feet and 5 feet. Figure 2 shows the approximate locations of the borings. The field investigation was performed under the observation of an SCST geologist who also logged the borings and obtained samples of the materials encountered. Relatively undisturbed samples were obtained using a modified California (CAL) sampler, which is ring-lined split tube sampler with a 3-inch outer diameter and 2½-inch inner diameter. Standard Penetration Tests (SPT) were performed using a 2-inch outer diameter and 1⅜-inch inner diameter split tube sampler. The CAL and SPT samplers were driven with a 140-pound weight dropping 30 inches. The number of blows needed to drive the samplers the final 12 inches of an 18-inch drive is noted on the borings logs as "Driving Resistance (blows/ft of drive)." SPT and CAL sampler refusal was encountered when 50 blows were applied during any one of the three 6-inch intervals, a total of 100 blows was applied, or there was no discernible sampler advancement during the application of 10 successive blows. Because the SPT sampler was driven with a cathead and rope, the driving resistance is representative of a 60% energy transfer ratio (N_{60}). Disturbed bulk samples were obtained from the SPT sampler and the drill cuttings.

The soils are classified in accordance with the Unified Soil Classification System as illustrated on Figure I-1. Logs of the borings are presented on Figures I-2 and I-12.

SUBSURFACE EXPLORATION LEGEND

UNIFIED SOIL CLASSIFICATION CHART

SOIL DESCRIPTION		GROUP SYMBOL	TYPICAL NAMES
I. COARSE GRAINED, more than 50% of material is larger than No. 200 sieve size.			
GRAVELS More than half of coarse fraction is larger than No. 4 sieve size but smaller than 3".	CLEAN GRAVELS	GW	Well graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly graded gravels, gravel sand mixtures, little or no fines.
	GRAVELS WITH FINES (Appreciable amount of fines)	GM	Silty gravels, poorly graded gravel-sand-silt mixtures.
		GC	Clayey gravels, poorly graded gravel-sand, clay mixtures.
SANDS More than half of coarse fraction is smaller than No. 4 sieve size.	CLEAN SANDS	SW	Well graded sand, gravelly sands, little or no fines.
		SP	Poorly graded sands, gravelly sands, little or no fines.
		SM	Silty sands, poorly graded sand and silty mixtures.
		SC	Clayey sands, poorly graded sand and clay mixtures.
II. FINE GRAINED, 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, sandy silt or clayey-silt-sand mixtures 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 or 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.
III. HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils.

SAMPLE SYMBOLS

- ☒ - Bulk Sample
- CAL - Modified California sampler
- CK - Undisturbed Chunk sample
- MS - Maximum Size of Particle
- ST - Shelby Tube
- SPT - Standard Penetration Test sampler

GROUNDWATER SYMBOLS

- ▽ - Water level at time of excavation or as indicated
- ≈ - Water seepage at time of excavation or as indicated

LABORATORY TEST SYMBOLS

- AL - Atterberg Limits
- CON - Consolidation
- COR - Corrosivity Tests (Resistivity, pH, Chloride, Sulfate)
- DS - Direct Shear
- EI - Expansion Index
- MAX - Maximum Density
- RV - R-Value
- SA - Sieve Analysis
- UC - Unconfined Compression

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

1050 Camino Del Mar
Del Mar, California

By:	JGA	Date:	May, 2015
Job Number:	140576P3.3	Figure:	I-1

LOG OF BORING B-1

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Ingersoll Rand A-300, 6" Auger	Project Manager:	ER
Elevation (ft):	134	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
		Asphalt Concrete - 7 inches.							
1	SM	**FILL (Qf)** - SILTY SAND, dry, loose.							
2	SM	**OLD PARALIC DEPOSITS (Qop)** - SILTY SAND, grayish brown, dry, medium dense.		X					
3				X					
4				X					
5			CAL	X	50/6"		5.8	111.2	
6									
7									
8									
9									
10		…becomes moderate brown, trace of medium grained sand, moist, medium dense.	SPT		25				
11									
12									
13									
14									
15		… becomes dusky brown, fine grained, very dense.	CAL		72				
16									
17									
18									
19				X					
20									

BORING LOG CONTINUED ON FIGURE I-3

LOG OF BORING B-1 (CONTINUED)

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Ingersoll Rand A-300, 6" Auger	Project Manager:	ER
Elevation (ft):	134	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
21	SM	**OLD PARALIC DEPOSITS (Qop)**							
		…becomes moderate brown, dry, medium dense, friable.	SPT	X	24				SA
22									
23									
24									
25		…becomes, moist, dense.							
26			SPT		44				
27									
28									
29		… becomes moderately cemented SANDSTONE, pockets of medium gray clayey sand, moist, very dense.	CAL		50/5"				
30		**BORING TERMINATED AT 29½ FEET**							
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									

LOG OF BORING B-2

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Ingersoll Rand A-300, 6" Auger	Project Manager:	ER
Elevation (ft):	133	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
1		**Asphalt Concrete** - 5 inches.							
2	SM	**FILL (Qf)** - SILTY SAND, moderate and dusky brown, dry, loose.		X					
3									
4									
5	SM	**OLD PARALIC DEPOSITS (Qop)** - SILTY SAND, moderate brown, dry, medium dense.							
6			SPT	X	15				
7									
8									
9									
10		… becomes dense, sand content increases.							
11			CAL		42		6.4	113.6	
12									
13									
14									
15		…becomes wet, medium dense, medium grained sand, friable.							
16			SPT		13		13.5		SA
17									
18									
19									
20									

BORING LOG CONTINUED ON FIGURE I-5

LOG OF BORING B-2 (CONTINUED)

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Ingersoll Rand A-300, 6" Auger	Project Manager:	ER
Elevation (ft):	133	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
21	SM	**OLD PARALIC DEPOSITS (Qop)** …becomes moist, very dense.	CAL		66		11.5	119.2	
22									
23									
24									
25									
26		…becomes medium dense.	SPT		24		6.4		
27									
28									
29		… becomes dense, bottom of sampler shows sandier conditions.	CAL		48				
30		**BORING TERMINATED AT 29½ FEET**							
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									

LOG OF BORING B-3

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Ingersoll Rand A-300, 6" Auger	Project Manager:	ER
Elevation (ft):	124	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
		Asphalt Concrete - 4 inches.							
1	SM	**FILL (Qf)** - SILTY SAND, moderate brown, moist, loose, trace gravel at 1½ feet.							
2	SM	**OLD PARALIC DEPOSITS (Qop)** - SILTY SAND, moderate brown, moist, very dense, weakly cemented.		X					CO
3				X					
4				X					
5									
6			CAL		63		5.4	108.3	
7									
8									
9									
10		… becomes dense, trace medium grained sand.							
11			SPT		31				
12									
13									
14									
15		… becomes very dense, fine grained sand, silt content increases.							
16			CAL		80		5.2	122.9	
17									
18									
19									
20									

BORING LOG CONTINUED ON FIGURE I-7

LOG OF BORING B-3 (CONTINUED)

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Ingersoll Rand A-300, 6" Auger	Project Manager:	ER
Elevation (ft):	124	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
21	SM	**OLD PARALIC DEPOSITS (Qop)** …becomes dry, medium dense, friable.	SPT		19				
22									
23									
24									
25		…becomes very dense, moderately cemented SANDSTONE.							
26			CAL		50/5½"				
		BORING TERMINATED AT 26 FEET							
27									
28									
29									
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									

LOG OF BORING B-4

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Ingersoll Rand A-300, 6" Auger	Project Manager:	ER
Elevation (ft):	123	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
		Asphalt Concrete - 4½ inches.							
1	CL	**FILL (Qf)** - SANDY CLAY, grayish brown, moist, soft.							
	SM	SILTY SAND, moderate brown, medium grained, moist, loose.							EI
2									
3									
4									
5									
6			SPT		8				
7									
8	SM	**OLD PARALIC DEPOSITS (Qop)** - SILTY SAND, grayish brown, moist, medium dense.							
9									
10									
11			CAL		23		8.9	110.4	
12									
13									
14									
15									
16			SPT		20				
17									
18									
19									
20									

BORING LOG CONTINUED ON FIGURE I-9

LOG OF BORING B-4 (CONTINUED)

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Ingersoll Rand A-300, 6" Auger	Project Manager:	ER
Elevation (ft):	123	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
21	SM	**OLD PARALIC DEPOSITS (Qop)** - SILTY SAND, moderate brown, moist, medium dense, trace gravel to ½ inch size.	CAL		27		8.6	116.4	SH
22									
23									
24									
25		…moist, medium dense, friable							
26			SPT		25				
27		…becomes dark reddish brown							
28									
29			SPT		23				
30		**BORING TERMINATED AT 29½ FEET**							
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									

LOG OF BORING B-5

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Hand Tools	Project Manager:	ER
Elevation (ft):	135	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
		Topsoil / Mulch - 5 inches.							
1	SM	**FILL (Qf)** - SILTY SAND, moderate brown, moist, loose.		X					
2									
3									
4									
5		**BORING TERMINATED AT 5 FEET**							
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

1050 Camino Del Mar
Del Mar, California

By:	JGA	Date:	May, 2015
Job Number:	140576P3.3	Figure:	I-10

LOG OF BORING B-6

Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Hand Tools	Project Manager:	ER
Elevation (ft):	122	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
		Topsoil / Mulch - 6 inches.							
1	SM	**FILL (Qf)** - SILTY SAND, grayish brown, dry, loose, some roots.		X					
2		abundant roots at bottom of excavation							
3		**REFUSAL AT 2½ FEET**							
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

1050 Camino Del Mar
Del Mar, California

By:	JGA	Date:	May, 2015
Job Number:	140576P3.3	Figure:	I-11

LOG OF BORING B-7

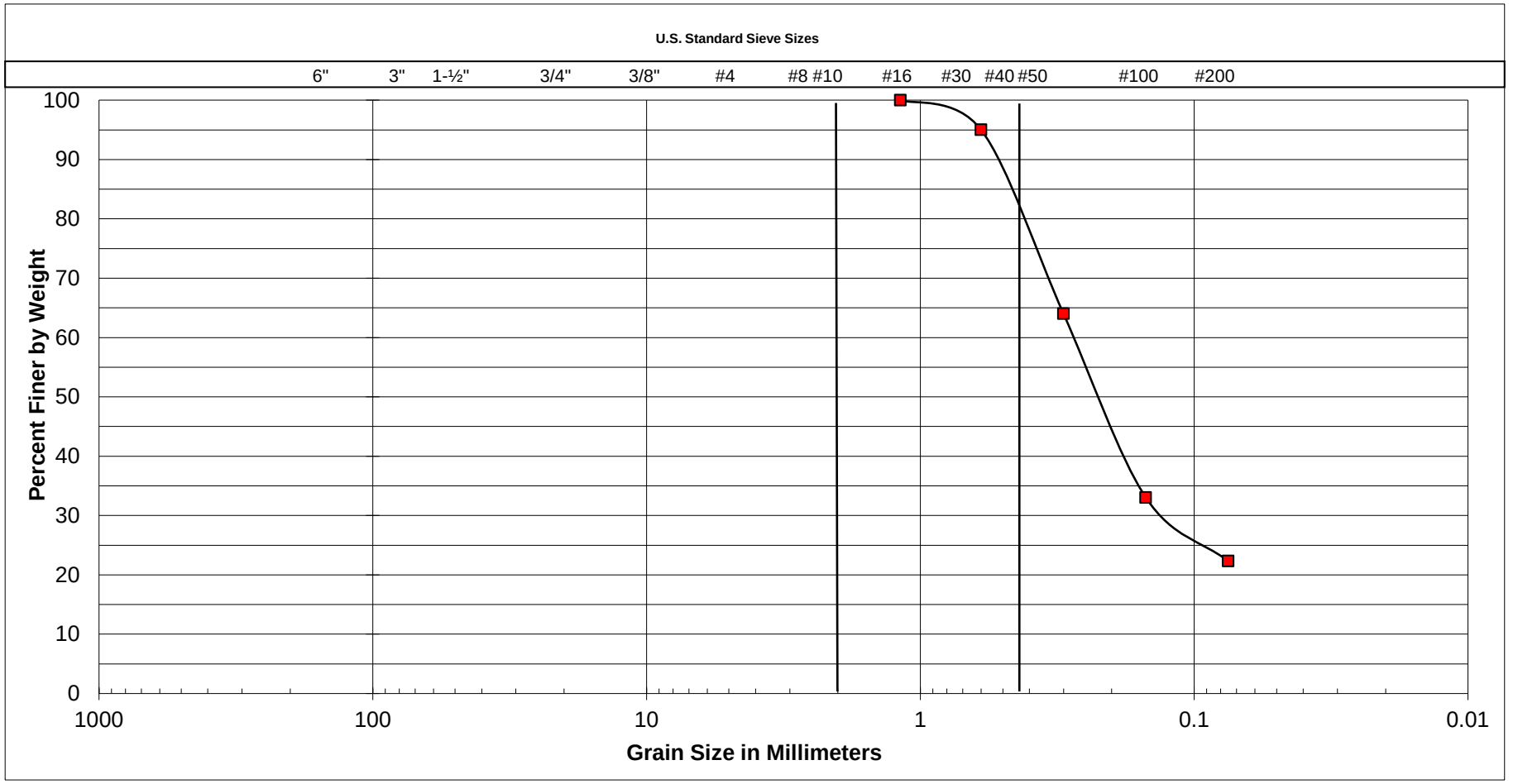
Date Drilled:	4/30/2015	Logged by:	AH
Equipment:	Hand Tools	Project Manager:	ER
Elevation (ft):	123	Depth to Groundwater (ft):	Not Encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVEN	SAMPLES: BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
		Topsoil / Mulch - 6 inches.							
1	SM	**FILL (Qf)** - SILTY SAND, grayish brown, dry, loose, trace coarse gravel to 1 inch size.		X					
2									
3		**REFUSAL AT 3 FEET**							
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

APPENDIX II
LABORATORY TESTING

Laboratory tests were performed to provide geotechnical parameters for engineering analyses. The following tests were performed:

- **CLASSIFICATION:** Field classifications were verified in the laboratory by visual examination. The final soil classifications are in accordance with the Unified Soil Classification System.
- **IN SITU MOISTURE AND DENSITY:** The in situ moisture content and dry unit weight were determined on three samples collected from the borings. The test results are presented on the boring logs in Appendix I.
- **GRAIN SIZE DISTRIBUTION:** The grain size distribution was determined on three soil samples in accordance with ASTM D422. Figures II-1, II-2 and II-3 presents the test results.
- **EXPANSION INDEX:** The expansion index was determined on one soil sample in accordance with ASTM D4829. Figure II-4 presents the test result.
- **CORROSIVITY**: Corrosivity tests were performed on one sample. The pH and minimum resistivity were determined in general accordance with California Test 643. The soluble sulfate content was determined in accordance with California Test 417. The total chloride ion content was determined in accordance with California Test 422. Figure II-4 presents the test results.
- **DIRECT SHEAR**: A direct shear test was performed on a sample in accordance with ASTM D3080. The shear stress was applied at a constant rate of strain of 0.003 inch per minute. Figure II-5 presents the test results.



Cobbles	Gravel		Sand			Silt or Clay
	Coarse	Fine	Coarse	Medium	Fine	

SAMPLE LOCATION
B-1@20.5-21.5

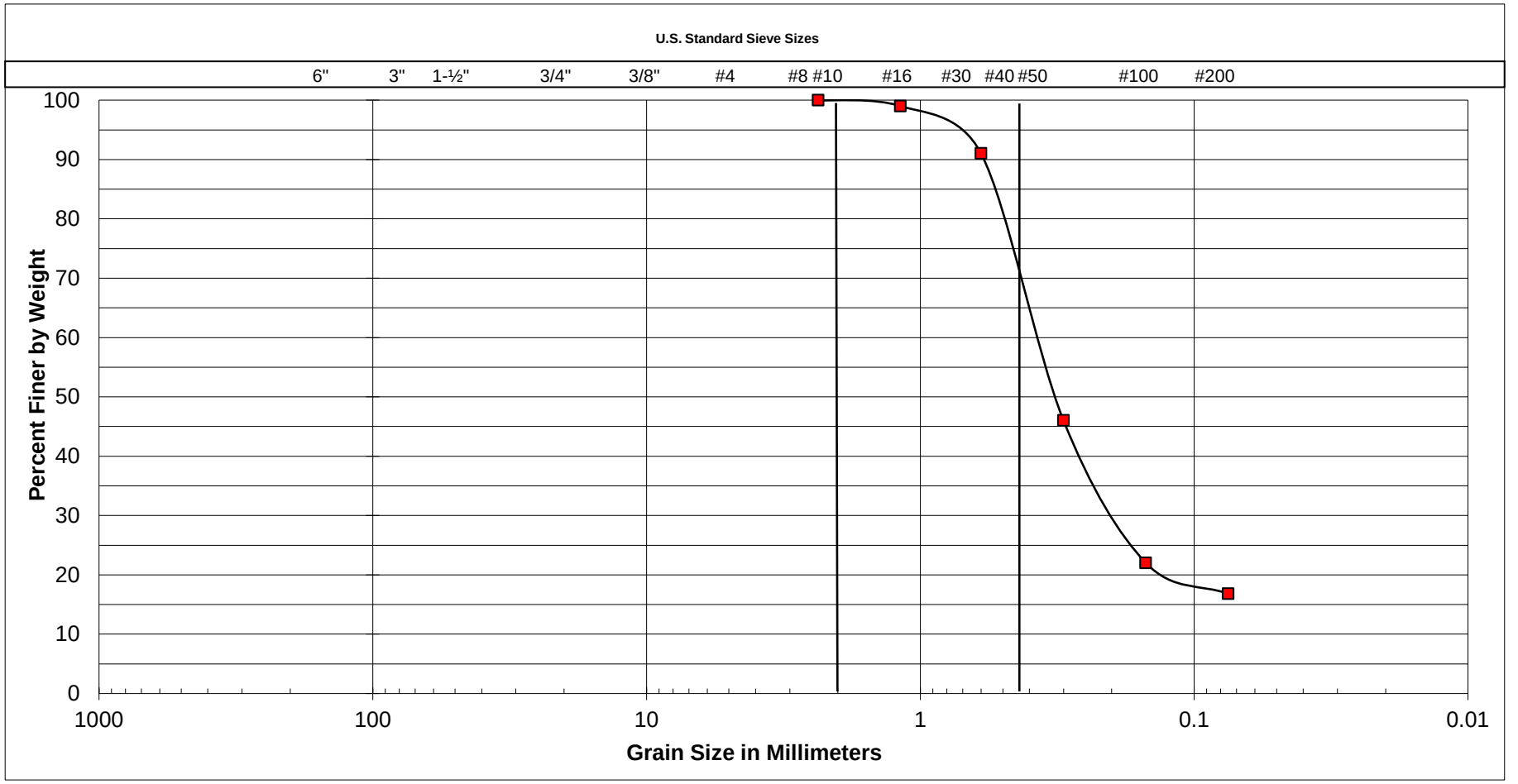
UNIFIED SOIL CLASSIFICATION:	SM
DESCRIPTION	Silty Sand

ATTERBERG LIMITS	
LIQUID LIMIT	-
PLASTIC LIMIT	-
PLASTICITY INDEX	-

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

1050 Camino Del Mar
Del Mar, California

By:	AH	Date:	May, 2015
Job Number:	140576P3.3	Figure:	II-1



Cobbles	Gravel		Sand			Silt or Clay
	Coarse	Fine	Coarse	Medium	Fine	

SAMPLE LOCATION
B-2@15.5-16.5

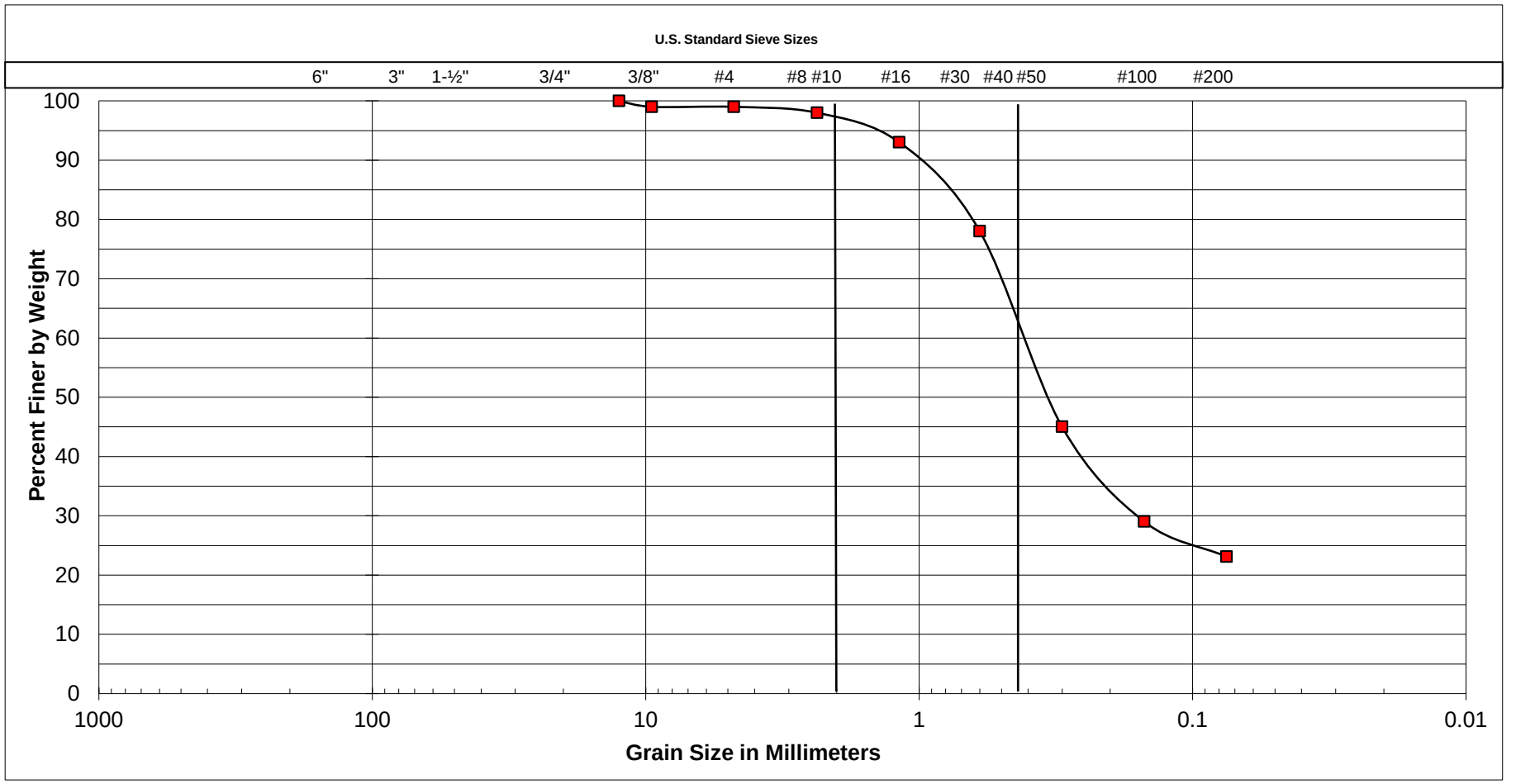
UNIFIED SOIL CLASSIFICATION:	SM
DESCRIPTION	Silty Sand

ATTERBERG LIMITS	
LIQUID LIMIT	-
PLASTIC LIMIT	-
PLASTICITY INDEX	-

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

1050 Camino Del Mar
Del Mar, California

By:	AH	Date:	May, 2015
Job Number:	140576P3.3	Figure:	II-2



Cobbles	Gravel		Sand			Silt or Clay
	Coarse	Fine	Coarse	Medium	Fine	

SAMPLE LOCATION
B-4@1-5

UNIFIED SOIL CLASSIFICATION:	SM
DESCRIPTION	Silty Sand

ATTERBERG LIMITS	
LIQUID LIMIT	-
PLASTIC LIMIT	-
PLASTICITY INDEX	-

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

1050 Camino Del Mar
Del Mar, California

By:	AH	Date:	May, 2015
Job Number:	140576P3.3	Figure:	II-3

EXPANSION INDEX

ASTM D4829

SAMPLE	DESCRIPTION	EXPANSION INDEX
B-4 at 1 foot to 5 feet	SILTY SAND, moderate brown	1

CLASSIFICATION OF EXPANSIVE SOIL [1]

EXPANSION INDEX	POTENTIAL EXPANSION
1 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High

1. ASTM - D4829

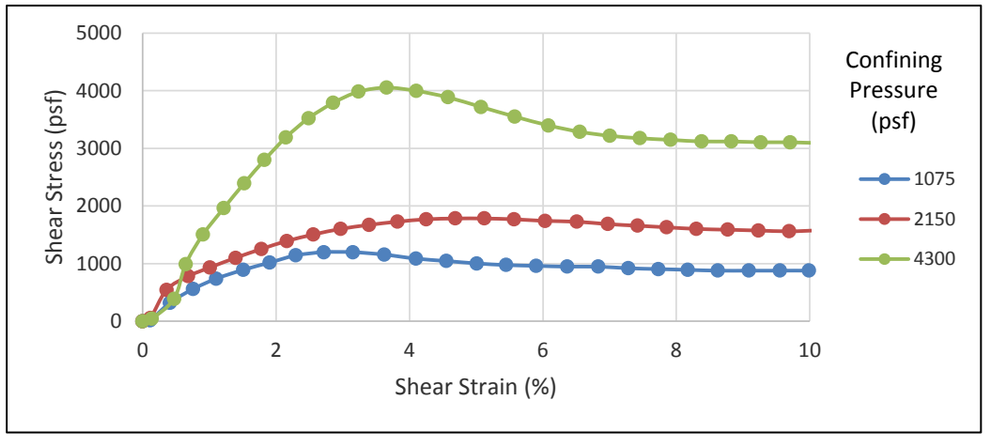
RESISTIVITY, pH, SOLUBLE CHLORIDE and SOLUBLE SULFATE

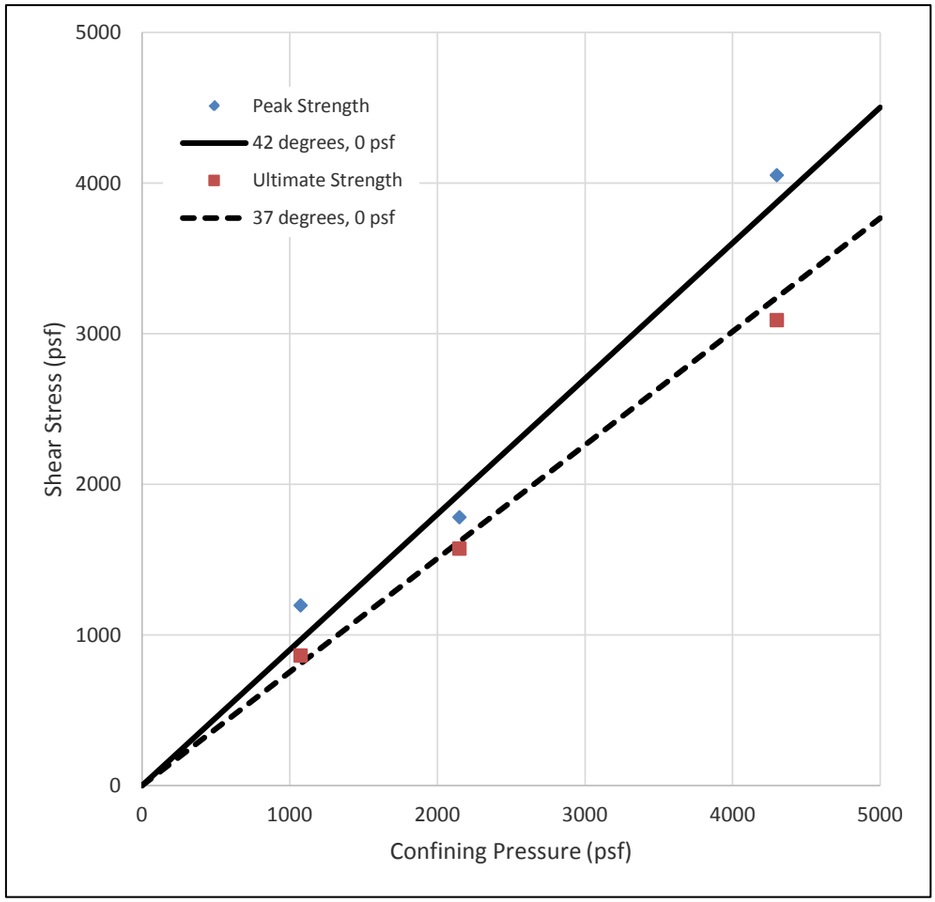
SAMPLE	RESISTIVITY (Ω-cm)	pH	CHLORIDE (%)	SULFATE (%)
B-3 at 1½ feet to 4 feet	5,220	8.02	0.009	0.000

SULFATE EXPOSURE CLASSES [2]

Class	Severity	Water-Soluble Sulfate (SO_4) in Soil, Percent by Mass
S0	Not applicable	$SO_4 < 0.10$
S1	Moderate	$0.10 \leq SO_4 < 0.20$
S2	Severe	$0.20 \leq SO_4 \leq 2.00$
S3	Very Severe	$SO_4 > 2.00$

2. ACI 318, Table 4.2.1





SAMPLE ID: B-4@21-21.5

Brown Fine to Medium SILTY SAND

NOTES: Insitu
Strain Rate: 0.003 in/min
Sample was consolidated and drained

	Peak	Ultimate
Φ	42 °	37 °
c	0 psf	0 psf

	Initial	Final
γ_d	118.3 pcf	118.3 pcf
w_c	7.9 %	13.4 %
Saturation	51 %	87 %

SOUTHERN CALIFORNIA SOIL & TESTING, INC.

1050 Camino Del Mar
Del Mar, California

By:	CTL	Date:	May,2015
Job Number:	140576P3.3	Figure:	II-5

APPENDIX III
CHEMICAL LABORATORY TESTING

Chemical laboratory tests were performed in one of the samples to screen for the potential presence of hydrocarbon constituents and lead. The following tests were performed:

- **TOTAL PETROLEUM HYDRCARBONS (TPH):** The sample was analyzed for TPH by EPA Method 8015B.
- **Volatile Organic Compound (VOC's):** The sample included EPA test method 8260B.
- **Lead:** The sample was analyzed by EPA Method 6010B.

The laboratory report for the above analyses is included in this appendix.

Soil samples not tested are now stored in our laboratory for future reference and analysis, if needed. Unless notified to the contrary, all samples will be disposed of 30 days from the date of this report.

eurofins | Calscience

WORK ORDER NUMBER: 15-05-0090

The difference is service

AIR | SOIL | WATER | MARINE CHEMISTRY

Analytical Report For

Client: Southern California Soil & Testing, Inc.

Client Project Name: Del Mar City Hall / 140576P3.3

Attention: Andrew Neuhaus
6280 Riverdale Street
San Diego, CA 92120-3308

Approved for release on 05/11/2015 by:
Terri Chang
Project Manager

ResultLink

Email your PM

eurofins | Calscience

Contents

Client Project Name: Del Mar City Hall / 140576P3.3
Work Order Number: 15-05-0090

eurofins | Calscience

Work Order Narrative

Work Order: 15-05-0090 Page 1 of 1

Condition Upon Receipt:

Samples were received under Chain-of-Custody (COC) on 05/01/15. They were assigned to Work Order 15-05-0090.

Unless otherwise noted on the Sample Receiving forms all samples were received in good condition and within the recommended EPA temperature criteria for the methods noted on the COC. The COC and Sample Receiving Documents are integral elements of the analytical report and are presented at the back of the report.

Holding Times:

All samples were analyzed within prescribed holding times (HT) and/or in accordance with the Calscience Sample Acceptance Policy unless otherwise noted in the analytical report and/or comprehensive case narrative, if required.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

Quality Control:

All quality control parameters (QC) were within established control limits except where noted in the QC summary forms or described further within this report.

Subcontractor Information:

Unless otherwise noted below (or on the subcontract form), no samples were subcontracted.

Additional Comments:

Air - Sorbent-extracted air methods (EPA TO-4A, EPA TO-10, EPA TO-13A, EPA TO-17): Analytical results are converted from mass/sample basis to mass/volume basis using client-supplied air volumes.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are always reported on a wet weight basis.

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Sample Summary

Client:	Southern California Soil & Testing, Inc. 6280 Riverdale Street San Diego, CA 92120-3308	Work Order:	15-05-0090
		Project Name:	Del Mar City Hall / 140576P3.3
		PO Number:	
		Date/Time Received:	05/01/15 19:30
		Number of Containers:	1
Attn:	Andrew Neuhaus		

Sample Identification	Lab Number	Collection Date and Time	Number of Containers	Matrix
B-1@16'-16.5'	15-05-0090-1	04/30/15 08:59	1	Solid

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Analytical Report

Southern California Soil & Testing, Inc.
6280 Riverdale Street
San Diego, CA 92120-3308

Project: Del Mar City Hall / 140576P3.3

Date Received: 05/01/15
Work Order: 15-05-0090
Preparation: EPA 5030C
Method: EPA 8015B (M)
Units: mg/kg

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B-1@16'-16.5'	**15-05-0090-1-A**	**04/30/15 08:59**	**Solid**	**GC 24**	**05/04/15**	**05/04/15 13:14**	**150504L023**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	0.50	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	84	42-126	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-14-571-2310**	**N/A**	**Solid**	**GC 24**	**05/04/15**	**05/04/15 12:06**	**150504L023**

Parameter	Result	RL	DF	Qualifiers
TPH as Gasoline	ND	0.50	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene - FID	82	42-126	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

Southern California Soil & Testing, Inc.
6280 Riverdale Street
San Diego, CA 92120-3308

Date Received: 05/01/15
Work Order: 15-05-0090
Preparation: EPA 3050B
Method: EPA 6010B
Units: mg/kg

Project: Del Mar City Hall / 140576P3.3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B-1@16'-16.5'	**15-05-0090-1-A**	**04/30/15 08:59**	**Solid**	**ICP 7300**	**05/04/15**	**05/05/15 12:53**	**150504L02A**

Parameter	Result	RL	DF	Qualifiers
Antimony	ND	0.735	0.980	
Arsenic	1.58	0.735	0.980	
Barium	17.0	0.490	0.980	
Beryllium	0.254	0.245	0.980	
Cadmium	ND	0.490	0.980	
Chromium	12.7	0.245	0.980	
Cobalt	4.20	0.245	0.980	
Copper	2.53	0.490	0.980	
Lead	2.94	0.490	0.980	
Molybdenum	ND	0.245	0.980	
Nickel	3.04	0.245	0.980	
Selenium	ND	0.735	0.980	
Silver	ND	0.245	0.980	
Thallium	ND	0.735	0.980	
Vanadium	39.7	0.245	0.980	
Zinc	9.73	0.980	0.980	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

Southern California Soil & Testing, Inc.
6280 Riverdale Street
San Diego, CA 92120-3308

Date Received: 05/01/15
Work Order: 15-05-0090
Preparation: EPA 3050B
Method: EPA 6010B
Units: mg/kg

Project: Del Mar City Hall / 140576P3.3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**097-01-002-20921**	**N/A**	**Solid**	**ICP 7300**	**05/04/15**	**05/05/15 13:43**	**150504L02A**

Parameter	Result	RL	DF	Qualifiers
Antimony	ND	0.743	0.990	
Arsenic	ND	0.743	0.990	
Barium	ND	0.495	0.990	
Beryllium	ND	0.248	0.990	
Cadmium	ND	0.495	0.990	
Chromium	ND	0.248	0.990	
Cobalt	ND	0.248	0.990	
Copper	ND	0.495	0.990	
Lead	ND	0.495	0.990	
Molybdenum	ND	0.248	0.990	
Nickel	ND	0.248	0.990	
Selenium	ND	0.743	0.990	
Silver	ND	0.248	0.990	
Thallium	ND	0.743	0.990	
Vanadium	ND	0.248	0.990	
Zinc	ND	0.990	0.990	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

Southern California Soil & Testing, Inc.
6280 Riverdale Street
San Diego, CA 92120-3308

Project: Del Mar City Hall / 140576P3.3

Date Received: 05/01/15
Work Order: 15-05-0090
Preparation: EPA 7471A Total
Method: EPA 7471A
Units: mg/kg

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B-1@16'-16.5'	**15-05-0090-1-A**	**04/30/15 08:59**	**Solid**	**Mercury 05**	**05/06/15**	**05/06/15 15:16**	**150506L01**

Parameter	Result	RL	DF	Qualifiers
Mercury	ND	0.0794	1.00	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-16-272-1223**	**N/A**	**Solid**	**Mercury 05**	**05/06/15**	**05/06/15 14:12**	**150506L01**

Parameter	Result	RL	DF	Qualifiers
Mercury	ND	0.0833	1.00	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

Southern California Soil & Testing, Inc.
6280 Riverdale Street
San Diego, CA 92120-3308

Date Received: 05/01/15
Work Order: 15-05-0090
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: Del Mar City Hall / 140576P3.3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
B-1@16'-16.5'	**15-05-0090-1-A**	**04/30/15 08:59**	**Solid**	**GC/MS XX**	**05/04/15**	**05/04/15 15:28**	**150504L010**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	130	1.00	
Benzene	ND	5.1	1.00	
Bromobenzene	ND	5.1	1.00	
Bromochloromethane	ND	5.1	1.00	
Bromodichloromethane	ND	5.1	1.00	
Bromoform	ND	5.1	1.00	
Bromomethane	ND	26	1.00	
2-Butanone	ND	51	1.00	
n-Butylbenzene	ND	5.1	1.00	
sec-Butylbenzene	ND	5.1	1.00	
tert-Butylbenzene	ND	5.1	1.00	
Carbon Disulfide	ND	51	1.00	
Carbon Tetrachloride	ND	5.1	1.00	
Chlorobenzene	ND	5.1	1.00	
Chloroethane	ND	5.1	1.00	
Chloroform	ND	5.1	1.00	
Chloromethane	ND	26	1.00	
2-Chlorotoluene	ND	5.1	1.00	
4-Chlorotoluene	ND	5.1	1.00	
Dibromochloromethane	ND	5.1	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.1	1.00	
Dibromomethane	ND	5.1	1.00	
1,2-Dichlorobenzene	ND	5.1	1.00	
1,3-Dichlorobenzene	ND	5.1	1.00	
1,4-Dichlorobenzene	ND	5.1	1.00	
Dichlorodifluoromethane	ND	5.1	1.00	
1,1-Dichloroethane	ND	5.1	1.00	
1,2-Dichloroethane	ND	5.1	1.00	
1,1-Dichloroethene	ND	5.1	1.00	
c-1,2-Dichloroethene	ND	5.1	1.00	
t-1,2-Dichloroethene	ND	5.1	1.00	
1,2-Dichloropropane	ND	5.1	1.00	
1,3-Dichloropropane	ND	5.1	1.00	
2,2-Dichloropropane	ND	5.1	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

Southern California Soil & Testing, Inc.	Date Received:	05/01/15
6280 Riverdale Street	Work Order:	15-05-0090
San Diego, CA 92120-3308	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: Del Mar City Hall / 140576P3.3		Page 2 of 4

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.1	1.00	
c-1,3-Dichloropropene	ND	5.1	1.00	
t-1,3-Dichloropropene	ND	5.1	1.00	
Ethylbenzene	ND	5.1	1.00	
2-Hexanone	ND	51	1.00	
Isopropylbenzene	ND	5.1	1.00	
p-Isopropyltoluene	ND	5.1	1.00	
Methylene Chloride	ND	51	1.00	
4-Methyl-2-Pentanone	ND	51	1.00	
Naphthalene	ND	51	1.00	
n-Propylbenzene	ND	5.1	1.00	
Styrene	ND	5.1	1.00	
1,1,1,2-Tetrachloroethane	ND	5.1	1.00	
1,1,2,2-Tetrachloroethane	ND	5.1	1.00	
Tetrachloroethene	ND	5.1	1.00	
Toluene	ND	5.1	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.1	1.00	
1,1,1-Trichloroethane	ND	5.1	1.00	
1,1,2-Trichloroethane	ND	5.1	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	51	1.00	
Trichloroethene	ND	5.1	1.00	
1,2,3-Trichloropropane	ND	5.1	1.00	
1,2,4-Trimethylbenzene	ND	5.1	1.00	
Trichlorofluoromethane	ND	51	1.00	
1,3,5-Trimethylbenzene	ND	5.1	1.00	
Vinyl Acetate	ND	51	1.00	
Vinyl Chloride	ND	5.1	1.00	
p/m-Xylene	ND	5.1	1.00	
o-Xylene	ND	5.1	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.1	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	93	60-132	
Dibromofluoromethane	111	63-141	
1,2-Dichloroethane-d4	122	62-146	
Toluene-d8	98	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

Southern California Soil & Testing, Inc.
6280 Riverdale Street
San Diego, CA 92120-3308

Date Received: 05/01/15
Work Order: 15-05-0090
Preparation: EPA 5030C
Method: EPA 8260B
Units: ug/kg

Project: Del Mar City Hall / 140576P3.3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-12-796-9638**	**N/A**	**Solid**	**GC/MS XX**	**05/04/15**	**05/04/15 14:22**	**150504L010**

Parameter	Result	RL	DF	Qualifiers
Acetone	ND	120	1.00	
Benzene	ND	5.0	1.00	
Bromobenzene	ND	5.0	1.00	
Bromochloromethane	ND	5.0	1.00	
Bromodichloromethane	ND	5.0	1.00	
Bromoform	ND	5.0	1.00	
Bromomethane	ND	25	1.00	
2-Butanone	ND	50	1.00	
n-Butylbenzene	ND	5.0	1.00	
sec-Butylbenzene	ND	5.0	1.00	
tert-Butylbenzene	ND	5.0	1.00	
Carbon Disulfide	ND	50	1.00	
Carbon Tetrachloride	ND	5.0	1.00	
Chlorobenzene	ND	5.0	1.00	
Chloroethane	ND	5.0	1.00	
Chloroform	ND	5.0	1.00	
Chloromethane	ND	25	1.00	
2-Chlorotoluene	ND	5.0	1.00	
4-Chlorotoluene	ND	5.0	1.00	
Dibromochloromethane	ND	5.0	1.00	
1,2-Dibromo-3-Chloropropane	ND	10	1.00	
1,2-Dibromoethane	ND	5.0	1.00	
Dibromomethane	ND	5.0	1.00	
1,2-Dichlorobenzene	ND	5.0	1.00	
1,3-Dichlorobenzene	ND	5.0	1.00	
1,4-Dichlorobenzene	ND	5.0	1.00	
Dichlorodifluoromethane	ND	5.0	1.00	
1,1-Dichloroethane	ND	5.0	1.00	
1,2-Dichloroethane	ND	5.0	1.00	
1,1-Dichloroethene	ND	5.0	1.00	
c-1,2-Dichloroethene	ND	5.0	1.00	
t-1,2-Dichloroethene	ND	5.0	1.00	
1,2-Dichloropropane	ND	5.0	1.00	
1,3-Dichloropropane	ND	5.0	1.00	
2,2-Dichloropropane	ND	5.0	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Analytical Report

Southern California Soil & Testing, Inc.	Date Received:	05/01/15
6280 Riverdale Street	Work Order:	15-05-0090
San Diego, CA 92120-3308	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/kg
Project: Del Mar City Hall / 140576P3.3		Page 4 of 4

Parameter	Result	RL	DF	Qualifiers
1,1-Dichloropropene	ND	5.0	1.00	
c-1,3-Dichloropropene	ND	5.0	1.00	
t-1,3-Dichloropropene	ND	5.0	1.00	
Ethylbenzene	ND	5.0	1.00	
2-Hexanone	ND	50	1.00	
Isopropylbenzene	ND	5.0	1.00	
p-Isopropyltoluene	ND	5.0	1.00	
Methylene Chloride	ND	50	1.00	
4-Methyl-2-Pentanone	ND	50	1.00	
Naphthalene	ND	50	1.00	
n-Propylbenzene	ND	5.0	1.00	
Styrene	ND	5.0	1.00	
1,1,1,2-Tetrachloroethane	ND	5.0	1.00	
1,1,2,2-Tetrachloroethane	ND	5.0	1.00	
Tetrachloroethene	ND	5.0	1.00	
Toluene	ND	5.0	1.00	
1,2,3-Trichlorobenzene	ND	10	1.00	
1,2,4-Trichlorobenzene	ND	5.0	1.00	
1,1,1-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloroethane	ND	5.0	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50	1.00	
Trichloroethene	ND	5.0	1.00	
1,2,3-Trichloropropane	ND	5.0	1.00	
1,2,4-Trimethylbenzene	ND	5.0	1.00	
Trichlorofluoromethane	ND	50	1.00	
1,3,5-Trimethylbenzene	ND	5.0	1.00	
Vinyl Acetate	ND	50	1.00	
Vinyl Chloride	ND	5.0	1.00	
p/m-Xylene	ND	5.0	1.00	
o-Xylene	ND	5.0	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	5.0	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	95	60-132	
Dibromofluoromethane	108	63-141	
1,2-Dichloroethane-d4	118	62-146	
Toluene-d8	97	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

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Quality Control - Spike/Spike Duplicate

Southern California Soil & Testing, Inc.		Date Received:	05/01/15
6280 Riverdale Street		Work Order:	15-05-0090
San Diego, CA 92120-3308		Preparation:	EPA 5030C
		Method:	EPA 8015B (M)
Project: Del Mar City Hall / 140576P3.3			Page 1 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
B-1@16'-16.5'	**Sample**	**Solid**	**GC 24**	**05/04/15**	**05/04/15 13:14**	**150504S013**
B-1@16'-16.5'	**Matrix Spike**	**Solid**	**GC 24**	**05/04/15**	**05/04/15 13:48**	**150504S013**
B-1@16'-16.5'	**Matrix Spike Duplicate**	**Solid**	**GC 24**	**05/04/15**	**05/04/15 14:22**	**150504S013**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	ND	10.00	9.274	93	8.832	88	48-114	5	0-23	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

Southern California Soil & Testing, Inc.	Date Received:	05/01/15
6280 Riverdale Street	Work Order:	15-05-0090
San Diego, CA 92120-3308	Preparation:	EPA 3050B
	Method:	EPA 6010B
Project: Del Mar City Hall / 140576P3.3		Page 2 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
15-05-0123-1	**Sample**	**Solid**	**ICP 7300**	**05/04/15**	**05/04/15 18:25**	**150504S02**
15-05-0123-1	**Matrix Spike**	**Solid**	**ICP 7300**	**05/04/15**	**05/04/15 18:26**	**150504S02**
15-05-0123-1	**Matrix Spike Duplicate**	**Solid**	**ICP 7300**	**05/04/15**	**05/04/15 18:27**	**150504S02**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Antimony	ND	25.00	10.75	43	10.02	40	50-115	7	0-20	3
Arsenic	5.077	25.00	28.84	95	29.70	98	75-125	3	0-20	
Barium	145.7	25.00	161.5	4X	186.5	4X	75-125	4X	0-20	Q
Beryllium	0.2729	25.00	24.79	98	25.33	100	75-125	2	0-20	
Cadmium	ND	25.00	23.79	95	24.06	96	75-125	1	0-20	
Chromium	15.66	25.00	39.85	97	41.62	104	75-125	4	0-20	
Cobalt	2.382	25.00	26.77	98	27.04	99	75-125	1	0-20	
Copper	4.761	25.00	29.90	101	31.40	107	75-125	5	0-20	
Lead	1.908	25.00	25.99	96	26.33	98	75-125	1	0-20	
Molybdenum	2.289	25.00	25.24	92	26.06	95	75-125	3	0-20	
Nickel	8.476	25.00	32.50	96	33.44	100	75-125	3	0-20	
Selenium	ND	25.00	20.75	83	21.32	85	75-125	3	0-20	
Silver	ND	12.50	12.04	96	12.47	100	75-125	4	0-20	
Thallium	ND	25.00	23.44	94	24.11	96	75-125	3	0-20	
Vanadium	23.08	25.00	48.21	101	51.51	114	75-125	7	0-20	
Zinc	15.56	25.00	41.21	103	41.49	104	75-125	1	0-20	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

Southern California Soil & Testing, Inc.		Date Received:	05/01/15
6280 Riverdale Street		Work Order:	15-05-0090
San Diego, CA 92120-3308		Preparation:	EPA 7471A Total
		Method:	EPA 7471A
Project: Del Mar City Hall / 140576P3.3			Page 3 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
15-05-0040-2	**Sample**	**Solid**	**Mercury 05**	**05/06/15**	**05/06/15 14:17**	**150506S01**
15-05-0040-2	**Matrix Spike**	**Solid**	**Mercury 05**	**05/06/15**	**05/06/15 14:19**	**150506S01**
15-05-0040-2	**Matrix Spike Duplicate**	**Solid**	**Mercury 05**	**05/06/15**	**05/06/15 14:21**	**150506S01**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Mercury	ND	0.8350	0.9788	117	1.013	121	71-137	3	0-14	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - Spike/Spike Duplicate

Southern California Soil & Testing, Inc.	Date Received:	05/01/15
6280 Riverdale Street	Work Order:	15-05-0090
San Diego, CA 92120-3308	Preparation:	EPA 5030C
	Method:	EPA 8260B
Project: Del Mar City Hall / 140576P3.3		Page 4 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
B-1@16'-16.5'	**Sample**	**Solid**	**GC/MS XX**	**05/04/15**	**05/04/15 15:28**	**150504S004**
B-1@16'-16.5'	**Matrix Spike**	**Solid**	**GC/MS XX**	**05/04/15**	**05/04/15 16:50**	**150504S004**
B-1@16'-16.5'	**Matrix Spike Duplicate**	**Solid**	**GC/MS XX**	**05/04/15**	**05/04/15 17:17**	**150504S004**

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Benzene	ND	50.00	45.90	92	46.09	92	61-127	0	0-20	
Carbon Tetrachloride	ND	50.00	51.45	103	52.58	105	51-135	2	0-29	
Chlorobenzene	ND	50.00	50.23	100	50.15	100	57-123	0	0-20	
1,2-Dibromoethane	ND	50.00	51.66	103	52.02	104	64-124	1	0-20	
1,2-Dichlorobenzene	ND	50.00	48.68	97	49.31	99	35-131	1	0-25	
1,2-Dichloroethane	ND	50.00	52.69	105	53.47	107	80-120	1	0-20	
1,1-Dichloroethene	ND	50.00	48.36	97	48.69	97	47-143	1	0-25	
Ethylbenzene	ND	50.00	51.38	103	51.19	102	57-129	0	0-22	
Toluene	ND	50.00	49.11	98	49.15	98	63-123	0	0-20	
Trichloroethene	ND	50.00	48.82	98	49.43	99	44-158	1	0-20	
Vinyl Chloride	ND	50.00	41.26	83	40.63	81	49-139	2	0-47	
p/m-Xylene	ND	100.0	106.4	106	105.9	106	70-130	0	0-30	
o-Xylene	ND	50.00	54.07	108	53.97	108	70-130	0	0-30	
Methyl-t-Butyl Ether (MTBE)	ND	50.00	52.77	106	52.82	106	57-123	0	0-21	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

Southern California Soil & Testing, Inc.		Date Received:	05/01/15
6280 Riverdale Street		Work Order:	15-05-0090
San Diego, CA 92120-3308		Preparation:	EPA 5030C
		Method:	EPA 8015B (M)
Project: Del Mar City Hall / 140576P3.3			Page 1 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-14-571-2310	**LCS**	**Solid**	**GC 24**	**05/04/15**	**05/04/15 11:32**	**150504L023**

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	Qualifiers
TPH as Gasoline	10.00	9.047	90	70-124	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

Southern California Soil & Testing, Inc.		Date Received:	05/01/15
6280 Riverdale Street		Work Order:	15-05-0090
San Diego, CA 92120-3308		Preparation:	EPA 3050B
		Method:	EPA 6010B
Project: Del Mar City Hall / 140576P3.3			Page 2 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
097-01-002-20921	**LCS**	**Solid**	**ICP 7300**	**05/04/15**	**05/04/15 17:47**	**150504L02A**

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	ME CL	Qualifiers
Antimony	25.00	23.49	94	80-120	73-127	
Arsenic	25.00	23.07	92	80-120	73-127	
Barium	25.00	26.97	108	80-120	73-127	
Beryllium	25.00	22.68	91	80-120	73-127	
Cadmium	25.00	24.21	97	80-120	73-127	
Chromium	25.00	24.95	100	80-120	73-127	
Cobalt	25.00	25.16	101	80-120	73-127	
Copper	25.00	24.17	97	80-120	73-127	
Lead	25.00	24.92	100	80-120	73-127	
Molybdenum	25.00	23.88	96	80-120	73-127	
Nickel	25.00	24.94	100	80-120	73-127	
Selenium	25.00	23.08	92	80-120	73-127	
Silver	12.50	12.80	102	80-120	73-127	
Thallium	25.00	23.76	95	80-120	73-127	
Vanadium	25.00	24.37	97	80-120	73-127	
Zinc	25.00	24.26	97	80-120	73-127	

Total number of LCS compounds: 16
Total number of ME compounds: 0
Total number of ME compounds allowed: 1
LCS ME CL validation result: Pass

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

Southern California Soil & Testing, Inc.		Date Received:	05/01/15
6280 Riverdale Street		Work Order:	15-05-0090
San Diego, CA 92120-3308		Preparation:	EPA 7471A Total
		Method:	EPA 7471A
Project: Del Mar City Hall / 140576P3.3			Page 3 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-16-272-1223	**LCS**	**Solid**	**Mercury 05**	**05/06/15**	**05/06/15 14:15**	**150506L01**

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	Qualifiers
Mercury	0.8350	0.9846	118	85-121	

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RPD: Relative Percent Difference. CL: Control Limits

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Quality Control - LCS

Southern California Soil & Testing, Inc.		Date Received:	05/01/15
6280 Riverdale Street		Work Order:	15-05-0090
San Diego, CA 92120-3308		Preparation:	EPA 5030C
		Method:	EPA 8260B
Project: Del Mar City Hall / 140576P3.3			Page 4 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
099-12-796-9638	**LCS**	**Solid**	**GC/MS XX**	**05/04/15**	**05/04/15 13:17**	**150504L010**

Parameter	Spike Added	Conc. Recovered	LCS %Rec.	%Rec. CL	ME CL	Qualifiers
Benzene	50.00	49.04	98	78-120	71-127	
Carbon Tetrachloride	50.00	55.75	111	49-139	34-154	
Chlorobenzene	50.00	53.64	107	79-120	72-127	
1,2-Dibromoethane	50.00	53.38	107	80-120	73-127	
1,2-Dichlorobenzene	50.00	52.75	105	75-120	68-128	
1,2-Dichloroethane	50.00	56.18	112	80-120	73-127	
1,1-Dichloroethene	50.00	51.34	103	74-122	66-130	
Ethylbenzene	50.00	54.66	109	76-120	69-127	
Toluene	50.00	52.18	104	77-120	70-127	
Trichloroethene	50.00	51.80	104	80-120	73-127	
Vinyl Chloride	50.00	43.83	88	68-122	59-131	
p/m-Xylene	100.0	112.9	113	75-125	67-133	
o-Xylene	50.00	57.50	115	75-125	67-133	
Methyl-t-Butyl Ether (MTBE)	50.00	53.36	107	77-120	70-127	

Total number of LCS compounds: 14
Total number of ME compounds: 0
Total number of ME compounds allowed: 1
LCS ME CL validation result: Pass

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RPD: Relative Percent Difference. CL: Control Limits

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Sample Analysis Summary Report

Work Order: 15-05-0090 Page 1 of 1

Method	Extraction	Chemist ID	Instrument	Analytical Location
EPA 6010B	EPA 3050B	935	ICP 7300	1
EPA 7471A	EPA 7471A Total	915	Mercury 05	1
EPA 8015B (M)	EPA 5030C	715	GC 24	2
EPA 8260B	EPA 5030C	849	GC/MS XX	2

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Glossary of Terms and Qualifiers

Work Order: 15-05-0090 Page 1 of 1

Qualifiers	Definition
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution. Therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to suspected matrix interference. The associated LCS recovery was in control.
4	The MS/MSD RPD was out of control due to suspected matrix interference.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to suspected matrix interference.
6	Surrogate recovery below the acceptance limit.
7	Surrogate recovery above the acceptance limit.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
BV	Sample received after holding time expired.
CI	See case narrative.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
HD	The chromatographic pattern was inconsistent with the profile of the reference fuel standard.
HDH	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons were also present (or detected).
HDL	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but lighter hydrocarbons were also present (or detected).
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
JA	Analyte positively identified but quantitation is an estimate.
ME	LCS Recovery Percentage is within Marginal Exceedance (ME) Control Limit range (+/- 4 SD from the mean).
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
SG	The sample extract was subjected to Silica Gel treatment prior to analysis.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

A calculated total result (Example: Total Pesticides) is the summation of each component concentration and/or, if "J" flags are reported, estimated concentration. Component concentrations showing not detected (ND) are summed into the calculated total result as zero concentrations.

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Calscience Environmental Laboratories, Inc.

7440 Lincoln Way, Garden Grove, CA 92841-1427 • (714) 895-5494
Other CA office locations: Concord and San Luis Obispo
For courier service / sample drop off information,
contact sales@calscience.com or call us.

CHAIN OF CUSTODY RECORD

WO # / LAB USE ONLY: **15-05-0090**

Date: 4-30-15

Page: 1 of 1

LABORATORY CLIENT: Southern California Soil & Testing

ADDRESS: 6280 Riverdale Street

CITY: San Diego STATE: CA ZIP: 92120

TEL: 619-280-4321 E-MAIL: anevhaus@scst.com

CLIENT PROJECT NAME / NUMBER: Del Mar City Hall

P.O. NO.: 140576 P3.3

PROJECT CONTACT: Andrew Nevhaus

SAMPLER(S): (PRINT) Arturo M. Hoyos

TURNAROUND TIME:
☐ SAME DAY ☐ 24 HR ☐ 48 HR ☐ 72 HR ☒ STANDARD

☐ COELT EDF GLOBAL ID LOG CODE

SPECIAL INSTRUCTIONS:

REQUESTED ANALYSES

Please check box or fill in blank as needed.

LAB USE ONLY	SAMPLE ID	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	Unpreserved	Preserved	Field Filtered	☒ TPH(g) ☐ GRO	☐ TPH(d) ☐ DRO	TPH ☐ C6-C36 ☐ C6-C44	TPH ____	BTEX / MTBE ☒ 8260 ☐ ____	VOCs (8260)	Oxygenates (8260)	Prep (5035) ☐ En Core ☐ Terra Core	SVOCs (8270)	Pesticides (8081)	PCBs (8082)	PAHs ☐ 8270 ☐ 8270 SIM	T22 Metals ☒ 6010/747X ☐ 6020/747X	Cr(VI) ☐ 7196 ☐ 7199 ☐ 218.6
1	B-1@ 16'-16.5'	4-30-15	0859	S	1				✓				✓	✓							✓	

Relinquished by: (Signature)	Received by: (Signature/Affiliation) EQ	Date: 05/01/15	Time: 1555
Relinquished by: (Signature)	Received by: (Signature/Affiliation) ECR	Date: 5/1/15	Time: 1930
Relinquished by: (Signature)	Received by: (Signature/Affiliation)	Date:	Time:

DISTRIBUTION: White with final report, Green and Yellow to Client.
Please note that pages 1 and 2 of 2 of our T/Cs are printed on the reverse side of the Green and Yellow copies respectively.

11/01/12 Revision

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WORK ORDER NUMBER: 15-05-0090

SAMPLE RECEIPT CHECKLIST

COOLER 1 OF 1

CLIENT: SCS&T

DATE: 05 / 01 / 2015

TEMPERATURE: (Criteria: 0.0°C – 6.0°C, not frozen except sediment/tissue)

Thermometer ID: SC2 (CF:-0.3°C); Temperature (w/o CF): 2.1 °C (w/ CF): 1.8 °C; ☑ Blank ☐ Sample

☐ Sample(s) outside temperature criteria (PM/APM contacted by: _____)

☐ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling

☐ Sample(s) received at ambient temperature; placed on ice for transport by courier

Ambient Temperature: ☐ Air ☐ Filter Checked by: 671

CUSTODY SEAL:

Cooler ☐ Present and Intact ☐ Present but Not Intact ☑ Not Present ☐ N/A Checked by: 671

Sample(s) ☐ Present and Intact ☐ Present but Not Intact ☑ Not Present ☐ N/A Checked by: 965

SAMPLE CONDITION:	Yes	No	N/A
Chain-of-Custody (COC) document(s) received with samples	☑	☐	☐
COC document(s) received complete	☑	☐	☐
☐ Sampling date ☐ Sampling time ☐ Matrix ☐ Number of containers			
☐ No analysis requested ☐ Not relinquished ☐ No relinquished date ☐ No relinquished time			
Sampler's name indicated on COC	☑	☐	☐
Sample container label(s) consistent with COC	☑	☐	☐
Sample container(s) intact and in good condition	☑	☐	☐
Proper containers for analyses requested	☑	☐	☐
Sufficient volume/mass for analyses requested	☑	☐	☐
Samples received within holding time	☑	☐	☐
Aqueous samples for certain analyses received within 15-minute holding time			
☐ pH ☐ Residual Chlorine ☐ Dissolved Sulfide ☐ Dissolved Oxygen	☐	☐	☑
Proper preservation chemical(s) noted on COC and/or sample container	☐	☐	☑
Unpreserved aqueous sample(s) received for certain analyses			
☐ Volatile Organics ☐ Total Metals ☐ Dissolved Metals			
Container(s) for certain analysis free of headspace	☐	☐	☑
☐ Volatile Organics ☐ Dissolved Gases (RSK-175) ☐ Dissolved Oxygen (SM 4500)			
☐ Carbon Dioxide (SM 4500) ☐ Ferrous Iron (SM 3500) ☐ Hydrogen Sulfide (Hach)			
Tedlar™ bag(s) free of condensation	☐	☐	☑

CONTAINER TYPE: (Trip Blank Lot Number: _____)

Aqueous: ☐ VOA ☐ VOA**h** ☐ VOA**na$_2$** ☐ 100PJ ☐ 100PJ**na$_2$** ☐ 125AGB ☐ 125AGB**h** ☐ 125AGB**p** ☐ 125PB

☐ 125PB**znna** ☐ 250AGB ☐ 250CGB ☐ 250CGB**s** ☐ 250PB ☐ 250PB**n** ☐ 500AGB ☐ 500AGJ ☐ 500AGJ**s**

☐ 500PB ☐ 1AGB ☐ 1AGB**na$_2$** ☐ 1AGB**s** ☐ 1PB ☐ 1PB**na** ☐ _____ ☐ _____ ☐ _____ ☐ _____

Solid: ☐ 4ozCGJ ☐ 8ozCGJ ☐ 16ozCGJ ☐ Sleeve (_____) ☐ EnCores® (_____) ☐ TerraCores® (_____) ☑ 24oz PJ (tall)

Air: ☐ Tedlar™ ☐ Canister ☐ Sorbent Tube ☐ PUF ☐ _____ **Other Matrix** (_____): ☐ _____ ☐ _____

Container: **A** = Amber, **B** = Bottle, **C** = Clear, **E** = Envelope, **G** = Glass, **J** = Jar, **P** = Plastic, and **Z** = Ziploc/Resealable Bag

Preservative: **b** = buffered, **f** = filtered, **h** = HCl, **n** = HNO_3, **na** = NaOH, **na$_2$** = $Na_2S_2O_3$, **p** = H_3PO_4, **s** = H_2SO_4, **u** = ultra-pure, **znna** = $Zn(CH_3CO_2)_2$ + NaOH

Labeled/Checked by: 965

Reviewed by: 681

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PROOF OF PUBLICATION (2015.5 C.C.P.)

State Of California,
County of San Diego

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am an authorized representative of
Del Mar Times
a newspaper of general circulation, printed and published weekly in the County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of 12/21/2000, Case Number GIC748533; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of the said newspaper and not in any supplement thereof on the following Dates, to-wit:
May 21, 2015

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated: May 21, 2015
At: Poway, California

Signature
Cathy Kolbenschlag
UT Community Press

County Clerk's Filing Stamp

Proof of Publication

See Attached

DEL MAR CITY HALL/TOWN HALL PROJECT
ENVIRONMENTAL IMPACT REPORT
NOTICE OF PREPARATION

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties and Organizations
From: City of Del Mar, 1050 Camino Del Mar, Del Mar, California 92014
Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Scoping Meeting for the Proposed Del Mar City Hall/Town Hall Project

The City of Del Mar (City) will be the Lead Agency under the California Environmental Quality Act (CEQA) as amended [Public Resources Code, §21000–21178 and California Code of Regulations, Title 14, Chapter 3 §15000–15387] and will initiate the preparation of an Environmental Impact Report (EIR) in accordance with CEQA for the proposed City Hall/Town Hall Project (proposed project).

This Notice of Preparation (NOP) provides information describing the proposed project and its potential environmental effects. The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the potential environmental effects associated with implementation of the proposed project.

The City is requesting input from government agencies, other organizations, and private citizens regarding the scope and content of the environmental information to be included in the Draft EIR. Responsible agencies are requested to indicate their statutory responsibilities in connection with the proposed project. Public agencies receiving this NOP may need to consider the Draft EIR if they need to issue permits or other approvals for the proposed project.

Project Background: The City initiated current discussions with the community in June 2013 with a commitment to replace the existing aged City facilities with a more sustainable and suitable City Hall, Town Hall, civic plaza and public parking. A review of the possible locations and assessment of the facility's special needs were conducted, from which City staff prepared a preliminary civic program, established goals and evaluation criteria, and considered and dismissed other possible joint uses for the site (e.g., commercial and/or residential). Along with many community workshops conducted and a public opinion poll, the City is moving forward with the proposed project.

Project Description: The City proposes to upgrade and expand the City's administration center (City Hall) to accommodate the existing civic functions within an approximately 9,250-square-foot City Hall facility, an approximate 3,200-square-foot Town Hall meeting room that can accommodate up to 150 persons, an approximately 15,000-square-foot outdoor public plaza, and parking for up to 160 parking spaces. Among the uses proposed within the initial phase of the City Hall development would be the offices, public counters, conference rooms, and restrooms. The Town Hall would accommodate the City Council chambers, community meeting space, and Del Mar TV studio and network offices.

Also included in the project is a future expansion area for added on-site facilities (up to an additional 20,000 square feet). This expansion area is not yet defined for specific use, other than possible expansion of planned City Hall, Town Hall, or plaza or other uses to support public facilities as consistent with the City's Zoning Ordinance. During construction the City operations that currently exist on-site, including the City Hall public functions and City Council and other committee hearings, will be relocated. The options for the temporary relocation will also be analyzed in the EIR.

Project Location: The proposed project is located on the present site of the City of Del Mar administration center (Assessor Parcel Numbers 300-093-02 and 300-093-03), occupying the approximately 1.5-acre eastern half of the City block bounded by Stratford Court to the west, 10th Street to the south, 11th Street to the north, and fronting Camino del Mar to the east (See attached Figures 1 and 2). The City Hall site consists of a building on the corner of Camino del Mar and 11th Street, a small building near 10th Street, two trailers, and a split-level parking lot. Surrounding area land use is a combination of mixed use and commercial along the Camino del Mar corridor and residential developments immediately beyond that corridor and adjacent to the project site to the west. Two vacant lots and a small boutique hotel are located immediately south of the project site.

Public Review Period: The City has determined to make this NOP available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The comment period for the NOP begins on May 21, 2015 and ends June 22, 2015. An Initial Study Checklist has been completed to determine the probable environmental effects and to identify those areas where further technical analysis is required for the EIR. Those subject areas that will be analyzed further in the Draft EIR are Land Use, Planning and Visual Quality; Air Quality and Greenhouse Gas Emissions; Cultural and Historic Resources; Noise and Vibration; and Circulation, Access and Parking. A copy of the Initial Study Checklist can be viewed at the City offices or online at: www.delmar.ca.us/CEQAnotices

Responses and Comments: Please submit your written comments as to the scope and content of the forthcoming Draft EIR no later than June 22, 2015 at 4:30 p.m. You may send your responses and comments to Joseph Smith – City of Del Mar, 1050 Camino del Mar, Del Mar, California 92014 or by e-mail to jsmith@delmar.ca.us.

Public Scoping Meeting: The City will hold a public scoping meeting on Monday, June 1, 2015 at 5:00 p.m. in front of the Del Mar City Hall (upper level), 1050 Camino del Mar, Del Mar, California. You are welcome to attend and present environmental information you believe should be addressed in the EIR.

NOP 6.1.15. DM1379. 5.21.15

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

Notice of Preparation

May 21, 2015

To: Reviewing Agencies

Re: Del mar City Hall/Town Hall Project
SCH# 2015051067

Attached for your review and comment is the Notice of Preparation (NOP) for the Del mar City Hall/Town Hall Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Joseph Smith
City of Del Mar
1050 Camino Del Mar
Del Mar, CA 92014

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2015051067
Project Title Del mar City Hall/Town Hall Project
Lead Agency Del Mar, City of

Type NOP Notice of Preparation

Description The City proposes to upgrade and expand the City's administration center (City Hall) to accommodate the existing civic functions within an approximately 9,250-sf City Hall facility, an approximately 3,200-sf Town Hall meeting room that can accommodate up to 150 persons, an approximately 15,000 sf outdoor public plaza, and parking for up to 160 parking spaces. Among the uses proposed within the initial phase of the City Hall development would be the offices, public counters, conference rooms, and restrooms. The Town Hall would accommodate the City Council chambers, community meeting space, and Del Mar TV studio and network offices. Also included in the project is a future expansion of planned City Hall, Town Hall, or plaza or other uses to support public facilities as consistent with the City's Zoning Ordinance. During construction the City operations that currently exist on-site, including the City Hall public functions and City Council and other committee hearings, will be relocated. The options for the temporary relocation will also be analyzed in the EIR.

Lead Agency Contact

Name Joseph Smith
Agency City of Del Mar
Phone (858) 755-9313 **Fax**
email
Address 1050 Camino Del Mar
City Del Mar **State** CA **Zip** 92014

Project Location

County San Diego
City Del Mar
Region
Cross Streets 10th Street and 11th Street
Lat / Long 32° 57' 17.3447" N / 117° 15' 50.3861" W
Parcel No. 300-093-02 and 300-093-03
Township 14S **Range** 4W **Section** 26 **Base**

Proximity to:

Highways I-5
Airports
Railways NCTD Coaster, AMTRAK Pacific Sur
Waterways Pacific Ocean, San Dieguito River
Schools Winston School
Land Use Public Facilities

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Water Quality; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; California Coastal Commission; California Energy Commission; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Caltrans, Division of Transportation Planning; California Highway Patrol; Caltrans, District 11; Air Resources Board; Regional Water Quality Control Board, Region 9

Date Received 05/21/2015 **Start of Review** 05/21/2015 **End of Review** 06/19/2015

Note: Blanks in data fields result from insufficient information provided by lead agency.

Notice of Completion & Environmental Document Transmittal

2015051067

SCH # To be provided

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Del Mar City Hall/Town Hall Project

Lead Agency: City of Del Mar
Contact Person: Joseph Smith, Senior Planner, AICP
Mailing Address: 1050 Camino Del Mar,
Phone: (858) 755-9313
City: Del Mar Zip: 92014 County: San Diego

Project Location: County: San Diego
City/Nearest Community Del Mar
Cross Streets: 10th Street and 11th Street
Zip Code: 92014
Lat. / Long. (degrees, minutes, seconds): 32°57'17.3447" / -117°15'50.3861" Total (Acres): 1.56
Assessor's Parcel No.: 300-093-02 and 300-093-03 Township and Range: T14S R04W Sections 26 and 35

Within 2 Miles:
State Hwy #: I-5
Waterways: Pacific Ocean, San Dieguito River
Airports: n/a
Railways: NCTD Coaster, AMTRAK Pacific Surfliner
Schools: Winston School

Document Type:

CEQA:
- [x] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.)
- [ ] Other

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other

RECEIVED
MAY 21 2015
STATE CLEARINGHOUSE

Local Action Type:
- [ ] General Plan Update
- [ ] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [ ] Master Plan
- [ ] Planned Unit Development
- [ ] Site Plan
- [ ] Rezone
- [ ] Prezone
- [ ] Use Permit
- [ ] Land Division (Subdivision, etc.)
- [ ] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [x] Other Design Rev

Development Type:
- [ ] Residential: Units ____ Acres ____
- [ ] Office: Sq.ft. ____ Acres ____ Employees ____
- [ ] Commercial: Sq.ft. ____ Acres ____ Employees ____
- [ ] Industrial: Sq.ft. ____ Acres ____ Employees ____
- [ ] Educational
- [ ] Recreational
- [ ] Water Facilities: Type
- [ ] Transportation: Type Multi-modal corridor
- [ ] Mining: Mineral
- [ ] Power: Type MW
- [ ] Waste Treatment: Type
- [ ] Hazardous Waste: Type
- [x] Other: City Hall/Town Hall (Public Facilities)

Project Issues Discussed in Document:
- [x] Aesthetic/Visual
- [ ] Agricultural Land
- [x] Air Quality
- [x] Archeological/Historical
- [x] Biological Resources
- [x] Coastal Zone
- [x] Drainage/Absorption
- [ ] Economic/Jobs
- [ ] Fiscal
- [ ] Flood Plain/Flooding
- [ ] Forest Land/Fire Hazard
- [x] Geologic/Seismic
- [ ] Minerals
- [x] Noise
- [ ] Population/Housing Balance
- [x] Public Services/Facilities
- [x] Recreation/Parks
- [ ] Schools/Universities
- [ ] Septic Systems
- [ ] Sewer Capacity
- [x] Soil Erosion/Compaction/Grading
- [ ] Solid Waste
- [x] Toxic/Hazardous
- [x] Traffic/Circulation
- [ ] Vegetation
- [x] Water Quality
- [ ] Water Supply/Groundwater
- [ ] Wetland/Riparian
- [ ] Growth Inducing
- [x] Land Use
- [x] Cumulative Effects
- [x] Other Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Public Facilities

Project Description: The City proposes to upgrade and expand the City's administration center (City Hall) to accommodate the existing civic functions within an approximately 9,250-square-foot City Hall facility, an approximately 3,200-square-foot Town Hall meeting room that can accommodate up to 150 persons, an approximately 15,000-square-foot outdoor public plaza, and parking for up to 160 parking spaces. Among the uses proposed within the initial phase of the City Hall development would be the offices, public counters, conference rooms, and restrooms. The Town Hall would accommodate the City Council chambers, community meeting space, and Del Mar TV studio and network offices. Also included in the project is a future expansion area for added on-site facilities (up to an additional 20,000 square feet). This expansion area is not defined for specific use, other than possible expansion of planned City Hall, Town Hall, or plaza or other uses to support public facilities as consistent with the City's Zoning Ordinance. During construction the City operations that currently exist on-site, including the City Hall public functions and City Council and other committee hearings, will be relocated. The options for the temporary relocation will also be analyzed in the EIR.

County: San Diego

SCH# 2015051067

Resources Agency

- [ ] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Nicole Wong
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Lisa Johansen
- [ ] **Dept. of Conservation**
  Elizabeth Carpenter
- [ ] **California Energy Commission**
  Eric Knight
- [ ] **Cal Fire**
  Dan Foster
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [ ] **Office of Historic Preservation**
  Ron Parsons
- [ ] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **California Department of Resources, Recycling & Recovery**
  Sue O'Leary
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [ ] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

Fish and Game

- [ ] **Depart. of Fish & Wildlife**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Wildlife Region 1**
  Donald Koch
- [ ] **Fish & Wildlife Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Wildlife Region 2**
  Jeff Drongesen
- [ ] **Fish & Wildlife Region 3**
  Charles Armor
- [ ] **Fish & Wildlife Region 4**
  Julie Vance
- [ ] **Fish & Wildlife Region 5**
  Leslie Newton-Reed
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6**
  Tiffany Ellis
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6 I/M**
  Heidi Sickler
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Wildlife M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Sandra Schubert
  Dept. of Food and Agriculture
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Anna Garbeff
  Environmental Services Section
- [ ] **Delta Stewardship Council**
  Kevan Samsam
- [ ] **Housing & Comm. Dev.**
  CEQA Coordinator
  Housing Policy Division

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Michael Machado
- [ ] **OES (Office of Emergency Services)**
  Dennis Castrillo
- [ ] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Leo Wong
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Jennifer Deleong
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Cal State Transportation Agency CalSTA

- [ ] **Caltrans - Division of Aeronautics**
  Philip Crimmins
- [ ] **Caltrans – Planning HQ LD-IGR**
  Terri Pencovic
- [ ] **California Highway Patrol**
  Suzann Ikeuchi
  Office of Special Projects

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Eric Federicks – South
  Susan Zanchi - North
- [ ] **Caltrans, District 4**
  Erik Alm
- [ ] **Caltrans, District 5**
  Larry Newland
- [ ] **Caltrans, District 6**
  Michael Navarro
- [ ] **Caltrans, District 7**
  Dianna Watson
- [ ] **Caltrans, District 8**
  Mark Roberts
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Maureen El Harake

Cal EPA

Air Resources Board

- [ ] All Other Projects
  Cathi Slaminski
- [ ] Transportation Projects
  Nesamani Kalandiyur
- [ ] Industrial/Energy Projects
  Mike Tollstrup
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Jeffery Werth
  Division of Drinking Water
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Phil Crader
  Division of Water Rights
- [ ] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
- [ ] **RWQCB 5F**
  Central Valley Region (5)
  Fresno Branch Office
- [ ] **RWQCB 5R**
  Central Valley Region (5)
  Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
- [ ] **RWQCB 6V**
  Lahontan Region (6)
  Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____

_____

_____

- [ ] _____
  Conservancy

Last Updated 10/13/2014

DEL MAR

CITY HALL/TOWN HALL PROJECT COMMENT CARD

Please provide your comments on the NOP and the scope of the upcoming Draft EIR for the Del Mar City Hall/Town Hall Project. Comments may be turned in at the NOP Scoping Meeting and City Council hearing on June 1st, 2015, or sent via email or U.S. mail by June 22nd, 2015 at 4:30 p.m. to the following points of contact:

Joseph Smith, Project Manager
City of Del Mar
1050 Camino del Mar
Del Mar, California 92014

or Email: CityHallCEQA@delmar.ca.us

Comments:
I understand the rationale for putting only 2 floors of parking underground; I understand the greater expense to put all parking underground; Still, I hate to waste the surface of our land on parking cars. We will only do this development once. I hope we can spend the money to make all the parking spots disappear from view.

Use back of sheet if additional space is necessary.

Name (please print): CARMEL MYERS

E-mail Address:

Mailing Address:

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Joseph Smith, Project Manager
City of Del Mar
1050 Camino del Mar
Del Mar, California 92014

or Email: CityHallCEQA@delmar.ca.us

Comments:
I would Recommend looking into adding Affordable Housing units into this project. As this is an important need in the city this location is ideal with public transportation avail.

Use back of sheet if additional space is necessary.

Name (please print): Annette Wiesel

E-mail Address: Awiesel1@yahoo.com

Mailing Address:

DEL MAR

CITY HALL/TOWN HALL PROJECT COMMENT CARD

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RECEIVED

JUN 04 2015

City of Del Mar
Administrative Services Dept.

Joseph Smith, Project Manager
City of Del Mar
1050 Camino del Mar
Del Mar, California 92014

or Email: CityHallCEQA@delmar.ca.us

Comments: We would like to see the following considered in the EIR:

- Traffic impact on 10th St. (should be left turn only from garage structure; no exit from surface parking to 10th
- Importance of keeping 10th St. open to Camino del Mar (has been discussion about closing 10th) Access to Camino del Mar is critical for fire evacuation and emergency vehicle access
- Overall bulk and mass of →

Use back of sheet if additional space is necessary.

Name (please print): Charley Wheeler

E-mail Address: cewdelmar@yahoo.com

project if option C is selected, Negative impact of concentrating structures on 10th St. side.

- Impact of lights shining on 10th St. properties (esp. option C) Impact of lights from cars entering and leaving
- Impact of delivery trucks, trash trucks, etc, to 10th St. including noise and exhaust as well as exhaust from cars
- Noise issues from new stuctures / plaza; will there be restrictions on use of community center + plaza space? Concern about rental to public, possible alcohol use, security issues etc, - would definitely impact neighbors in a negative way

NOP Comments – Rick Ehrenfeld 6/22/2015

1) From the Initial Study Checklist: “While no historical resources were identified within or nearby the project area during records”. Historical homes surround the project site. How will this project affect them? Are there special concerns that should be considered in the EIR?

2) The materials for the buildings have not yet been determined; will the possibility of strong reflections from sunset (from glass, or other reflective materials) onto neighboring homes in the vicinity be considered?

3) Existing and ongoing erosion damage to the homes to the west has been caused by the current project site. Will there be a study of storm water etc. done on the site in order to remedy this?

4) Will the sound studies include measurements from the neighboring residences in order to determine the ambient noise level?

5) The new project will not only intensify the traffic concerns already present in the area, but also create new traffic patterns. With drivers directed to the site from different parts of downtown, there will be an increase in trips, and possible congestion on CDM. Consideration should be given to trips generated by cars cruising to find a parking space in the neighborhood and in the garage. What happens if all/part of the garage is full? How will someone looking for a parking spot move from one garage level to another?

6) If paid parking is implemented on the site (don't know when this will be determined) how will the “free” parking in the adjacent neighborhoods be impacted?

7) Will the EIR consider noise from special events and other impacts of the use of the outdoor areas and plazas?

8) Venting of the proposed kitchen should be designed to limit the impact of noise and odors.

9) Garage ingress and egress is yet to be determined. Will traffic counts on 10th and 11th streets increase? Will late night use of the garage and the surface lot affect the adjacent neighborhoods by increasing the noise and lighting impacts? The current use of the lot is during the business hours of the City Hall; will the new plan bring late night parking and the accompanying noise, lighting, and security? Will the new parking area be used by the valet services, thus expanding the intensity of use? Can the impact of this increase in use be mitigated by limiting the hours of garage and parking operation? Can the lights of the parking areas be dimmed if the parking is closed overnight?

10) Will the garage be enclosed, requiring mechanical equipment to disperse fumes? What is the noise level of this mechanical equipment? Does this equipment need to run 24 hours or by limiting the hours of operation can the noise for the neighbors be mitigated? How and where will this equipment exhaust the fumes? If the design does not require mechanical exhaust equipment, how will this affect overall air quality, sound and lighting impacts on the neighbors? How will use of the surface parking lot designed for 60 cars affect the air quality in the adjacent homes?

11) During the construction phase, where will construction employees park? How will delivery vehicles be routed? What will be the air quality impacts from the diesel trucks moving soil from the lot? Or the diesel trucks delivering materials? What will be the impacts of the heavy earth

moving equipment in terms of air quality and vibration of the ground for neighboring residences? Some of the neighboring homes are more than 140 years old, will they be able to withstand the vibration? Could we reduce construction emissions, including particulate, by limiting equipment idle time? Can the greenhouse gas emissions be mitigated through requiring that a percentage of the project's heavy equipment and transportation fleet run on alternative fuels?

12) Will the traffic, noise, lighting and air quality studies consider the cumulative impact of this project along with the likely development of the lots across 10th Street and Garden Project across CDM?

13) City Hall will generate air pollutant emissions primarily as a result of vehicle trips to and from the facilities. Congestion on CDM may increase, and the resulting pollution will impact the nearby residents. The cumulative impact of surrounding future developments should be considered.

14) During the demolition will special measures be implemented to insure that asbestos, lead and other hazardous materials used in construction of St. James School are not sent as dust into the neighboring homes, and will disposal of contaminated materials be carried out so as to limit the exposure to neighboring residents?

    Will there be a requirement to implement a Construction Emission Control Plan that will be implemented along with visual site inspections throughout construction? Measures may include watering exposed surfaces and dirt, covering trucks that transport dirt on public streets, sweep streets for dirt regularly and limiting speed of trucks on adjacent streets. Will the roads that are degraded by the truck traffic going to be repaired and resurfaced?

15) Will the project be required to reduce noise impacts on adjacent properties? Here are some ideas:
    A. Well-designed sound walls will be used when compatible with the surrounding area – some temporary walls during construction?
    B. Screen and control noise sources such as parking, and mechanical equipment including parking garage exhaust equipment and HVAC units.
    C. Increase setbacks for noise sources from adjacent dwellings
    D. Use soundproofing material and double-glazed windows – this will become especially needed for musical performances.
    E. Control hours of operation, including deliveries, trash pickup, parking and use of outdoor plazas.
    F. Take measures to mitigate parking lot noise including noise generated by conversation, doors slamming, vehicle passage, and engines starting and stopping. Given the proximity of the homes to the parking, limitation of hours of use may be an effective mitigation.

From: Juliana Maxey-Allison [jmaxeyallison@gmail.com]
Sent: Friday, June 19, 2015 10:01 PM
To: Joseph Smith
Subject: City Hall Proposed Construction

Hello Joseph Smith:

I live across the street from the present and proposed city hall.
I was out of town on June 15th and want to voice my concerns:

Parking:

Location of public parking ingress and egress. I realize that cars can enter an exit on both levels of city parking presently. However, on most days the lower lot is scantily used, sometimes entirely vacant. Although the spaces are available to the public for free they are not used.

If indeed all the 100 plus spaces are built, there will be an increase in traffic although no one can be sure as to the percentage of utilization. However, whatever the number, there will be more cars entering and exiting.

As I understand it there is no way now to access both levels of the proposed extra parking from inside the proposed parking facility. I encourage planners to refigure this flaw. There is no doubt that there will be more traffic and with that pollution, noise, lights, increased use of 10th Street by drivers accessing their cars at all hours, often after partying, not the case now. Hopefully 10th Street will be only the entrance to the facility so as not to confused drivers.

Site of buildings:

10th Street, the oldest historic street existent in Del Mar, is presently relatively quiet because the City Hall hours end at 4:30 and meetings that may go on into the late evening are contained. Hopefully there will be no restaurant with the traffic, congestion, noise, odors, danger of fire that is now in the commercial district of downtown, 15th Street to about 13th on Camino Del Mar. Hopefully there will be no building overhanging 10th Street that will cause extraordinary traffic, noise, gatherings into the evening sited. Hopefully all buildings will be contained within the city hall site and oriented to the center.

Construction:

Generally when there is any construction in Del Mar trucks take over the street(s) for 6 months plus and are on the job early with large construction equipment that is noisy, dusty, continually blocking street traffic and often access. Hopefully there will be a plan that will eliminate or at the least minimize any and all on street parking for construction trucks and equipment and that time will be of the essence.

Julie Maxey-Allison

Joseph Smith

From: Tanya Blackshaw <blackshaw.tanya@gmail.com>
Sent: Monday, June 22, 2015 12:32 PM
To: Joseph Smith
Subject: Input for Concerns regarding City Hall Building

Dear Mr. Smith

I know the deadline is today to voice any concerns for the folks that live in Del Mar regarding the New Town Hall. I live right across the street at [redacted] and I have written down the following concerns that I hope will be addressed:

Quite Part of Town.

The reason I bought a home where I am is because it was quiet and peaceful. I'm concerned with the noise, parking, traffic, and people loitering and staring right into my home.

The run-off

We already have flooding on 10th Street

Starry Nights

It is very dark at night and I can see the stars. With events and parking lights, etc. I feel that I won't have the darkness that I am used to at night.

Parking

160 parking spaces seems a bit excessive. The current parking lot has never been full with cars. I have lived across the street for 12 years and nobody parks in the lots we have.

Traffic

I'm concerned with the additional traffic on the historical 10th Street. Also, when the new town hall is being built, I don't want all the construction trucks parked in front of my house and tearing up the street. Just look at the construction on any house being built. The construction workers, huge trucks take up residential parking. We should not have to drive all over town just to find a parking space. And what if we have groceries, etc.? As it is our roads are getting torn up every day by these huge construction trucks.

Entering New Town Hall

Is there any way that the entrance "to and from" City Hall be located on 11th Street which is the retail side of the block and not on the residential side.

Alvarado House

I believe that the Alvarado House back up to the SW corner of the lot on 10th Street. And the house facing in so there won't be a lot of foot traffic and parking in front of my house.

OFF SUBJECT: I would like to see a car or two length of curbs painted a certain color (purple?) so that it is in front of the owner's house. Thereby having a spot to park in. Just an idea.

I am available to discuss this further if need be. I can be reached at [redacted]

Sincerely,
Tanya Blackshaw