

¹AGENDA
OCEANSIDE DEVELOPER’S CONFERENCE

Wednesday, May 1, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Discussion of the “adult business” use classification definition in Article 4 of the Zoning Ordinance and its applicability to proposed retail at 1401 Mission Avenue

Note: Only Planning and City Attorney will need to attend for this first item.

Zoning: CS-HO (Special Commercial-Highway Oriented)
Land Use: Special Commercial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 148-340-30
Contact Person: Alex Basinski, Esq.
Email: abasinski@lglaw.com

2. 10:30 - 11:30 a.m. Proposed 3-story single-family residence located on a vacant lot at 1016 Loretta Street

Zoning: RS (Single-family Residential)
Land Use: Single-family Detached Residential
Neighborhood Area: Eastside Capistrano
Assessor Parcel Number: 144-082-21
Contact Person: Mark and Nicole Rayta
Email: nicole.rayta@optum.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ The Developer’s Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.



Lipsitz Green Scime Cambria LLP

Attorneys at Law

42 Delaware Avenue, Suite 120, Buffalo, New York 14202-3924 P 716 849 1333 F 716 855 1580 (Not for Service) www.lglaw.com

Paul J. Cambria, Jr.^{1,3,5}
 James T. Scime
 Herbert L. Greenman
 Michael Schiavone
 Laraine Kelley
 Richard P. Weisbeck, Jr.
 Mark L. Stulmaker
 Barry Nelson Covert
 Robert L. Boreanaz
 Thomas M. Mercure
 John A. Collins
 Michael P. Stuermer³
 Jeffrey F. Reina
 Cherie L. Peterson
 Joseph J. Manna
 William P. Moore
 Thomas C. Burnham
 Jonathan W. Brown³
 Diane M. Perri Roberts
 Matthew B. Morey
 Sharon M. Heim
 Paul J. Cieslik
 Gregory P. Krull
 Robert E. Ziske
 Patrick J. Mackey⁴
 Max Humann⁹
 Katherine A. Gillette
 Lynn M. Bochenek
 Joseph L. Guza
 Richard A. Maltese, Jr.
 Justin D. Ginter
 Erin McCampbell Paris
 Jeffrey B. Novak
 Lucy M. Berkman²
 Dale J. Bauman^{2,7}
 Michelle M. Ragusa
 Karoline R. Faltas
 Melissa D. Wischerath⁸
 Alexander E. Basinski
 Taylor D. Galba
 Maxwell G. Kahn⁹
 Maxwell A. Whitenight

April 17, 2019

VIA E-MAIL ONLY

Tiffany Chen
 City of Oceanside – Planning Division
 300 North Coast Highway
 Oceanside, CA 92054

RE: Developer’s Conference – May 1, 2019 at 9:30am
 1401 Mission Avenue, Oceanside, CA 92058

Dear Ms. Chen:

Please be advised that my office represents Larry Flynt Productions (“LFP”), which operates a number of retail establishments throughout the country under the name “Hustler Hollywood.” Enclosed please find a business description and floor plan for the proposed retail use at 1401 Mission Avenue, Oceanside, CA 92058.

The property is located in the City of Oceanside (“City”) in a PD-1 (Rancho Master Plan Commercial) district, which allows general merchandise and variety stores to operate as of right. We believe that our proposed use constitutes a general merchandise or variety store, and should not be classified as an “Adult Business” under Article 4 of the Oceanside Zoning Ordinance (“Code”).

Should you have any further questions or require additional information, please do not hesitate to contact my office.

Very truly yours,

Lipsitz Green Scime Cambria, LLP

Alexander E. Basinski, Esq.
 AEB
 Enclosures

1401 Mission is in the CS-HO zone, not PD-1

OF COUNSEL
 Patrick C. O’Reilly
 Joseph J. Gumkowski
 George E. Riedel, Jr.²

SPECIAL COUNSELL
 Richard D. Furlong
 Scott M. Schwartz

LICENSED WORKERS’
 COMPENSATION
 REPRESENTATIVE
 Keith T. Williams
 Patricia N. Lyman

¹ Also admitted in District of Columbia
² Also admitted in Florida
³ Also admitted in California
⁴ Also admitted in Illinois
⁵ Also admitted in Pennsylvania
⁶ Also admitted in Maryland
⁷ Also admitted in New Jersey
⁸ Also admitted in Oregon
⁹ Also admitted in Alabama



Description of Business Attachment

Hustler Hollywood is a retail store that has 80% of its floor space (4,320 sq/ft) and stock in trade as non-adult merchandise such as lingerie, apparel, accessories, gels and souvenirs, and 20% of its floor space (1,080 sq/ft) and stock in trade as novelties.

The following is a more detailed description of the sales areas:

Retail Inventory (80% or 4,320 sq/ft of floor space)

Apparel and Accessories:

- T-Shirts and Sweatshirts (Men's and Women's)
- Shorts and Jeans (Men's and Women's)
- Hats

Lingerie:

- Teddies, Corsets, etc.
- Bras and Panties
- Garters and similar type Lingerie Accessories

Bachelorette Area:

- Drinking Games
- Hustler Logo items like cups, shot glasses etc.
- Novelty Candy
- Romantic Novels like 'Fifty Shades of Grey' etc.
- All Party related items like plates, bachelorette gifts like crowns and sashes

Bath & Body:

- Cosmetics and Massage oils etc.
- Fragrance and Candles
- Personal gels and lotions

Bikini Area:

- Swimwear and Dance Wear

Specialty Inventory (20% or 1,080 sq/ft of the floor space)

Novelty Area

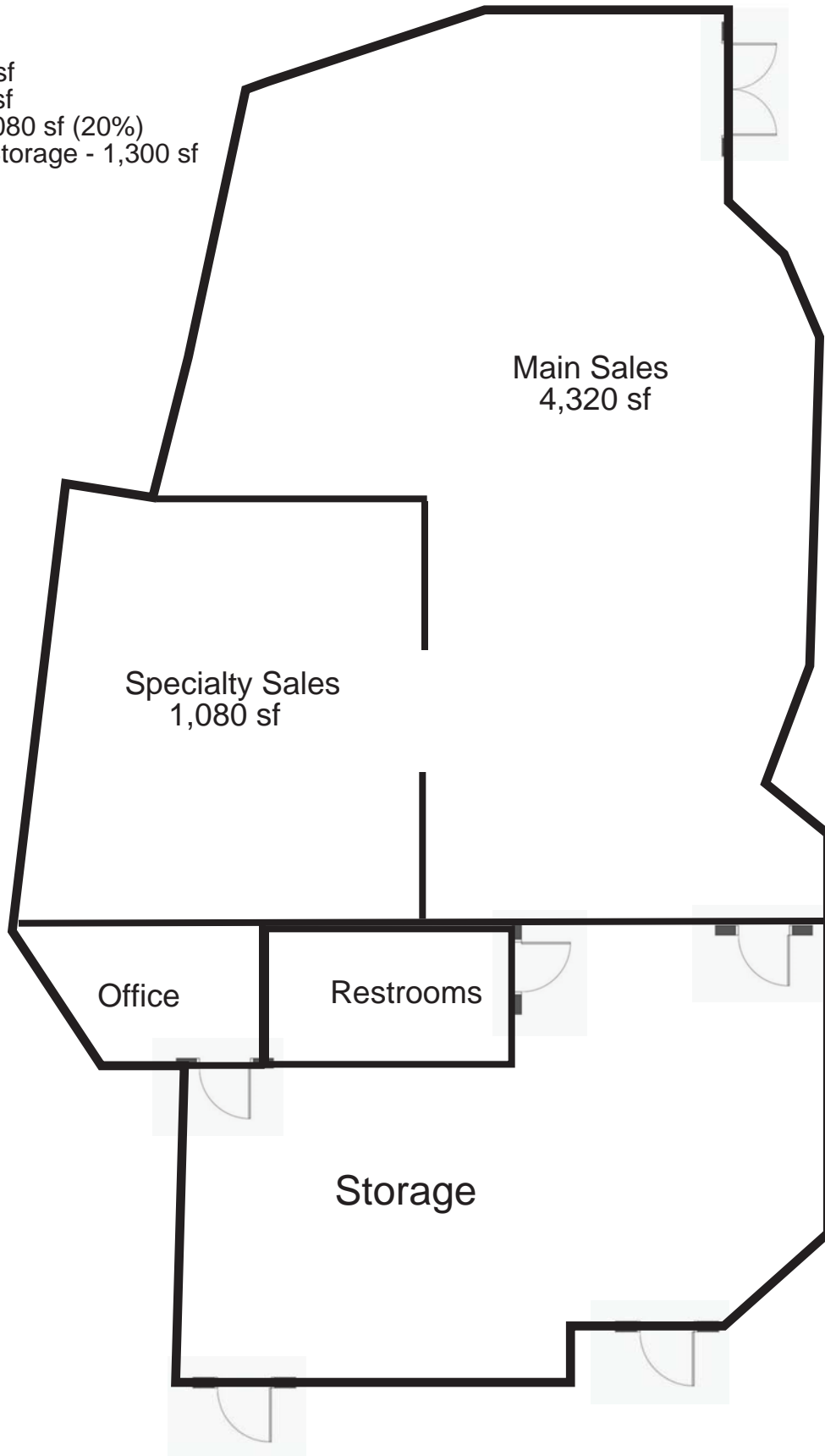
- Mostly non-anatomically correct massagers, bullets, dildos, role-play, paddles, etc.

Hours of Operation

The store operates from 10am to 2am (Monday through Sunday.)

1401 Mission Ave, Oceanside CA

Total Sales - 5,400 sf
Main Sales - 4,320 sf
Specialty Sales - 1,080 sf (20%)
Office, Restrooms Storage - 1,300 sf



Main Sales
4,320 sf

Specialty Sales
1,080 sf

Office

Restrooms

Storage

~~WX~~. Utilities, Minor. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, underground water and sewer lines, and recycling centers within convenience zones, as defined by the California Beverage Container Recycling and Litter Reduction Act.

414 Commercial Use Classifications

A. Adult Business. An Adult Business is any business, where employees, independent contractors, or patrons expose "specified anatomical areas" or engage in "specified sexual activities," or any business which offers to its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing or relating to "specified sexual activities or "specified anatomical areas".

A use which has a majority of its conduct of activities, floor area, stock-in-trade, or revenue derived from, material characterized by an emphasis on matter depicting, exposing, describing, discussing or relating to "specified sexual activities" or "specified anatomical areas", shall be considered to be an Adult Business.

Adult Businesses do not include bona fide medical establishments operated by properly licensed and registered medical personnel with appropriate medical credentials for the treatment of patients.

Adult Businesses include, but are not limited to the following:

- 1. Adult Bookstore/Novelty Store/Video Store.** An establishment which has: (1) a substantial or significant portion of its gross revenues or of its stock in trade, books, magazines, and other periodicals or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas"; or (2) a substantial or significant portion of its stock in trade, instruments, devices or paraphernalia designed for use in connection with "Specified Sexual Activities".
2. Adult Entertainment Business. Any establishment that (1) is customarily only open to adults and excludes minors by reason of age, and (2) devotes a substantial or significant portion of its stock in trade to the sale or display of instruments, devices, or paraphernalia which are designed for use in connection with "Specified Sexual Activities".
3. Adult Cabaret. A nightclub, bar, restaurant, or similar commercial establishment which regularly features: (1) persons who appear in a state of nudity; or (2) live performances which are characterized by the exposure of "Specified Anatomical Areas" or by "Specified Sexual Activities"; or (3) films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the

depiction or description of "Specified Sexual Activities" or "Specified Anatomical Areas".

4. Adult Motel. A motel or similar establishment offering public accommodations for any consideration, which provides patrons with material distinguished or characterized by an emphasis on depiction or description of "Specified Sexual Activities" or "Specified Anatomical Areas".
5. Adult Motion Picture Theater. An enclosed building used for presenting motion picture films, video cassettes, cable television, or any other such visual media, distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" for observation by patrons therein.
6. Adult Theater. A theater, concert hall, auditorium, or other similar establishment, either indoor or outdoor in nature, which regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas for observation by patrons.
7. Figure Studio. Any premises on which the business of furnishing nude models who pose for the purpose of being photographed, sketched, painted, drawn or observed by persons who pay a fee, or other consideration or compensation, or a gratuity, for the right or opportunity to depict or observe the model, or for admission to, or for permission to remain upon, or as a condition for remaining upon, the premises.

The term model shall include: Any person, male or female, who poses nude to be photographed, sketched, painted, drawn or observed.

The term nude shall include: Completely without clothing; or with any pubic area exposed; or with the pubic area covered in such a manner that the private parts are visible or the form thereof discernible; or with the breasts exposed by female so that the nipples thereof are exposed.

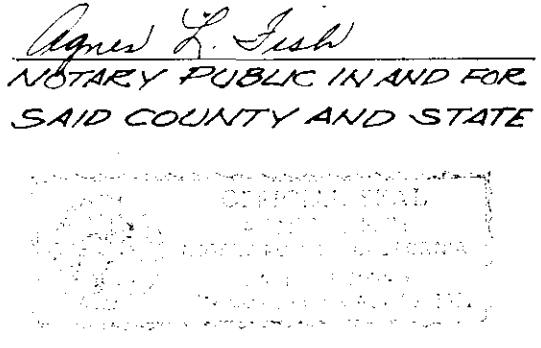
"Figure studio" does not include any studio or classroom which is operated by any public agency, or any private post secondary educational institution authorized by California state law to issue and confer a diploma or degree.

8. Peep-Show Establishment. Peep-Show Establishment as defined in the Oceanside City Code.

- B. Ambulance Services. Provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.

COUNTY OF SAN DIEGO } SS
 STATE OF CALIFORNIA }
 ON THIS 14th DAY OF JANUARY 1981, BEFORE ME, THE
 UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY
 AND STATE, PERSONALLY APPEARED MORTIMER LEE, KNOWN
 TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
 ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE
 EXECUTED THE SAME, IN WITNESS WHEREOF, I HAVE
 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL
 SEAL IN SAID COUNTY AND STATE THE DAY AND YEAR
 IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: NOVEMBER 30, 1981
 DATE



PARCEL MAP OF

LOT 168 OF FRANCINE VILLA'S SUBDIVISION, IN THE CITY OF OCEANSIDE,
 COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP
 THEREOF NO. 3031, FILED IN THE OFFICE OF THE COUNTY RECORDER
 OF SAN DIEGO COUNTY, OCTOBER 8, 1953, EXCEPTING THEREFROM
 THE NORTHWESTERLY 1 FOOT.

LEGEND

- ▲ INDICATES FOUND CONCRETE MONUMENT PER CITY TIES (E.B. 113, P.4) UNLESS OTHERWISE NOTED
- INDICATES FOUND DISC IN SIDEWALK STAMPED R.C.E. 1534 UNLESS OTHERWISE NOTED
- INDICATES SET 3/4" IRON PIPE W/DISC STAMPED LS 4525
- () INDICATES RECORD DATA PER MAP NO. 3031

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF CAPISTRANO DRIVE PER MAP NO. 3031 I.E., N 47° 27' 01" E.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AS SHOWN WITHIN THE BLUE COLORED LINE.

Mortimer Lee
 MORTIMER LEE

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AT THE REQUEST OF MORTIMER LEE IN JULY 1980. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

B.B. Dewitt
 B. B. DEWITT, LS 4525

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

1-14-81 DATE Ray J. Berryman
 RAY BERRYMAN, R.C.E. 18153, CITY ENGINEER

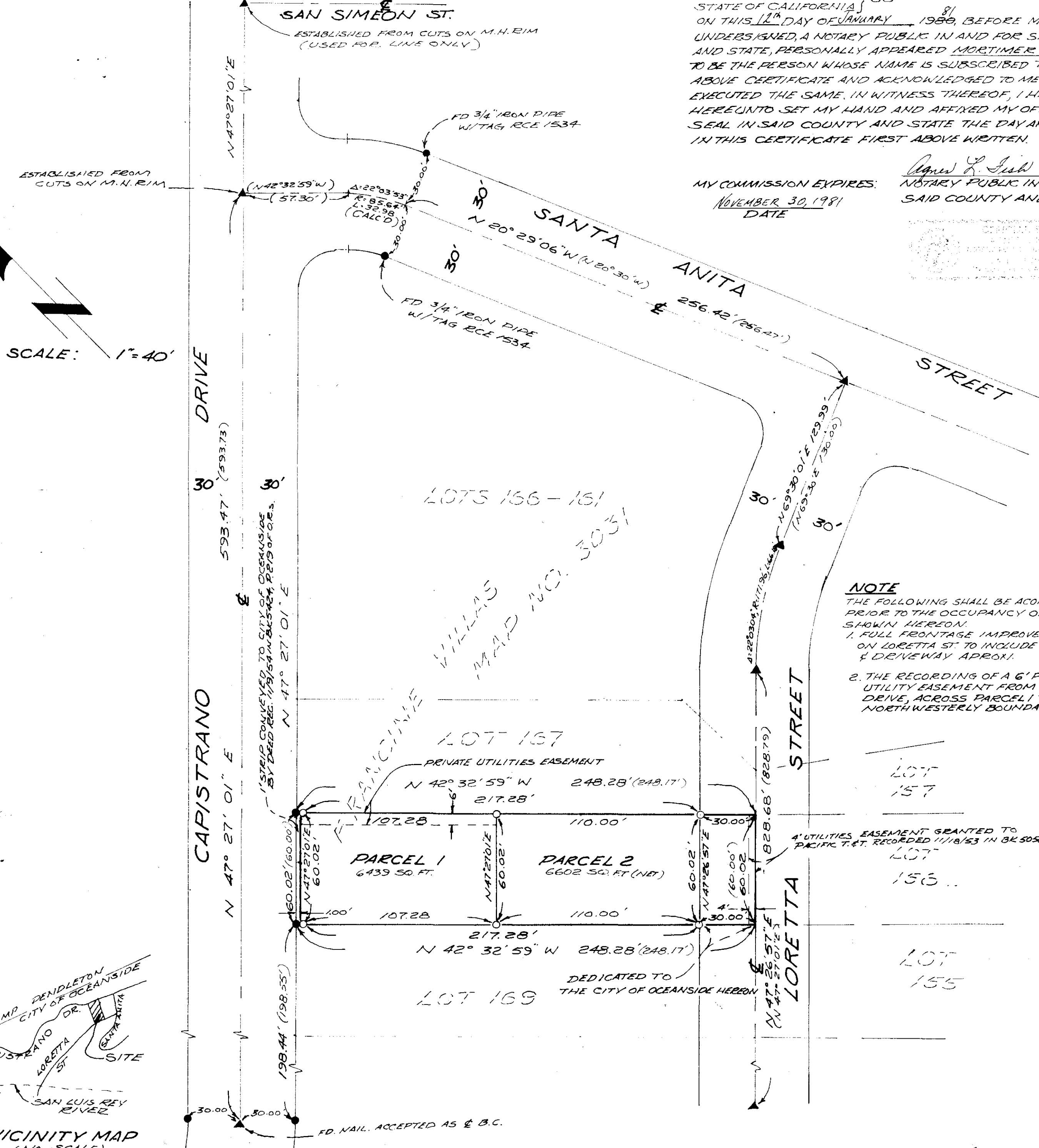
RECORDER'S CERTIFICATE

FILE NO. 81-018078
 FILED THIS 20 DAY OF JANUARY 1981, AT 9:18 A.M. O'CLOCK IN BOOK OF PARCEL MAPS AT PAGE 10899 AT THE REQUEST OF B.B. DEWITT

VERA L. LYLE, COUNTY RECORDER

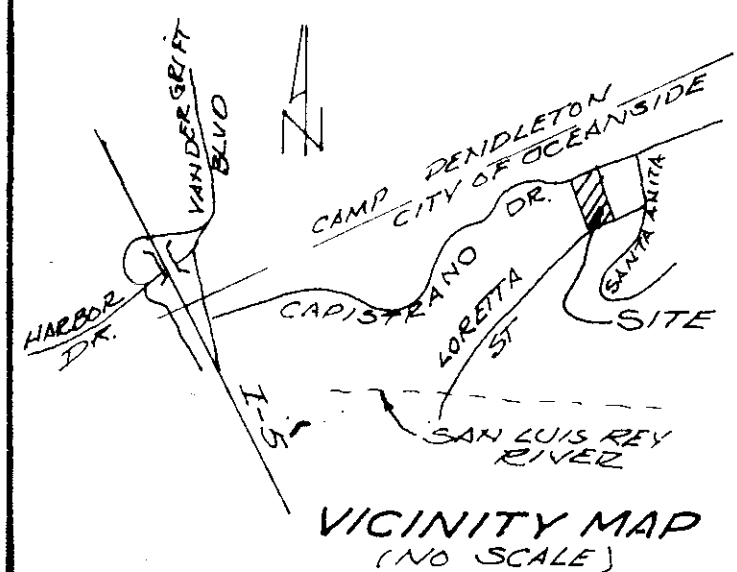
Frank O. Cordig
 DEPUTY

FEE: \$ 500



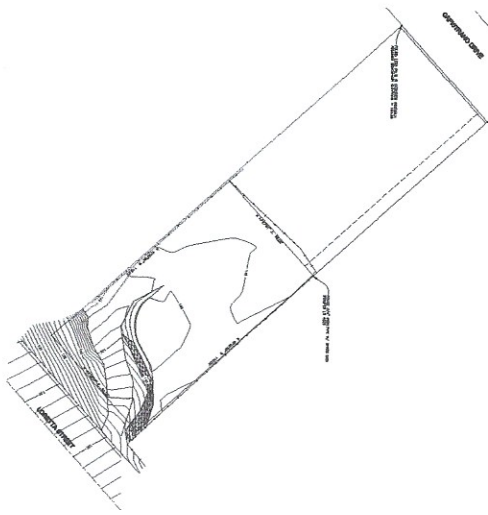
SCALE: 1" = 40'

P.M. 10899





MARK AND NICOLE RAYTA - 1016 NORTH LORETTA STREET, OCEANSIDE, CA

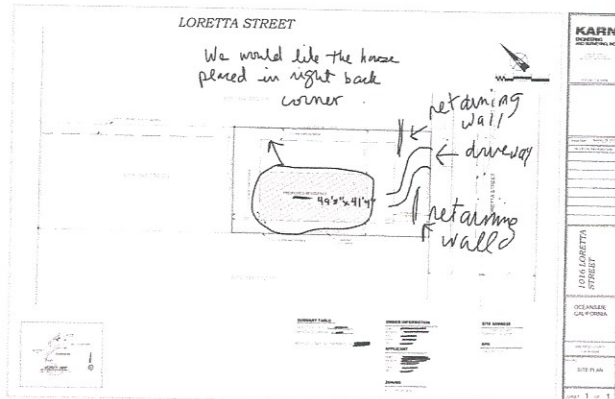


PREPARED BY: [Illegible]
 CHECKED BY: [Illegible]
 DATE: [Illegible]

10:42 PM 11 Aug 17

CBCADAB5-8615-4848-8825-CAD10FAA47A3 (4 of 18)

37% N



Site address: 1016 North Loretta Street, Oceanside, CA 92058

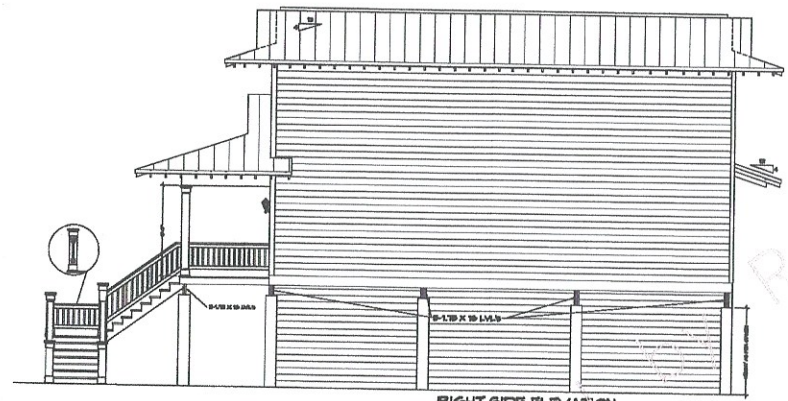
APN: 144-082-21

The proposed development consists of a 3 story, wood frame, single-family residence with attached garage. The structure will be founded on conventional continuous/spread footings with raised wood living area

floors and slab-on-grade garage floors. 2 Retaining walls are anticipated to facilitate grade changes. The proposed elevation is ~33 feet. The structure will be located in the northeast corner of the lot occupying ~2,060 sq feet. Boundary survey and site plan pending, service contracted with Coastal Land Solutions. Structural engineering report pending, service contracted with RAR Engineering. Updated geotechnical report completed 4/2019 is attached.

© 2004 Ryan & Associates, Inc. All rights reserved. This drawing is the property of Ryan & Associates, Inc. and is not to be reproduced without written permission.

1/4" = 1'-0"



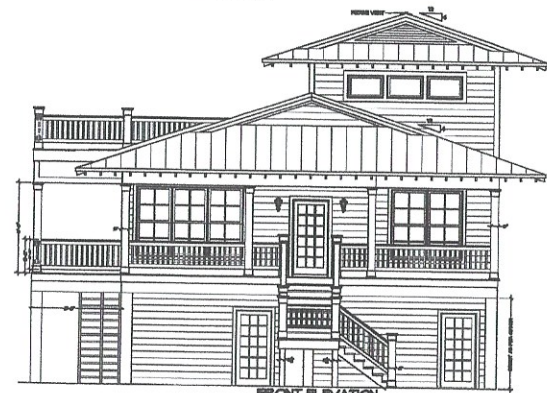
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

MR. & MRS. RAYTA	DATE	12-14-03	NO.	2467-1390-887
PROJECT	DATE	12-14-03	NO.	4 of 4
SCALE	DATE	12-14-03	NO.	

© Copyright by Ryan & Associates, Inc. All rights reserved. This drawing is the property of Ryan & Associates, Inc. and is not to be reproduced without written permission.

Ryan
Ryan & Associates, Inc.
11111 111th Street, Suite 100
Houston, TX 77036-1111 / Tel: 281-333-3333

NOT A CONTRACT
THIS DRAWING IS FOR INFORMATION ONLY
IT IS NOT TO BE USED FOR CONSTRUCTION
WITHOUT THE WRITTEN PERMISSION OF
RYAN & ASSOCIATES, INC.

GEOTECHNICAL UPDATE
Proposed Single-Family Residence
North Loretta Street
Oceanside, California
APN No.: 144-082-21-00

HETHERINGTON ENGINEERING, INC.

SOIL & FOUNDATION ENGINEERING • ENGINEERING GEOLOGY • HYDROGEOLOGY

April 11, 2019
Project No. 8834.1
Log No. 20416

Mark Rayta
108 High Street
Wakefield, Rhode Island 02879

Subject: GEOTECHNICAL UPDATE
Proposed Single-Family Residence
North Loretta Street
Oceanside, California
APN No.: 144-082-21-00

Dear Mr. Rayta:

In accordance with your request, we have performed a geotechnical update for the proposed single-family residence at the subject site. Our work was performed in March and April 2019. The purpose of our work was to update the previous geotechnical work performed by Hetherington Engineering, Inc. (Reference 1), including updated seismic design criteria consistent with the 2016 California Building Code, and updated grading and foundation recommendations for the proposed improvements. To assist with this update we were provided with a site map, by Karn Engineering and Surveying, Inc. (Reference 2) and architectural plans, by Ryan and Associates, Inc. (Reference 3).

With the above in mind, our scope of services included the following:

- Review of available plans, reports, and geologic maps/literature pertinent to the site (see References).
- Engineering and geologic analysis.
- Preparation of this updated report presenting the results of our review and analyses, and our updated conclusions and recommendations.

The "Geotechnical Investigation..." (Reference 1) should be reviewed for the results of field and laboratory work previously performed and geotechnical recommendations that are not revised or duplicated in this report.

PROPOSED DEVELOPMENT

The property consists of an unimproved rectangular shaped lot. We understand that proposed development consists of a three-story, wood-frame, single-family residence with attached garage. We further understand that the structure will be founded on conventional continuous/spread footings with raised wood living area floors and slab-on-

GEOTECHNICAL UPDATE

Project No. 8834.1

Log No. 20416

April 11, 2019

Page 2

grade garage floors. Building loads are expected to be typical for this type of relatively light construction. Grading is expected to consist of cuts and fills of 5-feet or less. Retaining walls are anticipated to facilitate grade changes.

SEISMICITY

Based on our review of the available geologic maps/literature (see Reference 1), there are no active or potentially active faults that traverse the subject site, and the property is not located within the currently mapped limits of an Alquist-Priolo Earthquake Fault Zone. The following table lists the known active faults that would have the most significant impact on the site:

Fault	Maximum Probable Earthquake (Moment Magnitude)	Slip Rate (mm/year)
Newport Inglewood (8-kilometers/5-miles southwest)	7.1	1.5
Rose Canyon (11-kilometers/7-miles southwest)	6.9	1.5
Coronado Bank (35-kilometers/22 miles southwest)	7.4	3

SEISMIC EFFECTS

1. Ground Accelerations

The most significant probable earthquake to affect the property would be a 7.1 magnitude earthquake on the Newport Inglewood fault. Based on Section 1803.5.12 of the 2016 California Building Code and Section 11.8.3 of ASCE 7-10, peak ground accelerations modified for site conditions (PGA_M) of 0.469g are possible for the design earthquake.

2. Landsliding

Review of the referenced geologic maps/literature indicates that the subject property is not included within the limits of any previously mapped landsliding.

GEOTECHNICAL UPDATE

Project No. 8834.1

Log No. 20416

April 11, 2019

Page 3

3. Ground Cracks

The risk of fault surface rupture due to active faulting is considered low due to the absence of an active fault on site. Ground cracks due to shaking from seismic events in the region are possible, as with all of southern California.

4. Liquefaction

The risk of seismically induced liquefaction within the site is considered low due to the dense nature of the terrace deposits and bedrock, and absence of shallow groundwater.

5. Tsunamis

The site is not within a mapped tsunami inundation area, consequently, the risk of tsunamis impacting the site is considered low.

CONCLUSIONS AND RECOMMENDATIONS

1. General

The site is considered suitable for the proposed development from a geotechnical standpoint. Provided that the recommendations presented in this report and good construction practices are utilized during design and construction, the proposed construction is not anticipated to adversely impact the adjacent properties from a geotechnical standpoint.

2. Seismic Parameters for Structural Design

Seismic considerations that may be used for structural design at the site, based on Section 1613 of the 2016 California Building Code and ASCE 7-10, include the following:

- a. Ground Motion - The proposed residence should be designed and constructed to resist the effects of seismic ground motions as provided in Section 1613 of the 2016 California Building Code.

Site Address: North Loretta Street, Oceanside, California

Latitude: 33.21787°

Longitude: -117.3749°

GEOTECHNICAL UPDATE

Project No. 8834.1

Log No. 20416

April 11, 2019

Page 4

- b. Spectral Response Accelerations - Using the location of the property and data obtained from the Structural Engineer's Association of California (Reference 6), short period Spectral Response Accelerations S_s (0.2 second period) and S_1 (1.0 second period) are:

$$S_s = 1.141 \text{ g}$$
$$S_1 = 0.439 \text{ g}$$

- c. Site Class - In accordance with Chapter 20 of ASCE 7-10, and the underlying geologic conditions, a Site Class D is considered appropriate for the subject property.
- d. Site Coefficients F_a and F_v - In accordance with Table 1613.3.3 and considering the values of S_s and S_1 , Site Coefficients for a Class D site are:

$$F_a = 1.044$$
$$F_v = 1.561$$

- e. Spectral Response Acceleration Parameters Sm_s and Sm_1 - In accordance with Section 1613.3.3 and considering the values of S_s and S_1 , and F_a and F_v , Spectral Response Acceleration Parameters for Maximum Considered Earthquake are:

$$Sm_s = 1.191 \text{ g}$$
$$Sm_1 = 0.686 \text{ g}$$

- f. Design Spectral Response Acceleration Parameters Sd_s and Sd_1 - In accordance with Section 1613.3.4 and considering the values of Sm_s and Sm_1 , Design Spectral Response Acceleration Parameters for Maximum Considered Earthquake are:

$$Sd_s = 0.794 \text{ g}$$
$$Sd_1 = 0.457 \text{ g}$$

- g. Long Period Transition Period - A Long Period Transition Period of $TL = 8$ seconds is provided for use in San Diego County.
- h. Seismic Design Category - In accordance with Tables 1604.5, 1613.3.5(1) and 1613.3.5(2), and ASCE 7-10, a Risk Category II and a Seismic Design Category D are considered appropriate for the subject property.

GEOTECHNICAL UPDATE

Project No. 8834.1

Log No. 20416

April 11, 2019

Page 5

3. Site Grading

Prior to grading, the site should be cleared of existing improvements, surface obstructions, vegetation and debris. Materials generated during clearing should be disposed of at an approved location off-site. Any existing loose or disturbed terrace deposits in areas of proposed improvements, including concrete flatwork, should be removed down to approved terrace deposits and replaced with compacted fill in order to achieve design finish grades. Removal depths on the order of 1-foot below existing grades are anticipated. Following removals, the exposed surface should be scarified to a depth of 6 to 8-inches, moisture conditioned to about optimum moisture content and compacted to at least 90-percent relative compaction. The recommended removals and recompaction should extend to at least 5-feet outside proposed improvements, where possible. Actual removal depths should be determined in the field by the Geotechnical Consultant based on conditions exposed during grading. Cut and fill slopes should be inclined at 2:1 (horizontal to vertical) or flatter.

Fill should be compacted by mechanical means in uniform horizontal lifts of 6 to 8-inches in thickness. All fill should be brought to near optimum moisture content and compacted to a minimum relative compaction of 90-percent based upon ASTM: D 1557. The on-site materials are suitable for use as compacted fill provided all vegetation and debris are removed. Rock fragments over 6-inches in dimension and other perishable or unsuitable materials should be excluded from the fill. All grading and compaction should be observed and tested as necessary by the Geotechnical Consultant.

4. Foundation and Slab Recommendations

The proposed structure may be supported on conventional continuous/spread footings founded at least 18-inches into compacted fill and/or terrace deposits. Continuous footings should be at least 12-inches wide, and reinforced with a minimum of four #4 bars, two top and two bottom. Foundations located adjacent to utility trenches should extend below a 1:1 (horizontal to vertical) plane projected upward from the bottom of the trench. Footings founded adjacent to descending slopes should have a minimum setback distance of 8-feet from bottom of the footing to the face of slope.

Foundations bearing as recommended may be designed for a dead plus live load bearing value of 2000-pounds-per-square-foot. This value may be increased by one-third for loads including wind and seismic forces. A lateral bearing value of 250-pounds-per-square-foot per foot of depth and a coefficient of friction between foundation soil and concrete of 0.35 may be assumed. These values assume that

GEOTECHNICAL UPDATE

Project No. 8834.1

Log No. 20416

April 11, 2019

Page 6

footings will be poured neat against the foundation soils. Footing excavations should be observed by the Geotechnical Consultant prior to the placement of reinforcing steel in order to verify that they are founded in suitable bearing materials.

Total and differential settlement due to foundation loads are considered to be less than 3/4 and 3/8-inch, respectively, for foundations founded as recommended.

Slab-on-grade floors supported by compacted fill and/or terrace deposits should have a minimum thickness of 5-inches and should be reinforced with #4 bars spaced at 18-inches, center-to-center, in two directions, and supported on chairs so that the reinforcement is at mid-height in the slab. Floor slabs, including the garage, should be underlain with a minimum 10-mil moisture vapor retarder. At least 2-inches of sand should be placed over the vapor retarder to assist in concrete curing and at least 2-inches of sand should be placed below the vapor retarder. The vapor retarder should be placed in accordance with ASTM: E 1643. Prior to placing concrete, the slab subgrade soils should be thoroughly moistened.

Vapor retarders are not intended to provide a waterproofing function. Should moisture vapor sensitive floor coverings be planned, a qualified consultant/contractor should be consulted to evaluate moisture vapor transmission rates and to provide recommendations to mitigate potential impacts of moisture vapor transmissions on the proposed floors.

5. Retaining Walls

Retaining wall foundations should be designed in accordance with the previous foundation recommendations. Retaining walls free to rotate (cantilevered walls) should be designed for an active pressure of 40-pounds-per-cubic-foot (equivalent fluid pressure) for level backfill consisting of on-site soils. Walls restrained from movement at the top should be designed for an at-rest earth pressure of 60-pounds-per-cubic-foot (equivalent fluid pressure) for level backfill consisting of on-site soils. Any surcharge pressures behind the walls should be added to these values.

Retaining walls should be provided with adequate drainage to prevent buildup of hydrostatic pressure and should be adequately waterproofed. The subdrain system behind retaining walls should consist of at least a 4-inch diameter Schedule 40 (or equivalent) perforated (perforations "down") PVC pipe embedded in at least 1-cubic-foot of 3/4-inch crushed rock per lineal foot of pipe all wrapped in approved filter fabric. Other subdrain systems that may be contemplated for use behind the retaining walls due to the ultimate wall designs and construction methodology will be

GEOTECHNICAL UPDATE

Project No. 8834.1

Log No. 20416

April 11, 2019

Page 7

addressed on a case-by-case basis. Recommendations for wall waterproofing should be provided by the Project Architect and/or Structural Engineer.

The lateral pressure on retaining walls due to earthquake motions (dynamic lateral force) should be calculated as $P_A = 3/8 \gamma H^2 k_h$ where

P_A = dynamic lateral force (pounds/foot)

γ = unit weight = 115-pounds-per-cubic-foot

H = height of wall (feet)

k_h = seismic coefficient = 0.16

The dynamic lateral force may also be expressed as 13.8-pounds-per-cubic-foot (equivalent fluid pressure).

The dynamic force is in addition to the static force and should be applied as a triangular distribution at 1/3H above the base of the wall. The dynamic lateral force need not be applied to retaining walls 6-feet or less in height.

6. Retaining Wall and Utility Trench Backfill

Retaining wall and utility trench backfill should be compacted to at least 90- percent relative compaction (ASTM: D 1557). Backfill should be tested and observed by the Geotechnical Consultant.

7. Concrete Flatwork

Concrete flatwork should be at least 5-inches thick (actual) and reinforced with No. 4 bars spaced at 18-inches on-center (two directions) and placed on chairs so that the reinforcement is in the center of the concrete. Contraction joints should be provided at 10-foot spacing (maximum). Joints should create square panels where possible. For rectangular panels (where necessary) the long dimension should be no more than 1.5 times the short dimension. Joint depth should be at least 0.25 times the flatwork thickness. Expansion joints should be thoroughly sealed to prevent the infiltration of water into the underlying soils.

8. Grading and Foundation Plan Review

Grading and foundation plans should be reviewed by the Geotechnical Consultant to confirm conformance with the recommendations presented herein or to modify the recommendations as necessary.

GEOTECHNICAL UPDATE

Project No. 8834.1

Log No. 20416

April 11, 2019

Page 8

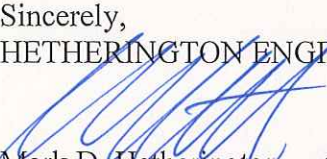
LIMITATIONS

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation and further assume the excavations to be representative of the subsurface conditions throughout the site. If different subsurface conditions from those encountered during our exploration are observed or appear to be present in excavations during construction, the Geotechnical Consultant should be promptly notified for review and reconsideration of recommendations.


Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Geotechnical Consultants practicing in this or similar localities. No other warranty, express or implied, is made as to the conclusions and professional advice included in this report.

This opportunity to be of service is sincerely appreciated. If you have any questions, please call this office.

Sincerely,
HETHERINGTON ENGINEERING, INC.


Mark D. Hetherington
Civil Engineer 30488
Geotechnical Engineer
(expires 3/31/20)




Paul A. Bogseth
Professional Geologist 3772
Certified Engineering Geologist 1153
Certified Hydrogeologist 591
(expires 3/31/20)



Distribution: 4-Addressee
1-via e-mail (Mark@ciprianoplumbingandheating.com)

REFERENCES

1. "Geotechnical Investigation, Proposed Single-Family Residence, North Loretta Street, Oceanside, California, APN No.: 144-082-21-00" by Hetherington Engineering, Inc., dated July 10, 2015.
2. "Site Plan, 1016 Loretta Street, Oceanside, California," by Karn Engineering and Surveying, Inc. dated January 28, 2016.
3. Architectural Plans, "Designed for Mr. and Mrs. Rayta, Plan No. 2467-1390-887," by Home Designers Ryan and Associates, Inc., dated December 14, 2016. (4-sheets)
4. ASCE Standard ASCE/SEI 7-10, "Minimum Design Loads for Buildings and Other Structures," dated 2010.
5. California Building Code, 2016, California Building Standards Commission.
6. Structural Engineer's Association of California, U.S. Seismic Design Maps Website.