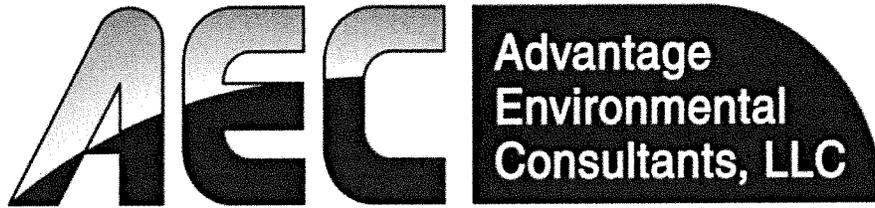


**C. Lead and Asbestos Survey by Vinje and Middleton for 301 & 309
Grand Avenue, Escondido, CA, dated September, 2018**



HAZARDOUS BUILDING MATERIALS SURVEY

301 and 309 East Grand Avenue
Escondido, California 92025

AEC Project No. 18-290SD
October 3, 2018

Prepared For:

Vinje & Middleton Engineering, Inc.
2450 Auto Park Way
Escondido, CA 92029

Prepared By:

Advantage Environmental Consultants, LLC
145 Vallecitos De Oro, Suite 201
San Marcos, California 92069
Phone (760) 744-3363 • FAX (760) 744-3383

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October 3, 2018

Vinje Middleton Engineering, Inc.
2450 Auto Park Way
Escondido, CA 92029

Subject: **Hazardous Building Materials Survey**
301 and 309 East Grand Avenue
Escondido, California 92025
AEC Project #18-290SD

To Whom It May Concern:

Advantage Environmental Consultants, LLC (AEC) has performed a hazardous building materials survey at the above referenced property. The following report describes the survey protocol, sampling procedures and laboratory results of the materials tested. AEC has provided conclusions and recommendations based on the results of the survey.

We appreciate the opportunity to be of service on this project. If you should have any questions regarding this report, please contact us at (760) 744-3363.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC



Daniel Weis
Branch Manager
Western Regional Office



John Payne, CAC
Project Manager
Certified Asbestos Consultant #93-1226
Exp. 6/24/2019

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1.0 Purpose and Methodology

The purpose of this survey was to locate and identify visible and accessible potentially hazardous materials in and on the site structures that could require abatement. The survey focused on asbestos containing materials (ACMs) and lead-based paint (LBP) in and on the site structures. The property is comprised of two legal parcels with the address of 301 and 309 East Grand Avenue and are further identified by San Diego County Assessor's Parcel Numbers (APNs) 229-461-01-00 and -017-00. The property located at 301 East Grand Avenue is a reported 6,062 square feet (0.14-acre) in size and currently consists of one commercial structure consisting of multiple business units. The property located at 309 East Grand Avenue is a reported 8,633 square feet (0.20-acre) and currently consists of a two-story movie theater which will undergo significant renovations. AEC understands that the improvements at 301 East Grand Avenue are slated for demolition while improvements at 309 East Grand Avenue will undergo significant renovations.

A State of California Certified Asbestos Consultant and United States Environmental Protection Agency (USEPA) certified building inspector for Asbestos- Containing Building Materials and a California Department of Health Services Certified Lead Inspector/Assessor performed field inspections on September 20th and 21st, 2018. Potential ACM and LBP identification was performed by entering each functional space and assessing visible and accessible structural/mechanical components and architectural finishes. The physical conditions, friability, accessibility, activity and damage of suspect ACM was also assessed and documented. The LBP survey was accomplished by entering each room equivalent. A room equivalent is an identifiable part of a building such as a room, office, hallway, staircase, foyer and exteriors. Readings were obtained from each building component identified within each room equivalent by the use of a hand held X-Ray Fluorescence (XRF) lead-based paint analyzer. Access to the roof of the 301 East Grand Avenue building was not available during the completion of the survey. As such, roofing materials of this building are considered to be asbestos containing until any future testing proves otherwise.

The ACM survey methodology is summarized below:

- Each suspect ACM identified during the survey was sampled in accordance with sampling guidelines established by the USEPA. The following summarizes the sampling procedures utilized:
- Building materials were categorized into homogeneous materials. A homogeneous material is defined as being uniform in texture, color, and date of application.
- A sampling scheme was developed based upon the location and quantities of the various homogeneous materials.
- Bulk samples were collected by extracting a representative section of the selected material, placing it in a sampling container and assigning a unique sample number. The samples were placed into a sealed shipping container for delivery to an accredited laboratory for analysis by polarized light microscopy (PLM).
- The personnel performed proper decontamination procedures to prevent the spread of secondary contamination.

Each bulk sample was recorded on a bulk sample log and possession of the samples was tracked by a chain of custody record. The laboratory analyzed the building material samples and reported results in accordance with State of California protocol. The lower limit of reliable detection for this method is 1%. Samples that contain more than 1% of asbestos are reported in 5% ranges. Samples which contain asbestos in a concentration lower than the limit of reliable detection (<1%) are considered "Trace." All bulk samples were analyzed by PLM in accordance with the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples EPA - 600/M4-82-020" dated December 1982 and adopted by the National Voluntary Laboratory Accreditation Program (NVLAP) Title 15, part 7 of the Code of Federal Register as affiliated with the National Institute for Standards and Testing (NIST).

Seventy (70) samples were obtained at the subject building and analyzed for asbestos content by Eurofins CEI Laboratory of Cary, North Carolina. Eurofins CEI is accredited by the American Industrial Hygiene Association, NVLAP, NIST, and is a successful participant in the Proficiency Analytical Testing Program (PAT).

The LBP survey methodology is summarized below:

As stated previously, LBP readings were collected utilizing an XRF analyzer. Readings were collected in accordance with Chapter 7 of the HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing and U.S. Environmental Protection Agency (EPA) 40 CFR part 745 and Title X of the 1992 Housing and Community Development Act. An adequate number of XRF readings were obtained in order to properly assess the project area for paint surfaces containing lead.

The California Department of Health Services standard for the definition of LBP is 1.0 mg/cm² or 5,000 parts per million (ppm). In addition, the California Occupational Safety and Health Commission indicates that workers be properly protected when working with building components containing any level of lead in accordance with Title 8 CCR Section 1532.1.

2.0 Findings

ASBESTOS CONTAINING MATERIALS SAMPLE RESULTS AND LOCATIONS

Several of the building materials sampled during the survey were found to contain asbestos or are assumed to contain asbestos as noted in the table below:

301 East Grand Avenue

Material	Sample Number	Asbestos Content	Location of Material	Friable	Damage
Vinyl Floor Tile and Mastic	32 33 34	Yellow Carpet Mastic Non-Detect White Floor Tile 5% Chrysotile Black Mastic 3% Chrysotile	Dance Studio – Break Area	No	No
Floor Tile	36	Yellow Carpet Mastic Non-Detect Tan Floor Tile 3% Chrysotile	Dance Studio – Under Carpet Near Offices	No	No
Drywall and Joint Compound	50 57	<1% Chrysotile	Dress Shop and Tax Office	No	No
Residual Mastic Under Wood Flooring	55	5% Chrysotile	Tax Office – Bathroom	No	No
Roof Material	--	Assumed	Throughout Roof	No	No
Black Roof Mastic	--	Assumed	Throughout Roof	No	No

*Abatement contractor to estimate all square footages of materials containing asbestos

309 East Grand Avenue

Material	Sample Number	Asbestos Content	Location of Material	Friable	Damage
Drywall and Joint Compound with Plaster	07 08 09	Drywall and Joint Compound <1% Chrysotile Plaster Non-Detect	Movie Theater – 1 st Floor Bathroom	No	No
Green Floor Tile and Black Mastic	10 11 12	Green Floor Tile 7% Chrysotile Black Mastic Non-Detect	Movie Theater – 1 st Floor	No	No

Material	Sample Number	Asbestos Content	Location of Material	Friable	Damage
Interior Stucco	16 17 18	Off-white Skim Coat 2% Chrysotile Gray Base Coat Non-Detect	Movie Theater – Viewing Area	No	No
Roof Material	59 60 61	1 st Layer Roof Non-Detect 2 nd Layer Roof 20% Chrysotile	Movie Theater Roof	No	No
Black Roof Penetration Mastic	62 63 64	10% Chrysotile	Movie Theater Roof	No	No
Black Roof Mastic on Parapet	65 66 67	10% Chrysotile	Movie Theatre Roof	No	No
Black Duct Mastic	68 69 70	10% Chrysotile	Movie Theater Roof	No	No
Transite Pipe	--	Assumed	Throughout Movie Theater	No	No

*Abatement contractor to estimate all square footages of materials containing asbestos

The information above is designed to aid the building owner, architect, construction manager, general contractor and potential asbestos abatement contractors in locating affected building materials within the scope of work and access constraints identified in this report. In addition, other materials containing asbestos may exist at the property within concealed areas of the property or outside the scope of work. All conditions of components identified in the above table were identified during the time of the survey.

The remaining building materials sampled during the survey were not found to contain asbestos and are noted in the table below:

301 East Grand Avenue

Material	Sample Number	Location of Material	Damage
Drywall and Joint Compound	35	Throughout Dance Studio	No
2x4 Ceiling Tile	37	Throughout Dance Studio	No
Floor Tile and Vinyl Sheet Flooring Under Carpet	38 39 40	Dress Shop – Bathroom	No
Tan Baseboard and Mastic	41 42 43	Throughout Dress Shop	No
2x4 Ceiling Tile	44 45 46	Throughout Dress Shop	No
2x2 Ceiling Tile	47 48 49	Throughout Dress Shop	No

Material	Sample Number	Location of Material	Damage
Drywall and Joint Compound	51 52	Throughout Hair Salon	No
2x4 Ceiling Tile	53 58	Throughout Hair Salon	No
Interior Plaster	54	Throughout Tax Office Bathroom	No
2x4 Ceiling Tile	56	Throughout Tax Office	No
Exterior Stucco	31	Throughout 301 and 309 Grand Avenue Buildings	No

309 East Grand Avenue

Material	Sample Number	Location of Material	Damage
Interior Plaster	01 02 03	Throughout Movie Theater Entrance – East	No
Interior Stucco	04 05 06	Interior Wall in East Room	No
Interior Plaster with Drywall	13 14 15 40	Movie Theater – 1 st Floor	No
Interior Stucco	19 20 21	Movie Theater – Behind Movie Screen	No
Drywall and Joint Compound	22 23 24	Movie Theater – 2 nd Floor	No
Residual Black Mastic	25 26 27	Movie Theater – 2 nd Floor	No
Exterior Stucco	29 30	Throughout 301 and 309 Grand Avenue Buildings	No

The bulk sample logs and analysis reports, located in Appendix A, contain a listing of all analyzed samples, sample locations, and analytical results. Results are reported in percent asbestos by volume and indicate the type(s) of asbestos. Other common non-asbestos components may also be noted on the analytical report.

LEAD BASED PAINT SAMPLE RESULTS AND LOCATIONS

Four of the painted surfaces were found to contain lead above 1.0 mg/cm². There are also multiple detections of lead above the instrument reporting limit which are also noted in the tables below.

301 East Grand Avenue

Sample Number	Location	Component	Substrate	Condition	Pb mg/cm ²
NA	----	Calibration	----	----	1.0
NA	----	Calibration	---	----	1.0
NA	---	Calibration	---	---	1.1
1	Exterior Wall – Dance Studio	Wall	Stucco	Good	0.20
2	Exterior Wall – Dance Studio	Wall	Stucco	Good	0.03
3	Exterior Wall – Dance Studio	Wall	Stucco	Good	0.20
4	Interior Wall – Dance Studio	Wall	Drywall	Good	0.04
5	Interior Wall Column – Dance Studio	Wall	Drywall	Good	0.0
6	Bathroom Floor – Dance Studio	Ceramic Tile	Concrete	Good	0.0
7	Exterior Wall – Hair Salon	Wall	Stucco	Good	0.03
8	Exterior Wall – Hair Salon	Wall	Brick	Good	0.08
8	Interior Floor Near Entrance – Hair Salon	Ceramic Tile	Concrete	Good	0.0
9	Interior Wall – Hair Salon	Wall	Drywall	Good	0.0
10	Interior Wall – Hair Salon	Wall	Drywall	Good	0.0
11	Interior Wall – Hair Salon	Wall	Drywall	Good	0.0
12	Interior Floor – Hair Salon	Ceramic Tile	Concrete	Good	0.02
13	Interior Floor – Hair Salon	Ceramic Tile	Concrete	Good	0.02
14	Exterior Wall – Dress Shop	Wall	Stucco	Good	0.0
15	Exterior Wall – Dress Shop	Wall	Stucco	Good	0.04
16	Entrance Door – Dress Shop	Door	Metal	Good	0.0
17	Entrance Door – Dress Shop	Door Frame	Metal	Good	0.0
18	Interior Door – Dress Shop	Door	Wood	Good	0.0
19	Interior Door – Dress Shop	Door Frame	Wood	Good	0.0
20	Interior Door – Dress Shop	Door	Wood	Good	0.0

Sample Number	Location	Component	Substrate	Condition	Pb mg/cm ²
21	Interior Door – Dress Shop	Door Frame	Wood	Good	0.0
22	Interior Wall – Dress Shop	Wall	Drywall	Good	0.0
23	Interior Wall – Dress Shop	Wall	Drywall	Good	0.0

309 East Grand Avenue

Sample Number	Location	Component	Substrate	Condition	Pb mg/cm ²
NA	----	Calibration	----	----	1.0
NA	----	Calibration	---	----	1.0
NA	---	Calibration	---	---	1.1
1	Exterior Wall	Wall	Brick	Good	0.0
2	Exterior Wall	Wall	Stucco	Good	0.0
3	Exterior Wall	Wall	Stucco	Good	0.0
4	Exterior Window	Window Frame	Metal	Good	0.16
5	Exterior Window	Window Frame	Metal	Good	0.16
6	Exterior Door	Door Frame	Metal	Good	0.5
7	Exterior Door	Door	Metal	Good	0.5
8	Exterior Door	Door	Metal	Good	0.5
9	Interior Wall – Front Room	Wall	Plaster	Good	0.0
10	Interior Wall – Front Room	Wall	Plaster	Good	0.12
11	Interior Floor – Front Room	Floor	Concrete	Good	0.02
12	Interior Floor – Front Room	Floor	Concrete	Good	0.0
13	Bathroom – Green Ceramic Tile	Ceramic Tile	Plaster	Good	5.7
14	Bathroom – White Ceramic Tile	Ceramic Tile	Plaster	Good	6.7
15	Bathroom – Tan Ceramic Tile	Ceramic Tile	Plaster	Good	2.0
16	Interior Walls – Theater Room	Wall	Plaster	Good	1.1
17	Interior Walls – Theater Room	Wall	Plaster	Good	0.6
18	Exterior Door – Behind Theater Screen	Door	Metal	Good	0.0
19	Exterior Door – Behind Theater Screen	Door	Metal	Good	0.0
20	Exterior Door – Behind Theater Screen	Door Frame	Metal	Good	0.0
21	Exterior Wall – Behind Screen	Wall	Stucco	Good	0.01
22	Exterior Wall – Behind Screen	Wall	Stucco	Good	0.01

Sample Number	Location	Component	Substrate	Condition	Pb mg/cm ²
23	Exterior Wall – Overhang Near Entrance	Wall	Stucco	Poor	0.9
24	Exterior Wall – Overhang Near Entrance	Wall	Stucco	Poor	0.7
25	Exterior Wall – Overhang Near Entrance	Wall	Stucco	Poor	0.6
26	Exterior Wall – Overhang Near Entrance	Wall	Stucco	Poor	0.4

3.0 Conclusions and Recommendations

AEC is providing the following conclusions and recommendations for further action/next steps based on the results of this assessment:

- Any materials containing asbestos that will be disturbed during future renovation or demolition activities must be managed in accordance with any applicable local, State and Federal regulations by a licensed abatement contractor under controlled conditions. Current federal and state regulations require any repair, renovation and/or demolition of such materials be conducted only by workers and/or contractors who have been properly trained in the correct handling of asbestos. All asbestos work should be accomplished under the direction of an Independent State Certified Asbestos Consultant with oversight performed by a State Certified Site Surveillance Technician. The materials must be disposed of at an approved facility licensed to handle such waste.
- The OSHA Construction Asbestos Standard requires building and/or facility owners to notify the following persons of the presence, location and quantity of asbestos or material presumed to contain asbestos at any concentration, at the work sites in their buildings and facilities:
 - (A) Prospective employers applying or bidding for work whose employees reasonably can be expected to work in or adjacent to areas containing such material;
 - (B) Employees of the owner who will work in or adjacent to areas containing such material;
 - (C) On multi-employer worksites, all employers of employees who will be performing work within or adjacent to areas containing such materials;
 - (D) Tenants who will occupy areas containing such material; and
 - (E) Any additional suspect materials not previously sampled should be assumed to contain asbestos until further testing proves otherwise.
- Lead containing paint was identified on multiple surfaces at the Site. Any loose and flakey lead containing paint on the Site building (exterior stucco at 309 Grand) must be scraped and removed by a licensed abatement contractor with the underlying substrate stabilized. Sampling and analysis of the demolition debris may be required by the selected disposal facility for such materials. It is the responsibility of the demolition contractor to profile all demolition debris generated during the course of the project with selected receiving facilities.
- AEC recommends that as part of the bid process for the renovation and demolition work, document should be provided to prospective contractors so that the abatement of materials discussed in this report can be incorporated in to such contractor bids. During job walks completed by the prospective contractors/bidders, square footages and quantities of the identified materials containing asbestos, lead, and all universal waste (including light ballasts, light tubes, thermostats, exit signs, electronic equipment, Freon containing utility systems and any other materials that may be considered to be universal waste) should be estimated for use in preparing their bids for the abatement, renovation and demolition portions of the project. It is the responsibility of the contractor to field verify, calculate and confirm all estimated square footages and quantities of hazardous building materials as part of the bid process for any abatement/demolition activities.

4.0 Limitations

AEC warrants that our services are performed within the limits prescribed by our client with the usual thoroughness and competence of the engineering profession. Any recommendations in this report are professional opinions based solely on visual observations and analytical analyses, as described in this report. The scope for this assessment included visual observations and sampling of suspect ACM and LBP in accessible areas of the buildings. Non-repairable finishes are typically not penetrated and materials behind or underneath these finishes are considered inaccessible. In addition, subgrade sealants and suspect ACMs located behind brick, plaster, concrete masonry units (CMU), concrete, or behind and/or above solid walls and ceilings are not assessed to minimize damage (i.e. non-destructive) as a result of the bulk sample collection process.

Destructive investigative techniques were not conducted. Because the scope of services was limited to accessible and visible materials and intrusive investigative techniques were not contracted for or allowed, it is possible that unrecognized hazardous materials might exist. Any unassessed materials present in inaccessible locations that are discovered at a later time must be sampled prior to disturbance. Opinions and recommendations presented herein apply to site conditions existing at the time of our investigation and cannot necessarily apply to site changes of which AEC is not aware and/or has not had the opportunity to evaluate. This report was not prepared to be utilized as an asbestos abatement bidding document or abatement specification document.

APPENDIX A

Bulk Sampling Log and Asbestos Laboratory Analytical Results and Chain of Custody

September 28, 2018

Advantage Environmental Consultants
145 Los Vallecitos Deoro, Suite 201
San Marcos, CA 92069

CLIENT PROJECT: 301 and 309 East Grand Ave, Escondido; 18-290SD
CEI LAB CODE: A1811395

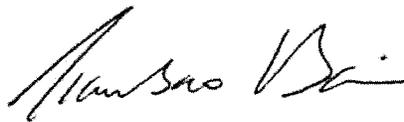
Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on September 26, 2018. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations. If you have any questions, please feel free to call our office at 919-481-1413.

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director



CEI

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Advantage Environmental Consultants

CLIENT PROJECT: 301 and 309 East Grand Ave, Escondido; 18-290SD

LAB CODE: A1811395

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 09/28/18

TOTAL SAMPLES ANALYZED: 68

SAMPLES >1% ASBESTOS: 23



CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 301 and 309 East Grand Ave, Escondido; LAB CODE: A1811395
18-290SD

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
01		A120880	White,Off-white	Plaster -entrance	None Detected
02		A120881	White,Off-white	Plaster -entrance	None Detected
03		A120882	White,Off-white	Plaster -entrance	None Detected
04		A120883	Gray,Red	Stucco -interior Wall	None Detected
05		A120884	Gray,Red	Stucco -interior Wall	None Detected
06		A120885	Gray,Red	Stucco -interior Wall	None Detected
07		A120886A	White	Drywall/joint Compound - bathroom	Chrysotile <1%
	Layer 1	A120886B	Green	Plaster Skim Coat	None Detected
	Layer 2	A120886B	Gray	Plaster Base Coat	None Detected
08		A120887A	White	Drywall/joint Compound - bathroom	Chrysotile <1%
	Layer 1	A120887B	Green	Plaster Skim Coat	None Detected
	Layer 2	A120887B	Gray	Plaster Base Coat	None Detected
09		A120888A	White	Drywall/joint Compound - bathroom	Chrysotile <1%
	Layer 1	A120888B	Green	Plaster Skim Coat	None Detected
	Layer 2	A120888B	Gray	Plaster Base Coat	None Detected
10		A120889A	Green	Floor Tile -upstairs	Chrysotile 7%
		A120889B	Black	Mastic	None Detected
11		A120890A	Green	Floor Tile -upstairs	Chrysotile 7%
		A120890B	Black	Mastic	None Detected
12		A120891A	Green	Floor Tile -upstairs	Chrysotile 7%
		A120891B	Black	Mastic	None Detected
13		A120892A	White	Drywall -downstairs	None Detected
	Layer 1	A120892B	Green	Plaster Skim Coat	None Detected
	Layer 2	A120892B	Gray	Plaster Base Coat	None Detected
14		A120893A	White	Drywall -downstairs	None Detected
	Layer 1	A120893B	Green	Plaster Skim Coat	None Detected
	Layer 2	A120893B	Gray	Plaster Base Coat	None Detected
15		A120894A	White	Drywall -downstairs	None Detected
	Layer 1	A120894B	Green	Plaster Skim Coat	None Detected



CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 301 and 309 East Grand Ave, Escondido; LAB CODE: A1811395
18-290SD

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
	Layer 2	A120894B	Gray	Plaster Base Coat	None Detected
16	Layer 1	A120895	Off-white	Stucco Skim Coat -movie Viewing Room	Chrysotile 2%
	Layer 2	A120895	Gray	Stucco Base Coat	None Detected
17	Layer 1	A120896	Off-white	Stucco Skim Coat -movie Viewing Room	Chrysotile 2%
	Layer 2	A120896	Gray	Stucco Base Coat	None Detected
18	Layer 1	A120897	Off-white	Stucco Skim Coat -movie Viewing Room	Chrysotile 2%
	Layer 2	A120897	Gray	Stucco Base Coat	None Detected
19		A120898	Gray	Stucco -behind Movie Screen	None Detected
20		A120899	Gray	Stucco -behind Movie Screen	None Detected
21		A120900	Gray	Stucco -behind Movie Screen	None Detected
22		A120901	Off-white	Drywall/joint Compound -upstairs	None Detected
23		A120902	Off-white	Drywall/joint Compound -upstairs	None Detected
24		A120903	Off-white	Drywall/joint Compound -upstairs	None Detected
25		A120904	Brown	Residual Mastic -upstairs	None Detected
26		A120905	Brown	Residual Mastic -upstairs	None Detected
27		A120906	Brown	Residual Mastic -upstairs	None Detected
28		A120907	Off-white	Residual Mastic (caulk)	None Detected
29		A120908	Gray, Tan	Exterior Stucco	None Detected
30		A120909	Gray, Tan	Exterior Stucco	None Detected
31		A120910	Gray, Tan	Exterior Stucco	None Detected
32	Layer 1	A120911A	Yellow	Carpet Mastic -bank Area	None Detected
	Layer 2	A120911A	White	Floor Tile	Chrysotile 5%
		A120911B	Black	Mastic	Chrysotile 3%
33	Layer 1	A120912A	Yellow	Carpet Mastic -bank Area	None Detected
	Layer 2	A120912A	White	Floor Tile	Chrysotile 5%
		A120912B	Black	Mastic	Chrysotile 3%
34	Layer 1	A120913A	Yellow	Carpet Mastic -bank Area	None Detected
	Layer 2	A120913A	White	Floor Tile	Chrysotile 5%
		A120913B	Black	Mastic	Chrysotile 3%



CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 301 and 309 East Grand Ave, Escondido; LAB CODE: A1811395
18-290SD

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
35		A120914	White	Drywall (plaster Skim Coat)	None Detected
36	Layer 1	A120915A	Yellow	Carpet Mastic -near Offices	None Detected
	Layer 2	A120915A	Tan	Floor Tile	Chrysotile 3%
		A120915B	Yellow	Mastic	None Detected
37		A120916	White	Ceiling Tile	None Detected
38		A120917A	White, Tan	Floor Tile -bthrm	None Detected
		A120917B	Clear	Mastic	None Detected
		A120917C	Off-white, Beige	Floor Tile	None Detected
		A120917D	Yellow, Brown	Mastic	None Detected
		A120917E	Gray	Leveling Compound	None Detected
39		A120918A	White, Tan	Floor Tile -bthrm	None Detected
		A120918B	Clear	Mastic	None Detected
		A120918C	Off-white, Beige	Floor Tile	None Detected
		A120918D	Yellow, Brown	Mastic	None Detected
		A120918E	Gray	Leveling Compound	None Detected
40		A120919A	White, Tan	Floor Tile -bthrm	None Detected
		A120919B	Clear	Mastic	None Detected
		A120919C	Off-white, Beige	Floor Tile	None Detected
		A120919D	Yellow, Brown	Mastic	None Detected
		A120919E	Gray	Leveling Compound	None Detected
41		A120920A	Tan	Baseboard	None Detected
		A120920B	Off-white	Mastic	None Detected
42		A120921A	Tan	Baseboard	None Detected
		A120921B	Off-white	Mastic	None Detected
43		A120922A	Tan	Baseboard	None Detected
		A120922B	Off-white	Mastic	None Detected
44		A120923	White	Ceiling Tile	None Detected
45		A120924	White	Ceiling Tile	None Detected
46		A120925	White	Ceiling Tile	None Detected
47		A120926	White	Ceiling Tile	None Detected
48		A120927	White	Ceiling Tile	None Detected



CEI

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 301 and 309 East Grand Ave, Escondido; LAB CODE: A1811395
18-290SD

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
49		A120928	White	Ceiling Tile	None Detected
50		A120929	White,Tan	Drywall/Joint Compound	Chrysotile <1%
51		A120930	White,Tan	Drywall/Joint Compound	None Detected
52		A120931	White,Tan	Drywall/Joint Compound	None Detected
53		A120932	White	Ceiling Tile	None Detected
54	Layer 1	A120933	Green	Plaster Skim Coat -bathroom	None Detected
	Layer 2	A120933	White	Plaster Base Coat	None Detected
55		A120934	Black	Mastic Under Wood Floor - Bathroom	Chrysotile 5%
56		A120935	White	Ceiling Tile	None Detected
57		A120936	White,Tan	Drywall/Joint Compound	Chrysotile <1%
58		A120937	White	Ceiling Tile	None Detected
59	Layer 1	A120938	Black	Roof Material	None Detected
	Layer 2	A120938	Black	Roof Material	Chrysotile 20%
60	Layer 1	A120939	Black	Roof Material	None Detected
	Layer 2	A120939	Black	Roof Material	Chrysotile 20%
61	Layer 1	A120940	Black	Roof Material	None Detected
	Layer 2	A120940	Black	Roof Material	Chrysotile 20%
62		A120941	Black	Roof Penetration Mastic	None Detected
63		A120942	Black	Roof Penetration Mastic	Chrysotile 10%
64		A120943	Black	Roof Penetration Mastic	Chrysotile 10%
65		A120944	Black,Black	Roof Mastic On Parapet	Chrysotile 10%
66		A120945	Black,Black	Roof Mastic On Parapet	Chrysotile 10%
67		A120946	Black,Black	Roof Mastic On Parapet	Chrysotile 10%
68		A120947		No Sample Present in Sample Container	
69		A120948		No Sample Present in Sample Container	
70		A120949	Black,Black	Roof -duct Mastic	Chrysotile 10%



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ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Advantage Environmental Consultants
145 Los Vallecitos Deoro, Suite 201
San Marcos, CA 92069

Lab Code: A1811395
Date Received: 09-26-18
Date Analyzed: 09-27-18
Date Reported: 09-28-18

Project: 301 and 309 East Grand Ave, Escondido; 18-290SD

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
01 A120880	Plaster -entrance	Heterogeneous	40%	Binder	None Detected
		White, Off-white	30%	Calc Carb	
		Non-fibrous	30%	Silicates	
		Loosely Bound			
02 A120881	Plaster -entrance	Heterogeneous	40%	Binder	None Detected
		White, Off-white	30%	Calc Carb	
		Non-fibrous	30%	Silicates	
		Loosely Bound			
03 A120882	Plaster -entrance	Heterogeneous	40%	Binder	None Detected
		White, Off-white	30%	Calc Carb	
		Non-fibrous	30%	Silicates	
		Loosely Bound			
04 A120883	Stucco -interior Wall	Heterogeneous	20%	Binder	None Detected
		Gray, Red	70%	Silicates	
		Non-fibrous	10%	Calc Carb	
		Tightly Bound			
05 A120884	Stucco -interior Wall	Heterogeneous	20%	Binder	None Detected
		Gray, Red	70%	Silicates	
		Non-fibrous	10%	Calc Carb	
		Tightly Bound			
06 A120885	Stucco -interior Wall	Heterogeneous	20%	Binder	None Detected
		Gray, Red	70%	Silicates	
		Non-fibrous	10%	Calc Carb	
		Tightly Bound			
07 A120886A	Drywall/joint Compound -bathroom	Heterogeneous	15%	Cellulose	<1% Chrysotile
		White	82%	Gypsum	
		Fibrous	3%	Calc Carb	
		Loosely Bound			



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Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
Layer 1 A120886B	Plaster Skim Coat	Heterogeneous Green Non-fibrous Bound	30%	Binder 50% Silicates 20% Calc Carb	None Detected
Layer 2 A120886B	Plaster Base Coat	Heterogeneous Gray Non-fibrous Bound	30%	Binder 70% Silicates	None Detected
08 A120887A	Drywall/joint Compound -bathroom	Heterogeneous White Fibrous Loosely Bound	15% Cellulose	82% Gypsum 3% Calc Carb	<1% Chrysotile
Layer 1 A120887B	Plaster Skim Coat	Heterogeneous Green Non-fibrous Bound	30%	Binder 50% Silicates 20% Calc Carb	None Detected
Layer 2 A120887B	Plaster Base Coat	Heterogeneous Gray Non-fibrous Bound	30%	Binder 70% Silicates	None Detected
09 A120888A	Drywall/joint Compound -bathroom	Heterogeneous White Fibrous Loosely Bound	15% Cellulose	82% Gypsum 3% Calc Carb	<1% Chrysotile
Layer 1 A120888B	Plaster Skim Coat	Heterogeneous Green Non-fibrous Bound	30%	Binder 50% Silicates 20% Calc Carb	None Detected



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			Fibrous	Non-Fibrous	
Layer 2 A120888B	Plaster Base Coat	Heterogeneous Gray Non-fibrous Bound	30% 70%	Binder Silicates	None Detected
10 A120889A	Floor Tile -upstairs	Homogeneous Green Non-fibrous Bound	93%	Vinyl	7% Chrysotile
A120889B	Mastic	Homogeneous Black Non-fibrous Bound	100%	Mastic	None Detected
11 A120890A	Floor Tile -upstairs	Homogeneous Green Non-fibrous Bound	93%	Vinyl	7% Chrysotile
A120890B	Mastic	Homogeneous Black Non-fibrous Bound	100%	Mastic	None Detected
12 A120891A	Floor Tile -upstairs	Homogeneous Green Non-fibrous Bound	93%	Vinyl	7% Chrysotile
A120891B	Mastic	Homogeneous Black Non-fibrous Bound	100%	Mastic	None Detected



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			Fibrous		Non-Fibrous		
13 A120892A	Drywall -downstairs	Heterogeneous White Fibrous Loosely Bound	15%	Cellulose	85%	Gypsum	None Detected
Layer 1 A120892B	Plaster Skim Coat	Heterogeneous Green Non-fibrous Bound			30%	Binder	None Detected
					50%	Silicates	
					20%	Calc Carb	
Layer 2 A120892B	Plaster Base Coat	Heterogeneous Gray Non-fibrous Bound			30%	Binder	None Detected
					70%	Silicates	
14 A120893A	Drywall -downstairs	Heterogeneous White Fibrous Loosely Bound	15%	Cellulose	85%	Gypsum	None Detected
Layer 1 A120893B	Plaster Skim Coat	Heterogeneous Green Non-fibrous Bound			30%	Binder	None Detected
					50%	Silicates	
					20%	Calc Carb	
Layer 2 A120893B	Plaster Base Coat	Heterogeneous Gray Non-fibrous Bound			30%	Binder	None Detected
					70%	Silicates	
15 A120894A	Drywall -downstairs	Heterogeneous White Fibrous Loosely Bound	15%	Cellulose	85%	Gypsum	None Detected



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Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
Layer 1 A120894B	Plaster Skim Coat	Heterogeneous	30%	Binder	None Detected
		Green	50%	Silicates	
		Non-fibrous	20%	Calc Carb	
		Bound			
Layer 2 A120894B	Plaster Base Coat	Heterogeneous	30%	Binder	None Detected
		Gray	70%	Silicates	
		Non-fibrous			
		Bound			
16 Layer 1 A120895	Stucco Skim Coat - movie Viewing Room	Heterogeneous	58%	Calc Carb	2% Chrysotile
		Off-white	30%	Vermiculite	
		Non-fibrous	10%	Paint	
		Loosely Bound			
Layer 2 A120895	Stucco Base Coat	Heterogeneous	30%	Binder	None Detected
		Gray	70%	Silicates	
		Non-fibrous			
		Bound			
17 Layer 1 A120896	Stucco Skim Coat - movie Viewing Room	Heterogeneous	58%	Calc Carb	2% Chrysotile
		Off-white	30%	Vermiculite	
		Non-fibrous	10%	Paint	
		Loosely Bound			
Layer 2 A120896	Stucco Base Coat	Heterogeneous	30%	Binder	None Detected
		Gray	70%	Silicates	
		Non-fibrous			
		Bound			
18 Layer 1 A120897	Stucco Skim Coat - movie Viewing Room	Heterogeneous	58%	Calc Carb	2% Chrysotile
		Off-white	30%	Vermiculite	
		Non-fibrous	10%	Paint	
		Loosely Bound			



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			Fibrous	Non-Fibrous		
Layer 2 A120897	Stucco Base Coat	Heterogeneous Gray Non-fibrous Bound	30%	Binder	70% Silicates	None Detected
19 A120898	Stucco -behind Movie Screen	Heterogeneous Gray Non-fibrous Bound	30%	Binder	60% Silicates 10% Calc Carb	None Detected
20 A120899	Stucco -behind Movie Screen	Heterogeneous Gray Non-fibrous Bound	30%	Binder	60% Silicates 10% Calc Carb	None Detected
21 A120900	Stucco -behind Movie Screen	Heterogeneous Gray Non-fibrous Bound	30%	Binder	60% Silicates 10% Calc Carb	None Detected
22 A120901	Drywall/joint Compound -upstairs	Heterogeneous Off-white Fibrous Loosely Bound	15% Cellulose	10% Calc Carb	75% Gypsum	None Detected
23 A120902	Drywall/joint Compound -upstairs	Heterogeneous Off-white Fibrous Loosely Bound	15% Cellulose	10% Calc Carb	75% Gypsum	None Detected
24 A120903	Drywall/joint Compound -upstairs	Heterogeneous Off-white Fibrous Loosely Bound	15% Cellulose	10% Calc Carb	75% Gypsum	None Detected



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Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
25 A120904	Residual Mastic - upstairs	Heterogeneous Brown Non-fibrous Bound	90% 10%	Mastic Binder	None Detected
26 A120905	Residual Mastic - upstairs	Heterogeneous Brown Non-fibrous Bound	90% 10%	Mastic Binder	None Detected
27 A120906	Residual Mastic - upstairs	Heterogeneous Brown Non-fibrous Bound	90% 10%	Mastic Binder	None Detected
28 A120907	Residual Mastic (caulk)	Heterogeneous Off-white Non-fibrous Bound	95% 5%	Mastic Paint	None Detected
29 A120908	Exterior Stucco	Heterogeneous Gray,Tan Non-fibrous Tightly Bound	30% 60% 10%	Binder Silicates Calc Carb	None Detected
30 A120909	Exterior Stucco	Heterogeneous Gray,Tan Non-fibrous Tightly Bound	30% 60% 10%	Binder Silicates Calc Carb	None Detected
31 A120910	Exterior Stucco	Heterogeneous Gray,Tan Non-fibrous Tightly Bound	30% 60% 10%	Binder Silicates Calc Carb	None Detected



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Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
32 Layer 1 A120911A	Carpet Mastic -bank Area	Homogeneous Yellow Non-fibrous Bound	100%	Mastic	None Detected
Layer 2 A120911A	Floor Tile	Homogeneous White Non-fibrous Bound	95%	Vinyl	5% Chrysotile
A120911B	Mastic	Homogeneous Black Non-fibrous Bound	97%	Mastic	3% Chrysotile
33 Layer 1 A120912A	Carpet Mastic -bank Area	Homogeneous Yellow Non-fibrous Bound	100%	Mastic	None Detected
Layer 2 A120912A	Floor Tile	Homogeneous White Non-fibrous Bound	95%	Vinyl	5% Chrysotile
A120912B	Mastic	Homogeneous Black Non-fibrous Bound	97%	Mastic	3% Chrysotile
34 Layer 1 A120913A	Carpet Mastic -bank Area	Homogeneous Yellow Non-fibrous Bound	100%	Mastic	None Detected



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ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %	
			Fibrous	Non-Fibrous			
Layer 2 A120913A	Floor Tile	Homogeneous White Non-fibrous Bound	95%	Vinyl		5% Chrysotile	
A120913B	Mastic	Homogeneous Black Non-fibrous Bound	97%	Mastic		3% Chrysotile	
35 A120914	Drywall (plaster Skim Coat)	Heterogeneous White Non-fibrous Bound	30%	Binder		None Detected	
			55%	Silicates			
			15%	Calc Carb			
Lab Notes: No Joint Compound Present							
36 Layer 1 A120915A	Carpet Mastic -near Offices	Homogeneous Yellow Non-fibrous Bound	100%	Mastic		None Detected	
Layer 2 A120915A	Floor Tile	Homogeneous Tan Non-fibrous Bound	97%	Vinyl		3% Chrysotile	
A120915B	Mastic	Homogeneous Yellow Non-fibrous Bound	100%	Mastic		None Detected	
37 A120916	Ceiling Tile	Heterogeneous White Fibrous Loosely Bound	55%	Cellulose	20%	Perlite	None Detected
			20%	Fiberglass	5%	Paint	



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Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
38 A120917A	Floor Tile -bthrm	Homogeneous White, Tan Non-fibrous Bound	100%	Vinyl	None Detected
A120917B	Mastic	Homogeneous Clear Non-fibrous Bound	100%	Mastic	None Detected
A120917C	Floor Tile	Homogeneous Off-white, Beige Non-fibrous Bound	100%	Vinyl	None Detected
A120917D	Mastic	Homogeneous Yellow, Brown Non-fibrous Bound	100%	Mastic	None Detected
A120917E	Leveling Compound	Homogeneous Gray Non-fibrous Bound	50% 30% 20%	Binder Silicates Calc Carb	None Detected
39 A120918A	Floor Tile -bthrm	Homogeneous White, Tan Non-fibrous Bound	100%	Vinyl	None Detected
A120918B	Mastic	Homogeneous Clear Non-fibrous Bound	100%	Mastic	None Detected



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			Fibrous	Non-Fibrous	
A120918C	Floor Tile	Homogeneous Off-white,Beige Non-fibrous Bound	100%	Vinyl	None Detected
A120918D	Mastic	Homogeneous Yellow,Brown Non-fibrous Bound	100%	Mastic	None Detected
A120918E	Leveling Compound	Homogeneous Gray Non-fibrous Bound	50% 30% 20%	Binder Silicates Calc Carb	None Detected
40 A120919A	Floor Tile -bthrm	Homogeneous White,Tan Non-fibrous Bound	100%	Vinyl	None Detected
A120919B	Mastic	Homogeneous Clear Non-fibrous Bound	100%	Mastic	None Detected
A120919C	Floor Tile	Homogeneous Off-white,Beige Non-fibrous Bound	100%	Vinyl	None Detected
A120919D	Mastic	Homogeneous Yellow,Brown Non-fibrous Bound	100%	Mastic	None Detected



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			Fibrous	Non-Fibrous	
A120919E	Leveling Compound	Homogeneous Gray Non-fibrous Bound	50%	Binder 30% Silicates 20% Calc Carb	None Detected
41 A120920A	Baseboard	Homogeneous Tan Non-fibrous Bound	100%	Vinyl	None Detected
A120920B	Mastic	Homogeneous Off-white Non-fibrous Bound	100%	Mastic	None Detected
42 A120921A	Baseboard	Homogeneous Tan Non-fibrous Bound	100%	Vinyl	None Detected
A120921B	Mastic	Homogeneous Off-white Non-fibrous Bound	100%	Mastic	None Detected
43 A120922A	Baseboard	Homogeneous Tan Non-fibrous Bound	100%	Vinyl	None Detected
A120922B	Mastic	Homogeneous Off-white Non-fibrous Bound	100%	Mastic	None Detected



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Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous	Cellulose	Non-Fibrous	Perlite	
44 A120923	Ceiling Tile	Heterogeneous	55%	Cellulose	20%	Perlite	None Detected
		White	20%	Fiberglass	5%	Paint	
		Fibrous Loosely Bound					
45 A120924	Ceiling Tile	Heterogeneous	55%	Cellulose	20%	Perlite	None Detected
		White	20%	Fiberglass	5%	Paint	
		Fibrous Loosely Bound					
46 A120925	Ceiling Tile	Heterogeneous	55%	Cellulose	20%	Perlite	None Detected
		White	20%	Fiberglass	5%	Paint	
		Fibrous Loosely Bound					
47 A120926	Ceiling Tile	Heterogeneous	55%	Cellulose	20%	Perlite	None Detected
		White	20%	Fiberglass	5%	Paint	
		Fibrous Loosely Bound					
48 A120927	Ceiling Tile	Heterogeneous	55%	Cellulose	20%	Perlite	None Detected
		White	20%	Fiberglass	5%	Paint	
		Fibrous Loosely Bound					
49 A120928	Ceiling Tile	Heterogeneous	55%	Cellulose	20%	Perlite	None Detected
		White	20%	Fiberglass	5%	Paint	
		Fibrous Loosely Bound					
50 A120929	Drywall/Joint Compound	Heterogeneous	15%	Cellulose	5%	Calc Carb	<1% Chrysotile
		White, Tan			80%	Gypsum	
		Fibrous Loosely Bound					

Lab Notes: Joint Compound Contains 2% Chrysotile; <1% Composite



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			Fibrous	Cellulose	Non-Fibrous		
51 A120930	Drywall/Joint Compound	Heterogeneous White, Tan Fibrous Loosely Bound	15%	Cellulose	5%	Calc Carb Gypsum	None Detected
52 A120931	Drywall/Joint Compound	Heterogeneous White, Tan Fibrous Loosely Bound	15%	Cellulose	5%	Calc Carb Gypsum	None Detected
53 A120932	Ceiling Tile	Heterogeneous White Fibrous Loosely Bound	55%	Cellulose 20% Fiberglass	20%	Perlite Paint	None Detected
54 Layer 1 A120933	Plaster Skim Coat - bathroom	Heterogeneous Green Non-fibrous Bound			30%	Binder 50% Silicates 20% Calc Carb	None Detected
Layer 2 A120933	Plaster Base Coat	Heterogeneous White Non-fibrous Bound			20%	Binder 60% Silicates 20% Calc Carb	None Detected
55 A120934	Mastic Under Wood Floor - Bathroom	Heterogeneous Black Non-fibrous Bound			95%	Tar	5% Chrysotile
56 A120935	Ceiling Tile	Heterogeneous White Fibrous Loosely Bound	55%	Cellulose 20% Fiberglass	20%	Perlite 5% Paint	None Detected



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			Fibrous		Non-Fibrous		
57 A120936	Drywall/Joint Compound	Heterogeneous	15%	Cellulose	5%	Calc Carb	<1% Chrysotile
		White, Tan Fibrous Loosely Bound			80%	Gypsum	
Lab Notes: Joint Compound Contains 2% Chrysotile; <1% Composite							
58 A120937	Ceiling Tile	Heterogeneous	55%	Cellulose	20%	Perlite	None Detected
		White Fibrous Loosely Bound	20%	Fiberglass	5%	Paint	
59 Layer 1 A120938	Roof Material	Heterogeneous	30%	Fiberglass	50%	Tar	None Detected
		Black Fibrous Bound			10%	Gravel 10% Binder	
Layer 2 A120938	Roof Material	Heterogeneous	60%	Cellulose	20%	Tar	20% Chrysotile
		Black Fibrous Bound					
60 Layer 1 A120939	Roof Material	Heterogeneous	30%	Fiberglass	50%	Tar	None Detected
		Black Fibrous Bound			10%	Gravel 10% Binder	
Layer 2 A120939	Roof Material	Heterogeneous	60%	Cellulose	20%	Tar	20% Chrysotile
		Black Fibrous Bound					
61 Layer 1 A120940	Roof Material	Heterogeneous	30%	Fiberglass	50%	Tar	None Detected
		Black Fibrous Bound			10%	Gravel 10% Binder	



CEI

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Advantage Environmental Consultants
145 Los Vallecitos Deoro, Suite 201
San Marcos, CA 92069

Lab Code: A1811395
Date Received: 09-26-18
Date Analyzed: 09-27-18
Date Reported: 09-28-18

Project: 301 and 309 East Grand Ave, Escondido; 18-290SD

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %
			Fibrous	Non-Fibrous		
Layer 2 A120940	Roof Material	Heterogeneous Black Fibrous Bound	60%	Cellulose	20% Tar	20% Chrysotile
62 A120941	Roof Penetration Mastic	Heterogeneous Black Fibrous Bound	25%	Cellulose	75% Tar	None Detected
63 A120942	Roof Penetration Mastic	Heterogeneous Black Fibrous Bound	15%	Cellulose	75% Tar	10% Chrysotile
64 A120943	Roof Penetration Mastic	Heterogeneous Black Fibrous Bound	15%	Cellulose	75% Tar	10% Chrysotile
65 A120944	Roof Mastic On Parapet	Heterogeneous Black,Black Fibrous Bound	10%	Cellulose	70% Tar 10% Binder	10% Chrysotile
66 A120945	Roof Mastic On Parapet	Heterogeneous Black,Black Fibrous Bound	10%	Cellulose	70% Tar 10% Binder	10% Chrysotile
67 A120946	Roof Mastic On Parapet	Heterogeneous Black,Black Fibrous Bound	10%	Cellulose	70% Tar 10% Binder	10% Chrysotile
68 A120947	No Sample Present in Sample Container					



CEI

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Advantage Environmental Consultants
145 Los Vallecitos Deoro, Suite 201
San Marcos, CA 92069

Lab Code: A1811395
Date Received: 09-26-18
Date Analyzed: 09-27-18
Date Reported: 09-28-18

Project: 301 and 309 East Grand Ave, Escondido; 18-290SD

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS			ASBESTOS %
			Fibrous	Non-Fibrous		
69 A120948	No Sample Present in Sample Container					
70 A120949	Roof -duct Mastic	Heterogeneous Black,Black Fibrous Bound	10%	Cellulose	60% Tar 20% Binder	10% Chrysotile

LEGEND: **Non-Anth** = **Non-Asbestiform Anthophyllite**
 Non-Trem = **Non-Asbestiform Tremolite**
 Calc Carb = **Calcium Carbonate**

METHOD: **EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020**

REPORTING LIMIT: **<1% by visual estimation**

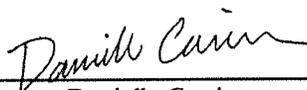
REPORTING LIMIT FOR POINT COUNTS: **0.25% by 400 Points or 0.1% by 1,000 Points**

REGULATORY LIMIT: **>1% by weight**

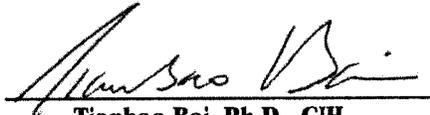
Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. Estimated measurement of uncertainty is available on request.

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ANALYST: _____


Danielle Carrier

APPROVED BY: _____


Tianbao Bai, Ph.D., CIH
Laboratory Director

NVLAP[®]
TESTING
NVLAP LAB CODE 101768-0



CEI

CHAIN OF CUSTODY

730 SE Maynard Road, Cary, NC 27511
 Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:	
CEI Lab Code:	A1811395 (70)
CEI Lab I.D. Range:	A120880 - A120949

COMPANY INFORMATION	PROJECT INFORMATION
CEI CLIENT #:	Job Contact: Kaylee Looper
Company: AEC	Email / Tel: klooper@aec-env.com
Address: 145 Vallecitos De Oro #201	Project Name: 301 and 309 East Grand Ave, Escondido
San Marcos	Project ID#: 18-290SD
Email: klooper@aec-env.com	PO #:
Tel: Fax:	STATE SAMPLES COLLECTED IN: CA

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLM POINT COUNT (400)	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLM POINT COUNT (1000)	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLM GRAV w POINT COUNT	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLM BULK	CARB 435	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCM AIR*	NIOSH 7400	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM AIR	EPA AHERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM AIR	NIOSH 7402	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM AIR (PCME)	ISO 10312	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM AIR	ASTM 6281-15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM BULK	CHATFIELD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM DUST WIPE	ASTM D6480-05 (2010)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM DUST MICROVAC	ASTM D5755-09 (2014)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM SOIL	ASTM D7521-16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM VERMICULITE	CINCINNATI METHOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM QUALITATIVE	IN-HOUSE METHOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Blanks should be taken from the same sample lot as field samples.

REMARKS / SPECIAL INSTRUCTIONS: * Conserve Samples for possible point count, thanks!		<input checked="" type="checkbox"/> Accept Samples	
		<input type="checkbox"/> Reject Samples	
Relinquished By:	Date/Time	Received By:	Date/Time
Kaylee S	9/20/2018 15:00	W	9/20 10:00

Samples will be disposed of 30 days after analysis



SAMPLING FORM

CEI

A 1811395

COMPANY CONTACT INFORMATION	
Company:	Job Contact:
Project Name: <u>301 + 309 E Grand Ave</u>	
Project ID #:	Tel:

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	TEST	
			PLM	TEM
1	309 Grand - Movie Theater - Plaster - Entrance		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
2	309 Grand - Movie Theater - Plaster - Entrance		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
3	309 Grand - Movie Theater - Plaster - Entrance		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
4	309 Grand - Movie Theater - Stucco Interior Wall		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
5	309 Grand - Movie Theater - Stucco Interior Wall		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
6	309 Grand - Movie Theater - Stucco Interior Wall		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
7	309 Grand - Movie Theater - Drywall w/ Plaster - Bathroom		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
8	309 Grand - Movie Theater - Drywall w/ Plaster - Bathroom		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
9	309 Grand - Movie Theater - Drywall w/ Plaster - Bathroom		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
10	309 Grand - Movie Theater - FT & Residual Mastic - Upstairs		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
11	309 Grand - Movie Theater - FT & Residual Mastic - Upstairs		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
12	309 Grand - Movie Theater - FT & Residual Mastic - Upstairs		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
13	309 Grand - Movie Theater - Plaster - Downstairs		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
14	309 Grand - Movie Theater - Plaster - Downstairs		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
15	309 Grand - Movie Theater - Plaster - \Downstairs		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
16	309 Grand - Movie Theater -Stucco in movie viewing room		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
17	309 Grand - Movie Theater -Stucco in movie viewing room		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
18	309 Grand - Movie Theater -Stucco in movie viewing room		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
19	309 Grand - Movie Theater -Stucco behind movie screen		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
20	309 Grand - Movie Theater -Stucco behind movie screen		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
21	309 Grand - Movie Theater -Stucco behind movie screen		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
22	309 Grand - Movie Theater - Drywall and Joint - Upstairs		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
23	309 Grand - Movie Theater - Drywall and Joint - Upstairs		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
24	309 Grand - Movie Theater - Drywall and Joint - Upstairs		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
25	309 Grand - Movie Theater - Residual Mastic - Upstairs		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
26	309 Grand - Movie Theater - Residual Mastic - Upstairs		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
27	309 Grand - Movie Theater - Residual Mastic - Upstairs		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
28	309 Grand - Movie Theater - Residual Mastic		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>



SAMPLING FORM

CEI

A1811395

COMPANY CONTACT INFORMATION	
Company:	Job Contact:
Project Name:	
Project ID #:	Tel:

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	TEST	
			PLM	TEM
29	309 Grand - Movie Theater - Exterior Stucco		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
30	309 Grand - Movie Theater - Exterior Stucco		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
31	309 Grand - Movie Theater - Exterior Stucco		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
32	301 Grand - Dance Studio - VFT Under Carpet - Break Area		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
33	301 Grand - Dance Studio - VFT Under Carpet - Break Area		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
34	301 Grand - Dance Studio - VFT Under Carpet - Break Area		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
35	301 Grand - Dance Studio - Drywall and Joint Compound		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
36	301 Grand - Dance Studio - FT Under Carpet - Near Offices		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
37	301 Grand - Dance Studio - 2X4 Ceiling Tile		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
38	301 Grand - Dress Shop - FT and VST Under Carpet - Bthrm		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
39	301 Grand - Dress Shop - FT and VST Under Carpet - Bthrm		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
40	301 Grand - Dress Shop - FT and VST Under Carpet - Bthrm		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
41	301 Grand - Dress Shop - Tan Baseboard and Mastic		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
42	301 Grand - Dress Shop - Tan Baseboard and Mastic		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
43	301 Grand - Dress Shop - Tan Baseboard and Mastic		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
44	301 Grand - Dress Shop - 2x4 Ceiling Tile		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
45	301 Grand - Dress Shop - 2x4 Ceiling Tile		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
46	301 Grand - Dress Shop - 2x4 Ceiling Tile		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
47	301 Grand - Dress Shop - 2x2 Ceiling Tile		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
48	301 Grand - Dress Shop - 2x2 Ceiling Tile		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
49	301 Grand - Dress Shop - 2x2 Ceiling Tile		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
50	301 Grand - Dress Shop - Drywall and JC		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
51	301 Grand - Hair Salon- Drywall and JC		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
52	301 Grand - Hair Salon- Drywall and JC		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
53	301 Grand - Hair Salon- 2X4 Ceiling Tile		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
54	301 Grand - Tax Office - Plaster - Bathroom		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
55	301 Grand - Tax Office - Mastic Under Wood Floor - Bathroom		PLM <input type="checkbox"/>	TEM <input type="checkbox"/>
56	301 Grand - Tax Office - 2x4 Ceiling Tile		PLM <input checked="" type="checkbox"/>	TEM <input type="checkbox"/>
57	301 Grand - Tax Office - Drywall and JC			
58	301 Grand - Tax Office - 2x4 Ceiling Tile			

X

D. Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California, dated September 7, 2018



Vinje & Middleton Engineering, Inc.

**GEOLOGIC RECONNAISSANCE
301 & 309 GRAND AVENUE
ESCONDIDO, CALIFORNIA
(A.P.N.'s 229-461-01 & 17)**

September 7, 2018

Prepared For:

**Restoration Community Arts, LLC
1300 South Juniper
Escondido, CA 92025**

Prepared By:

**VINJE & MIDDLETON ENGINEERING, INC.
2450 Auto Park Way
Escondido, California 92029**

Job #18-209-P

**GEOLOGIC RECONNAISSANCE
301 & 309 GRAND AVENUE
ESCONDIDO, CALIFORNIA
(A.P.N.'s 229-461-01 & 17)**

I. INTRODUCTION

The study property consists of contiguous rectangular-shaped commercial properties located at the southeast corner of Grand Avenue and Juniper Street within the downtown area of the City of Escondido. The property locations are shown on a Vicinity Map attached as Plate 1. Approximate site coordinates are 33.123°N latitude and -117.078°W longitude.

The purpose of this work was to investigate the site geologic environment and determine its potential influence upon a planned commercial redevelopment. Our efforts in this regard included a site reconnaissance by the undersigned geologist on September 6, 2017, as well as a review of available technical literature for the area.

This report represents a limited geologic reconnaissance study. Conclusions and discussions presented herein are based upon a visual evaluation of site surface conditions and are not supported by exploratory subsurface test excavations, field sampling, laboratory testing, or detailed engineering analyses.

II. SITE DESCRIPTION

The study locations are shown on a Master & Precise Plan, prepared by Masson & Associates (dated June 28, 2018), attached as Plate 2. Both sites are currently developed commercial properties. The property at the southeast corner of Grand Avenue and Juniper Street supports a single-story structure presently utilized for a dance studio and other commercial entities. The adjacent property to the east supports an older two-story theater building.

Both structures were likely constructed at, or very near to the original level topography. Significant grade alterations are not indicated, nor are slopes present at or near the site. Surface areas are completely covered with the structures, paved parking / drive areas, and concrete sidewalks. Site drainage is generally developed to flow away from the buildings to the adjacent streets.

III. PROPOSED DEVELOPMENT

Detailed site redevelopment plans are not yet finalized. However, based on the Master & Precise Plan (Plate 2), we understand that the single-story building is planned for renovation that includes the addition of a second story. The adjacent theater is also planned for renovations and restorations. The creation of graded slopes or significant grade alterations is not expected.

IV. GEOLOGIC SETTING

The City of Escondido is situated at the western margin of the Peninsular Ranges Geomorphic Province of southern California. This geomorphic province encompasses an area that extends for approximately 790 miles, from the Transverse Ranges and the Los Angeles Basin to the tip of Baja California, and varies in width from 30 to 100 miles. In general, the Peninsular Ranges consist of rugged mountains underlain by Mesozoic era (67 to 245 million years old) metamorphic and crystalline rocks to the east and a dissected coastal plain underlain by Cenozoic era (up to 67 million years old) sediments. The mountain ranges of this geomorphic province are generally northwest-trending and separated by subparallel fault zones, and are largely composed of granitic and related rocks and smaller amounts of metamorphic rocks. The coastal portions of this geomorphic province in the San Diego region are typically comprised of marine and non-marine sedimentary rocks that have been deposited within a northwest-trending basin known as the San Diego Embayment. The Peninsular Ranges are bounded on the east by the Salton Trough and on the north by the Los Angeles Basin, and extends westward into the Pacific Ocean where its highest peaks are exposed at Catalina, Santa Barbara, San Clemente, and San Nicholas Islands. The Peninsular Ranges are traversed by several major active faults. Right-lateral, strike-slip movement is the major tectonic activity associated with faults in the regional tectonic framework. Earthquakes along these faults have the potential for generating strong seismic ground motions in the region. A Geologic Map of the project site and surrounding areas is attached as Plate 3. The following site-specific geologic environment is indicated at the site:

A. Earth Materials

The study property is underlain by old alluvial valley deposits (Qoa) estimated to range from late to middle Pleistocene in age. Based on our experience with similar environments nearby, the underlying deposits consist of poorly sorted sand, silt, and clay-bearing alluvial sediments. The sediments generally occur in moderately well consolidated conditions and rest upon crystalline basement rocks at unknown depths. Groundwater is also expected at depth.

The underlying basement rock consists of mid-Cretaceous age granodiorite units (crystalline bedrock) that are exposed in higher elevations to the south and east.

B. Faults

The study site is not located within an Alquist - Priolo earthquake fault zone as determined by the State of California. The closest zoned fault to the project site is the Rose Canyon Fault Zone, which lies approximately 16 miles to the southwest. The Rose Canyon Fault is characterized by a series of parallel breaks that extend from La Jolla Cove southward into San Diego Bay. Additional details are provided in the following section.

C. Seismicity

As with most areas of California, the San Diego region lies within a seismically active zone; however, coastal areas of the county are characterized by low levels of seismic activity relative to inland areas to the east. During a 40-year period (1934-1974), 37 earthquakes were recorded in San Diego coastal areas by the California Institute of Technology. None of the recorded events exceeded a Richter magnitude of 3.7, nor did any of the earthquakes generate more than modest ground shaking or significant damages. Most of the recorded events occurred along various offshore faults which characteristically generate modest earthquakes.

Historically, the most significant earthquake events which affect local areas originate along well known, distant fault zones to the east and the Coronado Bank Fault to the west. Based upon available seismic data, compiled from California Earthquake Catalogs, the most significant historical event in the area of the study site occurred in 1800 at an estimated distance of 15 miles from the project area. This event is thought to have occurred on an off-shore fault north of the property and reached an estimated magnitude of 6.5 with an estimated bedrock acceleration value of 0.145g at the project site. The following list represents the most significant faults which commonly impact the region. Estimated ground acceleration data compiled from Digitized California Faults (Computer Program EQFAULT VERSION 3.00 UPDATE) typically associated with the fault is also tabulated:

Fault Zone	Distance From Site	Maximum Probable Acceleration (R.H.) Per Site Class
Rose Canyon Fault	16.0 Miles	0.175g
Elsinore-Julian Fault	16.3 Miles	0.191g
Newport-Inglewood Fault	20.4 Miles	0.145g
Coronado Bank Fault	30.7 Miles	0.139g

The location of significant faults and earthquake events relative to the study site is depicted on a Fault - Epicenter Map enclosed with this report as Plate 4.

More recently, the number of seismic events which affect the region appears to have heightened somewhat. Nearly 40 earthquakes of magnitude 3.5 or higher have been recorded in coastal regions between January 1984 and August 1986. Most of the earthquakes are thought to have been generated along offshore faults. For the most part, the recorded events remain moderate shocks which typically resulted in low levels of ground shaking to local areas. A notable exception to this pattern was recorded on July 13, 1986. An earthquake of magnitude 5.3 shook county coastal

areas with moderate to locally heavy ground shaking resulting in \$700,000 in damages, one death, and injuries to 30 people. The quake occurred along an offshore fault located nearly 30 miles southwest of Oceanside.

A series of notable events shook county areas with a (maximum) magnitude 7.4 shock in the early morning of June 28, 1992. These quakes originated along related segments of the San Andreas Fault approximately 90 miles to the north. Locally high levels of ground shaking over an extended period of time resulted; however, significant damages to local structures were not reported. The increase in earthquake frequency in the region remains a subject of speculation among geologists; however, based upon empirical information and the recorded seismic history of county areas, the 1986 and 1992 events are thought to represent the highest levels of ground shaking which can be expected at the study site as a result of seismic activity.

In recent years, the Rose Canyon Fault has received attention from geologists. The fault is a significant structural feature in metropolitan San Diego which includes a series of parallel breaks trending southward from La Jolla Cove through San Diego Bay toward the Mexican border. Test trenching along the fault in Rose Canyon indicated that at that location the fault was last active 6,000 to 9,000 years ago. More recent work suggests that segments of the fault are younger having been last active 1000 - 2000 years ago. Consequently, the fault has been classified as active and included within an Alquist-Priolo Special Studies Zone established by the State of California. A more recent study of the Newport-Inglewood / Rose Canyon Fault system concluded that the coastal region of San Diego may experience earthquakes up to magnitudes 7.3 and 7.4 (Sahakian et al, 2017). Work on the fault system also indicates that 6.5 to 6.8 magnitude earthquakes may occur along the Rose Canyon Fault every 1,000 to 1,500 years.

Fault zones tabulated in the preceding table are considered most likely to impact the region of the study site during the lifetime of the project. The faults are periodically active and capable of generating moderate to locally high levels of ground shaking at the site. Ground separation as a result of seismic activity is not expected at the property.

D. Seismic Ground Motion Values

Seismic ground motion values were determined as part of this effort in accordance with Chapter 16, Section 1613 of the 2013 California Building Code (CBC) and ASCE 7-10 Standard using the web-based United States Geological Survey (USGS) ground motion calculator. Generated results including the Mapped (S_s , S_1), Risk-Targeted Maximum Considered Earthquake (MCER) adjusted for Site Class effects

(S_{Ms} , S_{M1}) and Design (S_{Ds} , S_{D1}) Spectral Acceleration Parameters as well as Site Coefficients (F_a , F_v) for short periods (0.20 second) and 1-second period, Site Class, Design and Risk-Targeted Maximum Considered Earthquake (MCE_R) Response Spectrums, Mapped Maximum Considered Geometric Mean (MCE_G) Peak Ground Acceleration adjusted for Site Class effects ($PGAM$) and Seismic Design Category based on Risk Category and the severity of the design earthquake ground motion at the site is summarized in the enclosed Appendix.

E. Geologic Hazards

Conditions which could result in potential geologic hazards are known in areas of San Diego County. The following geotechnical factors are herein evaluated:

- 1. Seismicity:** The most significant geotechnical factor which could impact the project site relates to ground shaking during an earthquake event along an active fault. Moderate to locally heavy levels of ground shaking can be anticipated during rare events over the lifetime of the development. Details of the project's seismic environment are given in a preceding section.
- 2. Faulting:** Faults or significant shear zones are not indicated within the project site. The project is not located in proximity to Alquist - Priolo earthquake fault zone areas associated with active faults discussed previously.
- 3. Flood Inundation:** In order to determine general site flooding potential, we researched available Flood Insurance Rate Maps produced by the Federal Emergency Management Agency (FEMA). A copy of the FEMA map, reproduced from their web site, is included as Plate 5. As shown, the site is located in Zone X which is an area designated as minimal flood hazard.

Dams or significant water retention structures are not within sufficient distance to the project site to create a flood inundation, a catastrophic erosion or related hazard. Considering the existing topographic conditions, impact to the property by seasonal events is considered remote. Because the property is removed from the coast, or other large bodies of water, hazards associated with a Tsunami or Seiche are extremely remote.

- 4. Liquefaction:** Soil liquefaction or related ground failures can adversely impact manmade improvements at the site where subsoils consist of loose alluvial deposits inundated with groundwater. Liquefaction is the sudden loss of soil strength in response to ground shaking during an earthquake event. At the project site, the underlying alluvial deposits are expected to generally occur in medium consolidated conditions. However, groundwater is expected at depth. Therefore, a liquefaction analysis would be appropriate and can be conducted at the time of a geotechnical investigation.

5. **Slope Stability:** The study area is characterized by level terrain. Large slopes are not present at or near the site. Consequently, slope stability will not be a factor in the planned reconstruction and renovations.
6. **Settlement:** Settlement of foundation-bearing soils is an important factor in the performance of the future commercial redevelopment and associated improvements. Based on the conditions of the existing buildings, settlement of the bearing soils is considered low. However, the potential for bearing soil settlement should be studied as a part of a future geotechnical investigation.
7. **Collapsible Soils:** Buildings and improvements founded on collapsible soils may be damaged by sudden and often large induced settlement when these soils are saturated after construction. Collapsible soils are typified by low values of dry unit weight and natural water content. The amount of settlement depends on the applied vertical stresses and the extent of the wetting and availability of water.

Site-existing surficial soils should also be studied for potential collapse as part of a future geotechnical study. Mitigation measures, if warranted, can be provided by the project geotechnical engineer at that time.

8. **Expansive Soils:** Based upon field observations, on-site soils are expected to be generally granular deposits that typically have very low to low expansive potential. Actual expansive potential should be determined by appropriate testing of representative bearing and subgrade soil samples collected during the geotechnical investigation phase.

V. CONCLUSIONS AND DISCUSSIONS

Based upon the foregoing site reconnaissance and available technical information, the future commercial redevelopment at the project properties, as understood, is considered feasible from a geologic viewpoint. Adverse geologic conditions such as faulting, seismically induced ground failures, or slope instability hazards which could preclude the planned redevelopment are not indicated at the project property.

The following geologic factors will most likely impact the planned future construction work and related costs:

1. The most significant geological factor will be moderate to locally high levels of ground shaking at the site during periods of activity along active faults. Faulting, seismically induced ground failures or slope stability hazards are not indicated at the property.

2. Site drainage at the property is generally developed. Runoff and drainage should flow away from structures and improvements in a controlled manner to approved locations. Rain gutters should be considered.
3. Flooding is not expected to impact the project site. A detailed hydrological study, however, may be considered in connection with the site redevelopment.
4. Existing bearing soils, foundations, walls, and buildings to remain should be evaluated by a geotechnical engineer and structural engineer (as appropriate) for overall stability and potential for supporting new additions and improvements.
5. Field observations and past experience in the vicinity of the project site indicate that on-site earth materials may chiefly be very low to low expansive. However, expansive soils may be present which may require special geotechnical design and mitigation measures if they occur within the upper building pad and finish subgrade levels. Specific recommendations should be provided in a site geotechnical study based on actual exploratory excavations and laboratory testing.
6. Liquefaction potential, seismically induced settlements, soil collapse, and post construction settlements should be evaluated by a qualified geotechnical engineer. Mitigation measures, if required, should be specified in a future site-specific geotechnical study.

VI. RECOMMENDATIONS

This report represents a limited study based only on a site reconnaissance and a review of available technical literature. Conclusions and discussions presented herein should be confirmed. A detailed site-specific geotechnical study which includes test excavations, laboratory testing of pertinent earth materials, and engineering analysis of representative soil samples would be warranted.

VII. LIMITATIONS

The conclusions and recommendations provided herein have been based on all available data obtained from site observations, research, and review of pertinent geotechnical reports and plans, as well as our experience with the soil and formational materials located in the general area. The exposures at the study site are believed representative of the total area; however, earth materials may vary in characteristics.

Of necessity, a certain degree of continuity between natural exposures is assumed. It is necessary, therefore, that all observations, conclusions, and recommendations be verified by performing subsurface explorations during the site geotechnical investigation phase.

REFERENCES

- California Department of Conservation, Division of Mines and Geology (California Geological Survey), 1997, Guidelines for Evaluating and Mitigating Seismic Hazards in California, DMG Special Publication 117, 71p.
- California Department of Conservation, Division of Mines and Geology (California Geological Survey), 1986 (revised), Guidelines for Preparing Engineering Geology Reports: DMG Note 44.
- California Department of Conservation, Division of Mines and Geology (California Geological Survey), 1986 (revised), Guidelines to Geologic and Seismic Reports: DMG Note 42.
- EQFAULT, Ver. 3.00, 1997, Deterministic Estimation of Peak Acceleration from Digitized Faults, Computer Program, T. Blake Computer Services and Software.
- EQSEARCH, Ver 3.00, 1997, Estimation of Peak Acceleration from California Earthquake Catalogs, Computer Program, T. Blake Computer Services and Software.
- "Recommended Procedures for Implementation of DMG Special Publication 117 Guidelines for Analyzing and Mitigation Liquefaction in California," Southern California Earthquake center; USC, March 1999.
- Jennings, C.W., 1994, Fault Activity Map of California and Adjacent Areas, California Division of Mines and Geology, Geologic Data Map Series, No. 6.
- Kennedy, M.P., Tan, S.S., Chapman, R.H., and Chase, G.W., 1975, Character and Recency of Faulting, San Diego Metropolitan Areas, California: Special Report 123, 33p.
- FEMA Map Service Center (<http://msc.fema.gov/webapp/wcs/stores/servlet/CategoryDisplay>)
- Kennedy, M.P., 1977, Recency and Character of Faulting Along the Elsinore Fault Zone in Southern Riverside County, California, Special Report 131, California Division of Mines and Geology, Plate 1 (East/West), 12p.
- Tan S.S. and Kennedy, M.P., 1996, Geologic Maps of the Northwestern Part of San Diego County, California, Plate(s) 1 and 2, Open File-Report 96-02, California Division of Mines and Geology, 1:24,000.
- U S G S E a r t h q u a k e H a z a r d P r o g r a m (<http://earthquake.usgs.gov/designmaps/us/application.php>)
- Russell B. Travis. 1955. Quarterly of the Colorado School of Mines, Classification of Rocks. 98p.

It is almost impossible to predict with certainty the future performance of a property. The future behavior of the site is also dependent on numerous unpredictable variables, such as earthquakes, rainfall, and on-site drainage patterns.

The firm of Vinje & Middleton Engineering, Inc. shall not be held responsible for changes to the physical conditions of the property or changing drainage patterns which occur without our inspection or control.

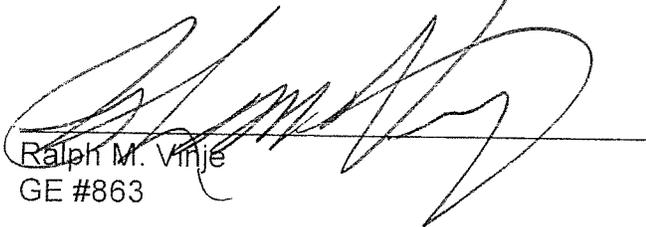
This report should be considered valid for a period of one year and is subject to review by our firm following that time. If significant modifications are made to your tentative development plan, this report must be presented to us for review and possible revision.

Vinje & Middleton Engineering, Inc. warrants that this report has been prepared within the limits prescribed by our client with the usual thoroughness and competence of the geologic profession. No other warranty or representation, either expressed or implied, is included or intended.

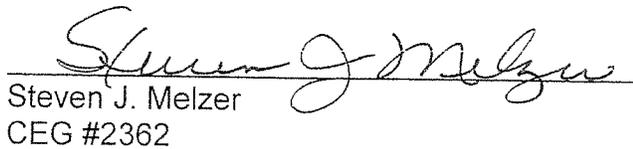
Should any questions arise concerning this report, please do not hesitate to contact this office. Reference to our **Job #18-209-P** will help to expedite our response to your inquiries.

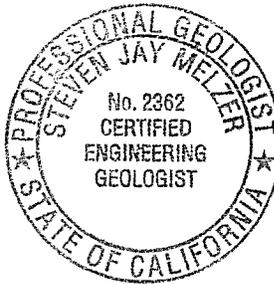
We appreciate this opportunity to be of service to you.

VINJE & MIDDLETON ENGINEERING, INC


Ralph M. Vinje
GE #863



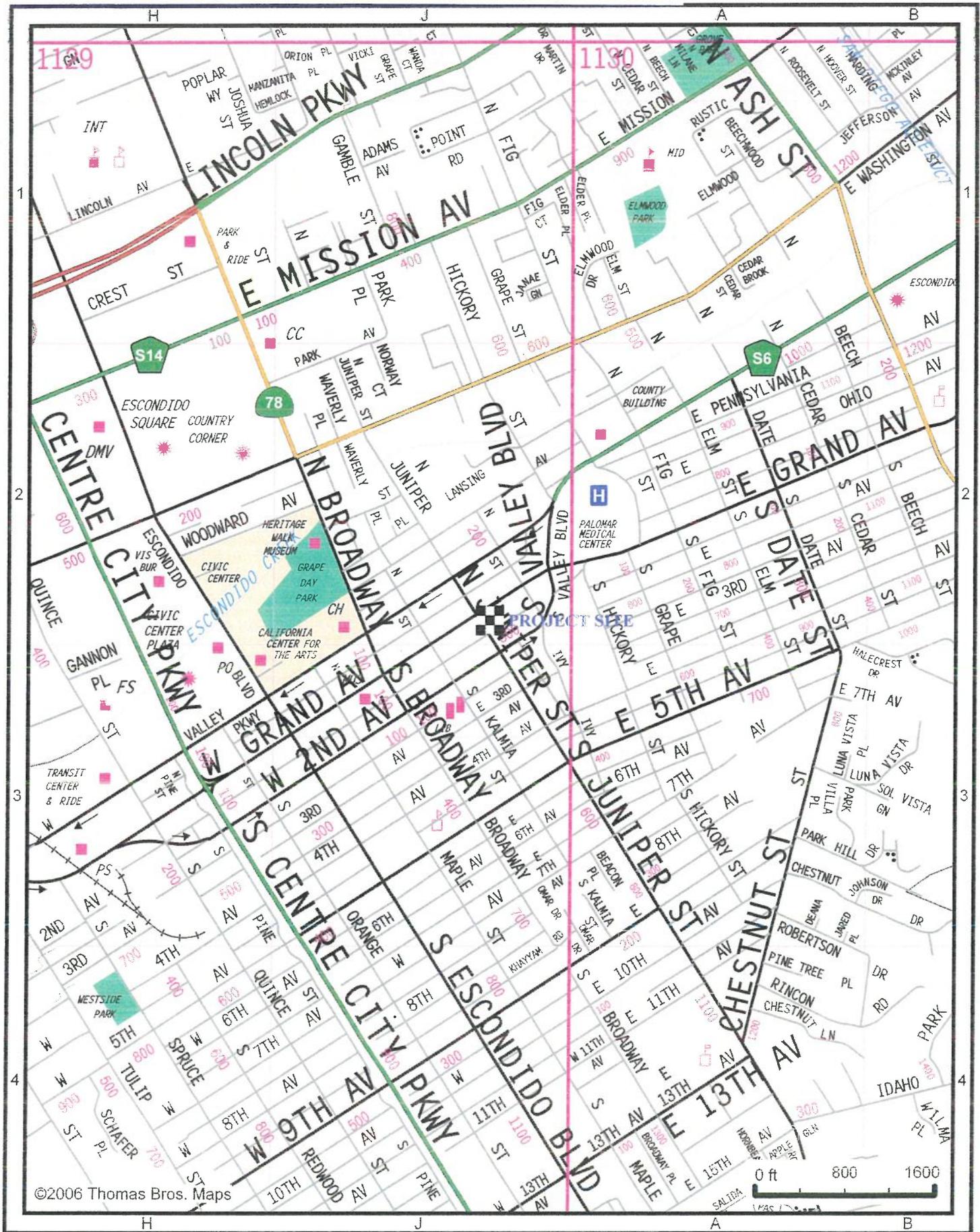

Steven J. Melzer
CEG #2362



REFERENCES

- California Department of Conservation, Division of Mines and Geology (California Geological Survey), 1997, Guidelines for Evaluating and Mitigating Seismic Hazards in California, DMG Special Publication 117, 71p.
- California Department of Conservation, Division of Mines and Geology (California Geological Survey), 1986 (revised), Guidelines for Preparing Engineering Geology Reports: DMG Note 44.
- California Department of Conservation, Division of Mines and Geology (California Geological Survey), 1986 (revised), Guidelines to Geologic and Seismic Reports: DMG Note 42.
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- EQSEARCH, Ver 3.00, 1997, Estimation of Peak Acceleration from California Earthquake Catalogs, Computer Program, T. Blake Computer Services and Software.
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- Jennings, C.W., 1994, Fault Activity Map of California and Adjacent Areas, California Division of Mines and Geology, Geologic Data Map Series, No. 6.
- Kennedy, M.P., Tan, S.S., Chapman, R.H., and Chase, G.W., 1975, Character and Recency of Faulting, San Diego Metropolitan Areas, California: Special Report 123, 33p.
- FEMA Map Service Center (<http://msc.fema.gov/webapp/wcs/stores/servlet/CategoryDisplay>)
- Kennedy, M.P., 1977, Recency and Character of Faulting Along the Elsinore Fault Zone in Southern Riverside County, California, Special Report 131, California Division of Mines and Geology, Plate 1 (East/West), 12p.
- Tan S.S. and Kennedy, M.P., 1996, Geologic Maps of the Northwestern Part of San Diego County, California, Plate(s) 1 and 2, Open File-Report 96-02, California Division of Mines and Geology, 1:24,000.
- U S G S E a r t h q u a k e H a z a r d P r o g r a m (<http://earthquake.usgs.gov/designmaps/us/application.php>)
- Russell B. Travis, 1955, Quarterly of the Colorado School of Mines, Classification of Rocks, 98p.

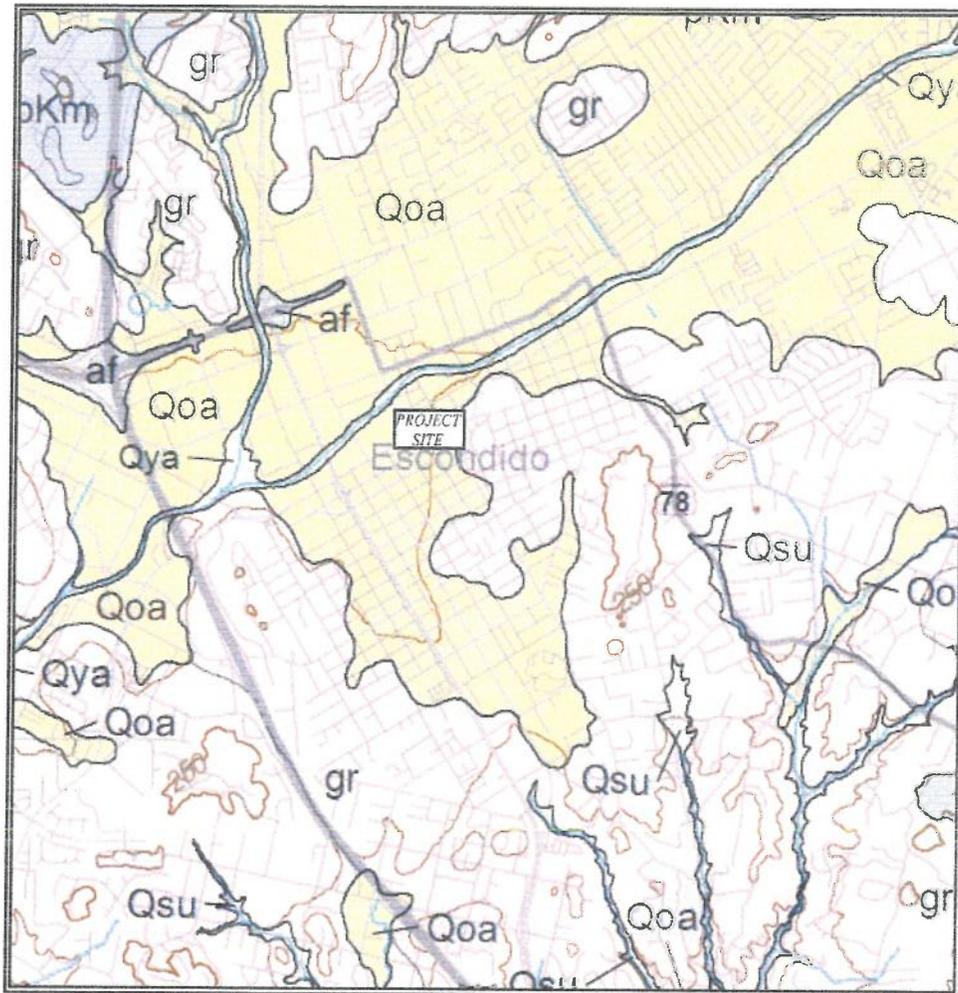
VICINITY MAP



PROJECT SITE: 1129 - J2

PLATE 1
V&M JOB #18-209-P

GEOLOGIC MAP
301 & 309 Grand Avenue
Escondido



Pertinent Geologic Units

Scale: 1:50,000

Qoa	Old Alluvial Valley Deposits	Qoa	Old Alluvial Flood-Plain Deposits, Undivided	Late to Middle Pleistocene
gr	Granitic and Other Intrusive Crystalline Rocks of All Ages	Kgd	Granodiorite, Undivided	Mid-Cretaceous

Excerpt From the Geologic Map of the Oceanside 30' x 60' Quadrangle, California
Michael P. Kennedy and Siang S. Tan, 2010

Plate 3
V&M Job #18-209-P

National Flood Hazard Layer FIRMette



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, VE*
- With BFE or Depth *Zone AE, AD, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions, 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee, See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone X*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone X*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transsect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

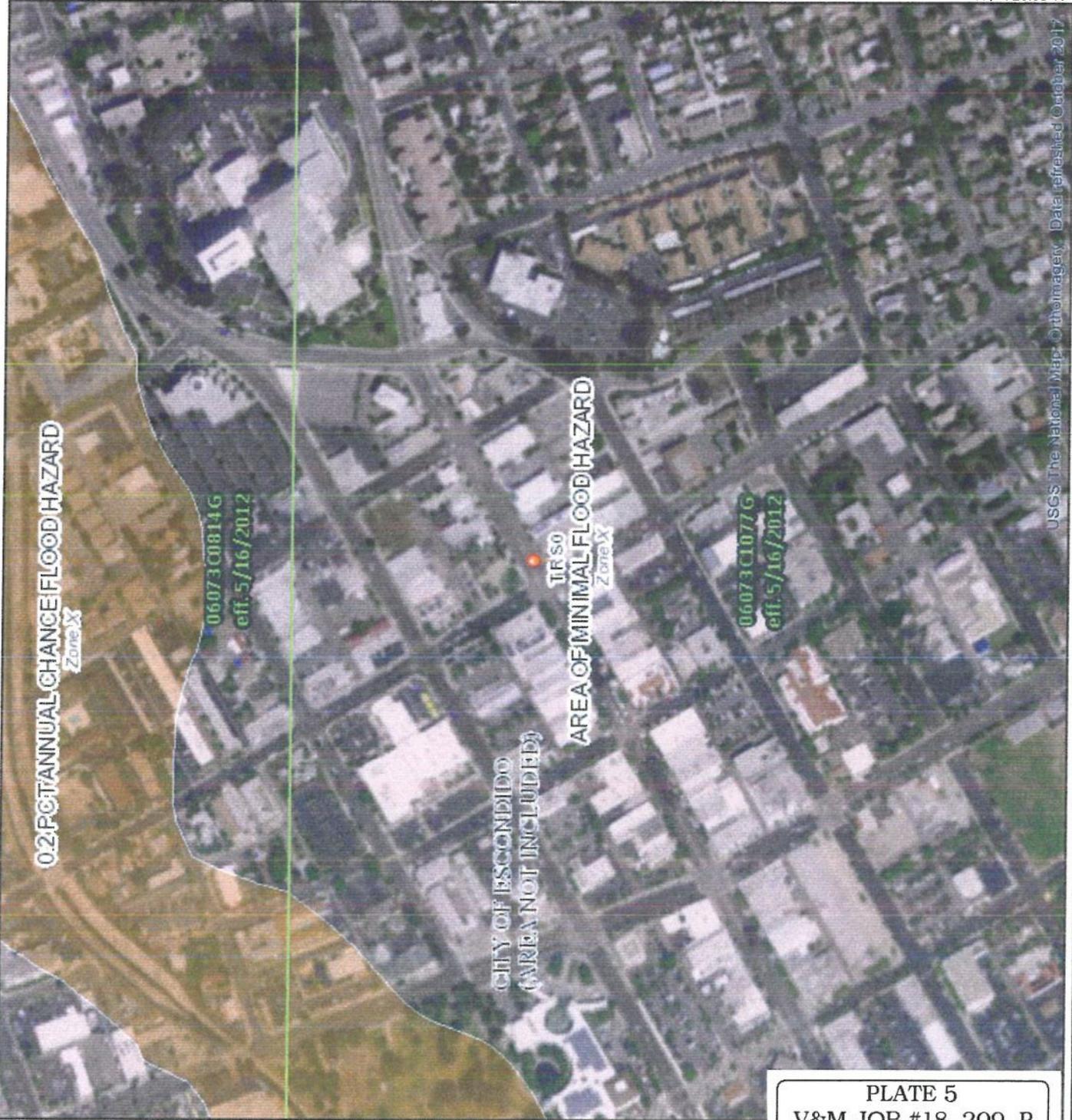
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2018 at 7:02:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



117°4'23.90"W

USGS The National Map, Orthoimagery, Data refreshed October 2017

33°77.98"N
1:6,000
0 250 500 1,000 1,500 2,000 Feet

PLATE 5
V&M JOB #18-209-P

USGS Design Maps Summary Report

User-Specified Input

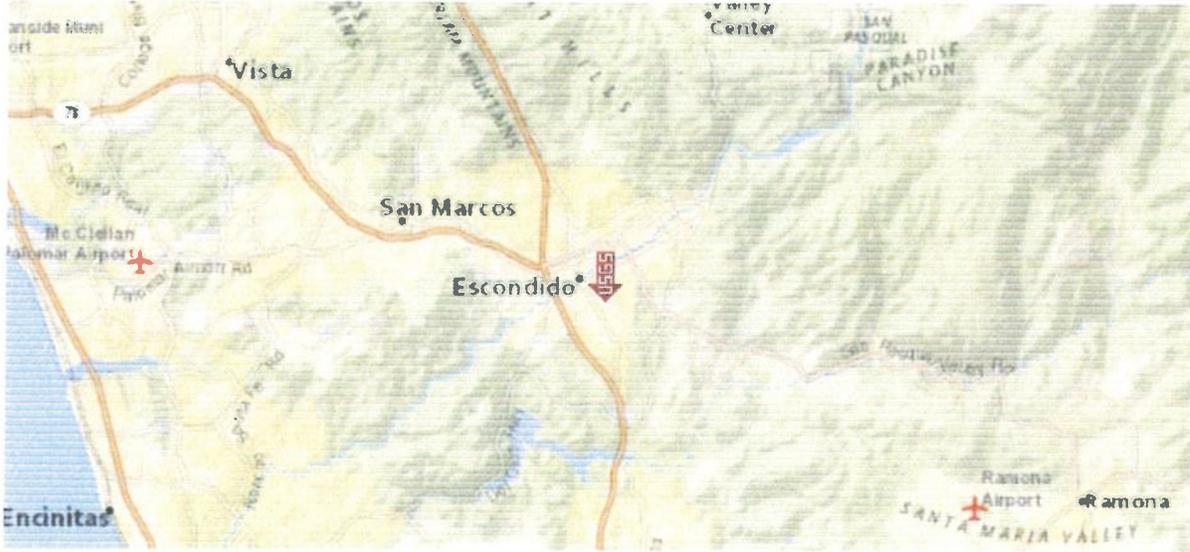
Report Title 18-209-P 301 & 309 Grand Avenue, Escondido, California
Wed September 5, 2018 19:06:46 UTC

Building Code Reference Document ASCE 7-10 Standard
(which utilizes USGS hazard data available in 2008)

Site Coordinates 33.123°N, 117.078°W

Site Soil Classification Site Class D – "Stiff Soil"

Risk Category I/II/III

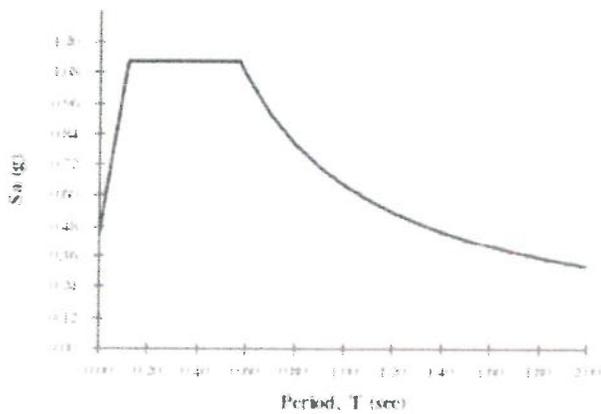


USGS-Provided Output

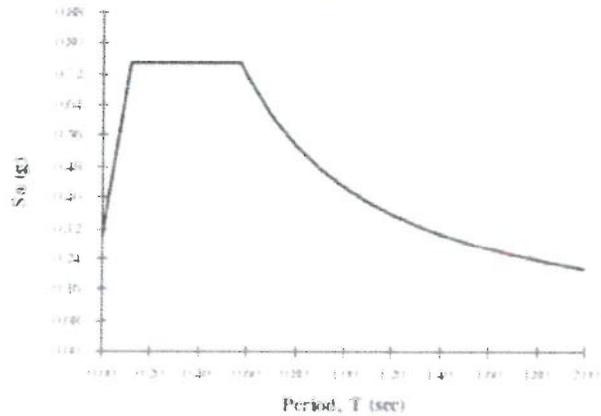
$S_5 = 1.032 \text{ g}$	$S_{M5} = 1.122 \text{ g}$	$S_{D5} = 0.748 \text{ g}$
$S_1 = 0.399 \text{ g}$	$S_{M1} = 0.639 \text{ g}$	$S_{D1} = 0.426 \text{ g}$

For information on how the S_5 and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.

MCE_R Response Spectrum



Design Response Spectrum



For PGA_W , T_U , C_{RS} , and C_{RI} values, please [view the detailed report](#).

Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_s) and 1.3 (to obtain S_1). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From **Figure 22-1** ^[1] $S_s = 1.032 \text{ g}$

From **Figure 22-2** ^[2] $S_1 = 0.399 \text{ g}$

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Chapter 20.

Table 20.3-1 Site Classification

Site Class	\bar{v}_s	\bar{N} or \bar{N}_{ch}	\bar{s}_u
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
Any profile with more than 10 ft of soil having the characteristics:			
<ul style="list-style-type: none"> • Plasticity index $PI > 20$, • Moisture content $w \geq 40\%$, and • Undrained shear strength $\bar{s}_u < 500 \text{ psf}$ 			
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

Section 11.4.3 — Site Coefficients and Risk-Targeted Maximum Considered Earthquake (MCE_R) Spectral Response Acceleration Parameters

Table 11.4-1: Site Coefficient F_s

Site Class	Mapped MCE _R Spectral Response Acceleration Parameter at Short Period				
	$S_s \leq 0.25$	$S_s = 0.50$	$S_s = 0.75$	$S_s = 1.00$	$S_s \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_s

For Site Class = D and $S_s = 1.032$ g, $F_s = 1.087$

Table 11.4-2: Site Coefficient F_v

Site Class	Mapped MCE _R Spectral Response Acceleration Parameter at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = D and $S_1 = 0.399$ g, $F_v = 1.602$

Equation (11.4-1):

$$S_{MS} = F_s S_s = 1.087 \times 1.032 = 1.122 \text{ g}$$

Equation (11.4-2):

$$S_{M1} = F_v S_1 = 1.602 \times 0.399 = 0.639 \text{ g}$$

Section 11.4.4 — Design Spectral Acceleration Parameters

Equation (11.4-3):

$$S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 1.122 = 0.748 \text{ g}$$

Equation (11.4-4):

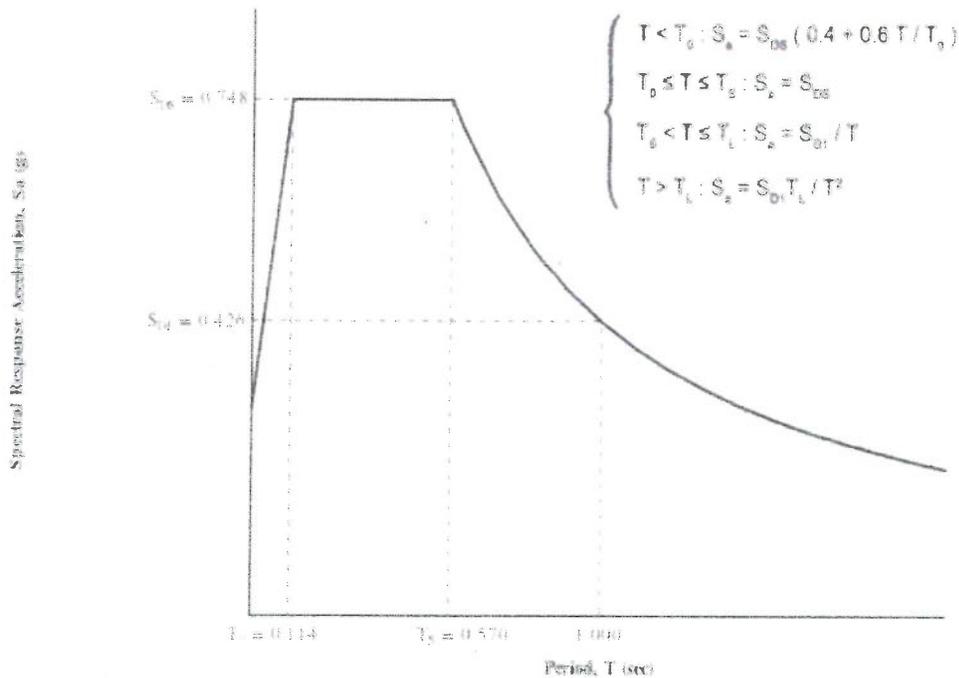
$$S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 0.639 = 0.426 \text{ g}$$

Section 11.4.5 — Design Response Spectrum

From [Figure 22-12](#) ^[3]

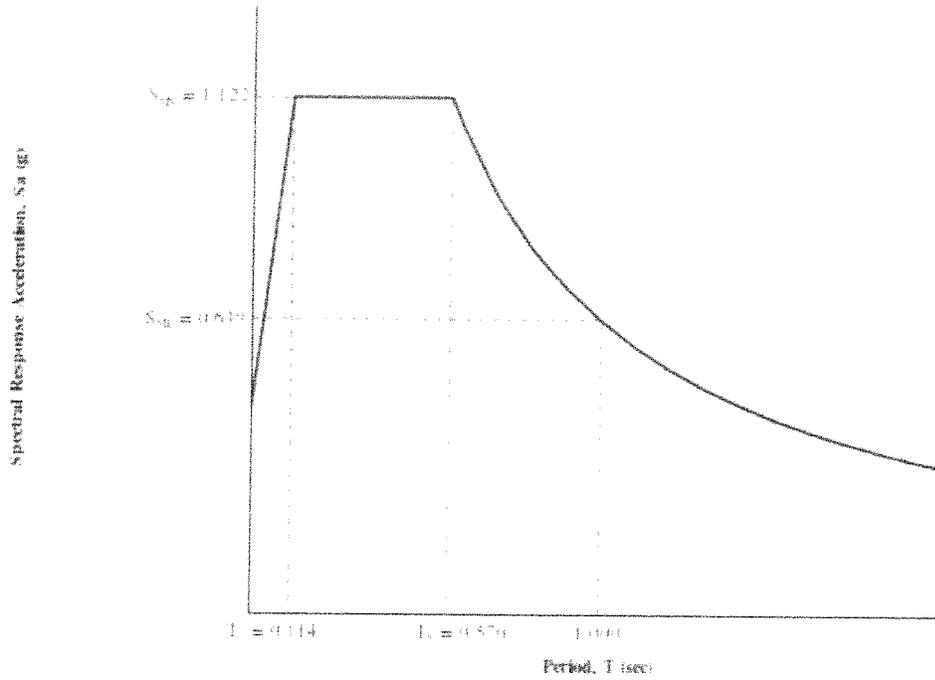
$T_L = 8$ seconds

Figure 11.4-1: Design Response Spectrum



Section 11.4.6 — Risk-Targeted Maximum Considered Earthquake (MCE_R) Response Spectrum

The MCE_R Response Spectrum is determined by multiplying the design response spectrum above by 1.5.



Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From [Figure 22-7](#) ^[4]

$$PGA = 0.386$$

Equation (11.8-1):

$$PGA_M = F_{PGA}PGA = 1.114 \times 0.386 = 0.43 \text{ g}$$

Table 11.8-1: Site Coefficient F_{PGA}

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of PGA

For Site Class = D and PGA = 0.386 g, $F_{PGA} = 1.114$

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From [Figure 22-17](#) ^[5]

$$C_{RS} = 1.031$$

From [Figure 22-18](#) ^[6]

$$C_{RI} = 1.072$$

Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \leq S_{DS} < 0.33g$	B	B	C
$0.33g \leq S_{DS} < 0.50g$	C	C	D
$0.50g \leq S_{DS}$	D	D	D

For Risk Category = I and $S_{DS} = 0.748 g$, Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \leq S_{D1} < 0.133g$	B	B	C
$0.133g \leq S_{D1} < 0.20g$	C	C	D
$0.20g \leq S_{D1}$	D	D	D

For Risk Category = I and $S_{D1} = 0.426 g$, Seismic Design Category = D

Note: When S_1 is greater than or equal to 0.75g, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category \equiv "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = D

Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

References

1. Figure 22-1: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. Figure 22-2: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. Figure 22-12: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. Figure 22-7: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. Figure 22-17: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. Figure 22-18: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

E. Trip Generation Memo, 301 & 309 E. Grand Avenue, by Masson and Associates, Inc., dated August 16, 2018



200 E. Washington Ave., Suite 200
Escondido, CA 92025

P: 760.741.3500
F: 760.741.1788

www.masson-associates.com

PLANNING • ENGINEERING • SURVEYING

August 16, 2018

City of Escondido
201 North Broadway
Escondido, CA 92025

**RE: The Grand – Trip Generation Memo
301 & 309 E Grand Avenue (PN 18057)**

Dear Staff:

Based on review of trip generation for the existing vs. proposed uses that are associated with this project, it is our conclusion; that a Traffic Impact Analysis (TIA) will not be required. Project traffic generation calculations were conducted using the trip generation rates published in SANDAG's (2002) *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*.

The existing development consists of:

- Strip Commercial Building – 5,600 sf (224 ADT based on 40/1,000 sf)
- Theatre – 480 seats (864 ADT based on 1.8/seat)

The total trip generation for the existing development is 1,088 ADT.

The proposed development consists of:

- Single Tenant Office – 2,132 sf (30 ADT based on 14/1,000 sf)
- Studio Class Room Space – 3,320 sf (46 ADT based on 14/1,000 sf)
- Café – 1,275 SF (204 ADT based on 160/1,000 sf)
- Theatre – 614 seats (1,105 ADT based on 1.8/seat)

The total trip generation for the proposed development is 1,385 ADT for a total of 297 new ADT*

*A 5% reduction factor is applied as allowed for "smart growth" (-15 trips) for a new total of 282 ADT

Evenly distributing the new trips between frontage streets would result in 141 ADT each. Based on the Traffic Impact Analysis (TIA) Guidelines established by the City of Escondido, a TIA is not required for this project as the estimated 141 ADT generated for each frontage street is well below the TIA Trigger-Point Threshold for New Developments. Grand Avenue and Juniper Street are both designated as Collectors in the City Mobility Element, which allows for an increase of 250 ADT to each without triggering a TIA.

We trust that the City will concur that a Traffic Impact Analysis is not necessary for this project.

Sincerely,

8/16/18

Bruce A. Tait, P.E.
R.C.E. No. 032247



*A trip generation reduction factor of 5% has been used, based on SANDAG's Trip Generation for Smart Growth (2002). This factor is consistent with the utilization of transit access by patrons in this walkable downtown district.