

**ADDENDUM TO
GEOTECHNICAL INVESTIGATION**

**PORTOLA CENTER SOUTH
TENTATIVE TRACT NO. 15353
LAKE FOREST, CALIFORNIA**



GEOCON
INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

**SUNRANCH CAPITAL PARTNERS, LLC
SAN DIEGO, CALIFORNIA**

**APRIL 1, 2013
PROJECT NO. G1218-52-01A**



Project No. G1218-52-01A
April 1, 2013

SunRanch Capital Partners, LLC
610 West Ash Street, Suite 1500
San Diego, California 92101

Attention: Mr. Scott Molloy

Subject: ADDENDUM TO GEOTECHNICAL INVESTIGATION
PORTOLA CENTER SOUTH
TENTATIVE TRACT NO. 15353
LAKE FOREST, CALIFORNIA

- References:
1. *Geotechnical Investigation, Portola Center South, Tentative Tract No. 15353, Lake Forest, California*, prepared by Geocon Incorporated, dated July 6, 2012 (Project No. G1218-52-01A).
 2. *Deformation Analysis, Portola Center (South and North), Tentative Tract Nos. 15353 and 17300, Lake Forest, California*, prepared by Geocon Incorporated, dated August 14, 2012 (Project No. G1218-52-01).
 3. *Tentative Map for Portola Center South, Tract No. 15353, Lake Forest, California*, prepared by Hunsaker & Associates Irvine, dated December 27, 2012.

Dear Mr. Molloy:

In accordance with your request, we prepared this addendum letter to the referenced report dated July 6, 2012 to provide additional analyses. We prepared our addendum subsequent to tentative tract map (TTM) revisions for Portola Center South. The plan revisions were minor and do not affect the conclusions or slope stability analysis of our geotechnical report dated July 6, 2012. We have included at the end of this report revised geologic maps and cross-sections utilizing the revised TTM.

TEMPORARY EXCAVATIONS

The underground contractor should excavate for the planned utilities in accordance with OSHA requirements considering the recommended soil type. Table 1 presents the allowable slope inclination for different soil types based on the information presented by OSHA assuming seepage is not encountered.

**TABLE 1
ALLOWABLE SLOPE INCLINATIONS FOR EXCAVATIONS
LESS THAN 20 FEET FOR UNDERGROUND CONTRACTORS**

Soil or Rock Type	On-Site Geologic Unit	Maximum Inclination (Horizontal: Vertical)	Maximum Slope Angle From Horizontal (Degrees)
Type A	Formational Materials without BPS	¾:1	53
Type B	Properly Compacted Fill	1:1	45
Type C	Undocumented Fill Surficial Soil	1½:1	34

Buttress excavations are not planned adjacent to existing improvements or residences. If excavation failures were to occur, the failures would be limited to within the property limits and outside improvements/structures would not be affected. In addition, the grading contractor would be required to remove the volume of soil that failed at an inclination no steeper than recommended in our report and evaluate the additional excavation procedures.

We used increased shear strength for the temporary excavation conditions consisting of an approximate average of the peak strength obtained from the laboratory testing program. In addition, we used a shear strength of half the along bedding strength for the existing shear planes. Table 2 presents the summary of the soil properties used in the slope stability analyses for the temporary excavations.

**TABLE 2
SUMMARY OF SOIL PROPERTIES USED FOR SLOPE STABILITY ANALYSES FOR
TEMPORARY EXCAVATIONS**

Geologic Unit/Material	Density (pcf)	Cohesion (psf)	Friction Angle (degrees)
Compacted Fill/Engineered Fill (Qcf/Afe)	120	500	28
Alluvium (Qal)	120	500	23
Terrace Deposits (Qt)	120	300	29
Puente Formation-Soquel Member (Tps)	125	800	34
Puente Formation-Soquel Member (Tps-slt)	115	900	30
Puente Formation-La Vida Member (Tplv)	115	900	30
Bedding Plane Shear (BPS)	115	125	12

We selected Cross Sections E-E', H-H', L-L', and N-N' to perform the slope stability analyses for temporary conditions that will occur during construction operations. Table 3 provides a summary of cases analyzed and calculated factors of safety. Based on the review comments, a minimum factor of safety of 1.2 is currently required by the City of Lake Forest for temporary slope stability conditions. Based on the requirements of the City of Lake Forest and the results of the slope stability analyses, a temporary backcut of 1¼:1 (horizontal:vertical) would be required in the area of Geologic Cross-Section L-L'. Appendix A presents the additional slope stability analyses to evaluate the temporary excavations for the planned buttresses and the shear strength results.

**TABLE 3
SUMMARY OF SLOPE STABILITY ANALYSES FOR TEMPORARY EXCAVATIONS**

Cross Section	File Name	Condition of Slope Stability Analyses	Calculated Factor of Safety
E-E'	EE-Case4-4	Temporary Excavation During Buttress Grading with a 1:1 (horizontal:vertical) Backcut	1.8
H-H'	HH-Case 3s-Temporary Cut	Temporary Excavation During Buttress Grading with a 1:1 (horizontal:vertical) Backcut	1.6
L-L'	LL-Case5-5c-Temporary Cut	Temporary Excavation During Buttress Grading with a 1¼:1 (horizontal:vertical) Backcut	1.2
N-N'	NN-Case10-Temporary Cut	Temporary Excavation During Buttress Grading with a 1:1 (horizontal:vertical) Backcut	3.0

Cut slope excavations including buttresses and shear keys should be observed full time during grading operations by a Certified Engineering Geologist to check that soil and geologic conditions do not differ significantly from those expected. During the construction of buttresses and during landslide removals, there is a risk that the temporary backcut slopes will become unstable. This risk can be reduced by grading the buttress fill in short segments and/or flattening the inclination of the temporary slopes. These excavations should be backfilled as soon as possible after establishing the shear key.

Some areas will possess a fill thickness differential due to the excavation of backcuts for the planned buttresses. We will evaluate the specific settlement potential for the fill differential in these areas in the planned geotechnical investigation report prepared for the 40-scale plan submittal.

SLOPE CREEP AND LATERAL FILL EXTENSION

The planned compacted fill slopes will possess a factor of safety of at least 1.5 for surficial conditions as presented in Figure C-49. The surficial condition assumes the soil would be saturated in the upper 3 feet from the slope face. To help mitigate slope creep from occurring, plants with variable root depth should be installed soon after the construction of the slopes as discussed in Section 9.15.13,

Page 26 of the referenced report dated July 6, 2012. In addition, rodent abatement is also important as part of the slope maintenance.

Section 9.10.15, Page 35 of the referenced report dated July 6, 2013 states *Although other improvements, which are relatively rigid or brittle, such as concrete flatwork or masonry walls, may experience some distress if located near the top of a slope, it is generally not economical to mitigate this potential.* The planned buildings and structures should be setback in accordance with CBC Section 18 and as recommended in the referenced report. Some mitigation measures could include not placing large exterior concrete slabs at the top of the slopes but installing bands of concrete that would allow some lateral movements. Also, pilasters from walls could be separated from the walls to allow some lateral movement without damaging the walls.


We performed the referenced deformation analysis report dated August 14, 2012, to address lateral movement. We expect the slope deformations from the analyses would be greater than the lateral expansion deformations. In addition, the MSE walls will be backfilled with sandy material that possesses a “very low” expansion potential and lateral fill extension from expansion is considered negligible for the MSE walls.


The soil creep zone is usually isolated to the outer 3 to 5 feet of the slope face. The planned residential structures and improvements are not planned within this zone. Section 9.10.15, Page 35 of the referenced report dated July 6, 2012 presents recommendations for foundations located adjacent to slopes. However, if planned retaining walls or similar improvements that are prone to creeping are proposed at the top of slopes, we would recommend that deepened footings be incorporated to reduce the effect of lateral fill extension.

If you have any questions regarding this addendum letter, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON INCORPORATED


John Hoops
CEG 1524

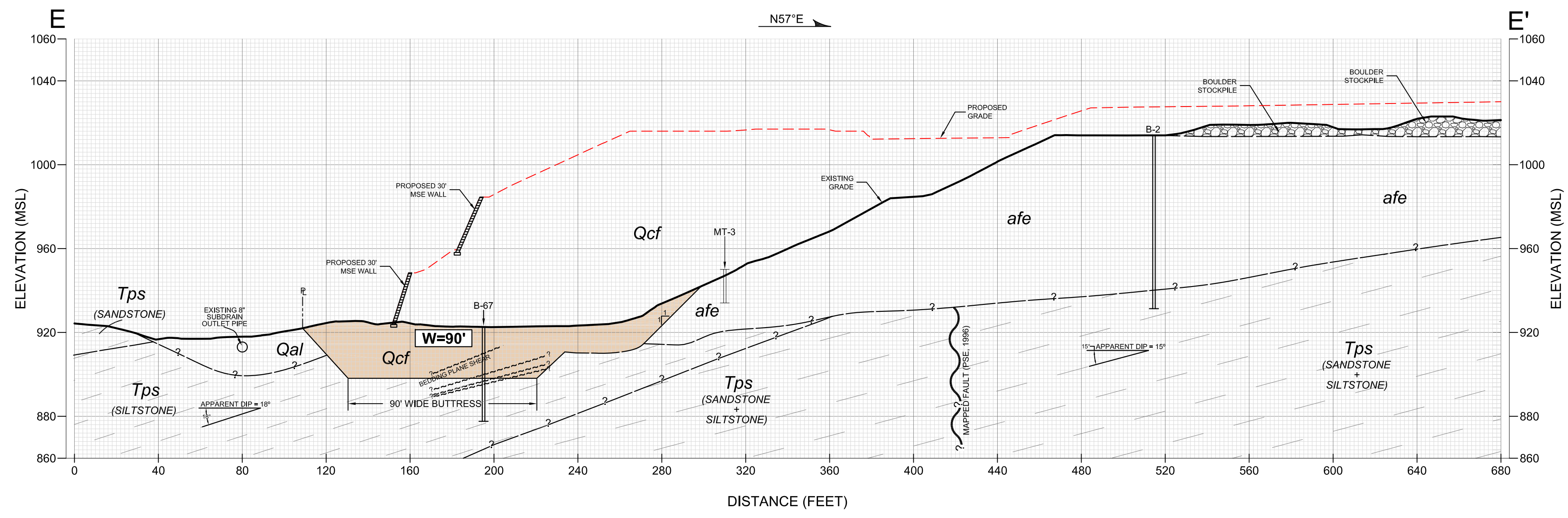


JH:SFW:dmc

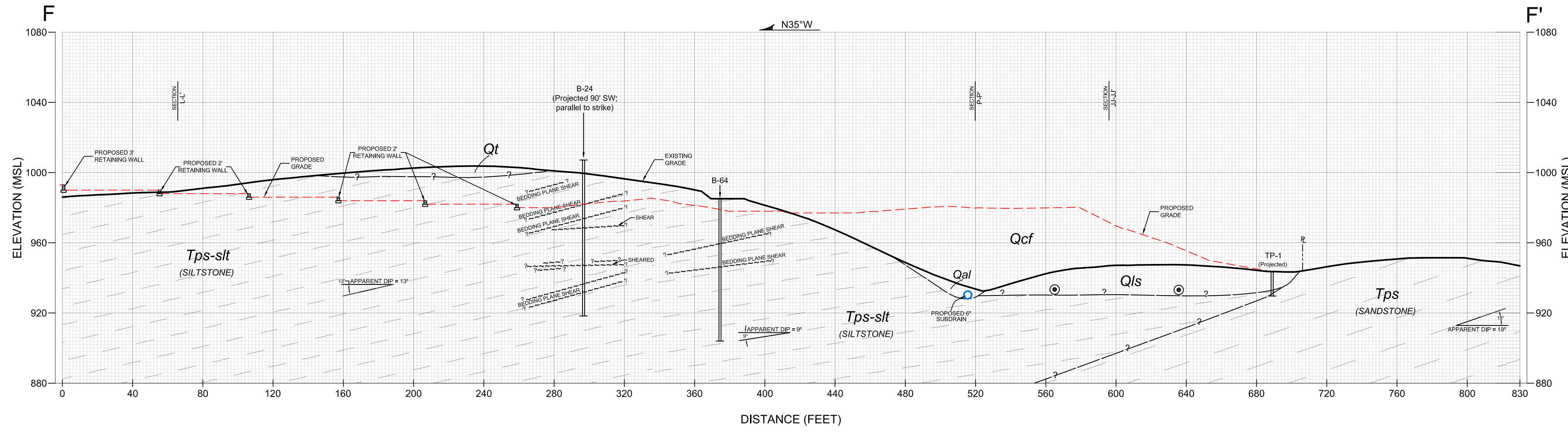
(email) Addressee


Shawn Foy Weedon
GE 2714

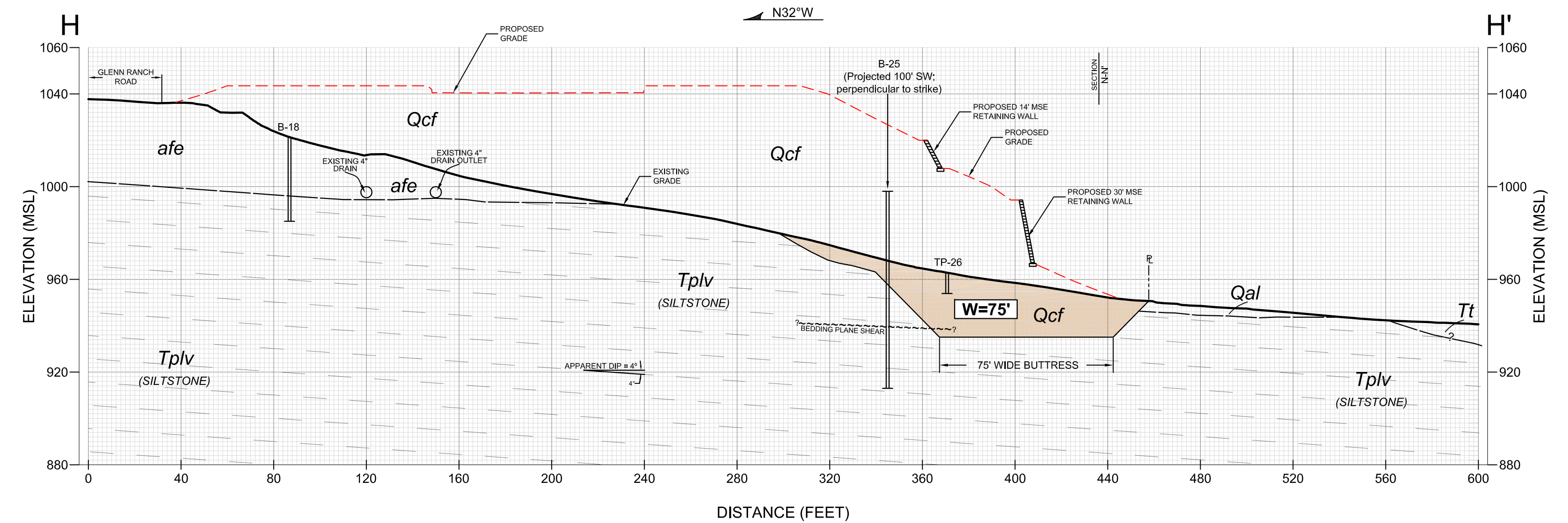




GEOLOGIC CROSS-SECTION E-E'
SCALE: 1" = 40' (Vert. = Horiz.)



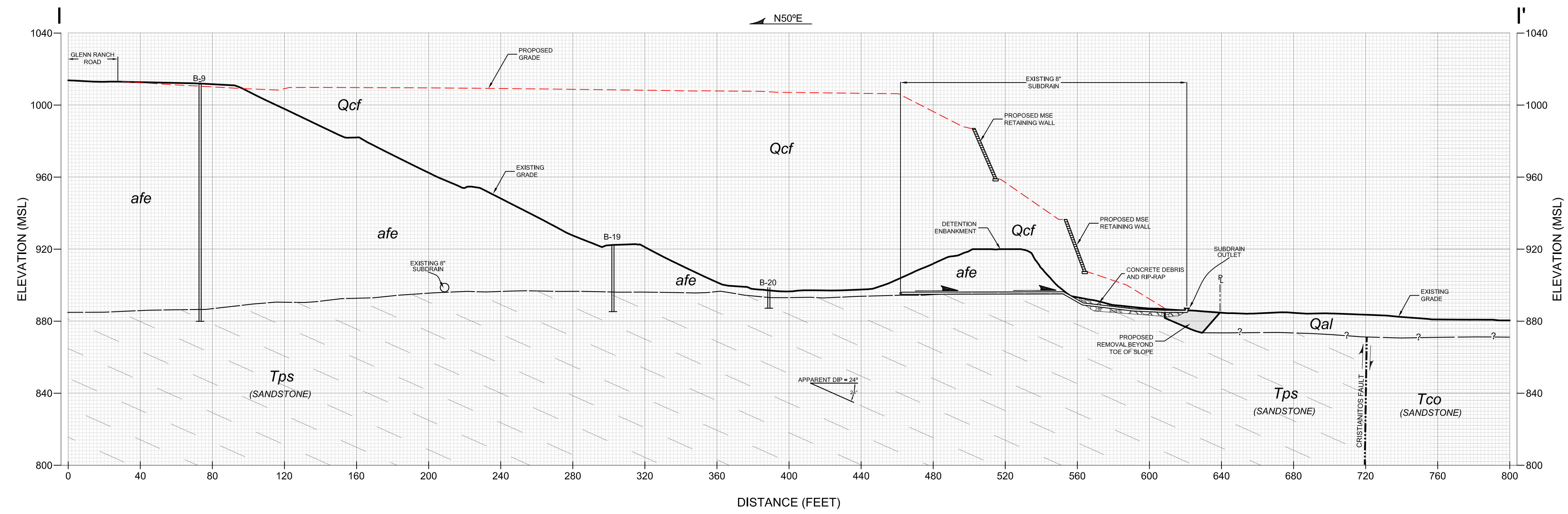
GEOLOGIC CROSS-SECTION F-F'
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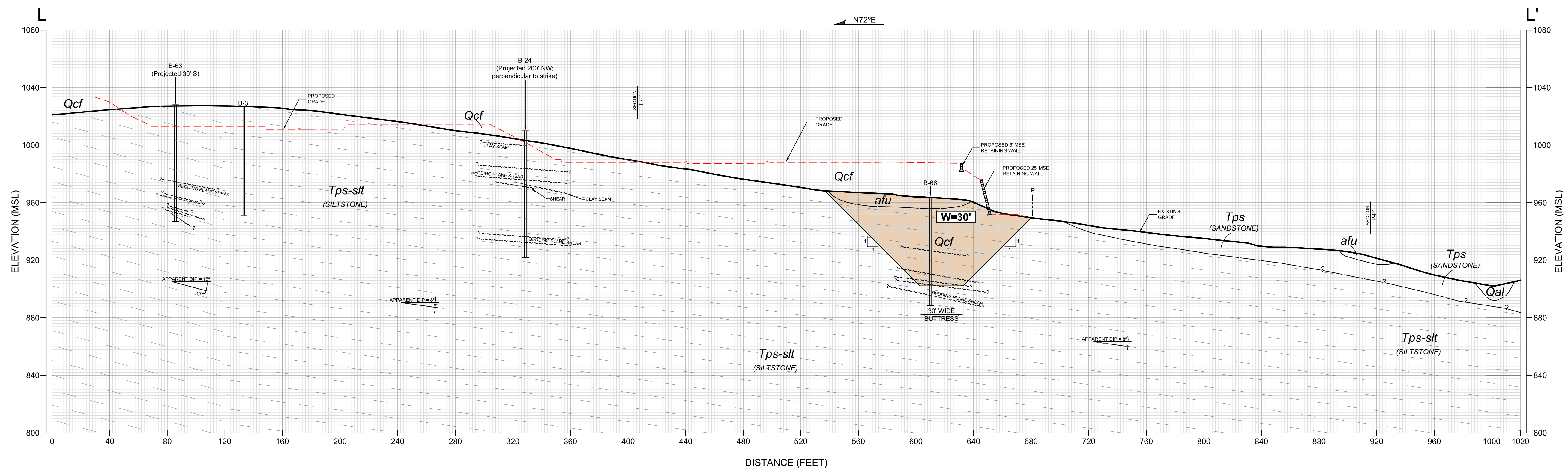
GEOLOGIC CROSS-SECTION H-H'
SCALE: 1" = 40' (Vert. = Horiz.)

- LEGEND**
- Qcf*COMPACTED FILL (Proposed)
 - afu*UNDOCUMENTED ARTIFICIAL FILL
 - afe*ENGINEERED ARTIFICIAL FILL
 - Qal*ALLUVIUM
 - Qls*LANDSLIDE DEBRIS
 - Qt*TERRACE DEPOSITS
 - Tco*CAPISTRANO FORMATION
 - Tpy*PUENTE FORMATION - YORBA MEMBER (Siltstone)
 - Tps*PUENTE FORMATION - SOQUEL MEMBER (Sandstone)
 - Tps (slt)*PUENTE FORMATION - SOQUEL MEMBER (Siltstone)
 - Tplv*PUENTE FORMATION - LA VIDA MEMBER
 - B-25APPROX. LOCATION OF EXPLORATORY EXCAVATION
 - TP-26APPROX. LOCATION OF EXPLORATORY TEST PIT
 - MT-23APPROX. LOCATION OF PREVIOUS BORING (Moore&Taber, 1974)
 - \angle APPROX. APPARENT DIP OF BEDDING
 - \sim APPROX. LOCATION OF GEOLOGIC CONTACT (Queried Where Uncertain)
 - \odot SENSE OF MOVEMENT OUT OF SECTION
 - \sim APPROX. LOCATION OF BEDDING PLANE SHEAR (Queried Where Uncertain)
 - W=75'**APPROX. WIDTH OF REQUIRED BUTTRISS IN FEET, SEE SLOPE STABILITY ANALYSES
 -PROPOSED BUTTRISS

GEOLOGIC CROSS - SECTIONS		
PORTOLA CENTER SOUTH TM # 15353 LAKE FOREST, CALIFORNIA		
GEOCON INCORPORATED GEO TECHNICAL CONSULTANTS 6940 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974 PHONE 858.558-6900 - FAX 858.558-6159	SCALE 1" = 40' PROJECT NO. G1218 - 52 - 01A SHEET 1 OF 5	DATE 04 - 01 - 2013 FIGURE 4



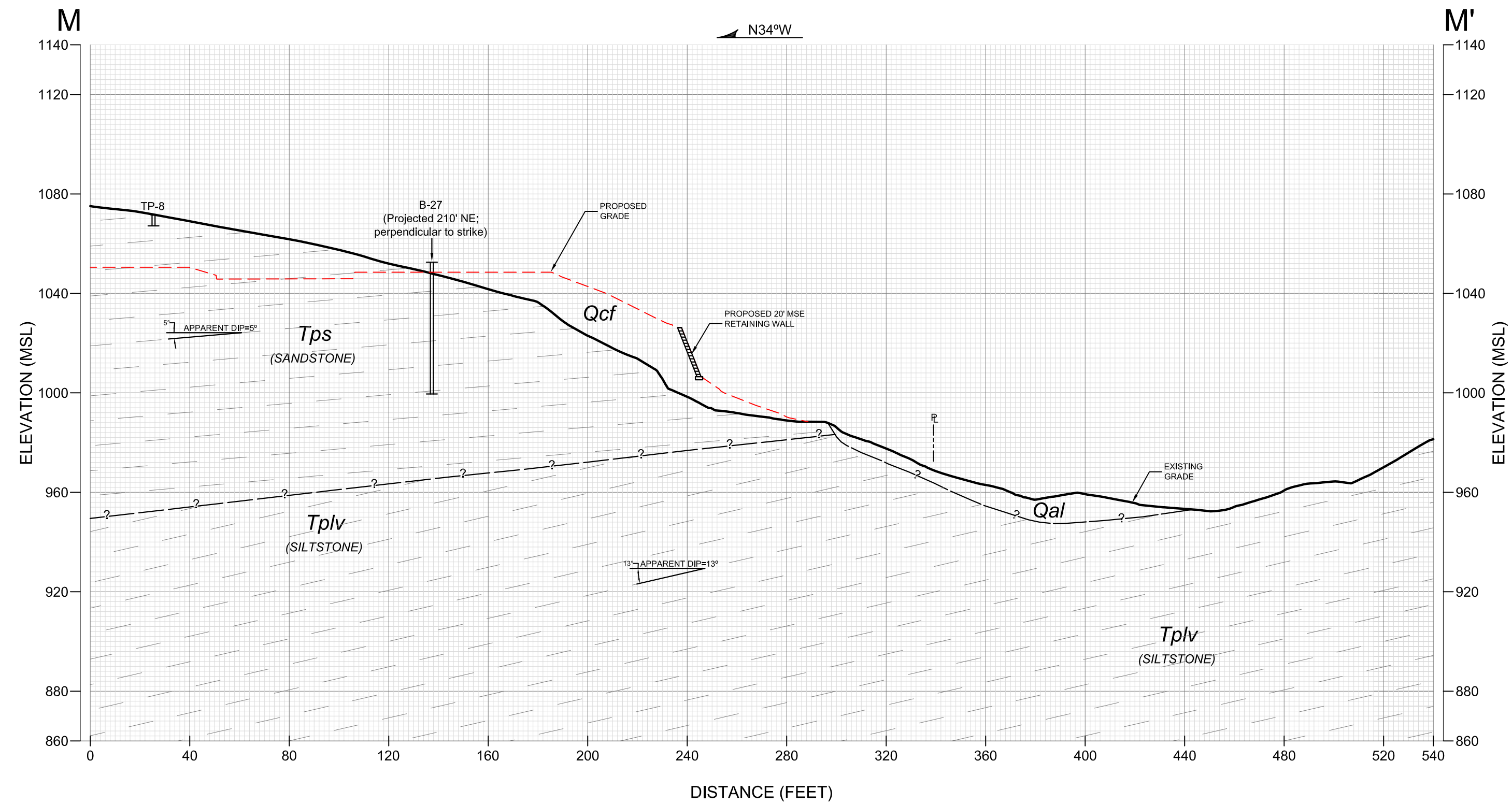
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SCALE: 1" = 40' (Vert. = Horiz.)



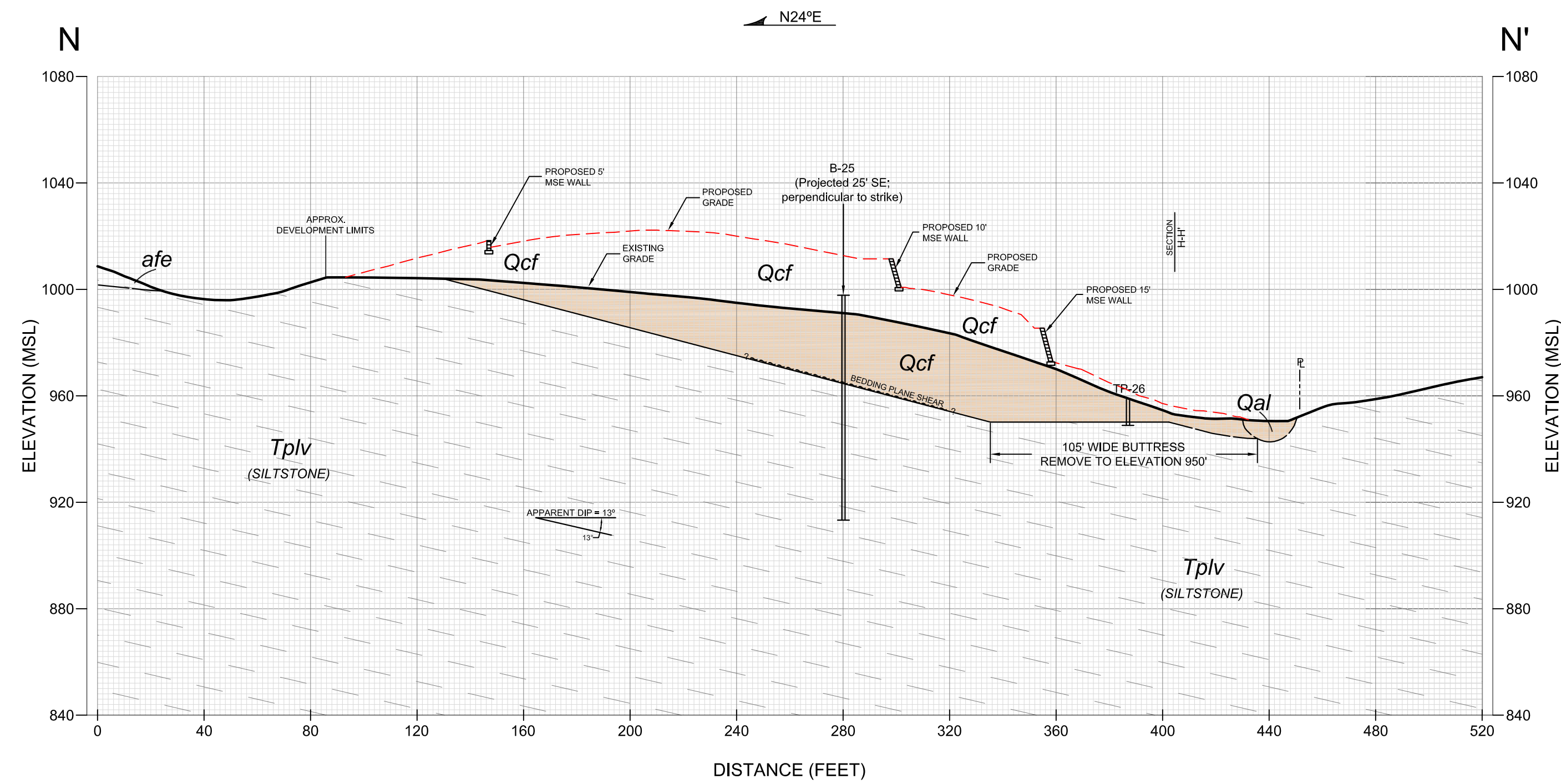
GEOLOGIC CROSS-SECTION L-L'
SCALE: 1" = 40' (Vert. = Horiz.)

- LEGEND**
- Qcf*COMPACTED FILL (Proposed)
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PORTOLA CENTER SOUTH TM #15353 LAKE FOREST, CALIFORNIA		
GEOCON INCORPORATED GEOTECHNICAL CONSULTANTS 6940 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974 PHONE 858.558-6900 - FAX 858.558-6159	SCALE 1" = 40'	DATE 04 - 01 - 2013
PROJECT NO. G1218 - 52 - 01A	FIGURE 5	SHEET 2 OF 5



GEOLOGIC CROSS-SECTION M-M'
SCALE: 1" = 40' (Vert. = Horiz.)



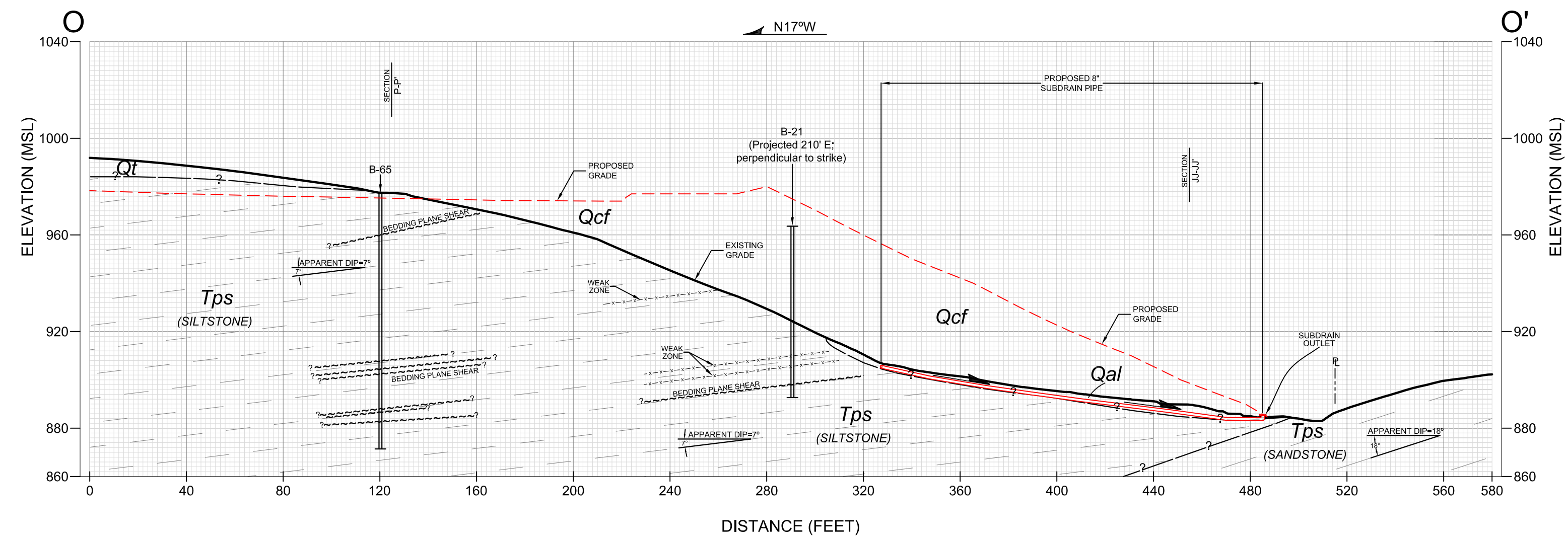
GEOLOGIC CROSS-SECTION N-N'
SCALE: 1" = 40' (Vert. = Horiz.)

LEGEND

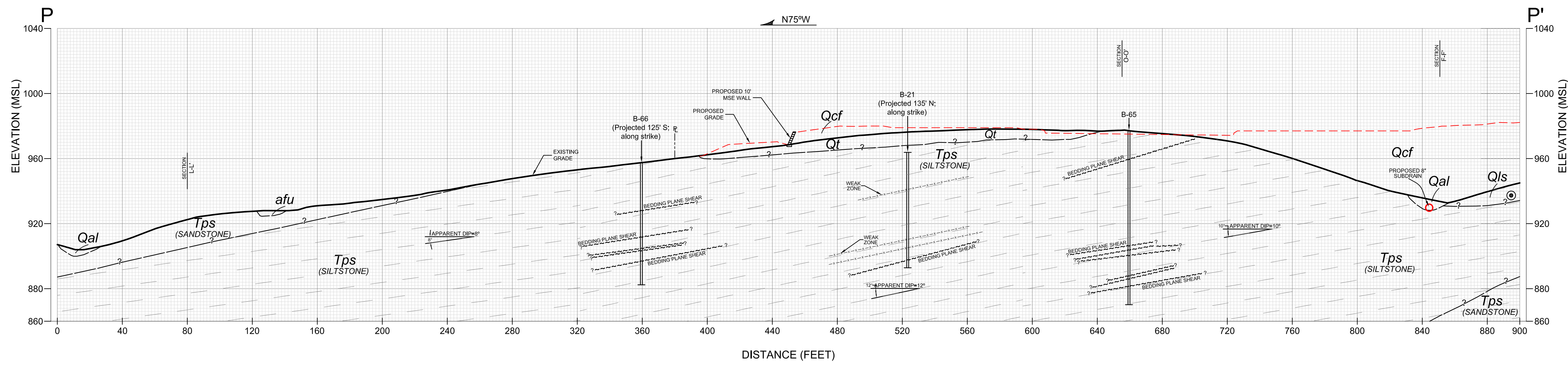
- Qcf*COMPACTED FILL (Proposed)
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GEOLOGIC CROSS - SECTIONS
PORTOLA CENTER SOUTH
TM # 15353
LAKE FOREST, CALIFORNIA

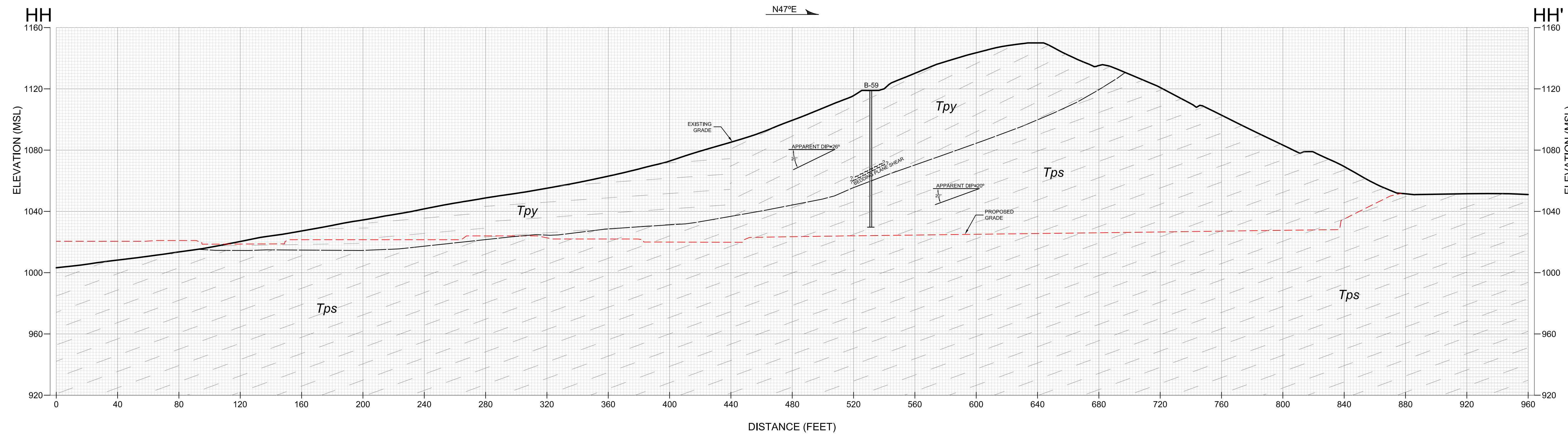
GEOCON INCORPORATED GEOTECHNICAL CONSULTANTS 6940 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974 PHONE 858.558-6900 - FAX 858.558-6159	SCALE 1" = 40'	DATE 04 - 01 - 2013	FIGURE 6
	PROJECT NO. G1218 - 52 - 01A	SHEET 3 OF 5	



GEOLOGIC CROSS-SECTION O-O'
SCALE: 1" = 40' (Vert. = Horiz.)



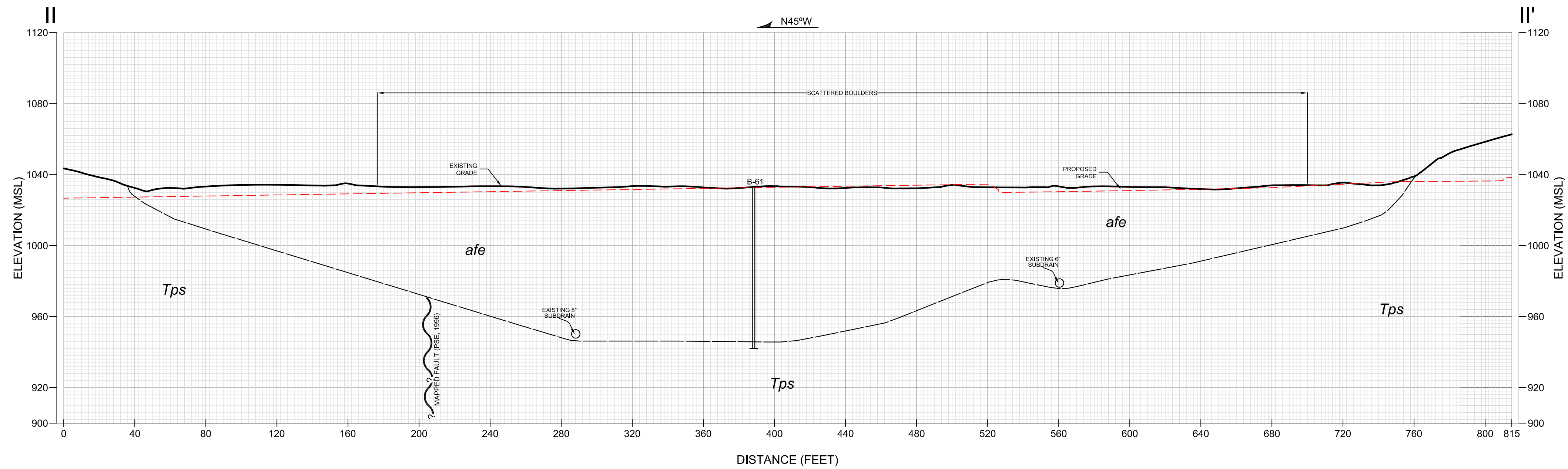
GEOLOGIC CROSS-SECTION P-P'
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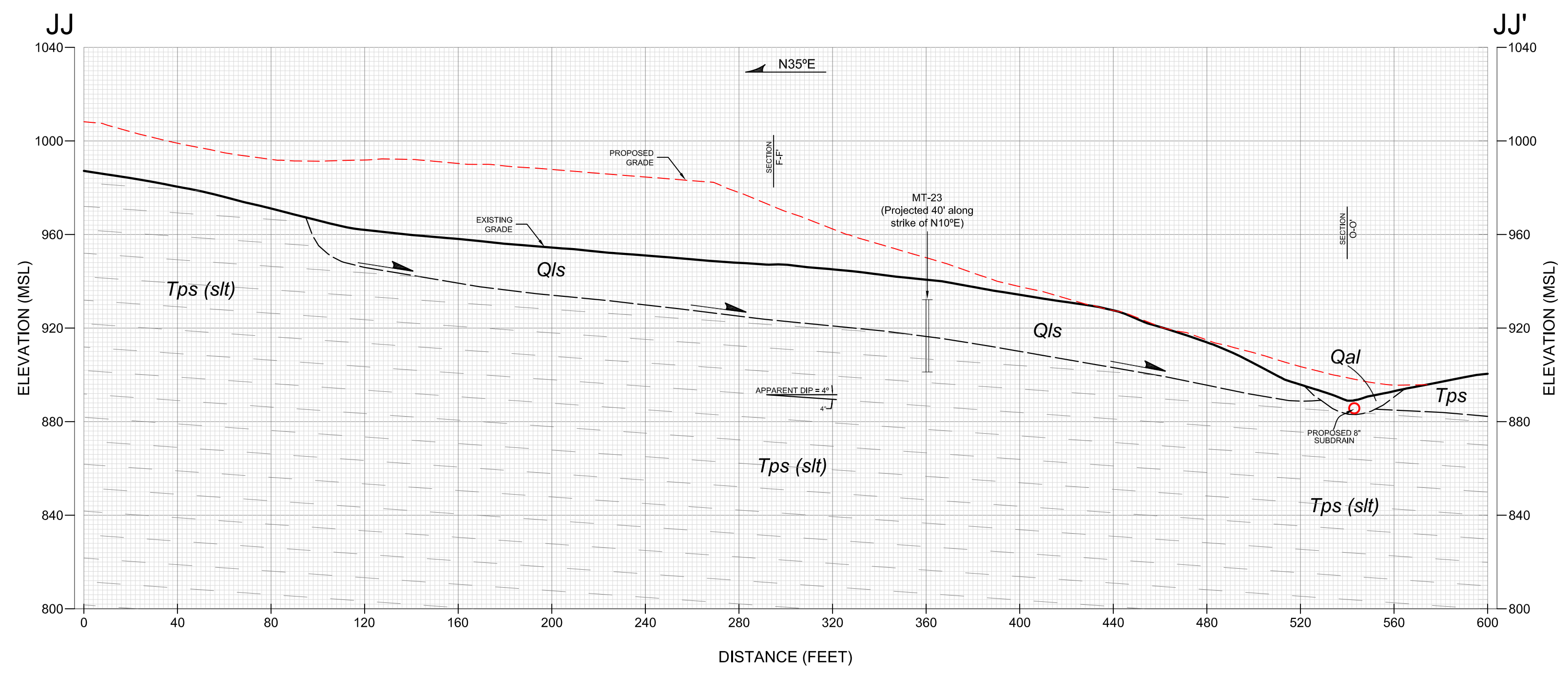
GEOLOGIC CROSS-SECTION HH-HH'
SCALE: 1" = 40' (Vert. = Horiz.)

- LEGEND**
- Qcf*COMPACTED FILL (Proposed)
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GEOLOGIC CROSS - SECTIONS		
PORTOLA CENTER SOUTH TM # 15353 LAKE FOREST, CALIFORNIA		
GEOCON INCORPORATED GEOTECHNICAL CONSULTANTS 6940 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974 PHONE 858.558-6900 - FAX 858.558-6159	SCALE 1" = 40'	DATE 04 - 01 - 2013
PROJECT NO. G1218 - 52 - 01A	SHEET 4 OF 5	FIGURE 7



GEOLOGIC CROSS-SECTION II-II'
SCALE: 1" = 40' (Vert. = Horiz.)



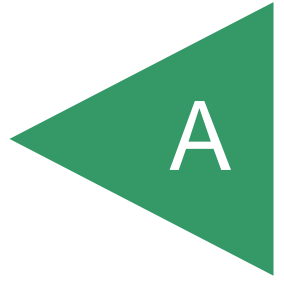
GEOLOGIC CROSS-SECTION JJ-JJ'
SCALE: 1" = 40' (Vert. = Horiz.)

- LEGEND**
- Qcf*COMPACTED FILL (Proposed)
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GEOLOGIC CROSS - SECTIONS		
PORTOLA CENTER SOUTH TM # 15353 LAKE FOREST, CALIFORNIA		
GEOCON INCORPORATED GEOTECHNICAL CONSULTANTS 6940 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974 PHONE 619.558.4900 - FAX 619.558.4159	SCALE 1" = 40'	DATE 04 - 01 - 2013
PROJECT NO. G1218 - 52 - 01A	FIGURE 8	SHEET 5 OF 5

APPENDIX

A



APPENDIX A

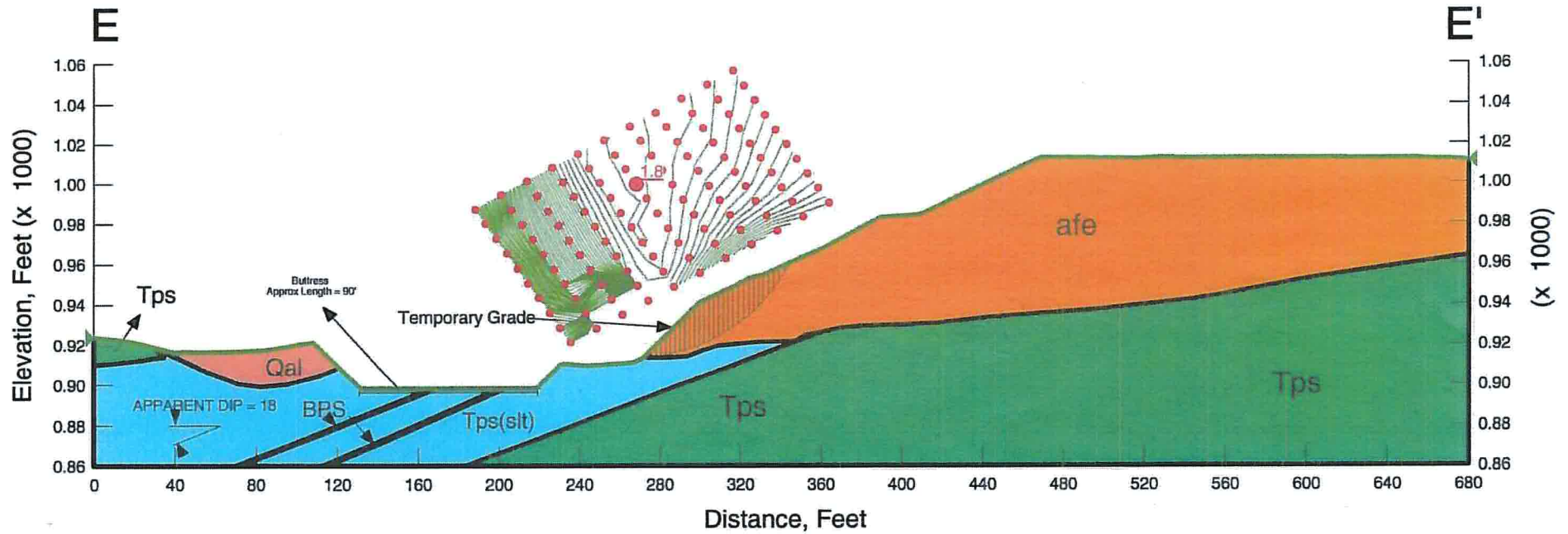
SLOPE STABILITY ANALYSES

FOR

PORTOLA CENTER SOUTH
TENTATIVE TRACT NO. 15353
LAKE FOREST, CALIFORNIA

PROJECT NO. G1218-52-01A

Portola Center South
 Project No. G1218-52-01A
 Date: 1/14/2013
 File Name: EE-Case 4-4.gsz
 Time: 7:57:15 AM
 Method: Spencer
 Slip Surface Option: Grid and Radius
 Horz Seismic Load: 0
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 Name: Tps-Sandstone Unit Weight: 125 pcf Cohesion: 800 psf Phi: 34 °
 Name: Tps-Slt Unit Weight: 115 pcf Cohesion: 900 psf Phi: 30 °
 Name: Bedding Plane Shear Unit Weight: 115 pcf Cohesion: 125 psf Phi: 12 °
 Name: Qal Unit Weight: 120 pcf Cohesion: 500 psf Phi: 23 °



X:\Engineering and Geology\ENGINEER PROGRAMS, GUIDES, ETC\EngrgPrg\GEO-SLOPE2007\Projects\G1218-52-01A-PortolaSouth\EE-Case 4-4.gsz

Portola Center South

Project No. G1218-52-01A

Section H-H'

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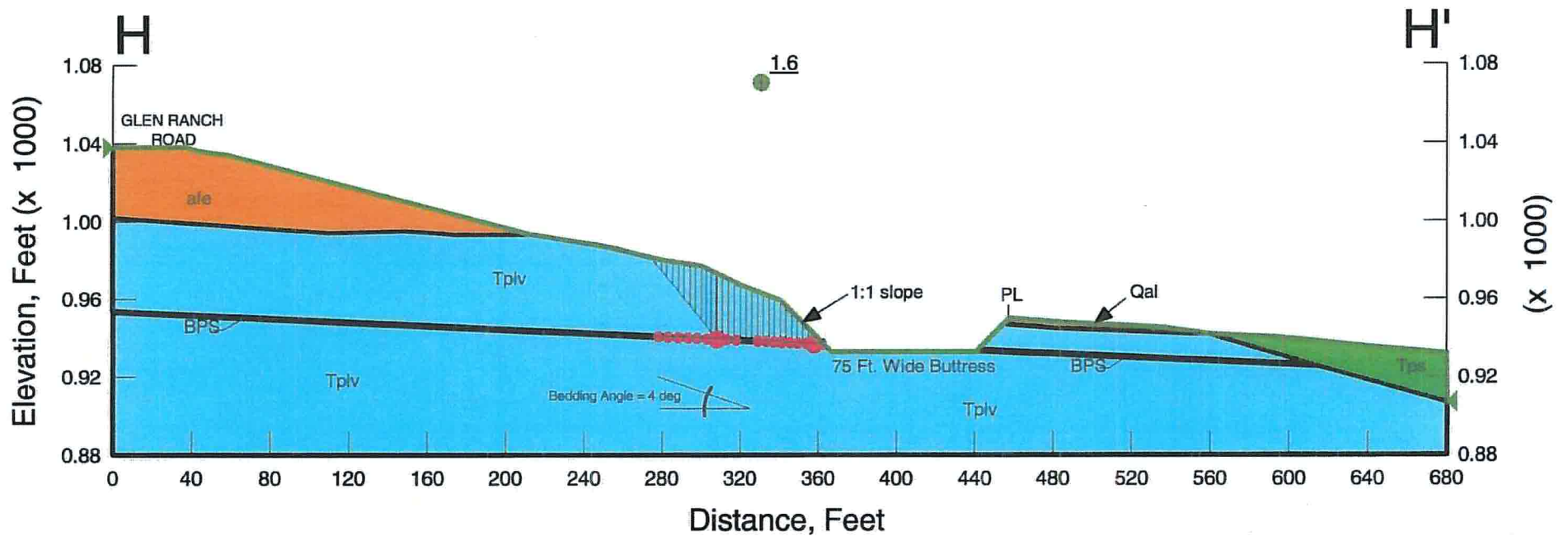
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Name: Tplv Unit Weight: 115 pcf Cohesion: 900 psf Phi: 30 °

Name: Bedding Plane Shear Unit Weight: 115 pcf Cohesion: 125 psf Phi: 12 °

Name: Tps Unit Weight: 125 pcf Cohesion: 800 psf Phi: 34 °

Name: afe Unit Weight: 120 pcf Cohesion: 500 psf Phi: 28 °



Portola Center South
 Project No. G1218-52-01A
 Section L-L'

Name: LL-Case 5-5c-Temporary Cut.gsz

Date: 1/11/2013 Time: 11:21:09 AM

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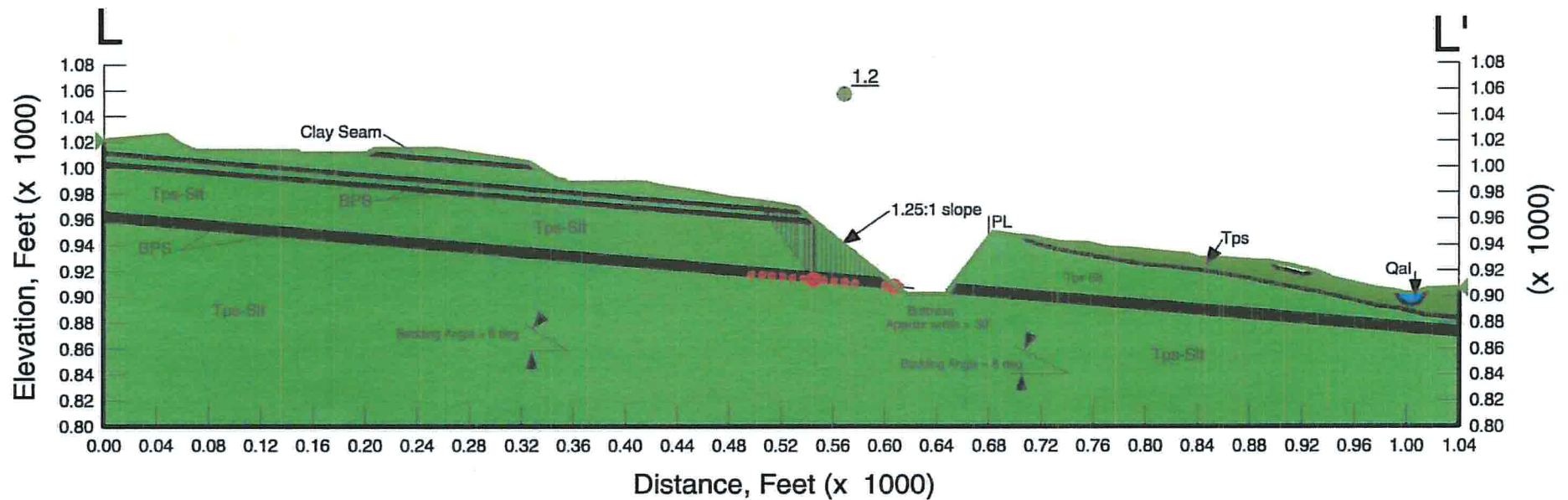
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Name: Bedding Plane Shear Unit Weight: 115 pcf Cohesion: 125 psf Phi: 12 °

Name: Qal Unit Weight: 120 pcf Cohesion: 500 psf Phi: 23 °

Name: Tps Unit Weight: 125 pcf Cohesion: 800 psf Phi: 34 °

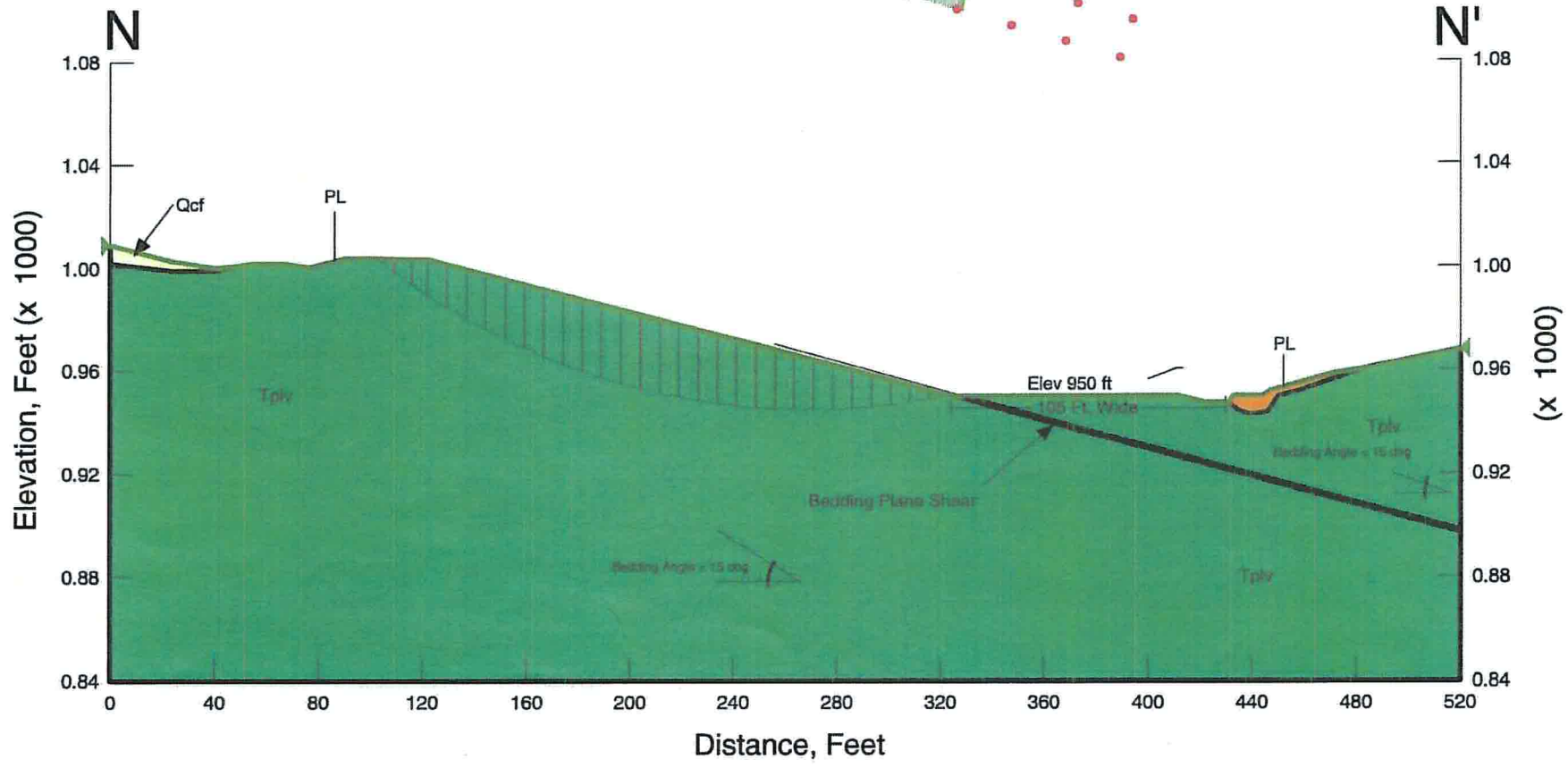
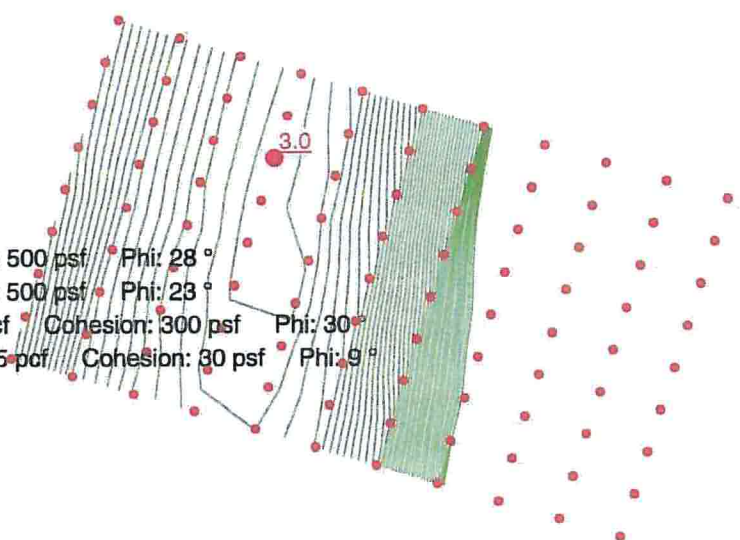
Horz Seismic Load: 0



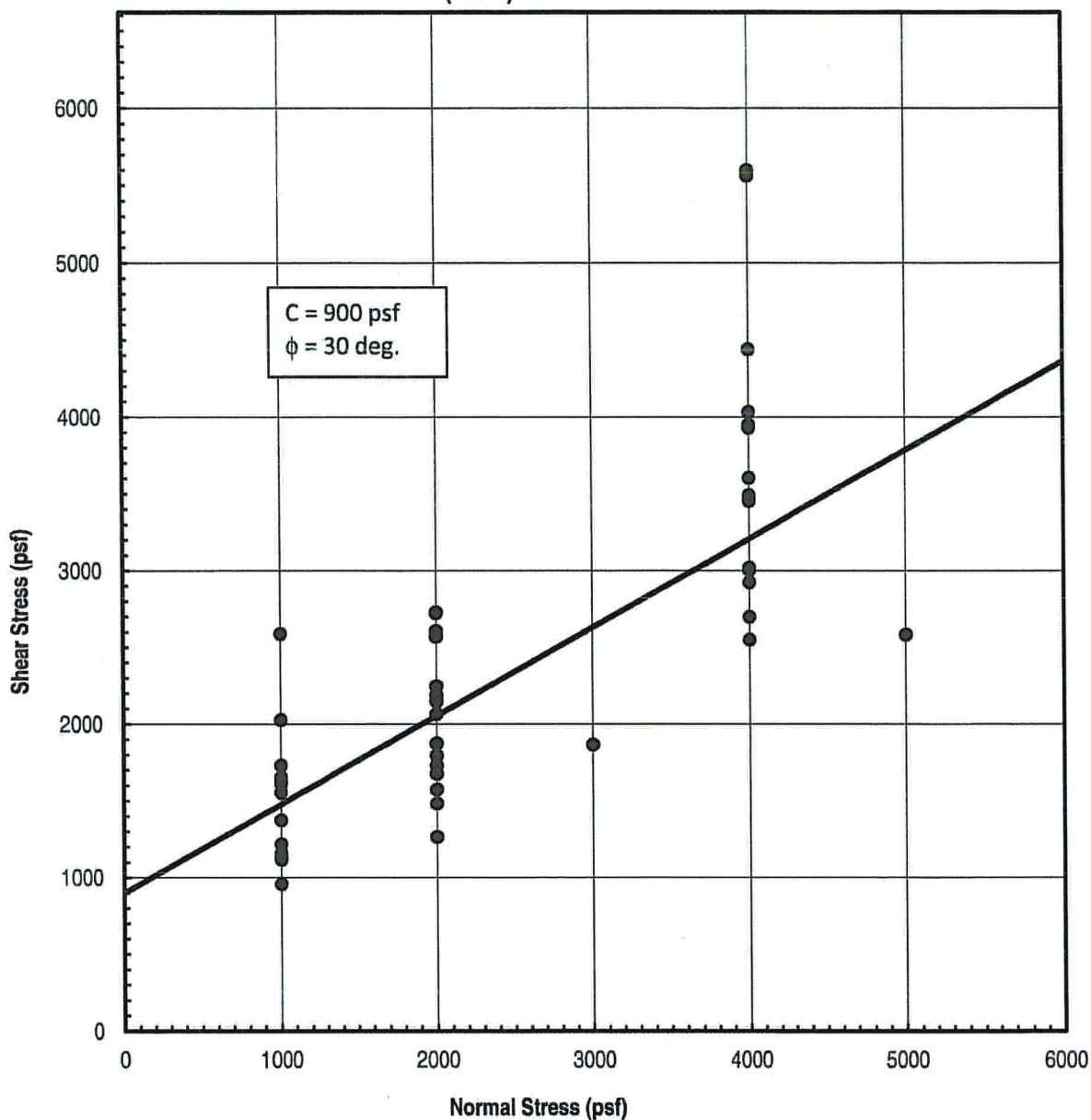
Portola Center South
 Project No. G1218-52-01A
 Section N-N'

Name: NN-Case10-Temporary Cut.gsz
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Name: Qcf Unit Weight: 120 pcf Cohesion: 500 psf Phi: 28°
 Name: Qal Unit Weight: 120 pcf Cohesion: 500 psf Phi: 23°
 Name: Tplv (15 degrees) Unit Weight: 115 pcf Cohesion: 300 psf Phi: 30°
 Name: Bedding Plane Shear Unit Weight: 115 pcf Cohesion: 30 psf Phi: 9°



Puente Formation - Siltstone/Claystone
(Peak)



GEOCON
INCORPORATED



GEOTECHNICAL CONSULTANTS
6960 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974
PHONE 858 558-6900 - FAX 858 558-6159

SW/SW

SHEAR STRENGTH TEST RESULTS

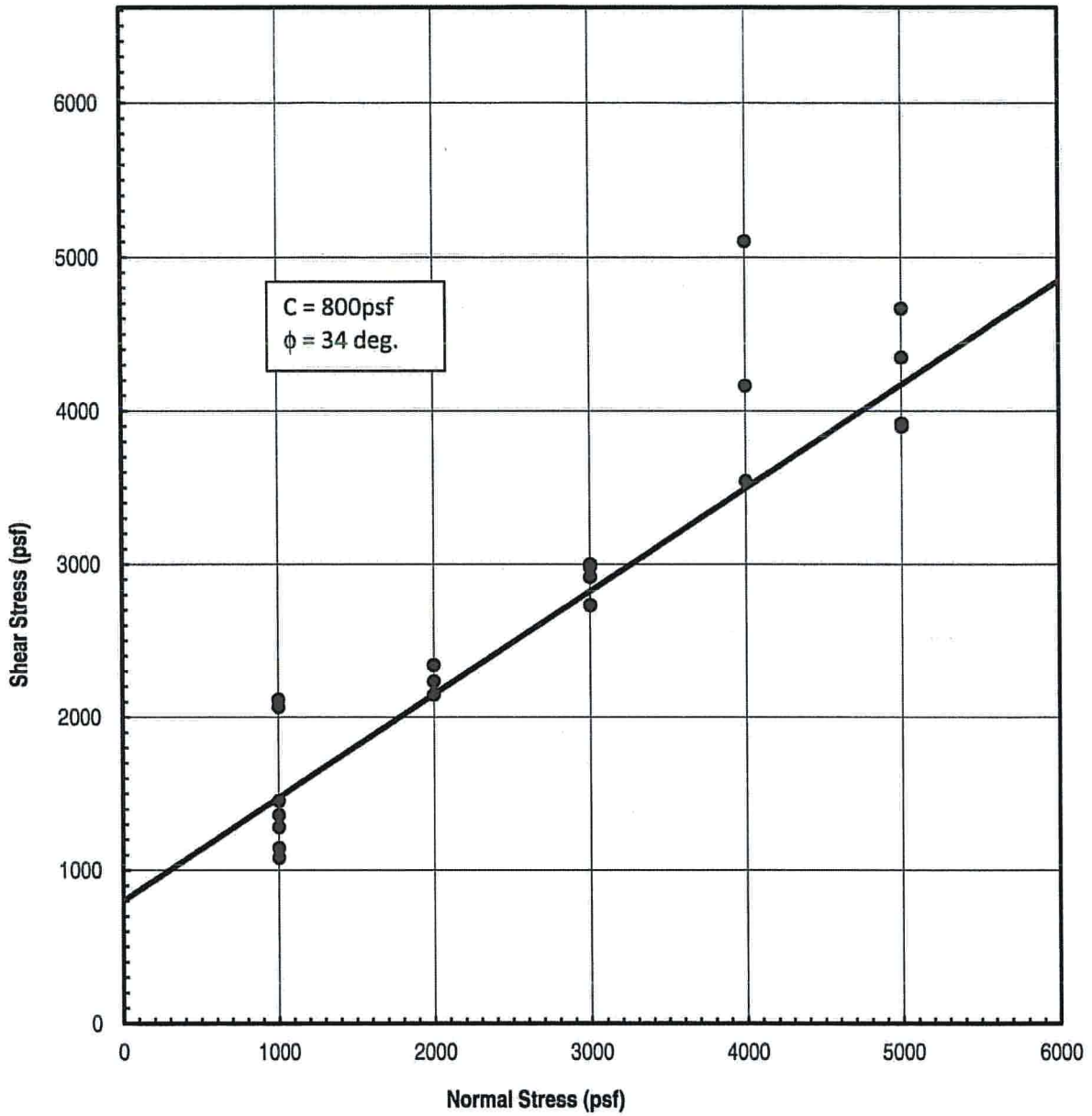
PORTOLA CENTER SOUTH

TM # 15353

LAKE FOREST, CALIFORNIA

PROJECT NO. G1218-52-01

Puente Formation - Sandstone



GEOCON
 INCORPORATED



GEOTECHNICAL CONSULTANTS
 6960 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974
 PHONE 858 558-6900 - FAX 858 558-6159

SHEAR STRENGTH TEST RESULTS

PORTOLA CENTER SOUTH
 TM # 15353
 LAKE FOREST, CALIFORNIA

SW/SW

PROJECT NO. G1218-52-01