

GEOLOGIC RECONNAISSANCE

RANCHO GUEJITO TASTING FACILITY AND EVENT CENTER SAN DIEGO COUNTY, CALIFORNIA



GEOCON
INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

**RANCHO GUEJITO CORPORATION
ESCONDIDO, CALIFORNIA**

**APRIL 28, 2021
PROJECT NO. 07841-32-09**



Project No. 07841-32-09
April 28, 2021

Rancho Guejito Corporation
17224 San Pasqual Valley Road
Escondido, California 92027

Attention: Mr. Hank Rupp
% Mr. Ken Meddock

Subject: GEOLOGIC RECONNAISSANCE
RANCHO GUEJITO TASTING FACILITY AND EVENT CENTER
SAN DIEGO COUNTY, CALIFORNIA

Dear Mr. Rupp:

In accordance with your authorization of our Proposal No. LG-21156, dated April 1, 2021, we have prepared this geologic reconnaissance for the Rockwood Canyon area of Rancho Guejito located east of the City of Escondido in San Diego County, California. The accompanying report describes the soil and geologic conditions in the area and discusses the anticipated geotechnical considerations for development of the tasting facility and event center as presently planned.

No geologic conditions were observed that would preclude the proposed development. The compression characteristics and liquefaction potential of the alluvium that underlies the site will be the main focus of a future geotechnical investigation.

Should you have questions regarding this report, or if we may be of further service, please contact the undersigned at your convenience.

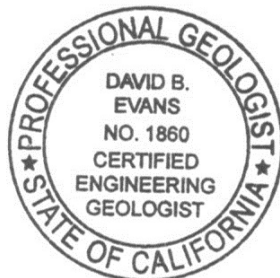
Very truly yours,

GEOCON INCORPORATED

David B. Evans
CEG 1860

DBE:TEM:arm

(e-mail) Addressee




Trevor E. Myers
RCE 63773



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GEOLOGIC RECONNAISSANCE

1. PURPOSE AND SCOPE

This report presents the results of a geologic reconnaissance for the proposed tasting facility and event center planned in the Rockwood Canyon on the Rancho Guejito property located in San Diego County, California (see Vicinity Map, Figure 1). The purpose of this study was to identify geotechnical conditions and potential geologic hazards that could impact the development as presently proposed.

The scope of our study included a review of readily available published geologic literature pertinent to the property (see List of References), performing a limited field geologic reconnaissance, geologic mapping, reviewing stereoscopic aerial photographs of the areas and preparing this report summarizing our findings as they relate to geologic hazards such as faulting, seismicity and liquefaction potential. We also reviewed the project plan entitled *Site Plan, Rancho Guejito Tasting Facility and Event Center*, prepared by Rick Engineering Company, undated.

2. SITE AND PROJECT DESCRIPTION

The study area is located in Rockwood Canyon along the southern portion of the Rancho Guejito property. The development footprint is situated in a broad alluvial valley surrounded by moderately steep natural slopes to the west and east. We understand that a new tasting facility and event center is proposed within an existing agricultural area. Several existing structures within the development footprint would be demolished. In addition, improvements to San Pasqual Valley Road are proposed to create ingress/egress to the property. Grading will consist of minor cuts and fills to create relatively flat building pads and roadway improvements. Fill slopes inclined at 2:1 (horizontal:vertical) up to approximately 5 feet high are proposed along San Pasqual Valley Road.

3. SOIL AND GEOLOGIC CONDITIONS

Based on our observations during the site reconnaissance, the property is underlain by younger alluvium as discussed below. The estimated extent of this unit is shown on the Geologic Map, Figure 2.

3.1 Younger Alluvium (Qya)

Young alluvial deposits are present beneath the site with an estimated thickness of approximately 100 feet. The alluvial deposits may be liquefiable and compressible when subjected to additional loads. Remedial grading of the upper portion of this unit should be anticipated.

3.2 Granitic Rock (Kgr)

Granitic rock comprised of Tonalite underlies the surficial deposits across the southern portion of the property. This unit is not expected to be encountered during site development.

4. GROUNDWATER

Ephemeral drainages convey surface runoff from the hillside terrain to the west and east and into Guejito Creek and ultimately the San Pasqual Valley. Groundwater should be expected beneath the development area.

5. GEOLOGIC HAZARDS

5.1 Ground Rupture

United States Geological Survey maps (2016) indicates that there are no mapped Quaternary faults crossing or trending toward the property. In addition, the site is not located within a currently established Alquist-Priolo Earthquake Fault Zone.

The nearest known active-fault zone is the Elsinore Fault, located approximately 11 miles from the northeast property corner of Rancho Guejito. The risk associated with ground rupture hazard is low.

5.2 Seismicity

The San Diego County and the Southern California region is seismically active. Considerations important in seismic design include the frequency and duration of motion and the soil conditions underlying the site. Seismic design of structures should be performed in accordance with the California Building Code (CBC) guidelines currently adopted by the local agency. The risk associated with strong ground shaking due to earthquake at the site is no greater than that for the region.

5.3 Liquefaction

Liquefaction typically occurs when a site is located in a zone with seismic activity, onsite soil is cohesionless, groundwater is encountered within 50 feet of the surface, and soil relative densities are less than about 70 percent. If all four previous criteria are met, a seismic event could result in a rapid pore-water pressure increase from the earthquake-generated ground accelerations. The potential for liquefaction and seismically induced settlement occurring beneath the site will be the focus of a future study.

5.4 Landslides

Our site reconnaissance, examination of aerial photographs and review of available geologic information for the site vicinity did not reveal evidence of landslides on or adjacent to the site.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 General

- 6.1.1 No soil or geologic conditions were observed, based on our reconnaissance, that, in the opinion of Geocon Incorporated, would preclude the development of the site as proposed, provided the recommendations of this report are followed.
- 6.1.2 The study area is underlain by young alluvial deposits. Remedial grading of the upper portions of alluvium should be expected.
- 6.1.3 Potentially shallow groundwater beneath the site may exist.
- 6.1.4 The young alluvial deposits may be liquefiable and compressible. A geotechnical investigation, including field and laboratory testing, will be required. In the event that the alluvial deposits are considered unsuitable, recommendations for ground improvement and/or structural mitigation (i.e. mat slabs) will be provided.

6.2 Compaction of Proposed Fill

- 6.2.1 Remedial grading of the upper several feet of soil beneath proposed improvements should be expected. After unsuitable soils are removed and stockpiled, the soil may be reused as compacted fill. Compaction procedures should consist of moisture conditioning the soil and placing the material in uniform lifts to a relative compaction of at least 90 percent of the maximum dry density at or slightly above optimum moisture content.

6.3 Slope Stability

- 6.3.1 Fill slopes up to 5 feet high constructed from properly compacted native soils should possess acceptable stability if inclined at 2:1 or flatter.

6.4 Foundations

- 6.4.1 The young alluvial deposits in their current condition, possess relatively poor bearing capacity characteristics and will require removal and compaction. An allowable bearing capacity of 2,000 psf should be acceptable for conventional shallow footings bearing on compacted fill after remedial grading is performed.

6.5 Drainage and Maintenance

- 6.5.1 Providing and maintaining proper surface drainage is imperative to assure soil stability and reduce erosion. Rainfall and irrigation runoff should be directed away from structures or the top of slopes to controlled drainage devices.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The firm that performed the geotechnical investigation for the project should be retained to provide testing and observation services during construction to provide continuity of geotechnical interpretation and to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations. If another geotechnical firm is selected to perform the testing and observation services during construction operations, that firm should prepare a letter indicating their intent to assume the responsibilities of project geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for their records. In addition, that firm should provide revised recommendations concerning the geotechnical aspects of the proposed development, or a written acknowledgement of their concurrence with the recommendations presented in our report. They should also perform additional analyses deemed necessary to assume the role of Geotechnical Engineer of Record.
2. The recommendations of this report pertain only to the site investigated and are based upon the assumption that the soil conditions do not deviate from those disclosed in the investigation. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geocon Incorporated should be notified so that supplemental recommendations can be given. The evaluation or identification of the potential presence of hazardous or corrosive materials was not part of the scope of services provided by Geocon Incorporated.
3. This report is issued with the understanding that it is the responsibility of the owner or his representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project and incorporated into the plans, and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
4. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.



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NO SCALE

VICINITY MAP

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

**RANCHO GUEJITO TASTING FACILITY
AND EVENT CENTER
SAN DIEGO COUNTY, CALIFORNIA**

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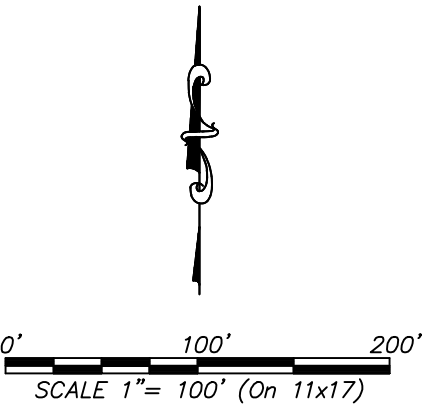
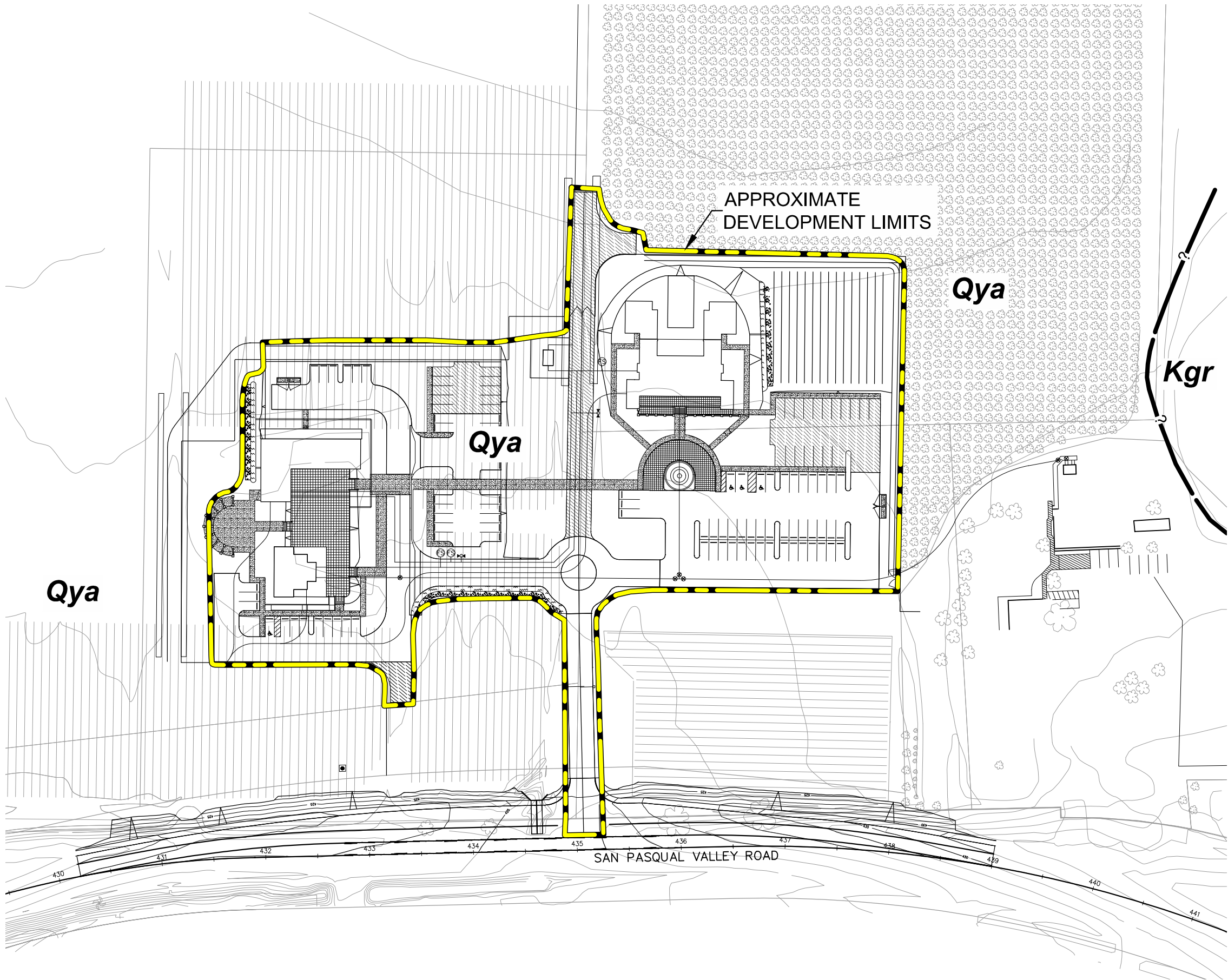
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DATE 04 - 28 - 2021

PROJECT NO. 07841 - 32 - 09

FIG. 1

RANCHO GUEJITO TASTING FACILITY
AND EVENT CENTER
SAN DIEGO COUNTY, CALIFORNIA



GEOCON LEGEND

- Qya** YOUNG ALLUVIUM
Kgr GRANITIC ROCK
..... APPROX. LOCATION OF GEOLOGIC CONTACT
(Queried Where Uncertain)

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INCORPORATED
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS
6960 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 297.4
PHONE 858 558-6900 - FAX 858 558-6159
PROJECT NO. 07841 - 32 - 09

FIGURE 2
DATE 04 - 28 - 2021

GEOLOGIC MAP

LIST OF REFERENCES

1. Anderson, J. G., T. K. Rockwell, and D. C. Agnew, *Past and Possible Future Earthquakes of Significance to the San Diego Region: Earthquake Spectra*, 1989, v. 5, no. 2, p. 299-333.
2. California Department of Conservation, Division of Mines and Geology, *Probabilistic Seismic Hazard Assessment for the State of California*, Open File Report 96-08, 1996.
3. California Geological Survey, *Seismic Shaking Hazards in California*, Based on the USGS/CGS Probabilistic Seismic Hazards Assessment (PSHA) Model, 2002 (revised April 2003). 10% probability of being exceeded in 50 years.
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4. California Division of Mines and Geology, *Geologic Map of California, Santa Ana Sheet*, compilation by Thomas H. Rogers, 1965 (1985 printing).
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7. Larsen, Espar S., Jr., *Batholith and Associated Rocks of Corona, Elsinore, and San Luis Rey Quadrangles, Southern California*, Memoir 29, Geological Society of America, 1948.
8. Miller, William J., *Geomorphology of the Southern Peninsular Range of California*, Bulletin of the Geological Society of America, Vol. 46, 1935.
9. United States Department of Agriculture, *1953 Stereoscopic Aerial Photographs, Flight AXN-9M*, Photos Nos. 137, 138 and 21 and 22 (scale 1:20,000).