



Project No. 05870-32-27B
May 5, 2026

Sunrise Senior Living, LLC
7902 Westpark Drive
McLean, Virginia 22102

Attention: Mr. Joel Miller

Subject: TECHNICAL MEMORANDUM
SUNRISE SAN MARCOS
9 SAN ELIJO ROAD
SAN MARCOS, CALIFORNIA

Dear Mr. Miller:

In accordance with your request, we have prepared this technical memorandum to document the results of the supplemental trenching on the subject property. We observed the excavation of five trenches to evaluate the condition of the existing fill in areas where temporary back-cuts and stormwater BMPs are planned for the project. The approximate locations of the exploratory trenches are shown on the *Trench Location Plan*, Figure 1. Logs of the trenches, summarizing the soil conditions encountered, are presented below. Photographs of each trench will be included as an attachment to the email transmitting this correspondence.

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

Very truly yours,

GEOCON INCORPORATED

Ashty F. Rekani
CEG 2803
rekani@geoconinc.com

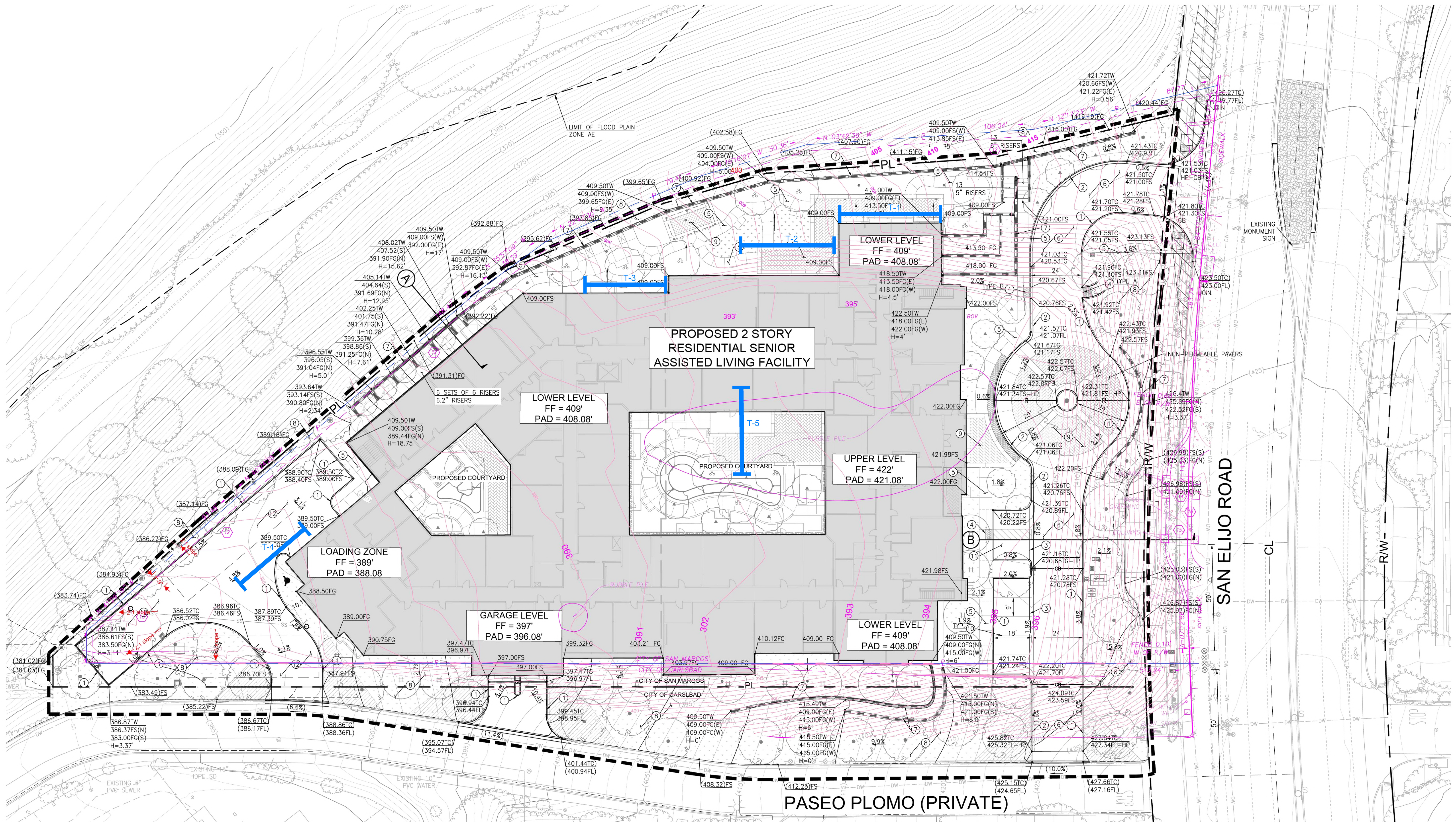
AFR:TKR:am

(e-mail) Addressee

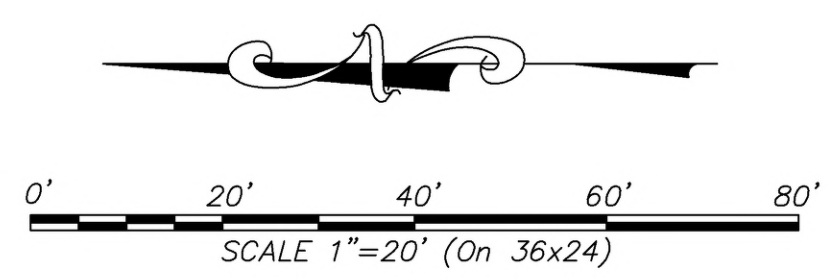


Troy Reist
CEG 2408
reist@geoconinc.com





GEOCON LEGEND
T-5 APPROX. LOCATION OF TRENCH



TRENCH LOCATION PLAN
SUNRISE SAN MARCOS
SAN MARCOS, CALIFORNIA

GEOCON
INCORPORATED
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS
6960 PLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974
PHONE 619.558.6900 - FAX 619.558.6159



SCALE 1" = 20'

DATE 05 - 05 - 2026

PROJECT NO. 05870 - 32 - 27B

FIGURE 1

SHEET 1 OF 1

Plotted: 05/05/2026 10:21AM | By: JONATHAN WILKINS | File Location: Y:\PROJECTS\05870-32-27B Sunrise San Marcos\Sheets\05870-32-27B TrenchLocationPlan_1.mxd



TRENCH NUMBER: T-1

Page 1 of 1

PROJECT NAME Sunrise San Marcos

PROJECT NUMBER 05870-32-27B

DATE STARTED 04/27/2026 COMPLETED 04/27/2026

LATITUDE / LONGITUDE 33.100555, -117.220367

CONTRACTOR LB3

EQUIPMENT Deere 470G

METHOD -

LOCATION San Elijo Rd

LOGGED BY A. Rekani

DEPTH 15' SURFACE ELEVATION ~410'

Depth (ft)	Elevation (ft)	Water Levels	Graphic Log	USCS	Material Description
	410				
2				GM	PREVIOUSLY PLACED FILL - "SOIL-ROCK FILL" (Qpf) Medium dense, moist, grayish brown, Sandy GRAVEL ; gravel, cobble and boulder size rock fragments up to 2 feet with occasional boulders up to 4 feet, approximately 50% rock/50% soil; low cohesion
4					-Individual boulder approximately 10 feet long by 3 feet wide presat at 3 feet
6	405				-Moderate caving below 4 feet
8					
10	400				-Unable to dig below 9 feet, except within southern portion of trench, due to risk of trench collapse
12					-Becomes light reddish brown with increased amount of 2-4 foot boulders below 9 feet
14					
15	395				

TRENCH TERMINATED AT 15 FEET

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN APPLIES ONLY TO THE SPECIFIC BORING OR TRENCH LOCATION AT THE DATE INDICATED AND MIGHT NOT REPRESENT SUBSURFACE CONDITIONS AT OTHER LOCATIONS OR TIMES. THE STRATIGRAPHY PRESENTED REPRESENTS THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES; THESE...



TRENCH NUMBER: T-2

Page 1 of 1

PROJECT NAME	Sunrise San Marcos	PROJECT NUMBER	05870-32-27B
DATE STARTED	04/27/2026	COMPLETED	04/27/2026
CONTRACTOR	LB3	EQUIPMENT	Deere 470G
METHOD	-	LOCATION	San Elijo Rd
LOGGED BY	A. Rekani	DEPTH	10'
		SURFACE ELEVATION	~405'

Depth (ft)	Elevation (ft)	Water Levels	Graphic Log	USCS	Material Description
	405				
2				GM	PREVIOUSLY PLACED FILL - "SOIL-ROCK FILL" (Qpf) Medium dense, moist, grayish brown, Sandy GRAVEL ; gravel, cobble and boulder size rock fragments up to 2 feet, approximately 50% rock/50% soil; low cohesion
4					-Moderate caving below 4 feet
6	400				
8					
10	395				-Becomes light reddish brown with boulders up to 4 feet below 9 feet

TRENCH TERMINATED AT 10 FEET

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN APPLIES ONLY TO THE SPECIFIC BORING OR TRENCH LOCATION AT THE DATE INDICATED AND MIGHT NOT REPRESENT SUBSURFACE CONDITIONS AT OTHER LOCATIONS OR TIMES. THE STRATIGRAPHY PRESENTED REPRESENTS THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES; THESE...



TRENCH NUMBER: T-3

Page 1 of 1

PROJECT NAME	Sunrise San Marcos	PROJECT NUMBER	05870-32-27B
DATE STARTED	04/27/2026	COMPLETED	04/27/2026
CONTRACTOR	LB3	EQUIPMENT	Deere 470G
METHOD	-	LOCATION	San Elijo Rd
LOGGED BY	A. Rekani	DEPTH	9'
		SURFACE ELEVATION	~397'

Depth (ft)	Elevation (ft)	Water Levels	Graphic Log	USCS	Material Description
	397				
2	395			GM	PREVIOUSLY PLACED FILL - "SOIL-ROCK FILL" (Qpf) Medium dense, moist, grayish brown, Sandy GRAVEL ; gravel, cobble and boulder size rock fragments up to 2 feet; approximately 50% rock/50% soil; low cohesion
4					-Moderate caving below 4 feet
6					
8	390				

TRENCH TERMINATED AT 9 FEET

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN APPLIES ONLY TO THE SPECIFIC BORING OR TRENCH LOCATION AT THE DATE INDICATED AND MIGHT NOT REPRESENT SUBSURFACE CONDITIONS AT OTHER LOCATIONS OR TIMES. THE STRATIGRAPHY PRESENTED REPRESENTS THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES; THESE...



TRENCH NUMBER: T-4

Page 1 of 1

PROJECT NAME	Sunrise San Marcos	PROJECT NUMBER	05870-32-27B
DATE STARTED	04/27/2026	COMPLETED	04/27/2026
CONTRACTOR	LB3	EQUIPMENT	Deere 470G
METHOD	-	LOCATION	San Elijo Rd
LOGGED BY	A. Rekani	DEPTH	10'
		SURFACE ELEVATION	~386'

Depth (ft)	Elevation (ft)	Water Levels	Graphic Log	USCS	Material Description
	386				
	385			SM	PREVIOUSLY PLACED FILL - "SOIL-ROCK FILL" (Qpf) Medium dense, damp, light reddish brown, Gravelly SAND with little silt; gravel, cobble and boulder size rock fragments up to 2 feet with occasional boulders up to 4 feet, approximately 40% rock/60% soil
2					
4					
6	380				
8					
10					

TRENCH TERMINATED AT 10 FEET



TRENCH NUMBER: T-5

Page 1 of 1

PROJECT NAME	Sunrise San Marcos	PROJECT NUMBER	05870-32-27B
DATE STARTED	04/27/2026	COMPLETED	04/27/2026
CONTRACTOR	LB3	EQUIPMENT	Deere 470G
METHOD	-	LOCATION	San Elijo Rd
LOGGED BY	A. Rekani	DEPTH	10'
		SURFACE ELEVATION	~394'

Depth (ft)	Elevation (ft)	Water Levels	Graphic Log	USCS	Material Description
	394				
2				SM	PREVIOUSLY PLACED FILL - "SOIL-ROCK FILL" (Qpf) Medium dense, moist, grayish brown, Gravelly SAND with little silt; gravel, cobble and boulder size rock fragments up to 2 feet, approximately 40% rock/60% soil
4	390				
6					-Becomes light reddish brown below 5 feet
8					
10	385				

TRENCH TERMINATED AT 10 FEET

UNIFIED SOIL CLASSIFICATION

MAJOR DIVISIONS			TYPICAL NAMES		
COARSE-GRAINED SOILS MORE THAN HALF IS COARSER THAN NO. 200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO.4 SIEVE SIZE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW		WELL GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES
			GP		POORLY GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM		SILTY GRAVELS, SILTY GRAVELS WITH SAND
			GC		CLAYEY GRAVELS, CLAYEY GRAVELS WITH SAND
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO.4 SIEVE SIZE	CLEAN SANDS WITH LITTLE OR NO FINES	SW		WELL GRADED SANDS WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
			SP		POORLY GRADED SANDS WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM		SILTY SANDS WITH OR WITHOUT GRAVEL
			SC		CLAYEY SANDS WITH OR WITHOUT GRAVEL
FINE-GRAINED SOILS MORE THAN HALF IS FINER THAN NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT 50% OR LESS	ML		INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTS WITH SANDS AND GRAVELS	
		CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, CLAYS WITH SANDS AND GRAVELS, LEAN CLAYS	
		OL		ORGANIC SILTS OR CLAYS OF LOW PLASTICITY	
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50%	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
		CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
		OH		ORGANIC CLAYS OR CLAYS OF MEDIUM TO HIGH PLASTICITY	
	HIGHLY ORGANIC SOILS	PT		PEAT AND OTHER HIGHLY ORGANIC SOILS	

GRAVEL/COBBLE/BOULDER DESCRIPTIONS

CRITERIA	DESCRIPTION
PASS THROUGH A 3-INCH SIEVE AND BE RETAINED ON A NO. 4 SIEVE (#4 TO 3")	GRAVEL
PASS A 12-INCH SQUARE OPENING AND BE RETAINED ON A 3-INCH SIEVE (3"-12")	COBBLE
WILL NOT PASS A 12-INCH SQUARE OPENING (>12")	BOULDER

BEDDING SPACING DESCRIPTIONS

THICKNESS/SPACING	DESCRIPTOR
GREATER THAN 10 FEET	MASSIVE
3 TO 10 FEET	VERY THICKLY BEDDED
1 TO 3 FEET	THICKLY BEDDED
3 3/4-INCH TO 1 FOOT	MODERATELY BEDDED
1 1/4-INCH TO 3 3/4-INCH	THINLY BEDDED
3/8-INCH TO 1 1/4-INCH	VERY THINLY BEDDED
LESS THAN 3/8-INCH	LAMINATED

STRUCTURE DESCRIPTIONS

CRITERIA	DESCRIPTION
ALTERNATING LAYERS OF VARYING MATERIAL OR COLOR WITH LAYERS AT LEAST 1/2-INCH THICK	STRATIFIED
ALTERNATING LAYERS OF VARYING MATERIAL OR COLOR WITH LAYERS LESS THAN 1/2-INCH THICK	LAMINATED
BREAKS ALONG DEFINITE PLANES OF FRACTURE WITH LITTLE RESISTANCE TO FRACTURING	FISSURED
FRACTURE PLANES APPEAR POLISHED OR GLOSSY, SOMETIMES STRIATED	SLICKENSIDED
COHESIVE SOIL THAT CAN BE BROKEN DOWN INTO SMALLER ANGULAR LUMPS WHICH RESIST FURTHER BREAKDOWN	BLOCKY
INCLUSION OF SMALL POCKETS OF DIFFERENT SOIL, SUCH AS SMALL LENSES OF SAND SCATTERED THROUGH A MASS OF CLAY	LENSED
SAME COLOR AND MATERIAL THROUGHOUT	HOMOGENOUS

CEMENTATION/INDURATION DESCRIPTIONS

FIELD TEST	DESCRIPTION
CRUMBLES OR BREAKS WITH HANDLING OR LITTLE FINGER PRESSURE	WEAKLY CEMENTED/INDURATED
CRUMBLES OR BREAKS WITH CONSIDERABLE FINGER PRESSURE	MODERATELY CEMENTED/INDURATED
WILL NOT CRUMBLE OR BREAK WITH FINGER PRESSURE	STRONGLY CEMENTED/INDURATED

BORING/TRENCH LOG LEGEND

No Recovery (NOREC) Chunk Sample (CHK) Shelby Tube Sample (ST) Bulk Sample (B) Standard Penetration Test Sample (SPT) Modified California Sample (MC) Continuous Push (CP) Groundwater Level (At Time of Drilling) Groundwater Level (After Drilling) Groundwater Level (Seepage Encountered)	PENETRATION RESISTANCE						
	SAND AND GRAVEL			SILT AND CLAY			
	RELATIVE DENSITY	BLOWS PER FOOT (SPT)*	BLOWS PER FOOT (MOD-CAL)*	CONSISTENCY	BLOWS PER FOOT (SPT)*	BLOWS PER FOOT (MOD-CAL)*	COMPRESSIVE STRENGTH (tsf)
	VERY LOOSE	0 - 4	0 - 6	VERY SOFT	0 - 2	0 - 3	0 - 0.25
	LOOSE	5 - 10	7 - 16	SOFT	3 - 4	4 - 6	0.25 - 0.50
	MEDIUM DENSE	11 - 30	17 - 48	FIRM	5 - 8	7 - 13	0.50 - 1.0
	DENSE	31 - 50	49 - 79	STIFF	9 - 15	14 - 24	1.0 - 2.0
	VERY DENSE	OVER 50	OVER 79	VERY STIFF	16 - 30	25 - 48	2.0 - 4.0
				HARD	OVER 30	OVER 48	OVER 4.0
	*NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE LAST 12 INCHES						

IGNEOUS/METAMORPHIC ROCK STRENGTH DESCRIPTIONS

FIELD TEST	DESCRIPTION
MATERIAL CRUMBLES WITH BARE HAND	WEAK
MATERIAL CRUMBLES UNDER BLOWS FROM GEOLOGY HAMMER	MODERATELY WEAK
1/2-INCH INDENTATIONS WITH SHARP END FROM GEOLOGY HAMMER	MODERATELY STRONG
HAND-HELD SPECIMEN CAN BE BROKEN WITH ONE BLOW FROM GEOLOGY HAMMER	STRONG
HAND-HELD SPECIMEN CAN BE BROKEN WITH COUPLE BLOWS FROM GEOLOGY HAMMER	VERY STRONG
HAND-HELD SPECIMEN CAN BE BROKEN WITH MANY BLOWS FROM GEOLOGY HAMMER	EXTREMELY STRONG

IGNEOUS/METAMORPHIC ROCK WEATHERING DESCRIPTIONS

DEGREE OF DECOMPOSITION	FIELD RECOGNITION	ENGINEERING PROPERTIES
SOIL	DISCOLORED, CHANGED TO SOIL, FABRIC DESTROYED	EASY TO DIG
COMPLETELY WEATHERED	DISCOLORED, CHANGED TO SOIL, FABRIC MAINLY PRESERVED	EXCAVATED BY HAND OR RIPPING (Saprolite)
HIGHLY WEATHERED	DISCOLORED, HIGHLY FRACTURED, FABRIC ALTERED AROUND FRACTURES	EXCAVATED BY HAND OR RIPPING, WITH SLIGHT DIFFICULTY
MODERATELY WEATHERED	DISCOLORED, FRACTURES, INTACT ROCK-NOTICEABLY WEAKER THAN FRESH ROCK	EXCAVATED WITH DIFFICULTY WITHOUT EXPLOSIVES
SLIGHTLY WEATHERED	MAY BE DISCOLORED, SOME FRACTURES, INTACT ROCK-NOT NOTICEABLY WEAKER THAN FRESH ROCK	REQUIRES EXPLOSIVES FOR EXCAVATION, WITH PERMEABLE JOINTS AND FRACTURES
FRESH	NO DISCOLORATION, OR LOSS OF STRENGTH	REQUIRES EXPLOSIVES

MOISTURE DESCRIPTIONS

FIELD TEST	APPROX. DEGREE OF SATURATION, S (%)	DESCRIPTION
NO INDICATION OF MOISTURE; DRY TO THE TOUCH	S<25	DRY
SLIGHT INDICATION OF MOISTURE	25<S<50	DAMP
INDICATION OF MOISTURE; NO VISIBLE WATER	50<S<75	MOIST
MINOR VISIBLE FREE WATER	75<S<100	WET
VISIBLE FREE WATER	100	SATURATED

QUANTITY DESCRIPTIONS

APPROX. ESTIMATED PERCENT	DESCRIPTION
<5%	TRACE
5 - 10%	FEW
11 - 25%	LITTLE
26 - 50%	SOME
>50%	MOSTLY

IGNEOUS/METAMORPHIC ROCK JOINT/FRACTURE DESCRIPTIONS

FIELD TEST	DESCRIPTION
NO OBSERVED FRACTURES	UNFRACTURED/UNJOINTED
MAJORITY OF JOINTS/FRACTURES SPACED AT 1 TO 3 FOOT INTERVALS	SLIGHTLY FRACTURED/JOINTED
MAJORITY OF JOINTS/FRACTURES SPACED AT 4-INCH TO 1 FOOT INTERVALS	MODERATELY FRACTURED/JOINTED
MAJORITY OF JOINTS/FRACTURES SPACED AT 1-INCH TO 4-INCH INTERVALS WITH SCATTERED FRAGMENTED INTERVALS	INTENSELY FRACTURED/JOINTED
MAJORITY OF JOINTS/FRACTURES SPACED AT LESS THAN 1-INCH INTERVALS; MOSTLY RECOVERED AS CHIPS AND FRAGMENTS	VERY INTENSELY FRACTURED/JOINTED



KEY TO LOGS