July 14, 2023

Project No. 13307.001

Rexford Industrial Realty & Management, Inc.
11620 Wilshire Boulevard, Suite 610
Los Angeles, California 90025

Attention: Ms. Macy Canete

Subject: Response to Review Comments
Proposed Industrial Building
14940 Proctor Avenue
City of Industry, California

References: Appendix A

Per your request, Leighton Consulting, Inc. (Leighton) presents our response to geotechnical review comments from the City of Industry's geotechnical reviewer (LOR Geotechnical Group, Inc.). This document serves as our response to the geotechnical review sheet, dated June 8, 2023, regarding our *Geotechnical Exploration Report* for the project (Leighton, 2021). A copy of the review sheet is attached in Appendix B. The comments are reproduced below in italics followed by our responses.

RESPONSE TO COMMENTS

Comment No. 1

The report is older than 1 year. An update should be provided. The update report/letter should address the latest proposed development, the existing site conditions, and utilize the latest plans and/or tentative map as a basis for the geotechnical maps within the report. The update report/letter should address any changes to the proposed scope of work, the existing conditions, or geologic hazards. Additional soils data, updated analyses, and updated geotechnical maps may be required to provide adequate recommendations and conclusions. Design values and recommendations should utilize the currently adopted CBC (2022) and ASCE 7-16, including Supplement 3.

Response to Comment No. 1

The currently proposed development plan for the project (RGA, 2023) is similar to the plan proposed at the time of our exploration. Based on review of RGA (2023), the proposed development includes demolition of the existing building and site improvements

to allow construction of a new one-story industrial building with a total building area of 165,537 square-feet. The proposed concrete tilt-up building will be constructed at grade with associated truck loading and surface parking. Ancillary improvements consist of utility infrastructure, pavement, flatwork, and landscaping. The currently proposed development plan has been overlain onto our *Exploration Location Map* (Figure 1) included with this response.

Presented below are updated seismic design parameters (mapped values) in accordance with the 2022 California Building Code (CBC):

2022 CBC Seismic Design Parameters (Mapped Values)

Categorization/Coefficient	Value
Site Latitude	34.02725°
Site Longitude	-117.97233°
Site Class	D
Mapped Spectral Response Acceleration at Short Period (0.2 sec), S_S	1.771 g
Mapped Spectral Response Acceleration at Long Period (1 sec), S_1	0.634 g
Short Period (0.2 sec) Site Coefficient, F_a	1
Long Period (1 sec) Site Coefficient, F_v	1.7[1]
Adjusted Spectral Response Acceleration at Short Period (0.2 sec), S_{MS}	1.771 g
Adjusted Spectral Response Acceleration at Long Period (1 sec), S_{M1}	1.077 g[1]
Design Spectral Response Acceleration at Short Period (0.2 sec), S_{DS}	1.181 g
Design Spectral Response Acceleration at Long Period (1 sec), S_{D1}	0.718 g[1]
Site-adjusted geometric mean Peak Ground Acceleration, PGA_M	0.834 g

[1] See Section 11.4.8 of ASCE 7-16. A site-specific ground motion hazard analysis in accordance with Section 21.2 of ASCE 7-16 is required for this site. Per Supplement 3 to ASCE 7-16, a site-specific ground motion hazard analysis is not required where the value of the parameters SM1 and SD1 in the table are increased by 50%.

Based on review of the currently proposed development plan, the results of our analysis and the recommendations presented in our referenced report (Leighton, 2021) remain valid in accordance with the 2022 CBC and ASCE 7-16.

Comment No. 2

Please provide a quantitative definition of geotechnically suitable soils/suitable native soils (i.e. unit weight, in-place relative compaction, etc.).

Response to Comment No. 2

Geotechnically suitable soils are defined as engineered fill compacted to at least 90 percent of the maximum dry density as determined by ASTM D 1557 and undisturbed native soils with a dry density greater than 95 pounds per cubic foot (pcf) for fine-grained soils (silt and clay) and a dry density greater than 100 pcf for coarse-grained soils (sand and gravel).

Comment No. 3

Please clarify if import materials will be required below concrete slabs and/or for retaining wall backfill.

Response to Comment No. 3

The test results for expansion potential performed as a part of our geotechnical exploration (Leighton, 2021) indicate Expansion Index (EI) values of 42 and 53 ("low" to "medium" potential for expansion).

Import will likely be required since the existing clay soils at the site are expansive and should not be used within 2 feet of concrete slabs-on-grade, including Portland cement concrete (PCC) pavement. All concrete slabs on grade should be underlain by at least 2 feet of relatively non-expansive materials.

Onsite materials are acceptable for use as retaining wall backfill.

Variance in expansion potential of onsite soil is anticipated; therefore, additional testing is recommended upon completion of site grading and excavation to confirm the reported expansion potential.

CLOSURE

We appreciate the opportunity to be of additional service. If you have any questions or if we can be of further service, please contact us at your convenience at ***866-LEIGHTON***, directly at the phone extensions and/or e-mail addresses listed below.

Respectfully submitted,

LEIGHTON CONSULTING, INC.

Jeffrey M. Pflueger PG, CEG 2499 (exp. 07/31/24)
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Extension 4257, jpflueger@leightongroup.com

Carl Kim PE, GE 2620 (exp. 06/30/2024)
Senior Principal Engineer
Extension 4262, ckim@leightongroup.com

JMP/CCK/lr

Attachments: Figure 1 – Exploration Location Map
Appendix A – References
Appendix B – City of Industry Review Sheet dated June 8, 2023

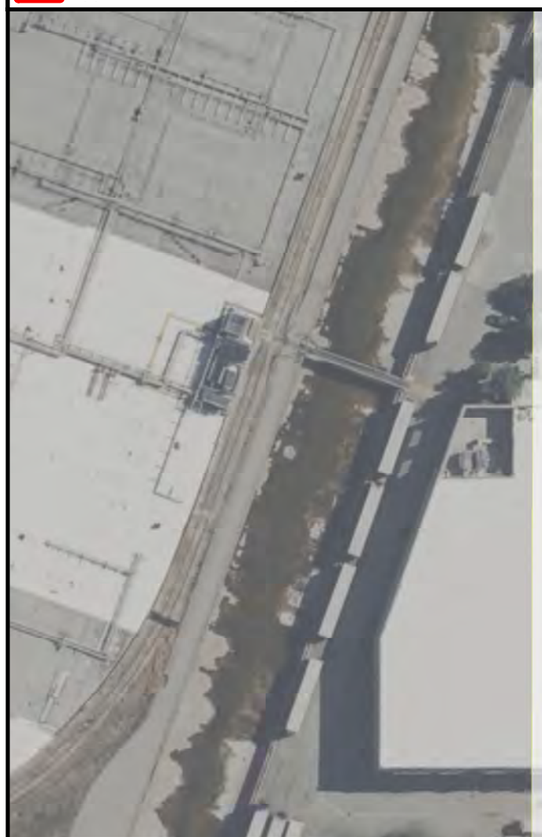
LEGEND

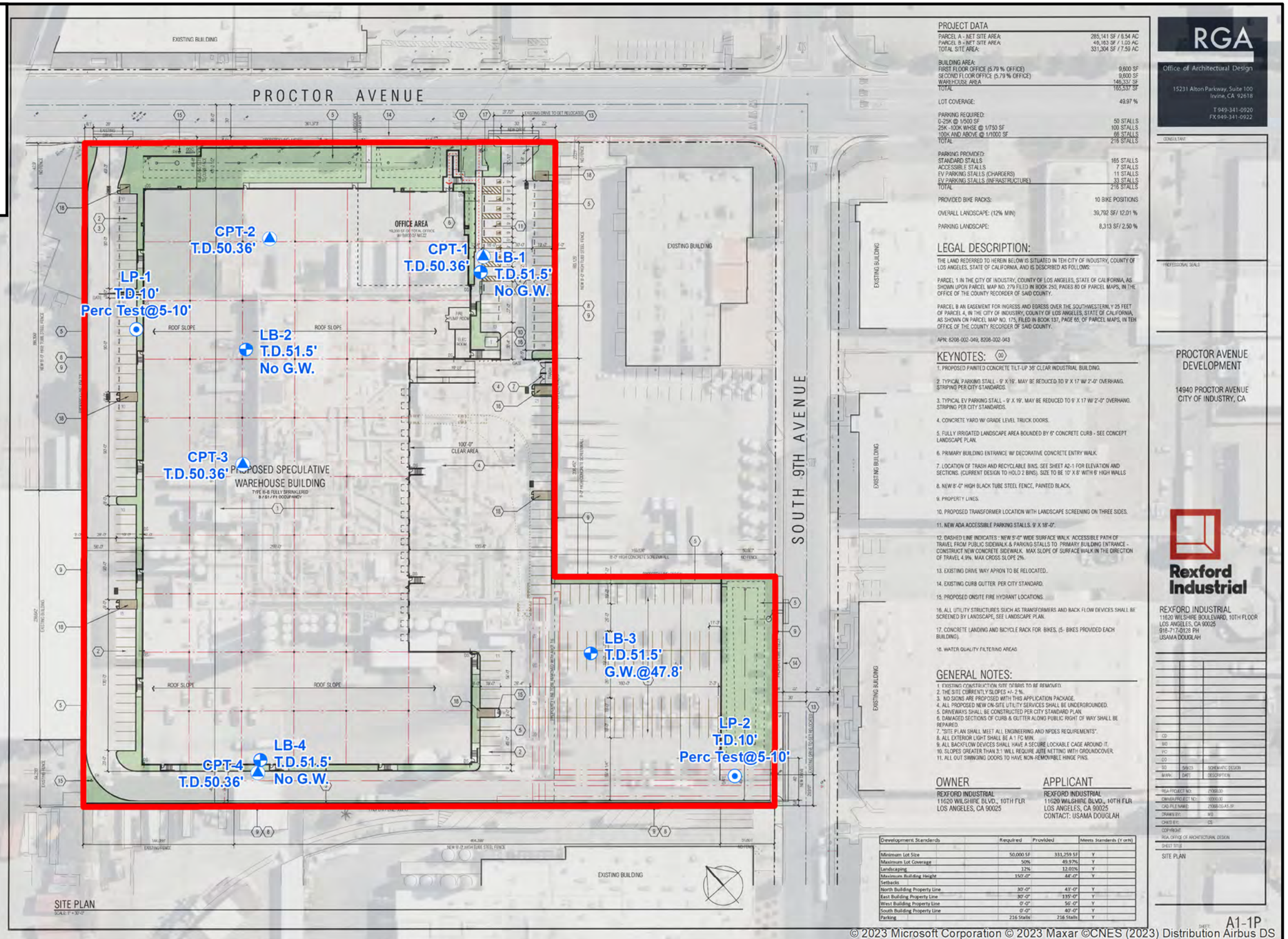
LB-4 Approximate location of hollow-stem auger soil boring showing total depth (T.D.) and depth to groundwater (G.W.) in feet below existing ground surface.

LP-2 Approximate location of percolation test boring showing total depth (T.D.) and depth of percolation test zone.

CPT-4 Approximate location of CPT showing total depth (T.D.) in feet below existing ground surface.

Approximate Site Boundary





PROJECT DATA

PARCEL A - NET SITE AREA:	285,141 SF / 6.54 AC
PARCEL B - NET SITE AREA:	46,163 SF / 1.05 AC
TOTAL SITE AREA:	331,304 SF / 7.59 AC
BUILDING AREA:	
FIRST FLOOR OFFICE (5.79 % OFFICE)	9,600 SF
SECOND FLOOR OFFICE (5.79 % OFFICE)	9,600 SF
WAREHOUSE AREA	146,337 SF
TOTAL	165,537 SF
LOT COVERAGE:	49.97 %
PARKING REQUIRED:	
0-25K @ 1/500 SF	50 STALLS
25K - 100K WHSE @ 1/750 SF	100 STALLS
100K AND ABOVE @ 1/1000 SF	66 STALLS
TOTAL	216 STALLS
PARKING PROVIDED:	
STANDARD STALLS	165 STALLS
ACCESSIBLE STALLS	7 STALLS
EV PARKING STALLS (CHARGERS)	11 STALLS
EV PARKING STALLS (INFRASTRUCTURE)	33 STALLS
TOTAL	216 STALLS
PROVIDED BIKE RACKS:	10 BIKE POSITIONS
OVERALL LANDSCAPE: (12% MIN)	39,792 SF/ 12.01 %
PARKING LANDSCAPE:	8,313 SF/ 2.50 %

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN TEH CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON PARCEL MAP NO. 279 FILED IN BOOK 250, PAGES 80 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHWESTERNLY 25 FEET OF PARCEL 4, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 175, FILED IN BOOK 137, PAGE 65, OF PARCEL MAPS, IN TEH OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8208-002-049, 8208-002-043

KEYNOTES:

1. PROPOSED PAINTED CONCRETE TILT-UP 36' CLEAR INDUSTRIAL BUILDING.
2. TYPICAL PARKING STALL - 9' X 19'. MAY BE REDUCED TO 9' X 17' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
3. TYPICAL EV PARKING STALL - 9' X 19'. MAY BE REDUCED TO 9' X 17' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
4. CONCRETE YARD W/ GRADE LEVEL TRUCK DOORS.
5. FULLY IRRIGATED LANDSCAPE AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.
6. PRIMARY BUILDING ENTRANCE W/ DECORATIVE CONCRETE ENTRY WALK.
7. LOCATION OF TRASH AND RECYCLABLE BINS, SEE SHEET A2-1 FOR ELEVATION AND SECTIONS. (CURRENT DESIGN TO HOLD 2 BINS). SIZE TO BE 10' X 8' WITH 6' HIGH WALLS
8. NEW 8'-0" HIGH BLACK TUBE STEEL FENCE, PAINTED BLACK.
9. PROPERTY LINES.
10. PROPOSED TRANSFORMER LOCATION WITH LANDSCAPE SCREENING ON THREE SIDES.
11. NEW ADA ACCESSIBLE PARKING STALLS. 9' X 18'-0".
12. DASHED LINE INDICATES ' NEW 5'-0" WIDE SURFACE WALK' ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK & PARKING STALLS TO PRIMARY BUILDING ENTRANCE - CONSTRUCT NEW CONCRETE SIDEWALK. MAX SLOPE OF SURFACE WALK IN THE DIRECTION OF TRAVEL 4.9%. MAX CROSS SLOPE 2%.
13. EXISTING DRIVE WAY APRON TO BE RELOCATED..
14. EXISTING CURB GUTTER PER CITY STANDARD.
15. PROPOSED ONSITE FIRE HYDRANT LOCATIONS.
16. ALL UTILITY STRUCTURES SUCH AS TRANSFORMERS AND BACK FLOW DEVICES SHALL BE SCREENED BY LANDSCAPE, SEE LANDSCAPE PLAN.
17. CONCRETE LANDING AND BICYCLE RACK FOR BIKES. (5- BIKES PROVIDED EACH BUILDING).
18. WATER QUALITY FILTERING AREAS

GENERAL NOTES:

1. EXISTING CONSTRUCTION SITE STRUCTURES TO BE REMOVED.
2. THE SITE CURRENTLY SLOPES +/- 2 %.
3. NO SIGNS ARE PROPOSED WITH THIS APPLICATION PACKAGE.
4. ALL PROPOSED NEW ON-SITE UTILITY SERVICES SHALL BE UNDERGROUNDED.
5. DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLAN.
6. DAMAGED SECTIONS OF CURB & GUTTER ALONG PUBLIC RIGHT OF WAY SHALL BE REPAIRED.
7. "SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS".
8. ALL EXTERIOR LIGHT SHALL BE A 1 FC MIN.
9. ALL BACKFLOW DEVICES SHALL HAVE A SECURE LOCKABLE CAGE AROUND IT.
10. SLOPES GREATER THAN 3:1 WILL REQUIRE JUTE NETTING WITH GROUNDCOVER.
11. ALL OUT SWINGING DOORS TO HAVE NON-REMOVABLE HINGE PINS.

OWNER

REXFORD INDUSTRIAL
11620 WILSHIRE BLVD., 10TH FLR
LOS ANGELES, CA 90025

APPLICANT

REXFORD INDUSTRIAL
11620 WILSHIRE BLVD., 10TH FLR
LOS ANGELES, CA 90025
CONTACT: USAMA DOUGLAH

Development Standards	Required	Provided	Meets Standards (Y or N)
Minimum Lot Size	50,000 SF	331,259 SF	Y
Maximum Lot Coverage	50%	49.97%	Y
Landscaping	12%	12.01%	Y
Maximum Building Height	150'-0"	44'-0"	Y
Setbacks			
North Building Property Line	30'-0"	43'-0"	Y
East Building Property Line	30'-0"	335'-0"	Y
West Building Property Line	0'-0"	50'-0"	Y
South Building Property Line	0'-0"	40'-0"	Y
Parking	216 Stalls	216 Stalls	Y

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

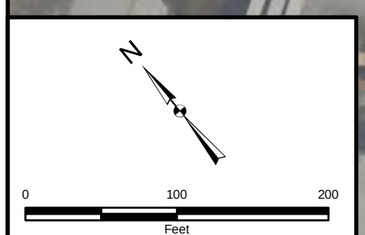
PROCTOR AVENUE DEVELOPMENT
14940 PROCTOR AVENUE
CITY OF INDUSTRY, CA

Rexford Industrial
REXFORD INDUSTRIAL
11620 WILSHIRE BOULEVARD, 10TH FLOOR
LOS ANGELES, CA 90025
818-717-0128 PH
USAMA DOUGLAH

MARK	DATE	DESCRIPTION
SD	5/9/23	SCHEMATIC DESIGN

SHEET TITLE: SITE PLAN

SHEET: A1-1P



Project: 13307.001	Eng/Geol: CCK/JMP
Scale: 1 " = 100 '	Date: July 2023
Base Map: As Shown	
Author: Leighton Geomatics (btran)	

EXPLORATION LOCATION MAP

Proposed Industrial Building
14940 Proctor Avenue
City of Industry, California

FIGURE 1

Leighton

Map Saved as V:\Drafting\13307\001\Maps\13307-001_F01_ELM_2023-07-14.mxd on 7/14/2023 11:47:05 AM

APPENDIX A

REFERENCES

APPENDIX A – REFERENCES

American Society of Civil Engineers (ASCE), 2017, Minimum Design Loads for Buildings and Other Structures, ASCE/SEI 7-16, with Supplement 1, Effective December 12, 2018.

California Building Standards Commission, 2022, 2022 California Building Code (CBC), California Code of Regulations, Title 24, Part 2, Volume 2 of 2, Based on 2021 International Building Code, Effective January 1, 2023.

Leighton Consulting, Inc., 2021, Geotechnical Exploration Report, Proposed Industrial Building, 14940 Proctor Avenue, City of Industry, California, Project No. 13307.001, dated December 6.

RGA, 2023, Proctor Avenue Development, 14940 Proctor Avenue, City of Industry, CA, for Rexford Industrial, dated May 8.

APPENDIX B

CITY OF INDUSTRY REVIEW SHEET
DATED JUNE 8, 2023

City of Industry	**Proposed Industrial Building** **14940 Proctor Avenue** **City of Industry, California**
Submittal:	Leighton Consulting, Inc. Geotechnical Exploration report Proposed Industrial Building 14940 Proctor Avenue City of Industry, California Project No. 13307.001 dated December 6, 2021
Reviewed By:	John P. Leuer, LOR Geotechnical Group, Inc.
Review Discipline:	Geotechnical
Date:	June 8, 2023
LOR Project No:	63931.1

Comment No.	Submittal Section	Comments
1	General	The report is older than 1 year. An update should be provided. The update report/letter should address the latest proposed development, the existing site conditions, and utilize the latest plans and/or tentative map as a basis for the geotechnical maps within the report. The update report/letter should address any changes to the proposed scope of work, the existing conditions, or geologic hazards. Additional soils data, updated analyses, and updated geotechnical maps may be required to provide adequate recommendations and conclusions. Design values and recommendations should utilize the currently adopted CBC (2022) and ASCE 7-16, including Supplement 3.
2	3.1.2/3.1.3	Please provide a quantitative definition of geotechnically suitable soils/suitable native soils (ie unit weight, in-place relative compaction, etc.).
3	3.1.2/3.5	Please clarify if import materials will be required below concrete slabs and/or for retaining wall backfill.