

15 May 2017

Technical Excellence  
Practical Experience  
Client Responsiveness

Ms. Rachael Stoddard  
Essex Property Trust  
1100 Park Place, Suite 200  
San Mateo, California 94403

**Re: Update of Geotechnical Investigation Report  
Central Park Apartments (East 5<sup>th</sup> Avenue and South San Mateo  
Drive)  
San Mateo, California  
Langan Project No.: 731635501**

Dear Ms. Stoddard:

This letter provides updated geotechnical recommendations per the 2016 California Building Code (CBC) for the Central Park Apartments project at East 5<sup>th</sup> Avenue and South San Mateo Drive in San Mateo, California. We previously issued a geotechnical investigation report for the project in a report dated 17 April 2014. At the time of publication of that report, the project consisted of a mixed-use, 6-story building over one basement level and seismic design criteria was provided corresponding to the 2013 California Building Code (CBC). We understand the current project will remain as envisioned; however, it will be designed per the 2016 CBC.

We have developed seismic design criteria based on the 2016 CBC requirements. For seismic design in accordance with the provisions of 2013 CBC, we recommend the following:

- Risk Targeted Maximum Considered Earthquake ( $MCE_R$ )  $S_s$  and  $S_1$  of 1.966g and 0.923g, respectively.
- Site Class C
- Site Coefficients  $F_a$  and  $F_v$  of 1.0 and 1.5
- $MCE_R$  spectral response acceleration parameters at short periods,  $S_{MS}$ , and at one-second period,  $S_{M1}$ , of 1.966g and 1.200g, respectively.
- Design Earthquake (DE) spectral response acceleration parameters at short period,  $S_{DS}$ , and at one-second period,  $S_{D1}$ , of 1.311g and 0.800g, respectively.
- $PGA_M$  of 0.77g

The other conclusions and recommendations provided in our 2014 report for the development are still valid. If you have any questions, please call. Thank you.

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



Cary Ronan, G.E. #2741  
Associate



Richard D. Rodgers, G.E. #732  
Managing Principal



731635501.02 CER\_Essex Central Park Apts\_5th and San  
Mateo\_GTK Update Letter