

GEOTECHNICAL INVESTIGATION

PROPOSED VICTORVILLE RETAIL SHOPPING CENTER SWC PALMDALE ROAD AND HIGHWAY 395 VICTORVILLE, CALIFORNIA



GEOCON
WEST, INC.

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

BROADWAY CHINATOWN, LLC
LOS ANGELES, CALIFORNIA

PROJECT NO. A9817-06-01

AUGUST 15, 2018



Project No. A9817-06-01
August 15, 2018

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P.O. Box 151813
Los Angeles, California 90015

Attn: David Kim, Fraydeon Bral

Subject: GEOTECHNICAL INVESTIGATION
PROPOSED VICTORVILLE RETAIL SHOPPING CENTER
SWC PALMDALE ROAD AND HIGHWAY 395
VICTORVILLE, CALIFORNIA

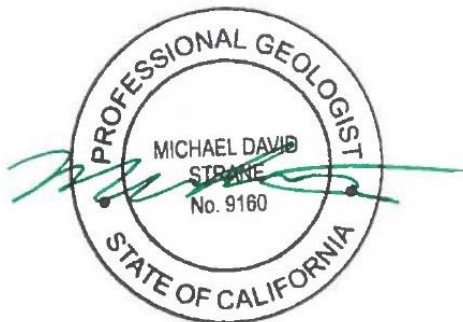
Dear Sirs:

In accordance with your authorization of our proposal dated May 8, 2018, we have performed a geotechnical investigation for the proposed retail shopping center located at the southwest corner of the intersection of Palmdale Road and US Highway 395 the City of Victorville, California. The accompanying report presents the findings of our study, and our conclusions and recommendations pertaining to the geotechnical aspects of proposed design and construction. Based on the results of our investigation, it is our opinion that the site can be developed as proposed, provided the recommendations of this report are followed and implemented during design and construction.

If you have any questions regarding this report, or if we may be of further service, please contact the undersigned.

Very truly yours,

GEOCON WEST, INC.



Michael Strane
PG 9160



Harry Derkalousdian
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(EMAIL) Addressee

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GEOTECHNICAL INVESTIGATION

1. PURPOSE AND SCOPE

This report presents the results of a geotechnical investigation for the proposed shopping center located at southwest corner of the intersection of Palmdale Road and US Highway 395 in the City of Victorville, California (see Vicinity Map, Figure 1). The purpose of the investigation was to evaluate subsurface soil and geologic conditions underlying the site and, based on conditions encountered, to provide conclusions and recommendations pertaining to the geotechnical aspects of design and construction.

The scope of this investigation included a site reconnaissance, field exploration, laboratory testing, engineering analysis, and the preparation of this report. The site was explored on July 6, 2018, by excavating twelve 8-inch diameter borings to depths between 5 and 40½ feet below the existing ground surface utilizing a truck-mounted hollow stem auger drilling machine. The approximate locations of the exploratory borings are depicted on the Site Plan (see Figure 2). A detailed discussion of the field investigation, including boring logs, is presented in Appendix A.

Laboratory tests were performed on selected soil samples obtained during the investigation to determine pertinent physical and chemical soil properties. Appendix B presents a summary of the laboratory test results.

The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions. References reviewed to prepare this report are provided in the *List of References* section.

If project details vary significantly from those described herein, Geocon should be contacted to determine the necessity for review and possible revision of this report.

2. SITE AND PROJECT DESCRIPTION

The subject site is located at the southwest corner of the intersection of Palmdale Road and US Highway 395 in the City of Victorville, California. The site is currently vacant land. The site is bounded by an existing Burger King restaurant in the northeast corner of the parcel (not a part of this study), by Palmdale Road to the north, by US Highway 395 to the east, by vacant land to the west, and by vacant land and an RV restoration business to the south. In addition, a residential development lies south and southwest of the development. The site is relatively level with no pronounced highs or lows. Surface water drainage at the site appears to be by drainage channels running across the site. Vegetation onsite consists of native grasses and bushes scattered throughout the site.

It is our understanding that the proposed project consists of nine one-story commercial/retail structures constructed at or near present grade, and associated parking lots.

Based on the preliminary nature of the design at this time, wall and column loads were not available. It is anticipated that column loads for the proposed structure will be up to 200 kips, and wall loads will be up to 2 kips per linear foot.

Once the design phase and foundation loading configuration proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Any changes in the design, location or elevation of any structure, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

3. GEOLOGIC SETTING

The site is located within the central portion of the Mojave Desert. The Mojave Desert is bounded by the Owens Valley to the north, the Tehachapi Mountains and the San Gabriel mountains to the west, the Basin and Range Province to the east, and San Bernardino Mountains to the south. Regionally, the site is located within the Eastern California Shear Zone geomorphic province. This geomorphic province is characterized by northwest-trending physiographic and geologic features such as the Helendale fault located approximately 16.0 miles to the northeast.

4. SOIL AND GEOLOGIC CONDITIONS

Based on our field investigation and published geologic maps of the area the site is underlain by Quaternary alluvium (Dibblee, 2008). Detailed stratigraphic profiles of the materials encountered at the site are provided on the boring logs in Appendix A.

4.1 Alluvium

Quaternary age alluvium was encountered in our field explorations to a maximum depth of 40½ feet below existing ground surface. The alluvium generally consists of light yellowish brown to brown sand and silty sand with minor amounts of sandy silt. The alluvium is characterized dry to slightly moist and medium dense to very dense or firm to hard.

5. GROUNDWATER

The site is located in the Upper Mojave River Valley groundwater basin. There are several active water wells proximal to the site. The closest of these is state well number 345075N1173990W001 located approximately 500 feet northeast of the site (California Department of Water Resources, 2018). The most recent measurement from this well was taken on March 24, 2006 with a depth to groundwater surface of 383 feet below the existing ground surface.

Groundwater was not encountered in our field explorations drilled to a maximum depth of 40½ feet below the existing ground surface. Considering the lack of groundwater in our borings, the depth of the proposed construction, and the depth to groundwater in local wells it is not anticipated that groundwater will be encountered during construction. However, it is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for storm water infiltration could result in shallower seepage conditions in the immediate site vicinity. Proper surface drainage of irrigation and precipitation will be critical for future performance of the project. Recommendations for drainage are provided in the *Surface Drainage* section of this report (see Section 7.25).

6. GEOLOGIC HAZARDS

6.1 Surface Fault Rupture

The numerous faults in Southern California include active, potentially active, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS, formerly known as CDMG) for the Alquist-Priolo Earthquake Fault Zone Program (CGS, 2018a). By definition, an active fault is one that has had surface displacement within Holocene time (about the last 11,700 years). A potentially active fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years), but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The site is not within a currently established state-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2018b) for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. However, the site is located in the seismically active Southern California region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 3, Regional Fault Map.

The closest active fault to the site is the Ord Mountains Fault located approximately 13.8 miles to the southeast (Ziony and Jones, 1989). Other nearby active faults are the San Andreas Fault, the Helendale Fault, Llano Fault located approximately 15.6 miles southwest, 16.0 miles northeast, and 20.6 miles west of the site, respectively (Ziony and Jones, 1989).

Buried thrust faults, commonly referred to as blind thrusts, are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987 M_w 5.9 Whittier Narrows earthquake and the January 17, 1994, M_w 6.7 Northridge earthquake were a result of movement on the Puente Hills Blind Thrust and the Northridge Thrust, respectively. These thrust faults are not exposed at the surface and do not present a potential surface fault rupture hazard at the site; however, these deep thrust faults are considered active features capable of generating future earthquakes that could result in moderate to significant ground shaking at the site. The site is not underlain by any known blind thrust faults.

6.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. The seismicity of the region surrounding the site was formulated based on research of an electronic database of earthquake data. The epicenters of recorded earthquakes with magnitudes equal to or greater than 5.0 in the site vicinity are depicted on Figure 4, Regional Seismicity Map. A partial list of moderate to major magnitude earthquakes that have occurred in the Southern California area within the last 100 years is included in the following table.

LIST OF HISTORIC EARTHQUAKES

Earthquake (Oldest to Youngest)	Date of Earthquake	Magnitude	Distance to Epicenter (Miles)	Direction to Epicenter
San Jacinto-Hemet area	April 21, 1918	6.8	57	SSE
Near Redlands	July 23, 1923	6.3	36	SSE
Long Beach	March 10, 1933	6.4	69	SW
Tehachapi	July 21, 1952	7.5	98	WNW
San Fernando	February 9, 1971	6.6	57	W
Whittier Narrows	October 1, 1987	5.9	49	SW
Sierra Madre	June 28, 1991	5.8	38	WSW
Landers	June 28, 1992	7.3	59	ESE
Big Bear	June 28, 1992	6.4	39	ESE
Northridge	January 17, 1994	6.7	68	WSW
Hector Mine	October 16, 1999	7.1	65	E

The site could be subjected to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structure is designed and constructed in conformance with current building codes and engineering practices.

6.3 Seismic Design Criteria

The following table summarizes site-specific design criteria obtained from the 2016 California Building Code (CBC; Based on the 2015 International Building Code [IBC] and ASCE 7-10), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the computer program *U.S. Seismic Design Maps*, provided by the USGS. The short spectral response uses a period of 0.2 second. We evaluated the Site Class based on the discussion in Section 1613.3.2 of the 2016 CBC and Table 20.3-1 of ASCE 7-10. The values presented below are for the risk-targeted maximum considered earthquake (MCE_R).

2016 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2016 CBC Reference
Site Class	D	Section 1613.3.2
MCE_R Ground Motion Spectral Response Acceleration – Class B (short), S_S	1.500g	Figure 1613.3.1(1)
MCE_R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.600g	Figure 1613.3.1(2)
Site Coefficient, F_A	1.0	Table 1613.3.3(1)
Site Coefficient, F_V	1.5	Table 1613.3.3(2)
Site Class Modified MCE_R Spectral Response Acceleration (short), S_{MS}	1.500g	Section 1613.3.3 (Eqn 16-37)
Site Class Modified MCE_R Spectral Response Acceleration – (1 sec), S_{M1}	0.900g	Section 1613.3.3 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	1.000g	Section 1613.3.4 (Eqn 16-39)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.600g	Section 1613.3.4 (Eqn 16-40)

The table below presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-10.

ASCE 7-10 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-10 Reference
Mapped MCE_G Peak Ground Acceleration, PGA	0.500g	Figure 22-7
Site Coefficient, F_{PGA}	1.0	Table 11.8-1
Site Class Modified MCE_G Peak Ground Acceleration, PGA_M	0.500g	Section 11.8.3 (Eqn 11.8-1)

The Maximum Considered Earthquake Ground Motion (MCE) is the level of ground motion that has a 2 percent chance of exceedance in 50 years, with a statistical return period of 2,475 years. According to the 2016 California Building Code and ASCE 7-10, the MCE is to be utilized for the evaluation of liquefaction, lateral spreading, seismic settlements, and it is our understanding that the intent of the Building code is to maintain “Life Safety” during a MCE event. The Design Earthquake Ground Motion (DE) is the level of ground motion that has a 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years.

Deaggregation of the MCE peak ground acceleration was performed using the USGS online Unified Hazard Tool, 2008 Conterminous U.S. Dynamic edition. The result of the deaggregation analysis indicates that the predominant earthquake contributing to the MCE peak ground acceleration is characterized as a 6.91 magnitude event occurring at a hypocentral distance of 19.4 kilometers from the site.

Deaggregation was also performed for the Design Earthquake (DE) peak ground acceleration, and the result of the analysis indicates that the predominant earthquake contributing to the DE peak ground acceleration is characterized as a 6.95 magnitude occurring at a hypocentral distance of 22.97 kilometers from the site.

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

6.4 Liquefaction Potential

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the “Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California” and “Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California” requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

The Geologic Hazard Map for San Bernardino County (SBC, 2010) indicates that the site is not located within an area designated as having a potential for liquefaction. The site is underlain by dense Quaternary age alluvial deposits that are not prone to liquefaction. Additionally, the depth to groundwater is deeper than 50 feet beneath the existing ground surface. Based on these considerations, it is our opinion that the potential for liquefaction and associated ground deformations beneath the site is very low.

6.5 Slope Stability

The topography at the site is level. Additionally, the site is not located within an area identified as having a potential for seismic slope instability (SBC, 2010). There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the proposed development is considered low.

6.6 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. The site is not located within a potential inundation area for any known earthquake-induced dam failure. Therefore, the probability of earthquake-induced flooding is considered very low.

6.7 Tsunamis, Seiches, and Flooding

The site is not located within a coastal area. Therefore, tsunamis are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Therefore, flooding resulting from a seismically-induced seiche is considered unlikely.

The site is within an area of minimal flooding (Zone X) as defined by the Federal Emergency Management Agency (FEMA, 2018).

6.8 Oil Fields & Methane Potential

Based on a review of the California Division of Oil, Gas and Geothermal Resources (DOGGR) Well Finder website, the site is not located within any known oil field, nor is there any known oil wells within the vicinity of the site (DOGGR, 2018). Due to the voluntary nature of record reporting by the oil well drilling companies, wells may be improperly located or not shown on the DOGGR location map and undocumented wells could be encountered during construction. Any wells encountered during construction will need to be properly abandoned in accordance with the current requirements of the DOGGR.

As previously indicated, the site is not located within an oilfield. Therefore, the potential for methane or other volatile gases at the site is considered very low. However, should it be determined that a methane study is required for the proposed development it is recommended that a qualified methane consultant be retained to perform the study and provide mitigation measures as necessary.

6.9 Subsidence

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the general site vicinity. Therefore, the potential for ground subsidence due to withdrawal of fluids or gases at the site is considered low.

CONCLUSIONS AND RECOMMENDATIONS

6.10 General

- 6.10.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude construction of the proposed project provided the recommendations presented herein are followed and implemented during design and construction.
- 6.10.2 No existing artificial fill was encountered during site exploration. Future demolition of the existing structure that occupies the site will likely disturb the upper soils. Artificial fill may exist in other areas of the site that were not directly explored. If encountered, existing fill materials is not considered suitable for support of proposed building foundations or floor slabs.
- 6.10.3 The results of our laboratory testing indicate that the existing alluvial soils are subject to hydro-consolidation upon saturation (see Figures B3 through B5). Hydro-consolidation is the tendency of a soil structure to collapse upon saturation, resulting in the overall settlement of the effected soils and any overlying soils or foundations supported therein.
- 6.10.4 It is our opinion that the upper alluvial soils, in its present condition, is not suitable for direct support of proposed foundations, slabs, or additional fill. The site soils are suitable for re-use as engineered fill provided the recommendations in the *Grading* section of this report are followed (see Section 7.5).
- 6.10.5 Based on these considerations, it is recommended that the upper 5 feet of existing earth materials within the building footprint areas be excavated and properly compacted for foundation and slab support. Deeper excavations should be conducted as needed to remove any encountered fill or soft soils as necessary at the direction of the Geotechnical Engineer (a representative of Geocon). The excavation should extend laterally a minimum distance of 3 feet beyond the building footprint areas, including building appurtenances, or a distance equal to the depth of fill below the foundation, whichever is greater. The limits of existing fill and/or soft soil removal will be verified by the Geocon representative during site grading activities. Recommendations for earthwork are provided in the *Grading* section of this report (see Section 7.4).
- 6.10.6 Subsequent to the recommended grading, the proposed structure may be supported on a conventional shallow spread foundation system deriving support in newly placed engineered fill.
- 6.10.7 All excavations must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon). Prior to placing any fill, the excavation bottom must be proof-rolled with heavy equipment in the presence of the Geotechnical Engineer (a representative of Geocon West, Inc.).

- 6.10.8 It is anticipated that stable excavations for the recommended grading associated with the proposed structures can be achieved with sloping measures. However, if excavations in close proximity to an adjacent property line and/or structure are required, special excavation measures may be necessary in order to maintain lateral support of offsite improvements. Excavation recommendations are provided in the *Temporary Excavations* section of this report (Section 7.18).
- 6.10.9 Due to the granular nature of the soils and potential for caving, the contractor should be prepared to form foundation excavations into granular alluvial soils, if necessary.
- 6.10.10 Foundations for small outlying structures, such as block walls up to 6 feet in height, planter walls or trash enclosures, which will not be tied to the proposed structure, may be supported on conventional foundations deriving support on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and compaction cannot be performed or is undesirable, foundations may derive support directly in the competent undisturbed alluvial soils at or below a depth of 12 inches, and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials. If the soils exposed in the excavation bottom are soft or loose, compaction of the soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative.
- 6.10.11 Where new paving is to be placed, it is recommended that all existing fill and soft alluvial soils be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of all existing fill and soft alluvial soils in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable alluvial soil may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper 12 inches of subgrade soil should be scarified and properly compacted for paving support. Paving recommendations are provided in *Preliminary Pavement Recommendations* section of this report (see Section 7.12).
- 6.10.12 Based on the results of percolation testing performed at the site, a stormwater infiltration system is considered feasible for this project. Recommendations for infiltration are provided in the *Stormwater Infiltration* section of this report (see Section 7.17).
- 6.10.13 Once the design and foundation loading configuration for the proposed structure proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Based on the final foundation loading configurations, the potential for settlement should be re-evaluated by this office.

- 6.10.14 Any changes in the design, location or elevation, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

6.11 Soil and Excavation Characteristics

- 6.11.1 The in-situ soils can be excavated with moderate effort using conventional excavation equipment. Some caving should be anticipated in unshored excavations, especially where granular soils are encountered. In addition, the contractor should also be aware that formwork may be required to prevent caving of shallow spread foundation excavations.
- 6.11.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly sloped, shored and maintained in accordance with applicable OSHA rules and regulations to maintain safety and maintain the stability of adjacent existing improvements.
- 6.11.3 All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load. Penetrations below this 1:1 projection will require special excavation measures such as sloping and possibly shoring. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 7.18).
- 6.11.4 The soils encountered at proposed foundation elevations during the investigation are considered to have a “very low” (EI=0) expansive potential and are classified as “non-expansive, based on the 2016 California Building Code (CBC) Section 1802.35.3. The recommendations presented in this report assume that foundations and slabs will derive support in these materials. and slabs will derive support in these materials.

6.12 Minimum Resistivity, pH and Water-Soluble Sulfate

- 6.12.1 Potential of Hydrogen (pH) and resistivity testing, as well as chloride content testing, were performed on representative samples of on-site soil to generally evaluate the corrosion potential to surface utilities. The tests were performed in accordance with California Test Method Nos. 643 and 422 and indicate that the soils are considered “mildly corrosive” with respect to corrosion of buried ferrous metals on site. The results are presented in Appendix B (Figure B6) and should be considered for design of underground structures.
- 6.12.2 Laboratory tests were previously performed on representative samples of the site materials to measure the percentage of water-soluble sulfate content. Results from the laboratory water-soluble sulfate tests are presented in Appendix B (Figure B9) and indicate that the on-site materials possess “negligible” sulfate exposure to concrete structures as defined by 2016 CBC Section 1904.3 and ACI 318-08 Sections 4.2 and 4.3.

6.12.3 Geocon West, Inc. does not practice in the field of corrosion engineering and mitigation. If corrosion sensitive improvements are planned, it is recommended that a corrosion engineer be retained to evaluate corrosion test results and incorporate the necessary precautions to avoid premature corrosion of buried metal pipes and concrete structures in direct contact with the soils.

6.13 Grading

6.13.1 Grading is anticipated to include preparation of building pads, excavation of site soils for proposed foundations, utility trenches, and placement of backfill for walls and trenches.

6.13.2 Earthwork should be observed, and compacted fill tested by representatives of Geocon West, Inc. The existing fill encountered during exploration is suitable for re-use as an engineered fill, provided any encountered oversized material (greater than 6 inches) and any encountered deleterious debris is removed.

6.13.3 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer, geotechnical engineer, and, if applicable, building official in attendance. Special soil handling requirements can be discussed at that time.

6.13.4 Grading should commence with the removal of all existing vegetation and existing improvements from the area to be graded. Deleterious debris such as wood and root structures should be exported from the site and should not be mixed with the fill soils. Asphalt and concrete should not be mixed with the fill soils unless approved by the Geotechnical Engineer. All existing underground improvements planned for removal should be completely excavated and the resulting depressions properly backfilled in accordance with the procedures described herein. Once a clean excavation bottom has been established it must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.).

6.13.5 As a minimum, it is recommended that the upper 5 feet of existing earth materials within the proposed building footprint areas be excavated and properly compacted for foundation and slab support. Deeper excavations should be conducted as necessary to remove deeper artificial fill or soft alluvial soil at the direction of the Geotechnical Engineer (a representative of Geocon). The excavation should extend laterally a minimum distance of 3 feet beyond the building footprint area, including building appurtenances, or a distance equal to the depth of fill below the foundation, whichever is greater. The limits of existing fill and/or soft alluvial soils removal will be verified by the Geocon representative during site grading activities.

6.13.6 Subsequent to the recommended grading, a conventional foundation system bearing in newly placed engineered fill may be utilized for support of proposed structures.

- 6.13.7 All excavations must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon). Prior to placing any fill, the excavation bottom must be proof-rolled in the presence of the Geotechnical Engineer (a representative of Geocon) and approved in writing.
- 6.13.8 It is anticipated that stable excavations for the recommended grading associated with the proposed structures can be achieved with sloping measures. However, if excavations in close proximity to an adjacent property line and/or structure are required, special excavation measures may be necessary in order to maintain lateral support of offsite improvements. Excavation recommendations are provided in the *Temporary Excavations* section of this report (Section 7.18).
- 6.13.9 All fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to near optimum moisture content, and compacted to at least 90 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition).
- 7.4.8 Where new paving is to be placed, it is recommended that all existing fill and soft alluvial soils be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of all existing fill and soft soils in the area of new paving is not required; however, paving constructed over existing artificial fill or unsuitable alluvial soil may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper 12 inches of soil should be scarified, moisture conditioned to near optimum moisture content, and compacted to at least 95 percent relative compaction for paving support. Paving recommendations are provided in *Preliminary Pavement Recommendations* section of this report (see Section 7.12).
- 6.13.10 Foundations for small outlying structures, such as block walls up to 6 feet high, planter walls or trash enclosures, which will not be tied to the proposed building, may be supported on conventional foundations deriving support on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and proper compaction cannot be performed or is undesirable, foundations may derive support directly in the undisturbed alluvial soils at or below a depth of 12 inches, and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials. If the soils exposed in the excavation bottom are soft or loose, compaction of the soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative.

7.4.11 All imported fill shall be observed, tested, and approved by Geocon West, Inc. prior to bringing soil to the site. Rocks larger than 6 inches in diameter shall not be used in the fill. If necessary, import soils used as structural fill should have an expansion index less than 20 and corrosivity properties that are equally or less detrimental to that of the existing onsite soils (see Figure B6). If import soils will be utilized in the building pad, the soils must be placed uniformly and at equal thickness at the direction of the Geotechnical Engineer (a representative of Geocon West, Inc.). Soils can be borrowed from non-building pad areas and later replaced with imported soils.

6.13.11 Utility trenches should be properly backfilled in accordance with the requirements of the Green Book (latest edition). The pipe should be bedded with clean sands (Sand Equivalent greater than 30) to a depth of at least 1 foot over the pipe, and the bedding material must be inspected and approved in writing by the Geotechnical Engineer (a representative of Geocon). The use of gravel is not acceptable unless used in conjunction with filter fabric to prevent the gravel from having direct contact with soil. The remainder of the trench backfill may be derived from onsite soil or approved import soil, compacted as necessary, until the required compaction is obtained. The use of 2-sack slurry is also acceptable as backfill (see Section 7.5). Prior to placing any bedding materials or pipes, the excavation bottom must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).

6.13.12 All trench and foundation excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing bedding materials, fill, steel, gravel, or concrete.

6.14 Shrinkage

6.14.1 Shrinkage results when a volume of material removed at one density is compacted to a higher density. A shrinkage factor of between 7 and 12 percent should be anticipated when excavating and compacting the upper 5 feet of existing earth materials on the site to an average relative compaction of 90 percent.

7.4.2 If import soils will be utilized in the building pad, the soils must be placed uniformly and at equal thickness at the direction of the Geotechnical Engineer (a representative of Geocon West, Inc.). Soils can be borrowed from non-building pad areas and later replaced with imported soils.

6.15 Foundation Design

6.15.1 Subsequent to the recommended grading, a conventional shallow spread foundation system may be utilized for support of the proposed structures provided foundations derive support in newly placed engineered fill.

- 6.15.2 Continuous footings may be designed for an allowable bearing capacity of 2,500 pounds per square foot (psf), and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into the recommended bearing material.
- 6.15.3 Isolated spread foundations may be designed for an allowable bearing capacity of 3,000 psf, and should be a minimum of 24 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into the recommended bearing material.
- 6.15.4 The allowable soil bearing pressure above may be increased by 500 psf and 1,000 psf for each additional foot of foundation width and depth, respectively, up to a maximum allowable soil bearing pressure of 4,000 psf.
- 6.15.5 The allowable bearing pressures may be increased by one-third for transient loads due to wind or seismic forces.
- 6.15.6 If depth increases are utilized for the perimeter foundations, this office should be provided a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.
- 6.15.7 Continuous footings should be reinforced with four No. 4 steel reinforcing bars, two placed near the top of the footing and two near the bottom. Reinforcement for spread footings should be designed by the project structural engineer.
- 6.15.8 The above foundation dimensions and minimum reinforcement recommendations are based on soil conditions and building code requirements only, and are not intended to be used in lieu of those required for structural purposes.
- 6.15.9 No special subgrade presaturation is required prior to placement of concrete. However, the slab and foundation subgrade should be sprinkled as necessary; to maintain a moist condition as would be expected in any concrete placement.
- 6.15.10 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated. If unanticipated soil conditions are encountered, foundation modifications may be required.
- 6.15.11 This office should be provided a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.

6.16 Miscellaneous Foundations

- 6.16.1 Foundations for small outlying structures, such as block walls up to 6 feet in height, planter walls or trash enclosures which will not be tied to the proposed structure may be supported on conventional foundations bearing on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and compaction cannot be performed or is undesirable, such as adjacent to property lines, foundations may derive support in the undisturbed alluvial soils at or below a depth of 12 inches, and should be deepened as necessary to maintain a minimum 12 inch embedment into the recommended bearing materials.
- 6.16.2 If the soils exposed in the excavation bottom are soft, compaction of the soft soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative. Miscellaneous foundations may be designed for a bearing value of 1,500 psf, and should be a minimum of 12 inches in width, 24 inches in depth below the lowest adjacent grade and 12 inches into the recommended bearing material. The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.
- 6.16.3 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated.

6.17 Foundation Settlement

- 6.17.1 The maximum expected static settlement for a structure supported on a conventional foundation system deriving support in the newly placed engineered fill and designed with a maximum bearing pressure of 4,000 psf is estimated to be less than 1 inch and occur below the heaviest loaded structural element. Settlement of the foundation system is expected to occur on initial application of loading. Differential settlement is not expected to exceed ½ inch over a distance of 20 feet.
- 6.17.2 Once the design and foundation loading configurations for the proposed structures proceeds to a more finalized plan, the estimated settlements presented in this report should be reviewed and revised, if necessary. If the final foundation loading configurations are greater than the assumed loading conditions, the potential for settlement should be reevaluated by this office.

6.18 Lateral Design

- 6.18.1 Resistance to lateral loading may be provided by friction acting at the base of foundations, slabs and by passive earth pressure. An allowable coefficient of friction of 0.40 may be used with the dead load forces in the properly compacted engineered fill or competent undisturbed alluvial soils.

- 6.18.2 Passive earth pressure for the sides of foundations and slabs poured against properly compacted engineered fill or competent undisturbed alluvial soils may be computed as an equivalent fluid having a density of 280 pounds per cubic foot (pcf) with a maximum earth pressure of 2,800 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

6.19 Concrete Slabs-On-Grade

- 6.19.1 Concrete slabs-on-grade subject to vehicle loading should be designed in accordance with the recommendations in the *Preliminary Pavement Recommendations* section of this report (Section 7.12).
- 6.19.2 Subsequent to the recommended grading, concrete slabs-on-grade for structures, not subject to vehicle loading, should be a minimum of 4-inches thick and minimum slab reinforcement should consist of No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions. Steel reinforcing should be positioned vertically near the slab midpoint. The finished subgrade for the concrete slab-on-grade must be approved in writing prior to placement of a vapor retarder, reinforcing steel, or concrete.
- 6.19.3 Slabs-on-grade at the ground surface that may receive moisture-sensitive floor coverings or may be used to store moisture-sensitive materials should be underlain by a vapor retarder placed directly beneath the slab. The vapor retarder and acceptable permeance should be specified by the project architect or developer based on the type of floor covering that will be installed. The vapor retarder design should be consistent with the guidelines presented in Section 9.3 of the American Concrete Institute's (ACI) *Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials* (ACI 302.2R-06) and should be installed in general conformance with ASTM E 1643 (latest edition) and the manufacturer's recommendations. A minimum thickness of 15 mils extruded polyolefin plastic is recommended; vapor retarders which contain recycled content or woven materials are not recommended. The vapor retarder should have a permeance of less than 0.01 perms demonstrated by testing before and after mandatory conditioning is recommended. The vapor retarder should be installed in direct contact with the concrete slab with proper perimeter seal. If the California Green Building Code requirements apply to this project, the vapor retarder should be underlain by 4 inches of clean aggregate. It is important that the vapor retarder be puncture resistant since it will be in direct contact with angular gravel. As an alternative to the clean aggregate suggested in the California Green Building Code, it is our opinion that the concrete slab-on-grade may be underlain by a vapor retarder over 4 inches of clean sand (sand equivalent greater than 30), since the sand will serve a capillary break and will minimize the potential for punctures and damage to the vapor barrier.
- 6.19.4 For seismic design purposes, a coefficient of friction of 0.40 may be utilized between concrete slabs and subgrade soils without a moisture barrier, and 0.15 for slabs underlain by a moisture barrier.

- 6.19.5 Exterior slabs for walkways or flatwork, not subject to traffic loads, should be at least 4 inches thick and reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions, positioned near the slab midpoint. Prior to construction of slabs, the upper 12 inches of subgrade should be moistened to optimum moisture content and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition). Crack control joints should be spaced at intervals not greater than 10 feet and should be constructed using saw-cuts or other methods as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. The project structural engineer should design construction joints as necessary.
- 6.19.6 The recommendations of this report are intended to reduce the potential for cracking of slabs due to settlement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

6.20 Preliminary Pavement Recommendations

- 6.20.1 Where new paving is to be placed, it is recommended that all existing fill and soft or unsuitable alluvial materials be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of all existing artificial fill and soft alluvium in the area of new paving is not required; however, paving constructed over existing unsuitable material may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper 12 inches of paving subgrade should be scarified, moisture conditioned to optimum moisture content, and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition).
- 6.20.2 The following pavement sections are based on an assumed R-Value of 35. Once site grading activities are complete, it is recommended that laboratory testing confirm the properties of the soils serving as paving subgrade prior to placing pavement.

6.20.3 The Traffic Indices listed below are estimates. Geocon does not practice in the field of traffic engineering. The actual Traffic Index for each area should be determined by the project civil engineer. If pavement sections for Traffic Indices other than those listed below are required, Geocon should be contacted to provide additional recommendations. Pavement thicknesses were determined following procedures outlined in the *California Highway Design Manual* (Caltrans). It is anticipated that the majority of traffic will consist of automobile and large truck traffic.

PRELIMINARY PAVEMENT DESIGN SECTIONS

Location	Estimated Traffic Index (TI)	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
Automobile Parking and Driveways	4	3.0	4.0
Trash Truck & Fire Lanes	7	4.0	8.5

6.20.4 Asphalt concrete should conform to Section 203-6 of the “*Standard Specifications for Public Works Construction*” (Green Book). Class 2 aggregate base materials should conform to Section 26-1.02A of the “*Standard Specifications of the State of California, Department of Transportation*” (Caltrans). Crushed Miscellaneous Base should conform to Section 200-2.4 of the “*Standard Specifications for Public Works Construction*” (Green Book).

6.20.5 Unless specifically designed and evaluated by the project structural engineer, where exterior concrete paving will be utilized for support of vehicles, it is recommended that the concrete be a minimum of 5 inches of concrete reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions. Concrete paving supporting vehicular traffic should be underlain by a minimum of 4 inches of aggregate base and a properly compacted subgrade. The subgrade and base material should be compacted to 95 percent relative compactions as determined by ASTM Test Method D 1557 (latest edition).

6.20.6 The performance of pavements is highly dependent upon providing positive surface drainage away from the edge of pavements. Ponding of water on or adjacent to the pavement will likely result in saturation of the subgrade materials and subsequent cracking, subsidence and pavement distress. If planters are planned adjacent to paving, it is recommended that the perimeter curb be extended at least 12 inches below the bottom of the aggregate base to minimize the introduction of water beneath the paving.

6.21 Retaining Wall Design

- 6.21.1 The recommendations presented below are generally applicable to the design of rigid concrete or masonry retaining walls having a maximum height of 6 feet. In the event that walls significantly higher than 6 feet are planned, Geocon should be contacted for additional recommendations.
- 6.21.2 Retaining wall foundations may be designed in accordance with the recommendations provided in the *Foundation Design* sections of this report (see Section 7.6).
- 6.21.3 Retaining walls with a level backfill surface that are not restrained at the top should be designed utilizing a triangular distribution of pressure (active pressure). Restrained walls are those that are not allowed to rotate more than $0.001H$ (where H equals the height of the retaining portion of the wall in feet) at the top of the wall. Where walls are restrained from movement at the top, walls may be designed utilizing a triangular distribution of pressure (at-rest pressure). The table below presents recommended pressures to be used in retaining wall design, assuming that proper drainage will be maintained.

RETAINING WALL WITH LEVEL BACKFILL SURFACE

HEIGHT OF RETAINING WALL (Feet)	ACTIVE PRESSURE EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot)	AT-REST PRESSURE EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot)
Up to 6	36	58

- 6.21.4 The wall pressures provided above assume that the retaining wall will be properly drained preventing the buildup of hydrostatic pressure. If retaining wall drainage is not implemented, the equivalent fluid pressure to be used in design of undrained walls is 90 pcf. The value includes hydrostatic pressures plus buoyant lateral earth pressures.
- 6.21.5 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures and should be designed for each condition as the project progresses.

- 6.21.6 It is recommended that line-load surcharges from adjacent wall footings, use horizontal pressures generated from NAV-FAC DM 7.2. The governing equations are:

$$\text{For } x/H \leq 0.4$$

$$\sigma_H(z) = \frac{0.20 \times \left(\frac{z}{H}\right)}{\left[0.16 + \left(\frac{z}{H}\right)^2\right]^2} \times \frac{Q_L}{H}$$

and

$$\text{For } x/H > 0.4$$

$$\sigma_H(z) = \frac{1.28 \times \left(\frac{x}{H}\right)^2 \times \left(\frac{z}{H}\right)}{\left[\left(\frac{x}{H}\right)^2 + \left(\frac{z}{H}\right)^2\right]^2} \times \frac{Q_L}{H}$$

where x is the distance from the face of the excavation or wall to the vertical line-load, H is the distance from the bottom of the footing to the bottom of excavation or wall, z is the depth at which the horizontal pressure is desired, Q_L is the vertical line-load and $\sigma_H(z)$ is the horizontal pressure at depth z .

- 6.21.7 It is recommended that vertical point-loads, from construction equipment outriggers or adjacent building columns use horizontal pressures generated from NAV-FAC DM 7.2. The governing equations are:

$$\text{For } x/H \leq 0.4$$

$$\sigma_H(z) = \frac{0.28 \times \left(\frac{z}{H}\right)^2}{\left[0.16 + \left(\frac{z}{H}\right)^2\right]^3} \times \frac{Q_P}{H^2}$$

and

$$\text{For } x/H > 0.4$$

$$\sigma_H(z) = \frac{1.77 \times \left(\frac{x}{H}\right)^2 \times \left(\frac{z}{H}\right)^2}{\left[\left(\frac{x}{H}\right)^2 + \left(\frac{z}{H}\right)^2\right]^3} \times \frac{Q_P}{H^2}$$

then

$$\sigma'_H(z) = \sigma_H(z) \cos^2(1.1\theta)$$

where x is the distance from the face of the excavation/wall to the vertical point-load, H is distance from the outrigger/bottom of column footing to the bottom of excavation, z is the depth at which the horizontal pressure is desired, Q_P is the vertical point-load, $\sigma_H(z)$ is the horizontal pressure at depth z , θ is the angle between a line perpendicular to the excavation/wall and a line from the point-load to location on the excavation/wall where the surcharge is being evaluated, and $\sigma_H(z)$ is the horizontal pressure at depth z .

- 6.21.8 In addition to the recommended earth pressure, the upper 10 feet of the subterranean wall adjacent to the street and parking lot should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the walls due to normal street traffic. If the traffic is kept back at least 10 feet from the subterranean walls, the traffic surcharge may be neglected.

6.22 Retaining Wall Drainage

- 6.22.1 Retaining walls should be provided with a drainage system. At the base of the drain system, a subdrain covered with a minimum of 12 inches of gravel should be installed, and a compacted fill blanket or other seal placed at the surface (see Figure 5). The clean bottom and subdrain pipe, behind a retaining wall, should be observed by the Geotechnical Engineer (a representative of Geocon), prior to placement of gravel or compacting backfill.
- 6.22.2 As an alternative, a plastic drainage composite such as Miradrain or equivalent may be installed in continuous, 4-foot-wide columns along the entire back face of the wall, at 8 feet on center. The top of these drainage composite columns should terminate approximately 18 inches below the ground surface, where either hardscape or a minimum of 18 inches of relatively cohesive material should be placed as a cap (see Figure 6). These vertical columns of drainage material would then be connected at the bottom of the wall to a collection panel or a 1-cubic-foot rock pocket drained by a 4-inch subdrain pipe.
- 6.22.3 Subdrainage pipes at the base of the retaining wall drainage system should outlet to an acceptable location via controlled drainage structures.
- 6.22.4 Moisture affecting below grade walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.

6.23 Temporary Excavations

- 6.23.1 Excavations of up to 5 feet in vertical height may be required during grading operations and foundation excavations. The excavations are expected to expose artificial fill and alluvial soils, which are suitable for vertical excavations up to 5 feet, where loose soils or caving sands are not present and where not surcharged by adjacent traffic or structures. Due to the granular nature of soils and potential for caving, the contractor should also be prepared to form foundation excavations at the excavation bottom.

6.23.2 Vertical excavations greater than 5 feet will require sloping, shoring, or other special excavation measures in order to provide a stable excavation. Where sufficient space is available, temporary uncharged embankments could be sloped back at a uniform 1:1 (H:V) slope gradient or flatter. A uniform slope does not have a vertical portion.

6.23.3 Where sloped embankments are utilized, the top of the slope should be barricaded to prevent vehicles and storage loads at the top of the slope within a horizontal distance equal to the height of the slope. If the temporary construction embankments are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. The soils exposed in the cut slopes should be inspected during excavation by our personnel so that modifications of the slopes can be made if variations in the soil conditions occur. All excavations should be stabilized within 30 days of initial excavation.

6.24 Stormwater Infiltration

6.24.1 During the July 6, 2018 site exploration, borings P1, P2 and P3 were utilized to perform percolation testing. The borings were advanced to the depth listed in the table below. Slotted casing was placed in the boring, and the annular space between the casing and excavation was filled with gravel. The boring was then filled with water to pre-saturate the soils, and the casing was refilled with water and percolation test readings were performed after repeated flooding of the cased excavation. Based on the test results, the measured percolation rate and design infiltration rate, for the earth materials encountered, are provided in the following table.

Boring	Soil Type	Infiltration Depth (ft)	Measured Percolation Rate (in / hour)	Design Infiltration Rate (in / hour)
P1	Sand with Silt (SP-SM)	35-40.5	9.0	4.5
P2	Silty Sand (Sm)	5-10.5	1.51	0.76
P3	Sand (SP)	1-5	3.39	1.7

6.24.2 Based on the test method utilized (Boring Percolation Test), the reduction factor RF_t may be taken as 2.0 in the infiltration system design. Based on the number of tests performed and consistency of the soils throughout the site, it is suggested that the reduction factor RF_v be taken as 1.0. In addition, provided proper maintenance is performed to minimize long-term siltation and plugging, the reduction factor RF_s may be taken as 1.0. Additional reduction factors may be required and should be applied by the engineer in responsible charge of the design of the stormwater infiltration system and based on applicable guideline.

- 6.24.3 The results of the percolation testing indicate that soils at the locations and depths listed in the table above are minimally conductive to infiltration. These infiltration rates are likely the result of the dense to very dense fine-grained sand and silty sand layers encountered. Based on these considerations, a stormwater infiltration system is likely not feasible at the location and depths as provided in the table above however, the project civil engineer should evaluate these results.
- 6.24.4 If determined by the project civil engineer that the infiltration rates provided are feasible for use in the design of an infiltration system, it is our opinion that the introduction of stormwater at the depths and locations indicated above will not induce excessive hydro-consolidation will not create a perched groundwater condition, will not affect soil structure interaction of existing or proposed foundations due to expansive soils, will not saturate soils supported by existing or proposed retaining walls, and will not increase the potential for liquefaction. Resulting settlements are anticipated to be less than ¼ inch, if any.
- 6.24.5 The infiltration system must be located such that the closest distance between an adjacent foundation is at least 10 feet in all directions from the zone of saturation. The zone of saturation may be assumed to project downward from the discharge of the infiltration facility at a gradient of 1:1. Additional property line or foundation setbacks may be required by the governing jurisdiction and should be incorporated into the stormwater infiltration system design as necessary.
- 6.24.6 Where the 10-foot horizontal setback cannot be maintained between the infiltration system and an adjacent footing, and the infiltration system penetrates below the foundation influence line, the proposed stormwater infiltration system must be designed to resist the surcharge from the adjacent foundation. The foundation surcharge line may be assumed to project down away from the bottom of the foundation at a 1:1 gradient. The stormwater infiltration system must still be sufficiently deep to maintain the 10-foot vertical offset between the bottom of the footing and the zone of saturation.
- 6.24.7 Subsequent to the placement of the infiltration system, it is acceptable to backfill the resulting void space between the excavation sidewalls and the infiltration system with minimum two-sack slurry provided the slurry is not placed in the infiltration zone. It is recommended that pea gravel be utilized adjacent to the infiltration zone so communication of water to the soil is not hindered.
- 6.24.8 The final design drawings should be reviewed and approved by the Geotechnical Engineer. The installation of the stormwater infiltration system should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).

6.25 Surface Drainage

- 6.25.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the original designed engineering properties. Proper drainage should be maintained at all times.
- 6.25.2 All site drainage should be collected and controlled in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. The site should be graded and maintained such that surface drainage is directed away from structures in accordance with 2013 CBC 1804.3 or other applicable standards. In addition, drainage should not be allowed to flow uncontrolled over any descending slope. Discharge from downspouts, roof drains and scuppers are not recommended onto unprotected soils within 5 feet of the building perimeter. Planters which are located adjacent to foundations should be sealed to prevent moisture intrusion into the soils providing foundation support. Landscape irrigation is not recommended within 5 feet of the building perimeter footings except when enclosed in protected planters.
- 6.25.3 Positive site drainage should be provided away from structures, pavement, and the tops of slopes to swales or other controlled drainage structures. The building pad and pavement areas should be fine graded such that water is not allowed to pond.
- 6.25.4 Landscaping planters immediately adjacent to paved areas are not recommended due to the potential for surface or irrigation water to infiltrate the pavement's subgrade and base course. Either a subdrain, which collects excess irrigation water and transmits it to drainage structures, or an impervious above-grade planter boxes should be used. In addition, where landscaping is planned adjacent to the pavement, it is recommended that consideration be given to providing a cutoff wall along the edge of the pavement that extends at least 12 inches below the base material.

6.26 Plan Review

- 6.26.1 Grading, foundation, and shoring plans should be reviewed by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. 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 West, Inc. 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 West, Inc.
2. This report is issued with the understanding that it is the responsibility of the owner, or of 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.
3. The findings of this report are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether they are 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.
4. 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.

LIST OF REFERENCES

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APPENDIX A

FIELD INVESTIGATION

The site was explored on July 6, 2018, by excavating twelve 8-inch diameter borings to depths between 5 and 40½ feet below the existing ground surface utilizing a truck-mounted bucket auger drilling machine. Representative and relatively undisturbed samples were obtained by driving a 3 inch, O. D., California Modified Sampler into the “undisturbed” soil mass with blows from a 140-pound auto-hammer falling 30 inches. The California Modified Sampler was equipped with 1-inch high by 2 3/8-inch diameter brass sampler rings to facilitate soil removal and testing. Bulk samples were also obtained.

The soil conditions encountered in the borings were visually examined, classified and logged in general accordance with the Unified Soil Classification System (USCS). The logs of the borings are presented on Figures A1 through A12. The logs depict the soil and geologic conditions encountered and the depth at which samples were obtained. The logs also include our interpretation of the conditions between sampling intervals. Therefore, the logs contain both observed and interpreted data. We determined the lines designating the interface between soil materials on the logs using visual observations, penetration rates, excavation characteristics and other factors. The transition between materials may be abrupt or gradual. Where applicable, the boring logs were revised based on subsequent laboratory testing. The location of the borings are shown on Figure 2.

APPENDIX B

LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the “American Society for Testing and Materials (ASTM)”, or other suggested procedures. Selected samples were tested for direct shear strength, corrosivity, in-place dry density and moisture content. The results of the laboratory tests are summarized in Figures B1 through B3. The in-place dry density and moisture content of the samples tested are presented on the boring logs, Appendix A.