

**UPDATED GEOTECHNICAL EVALUATION
TENTATIVE TRACT MAP 38504
PROPOSED COMMERCIAL DEVELOPMENT
VERNOLA RANCH
LIMONITE AVENUE AND PATS RANCH ROAD
JURUPA VALLEY, RIVERSIDE COUNTY, CALIFORNIA**

PREPARED FOR

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April 10, 2023
Project No. 3339-CR

Sky Country Investment Co/East

P.O. Box 217

Upland, California 91785-0217

Attention: Mr. Rick Bondar

Subject: **Updated Geotechnical Evaluation**
Tentative Tract Map 38504
Proposed Commercial Development
Vernola Ranch
Limonite Avenue and Pats Ranch Road
Jurupa Valley, Riverside County, California

Dear Mr. Bondar:

GeoTek, Inc. (GeoTek) is pleased to provide the results of this Updated Geotechnical Evaluation for the proposed Vernola Ranch Commercial Development project to be located adjacent to the northwest corner of Limonite Avenue and Pats Ranch Road, in the City of Jurupa Valley, Riverside County, California. This report presents the results of GeoTek's evaluation, discussion of findings, and provides geotechnical recommendations for foundation design and construction.

Based upon review and evaluation, site development appears feasible from a geotechnical viewpoint provided that the recommendations included in this report are incorporated into the design and construction phases of the project.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact GeoTek.

Respectfully submitted,
GeoTek, Inc.



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TABLE OF CONTENTS

1. PURPOSE AND SCOPE OF SERVICES	1
2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT	1
2.1 SITE DESCRIPTION	1
2.2 PROJECT DESCRIPTION	2
3. FIELD EXPLORATION AND LABORATORY TESTING	3
3.1 FIELD EXPLORATION.....	3
3.2 LABORATORY TESTING.....	3
4. GEOLOGIC AND SOILS CONDITIONS	4
4.1 REGIONAL SETTING.....	4
4.2 GENERAL SOIL CONDITIONS	4
4.2.1 Fill.....	4
4.2.2 Alluvium.....	5
4.3 SURFACE WATER AND GROUNDWATER	5
4.3.1 Surface Water	5
4.3.2 Groundwater.....	5
4.4 FAULTING AND SEISMICITY	6
4.4.1 Faulting.....	6
4.4.2 Seismic Design Parameters.....	6
4.5 LIQUEFACTION.....	7
4.6 OTHER SEISMIC HAZARDS	7
5. CONCLUSIONS AND RECOMMENDATIONS.....	8
5.1 GENERAL.....	8
5.2 EARTHWORK CONSIDERATIONS.....	8
5.2.1 General.....	8
5.2.2 Site Clearing.....	8
5.2.3 Site Preparation	9
5.2.4 Engineered Fill.....	9
5.2.5 Transition Lot Condition.....	9
5.2.6 Oversized Rock Disposal	10
5.2.7 Excavation Characteristics	10
5.2.8 Trench Excavations and Backfill	10
5.2.9 Shrinkage and Bulking.....	11
5.2.10 Grading Plan Review.....	11
5.3 DESIGN RECOMMENDATIONS.....	11
5.3.1 Foundation Design Criteria	11
5.3.2 Miscellaneous Foundation Recommendations.....	14
5.4 RETAINING AND GARDEN WALL DESIGN AND CONSTRUCTION	15
5.5 PRELIMINARY PAVEMENT DESIGN RECOMMENDATIONS	18
5.5.1 Asphalt Concrete (AC) Pavement	18
5.5.2 Permeable Interlocking Concrete Pavers.....	19
5.5.3 Portland Cement Concrete (PCC) Pavement.....	20
5.5.4 Pavement Construction	20

TABLE OF CONTENTS

5.6	CONCRETE CONSTRUCTION.....	21
5.6.1	General.....	21
5.6.2	Concrete Mix Design.....	22
5.6.3	Concrete Flatwork.....	22
5.6.4	Concrete Performance.....	22
5.7	PLAN REVIEW AND CONSTRUCTION OBSERVATIONS.....	22
6.	INTENT	23
7.	LIMITATIONS	24
8.	SELECTED REFERENCES.....	24

ENCLOSURES

Figure 1 – Site Location and Topography Map

Figure 2 – Exploration Location Map

Figure 3 – Tentative Tract Map 38504

Appendix A – Logs of Exploratory Borings

Appendix B – Laboratory Test Results

Appendix C – General Earthwork Grading Guidelines

I. PURPOSE AND SCOPE OF SERVICES

The purpose of this study was to evaluate the geotechnical engineering and geologic conditions at the project site. Services provided for this study included the following:

- Research and review of available geologic data and general information pertinent to the site.
- Site exploration consisting of the excavation, logging, and sampling of six (6) exploratory test borings extending to depths ranging from about 16.5 to 51.5 feet below grade,
- Laboratory testing of soil samples collected during the field investigation,
- Review and evaluation of site seismicity, and
- Preparation of this geotechnical report which presents GeoTek's findings, conclusions, and recommendations for this site.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 SITE DESCRIPTION

The approximately 36-acre irregular-shaped project site is located adjacent to the northwest corner of Limonite Avenue and Pats Ranch Road, in the City of Jurupa Valley, Riverside County, California (See Figure 1). Access to the site is available from Limonite Avenue and Pats Ranch Road, both paved, improved streets located adjacent to the southern and eastern boundaries of the site, respectively. An on-ramp to Interstate Highway 15 (Ontario Freeway) forms the western boundary of the site but does not provide direct access to the site. Vacant (agricultural) land is situated to the north of the property.

Topographically, the site slopes gently downward to the southeast at an approximate two (2) percent gradient. Elevation of the northeastern portion of the the site is approximately 665 feet above sea level with approximately 25 feet of elevation differential across the site.

The site was being utilized for agricultural purposes (corn) at the time of the field exploration. The majority of the project site consists of plowed land. An asphalt concrete paved park and ride facility is located adjacent to the extreme southwestern edge of the site while a drainage basin is located adjacent to the extreme southeastern edge of the site. A cell tower facility is located immediately adjacent to the freeway on-ramp approximately half-way along the ramp.

2.2 PROJECT DESCRIPTION

Based upon discussions with representatives of Vernola Trust and review of the *Tentative Tract Map 38504*, prepared by Albert A. Webb Associates and dated November 17, 2022, current site development consists of a mass graded pad. No specific site development plans are available currently.

Based upon discussions with project representatives, GeoTek understands that plans are to construct a commercial/retail development on the site. Based upon experience, it is anticipated that the proposed commercial/retail structures will be single or two-story in height, of wood, masonry, light metal frame or concrete tilt-up panel construction with conventional shallow foundations and slab-on-grade construction. Typical hardscape, landscape, utility and parking area/drive areas are anticipated as part of the project development.

GeoTek has assumed maximum column and wall loads on the order of 100 kips and 3.5 kips per foot, respectively. Once actual loads are known, that information should be provided to GeoTek to determine if modifications to the recommendations presented in this report are warranted.

Based on the site topography, it is anticipated that the maximum depths of cut, and fill will be about five (5) feet or less not including remedial excavations. Construction of small retaining walls (less than five feet in height) and loading docks are anticipated. Sewage disposal is anticipated to be provided by a public sewer system.

If site development differs from the assumptions made herein, the recommendations included in this report should be subject to further review and evaluation. Site development plans should be reviewed by GeoTek when they become available.

3. FIELD EXPLORATION AND LABORATORY TESTING

3.1 FIELD EXPLORATION

The field exploration for this report was conducted on September 21, 2022 and included the excavating of six (6) geotechnical exploratory borings with a hollow-stem drill rig to depths ranging from about 16.5 to 51.5 feet below existing grades. The approximate locations of the GeoTek excavations are shown on the Exploration Location Map (Figure 2). An engineer from GeoTek logged the excavations and collected soil samples for use in subsequent laboratory testing. The logs of the exploratory borings are included in Appendix A.

Relatively undisturbed soil samples were recovered at various intervals in the geotechnical borings with a California sampler. The California sampler is a 3-inch outside diameter, 2.5-inch inside diameter, split barrel sampler lined with brass rings. The sampler was 18 inches long. The sampler conformed to the requirements of ASTM D 3550. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. The relatively undisturbed samples, together with bulk samples of representative soil types, were returned to the laboratory for testing and evaluation. The California sampler test data are presented on the boring logs in Appendix A.

In Boring B-1, standard penetration tests (SPT) were performed with a 2.0-inch outside diameter, 1.5-inch inside diameter and split-barrel sampler. The sampler was 18 inches long. The inside diameter of the sampler shoe was 1.4 inches. The sampler was unlined. The sampler conformed to the requirements of ASTM D 1586. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. The sampler penetration test data are presented on the Log of Boring for Boring B-1.

3.2 LABORATORY TESTING

Laboratory testing was performed on selected relatively undisturbed ring and bulk samples collected during the field exploration. The purpose of the laboratory testing was to confirm the field classification of the materials encountered and to evaluate their physical properties for use in the engineering design and analysis. Results of the laboratory testing program along with a brief description and relevant information regarding testing procedures are included on the exploratory borings logs included in Appendix A and in Appendix B.

4. GEOLOGIC AND SOILS CONDITIONS

4.1 REGIONAL SETTING

The subject property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. It extends approximately 975 miles south of the Transverse Ranges geomorphic province to the tip of Baja California. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province.

The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. Several major fault zones are found in this province. The Elsinore Fault zone and the San Jacinto Fault zone trend northwest-southeast and are found near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province.

More specific to the subject property, the site is in an area geologically mapped to be underlain by alluvium (Dibblee, T.W., and Minch, J.A., 2003). No active faults are shown in the immediate site vicinity on the maps reviewed for the area.

4.2 GENERAL SOIL CONDITIONS

A brief description of the earth materials encountered is presented in the following section. Based on the site reconnaissance, the exploratory excavations and review of published geologic maps, the area investigated is locally underlain by fill that is over younger alluvium.

4.2.1 Fill

While not specifically indicated on the boring logs, undocumented (agricultural) fill is anticipated to be present on the site to depths ranging from approximately one (1) to two (2) feet below existing grade. This (undocumented) fill is likely a result of the historical use of the site for agriculture purposes and the subsequent ground disturbance/tilling that has occurred after. The fill encountered generally consisted of sandy and clayey silts, silty sands, clayey sands and sandy clays with variable amounts of organic material (ML, SM, SC and CL soil types based upon the Unified Soil Classification System). Greater depths of fill may be present within unexplored areas of the site.

4.2.2 Alluvium

Alluvial soils were encountered in all the exploratory borings and extended to the maximum depth explored (Boring B-1 – 51.5 feet). As encountered in the borings, the alluvium consisted of interbedded layers of sandy and clayey silts, silty sands, clayey sands, sandy and silty clays and relatively clean sands with variable amounts of gravel and organic material (ML, SM, SC, CL and SP soil types).

Based on the laboratory test results, the near surface soils generally have a “low” expansion index potential (ASTM D 4829). Based on the laboratory test results, the near surface soils have a soluble sulfate content of less than 0.1 percent (ASTM D 4327). The test results are provided in Appendix B.

4.3 SURFACE WATER AND GROUNDWATER

4.3.1 Surface Water

If encountered during earthwork operations, surface water on this site is likely the result of precipitation, site irrigation and/or possibly some minor surface run-off from the surrounding areas. Natural drainage at the site is interpreted to be to the south following the natural topography in the area. Provisions for surface drainage will need to be accounted for by the project civil engineer.

4.3.2 Groundwater

Groundwater was not encountered within any of the exploratory borings drilled at the site to the maximum depth drilled of approximately 51.5 below the existing ground surface (Boring B-1). Based upon review of records noted on the State Department of Water Resources Water Data Library website ([Map \(ca.gov\)](http://Map.ca.gov)), the closest groundwater well to the site is located across the I-15 freeway within the southeastern portion of the nearby Eastvale Gateway commercial site. Records for this well (local well code: Chino-1207985) between 2010 and 2022 indicate that groundwater elevation in the region ranges from 555 to 563 feet. Using the lowest ground elevation at the site of about 660 feet, depth to groundwater is approximately 100 feet. Based on the results of the field exploration, review of site area geomorphology and geology, groundwater is not anticipated to adversely affect the proposed improvements.

4.4 FAULTING AND SEISMICITY

4.4.1 Faulting

The geologic structure of the entire California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The site is in a seismically active region. However, the site is not situated within a State of California designated “Alquist-Priolo” Earthquake Fault Zone. The County of Riverside indicates that the site is “not in a fault zone,” “not in a fault line,” having a “high” liquefaction potential, and is “susceptible” to subsidence. The nearest known active fault is the Elsinore fault zone (Chino section (Chino fault)) located about 7.4 miles to the southwest.

4.4.2 Seismic Design Parameters

The site is located at approximately 33.9769 degrees West Latitude and -117.5459 degrees North Longitude. Due to the relatively dense nature of the site soils a Site Class “D” is considered appropriate for this site. Site spectral accelerations (S_a and S_1) for 0.2 and 1.0 second periods for a Class “D” site, was determined from the SEAOC/OSHPD web interface that utilizes the USGS web services and retrieves the seismic design data and presents that information in a report format. Using the ASCE 7-16 option on the SEAOC/OSHPD website results in the values for S_{M1} and S_{D1} reported as “null-See Section 11.4.8” (of ASCE 7-16). As noted in ASCE 7-16, Section 11.4.8, a site-specific ground motion procedure is recommended for Site Class D when the value S_1 exceeds 0.2. The value S_1 for the subject site exceeds 0.2.

For a site Class D, an exception to performing a site-specific ground motion analysis is allowed in ASCE 7-16 where S_1 exceeds 0.2 provided the value of the seismic response coefficient, C_s , is conservatively calculated by Eq 12.8-2 of ASCE 7-16 for values of $T \leq 1.5T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8-3 for $T_L \geq T > 1.5T_s$ or Eq. 12.8-4 for $T > T_L$.

The results, based on the 2015 NEHRP and the 2022 CBC, are presented in the following table assuming that the exception as allowed in ASCE 7-16 is applicable. If the exception is deemed not appropriate, a site-specific ground motion analysis will be required.

SITE SEISMIC PARAMETERS	
Mapped 0.2 sec Period Spectral Acceleration, S_s	1.608g
Mapped 1.0 sec Period Spectral Acceleration, S_1	0.58g
Site Coefficient for Site Class "D", F_a	1.0
Site Coefficient for Site Class "D", F_v	1.72
Maximum Considered Earthquake Spectral Response Acceleration for 0.2 Second, S_{MS}	1.608g
Maximum Considered Earthquake Spectral Response Acceleration for 1.0 Second, S_{M1}	0.998g
5% Damped Design Spectral Response Acceleration Parameter at 0.2 Second, S_{DS}	1.072g
5% Damped Design Spectral Response Acceleration Parameter at 1 second, S_{D1}	0.665g
Peak Ground Acceleration (PGA_M)	0.729g
Seismic Design Category	D

Final selection of the appropriate seismic design coefficients should be made by the project structural engineer based upon the local practices and ordinances, expected building response and desired level of conservatism.

4.5 LIQUEFACTION

Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral movement, sliding, consolidation and settlement of loose sediments, sand boils and other damaging deformations. This phenomenon occurs only below the water table, but, after liquefaction has developed, the effects can propagate upward into overlying non-saturated soil as excess pore water dissipates.

The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils having low fines content under low confining pressures.

While the County of Riverside indicates that the site has a "high" liquefaction potential, the property has not been mapped in a liquefaction zone by the State of California. In addition, the depth to groundwater at the site is estimated to be approximately 100 feet below grade. Based on the depth to groundwater, it is GeoTek's opinion that the potential for liquefaction at this site is very low.



4.6 OTHER SEISMIC HAZARDS

Due to the relatively dense/fine grained nature of the underlying alluvium, seismic induced (“dry sand”) settlements are estimated to be minimal.

Due to the general flat terrain, the potential for seismic induced landslides or lateral spreading is considered nil. The potential for secondary seismic hazards such as a seiche and tsunami is considered negligible due to site elevation and distance from an open body of water.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 GENERAL

Development of the site appears feasible from a geotechnical engineering viewpoint. The following recommendations should be incorporated into the design and construction phases of development.

5.2 EARTHWORK CONSIDERATIONS

5.2.1 General

Earthwork and grading should be performed in accordance with the applicable grading ordinances of the City of Jurupa Valley and the 2022 California Building Code (CBC), and recommendations contained in this report. The Grading Guidelines included in Appendix C outline general procedures and do not anticipate all site-specific situations. In the event of conflict, the recommendations presented in the text of this report should supersede those contained in Appendix C.

5.2.2 Site Clearing

Initial site preparation should commence with removal of existing improvements, structures, slabs, utilities, debris, deleterious materials and vegetation within the limits of the planned improvements. These materials should be properly disposed of off-site. Voids resulting from removing any materials should be replaced with engineered fill materials with expansion characteristics similar to the onsite materials.

5.2.3 Site Preparation

Due to the non-uniform nature and thickness of the near-surface undocumented fill and loose condition of the upper younger alluvium, it is recommended that the soils be removed beneath the planned building footprint of the proposed structures to a depth of at least 4 feet below existing natural (below existing fill) grade, or two (2) feet beneath the base of the proposed foundations, whichever is greater. Removal bottoms should be relatively uniform in soil type which is not visibly porous and having an in-place density of at least 85 percent of the soil's maximum dry density as determined by ASTM D 1557 test procedures. A representative of this firm should observe and approve the bottom of all remedial excavations. The lateral extent of this recommended over-excavation should extend at least 5 feet beyond the building or foundation limits.

Following site clearing operations, over-excavation and lowering of site grades, where necessary, it is recommended that the exposed subgrade soils beneath all surface improvements be proof rolled with a heavy rubber-tired piece of construction equipment approved by and in the presence of the geotechnical engineering representative. All soil that ruts or excessively deflects during proof rolling should be removed as recommended by the GeoTek representative. Following proof rolling and removal of any unsuitable bearing soil, the exposed subgrade should be scarified to a depth of about 12 inches, be moisture conditioned to slightly above the soil's optimum moisture content and then be compacted to at least 90 percent of the soil's maximum dry density as determined by ASTM D-1557 test procedures.

5.2.4 Engineered Fill

The on-site soils are generally considered suitable for reuse as engineered fill provided they are free from vegetation, debris, oversized materials (6-inch diameter or greater) and other deleterious material. All areas should be brought to final subgrade elevations with fill materials that are placed and compacted in general accordance with minimum project standards. Engineered fill should be placed in 6- to 8-inch loose lifts, moisture conditioned to slightly above the optimum moisture content and compacted to a minimum relative compaction of 90 percent as determined by ASTM D-1557 test procedures.

If wet soils are encountered during remedial grading, methods for drying soils such as stockpiling or mixing with dry soils may be required to bring the soils to the required moisture content for placement as engineered fill. Placement of engineered fill should be observed and tested on a full-time basis by a GeoTek representative during grading activities.

5.2.5 Transition Lot Condition

Building pads graded with a cut/fill transition should be undercut to reduce the potential for differential settlement. The cut portion of the cut/fill transition should be undercut to a depth

of at least four (4) feet or two (2) foot below the deepest proposed footing, whichever is deeper, and be backfilled with a properly compacted engineered fill. The bottom of the undercut should be sloped at a minimum of one (1) percent toward the adjacent parking lot/pavement area.

5.2.6 Oversized Rock Disposal

Although unlikely, oversized cobbles, boulders and rock fragments may be encountered during rough grading and utility trench operations. If encountered, on-site disposal of oversized materials is possible, provided the oversized materials are placed as recommended on Plate 4 within Appendix C. Alternatively, oversized materials can be exported from the site.

5.2.7 Excavation Characteristics

Excavations in the on-site younger alluvium should be readily accomplished with heavy-duty earthmoving or excavating equipment in good operating condition. All excavations should be formed in accordance with current Cal-OSHA requirements.

5.2.8 Trench Excavations and Backfill

Temporary trench excavations within the on-site materials should be stable at a 1:1 inclination for short durations during construction and where cuts do not exceed 15 feet in height. Deeper temporary excavations should be reviewed by GeoTek prior to their planned excavation to determine if supplemental recommendations or analysis are warranted. It is anticipated that temporary cuts to a maximum height of 4 feet can be excavated vertically.

Trench excavations should conform to Cal-OSHA regulations. The contractor should have a competent person, per OSHA requirements, on site during construction to observe conditions and to make the appropriate recommendations.

Utility trench backfill should be compacted to at least 90 percent relative compaction (as determined by ASTM D-1557 test procedures). Under-slab trenches should also be compacted to project specifications. Where applicable, based on jurisdictional requirements, the top 12 inches of backfill below subgrade for road pavements should be compacted to at least 95 percent relative compaction. On-site materials may not be suitable for use as bedding material but should be suitable as backfill provided particles larger than 6 inches are removed.

Compaction should be achieved with a mechanical compaction device. Ponding or jetting of trench backfill is not recommended. If backfill soils have dried out, they should be properly moisture conditioned prior to placement in trenches.

5.2.9 Shrinkage and Bulking

For planning purposes, a shrinkage loss of 10 to 25 percent may be considered for the upper one (1) to two (2) feet of existing materials across the site, and 10 to 20 percent for the natural materials necessitating remedial grading and/or over-excavation below the upper two (2) feet. Several factors will impact earthwork balancing on the site, including shrinkage, trench spoil from utilities and footing excavations, as well as the accuracy of topography. Shrinkage and bulking are primarily dependent upon the degree of compactive effort achieved during construction, depth of fill and underlying site conditions. Site balance areas should be available in order to adjust project grades, depending on actual field conditions at the conclusion of earthwork construction.

A subsidence loss ranging from 0.1 to 0.2 foot is also estimated for the site. Subsidence will occur below the processed removal bottoms at the site.

5.2.10 Grading Plan Review

Upon completion of the site grading plans, it is recommended that those plans be provided to GeoTek for review. Based on that review, some modifications to the recommendations provided in this report may be necessary.

5.3 DESIGN RECOMMENDATIONS

5.3.1 Foundation Design Criteria

The conventional foundation elements for the proposed structures should bear entirely in engineered fill soils. Foundations should be designed in accordance with the 2022 CBC requirements.

Foundation design criteria for a conventional foundation system, in general conformance with the 2019 CBC, are presented in this report. These are typical design criteria and are not intended to supersede the design by the structural engineer.

Based on the expansion index testing performed for this report, site soils possess a “low” (21-50) expansion index potential (ASTM D4829). Based upon visual examination of the site soils and past experience in the area, soils possessing a “medium” expansion index (51-90) may be encountered at the site.

Expansion index and soluble sulfate evaluation of the soils should be performed during construction to evaluate the as-graded conditions. Final recommendations should be based upon the as-graded soils conditions.

A summary of GeoTek’s preliminary foundation design recommendations is presented in the table below:

Design Parameter	“Very Low” Expansion Index (0≤EI≤20)	“Low” Expansion Index (21≤EI≤50)	“Medium” Expansion Index (51≤EI≤90)
Minimum Foundation Depth (inches below lowest adjacent grade)	12 – One- and -two Stories 18 – Three Stories	12 – One- and -two Stories 18 – Three Stories	18 – One- and -two Stories 24 – Three Stories
Minimum Foundation Width (Inches)*	12	12 – 1 Story 15 – 2 Stories 18 – 3 Stories	12 – 1 Story 15 – 2 Stories 18 – 3 Stories
Minimum Slab Thickness (actual)	4 inches	4 inches	4 inches
Minimum Slab Reinforcing	6” x 6” – W1.4 x W1.4 welded wire fabric placed in middle of slab or No. 3 bars at 24-inch centers.	6” x 6” – W2.9 x W2.9 welded wire fabric placed in middle of slab or No. 3 bars at 18-inch centers.	No. 3 bars at 12-inch centers or No. 4 bars at 18-inch centers.
Minimum Footing Reinforcement	Two No. 4 Reinforcing Bars, one top and one bottom	Two No. 4 Reinforcing Bars, one top and one bottom	Four No. 4 Reinforcing Bars, two top and two bottom
Presaturation of Subgrade Soil (Percent of Optimum)	Minimum 100% to a depth of 12 inches prior to placement of concrete	Minimum 110% to a depth of 12 inches prior to placement of concrete	Minimum 120% to a depth of 18 inches prior to placement of concrete

*Code minimums per Table 1809.7 of the 2022 CBC should be complied with.

It should be noted that the criteria provided are based on soil support characteristics only. The structural engineer should design the slab and beam reinforcement based on actual loading conditions.

The following criteria for design of foundations are preliminary and should be re-evaluated based on the results of additional laboratory testing of samples obtained at/near finish pad grade.

- 5.3.1.1 An allowable bearing capacity of 2,000 pounds per square foot (psf) may be used for design of continuous and perimeter footings 12 inches deep and 12 inches wide, and pad footings 24 inches square and 12 inches deep. This allowable soil bearing capacity may be increased by 300 psf for each additional foot of footing depth and 300 psf for each additional foot of footing width to a maximum value of 4,000 psf. An increase of one-third may be applied when considering short-term live loads (e.g., seismic and wind loads).



- 5.3.1.2 Structural foundations should be designed in accordance with the 2022 CBC, and to withstand a total static settlement of 1 inch and maximum differential static settlement of one-half of the total settlement over a horizontal distance of 40 feet.
- 5.3.1.3 The passive earth pressure may be computed as an equivalent fluid having a density of 300 psf per foot of depth, to a maximum earth pressure of 3,000 psf for footings founded on engineered fill or competent native soil. A coefficient of friction between soil and concrete of 0.35 may be used with dead load forces. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third. The upper one foot of soil should be ignored in the passive pressure calculations unless the surface is covered with pavements.
- 5.3.1.4 A grade beam, a minimum of 12 inches wide and 12 inches deep, should be utilized across large entrances. The base of the grade beam should be at the same elevation as the bottom of the adjoining footings.
- 5.3.1.5 A moisture and vapor retarding system should be placed below slabs-on-grade where moisture migration through the slab is undesirable. Guidelines for these are provided in the 2022 California Green Building Standards Code (CALGreen) Section 4.505.2, the 2022 CBC Section 1907.1 and ACI 360R-10. The vapor retarder design and construction should also meet the requirements of ASTM E 1643. A portion of the vapor retarder design should be the implementation of a moisture vapor retardant membrane.

It should be realized that the effectiveness of the vapor retarding membrane can be adversely impacted as a result of construction related punctures (e.g., stake penetrations, tears, punctures from walking on the vapor retarder placed atop the underlying aggregate layer, etc.). These occurrences should be limited as much as possible during construction. Thicker membranes are generally more resistant to accidental puncture than thinner ones. Products specifically designed for use as moisture/vapor retarders may also be more puncture resistant. Although the CBC specifies a 6-mil vapor retarder membrane, it is GeoTek's opinion that a minimum 10 mil thick membrane with joints properly overlapped and sealed should be considered, unless otherwise specified by the slab design professional. The membrane should consist of Stego wrap or the equivalent.

Moisture and vapor retarding systems are intended to provide a certain level of resistance to vapor and moisture transmission through the concrete, but do not eliminate it. The acceptable level of moisture transmission through the slab is to a

large extent based on the type of flooring used and environmental conditions. Ultimately, the vapor retarding system should be comprised of suitable elements to limit migration of water and reduce transmission of water vapor through the slab to acceptable levels. The selected elements should have suitable properties (i.e., thickness, composition, strength, and permeability) to achieve the desired performance level.

Moisture retarders can reduce, but not eliminate, moisture vapor rise from the underlying soils up through the slab. Moisture retarder systems should be designed and constructed in accordance with applicable American Concrete Institute, Portland Cement Association, Post-Tensioning Concrete Institute, ASTM and California Building Code requirements and guidelines.

GeoTek recommends that a qualified person, such as the flooring contractor, structural engineer, architect, and/or other experts specializing in moisture control within the building be consulted to evaluate the general and specific moisture and vapor transmission paths and associated potential impact on the proposed construction. That person (or persons) should provide recommendations relative to the slab moisture and vapor retarder systems and for migration of potential adverse impact of moisture vapor transmission on various components of the structures, as deemed appropriate.

In addition, the recommendations in this report and GeoTek's services in general are not intended to address mold prevention; since GeoTek, along with geotechnical consultants in general, do not practice in the area of mold prevention. If specific recommendations addressing potential mold issues are desired, then a professional mold prevention consultant should be contacted.

- 5.3.1.6 It is recommended that control joints be placed in two directions spaced approximately 24 to 36 times the thickness of the slab in inches. These joints are a widely accepted means to control cracks and should be reviewed by the project structural engineer.

5.3.2 Miscellaneous Foundation Recommendations

- 5.3.2.1 To reduce moisture penetration beneath the slab on grade areas, utility trench excavations should be backfilled with engineered fill, lean concrete or concrete slurry where they intercept the perimeter footing or thickened slab edge.

5.3.2.2 Soils from the footing excavations should not be placed in the slab-on-grade areas unless properly compacted and tested. The excavations should be free of loose/sloughed materials and be neatly trimmed at the time of concrete placement.

5.3.3 Foundation Setbacks

Minimum setbacks for all foundations should comply with the 2022 CBC or City of Jurupa Valley requirements, whichever is more stringent. Improvements not conforming to these setbacks are subject to the increased likelihood of excessive lateral movements and/or differential settlements. If large enough, these movements can compromise the integrity of the improvements. The top outside edge of all footings should be setback a minimum of $H/3$ (where H is the slope height) from the face of any descending slope. The setback should be at least five feet and need not exceed 40 feet.

5.3.4 Soil Corrosivity

The soil resistivity at this site was tested in the laboratory on a sample collected during the field investigation. The results of the testing indicate that the on-site soils are considered “corrosive” (3,819 ohm-cm) (Roberge, 2000) to buried ferrous metal in accordance with current standards used by corrosion engineers. It is recommended that a corrosion engineer be consulted to provide recommendations for the protection of buried ferrous metal at this site.

5.3.5 Soil Sulfate Content

The site soil soluble sulfate content was determined in the laboratory on a sample collected during the field investigation. The results indicate that the water-soluble sulfate result is less than 0.1 percent by weight, which is considered “negligible” as per Table 4.2.1 of ACI 318. Based on the test results and Table 4.3.1 of ACI 318. Based upon the test results, no special recommendations for concrete are required for this project due to soil sulfate exposure.

5.4 RETAINING AND GARDEN WALL DESIGN AND CONSTRUCTION

5.4.1.1 General Design Criteria

Recommendations presented in this report apply to typical masonry or concrete vertical retaining walls to a maximum height of up to six (6) feet. Additional review and recommendations should be requested for higher walls. These are typical design criteria and are not intended to supersede the design by the structural engineer.

Retaining wall foundations should be embedded a minimum of 18 inches into engineered fill. Retaining wall foundations should be designed in accordance with Section 5.3 of this report. Structural needs may govern and should be evaluated by the project structural engineer.

All earth retention structure plans, as applicable, should be reviewed by this office prior to finalization.

Earthwork considerations, site clearing and remedial earthwork for all earth retention structures should meet the requirements of this report, unless specifically provided otherwise, or more stringent requirements or recommendations are made by the designer. The backfill material placement for all earth retention structures should meet the requirement of Section 5.2.4 in this report.

In general, cantilever earth retention structures, which are designed to yield at least $0.001H$, where H is equal to the height of the earth retention structure, may be designed using the “active” condition. Rigid earth retention structures (including but not limited to rigid walls, and walls braced at top, such as typical basement walls) should be designed using the “at-rest” condition.

In addition to the design lateral forces due to retained earth, surcharges due to improvements, such as an adjacent building or traffic loading, should be considered in the design of the earth retention structures. Loads applied within a 1:1 (horizontal: vertical) projection from the surcharge on the stem of the earth retention structure should be considered in the design.

Final selection of the appropriate design parameters should be made by the designer of the earth retention structures.

5.4.1.2 Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls up to six (6) feet high. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

ACTIVE EARTH PRESSURES	
Surface Slope of Retained Materials (horizontal:vertical)	Equivalent Fluid Pressure (pcf) Select Backfill* and Native Soils
Level	38
2:1	60

*The design pressures assume the backfill material has an expansion index less than or equal to 20. Backfill zone includes area between back of the wall to a plane (1:1 horizontal: vertical) up from bottom of the wall foundation (on the backside of the wall) to the ground surface.

For walls with a retained height greater than 6 feet, an incremental seismic pressure should be included into the wall design. Where needed, it is recommended that an equivalent fluid pressure of 22 pcf be included in the wall design to account for seismic loading conditions. This pressure may be applied as an inverted triangular distribution.

5.4.1.3 Retaining Wall Backfill and Drainage

The wall backfill should also include a minimum one (1) foot wide section of ¾- to 1-inch clean crushed rock (or an approved equivalent). The rock should be placed immediately adjacent to the back of the wall and extend up from a back drain to within approximately 24 inches of the finish grade. The upper 24 inches should consist of compacted on-site materials. The rock should be separated from the earth with filter fabric. The presence of other materials might necessitate revision of the parameters provided and modification of the wall designs. The backfill materials should be placed in lifts no greater than eight (8) inches in thickness and compacted to a minimum of 90% relative compaction as determined by ASTM D 1557 test procedures. Proper surface drainage needs to be provided and maintained.

As an alternative to the drain, rock and fabric, a pre-manufactured wall drainage product (example: Mira Drain 6000 or approved equivalent) may be used behind the retaining wall. The wall drainage product should extend from the base of the wall to within two (2) feet of the ground surface. The subdrain should be placed in direct contact with the wall drainage product.

Retaining walls should be provided with an adequate pipe and gravel back drain system to help prevent buildup of hydrostatic pressures. Backdrains should consist of a four (4)-inch diameter perforated collector pipe (Schedule 40, SDR 35, or approved equivalent) embedded in a minimum of one (1) cubic foot per linear foot of ¾- to 1-inch clean crushed rock or an approved equivalent, wrapped in filter fabric (Mirafi 140N or an approved equivalent). The

drain system should be connected to a suitable outlet. Waterproofing of site walls should be performed where moisture migration through the walls is undesirable.

5.4.1.4 Restrained Retaining Walls

Retaining walls that will be restrained at the top that support level backfill or that have reentrant or male corners, should be designed for an equivalent at-rest fluid pressure of 60 pcf, plus any applicable surcharge loading. For areas of male or reentrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner, or a distance otherwise determined by the project structural engineer.

5.4.1.5 Other Design Considerations

- Wall design should consider the additional surcharge loads from superjacent slopes and/or footings, where appropriate.
- No backfill should be placed against concrete until minimum design strengths are evident by compression tests of cylinders.
- The retaining wall footing excavations, backcuts, and backfill materials should be approved by the project geotechnical engineer or their authorized representative.
- Positive separations should be provided in garden walls at horizontal distances not exceeding 20 feet.

5.5 PRELIMINARY PAVEMENT DESIGN RECOMMENDATIONS

5.5.1 Asphalt Concrete (AC) Pavement

Although planned final grades beneath the proposed parking, access roads and adjacent street improvements within the site are not yet known, the following preliminary pavement design recommendations are based on assumed Traffic Indexes of 5.0 for car parking areas, 6.0 for access drives, 7.0 for Collector Streets (Pats Ranch Road) and 9.0 for Major Highway (Limonite Avenue). Preliminary pavement thickness design is based on the CalTrans Highway Design Manual (2018). An R-value of 40 was assumed for the determination of preliminary pavement sections for this report. Once the traffic loading information becomes more defined, revision to the pavement design recommendations may be warranted. It is recommended that the final pavement design be based on R-value testing of the as-graded subgrade soils within the pavement areas.

Based on the assumptions noted above, the following preliminary pavement recommendations are provided for the site:

PRELIMINARY MINIMUM PAVEMENT SECTION		
Traffic Index	Thickness of Asphalt Concrete (inches)	Thickness of Aggregate Base (inches)
5.0 (Car Parking Areas)	3*	6*
6.0 (Automobile Access Lanes)	3.5*	6*
7.0 (Pats Ranch Road)	4*	8
9.0 (Limonite Avenue)	5.5*	10

*Minimum pavement structural section per City of Jurupa Valley/County of Riverside standards

Traffic Indices (TIs) used in the pavement design were designated by the City of Jurupa Valley/County of Riverside (Standard No. 114) for the indicated street types and should provide a pavement life of approximately 20 years with a normal amount of flexible pavement maintenance. Irrigation adjacent to pavements, without a deep curb or other cutoff to separate landscaping from the paving may result in premature pavement failure. Traffic parameters used for design were selected based upon engineering judgment and not upon information furnished to us such as an equivalent wheel load analysis or a traffic study.

All base material and the upper 12 inches of subgrade should be compacted to at least 95 percent of the material's maximum dry density as determined by ASTM D 1557 test procedures. All materials and methods of construction should conform to the requirements of the City of Jurupa Valley/County of Riverside.

5.5.2 Permeable Interlocking Concrete Pavers

Interlocking concrete pavers can be used for this project. The pavers are assumed to be approximately 3.2 inches (80 millimeters) in thickness. Concrete pavers should be underlain by 1.0 inch to 1.5 inches of bedding sand overlying four inches of aggregate base founded on compacted subgrade soils. The aggregate base should be compacted to at least 95 percent of maximum dry density as determined by ASTM D 1557 test procedures.

Where possible, the aggregate base should extend beyond the perimeter of the pavers a minimum distance of four inches.

The bedding sand should be placed lightly moistened and compacted. Since this compaction cannot be tested it should be observed by a representative of this firm.



Historically, paver systems have experienced failures in areas where water has degraded the support characteristics of the underlying base and/or subgrade soils. Since paver systems are permeable and allow transmission of water into the underlying materials, it may be prudent to discuss with the paver designer/manufacturer what methods may be employed to address the issue of potential water introduction into the underlying materials. Underdrain systems, local subgrade reinforcement, or additional structural elements such as geotextiles can be considered, particularly in high traffic areas and/or low areas where water will tend to collect. The recommendations of the designer/manufacturer should then be implemented in the design and construction of the paver system.

5.5.3 Portland Cement Concrete (PCC) Pavement

For the proposed vehicle parking areas, it is recommended that a minimum of 4 inches of PCC pavement over 4 inches of aggregate base over 12 inches subgrade compacted to at least 95 percent of maximum dry density as determined by ASTM D1557 test procedures be utilized. For vehicle service/access lanes, it is recommended that a minimum of 6 inches of PCC pavement over 4 inches of aggregate base over 12 inches subgrade compacted to at least 95 percent of maximum dry density be utilized. This section should also be used in heavy truck traffic areas such as loading docks, fire lanes, and trash dumpster pads and approaches.

Requirements of Section 90 of Caltrans Standard Specifications, and various ACI and ASTM standards regarding mixing and placing concrete should be followed. The PCC pavement should have a minimum modulus of rupture of 500 pounds per square inch, and a minimum 28-day compressive strength of 4,000 pounds per square inch. Concrete should incorporate 1-inch maximum size aggregate and should be proportioned to achieve a maximum slump of four inches. Instead of increasing the water content, a plasticizing admixture may be utilized to increase the workability of the concrete. The concrete should be properly cured after placement. Concrete should not be placed during hot and windy weather.

Crack control joints should be provided in the transverse direction spaced at horizontal intervals ranging from 24 to 36 times the thickness of the concrete.

5.5.4 Pavement Construction

All pavement installation, including preparation and compaction of subgrade, compaction of base material, placement and rolling of asphaltic concrete should be done in accordance with the City of Jurupa Valley/County of Riverside specifications, and under the observation and testing of GeoTek and a City/County Inspector where required. Jurisdictional minimum compaction requirements in excess of the aforementioned minimums may govern.

Deleterious material, excessive wet or dry pockets, oversized rock fragments, and other unsuitable yielding materials encountered during grading should be removed. Once existing compacted fill is brought to the proposed pavement subgrade elevations, the subgrade should be proof rolled in order to check for a uniform and unyielding surface. The upper 12 inches of pavement subgrade soils should be scarified, moisture conditioned at or near optimum moisture content, and recompacted to at least 95 percent of the maximum dry density as determined by ASTM D1557 test procedures. If loose or yielding materials are encountered during construction, additional evaluation of these areas should be carried out by GeoTek. All pavement section changes should be properly transitioned.

All base material and the upper 12 inches of subgrade should be compacted to at least 95 percent of the material's maximum dry density as determined by ASTM D 1557 test procedures. All materials and methods of construction should conform to the requirements of the City of Jurupa Valley/County of Riverside.

Asphalt concrete and aggregate base should conform to current Caltrans Standard Specifications Section 39 and 26-1.02, respectively. As an alternative, asphalt concrete can conform to Section 203-6 of the current Standard Specifications for Public Work (Green Book). Crushed aggregate base or crushed miscellaneous base can conform to Section 200-2.2 and 200-2.4 of the Green Book, respectively. The pavement base should be compacted to at least 95 percent of the ASTM D1557 laboratory maximum dry density (modified proctor).

All pavement installation, including preparation and compaction of subgrade, compaction of base material, placement and rolling of asphaltic concrete, should be done in accordance with City of Jurupa Valley/County of Riverside specifications, and under the observation and testing of GeoTek and a City/County Inspector where required. Jurisdictional minimum compaction requirements in excess of the aforementioned minimums may govern.

5.6 CONCRETE CONSTRUCTION

5.6.1 General

Concrete construction should follow the 2022 CBC and ACI guidelines regarding design, mix placement and curing of the concrete. If desired, GeoTek could provide quality control testing of the concrete during construction.

5.6.2 Concrete Mix Design

As discussed in Section 5.3.5, no special recommendations for concrete are required for this project due to soil sulfate exposure. Additional testing should be performed during grading so that specific recommendations can be formulated based on the as-graded conditions.

5.6.3 Concrete Flatwork

Exterior concrete flatwork is often one of the most visible aspects of site development. They are typically given the least level of quality control, being considered “non-structural” components. Cracking of these features is common due to various factors. While cracking usually does not affect the structural performance of the concrete, it is unsightly. It is recommended that the same standards of care be applied to these features as to the structure itself.

Flatwork should consist of a minimum of four-inch (actual) thick concrete and the use of temperature and shrinkage control reinforcement is suggested. The project structural engineer should provide final design recommendations.

5.6.4 Concrete Performance

Concrete cracks should be expected. These cracks can vary from sizes that are hairline to more than 1/8 inch in width. Most cracks in concrete while unsightly do not significantly impact long-term performance. While it is possible to take measures (proper concrete mix, placement, curing, control joints, etc.) to reduce the extent and size of cracks that occur, some cracking will occur despite the best efforts to minimize it. Concrete undergoes chemical processes that are dependent on a wide range of variables, which are difficult, at best, to control. Concrete, while seemingly a stable material, is subject to internal expansion and contraction due to external changes over time.

One of the simplest means to control cracking is to provide weakened control joints for cracking to occur along. These do not prevent cracks from developing; they simply provide a relief point for the stresses that develop. These joints are a widely accepted means to control cracks but are not always effective. Control joints are more effective the more closely spaced they are. GeoTek suggests that control joints be placed in two orthogonal directions and located a distance approximately equal to 24 to 36 times the slab thickness.

5.7 PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

It is recommended that site grading, specifications, and foundation plans be reviewed by this office prior to construction to check for conformance with the recommendations of this report. It is also recommended that GeoTek representatives be present during site grading

and foundation construction to observe and document for proper implementation of the geotechnical recommendations. The owner/developer should have GeoTek perform at least the following duties:

- Observe site clearing and grubbing operations for proper removal of all unsuitable materials.
- Observe and test bottom of removals prior to fill placement.
- Evaluate the suitability of on-site and import materials for fill placement and collect soil samples for laboratory testing where necessary.
- Observe the fill for uniformity during placement, including utility trench excavation backfill. Also, test the fill for density, relative compaction and moisture content.
- Observe and probe foundation excavations to confirm suitability of bearing materials with respect to density.

If requested, a construction observation and compaction report can be provided by GeoTek which can comply with the requirements of the governmental agencies having jurisdiction over the project. It is recommended that these agencies be notified prior to commencement of construction so that necessary grading permits can be obtained.

6. INTENT

It is the intent of this report to aid in the design and construction of the proposed development. Implementation of the advice presented in this report is intended to reduce risk associated with construction projects. The professional opinions and geotechnical advice contained in this report are not intended to imply total performance of the project or guarantee that unusual or variable conditions will not be discovered during or after construction.

The scope of GeoTek's evaluation is limited to the area explored that is shown on the Exploration Location Map (Figure 2). This evaluation does not and should in no way be construed to encompass any areas beyond the specific area of the proposed construction as indicated to GeoTek by the client. Further, no evaluation of any existing site improvements is included. The scope is based on GeoTek's understanding of the project and the client's needs and geotechnical engineering standards normally used on similar projects in this region.

7. LIMITATIONS

GeoTek's findings are based on site conditions observed and the stated sources. Thus, GeoTek's comments are professional opinions that are limited to the extent of the available data.

GeoTek has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering at this time and location and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this report.

Since GeoTek's recommendations are based on the site conditions observed and encountered at the stated times and laboratory testing. Thus, GeoTek's conclusions and recommendations are professional opinions that are limited to the extent of the available data. Observations during construction are important to allow for any change in recommendations found to be warranted. These opinions have been derived in accordance with current standards of practice and no warranty of any kind is expressed or implied. Standards of care/practice are subject to change with time.

8. SELECTED REFERENCES

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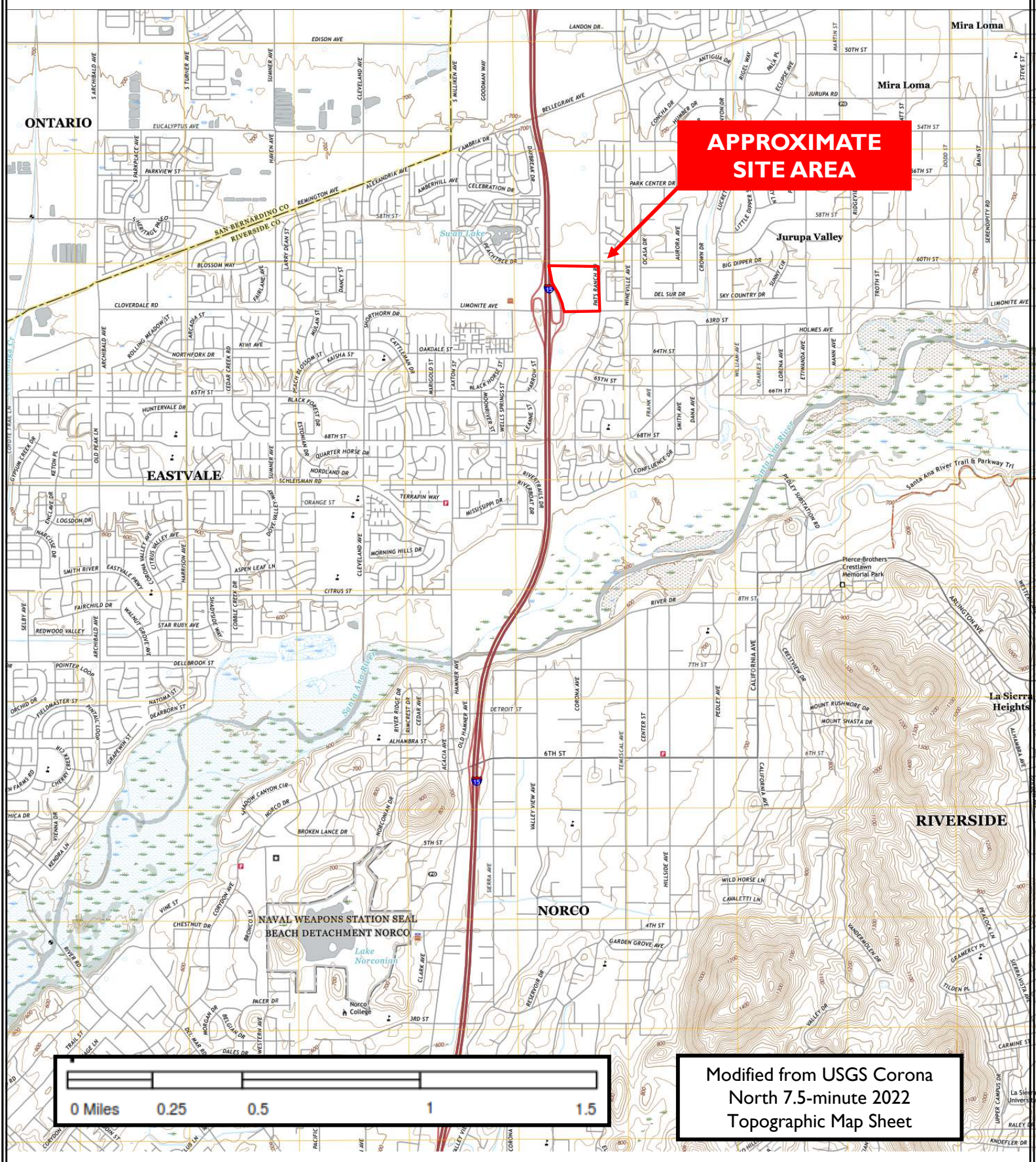
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**APPROXIMATE
SITE AREA**

Sky County Investment Co/East
 Vernola Ranch North Commercial Development
 Jurupa Valley, Riverside County, California

Project No. 3339-CR



Figure I
 Site Location
 and
 Topography
 Map

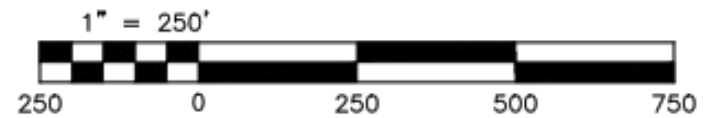
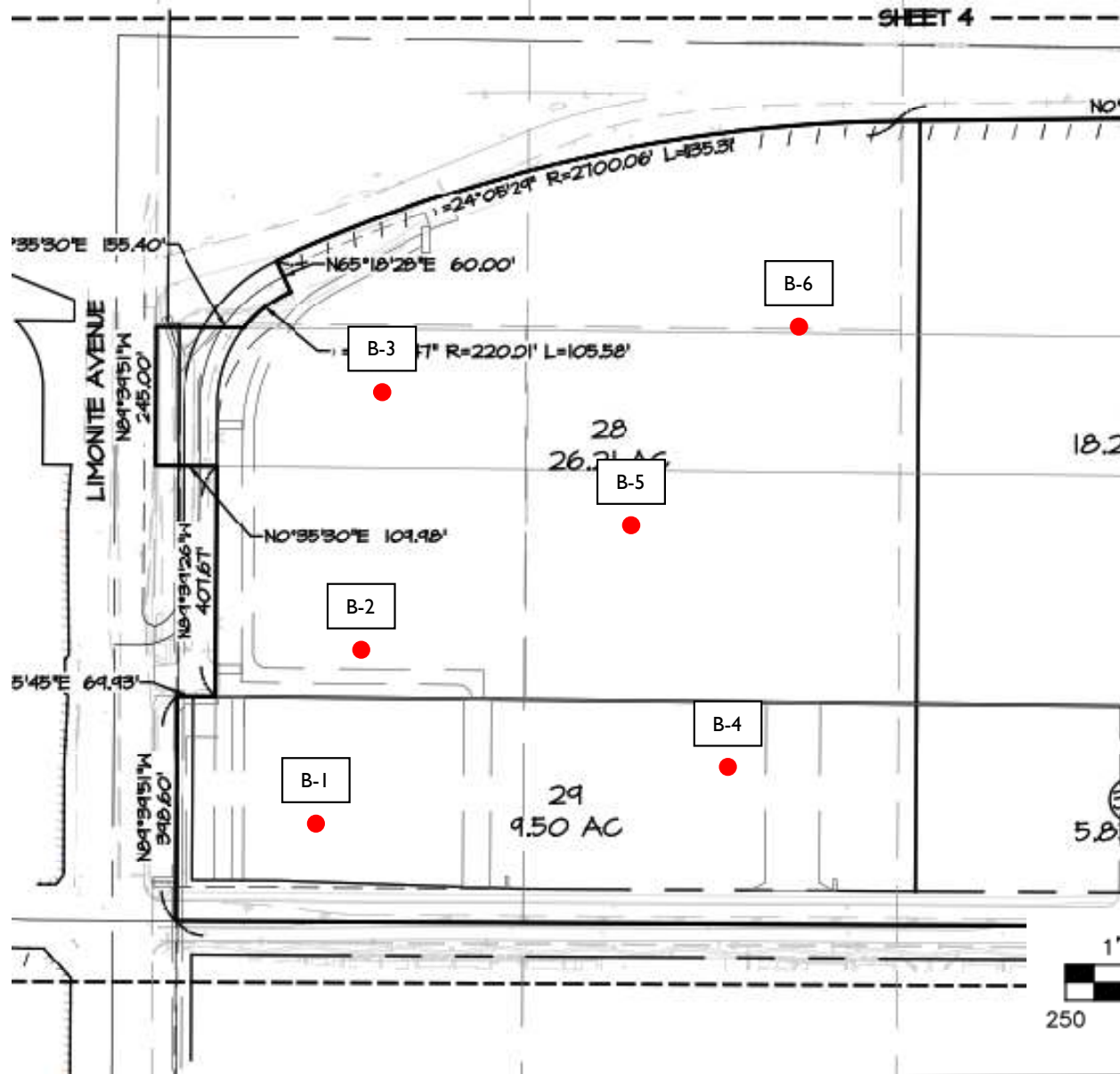


LEGEND

B-6



Approximate Location of Exploratory Boring



Sky Country Investment Co/East
Vernola Ranch North Commercial
Development
Jurupa Valley, Riverside County, California

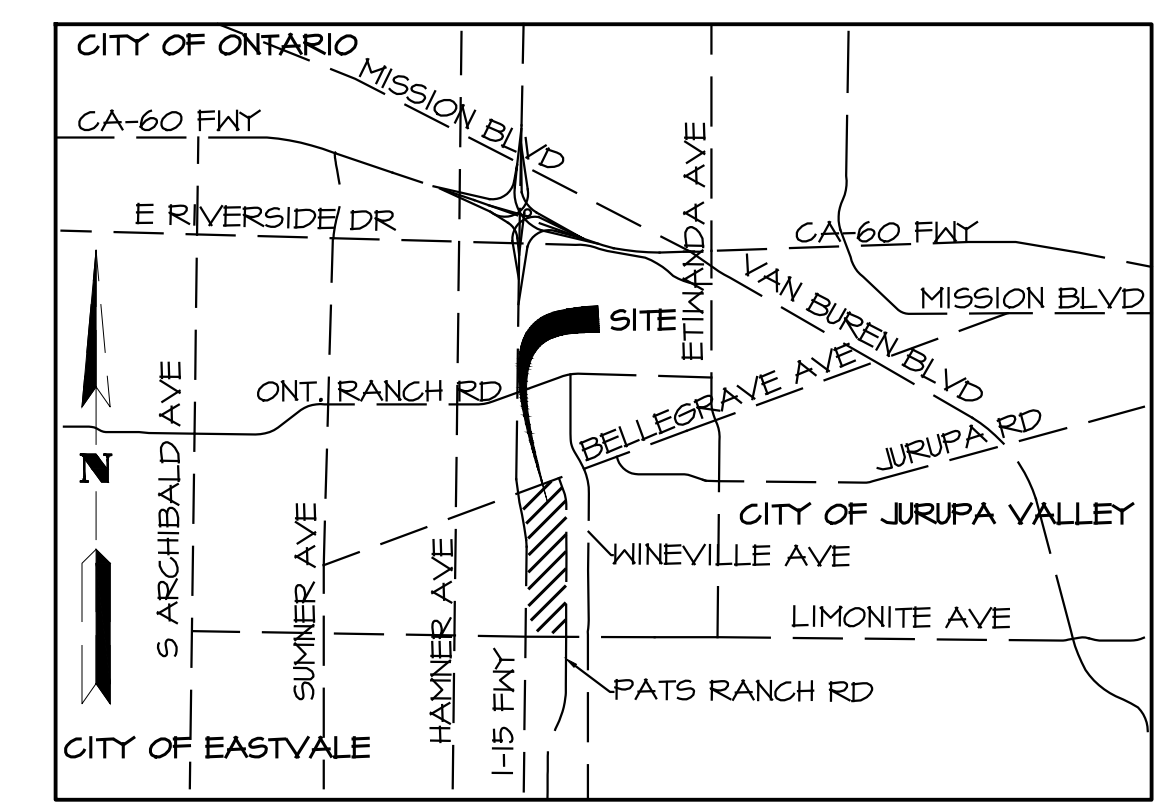
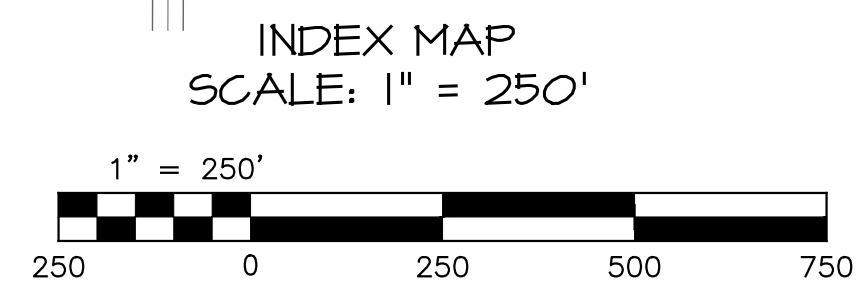
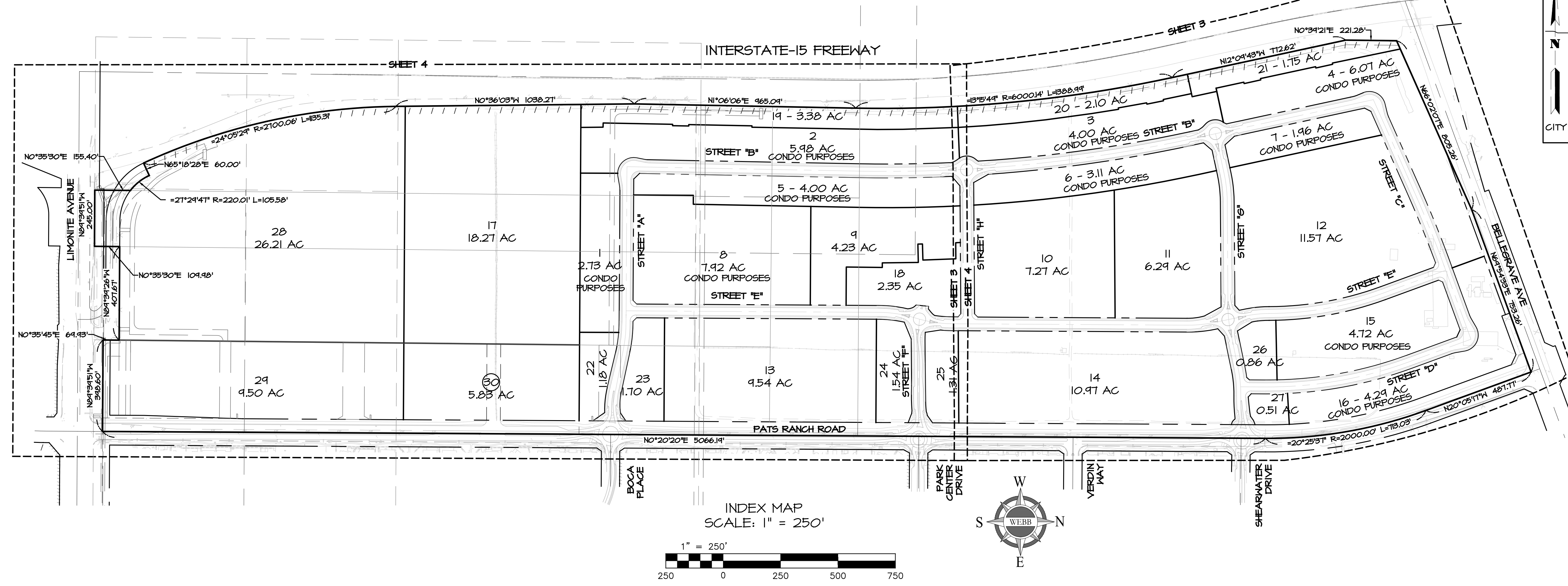
GeoTek Project No. 3339-CR

Figure 2

Exploration
Location
Map



IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP 38504
 LOCATED IN SECTION 18 & FRACTIONAL SECTION 19, T. 2 S., R. 6 W., S.B.M.



VICINITY MAP
 NTS
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A.P.N(S)
 160-050-005, -021, -023, -063,
 -061, -068, -070, -072 THRU -074

LOT AREAS

LOT #	NET AREA (AC)
1	2.73
2	5.98
3	4.00
4	6.07
5	4.00
6	3.11
7	1.96
8	7.92
9	4.23
10	7.21
11	6.29
12	11.57
13	9.54
14	10.97
15	4.72
16	4.18
17	18.27
18	2.35
19	3.38
20	2.10
21	1.75
22	1.19
23	1.70
24	1.54
25	1.31
26	0.86
27	0.51
28	26.21
29	9.50
30	5.83
TOTAL NET AREA	171.06 AC
TOTAL R/W AREA	27.81 AC
TOTAL GROSS AREA	198.87 AC

EASEMENT NOTES

- PUBLIC UTILITY EASEMENT PER PARCEL 4403-2 OF INST. # 028620, REC.02/02/1988.
- PUBLIC UTILITY EASEMENT PER PARCEL 4446-2 OF INST. # 028620, REC. 02/02/1988.
- PUBLIC ROAD & UTILITY EASEMENT PER INST. #2008-0507550, REC. 09/07/2008.
- PUBLIC ROAD & UTILITY EASEMENT PER INST. #2009-170542, REC. 04/08/2009.
- A RESERVATION OF A STRIP OF LAND OF THE UNIFORM WIDTH OF 20 FEET ON EACH SIDE OF ALL QUARTER SECTION LINES FOR PUBLIC ROADS, ELECTRIC RAILWAYS, TELEPHONE LINES, ELECTRIC TRANSMISSION LINES, WATER CONDUITS, DRAINAGE, ET UX. AS SET OUT IN DEED EXECUTED BY ROGERS DEVELOPMENT COMPANY, RECORDED OCTOBER 6, 1914 IN BOOK 403, PAGE 184, OF DEEDS, RIVERSIDE COUNTY RECORDS.
- EASEMENT FOR SOUTHERN GAS COMPANY & SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA PER BOOK 1228, PAGE 488 O.R., REC. 12/18/1950.
- RESTRICTED ACCESS PER INST. #1976-065887, REC. 05/13/1976.
- RESTRICTED ACCESS PER INST. #1986-230116, REC. 09/19/1986.
- EASEMENT TO STATE OF CALIFORNIA PER INST. #1986-230118, REC. 09/19/1986.
- 20' SOUTHERN CA. GAS EASEMENT PER INST. #1994-007031, REC. 01/06/1994.
- ROADWAY EASEMENTS PER INST. #2016-244915, REC. 06/17/2016.
- SEWER EASEMENT PER INST. #2016-244915, REC. 06/17/2016.
- STORM DRAIN EASEMENT PER INST. #2016-244915, REC. 06/17/2016.
- SIGN EASEMENTS PER INST. #2016-244915, REC. 06/17/2016.
- 40' ROAD EASEMENT TO COUNTY OF RIVERSIDE PER BOOK 23740 O.R., REC. 06/25/1935.
- SOUTHERN CA. EDISON PER INST. #2014-0066409, REC. 02/27/2014.
- OF UNDISCLOSED WIDTH OF SOUTHERN SIERRAS POWER COMPANY EASEMENT PER BOOK 803, PAGE III OF DEEDS, REC. 03/11/1924.
- 54' ROAD EASEMENT PER INST. #2008-507544, REC. 09/11/2008.
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- TEMPORARY CONSTRUCTION EASEMENT PER INST. #2014-027140, REC. 01/24/2014.
- SLOPE EASEMENT PER INST. #2014-027140, REC. 01/24/2014.
- UNRECORDED PERMANENT EASEMENT AS SHOWN ON CALTRANS R/W MAP T1206-03.
- R/W DEDICATION PER INST. #2016-244915, REC. 06/17/2016.
- HIGHWAY EASEMENT DEDICATED TO STATE OF CALIFORNIA PER INST. #65887 O.R., REC. 05/13/1976.

LEGAL DESCRIPTION

A.P.N(S). 160-050-063 AND 160-050-070
 THAT PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4133 PER DOCUMENT RECORDED JUNE 6, 2005 AS INSTRUMENT NO. 2005-0478620 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA AND RE-RECORDED APRIL 25, 2006 AS INSTRUMENT NO. 2006-0246026 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE WEST HALF OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

A.P.N(S). 160-050-061 AND 160-050-072
 THAT PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4133 PER DOCUMENT RECORDED JUNE 6, 2005 AS INSTRUMENT NO. 2005-0478620, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND RE-RECORDED APRIL 25, 2006 AS INSTRUMENT NO. 2006-0246026, OF OFFICIAL RECORDS, TOGETHER WITH A PORTION OF GRANT DEED RECORDED SEPTEMBER 17, 1968 AS INSTRUMENT NO. 89571 OF OFFICIAL RECORDS AND ALSO A PORTION OF GRANT DEED RECORDED OCTOBER 5, 2007 AS INSTRUMENT NO. 2007-0623246 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

A.P.N(S). 160-050-73; 160-050-068
 THAT PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4833 PER DOCUMENT RECORDED JUNE 6, 2005 AS INSTRUMENT NO. 2005-0478620 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND RE-RECORDED APRIL 25, 2006 AS INSTRUMENT NO. 2006-0246026, TOGETHER WITH A PORTION OF GRANT DEED INSTRUMENT NO. 84571 RECORDED SEPTEMBER 17, 1968 AND ALSO A PORTION OF GRANT DEED INSTRUMENT NO. 2007-0623246 RECORDED OCTOBER 5, 2007 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA LYING WITHIN FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 9, OF MAPS, AT PAGE 33 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

A.P.N(S). 160-050-005; 160-050-021 AND 160-050-023
 THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

A.P.N. 150-050-074
 ALL OF PARCEL 4 AND A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4833 PER DOCUMENT RECORDED JUNE 6, 2005 AS INSTRUMENT NO. 2005-0478620 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND RE-RECORDED APRIL 25, 2006 AS INSTRUMENT NO. 2006-0246026 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

GENERAL INFORMATION

- LOTS 1-8, AND 15-16 ARE PROPOSED FOR CONDO PURPOSES.
- THOMAS BROS. MAP BOOK PAGE 683 GRID: F4 & F5.
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- PROJECT EASEMENTS OF RECORD ARE PLOTTED HEREON.
- PROJECT IS WITHIN JURUPA COMMUNITY SERVICES DISTRICT.
- TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC. ON 07/15/21
- LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- LAND IS NOT SUBJECT TO LIQUEFACTION.
- NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
- STRUCTURES AND/OR DWELLINGS EXIST ON SITE.
- THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
- ENTRY MONUMENTATION PER SPECIFIC PLAN NO. 22-001 DESIGN.
- AREA LIES IN FLOOD ZONE X, PER FEMA PANEL 06065C06818.

LAND USE

EXISTING LAND USE: VACANT
 EXISTING GENERAL PLAN LAND USE: MDR, LI, BP
 EXISTING ZONING: I-15 CORRIDOR SPECIFIC PLAN NO. 266 - R-1, IP, C
 PROPOSED GENERAL PLAN LAND USE: VERNOLA RANCH SPECIFIC PLAN NO. 22-001
 PROPOSED ZONING: VERNOLA RANCH SPECIFIC PLAN NO. 22-001

UTILITY PROVIDERS

WATER: JURUPA COMMUNITY SERVICES DISTRICT
 PHONE: (951) 685-7434

SEWER: JURUPA COMMUNITY SERVICES DISTRICT
 PHONE: (951) 685-7434

GAS: SOUTHERN CALIFORNIA GAS COMPANY
 PHONE: (909) 307-1070

ELECTRIC: SOUTHERN CALIFORNIA EDISON
 PHONE: (800) 655-4555

TELEPHONE: AT&T
 PHONE: (800) 288-2020

CABLE T.V.: CHARTER COMMUNICATIONS (SPECTRUM)
 PHONE: (888) 364-2408

SCHOOL DISTRICT: JURUPA UNIFIED SCHOOL DISTRICT
 PHONE: (951) 360-4100

PROPERTY OWNERS

ANTHONY P. VERNOLA TRUST U/T/D
 12080 BELLEGRAVE AVE.
 JURUPA VALLEY, CA
 CONTACT: RICK BONDAR OR ORION BONDAR
 PHONE: (951)318-0600
 EMAIL: RICKBONDAR@AOL.COM;
 ORIONBONDAR@AOL.COM

THE CHRIS MCCABE TRUST
 P.O. BOX 1295
 CORONA, CA 92878
 CONTACT: RICK BONDAR OR ORION BONDAR
 PHONE: (951)681-5100
 EMAIL: RICKBONDAR@AOL.COM;
 ORIONBONDAR@AOL.COM

SKY COUNTRY INVESTMENT CO. EAST, LLC.
 P.O. BOX 1295
 CORONA, CA 92878
 CONTACT: RICK BONDAR OR ORION BONDAR
 PHONE: (951)681-5100
 EMAIL: RICKBONDAR@AOL.COM;
 ORIONBONDAR@AOL.COM

SHEET INDEX

SHEET 1: INDEX SHEET
 SHEET 2: STREET SECTIONS
 SHEET 3: LOTS 3, 4, 6, 7, 10 THRU 12, 14 THRU 16, 20, 21, 26, 27
 SHEET 4: LOTS 1, 2, 5, 8, 9, 13, 17 THRU 19, 22 THRU 25, 28 THRU 30
 SHEET 5: CONCEPTUAL UTILITIES
 SHEET 6-9: PROPOSED PHASING

REVISIONS	DATE	BY

CITY OF JURUPA VALLEY

VERNOLA TRUST
 VERNOLA RANCH
 TENTATIVE TRACT MAP 38504
 TITLE SHEET

SCALE: 1" = 250'
 DATE: 11/17/2022
 DESIGNED: AG
 CHECKED: SK
 PLN CK REF: F.B.

ALBERT A. WEBB ASSOCIATES
 ENGINEERING CONSULTANTS
 3788 MCCRAY STREET
 RIVERSIDE CA 92506
 PH. (951) 686-1070
 FAX (951) 788-1256

W.O. 21-0128
 SHEET 1
 OF 9 SHEETS
 DWG. NO.

Figure 3

PRELIMINARY

H:\2021\21-0128\DRAWINGS\ENTITLEMENT\2021-0128-C-TM.DWG 11/17/2022 4:14:41 PM

APPENDIX A

LOGS OF EXPLORATORY BORINGS

**Updated Geotechnical Evaluation
Tentative Tract Map 38504
Proposed Commercial Development
Vernola Ranch
Limonite Avenue and Pats Ranch Road
Jurupa Valley, Riverside County, California
Project No. 3339-CR**

A - FIELD TESTING AND SAMPLING PROCEDURES

The Modified Split-Barrel Sampler (Ring)

The Ring sampler is driven into the ground at various depths in accordance with ASTM D 3550 test procedures. The sampler, with an external diameter of 3.0 inches, is lined with 1-inch long, thin brass rings with inside diameters of approximately 2.4 inches. The sampler is typically driven into the ground 12 or 18 inches with a 140-pound hammer free falling from a height of 30 inches. Blow counts are recorded for every 6 inches of penetration as indicated on the log of boring. The samples are removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

The Standard Penetration Test (SPT) Sampler

Standard penetration tests (SPT) were performed with a 2.0-inch outside diameter, 1.5-inch inside diameter, split-barrel sampler. The sampler was 18 inches long. The inside diameter of the sampler shoe was 1.4 inches. The sampler was unlined. The sampler conformed to the requirements of ASTM D 1586. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. Blow counts are recorded for every 6 inches of penetration as indicated on the log of boring. Disturbed samples are removed from the sample barrel, sealed in a plastic bag, and transported to the laboratory for testing.

Bulk Samples (Large)

These samples are normally large bags of earth materials over 20 pounds in weight collected from the field by means of hand digging or exploratory cuttings.

Bulk Samples (Small)

These are plastic bag samples which are normally airtight and contain less than 5 pounds in weight of earth materials collected from the field by means of hand digging or exploratory cuttings. These samples are primarily used for determining natural moisture content and classification indices.

B - BORING LOG LEGEND

The following abbreviations and symbols often appear in the classification and description of soil and rock on the log of borings:

SOILS

USCS	Unified Soil Classification System
f-c	Fine to coarse
f-m	Fine to medium

GEOLOGIC

B: Attitudes	Bedding: strike/dip
J: Attitudes	Joint: strike/dip
C: Contact line	
.....	Dashed line denotes USCS material change
_____	Solid Line denotes unit / formational change
—————	Thick solid line denotes end of boring

(Additional denotations and symbols are provided on the boring logs)



GeoTek, Inc.
LOG OF EXPLORATORY BORING

CLIENT: Sky Country Investment Co/East
PROJECT NAME: Vernola Ranch North
PROJECT NO.: 3339-CR
LOCATION: Jurupa Valley

DRILLER: 2R Drilling
DRILL METHOD: Hollow Stem
HAMMER: 140#/30"

LOGGED BY: Kevin G
OPERATOR: Jeff
RIG TYPE: CME 75
DATE: 9/21/2022

Depth (ft)	SAMPLES			USCS Symbol	Boring No.: B-1	Laboratory Testing		
	Sample Type	Blows/ 6 in	Sample Number			Water Content (%)	Dry Density (pcf)	Others
MATERIAL DESCRIPTION AND COMMENTS								
0					Alluvium			
6		6		SM	Silty f-m SAND, light brown, slightly moist, medium dense, trace organics	3.7	103.7	Corrosion
9		9						
14		14						
5		5			Silty f-m SAND, brown, moist, medium dense	9.6	105.5	Collapse
8		8						
9		9						
7		7			Silty f SAND, brown, moist, medium dense	13.2	113.7	
11		11						
16		16						
10		7		ML	f-m Sandy SILT, grey, moist, stiff	14.2	119.5	Collapse
10		10						
10		10						
6		6			f Sandy SILT, grey, moist, medium stiff			
14		14						
18		18						
15								
5		5		CL	Silty CLAY, light brown, moist, stiff, trace f sand	28.5	92.7	
6		6						
7		7						
20								
10		10		SP	Gravelly f-c SAND, light brown, moist, dense		3.1	
22		22						
26		26						
25								
16		16		SM	Silty f-c SAND/ light brown, moist, medium dense, trace f gravel			
19		19						
18		18						
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits EI = Expansion Index SA = Sieve Analysis RV = R-Value Test
SR = Sulfate/Resistivity Test SH = Shear Test HC = Consolidation MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY BORING

CLIENT: Sky Country Investment Co/East
PROJECT NAME: Vernola Ranch North
PROJECT NO.: 3339-CR
LOCATION: Jurupa Valley

DRILLER: 2R Drilling
DRILL METHOD: Hollow Stem
HAMMER: 140#/30"

LOGGED BY: Kevin G
OPERATOR: Jeff
RIG TYPE: CME 75
DATE: 9/21/2022

Depth (ft)	SAMPLES			USCS Symbol	Boring No.: B-1 (continued)	Laboratory Testing		
	Sample Type	Blows/ 6 in	Sample Number			MATERIAL DESCRIPTION AND COMMENTS	Water Content (%)	Dry Density (pcf)
35		9 17 29		SM	Silty f-c SAND/ light brown, moist, medium dense, trace f gravel	6.1		
40		20 26 30			very dense			
45		23 50 for 6		SP	Gravely f-m SAND, grey/white, moist, dense	4.9		
50		17 23 30			Gravely f-c SAND, light grey, moist, very dense			
BORING TERMINATED AT 51.5 FEET								
No groundwater encountered Boring backfilled with soil cuttings								

LEGEND	Sample type:	---Ring	---SPT	---Small Bulk	---Large Bulk	---No Recovery	---Water Table	
	Lab testing:	AL = Atterberg Limits	SR = Sulfate/Resistivity Test	EI = Expansion Index	SH = Shear Test	SA = Sieve Analysis	HC = Consolidation	RV = R-Value Test

GeoTek, Inc.
LOG OF EXPLORATORY BORING

CLIENT: Sky Country Investment Co/East
PROJECT NAME: Vernola Ranch North
PROJECT NO.: 3339-CR
LOCATION: Jurupa Valley

DRILLER: 2R Drilling
DRILL METHOD: Hollow Stem
HAMMER: 140#/30"

LOGGED BY: Kevin G
OPERATOR: Jeff
RIG TYPE: CME 75
DATE: 9/21/2022

Depth (ft)	SAMPLES			USCS Symbol	Boring No.: B-2 MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing		
	Sample Type	Blows/ 6 in	Sample Number			Water Content (%)	Dry Density (pcf)	Others
0				SM	<u>Alluvium</u>			
14-16		14 15 16			Silty m-c SAND, light brown, slightly moist, medium dense, trace clay and trace gravel	5.7	117.0	
5		6 26 50 for 5		ML	Clayey SILT, brown, moist, very hard	15.1	120.2	
25		25 50 for 6		CL	Silty CLAY, light brown, moist, very hard	15.8	119.8	
10		50 for 6		SC	Clayey m-c SAND, brown, moist, very dense			
15		12 30 42		CL	Silty CLAY, olive brown, moist, very hard	16.9	119.0	
BORING TERMINATED AT 16.5 FEET								
No groundwater encountered Boring backfilled with soil cuttings								
20								
25								
30								

LEGEND	Sample type:	---Ring	---SPT	---Small Bulk	---Large Bulk	---No Recovery	---Water Table	
	Lab testing:	AL = Atterberg Limits	EI = Expansion Index	SA = Sieve Analysis	RV = R-Value Test	SR = Sulfate/Resistivity Test	SH = Shear Test	HC = Consolidation

GeoTek, Inc.
LOG OF EXPLORATORY BORING

CLIENT: Sky Country Investment Co/East
PROJECT NAME: Vernola Ranch North
PROJECT NO.: 3339-CR
LOCATION: Jurupa Valley

DRILLER: 2R Drilling
DRILL METHOD: Hollow Stem
HAMMER: 140#/30"

LOGGED BY: Kevin G
OPERATOR: Jeff
RIG TYPE: CME 75
DATE: 9/21/2022

Depth (ft)	SAMPLES			USCS Symbol	Boring No.: B-3 MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing		
	Sample Type	Blows/ 6 in	Sample Number			Water Content (%)	Dry Density (pcf)	Others
0				SC	<u>Alluvium</u> Clayey f SAND, light brown slightly moist, medium dense, trace gravel and trace organics	9.0	117.0	
5		6 7 12						
		15 50 for 6			Clayey f-m SAND, light brown, slightly moist, very dense, trace clay	11.3	119.6	
		50 for 6		SM	Silty f SAND, light brown, slightly moist, dense, trace clay	11.5	124.3	
10		20 50 for 5		ML	Clayey SILT, olive brown, slightly moist, very hard, some caliche			
15		14 25 40			Clayey SILT, brown, moist, very hard	28.3	109.3	
20		30 50 for 6		SM	Silty f-m SAND, brown, moist, very desne, few gravel			
BORING TERMINATED AT 20 FEET								
25					No groundwater encountered Boring backfilled with soil cuttings			
30								

LEGEND	Sample type:	---Ring	---SPT	---Small Bulk	---Large Bulk	---No Recovery	---Water Table	
	Lab testing:	AL = Atterberg Limits	EI = Expansion Index	SA = Sieve Analysis	RV = R-Value Test	SR = Sulfate/Resistivity Test	SH = Shear Test	HC= Consolidation

GeoTek, Inc.
LOG OF EXPLORATORY BORING

CLIENT: Sky Country Investment Co/East
PROJECT NAME: Vernola Ranch North
PROJECT NO.: 3339-CR
LOCATION: Jurupa Valley

DRILLER: 2R Drilling
DRILL METHOD: Hollow Stem
HAMMER: 140#/30"

LOGGED BY: Kevin G
OPERATOR: Jeff
RIG TYPE: CME 75
DATE: 9/21/2022

Depth (ft)	SAMPLES			USCS Symbol	Boring No.: B-4 MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing		
	Sample Type	Blows/ 6 in	Sample Number			Water Content (%)	Dry Density (pcf)	Others
0					Alluvium			
6		6		SM	Silty f SAND, brown, slightly moist, medium dense, trace gravel	13.2	113.4	
9		9						
10		10						
30		30			Silty f SAND, light brown, slightly moist, very dense, trace clay	10.8	118.3	
50 for 5		50 for 5						
12		12		CL	Silty CLAY, light grey, slightly moist, very stiff, trace gravel	17.3	113.4	Collapse
20		20						
20		20						
10		10		SM	Silty f SAND, light grey, slightly moist, medium dense	9.0	109.2	
16		16						
15		15						
5		5		CL	Silty CLAY, light grey slightly moist, very stiff			
9		9						
15		15						
20		20		SM	Silty f SAND, yellow/red brown, slightly moist, very dense	12.7	112.5	
26		26						
30		30						
BORING TERMINATED AT 20 FEET								
					No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND	Sample type:	---Ring	---SPT	---Small Bulk	---Large Bulk	---No Recovery	---Water Table	
	Lab testing:	AL = Atterberg Limits	EI = Expansion Index	SA = Sieve Analysis	RV = R-Value Test	SR = Sulfate/Resistivity Test	SH = Shear Test	HC = Consolidation

GeoTek, Inc.
LOG OF EXPLORATORY BORING

CLIENT: Sky Country Investment Co/East
PROJECT NAME: Vernola Ranch North
PROJECT NO.: 3339-CR
LOCATION: Jurupa Valley

DRILLER: 2R Drilling
DRILL METHOD: Hollow Stem
HAMMER: 140#/30"

LOGGED BY: Kevin G
OPERATOR: Jeff
RIG TYPE: CME 75
DATE: 9/21/2022

Depth (ft)	SAMPLES			USCS Symbol	Boring No.: B-5	Laboratory Testing		
	Sample Type	Blows/ 6 in	Sample Number			MATERIAL DESCRIPTION AND COMMENTS	Water Content (%)	Dry Density (pcf)
0				SM	<u>Alluvium</u>			
		12 18 18			Silty SAND, light brown, slightly moist, medium dense, trace organics	9.1	123.4	
5		9 15 25		SC	Clayey f SAND, light brown, slightly moist, medium dense	14.0	125.1	Collapse
		27 50 for 5		CL	f Sandy CLAY, light brown, slightly moist, very hard	18.9	121.7	
10		9 30 34			Silty CLAY, grey/white, slightly moist, hard	19.2	107.3	
				SC				
15		23 50 for 6			Clayey SAND, light brown, slightly moist, dense, trace caliche	6.6	119.5	
BORING TERMINATED AT 16.5 FEET								
					No groundwater encountered Boring backfilled with soil cuttings			
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits EI = Expansion Index SA = Sieve Analysis RV = R-Value Test
SR = Sulfate/Resistivity Test SH = Shear Test HC = Consolidation MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY BORING

CLIENT: Sky Country Investment Co/East
PROJECT NAME: Vernola Ranch North
PROJECT NO.: 3339-CR
LOCATION: Jurupa Valley

DRILLER: 2R Drilling
DRILL METHOD: Hollow Stem
HAMMER: 140#/30"

LOGGED BY: Kevin G
OPERATOR: Jeff
RIG TYPE: CME 75
DATE: 9/21/2022

Depth (ft)	SAMPLES			USCS Symbol	Boring No.: B-6 MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing		
	Sample Type	Blows/ 6 in	Sample Number			Water Content (%)	Dry Density (pcf)	Others
0				ML	Alluvium f Sandy SILT, brown slightly moist, very stiff, trace clay and organics	6.6	119.5	MD, EI, SH Expansion Index = 30
20		20						
		15						
5				SM	Clayey SILT, brown, slightly moist, very stiff	11.9	118.9	
		12						
		12						
		26						
		50 for 6			Silty f SAND, light brown, slightly moist, very dense	10.1	115.9	
10				CL	Silty f-c SAND, light brown, slightly moist, dense, trace gravel, trace caliche			
		37						
		50 for 5						
		15			Silty CLAY, light brown, moist, very hard	18.7	114.9	
		25						
		28						
15								
		15			f Sandy CLAY, brown moist, dense			
		32						
		27						
20					BORING TERMINATED AT 20 FEET			
					No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND	Sample type:	---Ring	---SPT	---Small Bulk	---Large Bulk	---No Recovery	---Water Table	
	Lab testing:	AL = Atterberg Limits	EI = Expansion Index	SA = Sieve Analysis	RV = R-Value Test	SR = Sulfate/Resistivity Test	SH = Shear Test	HC= Consolidation

APPENDIX B

LABORATORY TEST RESULTS

**Updated Geotechnical Evaluation
Tentative Tract Map 38504
Proposed Commercial Development
Vernola Ranch
Limonite Avenue and Pats Ranch Road
Jurupa Valley, Riverside County, California
Project No. 3339-CR**

SUMMARY OF LABORATORY TESTING

Classification

Soils were classified visually in general accordance with the Unified Soil Classification System (ASTM Test Method D 2487). The soil classifications are shown on the logs of borings in Appendix A.

Collapse Test

Collapse tests were performed on selected samples of the site soils in general accordance with ASTM D 5333 test procedures. The results of this test are presented graphically in Appendix B.

Direct Shear

Shear testing was performed in a direct shear machine of the strain-control type in general accordance with ASTM D 3080 test procedures. The rate of deformation was approximately 0.035 inch per minute. The sample was sheared under varying confining loads in order to determine the coulomb shear strength parameters, angle of internal friction and cohesion. The tests were performed on soil samples remolded to approximately 90 percent of maximum dry density as determined by ASTM D 1557 test procedures. The shear test results are presented graphically in Appendix B.

Expansion Index

Expansion Index testing was performed on selected soil samples. Testing was performed in general accordance with ASTM Test Method D 4829. The results of the testing are provided below and in Appendix B.

Boring No.	Depth (ft.)	Description	Expansion Index	Classification
B-6	0-5	Sandy Silt	30	Low

In-Situ Moisture and Density

The natural water content of sampled soils was determined in general accordance with ASTM D 2216 test procedures on samples of the materials recovered from the subsurface exploration. In addition, in-place dry density of the sampled soils was determined in general accordance with ASTM D 2937 test procedures on relatively undisturbed samples to measure the unit weight of the subsurface soils. Results of these tests are shown on the boring logs at the appropriate sample depths in Appendix A.

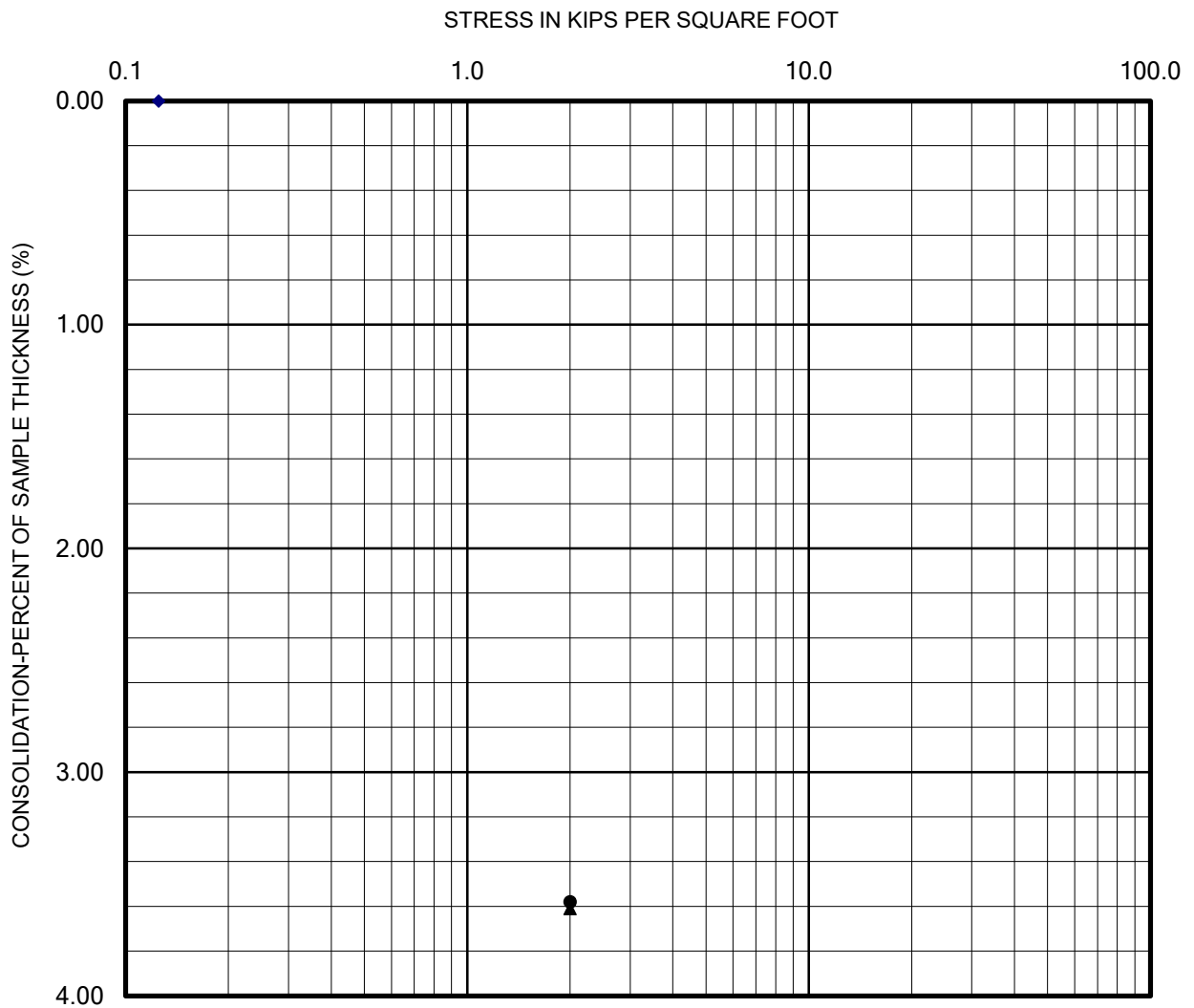
Moisture-Density Relationship

Laboratory testing was performed on selected soil samples collected during the subsurface exploration. The laboratory maximum dry density and optimum moisture content for the soil type was determined in general accordance with ASTM D 1557 test procedures. The results are presented graphically in Appendix B.

Sulfate Content, Resistivity and Chloride Content

Testing to determine the water-soluble sulfate content was performed by others in general accordance with ASTM D4327 test procedures. Resistivity testing was completed by others in general accordance with ASTM G187 test procedures. Testing to determine the chloride content was performed by others in general accordance with ASTM D4327 test procedures. The results of the testing are provided below and in Appendix B.

Boring No.	Depth (ft.)	pH ASTM D4972	Chloride ASTM D4327 (mg/kg)	Sulfate ASTM D4327 (% by weight)	Resistivity ASTM G187 (ohm-cm)
B-1	0-5	6.9	26.0	0.0040	3,819



- Seating Cycle
- Loading Prior to Inundation
- ▲— Loading After Inundation
- ▲--- Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546



COLLAPSE REPORT

Sample: B-1 @ 4 feet

**Vernola Ranch North
Jurupa Valley, California**

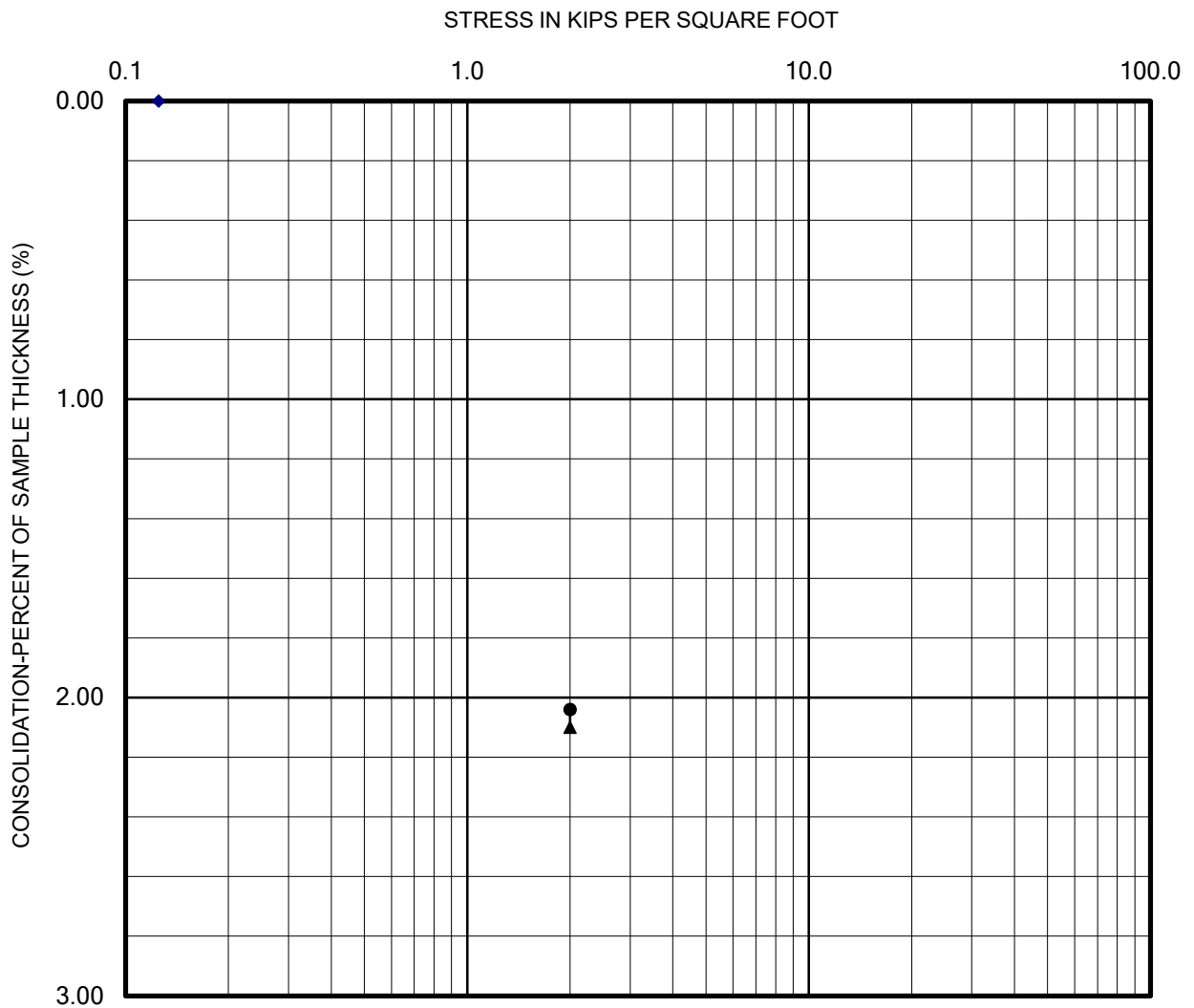
Plate B-1

CHECKED BY: DA

Lab: Corona

PROJECT NO.: 3339-CR

Date: 9/22/2022



- Seating Cycle
- Loading Prior to Inundation
- ▲— Loading After Inundation
- ▲--- Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546



COLLAPSE REPORT

Sample: B-1 @ 9 feet

**Vernola Ranch North
Jurupa Valley, California**

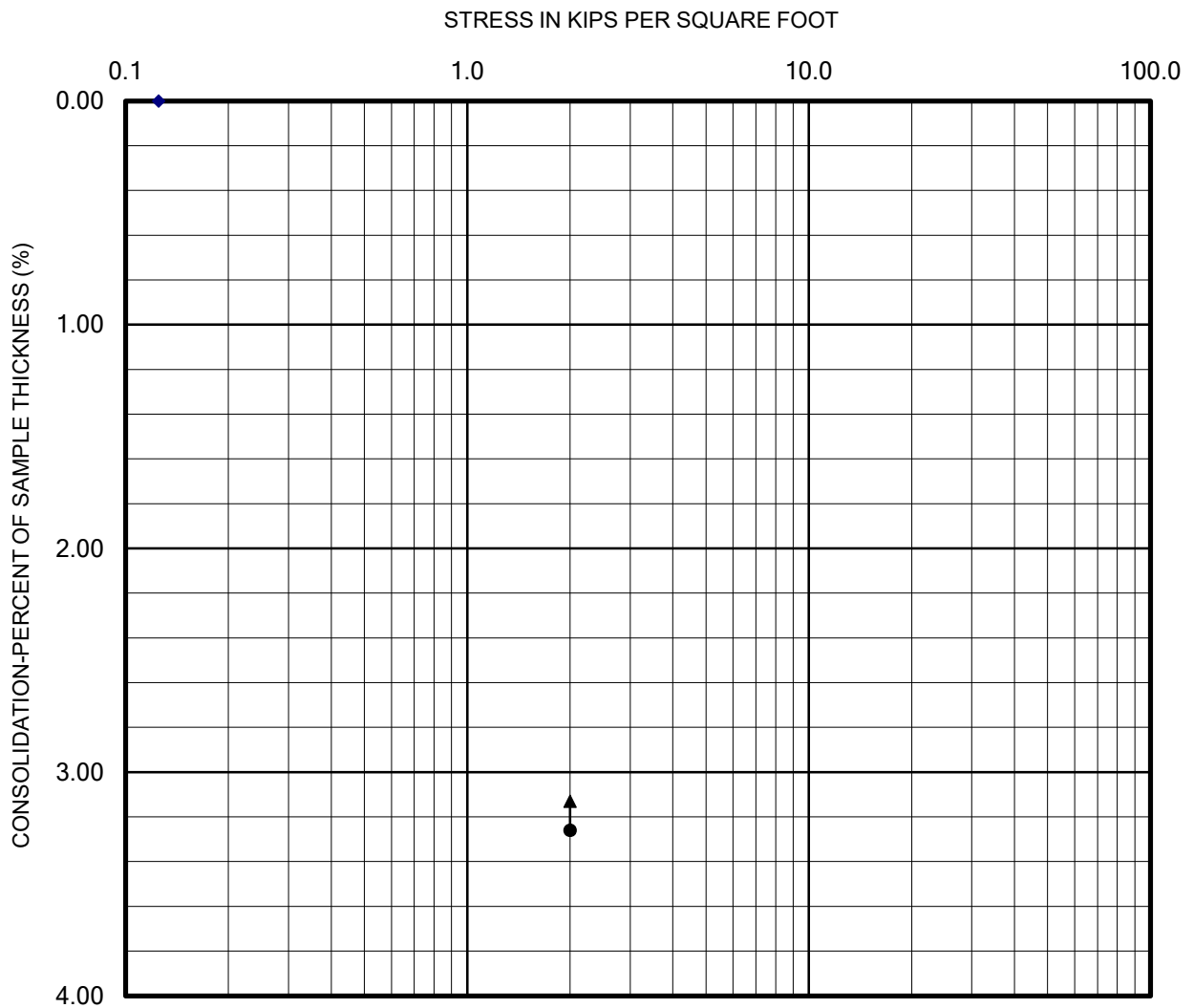
Plate B-2

CHECKED BY: DA

Lab: Corona

PROJECT NO.: 3339-CR

Date: 9/22/2022



- Seating Cycle
- Loading Prior to Inundation
- ▲— Loading After Inundation
- ▲--- Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546



COLLAPSE REPORT

Sample: B-5 @ 5 feet

**Vernola Ranch North
Jurupa Valley, California**

Plate B-4

CHECKED BY: DA

Lab: Corona

PROJECT NO.: 3339-CR

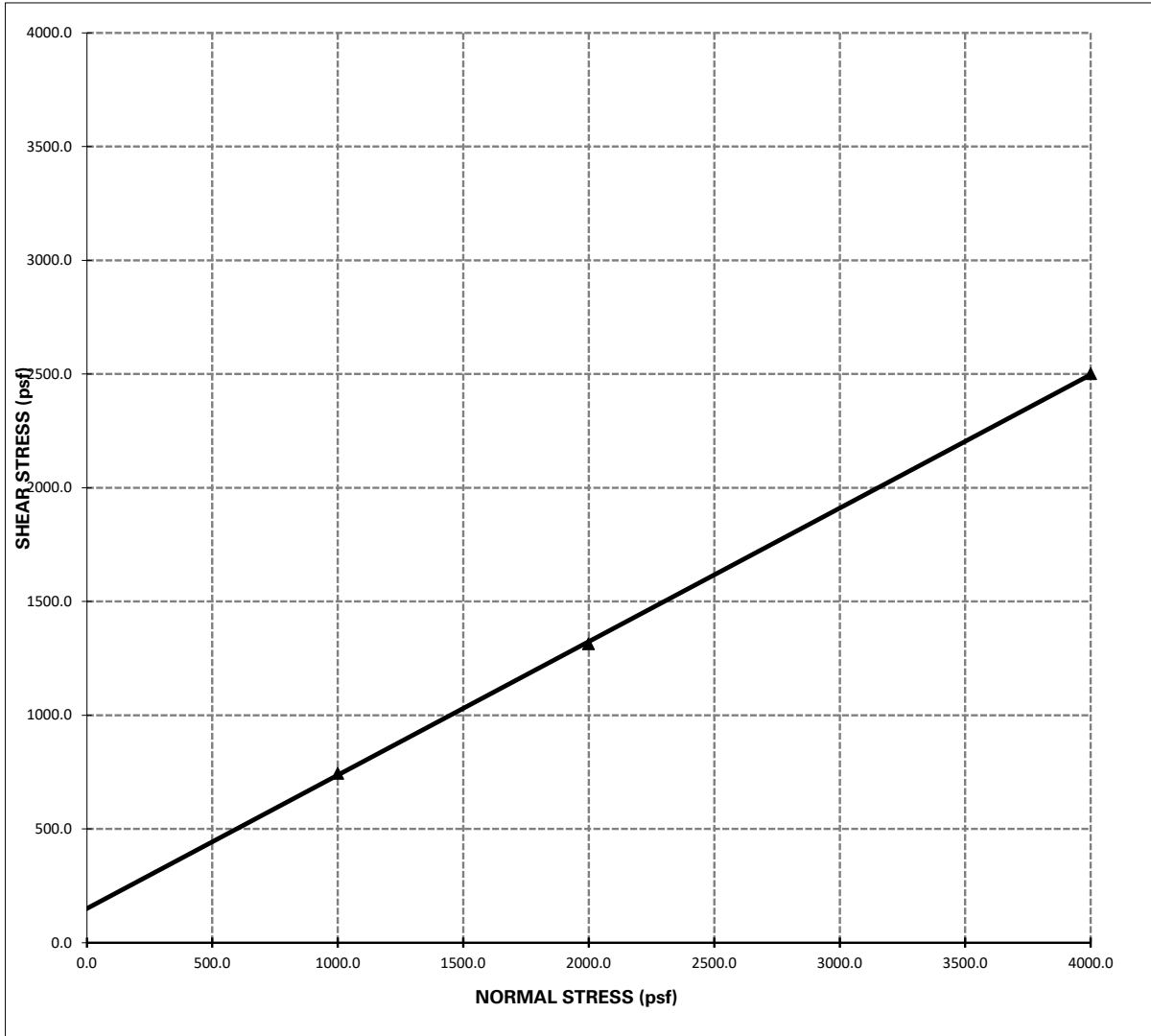
Date: 9/22/2022



DIRECT SHEAR TEST

Project Name: Vernola Ranch North
Project Number: 3339-CR

Sample Location: B-6 @ 0-5 feet
Date Tested: 9/27/2022



Shear Strength: $\Phi = 30^\circ$, **C = 150 psf**

- Notes:**
- 1 - The soil specimen used in the shear box was a ring sample remolded to approximately 90% relative compaction from a bulk sample collected during the field investigation.
 - 2 - The above reflect direct shear strength at saturated conditions.
 - 3 - The tests were run at a shear rate of 0.035 in/min.



EXPANSION INDEX TEST

(ASTM D4829)

Client: Sky Country Investment
Project Number: 3339-CR
Project Location: Vernola Ranch North Commercial Development, Jurupa \

Tested/ Checked By: RL Lab No Corona
Date Tested: 9/27/2022
Sample Source: B6 @ 0-5 feet
Sample Description:

Ring #: _____ Ring Dia. : 4.01" Ring Ht. 1"

DENSITY DETERMINATION

A	Weight of compacted sample & ring (gm)	774.4
B	Weight of ring (gm)	362.7
C	Net weight of sample (gm)	411.7
D	Wet Density, lb / ft3 (C*0.3016)	124.2
E	Dry Density, lb / ft3 (D/1.F)	114.3

SATURATION DETERMINATION

F	Moisture Content, %	8.6
G	Specific Gravity, assumed	2.70
H	Unit Wt. of Water @ 20 °C, (pcf)	62.4
I	% Saturation	49.0

READINGS		
DATE	TIME	READING
9/27/2022		0.6240
9/27/2022		0.6240
9/28/2022		0.6540

Initial
10 min/Dry

Final

FINAL MOISTURE	
Final Weight of wet sample & tare	% Moisture
812.3	17.8

EXPANSION INDEX = 30



Report No: PTR:22-00073-S01

Proctor Report

Client: Sky Country Investment Co/East
PO Box 217
Upland CA 91785

CC:

Project: 3339-CR
Vernola Ranch North Commercial
Development, Jurupa Valley

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 22-00073-S01

Date Sampled: 9/21/2022

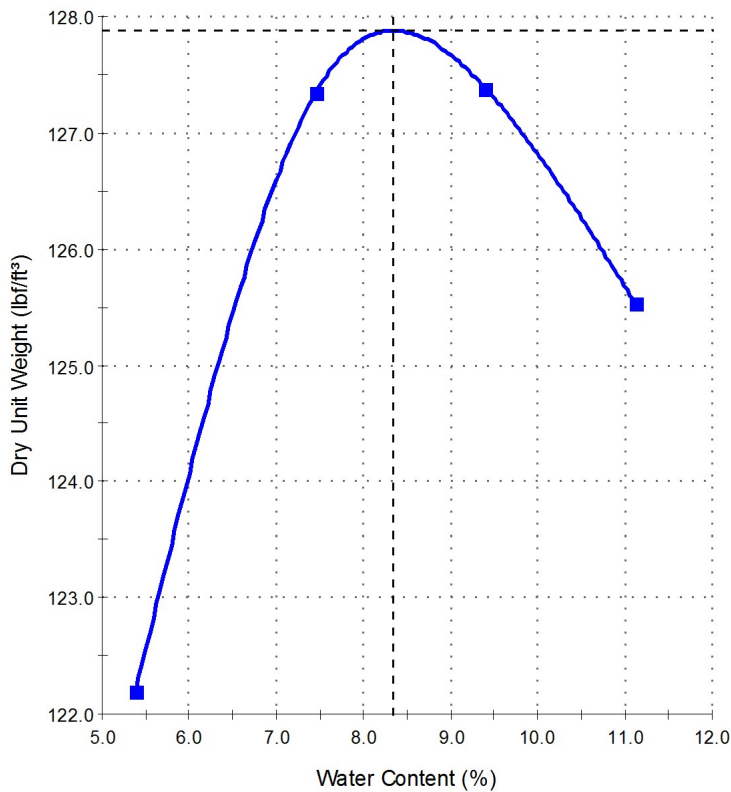
Sampled By: Kevin Gonzalez

Location: B-6 @ 0-5 feet / Light brown silty fine to coarse sand

Tested By: Seth Saludez

Date Tested: 9/22/2022

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lb/ft³): 127.9

Optimum Water Content (%): 8.3

Method: A

Preparation Method: Moist

Retained Sieve No 4 (4.75mm) (%): 2

Passing Sieve No 4 (4.75mm) (%): 98

Tested By:

Date Tested:

Comments



Results Only Soil Testing for Vernola Ranch North - Jurupa Valley

September 23, 2022

**Prepared for:
Bruce Hick
Geotek USA
1548 North Maple Street
Corona, CA 92280
bhick@geotekusa.com**

**Project X Job#: S220922B
Client Job or PO#: 3339-CR Sky Country Investment Co/East**

Respectfully Submitted,

Eduardo Hernandez, M.Sc., P.E.
Sr. Corrosion Consultant
NACE Corrosion Technologist #16592
Professional Engineer
California No. M37102
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Soil Analysis Lab Results

Client: Geotek USA
 Job Name: Vernola Ranch North - Jurupa Valley
 Client Job Number: 3339-CR Sky Country Investment Co/East
 Project X Job Number: S220922B
 September 23, 2022

Method	ASTM D4327	ASTM D4327	ASTM G187	ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327				
Bore# / Description	Depth	Sulfates SO ₄ ²⁻		Chlorides Cl ⁻		Resistivity As Rec'd Minimum		pH	Redox	Sulfide S ²⁻	Nitrate NO ₃ ⁻	Ammonium NH ₄ ⁺	Lithium Li ⁺	Sodium Na ⁺	Potassium K ⁺	Magnesium Mg ²⁺	Calcium Ca ²⁺	Fluoride F ₂ ⁻	Phosphate PO ₄ ³⁻
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ohm-cm)	(Ohm-cm)		(mV)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B1 @	0-5	40.4	0.0040	26.0	0.0026	65,660	3,819	6.9	148	0.51	79.4	0.9	ND	38.4	11.6	25.4	150.5	4.9	25.7

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
 mg/kg = milligrams per kilogram (parts per million) of dry soil weight
 ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
 Chemical Analysis performed on 1:3 Soil-To-Water extract
 PPM = mg/kg (soil) = mg/L (Liquid)

APPENDIX C

GENERAL EARTHWORK GRADING GUIDELINES

**Updated Geotechnical Evaluation
Tentative Tract Map 38504
Proposed Commercial Development
Vernola Ranch
Limonite Avenue and Pats Ranch Road
Jurupa Valley, Riverside County, California
Project No. 3339-CR**

GENERAL GRADING GUIDELINES

Guidelines presented herein are intended to address general construction procedures for earthwork construction. Specific situations and conditions often arise which cannot reasonably be discussed in general guidelines, when anticipated these are discussed in the text of the report. Often unanticipated conditions are encountered which may necessitate modification or changes to these guidelines. It is our hope that these will assist the contractor to more efficiently complete the project by providing a reasonable understanding of the procedures that would be expected during earthwork and the testing and observation used to evaluate those procedures.

General

Grading should be performed to at least the minimum requirements of governing agencies, Chapters 18 and 33 of the Uniform Building Code, CBC (2019) and the guidelines presented below.

Preconstruction Meeting

A preconstruction meeting should be held prior to site earthwork. Any questions the contractor has regarding our recommendations, general site conditions, apparent discrepancies between reported and actual conditions and/or differences in procedures the contractor intends to use should be brought up at that meeting. The contractor (including the main onsite representative) should review our report and these guidelines in advance of the meeting. Any comments the contractor may have regarding these guidelines should be brought up at that meeting.

Grading Observation and Testing

1. Observation of the fill placement should be provided by our representative during grading. Verbal communication during the course of each day will be used to inform the contractor of test results. The contractor should receive a copy of the "Daily Field Report" indicating results of field density tests that day. If our representative does not provide the contractor with these reports, our office should be notified.
2. Testing and observation procedures are, by their nature, specific to the work or area observed and location of the tests taken, variability may occur in other locations. The contractor is responsible for the uniformity of the grading operations; our observations and test results are intended to evaluate the contractor's overall level of efforts during grading. The contractor's personnel are the only individuals participating in all aspect of site work. Compaction testing and observation should not be considered as relieving the contractor's responsibility to properly compact the fill.
3. Cleanouts, processed ground to receive fill, key excavations, and subdrains should be observed by our representative prior to placing any fill. It will be the contractor's responsibility to notify our representative or office when such areas are ready for observation.

4. Density tests may be made on the surface material to receive fill, as considered warranted by this firm.
5. In general, density tests would be made at maximum intervals of two feet of fill height or every 1,000 cubic yards of fill placed. Criteria will vary depending on soil conditions and size of the fill. More frequent testing may be performed. In any case, an adequate number of field density tests should be made to evaluate the required compaction and moisture content is generally being obtained.
6. Laboratory testing to support field test procedures will be performed, as considered warranted, based on conditions encountered (e.g. change of material sources, types, etc.) Every effort will be made to process samples in the laboratory as quickly as possible and in progress construction projects are our first priority. However, laboratory workloads may cause in delays and some soils may require a **minimum of 48 to 72 hours to complete test procedures**. Whenever possible, our representative(s) should be informed in advance of operational changes that might result in different source areas for materials.
7. Procedures for testing of fill slopes are as follows:
 - a) Density tests should be taken periodically during grading on the flat surface of the fill, three to five feet horizontally from the face of the slope.
 - b) If a method other than over building and cutting back to the compacted core is to be employed, slope compaction testing during construction should include testing the outer six inches to three feet in the slope face to determine if the required compaction is being achieved.
8. Finish grade testing of slopes and pad surfaces should be performed after construction is complete.

Site Clearing

1. All vegetation, and other deleterious materials, should be removed from the site. If material is not immediately removed from the site it should be stockpiled in a designated area(s) well outside of all current work areas and delineated with flagging or other means. Site clearing should be performed in advance of any grading in a specific area.
2. Efforts should be made by the contractor to remove all organic or other deleterious material from the fill, as even the most diligent efforts may result in the incorporation of some materials. This is especially important when grading is occurring near the natural grade. All equipment operators should be aware of these efforts. Laborers may be required as root pickers.
3. Nonorganic debris or concrete may be placed in deeper fill areas provided the procedures used are observed and found acceptable by our representative.

Treatment of Existing Ground

1. Following site clearing, all surficial deposits of alluvium and colluvium as well as weathered or creep affected bedrock, should be removed unless otherwise specifically indicated in the text of this report.
2. In some cases, removal may be recommended to a specified depth (e.g. flat sites where partial alluvial removals may be sufficient). The contractor should not exceed these depths unless directed otherwise by our representative.
3. Groundwater existing in alluvial areas may make excavation difficult. Deeper removals than indicated in the text of the report may be necessary due to saturation during winter months.
4. Subsequent to removals, the natural ground should be processed to a depth of six inches, moistened to near optimum moisture conditions and compacted to fill standards.
5. Exploratory back hoe or dozer trenches still remaining after site removal should be excavated and filled with compacted fill if they can be located.

Fill Placement

1. Unless otherwise indicated, all site soil and bedrock may be reused for compacted fill; however, some special processing or handling may be required (see text of report).
2. Material used in the compacting process should be evenly spread, moisture conditioned, processed, and compacted in thin lifts six (6) to eight (8) inches in compacted thickness to obtain a uniformly dense layer. The fill should be placed and compacted on a nearly horizontal plane, unless otherwise found acceptable by our representative.
3. If the moisture content or relative density varies from that recommended by this firm, the contractor should rework the fill until it is in accordance with the following:
 - a) Moisture content of the fill should be at or above optimum moisture. Moisture should be evenly distributed without wet and dry pockets. Pre-watering of cut or removal areas should be considered in addition to watering during fill placement, particularly in clay or dry surficial soils. The ability of the contractor to obtain the proper moisture content will control production rates.
 - b) Each six-inch layer should be compacted to at least 90 percent of the maximum dry density in compliance with the testing method specified by the controlling governmental agency. In most cases, the testing method is ASTM Test Designation D 1557.
4. Rock fragments less than eight inches in diameter may be utilized in the fill, provided:
 - a) They are not placed in concentrated pockets;
 - b) There is a sufficient percentage of fine-grained material to surround the rocks;
 - c) The distribution of the rocks is observed by, and acceptable to, our representative.

5. Rocks exceeding eight (8) inches in diameter should be taken off site, broken into smaller fragments, or placed in accordance with recommendations of this firm in areas designated suitable for rock disposal. On projects where significant large quantities of oversized materials are anticipated, alternate guidelines for placement may be included. If significant oversize materials are encountered during construction, these guidelines should be requested.
6. In clay soil, dry or large chunks or blocks are common. If in excess of eight (8) inches minimum dimension, then they are considered as oversized. Sheepsfoot compactors or other suitable methods should be used to break up blocks. When dry, they should be moisture conditioned to provide a uniform condition with the surrounding fill.

Slope Construction

1. The contractor should obtain a minimum relative compaction of 90 percent out to the finished slope face of fill slopes. This may be achieved by either overbuilding the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment.
2. Slopes trimmed to the compacted core should be overbuilt by at least three (3) feet with compaction efforts out to the edge of the false slope. Failure to properly compact the outer edge results in trimming not exposing the compacted core and additional compaction after trimming may be necessary.
3. If fill slopes are built "at grade" using direct compaction methods, then the slope construction should be performed so that a constant gradient is maintained throughout construction. Soil should not be "spilled" over the slope face nor should slopes be "pushed out" to obtain grades. Compaction equipment should compact each lift along the immediate top of slope. Slopes should be back rolled or otherwise compacted at approximately every 4 feet vertically as the slope is built.
4. Corners and bends in slopes should have special attention during construction as these are the most difficult areas to obtain proper compaction.
5. Cut slopes should be cut to the finished surface. Excessive undercutting and smoothing of the face with fill may necessitate stabilization.

UTILITY TRENCH CONSTRUCTION AND BACKFILL

Utility trench excavation and backfill is the contractors responsibility. The geotechnical consultant typically provides periodic observation and testing of these operations. While efforts are made to make sufficient observations and tests to verify that the contractors' methods and procedures are adequate to achieve proper compaction, it is typically impractical to observe all backfill procedures. As such, it is critical that the contractor use consistent backfill procedures.

Compaction methods vary for trench compaction and experience indicates many methods can be successful. However, procedures that “worked” on previous projects may or may not prove effective on a given site. The contractor(s) should outline the procedures proposed, so that we may discuss them **prior** to construction. We will offer comments based on our knowledge of site conditions and experience.

1. Utility trench backfill in slopes, structural areas, in streets and beneath flat work or hardscape should be brought to at least optimum moisture and compacted to at least 90 percent of the laboratory standard. Soil should be moisture conditioned prior to placing in the trench.
2. Flooding and jetting are not typically recommended or acceptable for native soils. Flooding or jetting may be used with select sand having a Sand Equivalent (SE) of 30 or higher. This is typically limited to the following uses:
 - a) shallow (12 + inches) under slab interior trenches and,
 - b) as bedding in pipe zone.

The water should be allowed to dissipate prior to pouring slabs or completing trench compaction.

3. Care should be taken not to place soils at high moisture content within the upper three feet of the trench backfill in street areas, as overly wet soils may impact subgrade preparation. Moisture may be reduced to 2% below optimum moisture in areas to be paved within the upper three feet below sub grade.
4. Sand backfill should not be allowed in exterior trenches adjacent to and within an area extending below a 1:1 projection from the outside bottom edge of a footing, unless it is similar to the surrounding soil.
5. Trench compaction testing is generally at the discretion of the geotechnical consultant. Testing frequency will be based on trench depth and the contractors procedures. A probing rod would be used to assess the consistency of compaction between tested areas and untested areas. If zones are found that are considered less compact than other areas, this would be brought to the contractors attention.

JOB SAFETY

General

Personnel safety is a primary concern on all job sites. The following summaries are safety considerations for use by all our employees on multi-employer construction sites. On ground personnel are at highest risk of injury and possible fatality on grading construction projects. The company recognizes that construction activities will vary on each site and that job site safety is the contractor's responsibility. However, it is, imperative that all personnel be safety conscious to avoid accidents and potential injury.

In an effort to minimize risks associated with geotechnical testing and observation, the following precautions are to be implemented for the safety of our field personnel on grading and construction projects.

1. **Safety Meetings:** Our field personnel are directed to attend the contractor's regularly scheduled safety meetings.
2. **Safety Vests:** Safety vests are provided for and are to be worn by our personnel while on the job site.
3. **Safety Flags:** Safety flags are provided to our field technicians; one is to be affixed to the vehicle when on site, the other is to be placed atop the spoil pile on all test pits.

In the event that the contractor's representative observes any of our personnel not following the above, we request that it be brought to the attention of our office.

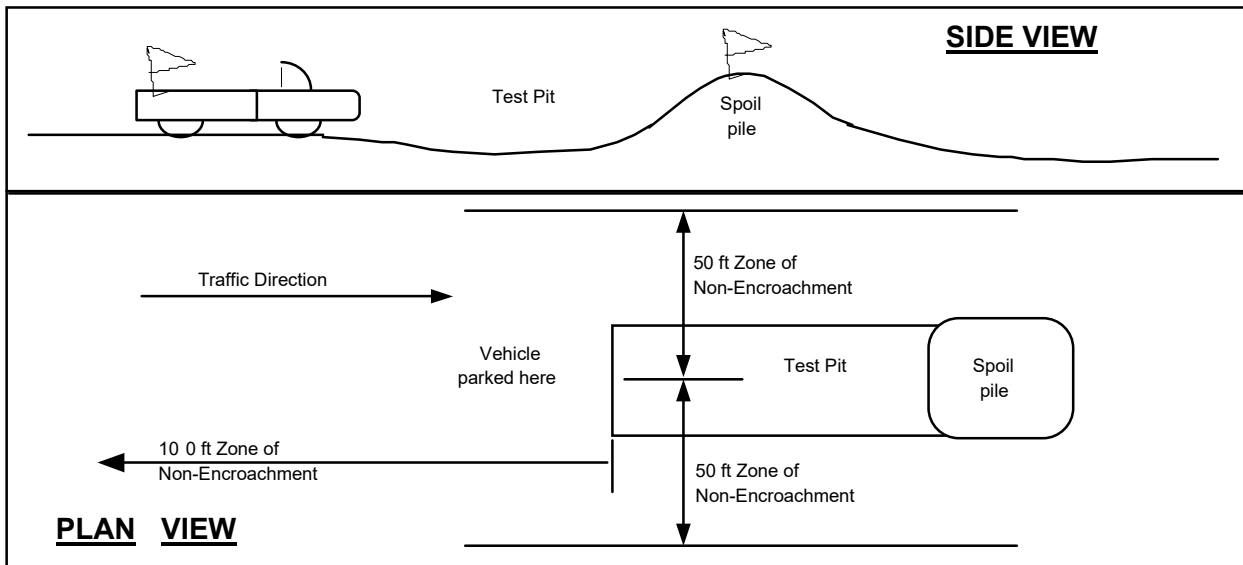
Test Pits Location, Orientation and Clearance

The technician is responsible for selecting test pit locations. The primary concern is the technician's safety. However, it is necessary to take sufficient tests at various locations to obtain a representative sampling of the fill. As such, efforts will be made to coordinate locations with the grading contractors authorized representatives (e.g. dump man, operator, supervisor, grade checker, etc.), and to select locations following or behind the established traffic pattern, preferably outside of current traffic. The contractors authorized representative should direct excavation of the pit and safety during the test period. Again, safety is the paramount concern.

Test pits should be excavated so that the spoil pile is placed away from oncoming traffic. The technician's vehicle is to be placed next to the test pit, opposite the spoil pile. This necessitates that the fill be maintained in a drivable condition. Alternatively, the contractor may opt to park a piece of equipment in front of test pits, particularly in small fill areas or those with limited access.

A zone of non-encroachment should be established for all test pits (see diagram below). No grading equipment should enter this zone during the test procedure. The zone should extend outward to the sides approximately 50 feet from the center of the test pit and 100 feet in the direction of traffic flow. This zone is established both for safety and to avoid excessive ground vibration, which typically decreases test results.

TEST PIT SAFETY PLAN



Slope Tests

When taking slope tests, the technician should park their vehicle directly above or below the test location on the slope. The contractor's representative should effectively keep all equipment at a safe operation distance (e.g. 50 feet) away from the slope during testing.

The technician is directed to withdraw from the active portion of the fill as soon as possible following testing. The technician's vehicle should be parked at the perimeter of the fill in a highly visible location.

Trench Safety

It is the contractor's responsibility to provide safe access into trenches where compaction testing is needed. Trenches for all utilities should be excavated in accordance with CAL-OSHA and any other applicable safety standards. Safe conditions will be required to enable compaction testing of the trench backfill.

All utility trench excavations in excess of 5 feet deep, which a person enters, are to be shored or laid back. Trench access should be provided in accordance with OSHA standards. Our personnel are directed not to enter any trench by being lowered or "riding down" on the equipment.

Our personnel are directed not to enter any excavation which;

1. is 5 feet or deeper unless shored or laid back,
2. exit points or ladders are not provided,
3. displays any evidence of instability, has any loose rock or other debris which could fall into the trench, or

4. displays any other evidence of any unsafe conditions regardless of depth.

If the contractor fails to provide safe access to trenches for compaction testing, our company policy requires that the soil technician withdraws and notifies their supervisor. The contractor's representative will then be contacted in an effort to effect a solution. All backfill not tested due to safety concerns or other reasons is subject to reprocessing and/or removal.

Procedures

In the event that the technician's safety is jeopardized or compromised as a result of the contractor's failure to comply with any of the above, the technician is directed to inform both the developer's and contractor's representatives. If the condition is not rectified, the technician is required, by company policy, to immediately withdraw and notify their supervisor. The contractor's representative will then be contacted in an effort to effect a solution. No further testing will be performed until the situation is rectified. Any fill placed in the interim can be considered unacceptable and subject to reprocessing, recompaction or removal.

In the event that the soil technician does not comply with the above or other established safety guidelines, we request that the contractor bring this to technicians attention and notify our project manager or office. Effective communication and coordination between the contractor's representative and the field technician(s) is strongly encouraged in order to implement the above safety program and safety in general.

The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures particularly the zone of non-encroachment.

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