

Geotechnical Report

APN 0573-101-07-0000

County of San Bernardino, California

Prepared for:

GK3 Architecture

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Las Vegas, NV 89102



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November 22, 2019

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c/o GK3 Architecture
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Las Vegas, NV 89102

Geotechnical Report
APN 0573-101-07-0000
Nipton, California
LCI Report No. LP19174

Dear Mr. Herbst:

This geotechnical report is provided for design and construction of the proposed commercial development located at the northeast corner of Interstate I-15 and Yates Wells Road northwest of Nipton, California. Our geotechnical exploration was conducted in response to your request for our services. The enclosed report describes our soil engineering site evaluation and presents our professional opinions regarding geotechnical conditions at the site to be considered in the design and construction of the project.

Based on the geotechnical conditions encountered at the points of exploration, the project site appears suitable for the proposed construction provided the professional opinions contained in this report are considered in the design and construction of this project.

We appreciate the opportunity to provide our findings and professional opinions regarding geotechnical conditions at the site. Please provide our office with a set of the foundation plans and civil plans for review to insure that the geotechnical site constraints have been included in the design documents. If you have any questions or comments regarding our findings, please call our office at (760) 370-3000.

Respectfully Submitted,
LandMark Consultants, Inc.

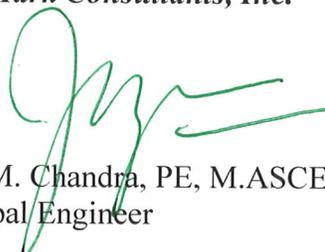

Greg M. Chandra, PE, M.ASCE
Principal Engineer



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EXECUTIVE SUMMARY

This executive summary presents *selected* elements of our findings and professional opinions. This summary *may not* present all details needed for the proper application of our findings and professional opinions. Our findings, professional opinions, and application options are *best related through reading the full report*, and are best evaluated with the active participation of the engineer of record who developed them. The findings of this study are summarized below:

- The findings of this study indicate the site is underlain by interbedded silty sand and silt. The near surface silty sands are expected to be low to non-expansive. The subsurface soils are medium dense to very dense in nature.
- Groundwater was not encountered in the borings during the time of exploration.
- Severe sulfate levels were encountered at the near surface soil samples tested for this investigation. It is recommended that concrete should use Type V cement with a maximum water-cement ratio of 0.45 and a minimum compressive strength of 4,500 psi.
- Design soil bearing pressure of 1,800 psf. Differential movement of ½ inch can be expected for slab on grade foundations placed on native soils.
- The risk of liquefaction induced settlement is nil.
- Seismic settlements of the dry sands have been calculated to be approximately less than ⅛ inch based on the field exploration data. Total seismic settlements are not expected to exceed ⅛ inch.
- All reinforcing bars, anchor bolts and hold down bolts shall have a minimum concrete cover of 3.0 inches unless epoxy coated (ASTM D3963/A934). Hold-down straps are not allowed at the foundation perimeter. No pressurized water lines are allowed below or within the foundations.
- Pavement structural sections should be designed for subgrade soils (R-Value = 50) and an appropriate Traffic Index (TI) selected by the civil designer.

Section 1

INTRODUCTION

1.1 Project Description

This report presents the findings of our geotechnical exploration and soil testing for the proposed commercial development located at the northeast corner of Interstate I-15 and Yates Wells Road northwest of Nipton, California (See Vicinity Map, Plate A-1). The proposed development will consist of a 7,500 sq-ft building, 2 fuel islands with canopies and small steel water tank with a pump house. A site plan for the proposed development was provided by GK3 Architecture.

The structures are planned to consist of slabs-on-grade foundations and wood-frame construction. Footing loads at exterior bearing walls are estimated at 2 to 5 kips per lineal foot. Column loads are estimated to range from 3 to 40 kips. The proposed steel storage tank is expected to be about 30 feet high and 25 feet in diameter with a water level of about 28 feet. Expected uniform water loads are estimated at 1.5 kips per square foot. Foundation ring loads are expected to impose an additional load of 2,000 psf. If structural loads exceed those stated above, we should be notified so we may evaluate their impact on foundation settlement and bearing capacity. Site development will include building pad preparation, underground utility installation, concrete foundation construction, street and parking lot construction, and concrete sidewalk placement.

1.2 Purpose and Scope of Work

The purpose of this geotechnical study was to investigate the subsurface soil at selected locations within the site for evaluation of physical/engineering properties and liquefaction potential during seismic events. Professional opinions were developed from field and laboratory test data and are provided in this report regarding geotechnical conditions at this site and the effect on design and construction. The scope of our services consisted of the following:

- < Field exploration and in-situ testing of the site soils at selected locations and depths.
- < Laboratory testing for physical and/or chemical properties of selected samples.
- < Review of the available literature pertaining to local geology, faulting, and seismicity.
- < Engineering analysis and evaluation of the data collected.
- < Preparation of this report presenting our findings and professional opinions regarding the geotechnical aspects of project design and construction.

This report addresses the following geotechnical parameters:

- < Subsurface soil and groundwater conditions
- < Site geology, regional faulting and seismicity, near source factors, and site seismic accelerations
- < Liquefaction potential and its mitigation
- < Expansive soil and methods of mitigation
- < Aggressive soil conditions to metals and concrete

Professional opinions with regard to the above parameters are provided for the following:

- < Site grading and earthwork
- < Building pad and foundation subgrade preparation
- < Allowable soil bearing pressures and expected settlements
- < Concrete slabs-on-grade
- < Lateral earth pressures
- < Excavation conditions and buried utility installations
- < Mitigation of the potential effects of salt concentrations in native soil to concrete mixes and steel reinforcement
- < Seismic design parameters
- < Preliminary Pavement structural sections

Our scope of work for this report did not include an evaluation of the site for the presence of environmentally hazardous materials or conditions, storm water infiltration, groundwater mounding, or landscape suitability of the soil.

1.3 Authorization

Ms. Lindsay Holt of The Holt Group, representing GK3 Architecture provided authorization by written agreement to proceed with our work on September 11, 2019. We conducted our work in general accordance with our written proposal dated July 19, 2019.

Section 2

METHODS OF INVESTIGATION**2.1 Field Exploration**

Subsurface exploration was performed on October 4, 2019 using 2R Drilling of Chino, California to advance four (4) borings to depths of 16.5 to 46.5 feet below existing ground surface. The borings were advanced with a truck-mounted, CME 75 drill rig using 8-inch diameter, hollow-stem, continuous-flight augers. The approximate boring locations were established in the field and plotted on the site map by sighting to discernible site features. The boring locations are shown on the Site and Exploration Plan (Plate A-2).

A geo-technician observed the drilling operations and maintained logs of the soil encountered with sampling depths. Soils were classified during drilling according to the Unified Soil Classification System using the visual-manual procedure in accordance with ASTM D2488. Relatively undisturbed and bulk samples of the subsurface materials were obtained at selected intervals. The relatively undisturbed soil samples were retrieved using a 2-inch outside diameter (OD) split-spoon sampler or a 3-inch OD Modified California Split-Barrel (ring) sampler lined with 6-inch stainless-steel sleeves.

In addition, Standard Penetration Tests (SPT) were performed in accordance with ASTM D1586 and ASTM D6066. The samples were obtained by driving the samplers ahead of the auger tip at selected depths using a 140-pound CME automatic hammer with a 30-inch drop. The number of blows required to drive the samplers the last 12 inches of an 18-inch drive depth into the soil is recorded on the boring logs as “blows per foot”. Blow counts (N values) reported on the boring logs represent the field blow counts. No corrections have been applied to the blow counts shown on the boring logs for effects of overburden pressure, automatic hammer drive energy, drill rod lengths, liners, and sampler diameter.

After logging and sampling the soil, the exploratory borings were backfilled with the excavated material. The backfill was loosely placed and was not compacted to the requirements specified for engineered fill. The subsurface logs are presented on Plates B-1 through B-4 in Appendix B. A key to the log symbols is presented on Plate B-5. The stratification lines shown on the subsurface logs represent the approximate boundaries between the various strata. However, the transition from one stratum to another may be gradual over some range of depth.

2.2 Laboratory Testing

Laboratory tests were conducted on selected bulk (auger cuttings) and relatively undisturbed soil samples obtained from the soil borings to aid in classification and evaluation of selected engineering properties of the site soils. The tests were conducted in general conformance to the procedures of the American Society for Testing and Materials (ASTM) or other standardized methods as referenced below. The laboratory testing program consisted of the following tests:

- < Particle Size Analyses (ASTM D422)
- < Unit Dry Densities (ASTM D2937)
- < Moisture Contents (ASTM D2216)
- < Moisture-Density Relationship (ASTM D1557)
- < Chemical Analyses (soluble sulfates & chlorides, pH, and resistivity) (Caltrans Methods)

The laboratory test results are presented on the subsurface logs (Appendix B) and in Appendix C.

Engineering parameters of soil strength, compressibility and relative density utilized for developing design criteria provided within this report were obtained from the field and laboratory testing program.

Section 3

DISCUSSION**3.1 Site Conditions**

The project site is irregular in plan view, is relatively flat-lying slopes gently to the east, and consists of approximately 23.5 acres, with the proposed development being limited to the southern portion of the site (approximately 5 acres). The site is bounded by Yates Wells Road to the south and Interstate 15 to the west.

The project site was previously used as business enterprise, with several mobile homes and old car storage areas. An existing microwave antenna complex is located in the south-east corner. An existing water well and water storage tank is located north of the proposed development. Adjacent properties are flat-lying and are approximately at the same elevation with this site.

The project site lies at an elevation of approximately 2,625 feet above mean sea level (MSL) in the Mojave Desert region of the California high desert. Annual rainfall in this arid region is variable from 2.2 to 6.5 inches per year with four months of average summertime temperatures above 90°F.

3.2 Geologic Setting

The site is located in the Mojave Desert region of the California high desert. The Mojave Desert occupies about 25,000 miles² (65,000 km²) of southeastern California. It is landlocked, enclosed on the southwest by the San Andreas Fault and the Transverse Ranges, on the north and northwest by the Garlock Fault, the Tehachapi Mountains and the Basin Ranges. The Nevada state line and the Colorado River form the arbitrary eastern boundary, although the province actually extends into southern Nevada. The San Bernardino-Riverside county line is designated as the southern boundary (Norris & Webb, 1976).

The desert itself is a Cenozoic feature, formed as early as the Oligocene presumably from movements related to the San Andreas and Garlock Faults. Prior to the development of the Garlock Fault, the Mojave was part of the Basin Ranges and shares Basin Range geologic history possibly through the Miocene.

Today the region is dominated by broad alleviated basins that are mostly aggrading surfaces receiving nonmarine continental deposits from adjacent uplands. The alluvial deposits buried the older topography which was more mountainous. The highest general elevation of the Mojave Desert approaches 4,000 feet (1,200 m) along a northeastern axis from Cajon Pass to Barstow. Alluvial cover thins to the east, and pediment - often with thick regolith - occupies much of the surface. The Mojave area contains Paleozoic and lower Mesozoic rocks, although Triassic and Jurassic marine sediments are scarce (Norris & Webb, 1976).

The Mojave block is approximately bounded by the San Andreas and Garlock Faults. The western Mojave Desert is broken by major faults that primarily parallel the San Andreas and seems to be truncated by the Garlock. Many faults occur in the eastern Mojave, but since most of this area is underlain by rather uniform granitic rocks, the faults are difficult to map. Some faults are known positively, but many can only be inferred (Norris & Webb, 1976).

3.3 Subsurface Soil

Subsurface soils encountered during the field exploration conducted on October 4, 2019 consist of dry to moist, dominantly medium dense to very dense, interbedded silty sands (SM) and sandy silts (ML) to a depth of 46.5 feet, the maximum depth of exploration. Much of the soil deposits are cemented with caliche making drilling slow. The near surface soils are granular and non-expansive in nature. The subsurface logs (Plates B-1 through B-4) depict the stratigraphic relationships of the various soil types.

3.4 Groundwater

Groundwater was not encountered in the borings during the time of exploration. The well information collected near the subject site (Well 355347N1154114W001), has indicated that the ground water level ranges from elevation 2520 to 2521 (88 to 90 feet below the ground surfaces) in the last 50 years.

Based on the regional topography, groundwater flow is assumed to be generally towards the south-east within the site area. Flow directions may also vary locally in the vicinity of the site.

3.5 Faulting

The project site is located in the northeastern portion of the seismically active Mojave Desert area of southern California with numerous mapped faults of the San Andreas Fault System and Mojave Desert traversing the region. We have performed a computer-aided search of known faults or seismic zones that lie within a 135 mile (215 kilometer) radius of the project site (Table 1).

A fault map illustrating known active faults relative to the site is presented on Figure 1, *Regional Fault Map*. Figure 2 shows the project site in relation to local faults. The criterion for fault classification adopted by the California Geological Survey defines Earthquake Fault Zones along active or potentially active faults. An active fault is one that has ruptured during Holocene time (roughly within the last 11,000 years). A fault that has ruptured during the last 2.6 million years (Quaternary time), but has not been proven by direct evidence to have not moved within Holocene time is considered to be potentially active. A fault that has not moved during Quaternary time is considered to be inactive.

Review of the current Alquist-Priolo Earthquake Fault Zone maps (CGS, 2000a) indicates that the nearest mapped Earthquake Fault Zone is the Garlock fault located approximately 54.4 miles west of the project site.

3.6 General Ground Motion Analysis

The project site is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region. Ground motions are dependent primarily on the earthquake magnitude and distance to the seismogenic (rupture) zone. Acceleration magnitudes also are dependent upon attenuation by rock and soil deposits, direction of rupture and type of fault; therefore, ground motions may vary considerably in the same general area.

CBC General Ground Motion Parameters: The 2019 CBC general ground motion parameters are based on the Risk-Targeted Maximum Considered Earthquake (MCE_R). The Structural Engineers Association of California (SEAOC) and Office of Statewide Health Planning and Development (OSHPD) Seismic Design Maps Web Application (SEAOC, 2019) was used to obtain the site coefficients and adjusted maximum considered earthquake spectral response acceleration parameters. *The site soils have been classified as Site Class D (stiff soil profile).*

Design spectral response acceleration parameters are defined as the earthquake ground motions that are two-thirds (2/3) of the corresponding MCE_R ground motions. Design earthquake ground motion parameters are provided in Table 2. *A Risk Category II was determined using Table 1604A.5 and the Seismic Design Category is D since S_1 is less than 0.75g.*

The Maximum Considered Earthquake Geometric Mean (MCE_G) peak ground acceleration adjusted for soil site class effects (PGA_M) value was determined from the “SEAOC Seismic Design Maps Web Application” (SEAOC, 2019) for liquefaction and seismic settlement analysis in accordance with 2016 CBC Section 1803A.5.12 and CGS Note 48 ($PGA_M = F_{PGA} * PGA$). *A PGA_M value of 0.22g has been determined for the project site.*

3.7 Seismic and Other Hazards

- < **Groundshaking.** The primary seismic hazard at the project site is the potential for strong groundshaking during earthquakes along the Garlock fault. A further discussion of groundshaking follows in Section 3.5.
- < **Surface Rupture.** The project site does not lie within a State of California, Alquist-Priolo Earthquake Fault Zone. Surface fault rupture is considered to be unlikely at the project site because of the well-delineated fault lines through the Mojave Desert as shown on USGS and CDMG maps. However, because of the high tectonic activity and deep alluvium of the region, we cannot preclude the potential for surface rupture on undiscovered or new faults that may underlie the site.
- < **Liquefaction and lateral spreading.** Liquefaction is unlikely to be a potential hazard at the site due to groundwater deeper than 50 feet (the maximum depth that liquefaction is known to occur) and very dense soil conditions.

Other Potential Geologic Hazards.

- < **Landsliding.** The hazard of landsliding is unlikely due to the regional planar topography. No ancient landslides are shown on geologic maps and topographic maps of the region and no indications of landslides were observed during our site investigation.
- < **Volcanic hazards.** The site is not located in proximity to any known volcanically active area and the risk of volcanic hazards is considered very low.

- < **Tsunamis and seiches.** Tsunamis are giant ocean waves created by strong underwater seismic events, asteroid impact, or large landslides. Seiches are large waves generated in enclosed bodies of water in response to strong ground shaking. The site is not located near any large bodies of water, so the threat of tsunami and seiches is considered unlikely.
- < **Flooding.** The site does not lie near any large bodies of water, so the threat of seismically-induced flooding is unlikely. The project site is located within the Special Flood Hazard Area (SFHA) (as shown on Plate A-5). The SFHA consist of areas of land subject to inundation by a flood having a one-percent or greater probability of being equaled or exceeded during a given year (previously referred to as the base flood or 100-year flood).
- < **Collapsible soils.** Collapsible soil generally consists of dry, loose, low-density material that have the potential collapse and compact (decrease in volume) when subjected to the addition of water or excessive loading. Soils found to be most susceptible to collapse include loess (fine grained wind-blown soils), young alluvium fan deposits in semi-arid to arid climates, debris flow deposits and residual soil deposits. The potential for hydro-collapse of the subsurface soils at this project site is considered very low.
- < **Expansive soils.** The near surface soils at the project site consist of sandy silts, silty sands and sands which are non-expansive.

3.8 Liquefaction

Liquefaction occurs when granular soil below the water table is subjected to vibratory motions, such as produced by earthquakes. With strong ground shaking, an increase in pore water pressure develops as the soil tends to reduce in volume. If the increase in pore water pressure is sufficient to reduce the vertical effective stress (suspending the soil particles in water), the soil strength decreases and the soil behaves as a liquid (similar to quicksand). Liquefaction can produce excessive settlement, ground rupture, lateral spreading, or failure of shallow bearing foundations. Four conditions are generally required for liquefaction to occur:

- (1) the soil must be saturated (relatively shallow groundwater);
- (2) the soil must be loosely packed (low to medium relative density);
- (3) the soil must be relatively cohesionless (not clayey); and
- (4) groundshaking of sufficient intensity must occur to function as a trigger mechanism.

Due to the dense nature of the subsurface soils and depth to groundwater, liquefaction is not expected to occur at the project site. No mitigation for liquefaction is required at the site.

3.9 Seismic Settlement

An evaluation of the non-liquefaction seismic settlement potential was performed using the relationships developed by Tokimatsu and Seed (1984, 1987) for dry sands. This method is an empirical approach to quantify seismic settlement using SPT blow counts and PGA estimates from the probabilistic seismic hazard analysis.

The soils beneath the site consist primarily of medium dense to dense silty sands and loose to medium dense sandy silts. Based on the empirical relationships, total induced settlements are estimated to be on the order of less than 0.05 inch in the event of a MCE_G earthquake (0.22g peak ground acceleration).

The computer printouts for the estimates of induced settlement are included in Appendix D.

3.10 Hydro-consolidation

In arid climatic regions, granular soils have a potential to collapse upon wetting. This collapse (hydro-consolidation) phenomena is the result of the lubrication of soluble cements (carbonates) in the soil matrix causing the soil to densify from its loose configuration during deposition.

Based on our experience in the vicinity of the project site, there is a slight risk of collapse upon inundation from at the site. Therefore, development of building foundation is not required to include provisions for mitigating the hydro-consolidation caused by soil saturation from landscape irrigation or broken utility lines.

Section 4

DESIGN CRITERIA**4.1 Site Preparation**

Pre-grade Meeting: Prior to site preparation, a meeting should be held at the site with as a minimum, the owner's representative, grading contractor and geotechnical engineer in attendance.

Clearing and Grubbing: All surface improvements, debris and vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area. Root balls should be completely excavated. Organic stripping should be hauled from the site and not used as fill. *Any trash, construction debris, concrete slabs, old pavement, landfill, and buried obstructions such as old foundations and utility lines exposed during rough grading should be traced to the limits of the foreign materials and removed.* Any excavations resulting from site clearing and grubbing should be dish-shaped to the lowest depth of disturbance and backfilled with engineered fill.

Mass Grading: Prior to placing any fills, the surface 12 inches of soil should be removed, the exposed surface uniformly moisture conditioned to a depth of 8 inches by discing and wetting to at least 2% over optimum moisture, and re-compacted to at least 90% of ASTM D1557 maximum density. Native soils may be used for mass grading, placed in 6 to 8 inches maximum lifts, uniformly moisture conditioned to a depth of 8 inches by discing and wetting to $\pm 2\%$ of optimum moisture, and re-compacted to at least 90% of ASTM D1557 maximum density.

Building Pad and Fuel Station Canopy Preparation: The existing surface soil within the building pad area(s) should be removed to 18 inches below the lowest foundation grade or 36 inches below the original grade (whichever is deeper), extending five feet beyond all exterior wall/column lines (including adjacent concreted areas). The exposed sub-grade should be scarified to a depth of 6 to 8 inches, uniformly moisture conditioned to $\pm 2\%$ of optimum moisture, and re-compacted to at least 90% of ASTM D1557 maximum density.

Steel Water Tank Pad Preparation: The soils underlying the 52-foot diameter water storage tank should be compacted to at least 95% of ASTM D1557 maximum density to $\pm 2\%$ of optimum moisture for a minimum depth of 24 inches extending a minimum of 5 feet beyond the perimeter of the tank.

The tank shall be underlain by at least the following:

- 8 inches of crushed rock
- 4 inches of oiled sand

The crushed rock tank underlayment should meet the gradation requirements of ASTM C33, size 57 (1" x No. 4 rock). The proposed source of engineered fill and rock should be submitted to the geotechnical engineer for review and testing to verify conformance to these requirements.

Auxiliary Structures Foundation Preparation: Auxiliary structures such as free standing or retaining walls should have footings extended to a minimum of 18 inches below the foundation grade. The existing soil beneath the structure foundation prepared in the manner described for the building pad except the preparation needed only to extend 18 inches below and beyond the footing. The exposed sub-grade should be scarified to a depth of 6 to 8 inches, uniformly moisture conditioned to $\pm 2\%$ of optimum moisture, and re-compacted to at least 90% of ASTM D1557 maximum density.

Street and Paved Areas Subgrade Preparation: The native soils in street areas should be removed and recompact to 12 inches below the design subgrade elevation. Engineered fill in street areas should be uniformly moisture conditioned to $\pm 2\%$ of optimum moisture, placed in layers not more than 6 to 8 inches in thickness and mechanically compacted to a minimum of 90% of the ASTM D1557 maximum dry density.

Sidewalk and Concrete Hardscape Areas: In areas other than the building pad which are to receive concrete slabs, the ground surface should be over-excavated to a depth of 12 inches, uniformly moisture conditioned to $\pm 2\%$ of optimum moisture, and re-compacted to at least 90% of ASTM D1557 maximum density.

The on-site soils are suitable for use as compacted fill and utility trench backfill. Imported fill soil (if required) should be similar to onsite soil or non-expansive, granular soil meeting the USCS classifications of SM, SP-SM, or SW-SM with a maximum rock size of 6 inches and no less than 5% passing the No. 200 sieve. ***The geotechnical engineer should approve imported fill soil sources before hauling material to the site.*** Native and imported materials should be placed in lifts no greater than 8 inches in loose thickness, uniformly moisture conditioned to $\pm 2\%$ of optimum moisture, and re-compacted to at least 90% of ASTM D1557 maximum density.

Moisture Control and Drainage: The moisture condition of the building pad should be maintained during trenching and utility installation until concrete is placed or should be rewetted before initiating delayed construction.

Adequate site drainage is essential to future performance of the project. Infiltration of excess irrigation water and stormwaters can adversely affect the performance of the subsurface soil at the site. Positive drainage should be maintained away from all structures (5% for 5 feet minimum across unpaved areas) to prevent ponding and subsequent saturation of the native soil. Gutters and downspouts may be considered as a means to convey water away from foundations. If landscape irrigation is allowed next to the building, drip irrigation systems or lined planter boxes should be used. The subgrade soil should be maintained in a moist, but not saturated state, and not allowed to dry out. Drainage should be maintained without ponding.

Observation and Density Testing: All site preparation and fill placement should be continuously observed and tested by a representative of a qualified geotechnical engineering firm. Full-time observation services during the excavation and scarification process is necessary to detect undesirable materials or conditions and soft areas that may be encountered in the construction area. The geotechnical firm that provides observation and testing during construction shall assume the responsibility of "*geotechnical engineer of record*" and, as such, shall perform additional tests and investigation as necessary to satisfy themselves as to the site conditions and the geotechnical parameters for site development.

4.2 Utility Trench Backfill

On-site soil free of debris, vegetation, and other deleterious matter may be suitable for use as utility trench backfill. Backfill within roadways should be placed in layers not more than 6 to 8 inches in thickness, uniformly moisture conditioned to at least 2% over optimum moisture and mechanically compacted to a minimum of 90% of the ASTM D1557 maximum dry density except for the top 12 inches of the trench which shall be compacted to at least 95%. Native backfill should only be placed and compacted after encapsulating buried pipes with suitable bedding and pipe envelope material.

Pipe envelope/bedding should either be clean sand (Sand Equivalent $SE > 30$). Precautions should be taken in the compaction of the backfill to avoid damage to the pipes and structures.

4.3 Foundations and Settlements

Shallow column footings and continuous wall footings are suitable to support the structures provided they are founded on a layer of properly prepared and compacted soil as described in Section 4.1. The foundations may be designed using an allowable soil bearing pressure of 1,800 psf. The allowable soil pressure may be increased by 20% for each foot of embedment depth in excess of 18 inches and by one-third for short term loads induced by winds or seismic events. The maximum allowable soil pressure at increased embedment depths shall not exceed 2,200 psf.

All exterior and interior foundations should be embedded a minimum of 18 inches below the building support pad or lowest adjacent final grade, whichever is deeper. Continuous wall footings should have a minimum width of 12 inches. Isolated column footings should have a minimum width of 24 inches. *Recommended concrete reinforcement and sizing for all footings should be provided by the structural engineer.*

Resistance to horizontal loads will be developed by passive earth pressure on the sides of footings and frictional resistance developed along the bases of footings and concrete slabs. Passive resistance to lateral earth pressure may be calculated using an equivalent fluid pressure of 300 pcf to resist lateral loadings. The top one foot of embedment should not be considered in computing passive resistance unless the adjacent area is confined by a slab or pavement. An allowable friction coefficient of 0.35 may also be used at the base of the footings to resist lateral loading.

Settlements: Foundation movement under the estimated static (non-seismic) loadings and static site conditions are estimated to not exceed $\frac{3}{4}$ inch with differential movement of about two-thirds of total movement for the loading assumptions stated above when the subgrade preparation guidelines given above are followed. Seismically induced liquefaction settlement of the surrounding land mass and structure may be on the order of 1 inch (total) and $\frac{3}{4}$ inch (differential).

4.4 Slabs-On-Grade

Concrete slabs and flatwork should be a minimum of 5 inches thick. Concrete floor slabs may either be monolithically placed with the foundation or dowelled after footing placement. The concrete slabs may be placed on granular subgrade that has been compacted at least 90% relative compaction (ASTM D1557).

American Concrete Institute (ACI) guidelines (ACI 302.1R-04 Chapter 3, Section 3.2.3) provide recommendations regarding the use of moisture barriers beneath concrete slabs. The concrete floor slabs should be underlain by a 10-mil polyethylene vapor retarder that works as a capillary break to reduce moisture migration into the slab section. All laps and seams should be overlapped 6-inches or as recommended by the manufacturer. The vapor retarder should be protected from puncture. The joints and penetrations should be sealed with the manufacturer's recommended adhesive, pressure-sensitive tape, or both. The vapor retarder should extend a minimum of 12 inches into the footing excavations. The vapor retarder should be covered by 4 inches of clean sand (Sand Equivalent SE>30).

Placing sand over the vapor retarder may increase moisture transmission through the slab, because it provides a reservoir for bleed water from the concrete to collect. The sand placed over the vapor retarder may also move and mound prior to concrete placement, resulting in an irregular slab thickness. For areas with moisture sensitive flooring materials, ACI recommends that concrete slabs be placed without a sand cover directly over the vapor retarder, provided that the concrete mix uses a low-water cement ratio and concrete curing methods are employed to compensate for release of bleed water through the top of the slab. The vapor retarder should have a minimum thickness of 15-mil (Stego-Wrap or equivalent).

Concrete slab and flatwork reinforcement should consist of chaired rebar slab reinforcement (minimum of No. 3 bars at 18-inch centers, both horizontal directions) placed at slab mid-height to resist potential swell forces and cracking. ***Slab thickness and steel reinforcement are minimums only and should be verified by the structural engineer/designer knowing the actual project loadings.*** The construction joint between the foundation and any mow-strips/sidewalks placed adjacent to foundations should be sealed with a polyurethane based non-hardening sealant to prevent moisture migration between the joint.

Control joints should be provided in all concrete slabs-on-grade at a maximum spacing (in feet) of 2 to 3 times the slab thickness (in inches) as recommended by American Concrete Institute (ACI) guidelines. All joints should form approximately square patterns to reduce randomly oriented contraction cracks. Contraction joints in the slabs should be tooled at the time of the pour or sawcut (¼ of slab depth) within 6 to 8 hours of concrete placement. Construction (cold) joints in foundations and area flatwork should either be thickened butt-joints with dowels or a thickened

keyed-joint designed to resist vertical deflection at the joint.

All joints in flatwork should be sealed to prevent moisture, vermin, or foreign material intrusion. Precautions should be taken to prevent curling of slabs in this arid desert region (refer to ACI guidelines).

4.5 Concrete Mixes and Corrosivity

Selected chemical analyses for corrosivity were conducted on bulk samples of the near surface soil from the project site (Plate C-4). The native soils were found to have S2 (severe) levels of sulfate ion concentration (2,135 to 3,698 ppm). Sulfate ions in high concentrations can attack the cementitious material in concrete, causing weakening of the cement matrix and eventual deterioration by raveling. The following table provides American Concrete Institute (ACI) recommended cement types, water-cement ratio and minimum compressive strengths for concrete in contact with soils:

Concrete Mix Design Criteria due to Soluble Sulfate Exposure

Sulfate Exposure Class	Water-soluble Sulfate (SO ₄) in soil, ppm	Cement Type	Maximum Water-Cement Ratio by weight	Minimum Strength f'c (psi)
S0	0-1,000	–	–	–
S1	1,000-2,000	II	0.50	4,000
S2	2,000-20,000	V	0.45	4,500
S3	Over 20,000	V (plus Pozzolon)	0.45	4,500

Note: From ACI 318-14 Table 19.3.1.1 and Table 19.3.2.1

A minimum of 4,500 psi concrete of Type II Portland Cement with a maximum water/cement ratio of 0.45 (by weight) should be used for concrete placed in contact with native soil on this project (sitework including sidewalks, hardscape, and foundations).

The native soil has low to moderate levels of chloride ion concentration (100 to 300 ppm). Chloride ions can cause corrosion of reinforcing steel, anchor bolts and other buried metallic conduits.

Resistivity determinations on the soil indicate very severe potential for metal loss because of electrochemical corrosion processes. Mitigation of the corrosion of steel can be achieved by using steel pipes coated with epoxy corrosion inhibitors, asphaltic and epoxy coatings, cathodic protection or by encapsulating the portion of the pipe lying above groundwater with a minimum of 3 inches of densely consolidated concrete. ***No metallic water pipes or conduits should be placed below foundations.***

Foundation designs shall provide a minimum concrete cover of three (3) inches around steel reinforcing or embedded components (anchor bolts, etc.) exposed to native soil or landscape water (to 18 inches above grade). If the 3-inch concrete edge distance cannot be achieved, all embedded steel components (anchor bolts, etc.) shall be epoxy coated for corrosion protection (in accordance with ASTM D3963/A934) or a corrosion inhibitor and a permanent waterproofing membrane shall be placed along the exterior face of the exterior footings. ***Hold-down straps should not be used at foundation edges due to corrosion of metal at its protrusion from the slab edge.***

Additionally, the concrete should be thoroughly vibrated at footings during placement to decrease the permeability of the concrete.

Copper water piping (except for trap primers) should not be placed under floor slabs. All copper piping within 18 inches of ground surface shall be wrapped with two layers of 10 mil plumbers tape or sleeved with PVC piping to prevent contact with soil. The trap primer pipe shall be completely encapsulated in a PVC sleeve and Type K copper should be utilized if polyethylene tubing cannot be used. Pressurized waterlines are not allowed under the floor slab. Fire protection piping (risers) should be placed outside of the building foundation.

Landmark does not practice corrosion engineering. We recommend that a qualified corrosion engineer evaluate the corrosion potential on metal construction materials and concrete at the site to obtain final design recommendations.

4.6 Excavations

All site excavations should conform to CalOSHA requirements for Type C soil. The contractor is solely responsible for the safety of workers entering trenches. Temporary excavations with depths of 4 feet or less may be cut nearly vertical for short duration. Excavations deeper than 4 feet will require shoring or slope inclinations in conformance to CAL/OSHA regulations for Type C soil. Surcharge loads of stockpiled soil or construction materials should be set back from the top of the slope a minimum distance equal to the height of the slope. All permanent slopes should not be steeper than 3:1 to reduce wind and rain erosion. Protected slopes with ground cover may be as steep as 2:1. However, maintenance with motorized equipment may not be possible at this inclination.

4.7 Lateral Earth Pressures

Earth retaining structures, such as retaining walls, should be designed to resist the soil pressure imposed by the retained soil mass. Walls without granular drained backfill may be designed for an assumed static earth pressure equivalent to that exerted by a fluid weighing 45 sand pcf for unrestrained (active) conditions (able to rotate 0.1% of wall height), and 60 sand pcf for restrained (at-rest) conditions. These values should be verified at the actual wall locations during construction.

4.8 Seismic Design

This site is located in the seismically active southern California area and the site structures are subject to strong ground shaking due to potential fault movements along nearby Mojave Desert faults. Engineered design and earthquake-resistant construction are the common solutions to increase safety and development of seismic areas. Designs should comply with the latest edition of the CBC for Site Class D using the seismic coefficients given in Section 3.6 and Table 2 of this report.

4.9 Pavements

Pavements should be designed according to the 2017 Caltrans Highway Design Manual or other acceptable methods. Traffic indices were not provided by the project engineer or owner; therefore, we have provided structural sections for several traffic indices for comparative evaluation. The public agency or design engineer should decide the appropriate traffic index for the site. Maintenance of proper drainage is necessary to prolong the service life of the pavements. Based on the current Caltrans method, an estimated R-value of 50 for the subgrade soil and assumed traffic indices, the following table provides our estimates for asphaltic concrete (AC) and Portland Cement Concrete (PCC) pavement sections.

PAVEMENT STRUCTURAL SECTIONS

R-Value of Subgrade Soil - 50 (estimated)

Design Method - CALTRANS 2017

Traffic Index (assumed)	Flexible Pavements		Rigid (PCC) Pavements	
	Asphaltic Concrete Thickness (in.)	Aggregate Base Thickness (in.)	Concrete Thickness (in.)	Aggregate Base Thickness (in.)
5.0	3.0	4.0	6.0	4.0
6.0	3.5	4.0	6.0	6.0
7.0	4.5	4.0	6.0	8.0
8.0	5.0	5.5	8.0	8.0

Notes:

- 1) Asphaltic concrete shall be Caltrans, Type B, $\frac{3}{4}$ inch maximum medium grading, ($\frac{1}{2}$ inch for parking areas) medium grading with PG70-10 asphalt concrete, compacted to a minimum of 95% of the 50-blow Marshall density (ASTM D1559).
- 2) Aggregate base shall conform to Caltrans Class 2 ($\frac{3}{4}$ in. maximum), compacted to a minimum of 95% of ASTM D1557 maximum dry density.
- 3) Place pavements on 12 inches of moisture conditioned (at least 2% of over optimum) native soil compacted to a minimum of 95% of the maximum dry density determined by ASTM D1557, or the governing agency requirements.
- 4) Portland cement concrete for pavements should have Type V cement, a minimum compressive strength of 4,500 psi at 28 days, and a maximum water-cement ratio of 0.45.

Final pavement sections may need to be determined by sampling and R-Value testing during grading operations when actual subgrade soils are exposed.

Section 5

LIMITATIONS AND ADDITIONAL SERVICES**5.1 Limitations**

The findings and professional opinions within this report are based on current information regarding the proposed commercial development located at the northeast corner of Interstate I-15 and Yates Wells Road northwest of Nipton, California. The conclusions and professional opinions of this report are invalid if:

- < Structural loads change from those stated or the structures are relocated.
- < The Additional Services section of this report is not followed.
- < This report is used for adjacent or other property.
- < Changes of grade or groundwater occur between the issuance of this report and construction other than those anticipated in this report.
- < Any other change that materially alters the project from that proposed at the time this report was prepared.

This report was prepared according to the generally accepted *geotechnical engineering standards of practice* that existed in San Bernardino County at the time the report was prepared. No express or implied warranties are made in connection with our services.

Findings and professional opinions in this report are based on selected points of field exploration, geologic literature, limited laboratory testing, and our understanding of the proposed project. Our analysis of data and professional opinions presented herein are based on the assumption that soil conditions do not vary significantly from those found at specific exploratory locations. Variations in soil conditions can exist between and beyond the exploration points or groundwater elevations may change. The nature and extend of such variations may not become evident until, during or after construction. If variations are detected, we should immediately be notified as these conditions may require additional studies, consultation, and possible design revisions.

Environmental or hazardous materials evaluations were not performed by *LandMark Consultants, Inc.* for this project. *LandMark Consultants, Inc.* will assume no responsibility or liability whatsoever for any claim, damage, or injury which results from pre-existing hazardous materials being encountered or present on the project site, or from the discovery of such hazardous materials.

The client has responsibility to see that all parties to the project including designer, contractor, and subcontractor are made aware of this entire report within a reasonable time from its issuance. This report should be considered invalid for periods after two years from the date of report issuance without a review of the validity of the findings and professional opinions by our firm, because of potential changes in the Geotechnical Engineering Standards of Practice.

This report is based upon government regulations in effect at the time of preparation of this report. Future changes or modifications to these regulations may require modification of this report. Land or facility use, on and off-site conditions, regulations, design criteria, procedures, or other factors may change over time, which may require additional work. Any party other than the client who wishes to use this report shall notify *LandMark Consultants, Inc.* of such intended use. Based on the intended use of the report, *LandMark Consultants, Inc.* may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the client or anyone else will release *LandMark Consultants, Inc.* from any liability resulting from the use of this report by any unauthorized party and client agrees to defend, indemnify, and hold *LandMark Consultants, Inc.* harmless from any claim or liability associated with such unauthorized use or non-compliance.

This report contains information that may be useful in the preparation of contract specifications. However, the report is not worded in such a manner that we recommend its use as a construction specification document without proper modification. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk.

5.2 Plan Review

Landmark Consultants, Inc. should be retained during development of design and construction documents to check that the geotechnical professional opinions are appropriate for the proposed project and that the geotechnical professional opinions are properly interpreted and incorporated into the documents. *Landmark Consultants, Inc.* should have the opportunity to review the final design plans and specifications for the project prior to the issuance of such for bidding.

Governmental agencies may require review of the plans by the geotechnical engineer of record for compliance to the geotechnical report.

5.3 Additional Services

We recommend that ***Landmark Consultants, Inc.*** be retained to provide the tests and observations services during construction. *The geotechnical engineering firm providing such tests and observations shall become the geotechnical engineer of record and assume responsibility for the project.*

Landmark Consultants, Inc. recommendations for this site are, to a high degree, dependent upon appropriate quality control of subgrade preparation, fill placement, and foundation construction. Accordingly, the findings and professional opinions in this report are made contingent upon the opportunity for ***Landmark Consultants, Inc.*** to observe grading operations and foundation excavations for the proposed construction.

*If parties other than **Landmark Consultants, Inc.** are engaged to provide observation and testing services during construction, such parties must be notified that they will be required to assume complete responsibility as the geotechnical engineer of record for the geotechnical phase of the project by concurring with the recommendations in this report and/or by providing alternative recommendations.*

Additional information concerning the scope and cost of these services can be obtained from our office.

TABLES

Table 1
Summary of Characteristics of Closest Known Active Faults

Fault Name	Approximate Distance (miles)	Approximate Distance (km)	Maximum Moment Magnitude (Mw)	Fault Length (km)	Slip Rate (mm/yr)
Garlock - East	54.4	87.0	7.5	156 ± 16	7 ± 2
Owl Lake	70.3	112.4	6.5	25 ± 3	2 ± 1
Pisgah Mtn. - Mesquite Lake	76.8	122.9	7.3	89 ± 9	0.6 ± 0.4
Calico-Hidalgo	85.3	136.5	7.3	95 ± 10	0.6 ± 0.4
Landers	92.4	147.8	7.3	83 ± 8	0.6 ± 0.4
S. Emerson - Copper Mtn.	93.0	148.9	7	54 ± 5	0.6 ± 0.4
Johnson Valley (northern)	98.1	157.0	6.7	35 ± 4	0.6 ± 0.4
Lenwood - Lockhart - Old Woman Springs	100.1	160.2	7.5	145 ± 15	0.6 ± 0.4
Pinto Mtn.	101.6	162.6	7.2	74 ± 7	2.5 ± 2
North Frontal Fault Zone - Eastern	104.5	167.3	6.7	27 ± 3	0.5 ± 0.3
Eureka Peak	111.0	177.6	6.4	19 ± 2	0.6 ± 0.4
Morongo *	111.2	177.9			
Burnt Mtn.	111.5	178.4	6.5	21 ± 2	0.6 ± 0.4
North Frontal Fault Zone - Western	112.1	179.3	7.2	51 ± 5	1 ± 0.5
Helendale - S. Lockhart	113.7	181.9	7.3	97 ± 10	0.6 ± 0.4
Blue Cut *	114.2	182.7			
Indio Hills *	123.0	196.8			
San Andreas - San Bernardino (North)	123.0	196.9	7.5	103 ± 10	24 ± 6
San Andreas - San Bernardino (South)	126.8	202.9	7.4	103 ± 10	30 ± 7
San Andreas - Coachella	128.6	205.7	7.2	96 ± 10	25 ± 5
Garnet Hill *	128.8	206.1			
Cleghorn	134.5	215.2	6.5	25 ± 3	3 ± 2

* Note: Faults not included in CGS database.

**Table 2
2019 California Building Code (CBC) and ASCE 7-16 Seismic Parameters**

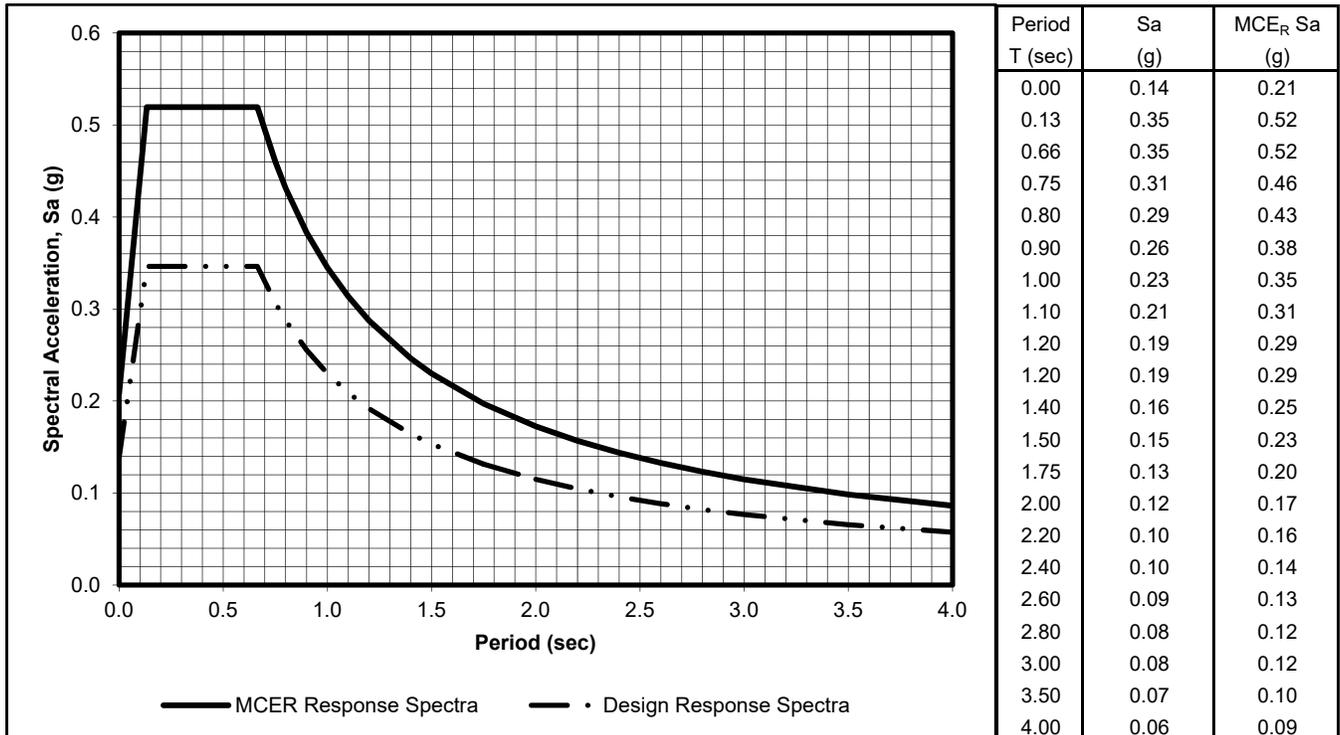
Soil Site Class:	D	<u>ASCE 7-16 Reference</u>
Latitude:	35.5145 N	Table 20.3-1
Longitude:	-115.4167 W	
Risk Category:	II	
Seismic Design Category:	D	

Maximum Considered Earthquake (MCE) Ground Motion

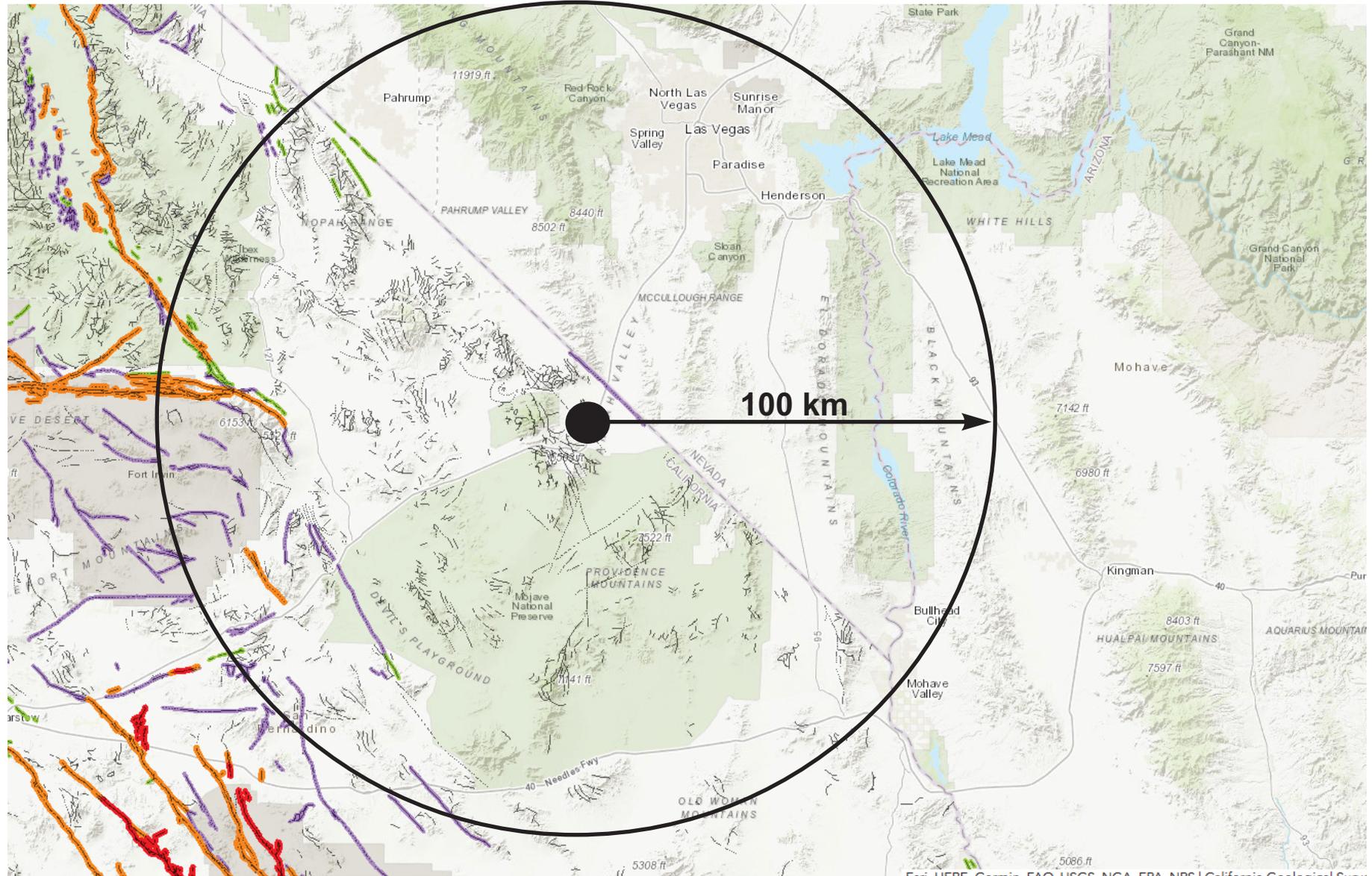
Mapped MCE _R Short Period Spectral Response	S_s	0.340 g	ASCE Figure 22-1
Mapped MCE _R 1 second Spectral Response	S₁	0.150 g	ASCE Figure 22-2
Short Period (0.2 s) Site Coefficient	F_a	1.53	ASCE Table 11.4-1
Long Period (1.0 s) Site Coefficient	F_v	2.30	ASCE Table 11.4-2
MCE _R Spectral Response Acceleration Parameter (0.2 s)	S_{MS}	0.520 g	= F _a * S _s ASCE Equation 11.4-1
MCE _R Spectral Response Acceleration Parameter (1.0 s)	S_{M1}	0.345 g	= F _v * S ₁ ASCE Equation 11.4-2

Design Earthquake Ground Motion

Design Spectral Response Acceleration Parameter (0.2 s)	S_{DS}	0.346 g	= 2/3*S _{MS}	ASCE Equation 11.4-3
Design Spectral Response Acceleration Parameter (1.0 s)	S_{D1}	0.230 g	= 2/3*S _{M1}	ASCE Equation 11.4-4
Risk Coefficient at Short Periods (less than 0.2 s)	C_{RS}	0.931		ASCE Figure 22-17
Risk Coefficient at Long Periods (greater than 1.0 s)	C_{R1}	0.939		ASCE Figure 22-18
	T_L	8.00 sec		ASCE Figure 22-12
	T_O	0.13 sec	= 0.2*S _{D1} /S _{DS}	
	T_S	0.66 sec	= S _{D1} /S _{DS}	
Peak Ground Acceleration	PGA_M	0.22 g		ASCE Equation 11.8-1



FIGURES

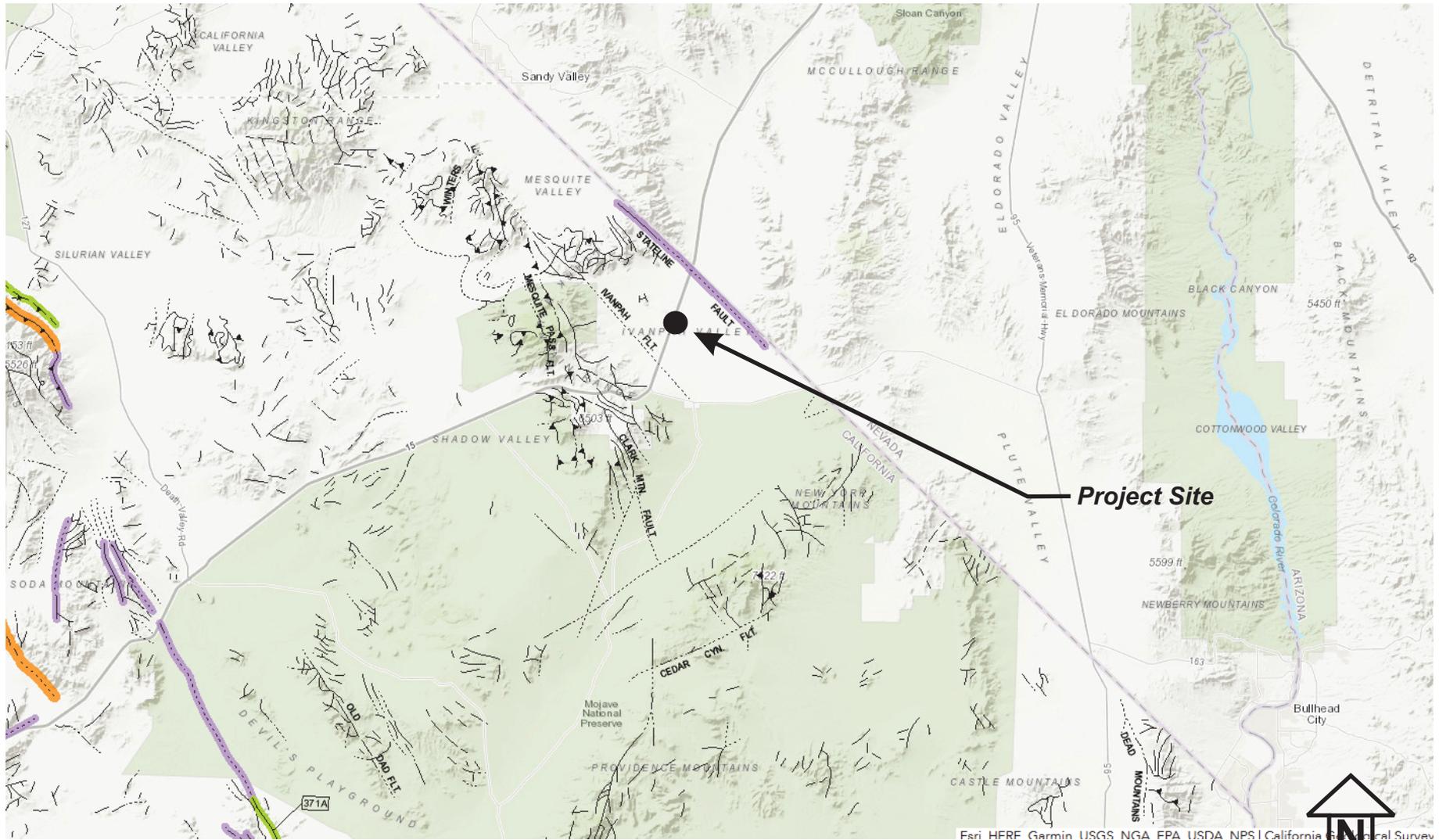


Source: California Geological Survey 2010 Fault Activity Map of California
<http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html#>

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Regional Fault Map

Figure 1



Source: California Geological Survey 2010 Fault Activity Map of California
<http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html#>

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Map of Local Faults

Figure 2

EXPLANATION

Fault traces on land are indicated by solid lines where well located, by dashed lines where approximately located or inferred, and by dotted lines where concealed by younger rocks or by lakes or bays. Fault traces are queried where continuation or existence is uncertain. Concealed faults in the Great Valley are based on maps of selected subsurface horizons, so locations shown are approximate and may indicate structural trend only. All offshore faults based on seismic reflection profile records are shown as solid lines where well defined, dashed where inferred, queried where uncertain.

FAULT CLASSIFICATION COLOR CODE (Indicating Recency of Movement)

 Fault along which historic (last 200 years) displacement has occurred and is associated with one or more of the following:

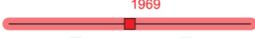
- (a) a recorded earthquake with surface rupture. (Also included are some well-defined surface breaks caused by ground shaking during earthquakes, e.g. extensive ground breakage, not on the White Wolf fault, caused by the Arvin-Tehachapi earthquake of 1952). The date of the associated earthquake is indicated. Where repeated surface ruptures on the same fault have occurred, only the date of the latest movement may be indicated, especially if earlier reports are not well documented as to location of ground breaks.
- (b) fault creep slippage - slow ground displacement usually without accompanying earthquakes.
- (c) displaced survey lines.

 A triangle to the right or left of the date indicates termination point of observed surface displacement. Solid red triangle indicates known location of rupture termination point. Open black triangle indicates uncertain or estimated location of rupture termination point.

 Date bracketed by triangles indicates local fault break.

 No triangle by date indicates an intermediate point along fault break.

 Fault that exhibits fault creep slippage. Hachures indicate linear extent of fault creep. Annotation (creep with leader) indicates representative locations where fault creep has been observed and recorded.

 Square on fault indicates where fault creep slippage has occurred that has been triggered by an earthquake on some other fault. Date of causative earthquake indicated. Squares to right and left of date indicate terminal points between which triggered creep slippage has occurred (creep either continuous or intermittent between these end points).

 Holocene fault displacement (during past 11,700 years) without historic record. Geomorphic evidence for Holocene faulting includes sag ponds, scarps showing little erosion, or the following features in Holocene age deposits: offset stream courses, linear scarps, shutter ridges, and triangular faceted spurs. Recency of faulting offshore is based on the interpreted age of the youngest strata displaced by faulting.

 Late Quaternary fault displacement (during past 700,000 years). Geomorphic evidence similar to that described for Holocene faults except features are less distinct. Faulting may be younger, but lack of younger overlying deposits precludes more accurate age classification.

 Quaternary fault (age undifferentiated). Most faults of this category show evidence of displacement sometime during the past 1.6 million years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age. Unnumbered Quaternary faults were based on Fault Map of California, 1975. See Bulletin 201, Appendix D for source data.

 Pre-Quaternary fault (older than 1.6 million years) or fault without recognized Quaternary displacement. Some faults are shown in this category because the source of mapping used was of reconnaissance nature, or was not done with the object of dating fault displacements. Faults in this category are not necessarily inactive.

ADDITIONAL FAULT SYMBOLS

 Bar and ball on downthrown side (relative or apparent).

 Arrows along fault indicate relative or apparent direction of lateral movement.

 Arrow on fault indicates direction of dip.

 Low angle fault (barbs on upper plate). Fault surface generally dips less than 45° but locally may have been subsequently steepened. On offshore faults, barbs simply indicate a reverse fault regardless of steepness of dip.

OTHER SYMBOLS

 Numbers refer to annotations listed in the appendices of the accompanying report. Annotations include fault name, age of fault displacement, and pertinent references including Earthquake Fault Zone maps where a fault has been zoned by the Alquist-Priolo Earthquake Fault Zoning Act. This Act requires the State Geologist to delineate zones to encompass faults with Holocene displacement.

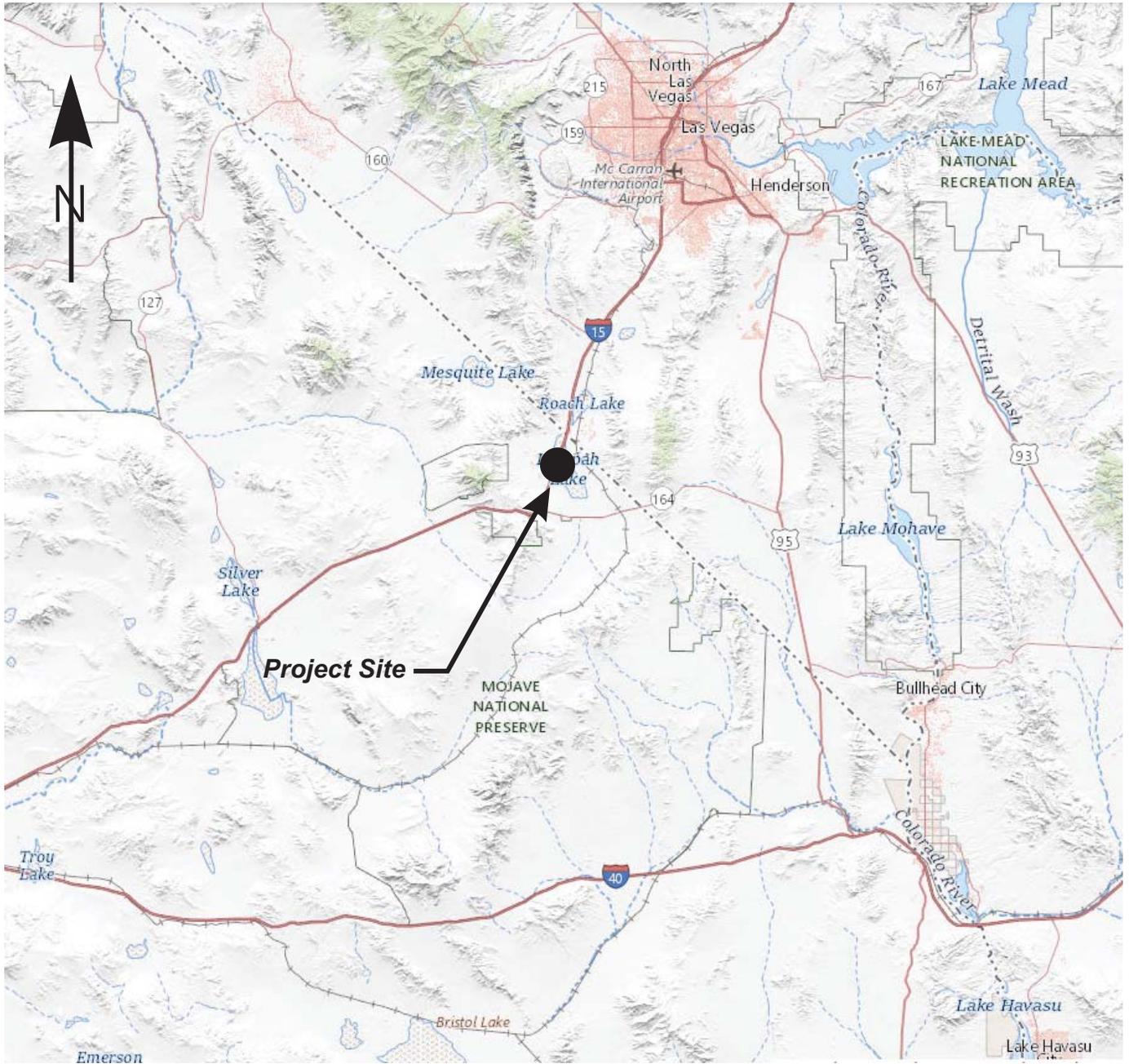
 Structural discontinuity (offshore) separating differing Neogene structural domains. May indicate discontinuities between basement rocks.

 Brawley Seismic Zone, a linear zone of seismicity locally up to 10 km wide associated with the releasing step between the Imperial and San Andreas faults.

Geologic Time Scale	Years Before Present (Approx.)	Fault Symbol	Recency of Movement	DESCRIPTION		
				ON LAND	OFFSHORE	
Quaternary	Historic			Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep.		
	Late Quaternary	Holocene			Displacement during Holocene time.	Fault offsets seafloor sediments or strata of Holocene age.
		11,700			Faults showing evidence of displacement during late Quaternary time.	Fault cuts strata of Late Pleistocene age.
	Early Quaternary	Pleistocene			Undivided Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age.	Fault cuts strata of Quaternary age.
Pre-Quaternary	1,600,000*			Faults without recognized Quaternary displacement or showing evidence of no displacement during Quaternary time. Not necessarily inactive.	Fault cuts strata of Pliocene or older age.	
	4.5 billion (Age of Earth)					

* Quaternary now recognized as extending to 2.6 Ma (Walker and Geissman, 2009). Quaternary faults in this map were established using the previous 1.6 Ma criterion.

APPENDIX A



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Vicinity Map

Plate
A-1



Legend

 Approximate Boring Location

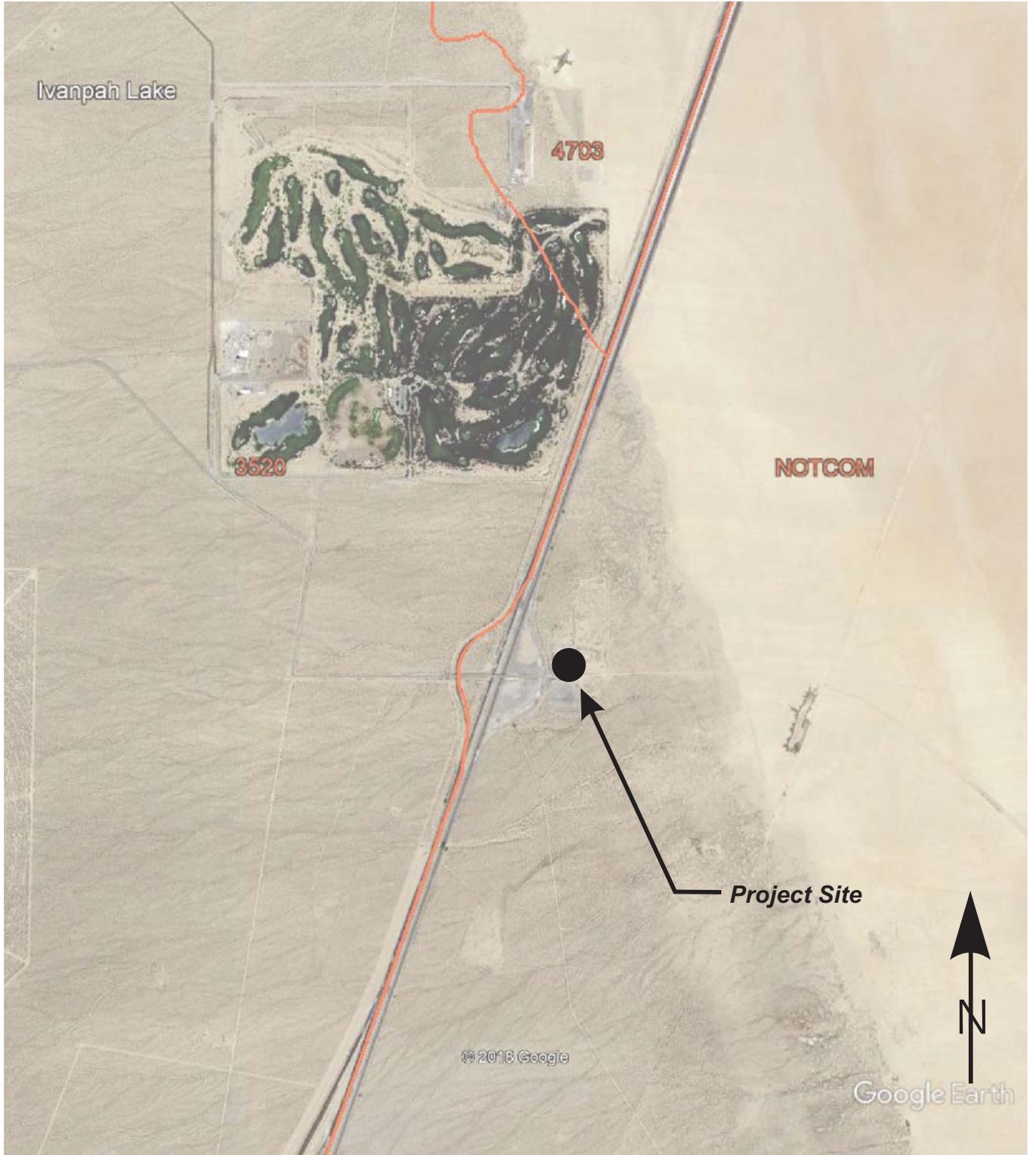
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Site and Exploration Plan

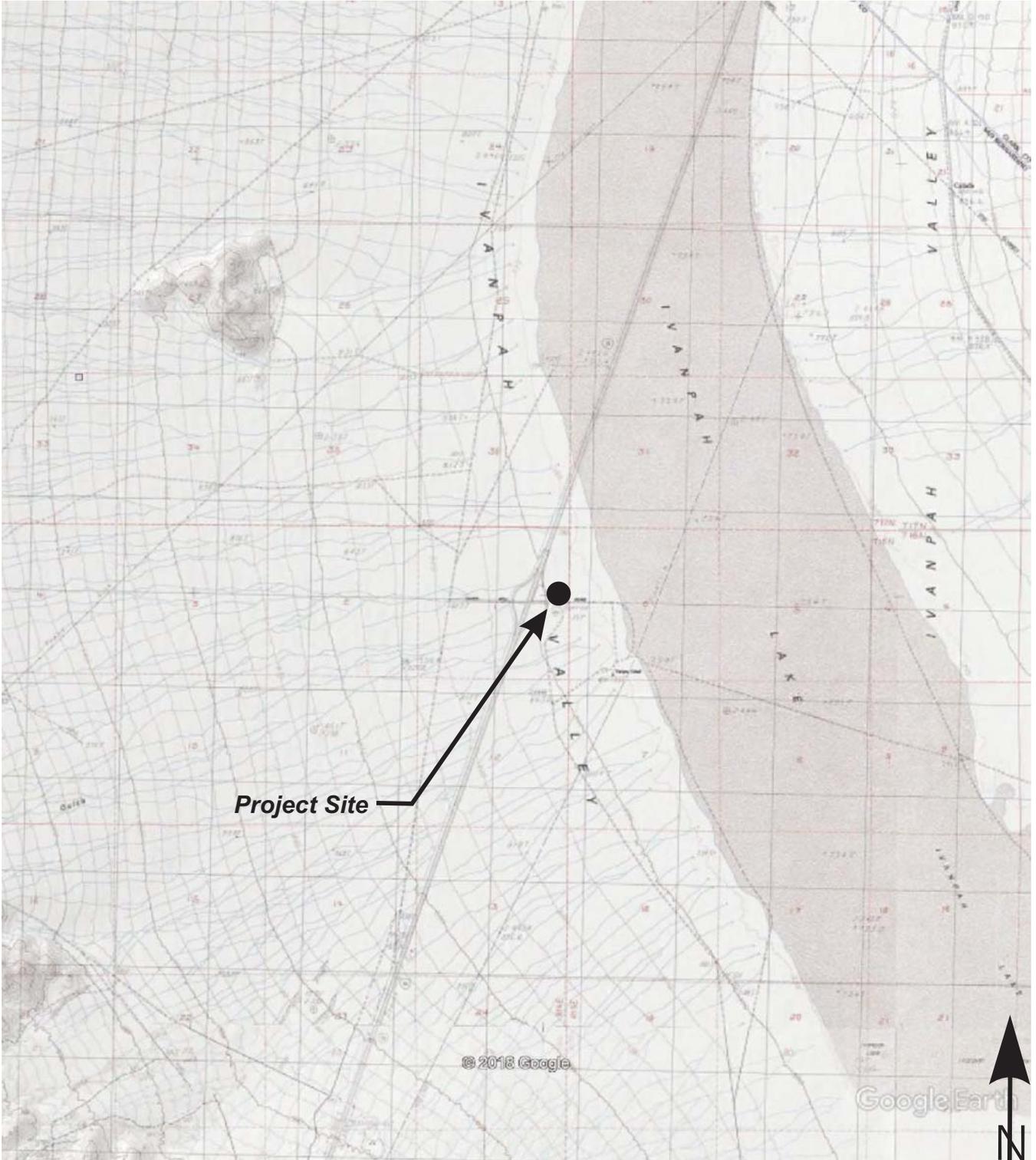
Plate
A-2



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USDA Soil Conservation
Soil Service Map

Plate
A-3



Reference: USGS Topographic Map
Ivanpah Lake 7.5' Quadrangle

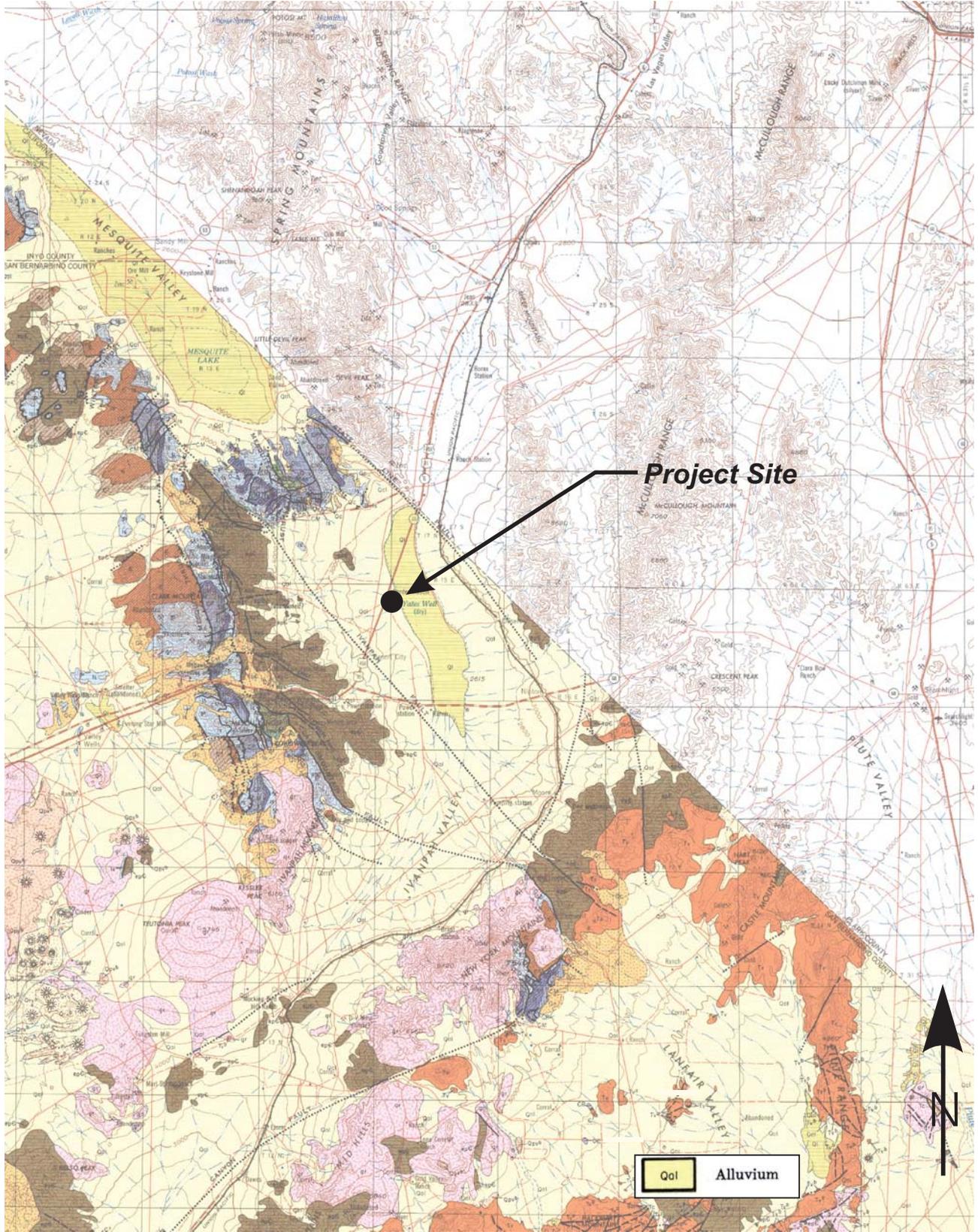
Site Coordinates
Lat: 35.5415N
Long: -115.4167W

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Topographic Map

Plate
A-4



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Geologic Map of California – Kingman Sheet
1963

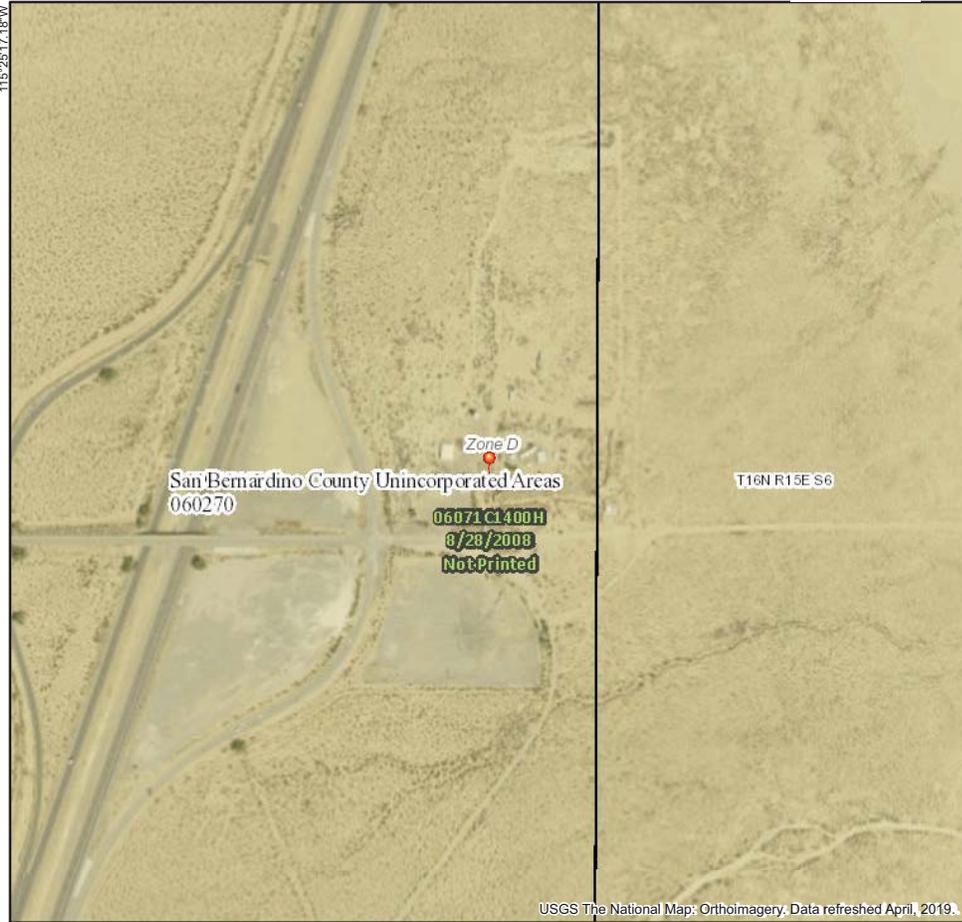
Plate
A-5

National Flood Hazard Layer FIRMette



35°32'44.31"N

115°25'17.16"W



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- CROSS SECTIONS**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
- OTHER FEATURES**
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/26/2019 at 11:13:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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FEMA Flood Map

Plate
A-6

APPENDIX B

DEPTH	FIELD				LOG OF BORING No. B-1 SHEET 1 OF 1	LABORATORY		
	SAMPLE	USCS CLASS.	BLOW COUNT	POCKET PEN. (tsf)		DESCRIPTION OF MATERIAL	DRY DENSITY (pcf)	MOISTURE CONTENT (% dry wt.)
5			43		SILTY SAND (SM): Reddish brown to light brown, moist, very dense, fine to medium grained	133.4	9.5	Passing #200 = 35.5%
10			95/7"					Passing #200 = 21.1%
15			97/11"		SANDY SILT (ML): Yellow brown, moist to very moist, medium dense to very dense, fine to medium grained	128.1	14.2	Passing #200 = 72.0%
20			19					Passing #200 = 71.4%
25			38					15.8
30			18		SILTY SAND (SM): Yellow brown to light brown, moist, dense, fine to medium grained, some caliche	118.3	13.0	Passing #200 = 53.4%
35			48					17.4
40			30					5.5
45			30					10.0
50								6.3
55								
60					Total Depth = 46.5' Groundwater not encountered at time of drilling Backfilled with excavated soil			

DATE DRILLED: 10/04/19 TOTAL DEPTH: 46.5 Feet DEPTH TO WATER: NA
 LOGGED BY: L. Jackson TYPE OF BIT: Hollow Stem Auger DIAMETER: 8 in.
 SURFACE ELEVATION: 2625' HAMMER WT.: 140 lbs. DROP: 30 in.

DEPTH	FIELD				LOG OF BORING No. B-2 SHEET 1 OF 1	LABORATORY		
	SAMPLE	USCS CLASS.	BLOW COUNT	POCKET PEN. (tsf)		DESCRIPTION OF MATERIAL	DRY DENSITY (pcf)	MOISTURE CONTENT (% dry wt.)
5			58		SILTY SAND (SM): Reddish brown to brown, moist, very dense, medium grained	128.5	10.1	Passing #200 = 43.9%
10			59				8.0	
15			45		SANDY SILT (ML): Lt. brown, moist, medium dense to dense, medium grained sand	111.6	16.0	Passing #200 = 81.7%
20			18				16.1	
25			80		SILTY SAND (SM): Lt. brown, damp to moist, very dense, medium grained	137.2	5.9	Passing #200 = 23.0%
30								
35								
40								
45								
50								
55								
60					Total Depth = 26.5' Groundwater not encountered at time of drilling Backfilled with excavated soil			

DATE DRILLED: 10/04/19 TOTAL DEPTH: 26.5 Feet DEPTH TO WATER: NA
LOGGED BY: L. Jackson TYPE OF BIT: Hollow Stem Auger DIAMETER: 8 in.
SURFACE ELEVATION: 505' HAMMER WT.: 140 lbs. DROP: 30 in.

DEPTH	FIELD			LOG OF BORING No. B-3 SHEET 1 OF 1	LABORATORY			
	SAMPLE	USCS CLASS.	BLOW COUNT		POCKET PEN. (tsf)	DESCRIPTION OF MATERIAL	DRY DENSITY (pcf)	MOISTURE CONTENT (% dry wt.)
5			38		SILTY SAND (SM): Lt. brown to brown, moist, medium dense to very dense, medium grained, some caliche zones	116.3	6.3	Passing #200 = 20.0%
10			50/5"				6.2	Passing #200 = 12.6%
15			38				7.0	
20			95/10"		caliche	114.6	8.8	Passing #200 = 25.3%
25								
30								
35								
40								
45								
50								
55								
60					Total Depth = 21.5' Groundwater not encountered at time of drilling Backfilled with excavated soil			

DATE DRILLED: 11/04/19 TOTAL DEPTH: 21.5 Feet DEPTH TO WATER: NA
 LOGGED BY: L. Jackson TYPE OF BIT: Hollow Stem Auger DIAMETER: 8 in.
 SURFACE ELEVATION: 2625' HAMMER WT.: 140 lbs. DROP: 30 in.

DEPTH	FIELD				LOG OF BORING No. B-4 SHEET 1 OF 1	LABORATORY		
	SAMPLE	USCS CLASS.	BLOW COUNT	POCKET PEN. (tsf)		DESCRIPTION OF MATERIAL	DRY DENSITY (pcf)	MOISTURE CONTENT (% dry wt.)
5			50		SILTY SAND (SM): Reddish brown to Lt brown, damp, dense to very dense, medium grained	130.3	2.8	Passing #200 = 17.5%
10			77/8"					
15			99/11"		SANDY SILT (ML): Lt. brown, moist, very dense, fine grained sand	106.6	11.9	Passing #200 = 82.3%
20								
25								
30								
35								
40								
45								
50								
55								
60					Total Depth = 16.5' Groundwater not encountered at time of drilling Backfilled with excavated soil			

DATE DRILLED: 11/04/19 TOTAL DEPTH: 16.5 Feet DEPTH TO WATER: NA
LOGGED BY: L. Jackson TYPE OF BIT: Hollow Stem Auger DIAMETER: 8 in.
SURFACE ELEVATION: 2625' HAMMER WT.: 140 lbs. DROP: 30 in.

DEFINITION OF TERMS

	PRIMARY DIVISIONS	SYMBOLS	SECONDARY DIVISIONS		
Coarse grained soils More than half of material is larger than No. 200 sieve	Gravels	Clean gravels (less than 5% fines)	GW Well graded gravels, gravel-sand mixtures, little or no fines		
		More than half of coarse fraction is larger than No. 4 sieve	Gravel with fines	GP Poorly graded gravels, or gravel-sand mixtures, little or no fines	
			Sands	Clean sands (less than 5% fines)	SW Well graded sands, gravelly sands, little or no fines
				More than half of coarse fraction is smaller than No. 4 sieve	Sands with fines
	Sands	Clean sands (less than 5% fines)	SM Silty sands, sand-silt mixtures, non-plastic fines		
		Sands with fines	SC Clayey sands, sand-clay mixtures, plastic fines		
	Fine grained soils More than half of material is smaller than No. 200 sieve	Silts and clays	Liquid limit is less than 50%	ML Inorganic silts, clayey silts with slight plasticity	
				CL Inorganic clays of low to medium plasticity, gravelly, sandy, or lean clays	
				OL Organic silts and organic clays of low plasticity	
		Silts and clays	Liquid limit is more than 50%	MH Inorganic silts, micaceous or diatomaceous silty soils, elastic silts	
CH Inorganic clays of high plasticity, fat clays					
OH Organic clays of medium to high plasticity, organic silts					
Highly organic soils		PT Peat and other highly organic soils			

GRAIN SIZES

Silts and Clays	Sand			Gravel		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		
	200	40	10	4	3/4"	3"	12"
	US Standard Series Sieve			Clear Square Openings			

Sands, Gravels, etc.	Blows/ft. *
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

Clays & Plastic Silts	Strength **	Blows/ft. *
Very Soft	0-0.25	0-2
Soft	0.25-0.5	2-4
Firm	0.5-1.0	4-8
Stiff	1.0-2.0	8-16
Very Stiff	2.0-4.0	16-32
Hard	Over 4.0	Over 32

* Number of blows of 140 lb. hammer falling 30 inches to drive a 2 inch O.D. (1 3/8 in. I.D.) split spoon (ASTM D1586).

** Unconfined compressive strength in tons/s.f. as determined by laboratory testing or approximated by the Standard Penetration Test (ASTM D1586), Pocket Penetrometer, Torvane, or visual observation.

Type of Samples:

Ring Sample
 Standard Penetration Test
 Shelby Tube
 Bulk (Bag) Sample

Drilling Notes:

1. Sampling and Blow Counts
 - Ring Sampler - Number of blows per foot of a 140 lb. hammer falling 30 inches.
 - Standard Penetration Test - Number of blows per foot.
 - Shelby Tube - Three (3) inch nominal diameter tube hydraulically pushed.
2. P. P. = Pocket Penetrometer (tons/s.f.).
3. NR = No recovery.
4. GWT = Ground Water Table observed @ specified time.

LANDMARK

Geo-Engineers and Geologists

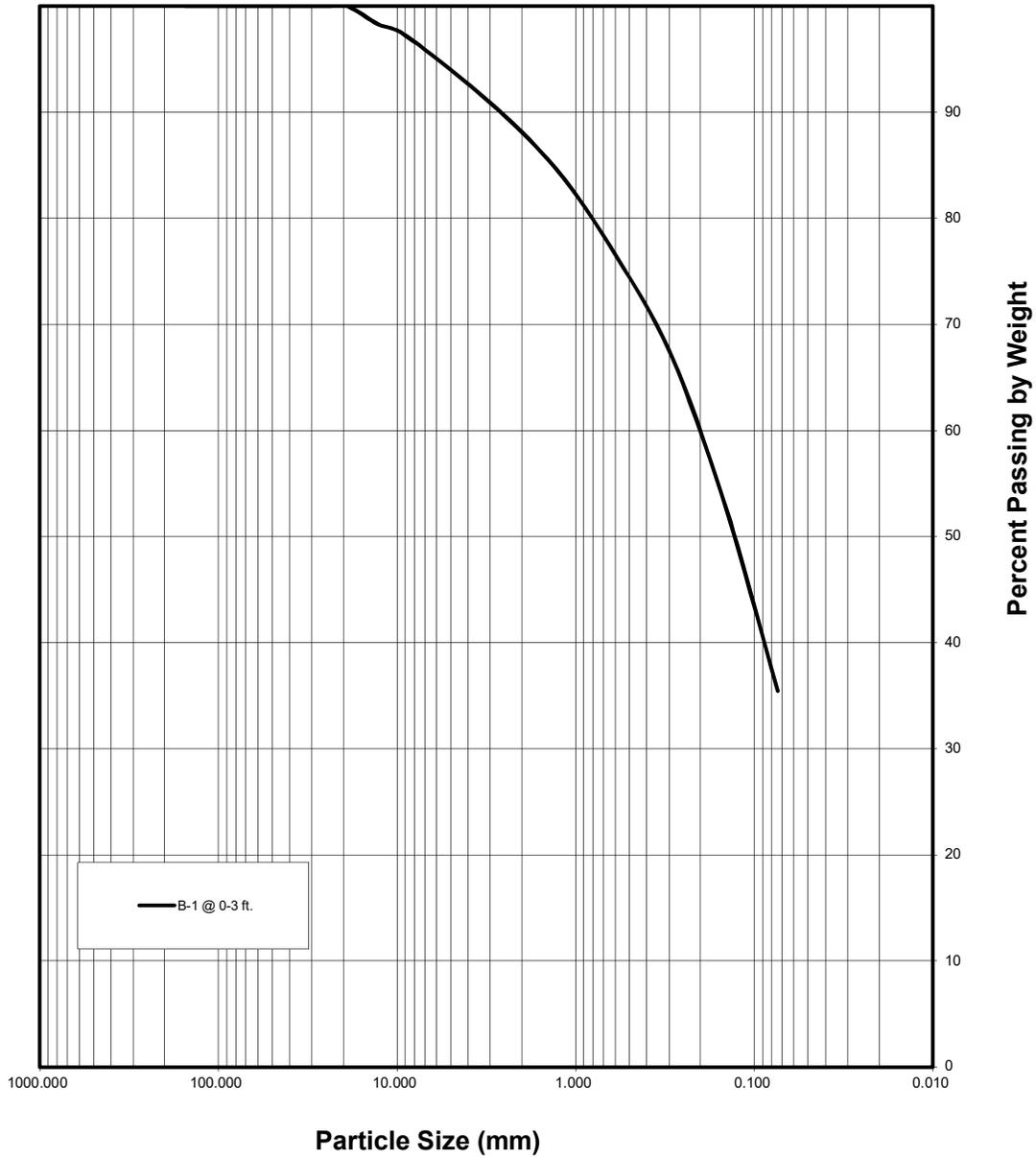
Project No. LP19174

Key to Logs

Plate
B-5

APPENDIX C

SIEVE ANALYSIS						
Cobbles and Boulders	Gravel		Sand			Silt and Clay
	Coarse	Fine	Coarse	Medium	Fine	

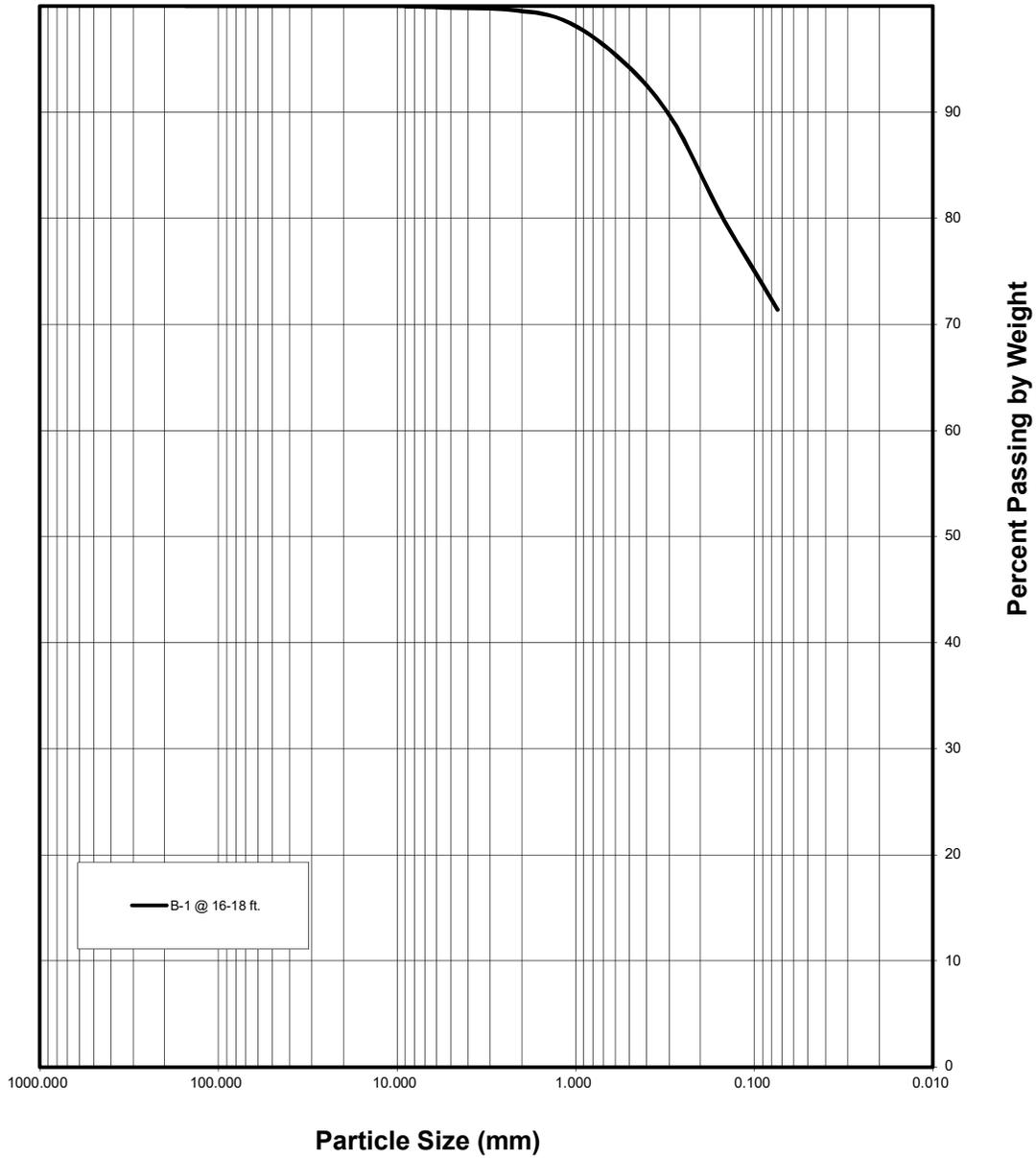


Project No.: LP19174

Grain Size Analysis

Plate C-1

SIEVE ANALYSIS						
Cobbles and Boulders	Gravel		Sand			Silt and Clay
	Coarse	Fine	Coarse	Medium	Fine	

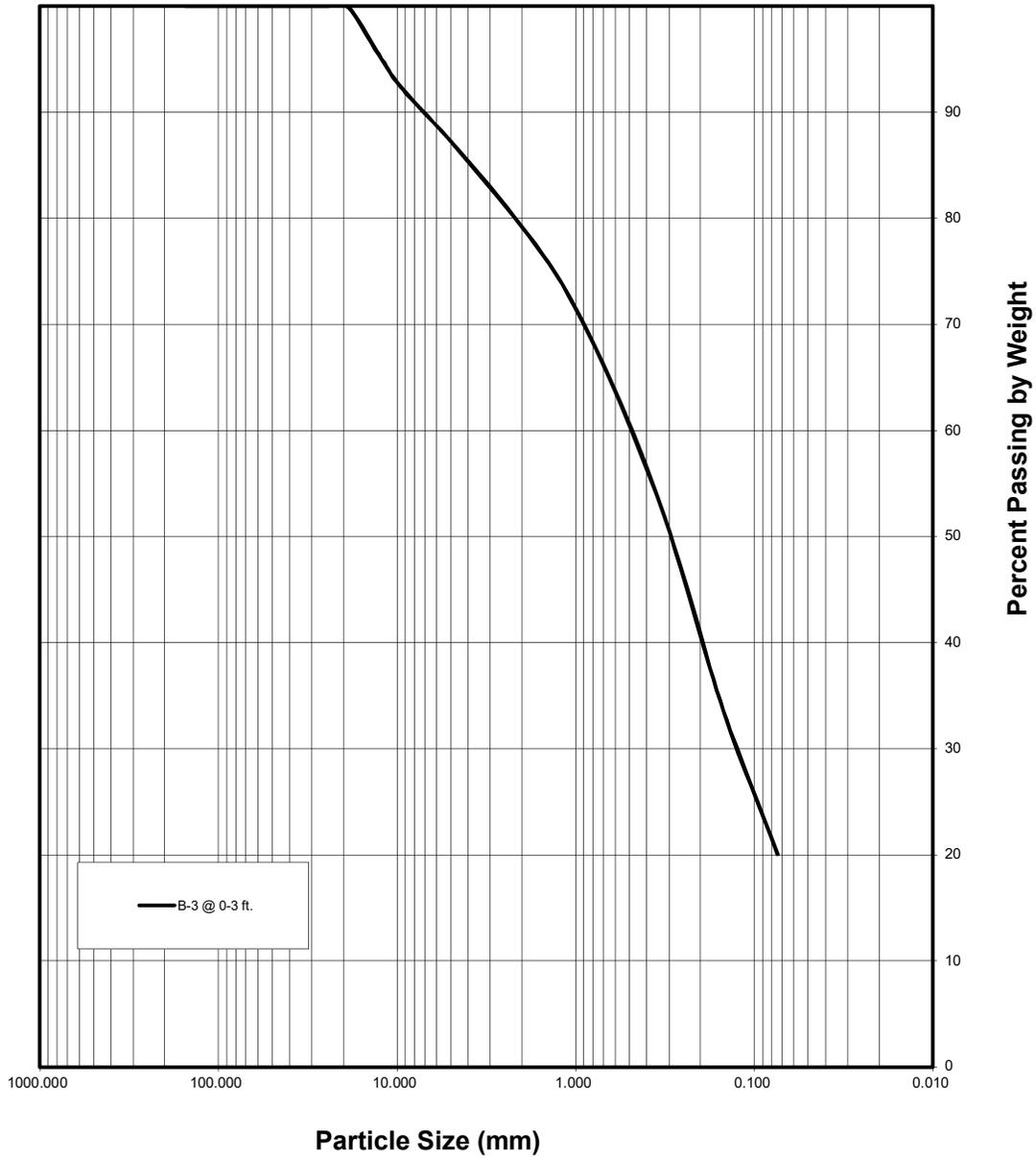


Project No.: LP19174

Grain Size Analysis

Plate
C-2

SIEVE ANALYSIS						
Cobbles and Boulders	Gravel		Sand			Silt and Clay
	Coarse	Fine	Coarse	Medium	Fine	



Project No.: LP19174

Grain Size Analysis

Plate
C-3

LANDMARK CONSULTANTS, INC.

CLIENT: GK3 Architecture
PROJECT: APN 0573-101-07 -- Nipton, CA
JOB No.: LP19174
DATE: 11/07/19

CHEMICAL ANALYSIS

	Boring:	B-1	B-3	Caltrans Method
Sample Depth, ft:		0-3	0-3	
pH:		8.7	9.4	643
Electrical Conductivity (mmhos):		--	--	424
Resistivity (ohm-cm):		650	1,200	643
Chloride (Cl), ppm:		100	300	422
Sulfate (SO4), ppm:		3,698	2,135	417

General Guidelines for Soil Corrosivity

Material Affected	Chemical Agent	Amount in Soil (ppm)	Degree of Corrosivity
Concrete	Soluble Sulfates	0 - 1,000	Low
		1,000 - 2,000	Moderate
		2,000 - 20,000	Severe
		> 20,000	Very Severe
Normal Grade Steel	Soluble Chlorides	0 - 200	Low
		200 - 700	Moderate
		700 - 1,500	Severe
		> 1,500	Very Severe
Normal Grade Steel	Resistivity	1 - 1,000	Very Severe
		1,000 - 2,000	Severe
		2,000 - 10,000	Moderate
		> 10,000	Low



Project No.: LP19174

**Selected Chemical
Test Results**

**Plate
C-4**

Client: GK3 Architecture

Project: APN 0573-101-07-0000 -- Nipton, CA

Project No.: LP19174

Date: 10/22/2019

Lab. No.: N/A

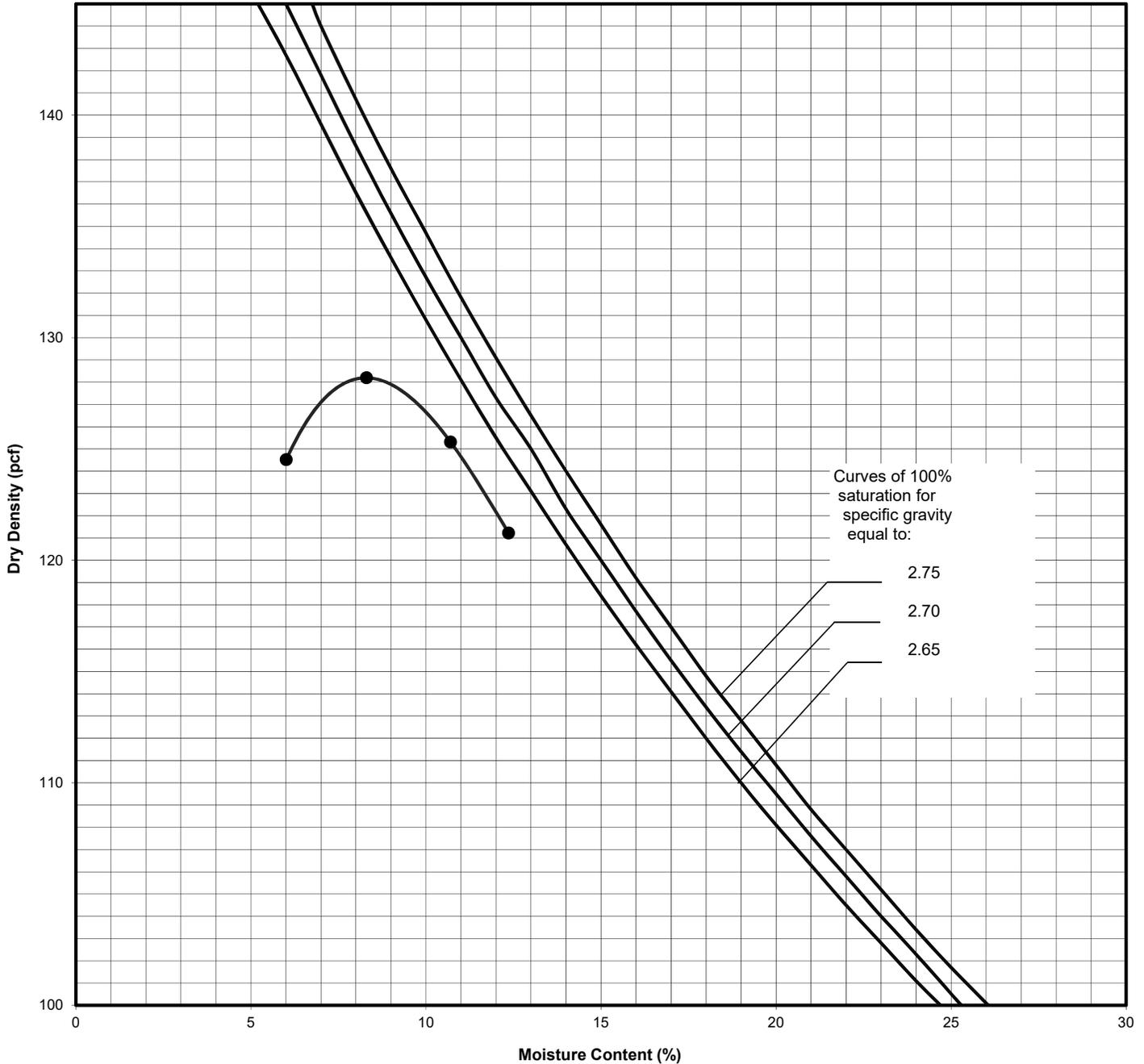
Soil Description: Red-Brown Silty Sand

Sample Location: B-1 @ 0-3 ft.

Test Method: ASTM D-1557 A

Maximum Dry Density (pcf): 128.2

Optimum Moisture Content (%): 8.3



APPENDIX D

APPENDIX E

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