GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED OREGON ST MULTI-FAMILY DEVELOPMENT
3927 OREGON STREET
BAKERSFIELD, CALIFORNIA

PROJECT NO. 022-22030
APRIL 19, 2022

Prepared for:

MS. MARIA GUZMAN
GOLDEN EMPIRE AFFORDABLE HOUSING, INC.
601 24TH STREET, SUITE B
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Prepared by:

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April 19, 2022 KA Project No. 022-22030

Ms. Maria Guzman
Golden Empire Affordable Housing, Inc.
601 24th Street, Suite B
Bakersfield, California 93301

RE: Geotechnical Engineering Investigation
Proposed Oregon Street Multi-Family Development
3927 Oregon Street
Bakersfield, California

Dear Ms. Guzman:

In accordance with your request, we have completed a Geotechnical Engineering Investigation for the above-referenced site. The results of our investigation are presented in the attached report.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (661) 837-9200.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.

Ryan K. Privett, PE
Project Engineer
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REGISTERED PROFESSIONAL ENGINEER
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INTRODUCTION

This report presents the results of our Geotechnical Engineering Investigation for the proposed Oregon Street Multi-Family Development to be located at 3927 Oregon Street in Bakersfield, California. Discussions regarding site conditions are presented herein, together with conclusions and recommendations pertaining to site preparation, Engineered Fill, utility trench backfill, drainage and landscaping, foundations, concrete floor slabs and exterior flatwork, retaining walls, pavement design, and soil cement reactivity.

A site plan showing the approximate boring locations is presented following the text of this report. A description of the field investigation, boring logs, and the boring log legend are presented in Appendix A. Appendix A also contains a description of the laboratory-testing phase of this study, along with the laboratory test results. Appendices B and C contain guides to earthwork and pavement specifications. When conflicts in the text of the report occur with the general specifications in the appendices, the recommendations in the text of the report have precedence.

PURPOSE AND SCOPE

This investigation was conducted to evaluate the soil and groundwater conditions at the site, to make geotechnical engineering recommendations for use in design of specific construction elements, and to provide criteria for site preparation and Engineered Fill construction.

Our scope of services was outlined in our proposal dated February 1, 2022 (KA Proposal P099-22) and included the following:

- A site reconnaissance by a member of our engineering staff to evaluate the surface conditions at the project site.
- A field investigation consisting of drilling 5 borings to depths ranging from approximately 10 to 50 feet for evaluation of the subsurface conditions at the project site.
- Performing laboratory tests on representative soil samples obtained from the borings to evaluate the physical and index properties of the subsurface soils.

- Evaluation of the data obtained from the investigation and an engineering analysis to provide recommendations for use in the project design and preparation of construction specifications.
- Preparation of this report summarizing the results, conclusions, recommendations, and findings of our investigation.

PROPOSED CONSTRUCTION

We understand that design of the proposed development is currently underway; structural load information and other final details pertaining to the structures are unavailable. On a preliminary basis, it is understood the project will include the construction of a new multi-family development to include four new residential buildings. It is anticipated that the buildings will be single- or two-story structures supported on conventional foundations and concrete slab-on-grade. Footing loads are anticipated to be light to moderate. On-site paved areas and landscaping are also planned to be included in the development.

In the event, these structural or grading details are inconsistent with the final design criteria, the Soils Engineer should be notified so that we may update this writing as applicable.

SITE LOCATION AND SITE DESCRIPTION

The site is rectangular in shape and encompasses approximately 0.47 acres. The site is located on the south side of Oregon Street, approximately 325 feet west of McCurdy Drive, in Bakersfield, California. The site has an address of 3927 Oregon Street, and is further identified as Assessor's Parcel Number 134-290-10. Residential developments are located north, west and east of the site. Commercial developments are located south of the site.

Presently, the site is predominately vacant. The site is surrounded by wood and chain-link fencing along the eastern site boundary, and by concrete masonry unit (CMU) block fencing along the western and southern site boundaries. Numerous trees were previously located throughout the site, but have since been removed. Overhead and buried utilities are located along the northern site boundary, and may extend into the site. The site contains a short to medium-height weed and grass growth and the surface soils have a loose consistency. The site is relatively flat and slopes very gently downhill to the south with no abrupt changes in grade. Maximum relief from the front to the back of the lot is on the order of approximately 4 to 6 feet.

GEOLOGIC SETTING

Geologically, the property is situated on the eastern flank, near the south end of the Great Valley Geomorphic Province. This province is a large northwesterly trending geosyncline or structural trough between the Coast Ranges and the Sierra Nevada Mountains. Erosion from both of these mountain systems has resulted in the deposition of immense thickness of sediments in the Valley floor. Heavily-laden streams from the Sierra Nevada have built very prominent alluvial fans along the margins of the San Joaquin Valley. This has resulted in a rather flat topography in the vicinity of the project site. The site is composed of alluvial deposits which are mostly cohesionless sands and silts.

The south end of the San Joaquin Valley is surrounded on all sides, excluding the north, by active fault systems (San Andreas, White Wolf-Breckenridge-Kern Canyon, and Garlock Faults). Numerous smaller faults exist within the valley floor.

There is on-going seismic activity in the Kern County area, with the most noticeable earthquake being the July 21, 1952 Kern County Earthquake. The initial shock was 7.7 magnitude shake with the epicenter near Wheeler Ridge, about 45 miles from Bakersfield. Vertical displacements of as much as 3 feet occurred at the fault line.

The closest known faults to the property are subsurface faults located at the Fruitvale Oil Field. These faults cut the older sediments and, although numerous, are not thought to be active in the last 2 million years.

No evidence was observed that indicated surface faulting has occurred across the property during the Holocene time. Faults not yet identified, however, may exist. The site is not within an Earthquake Fault Zone (Special Studies Zone).

FIELD AND LABORATORY INVESTIGATIONS

Subsurface soil conditions were explored by drilling 5 borings to depths of approximately 10 to 50 feet below existing site grade, using a truck-mounted drill rig. In addition, 1 bulk subgrade sample was collected for laboratory R-value testing. The approximate boring and bulk sample locations are shown on the site plan. During drilling operations, penetration tests were performed at regular intervals to evaluate the soil consistency and to obtain information regarding the engineering properties of the subsoils. Soil samples were retained for laboratory testing. The soils encountered were continuously examined and visually classified in accordance with the Unified Soil Classification System. A more detailed description of the field investigation is presented in Appendix A.

Laboratory tests were performed on selected soil samples to evaluate their physical characteristics and engineering properties. The laboratory-testing program was formulated with emphasis on the evaluation of natural moisture, density, gradation, shear strength, consolidation potential, R-value and moisture density relationships of the materials encountered. In addition, chemical tests were performed to evaluate the soil-cement reactivity. Details of the laboratory test program and results of the laboratory test are summarized in Appendix A. This information, along with the field observations, was used to prepare the final boring logs in Appendix A.

SOIL PROFILE AND SUBSURFACE CONDITIONS

Based on our findings, the subsurface conditions encountered appear typical of those found in the geologic region of the site. In general, approximately 1 to 5 feet of fill material was encountered. The fill material predominately consisted of silty sand. The deeper fills of 4 to 5 feet were encountered in the southern portion of the site. Some of these soils contained significant amounts of trash and debris. The thickness and extent of fill material was determined based on limited test borings and visual observation.

Thicker fill may be present at the site. Limited testing was performed on the fill soils during the time of our field and laboratory investigations. This limited testing indicates that the fill soils had varying strength characteristics ranging from loosely placed to compacted.

Below the fill material, approximately 2 to 4 feet of medium dense silty sand or clayey sand were encountered. These soils contained varying amounts of clay. Field and laboratory tests suggest that these soils are moderately strong, moderately compressible and have a low expansion potential. Penetration resistance ranged from 17 to 28 blows per foot. Dry densities ranged from 93 to 119 pcf. A representative soil sample consolidated approximately 4¼ percent under a 2 ksf load when saturated. A representative soil sample had an angle of internal friction of 37 degrees.

Below 4 to 5 feet, alternating layers of loose to very dense silty sand, clayey sand, sandy silt, or sand were encountered. These soils contained varying amounts of clay and/or gravel. Field and laboratory tests suggest that these soils are moderately strong and slightly compressible. Penetration resistance ranged from 13 blows per foot to more than 50 blows per 6 inches. Dry densities ranged from 98 to 128 pcf. A representative soil sample had an angle of internal friction of 33 degrees. These soils had slightly stronger strength characteristics than the upper soils and extended to the termination depth of our borings.

For additional information about the soils encountered, please refer to the logs of borings in Appendix A.

GROUNDWATER

Test boring locations were checked for the presence of groundwater during and immediately following the drilling operations. Information obtained from the Department of Water Resources indicates that groundwater has been historically deeper than 100 feet within the project site vicinity.

It should be recognized that water table elevations may fluctuate with time, being dependent upon seasonal precipitation, irrigation, land use, and climatic conditions, as well as other factors. Therefore, water level observations at the time of the field investigation may vary from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.

SOIL LIQUEFACTION

Soil liquefaction is a state of soil particle suspension, caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs in soils, such as sands, in which the strength is purely frictional. However, liquefaction has occurred in soils other than clean sands. Liquefaction usually occurs under vibratory conditions, such as those induced by seismic events.

To evaluate the liquefaction potential of the site, the following items were evaluated:

1) Soil type

2) Groundwater depth

3) Relative density
4) Initial confining pressure
5) Intensity and duration of groundshaking

The predominant soils within the project site consist of layers of silty sands, clayey sands, sandy silts, and sands. Groundwater was not encountered within the depths explored. In addition, groundwater has been historically encountered at depths greater than 100 feet below site grade within the project site and vicinity since the 1930's. Therefore, the potential for liquefaction and related settlement is low at this site and no liquefaction mitigation procedures are necessary for this project.

Secondary hazards from earthquakes include rupture, seiche, landslides, lateral spreading, and subsidence. Since there are no known faults within the immediate area, ground rupture from surface faulting should not be a potential problem. Seiche, lateral spreading, and landslides are not hazards in the area either. In addition, there are no known occurrences of structural or architectural damage due to deep subsidence in the Bakersfield area.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of our field and laboratory investigations, along with previous geotechnical experience in the project area, the following is a summary of our evaluations, conclusions, and recommendations.

Administrative Summary

In brief, the subject site and soil conditions, with the exception of the fill material, moderately compressible upper native soils, expansive nature of the clayey soils, and existing development, appear to be conducive to the development of the project. Approximately 1 to 5 feet of fill material was encountered within the borings drilled throughout the site. The fill material predominately consisted of silty sand. The deeper fills of 4 to 5 feet were encountered in the southern portion of the site. Some of these soils contained significant amounts of trash and debris. The thickness and extent of fill material was determined based on limited test borings and visual observation. Thicker fill may be present at the site. Limited testing was performed on the fill soils during the time of field and laboratory investigations. Preliminary testing indicates that the fill soils had varying strength characteristics ranging from loosely placed to compacted. Therefore, it is recommended the fill soils within proposed building areas and 5 feet beyond be excavated and stockpiled so that the native soil can be properly prepared. These soils will be suitable for reuse as Engineered Fill, provided they are cleansed of excessive organics and debris. Fill soil intermixed with asphaltic concrete will not be suitable for re-use in building areas, but may be used in pavement areas provided it is cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Prior to backfilling, Krazan & Associates, Inc., should inspect the bottom of the excavation to verify no additional removal is required.

In order to reduce the amount of differential settlement and provide uniform foundation support, it is recommended that following stripping operations, fill removal, and demolition activities, the upper 2 feet of underlying native soils within the proposed building areas be excavated, worked until uniform and free from large clods, moisture-conditioned to a minimum of 2 percent above optimum moisture content, and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. In addition, it is recommended that the proposed foundations be supported by a minimum of 12 inches of Engineered Fill. Over-excavation should extend to a minimum of 5 feet beyond structural elements. The on-site native soils will be suitable for reuse as Engineered Fill, provided they are cleansed of excessive organics, debris, and fragments greater than 4 inches in maximum dimension. Fill soil intermixed with asphaltic concrete will not be suitable for re-use in building areas, but may be used in pavement areas provided it is cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Prior to backfilling, the bottom of the excavation should be proof-rolled and observed by Krazan & Associates, Inc. to verify stability. This compaction effort should stabilize the surface soils and locate any unsuitable or pliant areas not found during our field investigation. Soft or pliant areas encountered should be excavated to firm native ground. Fill material should be compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.

The upper soils within the site are predominately silty sand, clayey sand, and sandy silt. These soils contain varying amounts of clay. The clayey soils appeared to have a low swell potential. The estimated swell pressures of the clayey soils may cause movement effecting slabs and possible stucco or similar brittle exterior finishes. To reduce potential soil movement, it is recommended the upper 12 inches of soil within slab-on-grade and exterior flatwork areas consist of non-expansive Engineered Fill. The on-site soils that do not contain clay will be suitable for reuse as non-expansive Engineered Fill, provided they are cleansed of excessive organics and debris. During construction, it is recommended that additional tests should be performed on the on-site soils to verify their physical and index properties.

Existing structures are located within the project site vicinity. Associated with these developments are buried structures such as utility lines, septic systems, water wells, and irrigation lines that may extend into the project site. Any buried structures, including loosely backfilled excavations, encountered during construction should be properly removed and the resulting excavations backfilled with Engineered Fill. After demolition activities, it is recommended that these disturbed soils be removed and/or recompacted. This compaction effort should stabilize the upper soils and locate any unsuitable or pliant areas not found during our field investigation.

Sandy and gravelly soil conditions were encountered at the site. These cohesionless soils have a tendency to cave in trench wall excavations. Shoring or sloping back trench sidewalls may be required within these sandy and gravelly soils.

After completion of the recommended site preparation, the site should be suitable for shallow footing support. The proposed structure footings may be designed utilizing an allowable bearing pressure of 2,000 psf for dead-plus-live loads. Footings should have a minimum embedment of 12 inches.

Groundwater Influence on Structures/Construction

Based on our findings and historical records, it is not anticipated that groundwater will rise within the zone of structural influence or affect the construction of foundations and pavements for the project. However, if earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated, "pump," or not respond to densification techniques. Typical remedial measures include: discing and aerating the soil during dry weather; mixing the soil with dryer materials; removing and replacing the soil with an approved fill material; or mixing the soil with an approved lime or cement product. Our firm should be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations.

Site Preparation

General site clearing should include removal of vegetation; concrete and metal debris; existing utilities; structures including foundations; basement walls and floors; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials. Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas. These materials will not be suitable for use as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas.

Approximately 1 to 5 feet of fill material was encountered within the borings drilled throughout the site. The fill material predominately consisted of silty sand. The deeper fills of 4 to 5 feet were encountered in the southern portion of the site. Some of these soils contained significant amounts of trash and debris. The thickness and extent of fill material was determined based on limited test borings and visual observation. Thicker fill may be present at the site. Limited testing was performed on the fill soils during the time of our field and laboratory investigations. Preliminary testing indicates that the fill soils had varying strength characteristics ranging from loosely placed to compacted. Therefore, it is recommended the fill soils within proposed building areas and 5 feet beyond be excavated and stockpiled so that the native soil can be properly prepared. These soils will be suitable for reuse as Engineered Fill, provided they are cleansed of excessive organics and debris. Fill soil intermixed with asphaltic concrete will not be suitable for re-use in building areas, but may be used in pavement areas provided it is cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Prior to backfilling Krazan & Associates, Inc., should inspect the bottom of the excavation to verify no additional removal is required.

Existing structures are located within the project site vicinity. Associated with these developments are buried structures, such as utility lines, septic systems, water wells, and irrigation lines that may extend into the project site. Demolition activities should include proper removal of any buried structures. Any buried structures, including utilities or loosely backfilled excavations, encountered during construction should be properly removed and the resulting excavations backfilled. Disturbed areas caused by demolition activities should be removed and/or recompacted. Excavations, depressions, or soft and pliant areas extending below planned finished subgrade levels should be cleaned to firm, undisturbed soil and backfilled with Engineered Fill. In general, any septic tanks, debris pits, cesspools, or similar structures should be entirely removed. Water wells should be abandoned in accordance with county standards. Existing concrete footings should be removed to an equivalent depth of at least 3 feet below proposed footing elevations or as recommended by the Soils Engineer. Any other buried structures should be removed in accordance with the recommendations of the Soils Engineer. The resulting excavations should be cleaned to firm native ground and backfilled with Engineered Fill.

In order to provide uniform foundation support, it is recommended that following stripping operations, fill removal, and demolition activities, the upper 2 feet of underlying native soils within the proposed building area be excavated, worked until uniform and free from large clods, moisture-conditioned to a minimum of 2 percent above optimum moisture content, and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. In addition, it is recommended that the proposed foundations be supported by a minimum of 12 inches of Engineered Fill. Over-excavation should extend to a minimum of 5 feet beyond structural elements. The on-site soils will be suitable for reuse as Engineered Fill, provided they are cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Prior to backfilling, the bottom of the excavation should be proof-rolled and observed by Krazan & Associates, Inc. to verify stability. This compaction effort should stabilize the surface soils and locate any unsuitable or pliant areas not found during our field investigation. Soft or pliant areas should be excavated to firm native ground. Fill material should be compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.

Following stripping operations, fill removal, and demolition activities, the exposed subgrade in exterior flatwork and pavement areas should be excavated to a depth of at least 12 inches, worked until uniform and free from large clods, moisture-conditioned to a minimum of 2 percent above optimum moisture content, and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. Limits of recompaction should extend 2 feet beyond flatwork and pavements. Prior to backfilling, the bottom of the excavation should be proofrolled and observed by Krazan & Associates, Inc. to verify stability. Soft or pliant areas should be excavated to firm native ground. This compaction effort should stabilize the surface soils and locate any unsuitable or pliant areas not found during our field investigation.

It is recommended that the upper 12 inches of soil within proposed slab-on-grade and exterior flatwork areas consist of non-expansive Engineered Fill. The intent is to support slab-on-grade and exterior flatwork areas with 12 inches of non-expansive fill. The fill placement serves two functions: 1) it provides a uniform amount of soil, which will more evenly distribute the soil pressures and 2) it reduces moisture content fluctuation in the clayey material beneath the building area. The non-expansive fill material should be a well-graded silty sand or sandy silt soil. A clean sand or very sandy soil is not acceptable for this purpose. A sandy soil will allow the surface water to drain into the expansive clayey soil below, which may result in soil swelling. Imported Fill should be approved by the Soils Engineer prior to placement. The fill should be placed as specified as Engineered Fill.

As indicated previously, fill material is located on the site. It is recommended that any uncertified fill material encountered within pavement areas be removed and/or recompacted. The fill material should be moisture-conditioned to near optimum moisture and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. As an alternative, the Owner may elect not to recompact the existing fill within paved areas. However, the Owner should be aware that the paved areas may settle, which may require annual maintenance. At a minimum, it is recommended that the upper 12 inches of subgrade soil be moisture-conditioned as necessary and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.

The upper soils, during wet winter months, become very moist due to the absorptive characteristics of the soil. Earthwork operations performed during winter months may encounter very moist unstable soils, which may require removal to grade a stable building foundation. Project site winterization consisting of placement of aggregate base and protecting exposed soils during the construction phase should be performed.

A representative of our firm should be present during all site clearing and grading operations to test and observe earthwork construction. This testing and observation is an integral part of our service as acceptance of earthwork construction is dependent upon compaction of the material and the stability of the material. The Soils Engineer may reject any material that does not meet compaction and stability requirements. Further recommendations of this report are predicated upon the assumption that earthwork construction will conform to recommendations set forth in this section and the Engineered Fill section.

Engineered Fill

The organic-free, on-site, upper native soils and fill material are predominately silty sand, clayey sand, and sandy silt. These soils contained varying amounts of clay. Preliminary testing indicates that the silty sand and sandy silt soils that do not contain clay will be suitable for reuse as non-expansive Engineered Fill, provided they are cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Clayey soils with an expansion index greater than 20 will not be suitable for reuse as non-expansive Engineered Fill. The clayey soils will be suitable for reuse for fill placement within the upper 12 inches of slab-on-grade and exterior flatwork areas, provided they are lime-treated. The preliminary application rate of lime should be 5 percent by dry weight. The lime material should be calcium oxide, commonly known as quick-lime. The clayey soils should be at or near optimum moisture-condition during mixing operations. Additional testing is recommended to determine the appropriate application rate of lime prior to placement. Clayey soils with an expansion index greater than 20 will be suitable for reuse as General Engineered Fill, within pavement areas and below 12 inches from finished pad grade in slab-on-grade areas, provided they are cleansed of excessive organics, debris and are moisture-conditioned to at least 2 percent above optimum moisture. Fill soil intermixed with asphaltic concrete will not be suitable for re-use in building areas, but may be used in pavement areas provided it is cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension.

The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since he has complete control of the project site at that time.

Imported Fill material should be predominantly non-expansive granular material with a plasticity index less than 10 and an expansion index less than 15. Imported Fill should be free from rocks and lumps greater than 4 inches in maximum dimension. All Imported Fill material should be submitted for approval to the Soils Engineer at least 48 hours prior to delivery to the site.

Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned to a minimum of 2 percent above optimum moisture content, and compacted to achieve at least 90 percent of maximum density based on ASTM Test Method D1557. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.

Drainage and Landscaping

The ground surface should slope away from building pad and pavement areas toward appropriate drop inlets or other surface drainage devices. In accordance with Section 1804 of the 2019 California Building Code, it is recommended that the ground surface adjacent to foundations be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance. Swales used for conveyance of drainage and located within 10 feet of foundations should be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 1 percent away from the structure. Drainage gradients should be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project.

Utility Trench Backfill

Utility trenches should be excavated according to accepted engineering practices following OSHA (Occupational Safety and Health Administration) standards by a Contractor experienced in such work. The responsibility for the safety of open trenches should be borne by the Contractor. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Depending upon the location and depth of some utility trenches, groundwater flow into open excavations could be experienced, especially during or shortly following periods of precipitation.

Sandy and gravelly soil conditions were encountered at the site. These cohesionless soils have a tendency to cave in trench wall excavations. Shoring or sloping back trench sidewalls may be required within these sandy and gravelly soils.

Utility trench backfill placed in or adjacent to buildings and exterior slabs should be compacted to at least 90 percent of maximum density based on ASTM Test Method D1557. The utility trench backfill placed in pavement areas should be compacted to at least 90 percent of maximum density based on ASTM Test Method D1557. Pipe bedding should be in accordance with pipe manufacturer's recommendations.

The Contractor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. The Contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

Foundations - Conventional

After completion of the recommended site preparation, the site should be suitable for shallow footing support. The proposed structures may be supported on a shallow foundation system bearing on a minimum of 12 inches of Engineered Fill. Spread and continuous footings can be designed for the following maximum allowable soil bearing pressures:

Load	Allowable Loading
Dead Load Only	1,500 psf
Dead-Plus-Live Load	2,000 psf
Total Load, Including Wind or Seismic Loads	2,650 psf

The footings should have a minimum depth of 12 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower. Footings should have a minimum width of 12 inches, regardless of load. Ultimate design of foundations and reinforcement should be performed by the project Structural Engineer.

The total soil movement is not expected to exceed 1 inch. Differential movement should be less than ¾ inch. Most of the settlement is expected to occur during construction as the loads are applied. However, additional post-construction settlement may occur if the foundation soils are flooded or saturated.

The footing excavations should not be allowed to dry out any time prior to pouring concrete. It is recommended that footings be reinforced by at least one No. 4 reinforcing bar in both top and bottom.

Resistance to lateral footing displacement can be computed using an allowable friction factor of 0.40 acting between the base of foundations and the supporting subgrade. Lateral resistance for footings can alternatively be developed using an equivalent fluid passive pressure of 350 pounds per cubic foot acting against the appropriate vertical footing faces. The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance. A ⅓ increase in the above value may be used for short duration, wind, or seismic loads.

Floor Slabs and Exterior Flatwork

In areas where moisture sensitive floor covering will be used, concrete slab-on-grade floors should be underlain by a water vapor retarder. The water vapor retarder should be installed in accordance with accepted engineering practice. The water vapor retarder should consist of a vapor retarder sheeting underlain by a minimum of 3 inches of compacted, clean, gravel of ¾-inch maximum size. To aid in concrete curing an optional 2 to 4 inches of granular fill may be placed on top of the vapor retarder. The granular fill should consist of damp clean sand with at least 10 to 30 percent of the sand passing the 100 sieve. The sand should be free of clay, silt, or organic material. Rock dust which is manufactured sand from rock crushing operations is typically suitable for the granular fill. This granular fill material should be compacted.

The floor slab should be reinforced at a minimum with No. 3 reinforcement bars at 18 inches on-center each way within the middle one-third. The exterior floors should be poured separately in order to act independently of the walls and foundation system. All fills required to bring the building pads to grade should be Engineered Fills.

Moisture within the structure may be derived from water vapors, which were transformed from the moisture within the soils. This moisture vapor can travel through the vapor membrane and penetrate the slab-on-grade. This moisture vapor penetration can affect floor coverings and produce mold and mildew in the structure. To reduce moisture vapor intrusion, it is recommended that a vapor retarder be installed. It is recommended that the utility trenches within the structure be compacted, as specified in our report, to reduce the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the building is recommended. Positive drainage should be established away from the structure and should be maintained throughout the life of the structure. Ponding of water should not be allowed adjacent to the structure. Over-irrigation within landscaped areas adjacent to the structure should not be performed. In addition, ventilation of the structure (i.e. ventilation fans) is recommended to reduce the accumulation of interior moisture.

Lateral Earth Pressures and Retaining Walls

Walls retaining horizontal backfill and capable of deflecting a minimum of 0.1 percent of its height at the top may be designed using an equivalent fluid active pressure of 35 pounds per square foot per foot of depth. Walls that are incapable of this deflection or walls that are fully constrained against deflection may be designed for an equivalent fluid at-rest pressure of 55 pounds per square foot per foot per depth. Expansive soils should not be used for backfill against walls. The wedge of non-expansive backfill material should extend from the bottom of each retaining wall outward and upward at a slope of 2:1 (horizontal to vertical) or flatter. The stated lateral earth pressures do not include the effects of hydrostatic water pressures generated by infiltrating surface water that may accumulate behind the retaining walls; or loads imposed by construction equipment, foundations, or roadways.

The 2019 CBC requires determination of dynamic seismic lateral earth pressures on foundation walls and retaining walls supporting more than 6 feet of backfill height due to design earthquake ground motions. The Site Modified Peak Ground Acceleration (PGA_M), based on ASCE7-16 and information from the SEAOC and OSHPD Seismic Design Maps website (https://seismicmaps.org), is 0.485. We recommend an incremental seismic lateral pressure of 22 pcf be included in the stability analyses for the retaining wall. The incremental seismic lateral pressure should be applied in a reverse triangular distribution at the back side of the wall.

Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated drainage system. The gravel zone should have a minimum width of 12 inches and should extend upward to within 12 inches of the top of the wall. The upper 12 inches of backfill should consist of native soils, concrete, asphaltic concrete, or other suitable backfill to reduce surface drainage into the wall drain system. The aggregate should conform to Class 2 permeable materials graded in accordance with CalTrans Standard Specifications (2018). Prefabricated drainage systems, such as Miradrain®, Enkadrain®, or an equivalent substitute, are acceptable alternatives in lieu of gravel provided they are installed in accordance with the manufacturer's recommendations. If a prefabricated drainage system is proposed, our firm should review the system for final acceptance prior to installation.

Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The pipes should be placed no higher than 6 inches above the heel of the wall, in the center line of the drainage blanket and should have a minimum diameter of four inches. Collector pipes may be either slotted or perforated. Slots should be no wider than ⅛ inch, while perforations should be no more than ¼ inch in diameter. If retaining walls are less than 6 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. The weep holes should consist of 4-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and not be higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.

During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand operated equipment ("whackers," vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.

Seismic Parameters – 2019 California Building Code

The Site Class per Section 1613 of the 2019 California Building Code (2019 CBC) and ASCE 7-16, Chapter 20 is based upon the site soil conditions. It is our opinion that a Site Class D is most consistent with the subject site soil conditions. A site modified peak ground acceleration (PGA_M) of 0.485 may be used for seismic analysis. For seismic design of the structures based on the seismic provisions of the 2019 CBC, we recommend the following parameters:

Seismic Item	Value	CBC Reference
Site Class	D	Section 1613.2.2
Site Coefficient F_a	1.200	Table 1613.2.3 (1)
S_s	0.934	Section 1613.2.1
S_{MS}	1.121	Section 1613.2.3
S_{DS}	0.748	Section 1613.2.4
Site Coefficient F_v	1.965	Table 1613.2.3 (2)
S_1	0.335	Section 1613.2.1
S_{M1}	0.658	Section 1613.2.3
S_{D1}	0.439	Section 1613.2.4
T_S	0.587	Section 1613.2

* Based on Equivalent Lateral Force (ELF) Design Procedure being used.

Soil Cement Reactivity

Excessive sulfate in either the soil or native water may result in an adverse reaction between the cement in concrete (or stucco) and the soil. HUD/FHA and CBC have developed criteria for evaluation of sulfate levels and how they relate to cement reactivity with soil and/or water.

Soil samples were obtained from the site and tested in accordance with State of California Materials Manual Test Designation 417. The sulfate concentrations detected from these soil samples were less than 150 ppm (36.6 ppm) and are below the maximum allowable values established by HUD/FHA and CBC. However, it is recommended a Type II cement be utilized to compensate for sulfate reactivity with the cement.

Compacted Material Acceptance

Compaction specifications are not the only criteria for acceptance of the site grading or other such activities. However, the compaction test is the most universally recognized test method for assessing the performance of the Grading Contractor. The numerical test results from the compaction test cannot be used to predict the engineering performance of the compacted material. Therefore, the acceptance of compacted materials will also be dependent on the stability of that material. The Soils Engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected. A specific example of rejection of fill material passing the required percent compaction is a fill which has been compacted with an in-situ moisture content significantly less than optimum moisture. This type of dry fill (brittle fill) is susceptible to future settlement if it becomes saturated or flooded.

Testing and Inspection

A representative of Krazan & Associates, Inc. should be present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork. This activity is an integral part of our service, as acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of these recommendations is incorporated into the project design and construction. Krazan & Associates, Inc. will not be responsible for grades or staking, since this is the responsibility of the Prime Contractor.

LIMITATIONS

Soils Engineering is one of the newest divisions of Civil Engineering. This branch of Civil Engineering is constantly improving as new technologies and understanding of earth sciences advance. Although your site was analyzed using the most appropriate and most current techniques and methods, undoubtedly there will be substantial future improvements in this branch of engineering. In addition to advancements in the field of Soils Engineering, physical changes in the site, either due to excavation or fill placement, new agency regulations, or possible changes in the proposed structure after the soils report is completed may require the soils report to be professionally reviewed. In light of this, the

Owner should be aware that there is a practical limit to the usefulness of this report without critical review. Although the time limit for this review is strictly arbitrary, it is suggested that 2 years be considered a reasonable time for the usefulness of this report.

Foundation and earthwork construction is characterized by the presence of a calculated risk that soil and groundwater conditions have been fully revealed by the original foundation investigation. This risk is derived from the practical necessity of basing interpretations and design conclusions on limited sampling of the earth. The recommendations made in this report are based on the assumption that soil conditions do not vary significantly from those disclosed during our field investigation. If any variations or undesirable conditions are encountered during construction, the Soils Engineer should be notified so that supplemental recommendations may be made.

The conclusions of this report are based on the information provided regarding the proposed construction. If the proposed construction is relocated or redesigned, the conclusions in this report may not be valid. The Soils Engineer should be notified of any changes so the recommendations may be reviewed and re-evaluated.

This report is a Geotechnical Engineering Investigation with the purpose of evaluating the soil conditions in terms of foundation design. The scope of our services did not include any Environmental Site Assessment for the presence or absence of hazardous and/or toxic materials in the soil, groundwater, or atmosphere; or the presence of wetlands. Any statements, or absence of statements, in this report or on any boring log regarding odors, unusual or suspicious items, or conditions observed, are strictly for descriptive purposes and are not intended to convey engineering judgment regarding potential hazardous and/or toxic assessment.

The geotechnical engineering information presented herein is based upon professional interpretation utilizing standard engineering practices and a degree of conservatism deemed proper for this project. It is not warranted that such information and interpretation cannot be superseded by future geotechnical engineering developments. We emphasize that this report is valid for the project outlined above and should not be used for any other sites.

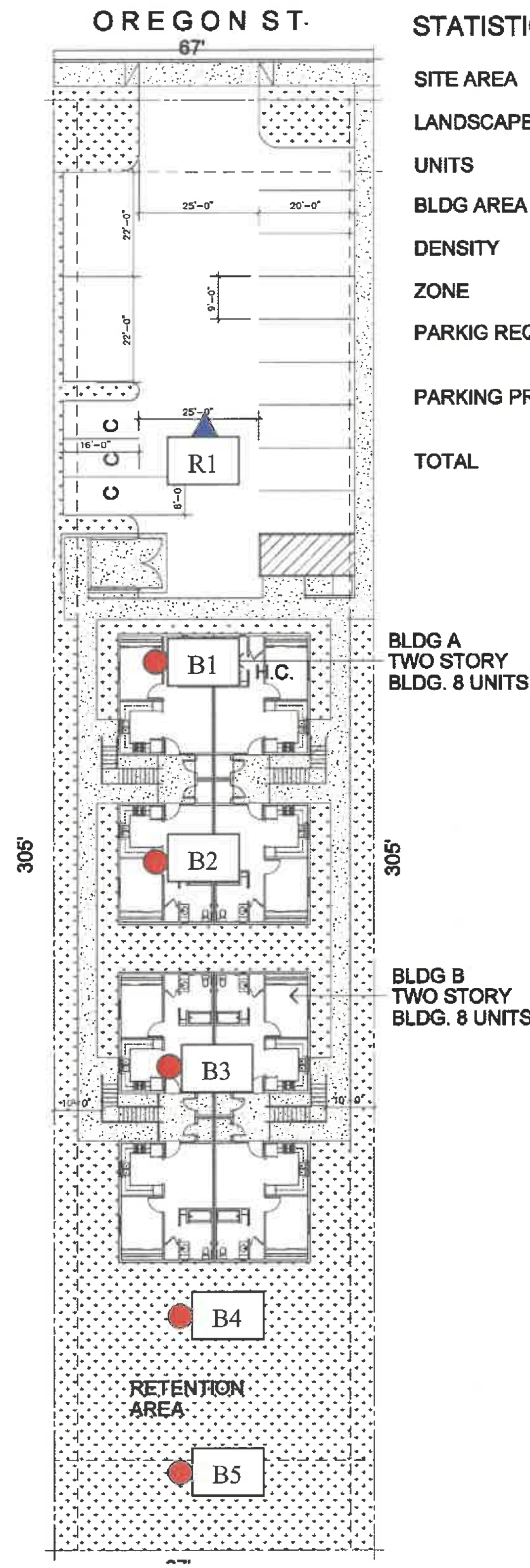
If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (661) 837-9200.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.

Ryan K. Privett, PE
Project Engineer
RCE No. 59372

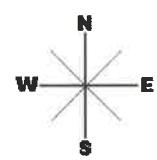
David R. Jarosz, II
Managing Engineer
RGE No. 2698/RCE No. 6018[illegible]

RKP/DRJ:ht



STATISTICS

SITE AREA	20,435 SF .47 ACRES
LANDSCAPE AREA	13,480 SF
UNITS	16 1-BR UNITS
BLDG AREA	5,856 SF
DENSITY	25.5 UNITS/ACRE
ZONE	R2
PARKIG REQUIRED	1 SPACE/UNIT + 10% = 18 SPACES
PARKING PROVIDED	11 FULL SIZE SPACES 3 COMPACT SPACES
TOTAL	14 SPACES



● APPROXIMATE BORING LOCATION

▲ APPROXIMATE R-VALUE LOCATION

SITE MAP	Scale: NTS	Date: April 2022	Krazan GEOTECHNICAL ENGINEERING
Multi-Family Development 3927 Oregon Street Bakersfield, California	Drawn by: HT	Approved by: DJ	
	Project No. 022-22030	Figure No. 1	

APPENDIX A

FIELD AND LABORATORY INVESTIGATIONS

Field Investigation

The field investigation consisted of a surface reconnaissance and a subsurface exploratory program. Five 4½-inch to 6½-inch diameter exploratory borings were advanced. The boring locations are shown on the site plan.

The soils encountered were logged in the field during the exploration and, with supplementary laboratory test data, are described in accordance with the Unified Soil Classification System.

Modified standard penetration tests were performed at selected depths. This test represents the resistance to driving a 2½-inch diameter split barrel sampler. The driving energy was provided by a hammer weighing 140 pounds, falling 30 inches. Relatively undisturbed soil samples were obtained while performing this test. Bag samples of the disturbed soil were obtained from the auger cuttings. All samples were returned to our Clovis laboratory for evaluation.

Laboratory Investigation

The laboratory investigation was programmed to determine the physical and mechanical properties of the foundation soil underlying the site. Test results were used as criteria for determining the engineering suitability of the surface and subsurface materials encountered.

In situ moisture content, dry density, consolidation, direct shear and sieve analysis tests were determined for the undisturbed samples representative of the subsurface material. These tests, supplemented by visual observation, comprised the basis for our evaluation of the site material.

The logs of the exploratory borings and laboratory determinations are presented in this Appendix.

UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART

COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)		
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size		Clean Gravels (Less than 5% fines)
	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
	GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
		Gravels with fines (More than 12% fines)
	GM	Silty gravels, gravel-sand-silt mixtures
	GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size		Clean Sands (Less than 5% fines)
	SW	Well-graded sands, gravelly sands, little or no fines
	SP	Poorly graded sands, gravelly sands, little or no fines
		Sands with fines (More than 12% fines)
	SM	Silty sands, sand-silt mixtures
	SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size.)		
SILTS AND CLAYS Liquid limit less than 50%	ML	Inorganic silts and very fine sands, rock flour, silty of clayey fine sands or clayey silts with slight plasticity
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
	OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid limit 50% or greater	MH	Inorganic silts, micaceous or diatomaceous fine sandy or 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

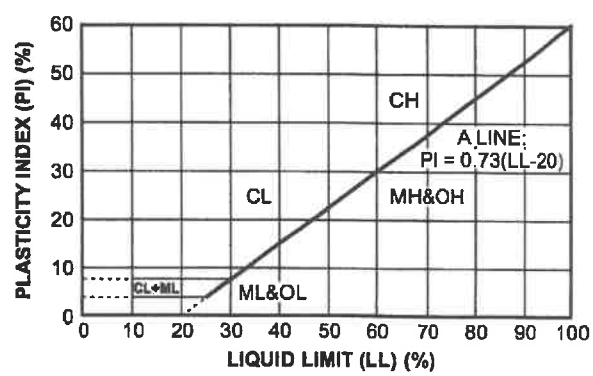
CONSISTENCY CLASSIFICATION

Description	Blows per Foot
Granular Soils	
Very Loose	< 5
Loose	5 – 15
Medium Dense	16 – 40
Dense	41 – 65
Very Dense	> 65
Cohesive Soils	
Very Soft	< 3
Soft	3 – 5
Firm	6 – 10
Stiff	11 – 20
Very Stiff	21 – 40
Hard	> 40

GRAIN SIZE CLASSIFICATION

Grain Type	*Standard Sieve Size*	*Grain Size in Millimeters*
Boulders	Above 12 inches	Above 305
Cobbles	12 to 13 inches	305 to 76.2
Gravel	3 inches to No. 4	76.2 to 4.76
Coarse-grained	3 to ¾ inches	76.2 to 19.1
Fine-grained	¾ inches to No. 4	19.1 to 4.76
Sand	No. 4 to No. 200	4.76 to 0.074
Coarse-grained	No. 4 to No. 10	4.76 to 2.00
Medium-grained	No. 10 to No. 40	2.00 to 0.042
Fine-grained	No. 40 to No. 200	0.042 to 0.074
Silt and Clay	Below No. 200	Below 0.074

PLASTICITY CHART



Log of Boring B1

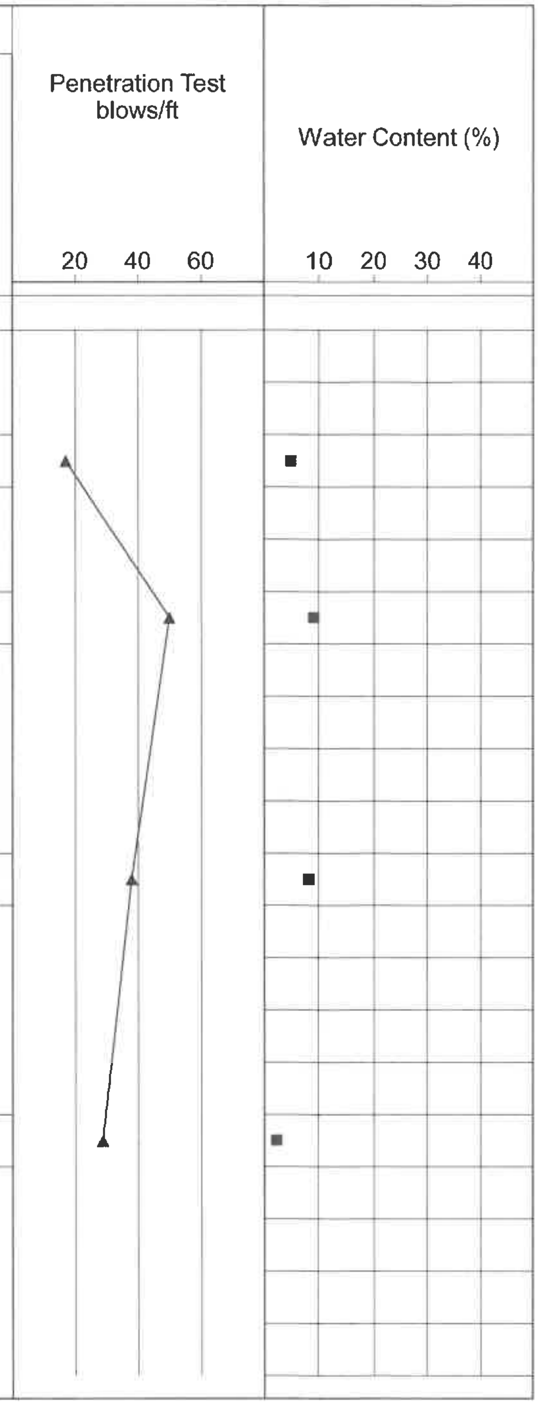
Project: Oregon Street Multi-Family Development
Project No: 022-22030

Client: Golden Empire Affordable Housing, Inc.
Figure No.: A-1

Location: 3927 Oregon Street, Bakersfield, California
Logged By: Dave Adams

Depth to Water> **Initial:** None **At Completion:** None

Depth (ft)	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
0	Ground Surface				
0	***SILTY SAND (SM)*** FILL, fine- to medium-grained; dark brown, damp, drills easily				
2	***SILTY SAND (SM)*** Medium dense, fine- to medium-grained with trace CLAY; brown, damp, drills easily	119.3	5.0		17
5	***CLAYEY SAND (SC)*** Very dense, fine- to medium-grained; brown, moist, drills firmly	117.8	9.2		50+
8	With trace GRAVEL and COBBLES below 8 feet				
9	Medium dense, fine- to coarse-grained and drills easily below 9 feet				
10		102.1	8.3		38
12.5	***SILTY SAND (SM)*** Medium dense, fine- to coarse-grained with trace GRAVEL; brown, moist, drills easily				
15		121.1	2.3		29
15.5	***SAND (SP)*** Medium dense, fine- to coarse-grained with trace GRAVEL; light brown, damp, drills easily				
20					



Drill Method: Solid Flight
Drill Date: 3-29-22

Drill Rig: CME 45C-4
Krazan and Associates
Hole Size: 4½ Inches

Driller: Jim Watts
Elevation: 20 Feet

Sheet: 1 of 1

Log of Boring B2

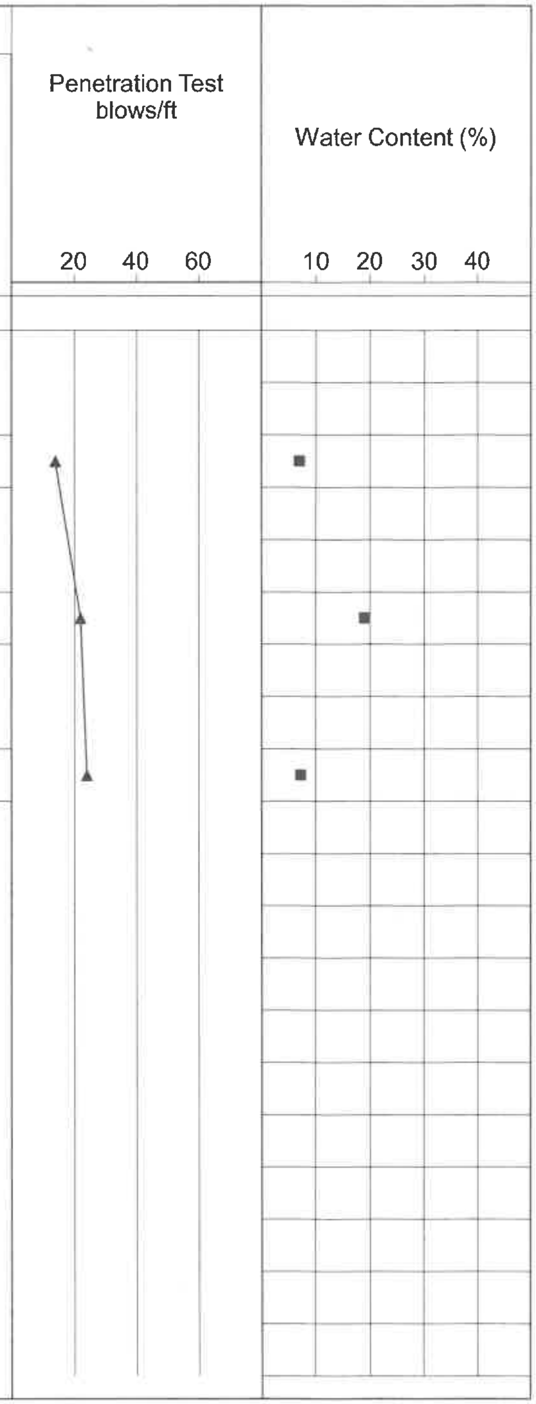
Project: Oregon Street Multi-Family Development — **Project No:** 022-22030

Client: Golden Empire Affordable Housing, Inc. — **Figure No.:** A-2

Location: 3927 Oregon Street, Bakersfield, California — **Logged By:** Dave Adams

Depth to Water> — **Initial:** None — **At Completion:** None

Depth (ft)	Symbol	Description (Subsurface Profile)	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
0		Ground Surface				
0–3	SM	***SILTY SAND (SM)*** FILL, fine- to medium-grained; dark brown, moist, drills easily	119.2	7.1		14
3–6.5	SC	***CLAYEY SAND (SC)*** Medium dense, fine- to medium-grained; light brown, moist, drills easily	104.1	19.0		22
6.5–15	SM	***SILTY SAND (SM)*** Medium dense, fine- to coarse-grained with trace CLAY and GRAVEL; brown, moist, drills easily	105.2	7.3		24
15		End of Borehole				



Drill Method: Solid Flight — **Drill Date:** 3-29-22

Drill Rig: CME 45C-4 — **Krazan and Associates** — **Hole Size:** 4½ Inches

Driller: Jim Watts — **Elevation:** 15 Feet

Sheet: 1 of 1

Log of Boring B3

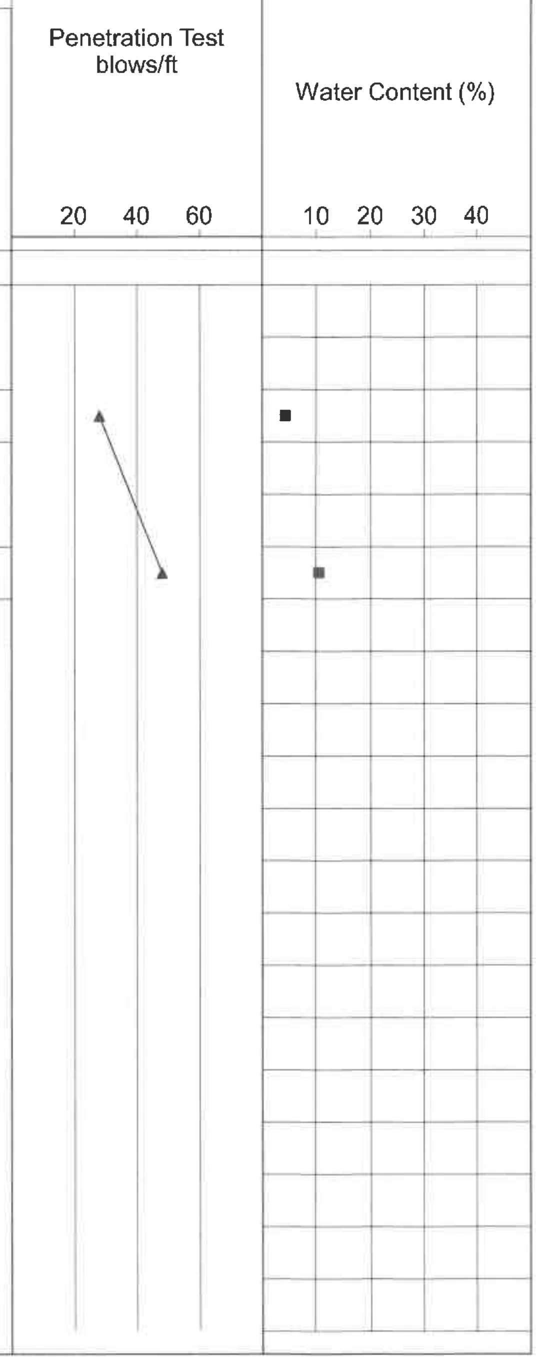
Project: Oregon Street Multi-Family Development | **Project No:** 022-22030

Client: Golden Empire Affordable Housing, Inc. | **Figure No.:** A-3

Location: 3927 Oregon Street, Bakersfield, California | **Logged By:** Dave Adams

Depth to Water> | **Initial:** None | **At Completion:** None

Depth (ft)	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
	Ground Surface				
0–1	***SILTY SAND (SM)*** FILL, fine- to medium-grained; dark brown, damp, drills easily				
1–10	***CLAYEY SAND (SC)*** Medium dense, fine- to medium-grained; brown, damp, drills easily				
2.5		93.4	4.4		28
5	Dense and moist below 5 feet				
5.5		98.1	10.6		48
10	End of Borehole				



Drill Method: Solid Flight | **Drill Date:** 3-29-22

Drill Rig: CME 45C-4 | **Krazan and Associates** | **Hole Size:** 4½ Inches

Driller: Jim Watts | **Elevation:** 10 Feet

Sheet: 1 of 1

Log of Boring B4

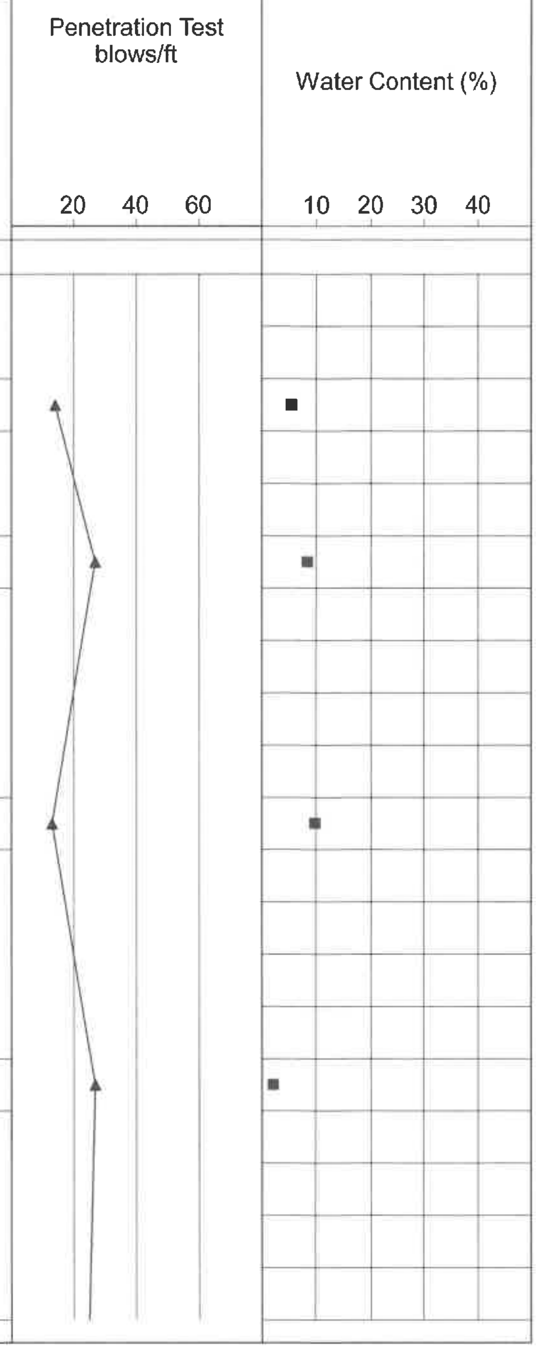
Project: Oregon Street Multi-Family Development | **Project No:** 022-22030

Client: Golden Empire Affordable Housing, Inc. | **Figure No.:** A-4

Location: 3927 Oregon Street, Bakersfield, California | **Logged By:** Dave Adams

Depth to Water> | **Initial:** None | **At Completion:** None

Depth (ft)	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
	Ground Surface				
0	***SILTY SAND (SM)*** FILL, fine- to medium-grained with trash and debris; dark brown, moist, drills easily				
2		98.0	5.6		12
5	***CLAYEY SAND (SC)*** Loose, fine- to medium-grained; brown, moist, drills easily	98.1	8.5		13
10		100.0	9.9		18
10.5	***SAND (SP)*** Medium dense, fine- to coarse-grained with GRAVEL; light brown, damp, drills easily				
15		113.1	2.1		32
20	Dense below 20 feet				[illegible]



Drill Method: Hollow Stem | **Drill Date:** 3-29-22

Drill Rig: CME 45C-4 | **Krazan and Associates** | **Hole Size:** 6½ Inches

Driller: Jim Watts | **Elevation:** 50 Feet

Sheet: 1 of 3

Log of Boring B4

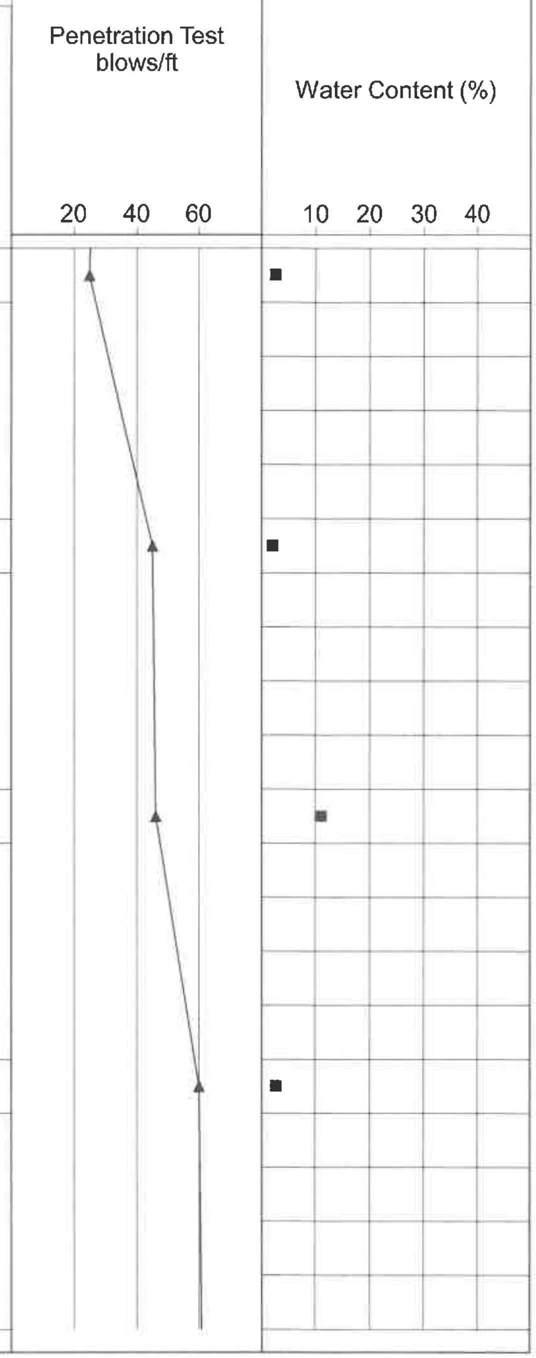
Project: Oregon Street Multi-Family Development **Project No:** 022-22030

Client: Golden Empire Affordable Housing, Inc. **Figure No.:** A-4

Location: 3927 Oregon Street, Bakersfield, California **Logged By:** Dave Adams

Depth to Water> **Initial:** None **At Completion:** None

Depth (ft)	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
~21		115.6	2.7	■	46
~25.5		107.5	2.2	■	44
28.5	***SANDY SILT (ML)*** Dense, fine- to medium-grained with trace CLAY; brown, moist, drills easily				
~30.5		120.8	11.2	■	46
32	Drills very firmly below 32 feet				
33.5	***SAND (SP)*** Dense, fine- to coarse-grained with trace GRAVEL; light brown, damp, drills firmly				
~35.5		115.0	2.7	■	63
39	Medium dense and fine- to medium-grained with thin lenses of SANDY SILT from 39 to 42 feet				



Drill Method: Hollow Stem **Drill Date:** 3-29-22

Drill Rig: CME 45C-4 **Krazan and Associates** **Hole Size:** 6½ Inches

Driller: Jim Watts **Elevation:** 50 Feet

Log of Boring B4

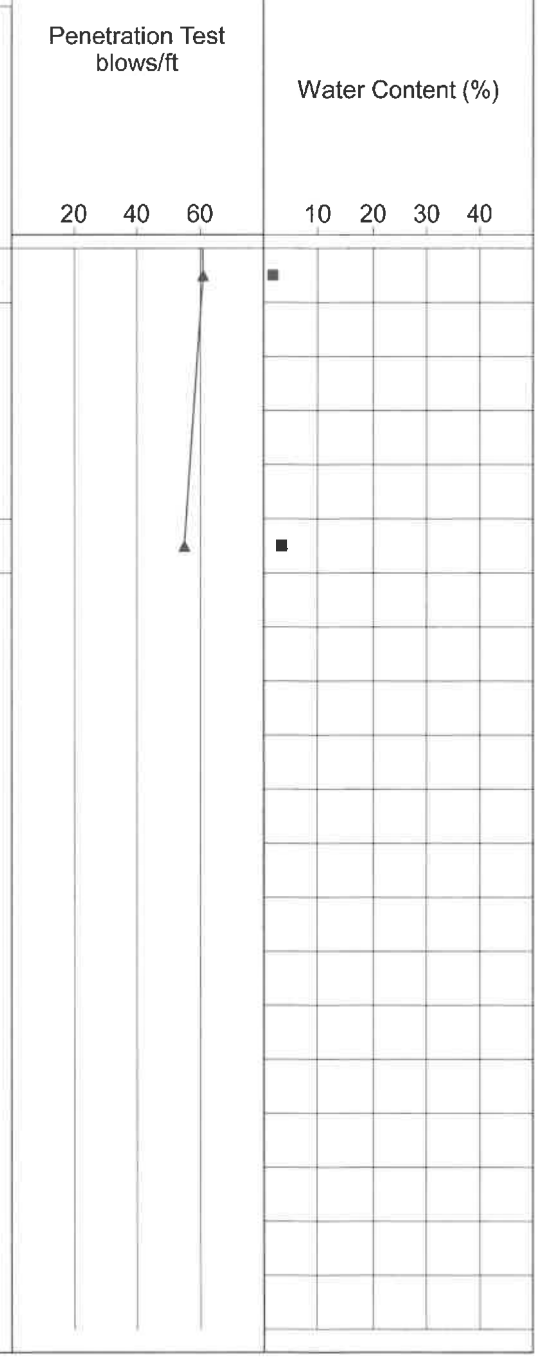
Project: Oregon Street Multi-Family Development | **Project No:** 022-22030

Client: Golden Empire Affordable Housing, Inc. | **Figure No.:** A-4

Location: 3927 Oregon Street, Bakersfield, California | **Logged By:** Dave Adams

Depth to Water> | **Initial:** None | **At Completion:** None

Depth (ft)	Symbol	Description (Subsurface Profile)	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
			108.5	1.8		25
42		Dense and fine- to coarse-grained below 42 feet				
44						
			118.1	3.4		58
46						
48						
50		End of Borehole				
52						
54						
56						
58						
60						



Drill Method: Hollow Stem | **Drill Date:** 3-29-22

Drill Rig: CME 45C-4 | **Hole Size:** 6½ Inches

Krazan and Associates

Driller: Jim Watts | **Elevation:** 50 Feet

Log of Boring B5

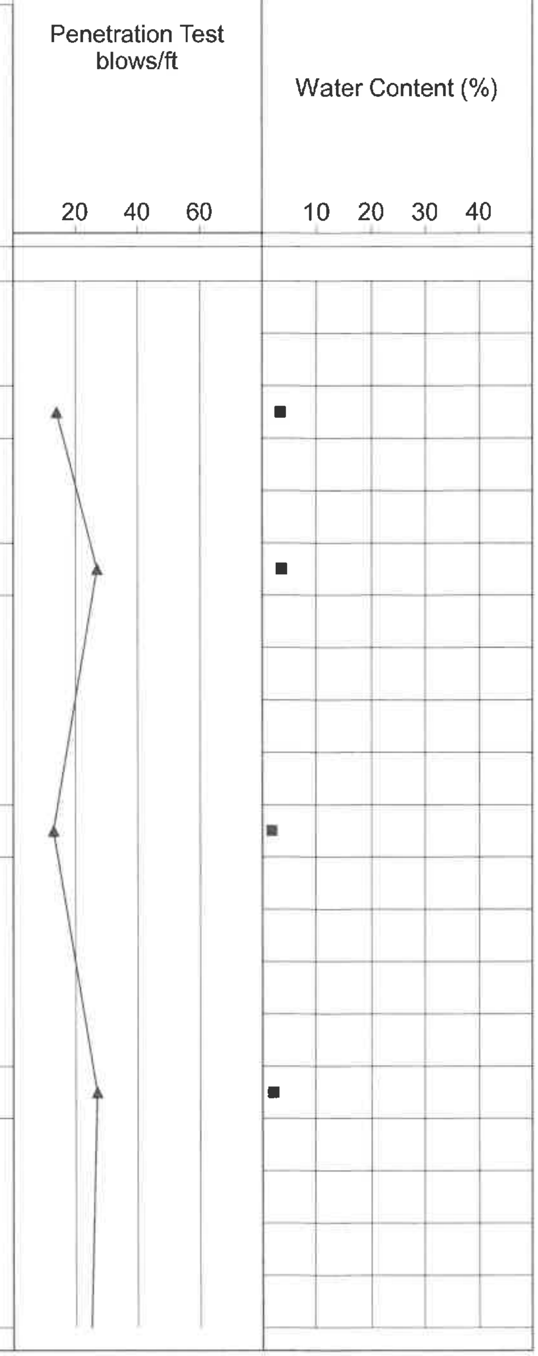
Project: Oregon Street Multi-Family Development | **Project No:** 022-22030

Client: Golden Empire Affordable Housing, Inc. | **Figure No.:** A-5

Location: 3927 Oregon Street, Bakersfield, California | **Logged By:** Dave Adams

Depth to Water> | **Initial:** None | **At Completion:** None

Depth (ft)	SUBSURFACE PROFILE – Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
0	Ground Surface				
0–4	***SILTY SAND (SM)*** FILL, fine- to medium-grained; dark brown, damp, drills easily	110.2	3.5	■	14
4–8	***CLAYEY SAND (SC)*** Medium dense, fine- to coarse-grained with trace GRAVEL; brown, damp, drills easily	128.5	3.6	■	27
8–20	***SAND (SP)*** Loose, fine- to coarse-grained with trace GRAVEL; light brown, damp, drills easily	106.6	1.8	■	13
15	Medium dense with increased GRAVEL below 15 feet	116.0	2.2	■	27



Drill Method: Hollow Stem | **Drill Date:** 3-29-22

Drill Rig: CME 45C-4 | **Krazan and Associates** | **Hole Size:** 6½ Inches

Driller: Jim Watts | **Elevation:** 50 Feet

Log of Boring B5

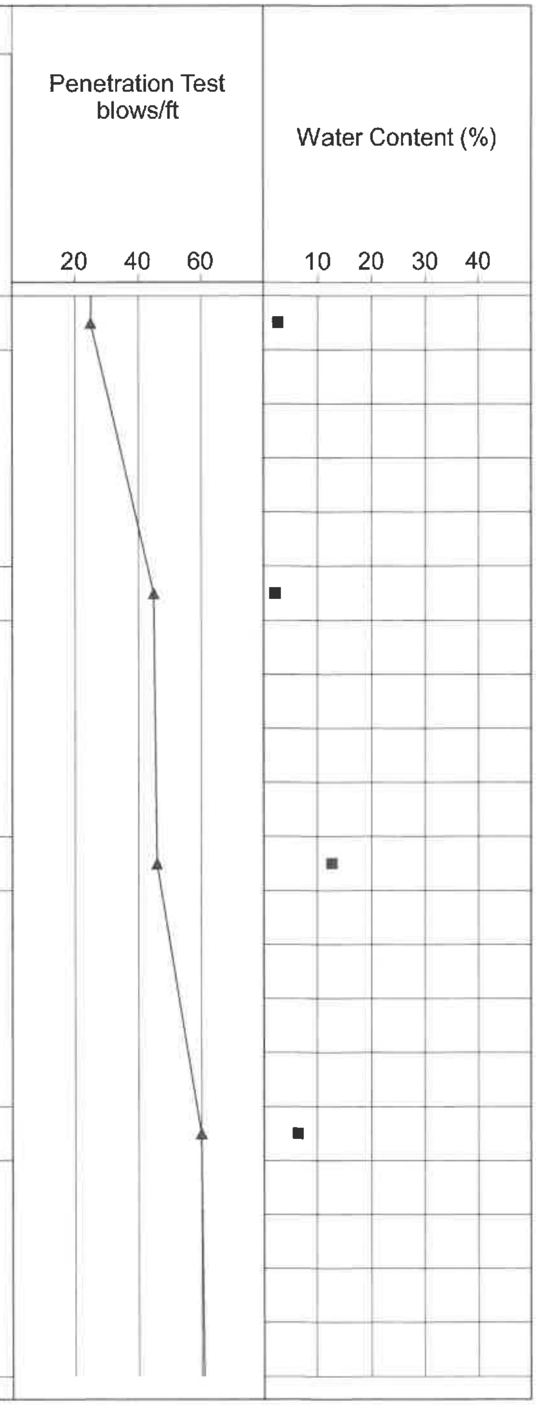
Project: Oregon Street Multi-Family Development | **Project No:** 022-22030

Client: Golden Empire Affordable Housing, Inc. | **Figure No.:** A-5

Location: 3927 Oregon Street, Bakersfield, California | **Logged By:** Dave Adams

Depth to Water> **Initial:** None | **At Completion:** None

Depth (ft)	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
		110.2	2.8		25
22					
24					
	Dense below 25 feet	110.0	2.3		45
26					
28	***SANDY SILT (ML)*** Dense, fine- to medium-grained; brown, moist, drills easily				
30		116.3	12.7		46
32	***SILTY SAND (SM)*** Dense, fine- to medium-grained; brown, moist, drills easily				
34					
		120.2	6.6		60
36	***SAND (SP)*** Dense, fine- to coarse-grained; light brown, damp, drills firmly				
38					
40					



Drill Method: Hollow Stem | **Drill Date:** 3-29-22

Drill Rig: CME 45C-4 | **Krazan and Associates** | **Hole Size:** 6½ Inches

Driller: Jim Watts | **Elevation:** 50 Feet

Log of Boring B5

Project: Oregon Street Multi-Family Development

Project No: 022-22030

Client: Golden Empire Affordable Housing, Inc.

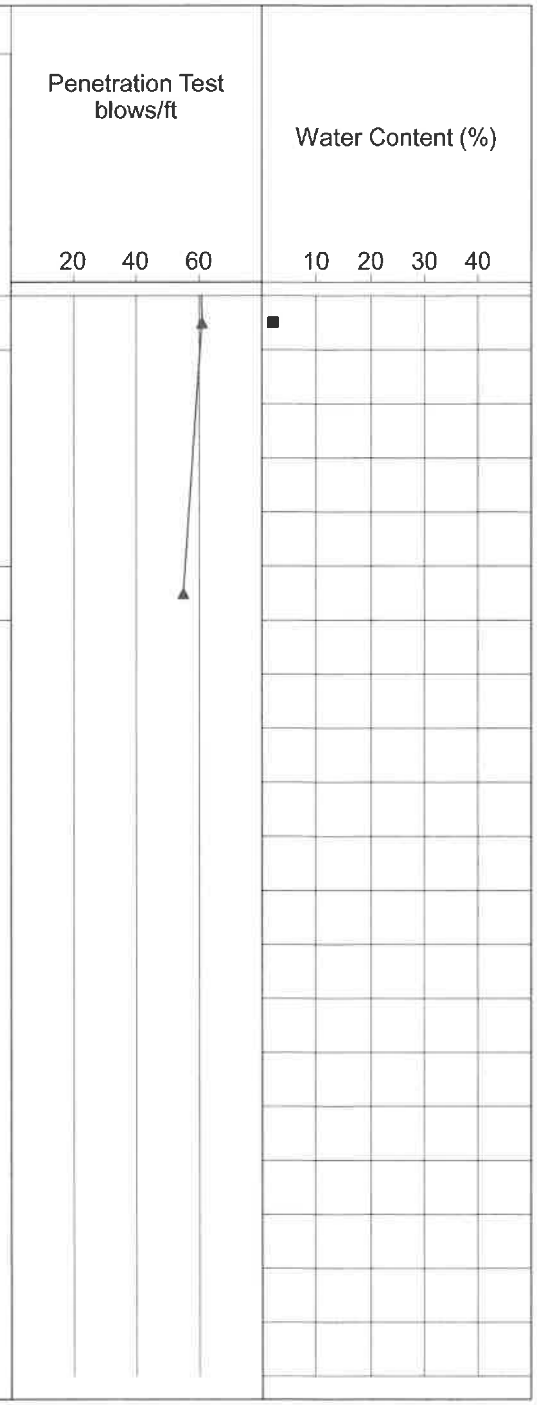
Figure No.: A-5

Location: 3927 Oregon Street, Bakersfield, California

Logged By: Dave Adams

Depth to Water> **Initial:** None **At Completion:** None

SUBSURFACE PROFILE			SAMPLE			
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
40–41			104.7	2.2		61
42						
44						
45–46						55
48						
50		End of Borehole				
52						
54						
56						
58						
60						



Drill Method: Hollow Stem

Drill Date: 3-29-22

Drill Rig: CME 45C-4

Krazan and Associates

Hole Size: 6½ Inches

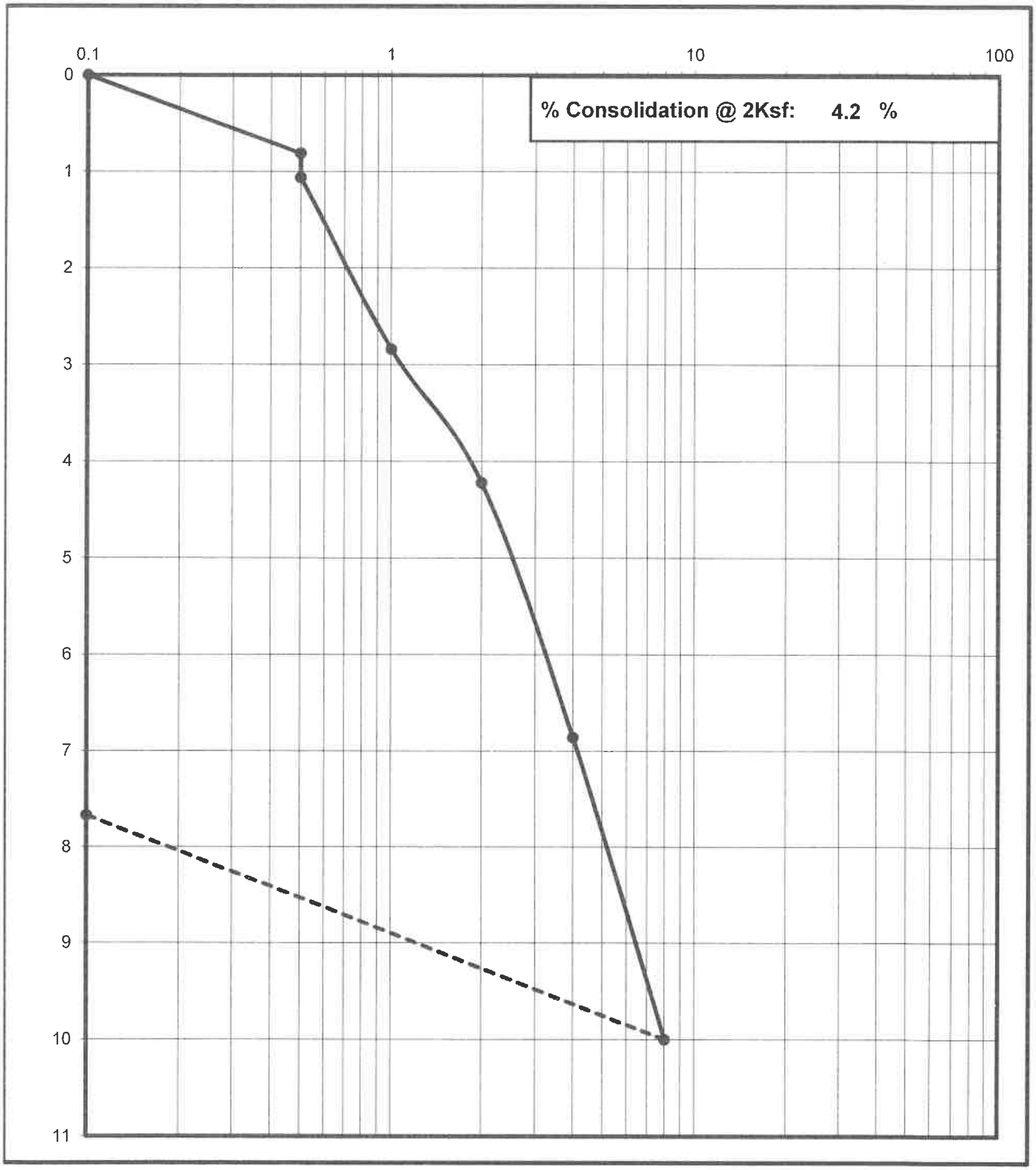
Driller: Jim Watts

Elevation: 50 Feet

Sheet: 3 of 3

Consolidation Test

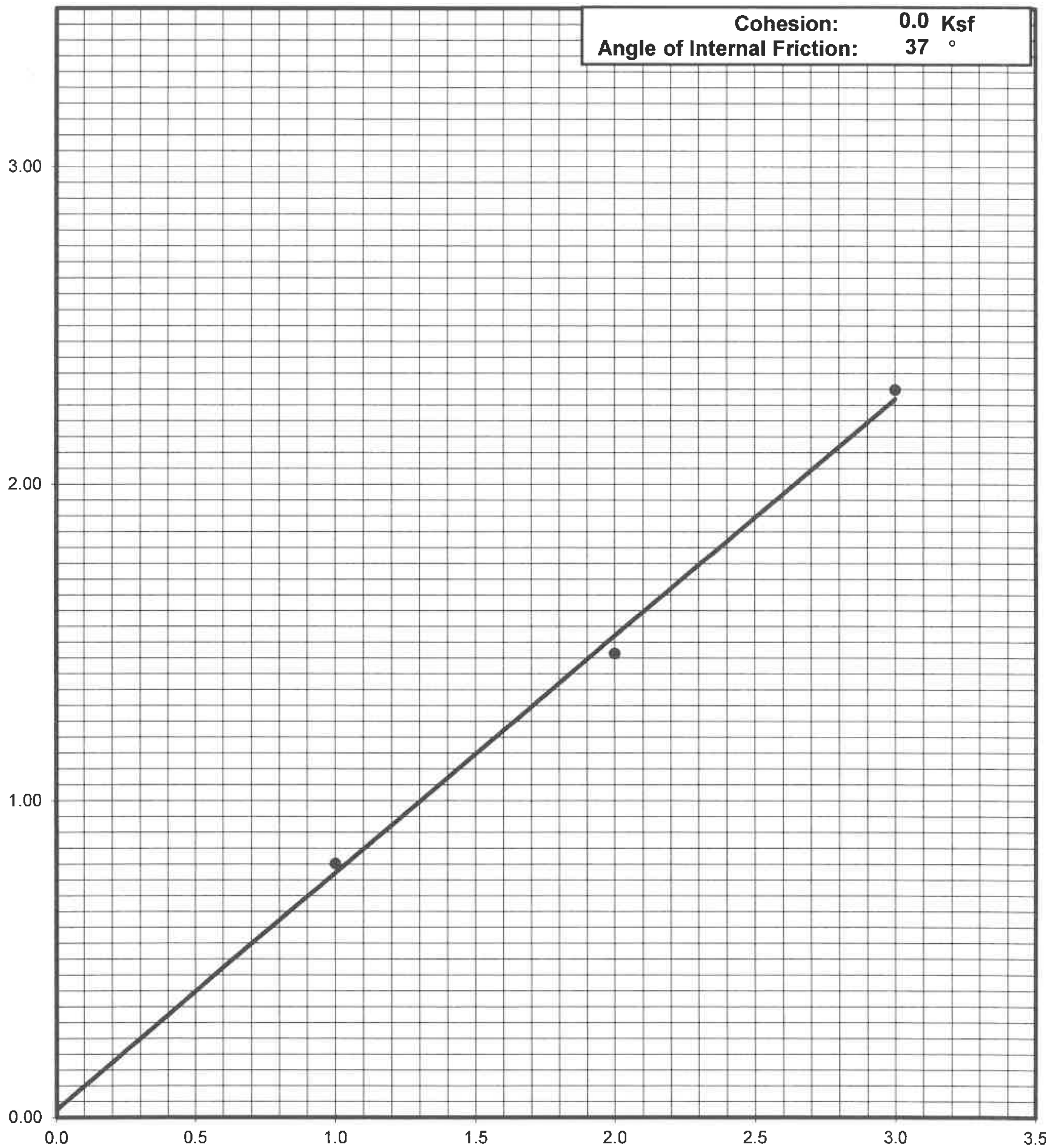
Project No	Boring No. & Depth	Date	Soil Classification
022-22030	B2 @ 2-3'	4/7/2022	SM



Krazan Testing Laboratory

Shear Strength Diagram (Direct Shear)
ASTM D - 3080 / AASHTO T - 236

Project Number	Boring No. & Depth	Soil Type	Date
022-22030	B1 @ 2-3'	SM	4/7/2022



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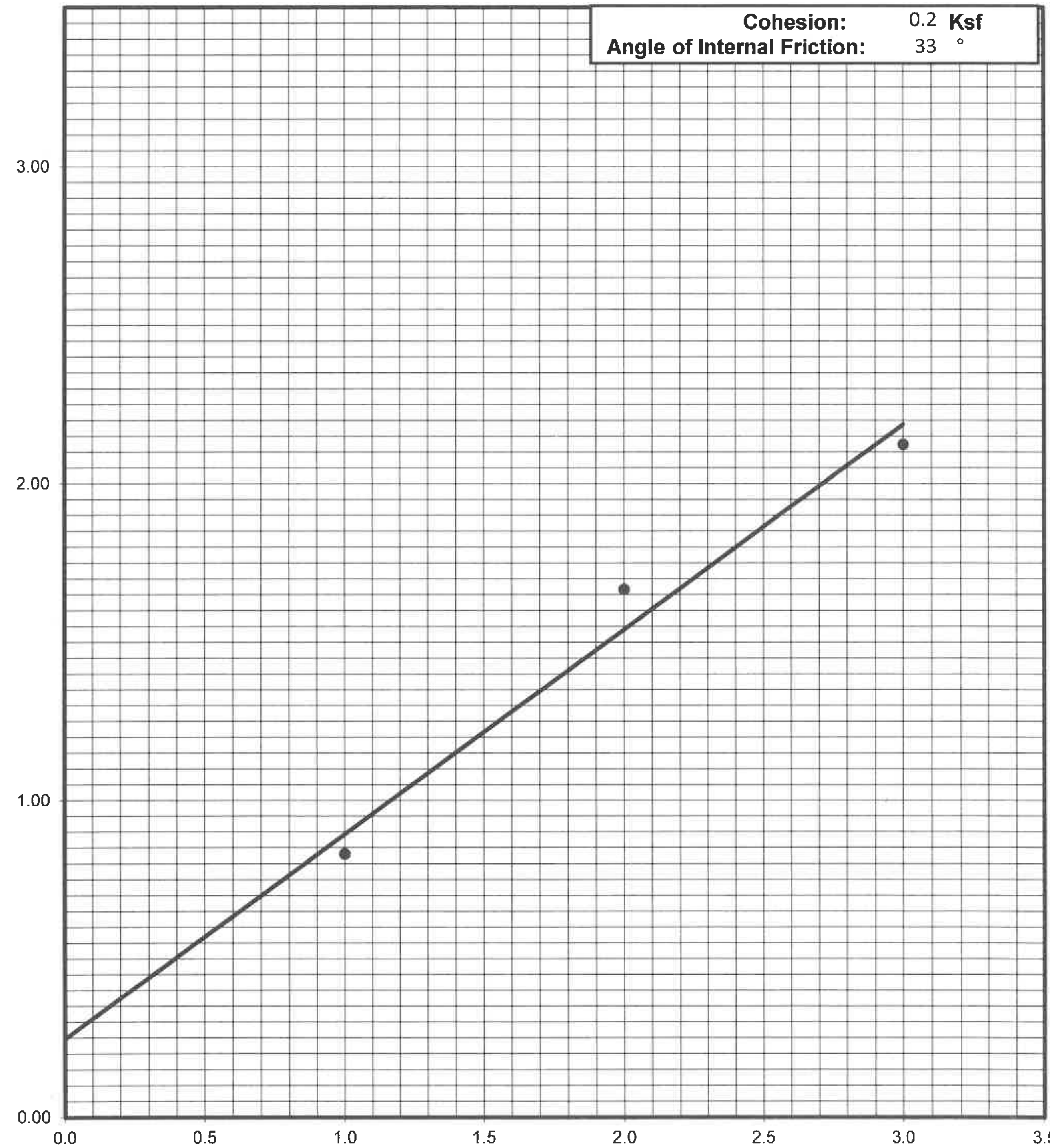
Shear Strength Diagram (Direct Shear)
ASTM D - 3080 / AASHTO T - 236

Project Number	Boring No. & Depth	Soil Type	Date
022-22030	B5 @ 5-6'	SC	4/7/2022



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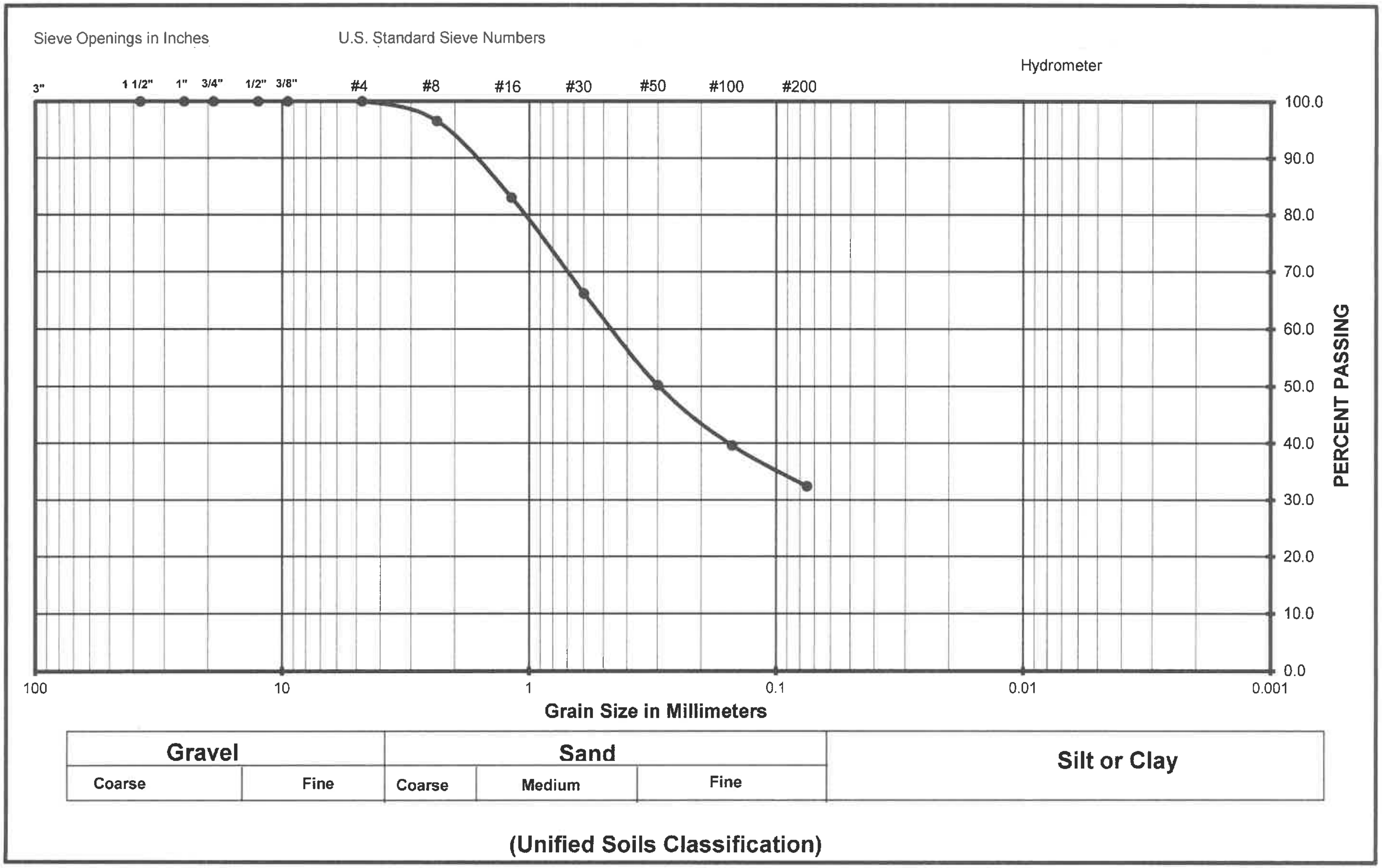
Grain Size Analysis



Project Name	Oregon Street Multi-Family Development
Project Number	022-22030
Soil Classification	SC
Sample Number	B2 @ 2-3'

Krazan Testing Laboratory

APPENDIX B

EARTHWORK SPECIFICATIONS

GENERAL

When the text of the report conflicts with the general specifications in this appendix, the recommendations in the report have precedence.

SCOPE OF WORK: These specifications and applicable plans pertain to and include all earthwork associated with the site rough grading, including but not limited to the furnishing of all labor, tools, and equipment necessary for site clearing and grubbing, stripping, preparation of foundation materials for receiving fill, excavation, processing, placement and compaction of fill and backfill materials to the lines and grades shown on the project grading plans, and disposal of excess materials.

PERFORMANCE: The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. This work shall be inspected and tested by a representative of Krazan and Associates, Inc., hereinafter known as the Soils Engineer and/or Testing Agency. Attainment of design grades when achieved shall be certified by the project Civil Engineer. Both the Soils Engineer and the Civil Engineer are the Owner's representatives. If the Contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, he shall make the necessary readjustments until all work is deemed satisfactory as determined by both the Soils Engineer and the Civil Engineer. No deviation from these specifications shall be made except upon written approval of the Soils Engineer, Civil Engineer or project Architect.

No earthwork shall be performed without the physical presence or approval of the Soils Engineer. The Contractor shall notify the Soils Engineer at least 2 working days prior to the commencement of any aspect of the site earthwork.

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineers harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or the Engineers.

TECHNICAL REQUIREMENTS: All compacted materials shall be densified to a density not less than 90 percent relative compaction based on ASTM Test Method D1557 or CAL-216, as specified in the technical portion of the Soil Engineer's report. The location and frequency of field density tests shall be as determined by the Soils Engineer. The results of these tests and compliance with these specifications shall be the basis upon which satisfactory completion of work will be judged by the Soils Engineer.

SOILS AND FOUNDATION CONDITIONS: The Contractor is presumed to have visited the site and to have familiarized himself with existing site conditions and the contents of the data presented in the soil report.

The Contractor shall make his own interpretation of the data contained in said report, and the Contractor shall not be relieved of liability under the Contract documents for any loss sustained as a result of any variance between conditions indicated by or deduced from said report and the actual conditions encountered during the progress of the work.

DUST CONTROL: The work includes dust control as required for the alleviation or prevention of any dust nuisance on or about the site or the borrow area, or off-site if caused by the Contractor's operation either during the performance of the earthwork or resulting from the conditions in which the Contractor leaves the site. The Contractor shall assume all liability, including court costs of codefendants, for all claims related to dust or windblown materials attributable to his work.

SITE PREPARATION

Site preparation shall consist of site clearing and grubbing and the preparations of foundation materials for receiving fill.

CLEARING AND GRUBBING: The Contractor shall accept the site in this present condition and shall demolish and/or remove from the area of designated project earthwork all structures, both surface and subsurface, trees, brush, roots, debris, organic matter, and all other matter determined by the Soils Engineer to be deleterious or otherwise unsuitable. Such materials shall become the property of the Contractor and shall be removed from the site.

Tree root systems in proposed building areas should be removed to a minimum depth of 3 feet and to such an extent which would permit removal of all roots larger than 1 inch. Tree roots removed in parking areas may be limited to the upper 1½ feet of the ground surface. Backfill of tree root excavations should not be permitted until all exposed surfaces have been inspected and the Soils Engineer is present for the proper control of backfill placement and compaction. Burning in areas which are to receive fill materials shall not be permitted.

SUBGRADE PREPARATION: Surfaces to receive Engineered Fill, building or slab loads shall be prepared as outlined above, excavated/scarified to a depth of 12 inches, moisture-conditioned as necessary, and compacted to 90 percent relative compaction.

Loose soil areas, areas of uncertified fill, and/or areas of disturbed soils shall be moisture-conditioned as necessary and recompacted to 90 percent relative compaction. All ruts, hummocks, or other uneven surface features shall be removed by surface grading prior to placement of any fill materials. All areas which are to receive fill materials shall be approved by the Soils Engineer prior to the placement of any of the fill material.

EXCAVATION: All excavation shall be accomplished to the tolerance normally defined by the Civil Engineer as shown on the project grading plans. All over-excavation below the grades specified shall be backfilled at the Contractor's expense and shall be compacted in accordance with the applicable technical requirements.

FILL AND BACKFILL MATERIAL: No material shall be moved or compacted without the presence of the Soils Engineer. Material from the required site excavation may be utilized for construction site fills provided prior approval is given by the Soils Engineer. All materials utilized for constructing site fills shall be free from vegetation or other deleterious matter as determined by the Soils Engineer.

PLACEMENT, SPREADING AND COMPACTION: The placement and spreading of approved fill materials and the processing and compaction of approved fill and native materials shall be the responsibility of the Contractor. However, compaction of fill materials by flooding, ponding, or jetting shall not be permitted unless specifically approved by local code, as well as the Soils Engineer.

Both cut and fill areas shall be surface-compacted to the satisfaction of the Soils Engineer prior to final acceptance.

SEASONAL LIMITS: No fill material shall be placed, spread, or rolled while it is frozen or thawing or during unfavorable wet weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until the Soils Engineer indicates that the moisture content and density of previously placed fill are as specified.

APPENDIX C

PAVEMENT SPECIFICATIONS

1. DEFINITIONS - The term "pavement" shall include asphaltic concrete surfacing, untreated aggregate base, and aggregate subbase. The term "subgrade" is that portion of the area on which surfacing, base, or subbase is to be placed.

The term "Standard Specifications": hereinafter referred to is the 2018 Standard Specifications of the State of California, Department of Transportation, and the "Materials Manual" is the Materials Manual of Testing and Control Procedures, State of California, Department of Public Works, Division of Highways. The term "relative compaction" refers to the field density expressed as a percentage of the maximum laboratory density as defined in the applicable tests outlined in the Materials Manual.

2. SCOPE OF WORK - This portion of the work shall include all labor, materials, tools, and equipment necessary for, and reasonably incidental to the completion of the pavement shown on the plans and as herein specified, except work specifically noted as "Work Not Included."

3. PREPARATION OF THE SUBGRADE - The Contractor shall prepare the surface of the various subgrades receiving subsequent pavement courses to the lines, grades, and dimensions given on the plans. The upper 12 inches of the soil subgrade beneath the pavement section shall be compacted to a minimum relative compaction of 90 percent. The finished subgrades shall be tested and approved by the Soils Engineer prior to the placement of additional pavement courses.

4. UNTREATED AGGREGATE BASE - The aggregate base material shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate base material shall conform to the requirements of Section 26 of the Standard Specifications for Class 2 material, 1½ inches maximum size. The aggregate base material shall be spread and compacted in accordance with Section 26 of the Standard Specifications. The aggregate base material shall be spread in layers not exceeding 6 inches and each layer of aggregate material course shall be tested and approved by the Soils Engineer prior to the placement of successive layers. The aggregate base material shall be compacted to a minimum relative compaction of 95 percent.

5. AGGREGATE SUBBASE - The aggregate subbase shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate subbase material shall conform to the requirements of Section 25 of the Standard Specifications for Class 2 material. The aggregate subbase material shall be compacted to a minimum relative compaction of 95 percent, and it shall be spread and compacted in accordance with Section 25 of the Standard Specifications. Each layer of aggregate subbase shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

6. ASPHALTIC CONCRETE SURFACING - Asphaltic concrete surfacing shall consist of a mixture of mineral aggregate and paving grade asphalt, mixed at a central mixing plant and spread and compacted on a prepared base in conformity with the lines, grades and dimensions shown on the plans. The viscosity grade of the asphalt shall be PG 64-10. The mineral aggregate shall be Type B, ½ inch maximum size, medium grading and shall conform to the requirements set forth in Section 39 of the Standard Specifications. The drying, proportioning and mixing of the materials shall conform to Section 39.

The prime coat, spreading and compacting equipment and spreading and compacting mixture shall conform to the applicable chapters of Section 39, with the exception that no surface course shall be placed when the atmospheric temperature is below 50° F. The surfacing shall be rolled with a combination of steel wheel and pneumatic rollers, as described in Section 39-6. The surface course shall be placed with an approved self-propelled mechanical spreading and finishing machine.

7. FOG SEAL COAT - The fog seal (mixing type asphaltic emulsion) shall conform to and be applied in accordance with the requirements of Section 37.