

C. W. La Monte Company Inc.

Soil and Foundation Engineers

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March 16, 2022

Job No. 17 6812

TO: City of San Diego
Development Services
1222 First Ave.
San Diego, CA 92101

SUBJECT: RESPONSE TO CYCLE ISSUE COMMENTS-LDR GEOLOGY
Phnx/Chan + Chung Residence
4004 Arroyo Sorrento Rd.
San Diego, CA 92107
Assessor's Parcel Number 307-060-43-00
City of San Diego Project No. 0698398

REFERENCES: *Report of Limited Geotechnical Investigation, Proposed Single-Family Residence. 4004 Arroyo Sorrento Road, San Diego, California 92107, prepared by C.W. La Monte Company Inc., dated March 22, 2017*

Development Plans for LJ Rancho, Chan + Chung Residence, 4004 Arroyo Sorrento Rd. San Diego, CA 92130, prepared by LC Fisher Architecture, Inc., dated, October 26, 2021; Civil Sheet prepared by Landmark Consulting, date plotted, November 1, 2021

This report has been prepared in response to the City of San Diego, *Cycle Issues*, dated January 13, 2022. This Memorandum is based on review of the project by the City's LDR-Geology reviewing discipline. This letter responds to Issue Numbers 3 through 9. Issue No. 1 is a list of references only. In order to provide continuity of discussion, we are responding to the memorandum's issues in the numerical order requested in the document.

2. *The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:.*

This document will serve as an addendum geotechnical report.

3. *The Limitations section of the reference Limited Geotechnical Investigation, dated May 22, 2017, indicates the report should not be relied upon after a period of two years without a review verifying the suitability of the conclusions and*

recommendations. Indicate if the conclusions and recommendations of the report are valid for the proposed project or provide an updated geotechnical report if necessary.

The general scope of the proposed development has not changed drastically, since the initial report was released and has been reduced significantly in regards to the quantities of earthwork to be performed. A summary of the current development is presented below:

- The footprint of the proposed single-family residence has been shifted further to the east. Grading to construct the building structure pad will produce a cut slope a maximum of 14 feet in height and a fill slope about 20 feet in maximum height. All manufactured slopes will be constructed at a 2:1 (horizontal to vertical ratio) inclination. Masonry retaining walls, up to six feet in height, will retain portions of the cut slope and be incorporated into the structure.
- A small ADU will be constructed near the southwest corner of the property. Cuts and fills to produce the ADU building pad will be less than 7 feet in height.
- The original design included a long, sinuous driveway to access the residence. The current proposed driveway will be short and access the site from Arroyo Sorrento Place, which will require minimal grading.
- Permanent BMPs will include a biofiltration basin near the southwest corner of the lot. The proposed basin is near the same location as planned in 2017. Therefore, all prior findings and conclusions regarding BMPs are still applicable to project

Therefore, the site development, earthwork and foundation recommendations contained in referenced geotechnical report are still applicable to the proposed construction. However, the seismic design parameters used in the 2017 report are outdated. The design engineer should use current seismic design maps and not rely on the 2017 geotechnical report. A Site Class "C" may be used for the seismic design due to the underlying dense sandstone.

4. *The proposed development appears to have changed since the referenced report was prepared. Provide an updated Site Geologic Map, Figure No. 2B that shows the current proposed construction.*

The Site Geologic Map, Figure 2B, has been updated using the current grading plan as a base map and is attached to this report. Also for easier reference, a copy of the original geologic map (Figure 2A) is attached, which uses the existing topography as a base map. Additionally, the geologic cross sections from the 2017 report have been

updated to include the current proposed grading (Figures 4A through 4C from the 2017 report).

5. *Circumscribe the limits of anticipated remedial grading on the geologic/geotechnical map to delineate the proposed footprint of the project.*

As described previously, the current grading plan was used as a base map for the updated geotechnical map. The grading plan clearly indicates the area of the project that will be subject to grading. Grading will be limited to constructing the building pads, as indicated on the plan; the site will otherwise not be disturbed.

6. *The project is located in Geologic Hazard Category 53 as shown on the City's Seismic Safety Study Geologic Hazard Maps and is characterized by sloping terrain, potentially unfavorable geologic structure, and variable slope stability. The project's geotechnical consultant must provide a professional opinion that the site will be adequately stable following project completion.*

Bedding encountered within the geologic units is considered favorable or neutral. It is our professional opinion the site is geologically stable and suitable for the proposed development.

7. *The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.*

It is our professional opinion the proposed development will not destabilize or result in significant settlement of the adjacent property or the right-of-way. The site is underlain at depth with "stable" formations, which will stand well in permanent cut slopes. The proposed infiltration basins will be adequately setback from structures and the toe of slope areas.

8. *Please note, each additional geotechnical document submitted for a digital PTS project review must be uploaded using any of the "Geotechnical..." PDF file name options available (do not use "Applicant Responses" file name for any geotechnical document). Geotechnical documents that are uploaded incorrectly are unacceptable as record documents. Please see the 'OpenDSD User Guide for PTS Projects' for more information (<https://www.sandiego.gov/sites/default/files/opensdsd-user-guide-pts-projects.pdf>).*

The client has been provided with PDF copies of our geotechnical reports.

9. *Please note, storm water requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects may require an investigation of storm water infiltration feasibility in accordance with the City's current Storm Water Standards. Check with your LDR-Engineering reviewer for*


requirements. LDR-Engineering may determine that an LDR-Geology review of the storm water infiltration evaluation is required.

Storm water infiltration is discussed as a separate report.

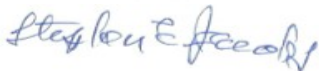
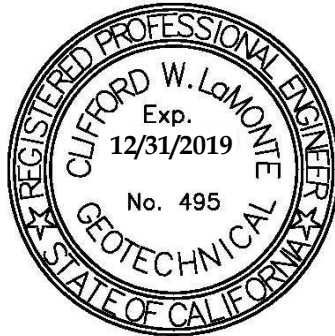
If you should have any questions after reviewing this document, please do not hesitate to contact our office. This opportunity to be of professional service is sincerely appreciated.

Respectfully submitted,

C.W. La Monte Company Inc.








Clifford W. La Monte,
R.C.E. 25241, G.E. 0495

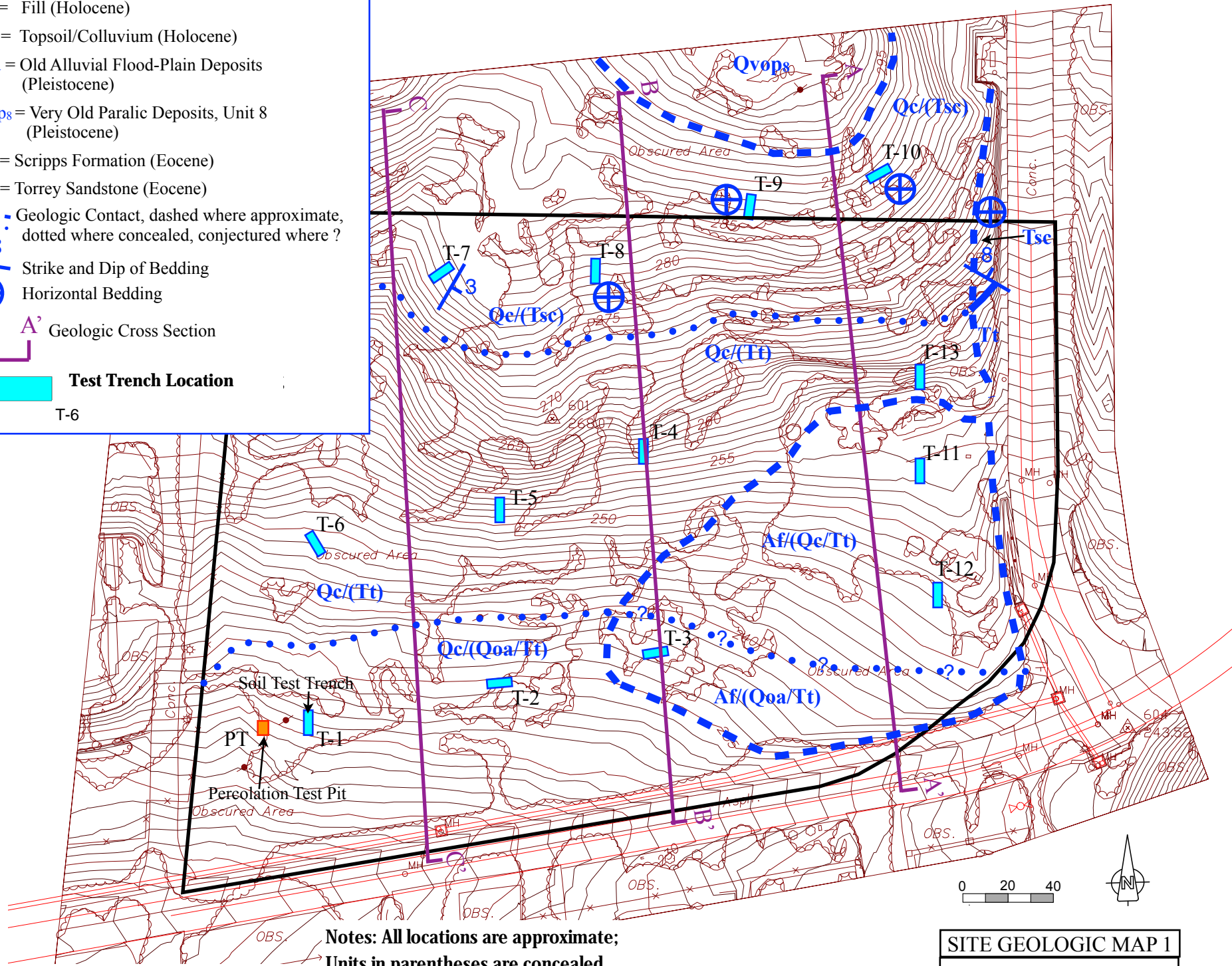


Stephen E. Jacobs, C.E.G. 1307



LEGEND:

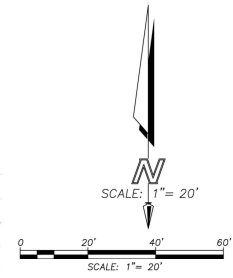
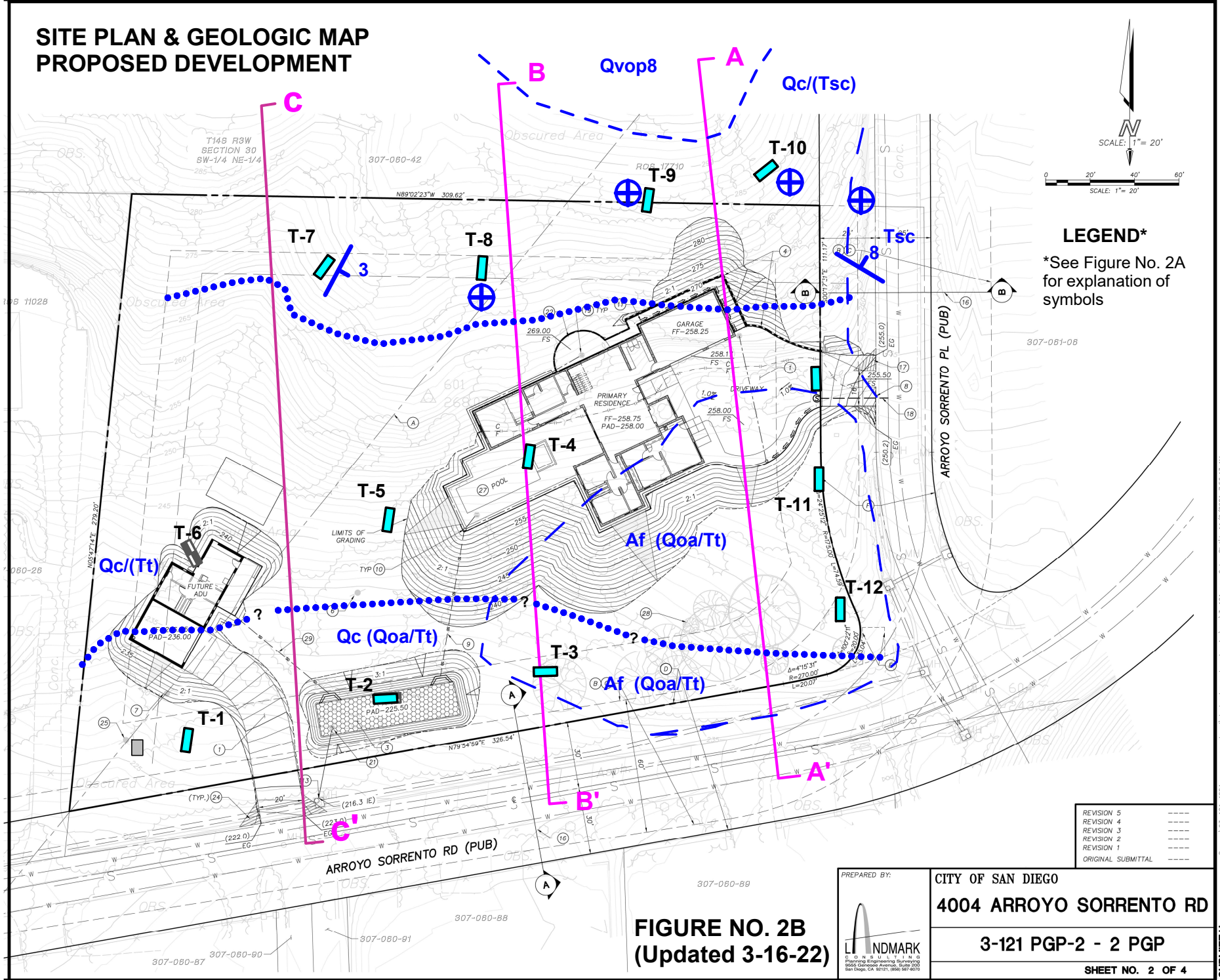
- Af = Fill (Holocene)
 - Qc = Topsoil/Colluvium (Holocene)
 - Qoa = Old Alluvial Flood-Plain Deposits (Pleistocene)
 - Qvops = Very Old Paralic Deposits, Unit 8 (Pleistocene)
 - Tsc = Scripps Formation (Eocene)
 - Tt = Torrey Sandstone (Eocene)
 -  Geologic Contact, dashed where approximate, dotted where concealed, conjectured where ?
 -  Strike and Dip of Bedding
 -  Horizontal Bedding
 -  Geologic Cross Section
 -  Test Trench Location
- T-6



**Notes: All locations are approximate;
Units in parentheses are concealed**

**SITE GEOLOGIC MAP 1
FIGURE NO. 2A**

SITE PLAN & GEOLOGIC MAP PROPOSED DEVELOPMENT



LEGEND*
*See Figure No. 2A for explanation of symbols

REVISION 5	----
REVISION 4	----
REVISION 3	----
REVISION 2	----
REVISION 1	----
ORIGINAL SUBMITTAL	----

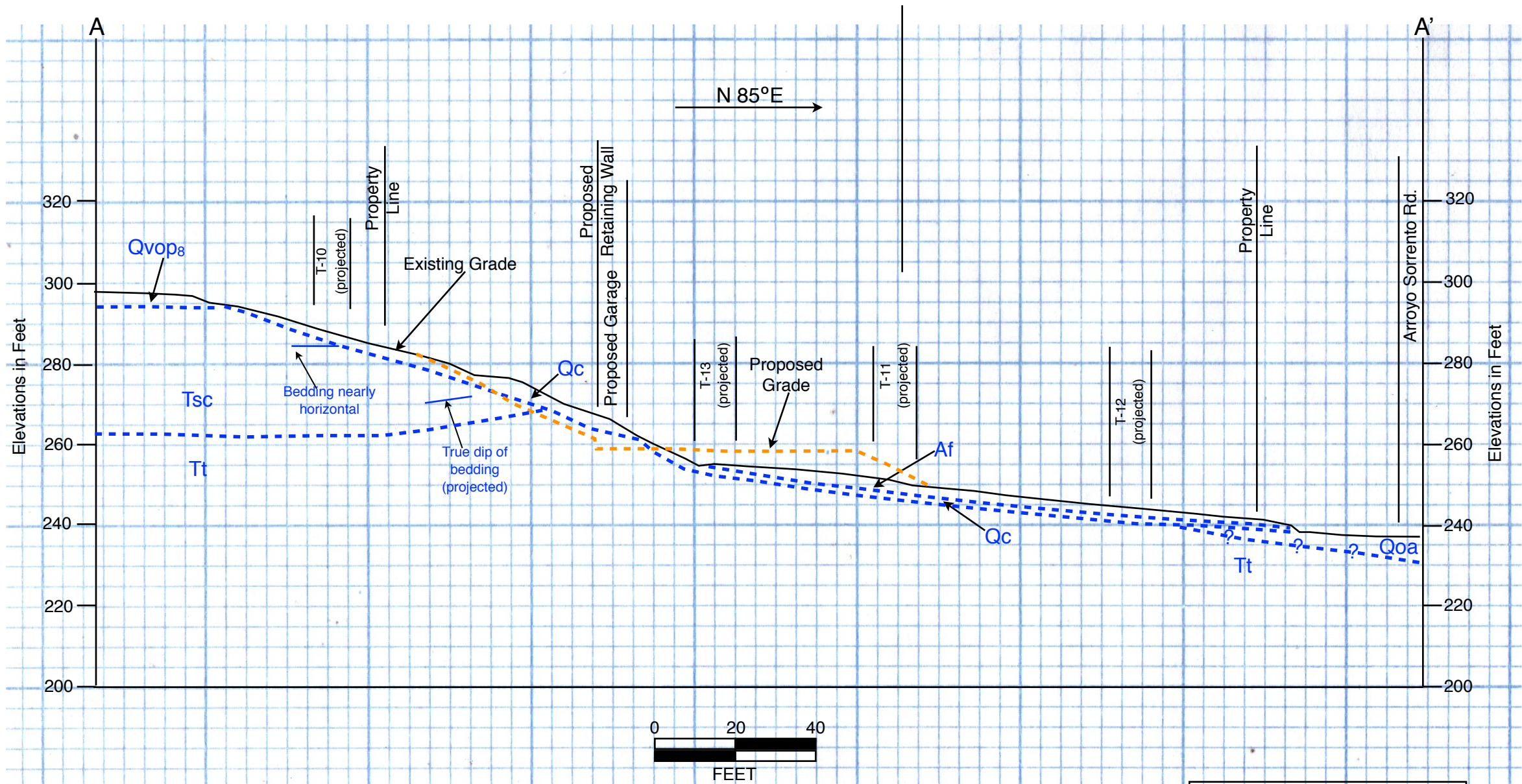
**FIGURE NO. 2B
(Updated 3-16-22)**

PREPARED BY:
NDMARK
Engineering & Surveying
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CITY OF SAN DIEGO
4004 ARROYO SORRENTO RD
3-121 PGP-2 - 2 PGP

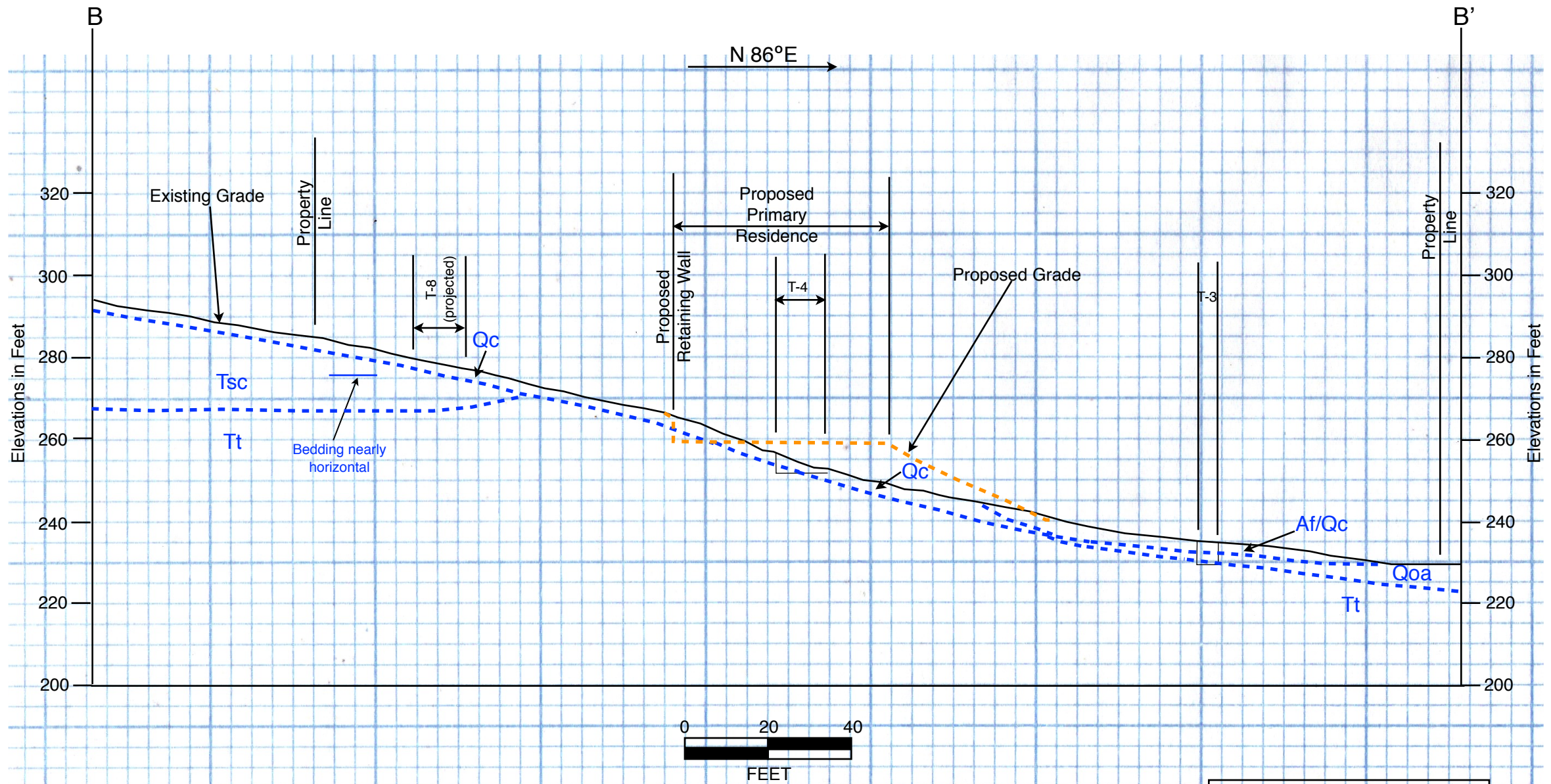
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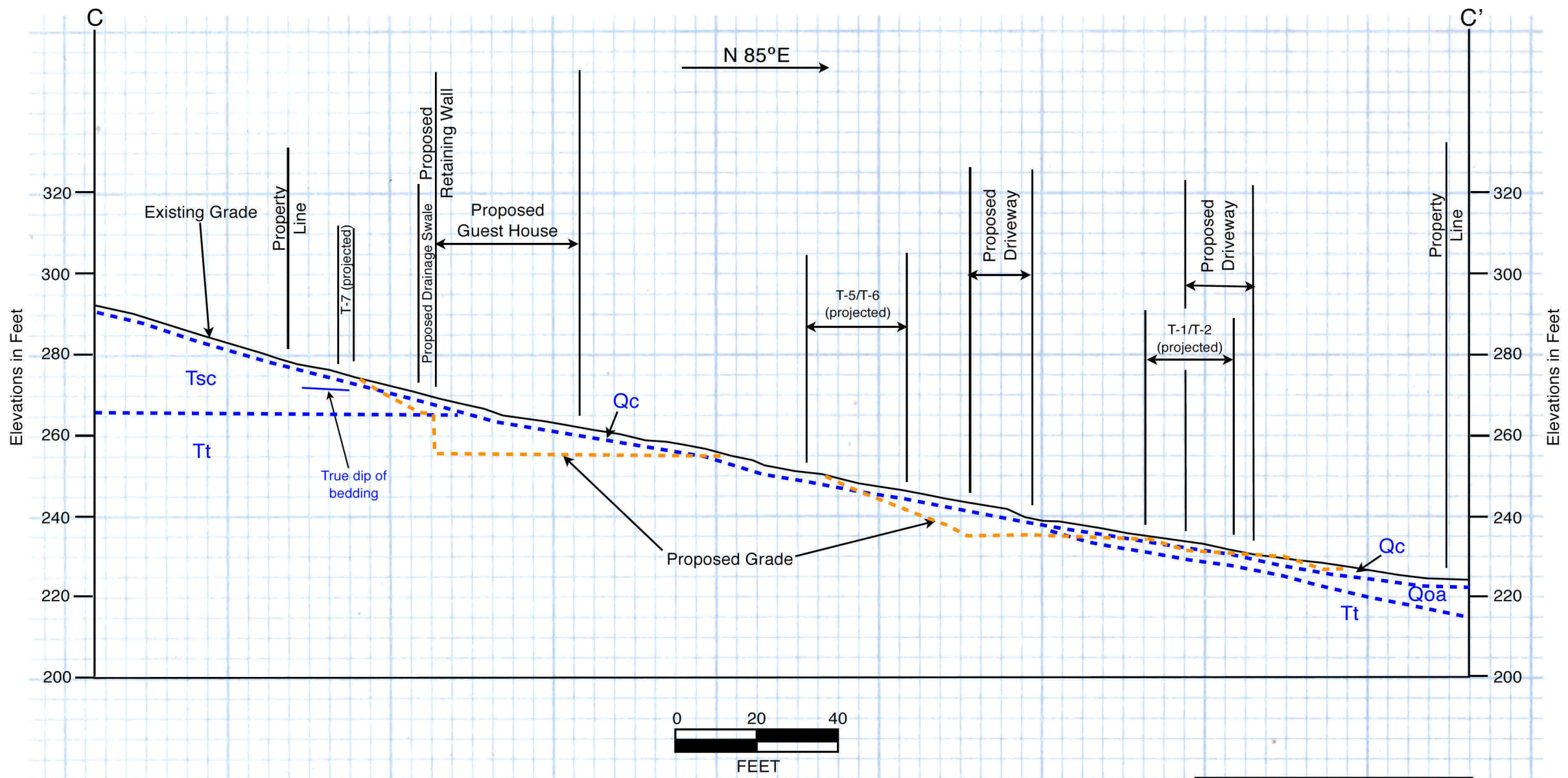
Note: See Legend on Site Geologic Maps for explanation of units; all locations are approximate

Geologic Cross Section A-A'



Note: See Legend on Site Geologic Maps for explanation of units; all locations are approximate

Geologic Cross Section B-B'



Note: See Legend on Site Geologic Maps for explanation of units; all locations are approximate

Geologic Cross Section C-C'

FIGURE NO. 4C