



**GeoTek, Inc.**

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December 28, 2023  
GeoTek Project No. 3680-SD  
City of San Diego Project No. 1107880

**D•R•Horton Los Angeles Holding Company, Inc.**

2280 Wardlow Circle, Suite 100  
Corona, California 92878

Attention: Mr. Dan Boyd

Subject: **Preliminary Geotechnical Evaluation Addendum**  
**Response to City Geotechnical Review Comment Letter**  
Proposed Emerald Hills Development  
APN 543-340-02-00  
North of Old Memory Lane  
San Diego, California

Dear Mr. Boyd:

**INTRODUCTION**

GeoTek, Inc. (GeoTek) was requested to respond to the City of San Diego Development Services Department, Geology Department, Project Issue Report PRJ-1107880 dated December 27, 2023. For ease of reference, geotechnical review comments are presented in italics followed by GeoTek's response. A copy of the City Project Issue Report is provided in Appendix A.

*Comment No. 00001*

*Please note, storm water requirements for the proposed conceptual development will be evaluated by DSD-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 DSD-Engineering reviewer for requirements. If necessary, DSD-Engineering may request an DSD-Geology review of the storm water infiltration.*

Response to Comment No. 00001

Noted.

Comment No. 0002

*Please note, the addendum/update letter requested in this DSD-Geology review must be uploaded with the **“Geotechnical Investigation Report Addendum”** PDF file option only.*

*Please note to avoid additional reviews, do not attempt to submit any additional document using the “Geotechnical Investigation Report” PDF file option as this will overwrite the previously submitted record geotechnical document for the project. Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.*

Response to Comment No. 00002

The above comment is noted.

Comment No. 00003

*The projects geotechnical consultant must submit a geotechnical addendum or update letter for the purpose of an environmental review that references the proposed tentative map and development plans and addresses the following:*

Response to Comment No. 00003

This response letter serves as a geotechnical addendum to the referenced geotechnical report (GeoTek, 2023) and references the “Vesting Tentative Map, Site Development Permit / Rezone, Emerald Hills, City of San Diego, California,” VTM – PMT- 3262907, Sheets C1 through C8, dated October 24, 2023.

Comment No. 00004

*In general accordance with the Subdivision Map Act, indicate whether or not there are any soil conditions within the area of the Tentative map which, if not corrected, would lead to structural defects.*

Response to Comment No. 00004

Based on the referenced geotechnical report (GeoTek, 2023) and provided that the recommendations presented in our report are properly incorporated into the design of the project, GeoTek is not aware of any soil conditions within the area of the referenced Tentative map which, if not corrected, would lead to structural defects.

Comment No. 00005

*Indicate if rocks or liquids containing deleterious chemicals are present which, if not corrected, could cause construction materials such as concrete, steel, and ductile or cast iron to corrode or deteriorate.*

Response to Comment No. 00005

See Section 5.3.7 Soil Sulfate Content and Corrosivity, of the referenced geotechnical report (GeoTek, 2023). GeoTek defers to HDR's corrosivity recommendations with exception to MSE wall construction designed and constructed with non-metal geogrid reinforcement.

Comment No. 00006

*Clarify if the property that is proposed of the tentative map is safe from geologic hazards.*

Response to Comment No. 00006

Geologic hazards are specifically addressed in See Section 4 Geologic and Soil Conditions of the referenced geotechnical report (GeoTek, 2023). Provided that the recommendations presented in our report are properly incorporated into the design of the project, it is GeoTek's opinion that the property that is proposed in the tentative map is safe from geologic hazards.

Comment No. 00007

*Provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.*

Response to Comment No. 00007

It is GeoTek's opinion that the proposed development will not destabilize or result in settlement of adjacent property or the right of way.

Comment No. 00008

*Provide a statement as to whether or not the site is suitable for the intended use.*

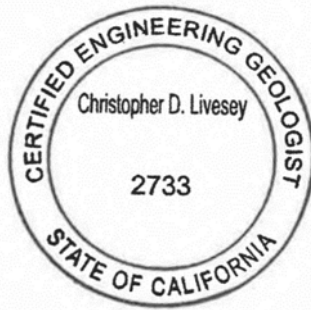
Response to Comment No. 00008

Provided the geotechnical recommendations presented in the referenced geotechnical report (GeoTek, 2023), (and all supplemental, addendum, and revised recommendations) are followed and incorporated in the design and construction phases of the development, the proposed development of the site appears feasible from a geotechnical viewpoint and is suitable for the intended use.

### Closure

The opportunity to be of continued service on this project is sincerely appreciated. Should you have any questions after reviewing this report, please feel free to contact GeoTek at your convenience.

Respectfully submitted,  
**GeoTek, Inc.**



Christopher D. Livesey  
CEG, 2733 Exp. 05/31/25  
Vice President



Edwin R. Cunningham  
RCE 81687, Exp. 03/31/24  
Project Engineer

Enclosures: Appendix A – City of San Diego Project Issues Report dated April 12, 2023

### **REFERENCES**

The City of San Diego, Development Services Department, 2023, "Project Issues Report, PRJ-I 107880", dated December 27, 2023.

GeoTek, Inc., 2023, "Preliminary Geotechnical Evaluation, For Proposed Emerald Hills Development, APN 543-340-02-00, North of Old Memory Lane, San Diego, California," Project No. 3680-SD, dated November 13, 2023.

Hunsaker & Associates, Inc., 2023, "Vesting Tentative Map, Grading and Drainage Plan, Emerald Hills," VTM – PMT- 3262907, 16 sheets, dated October 24, 2023.

## **APPENDIX A**

**CITY OF SAN DIEGO PROJECT ISSUES REPORT DATED DECEMBER 27, 2023**



THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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[ Comment 00135 | Page ]

Please revise the Cover Sheet and add followings to project's title :

VTM - PMT- 3262907

SDP - PMT-3262906

Rezone - PMT-3262908

[ Comment 00136 | Page ]

Please note the Owner needs to sign the TM exhibit.

[ Comment 00137 | Page ]

Please provide a written detail response to all comments stating how and where the comment was addressed regardless you agree or not and in case of disagreement express your reasoning.

**DSD-Geology**

Kreg Mills  
KMills@sandiego.gov  
(619) 446-5295

[ Comment 00001 | Page ]

Please note, storm water requirements for the proposed conceptual development will be evaluated by DSD-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 DSD-Engineering reviewer for requirements. If necessary, DSD-Engineering may request an DSD-Geology review of the storm water infiltration evaluation.

[ Comment 00002 | Page ]

Please note, the addendum/update letter requested in this DSD-Geology review must be uploaded with the "**Geotechnical Investigation Report Addendum**" PDF file option only.

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[ Comment 00003 | Page ]

The project's geotechnical consultant must submit a geotechnical addendum or update letter for the purpose of an environmental review that references the proposed tentative map and development plans and addresses the following:

[ Comment 00004 | Page ]

In general accordance with the Subdivision Map Act, indicate whether or not there are any soil conditions within the area of the Tentative Map which, if not corrected, would lead to structural defects.

[ Comment 00005 | Page ]



THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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Indicate if rocks or liquids containing deleterious chemicals are present which, if not corrected, could cause construction materials such as concrete, steel, and ductile or cast iron to corrode or deteriorate.

**[ Comment 00006 | Page ]**

Clarify if the property that is proposed of the tentative map is safe from geologic hazards.

**[ Comment 00007 | Page ]**

Provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.

**[ Comment 00008 | Page ]**

Provide a statement as to whether or not the site is suitable for the intended use.

**DSD-Transportation Development**

Meghan lithgow  
mlithgow@sandiego.gov  
619-446-5294

**[ Comment 00094 | Page ]**

**General:**

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only – No Action Required)

**[ Comment 00095 | Page ]**

**Project Description:**

Project proposes a Process 5 Rezone from RS-1-2 to RX-1-1, a Vesting Tentative Map (VTM), and Site Development Permit (SDP) for the subdivision of one 31.18-acre lot into 123 single family residential lots (including 13 affordable housing lots) and the construction of a single-family dwelling on each lot, 5 Home Owners Association (HOA) open space lots, and the construction of 32 ft wide public streets (within 56 ft right-of-way) for internal circulation. Project site is located at 5702 Old Memory Lane (APN 543-240-02-00) in Mobility Zone 2 in the RS-1-2 zone within the Encanto Community Planning Area.

Scope Change: Please note that the scope was changed so that the internal roadways are now public streets.

This project was reviewed in a Multiple-Discipline Preliminary Review (PR) under PTS# 693332 in June 2021, with a Teams meeting with the applicant team and City staff in July 2022. As a follow up to staff's comments in the first review cycle and Teams meeting, the applicant proposed revised public improvements and City staff provided additional comments in a second PR cycle in October 2022.

**[ Comment 00096 | Page ]**

**Mobility Choices:**

The project may be subject to the Complete Communities: Mobility Choices ordinance (effective January 8, 2021