

**RESPONSE TO CITY REVIEW
COMMENTS**

**SOUTHWEST VILLAGE
SAN DIEGO, CALIFORNIA**



GEOCON
INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

**TRI POINTE HOMES
SAN DIEGO, CALIFORNIA**

**DECEMBER 16, 2022
PROJECT NO. 06847-42-04A**



Project No. 06847-42-04A
December 16, 2022

Tri Pointe Homes
13400 Sabre Springs Parkway, Suite 200
San Diego, California 92128

Attention: Mr. Allen Kashani

Subject: RESPONSE TO CITY REVIEW COMMENTS
SOUTHWEST VILLAGE
SAN DIEGO, CALIFORNIA

- References:
1. *City of San Diego LDR-Geology, Southwest Village SP, Project No. 614791*, prepared by Mr. Patrick Thomas, dated September 13, 2022.
 2. *Grading and Drainage Plan – South, Southwest Village VTM/PDP/SDP, San Diego, California*, prepared by Civil Sense Inc, dated December 16, 2022.
 3. *Grading and Drainage Plan – North, Southwest Village VTM/PDP/SDP, San Diego, California*, prepared by Civil Sense Inc, dated December 16, 2022.
 4. *Update to Geotechnical Investigation and Slope Stability Analysis for Beyer Boulevard, Southwest Village, Vesting Tentative Map, San Diego, California*, prepared by Geocon Incorporated, dated February 16, 2022 (Project No 06847-42-05).
 5. *Supplemental Geotechnical Investigation and Slope Stability Analysis, Southwest Village VTM-1, San Diego, California*, prepared by Geocon Incorporated, dated June 25, 2021 (Project No. 06847-42-04).
 6. *Preliminary Geotechnical Investigation, Southwest Village, Vesting Tentative Map, San Diego, California*, prepared by Geocon Incorporated, dated March 28, 2019 (Project No. 06847-42-03).

Dear Mr. Kashani:

In accordance with the request of Civil Sense Inc, we have prepared this letter to respond to City of San Diego review comments (Reference 1) for the project. The City review comments followed by our responses are provided below.

Issue No. 49: *The submitted geotechnical report dated February 16, 2022 provides supplemental information regarding characterization existing landslide complex and slope stability analysis of the landslide complex as it relates to the proposed development of Beyer Boulevard.*

Response: Acknowledged.

Issue No. 50: *It is understood that the geotechnical consultant is in the process of performing additional geotechnical investigation studies within the County of San Diego Property.*

Response: We have not yet been able to perform the additional study within the County property. We expect to be able to perform those studies in 2023.

Issue No. 51: *It is also understood that Dudek & Associates is performing a groundwater study utilizing seven groundwater monitoring wells installed last year within the San Ysidro Landslide and on the mesa top. The monitoring wells will be used to improve modeling of the phreatic surface within the slide mass and adjacent areas. The study will also record seasonal variations over the last rainy season.*

Response: Dudek & Associates report dated October 11, 2022 is being submitted.

Issue No. 52: *Show the limits of recommended remedial grading on the geologic/geotechnical map and on the Tentative Map and Preliminary Grading Plan. It is necessary to show the limits of grading that may impact environmental resources on the site.*

Response: Figures 1 through 4 (appended) show the expected limits of remedial grading/disturbance.

Issue No. 53: *Please submit the revised development plans and the supplemental geotechnical studies when they are completed.*

Response: Acknowledged.

Should you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON INCORPORATED



Rodney C. Mikesell
GE 2533

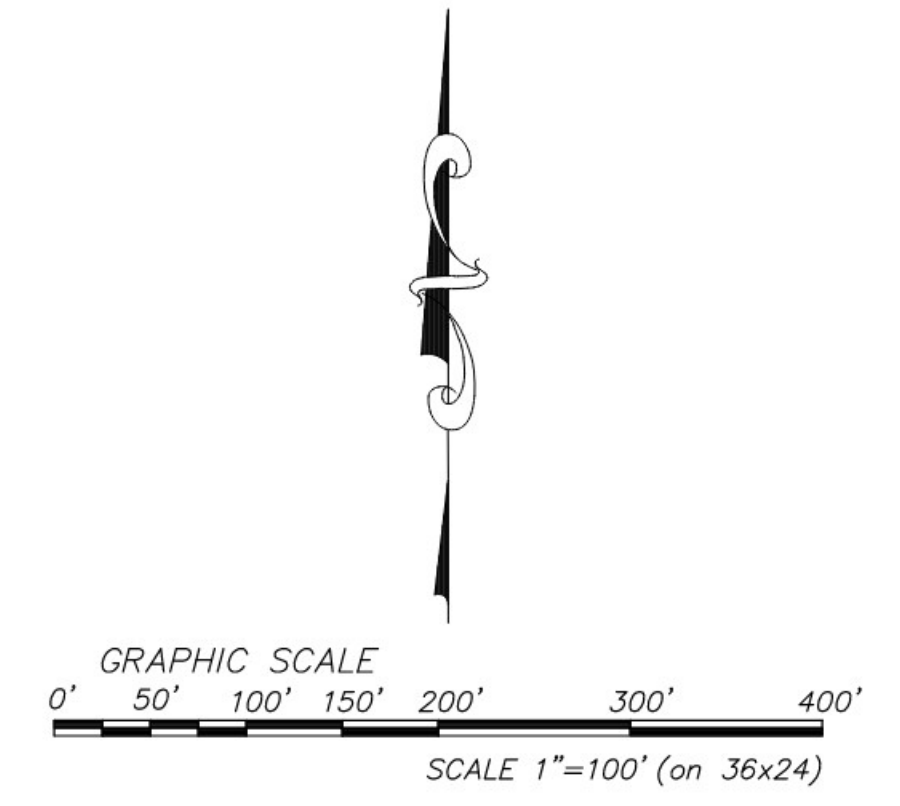
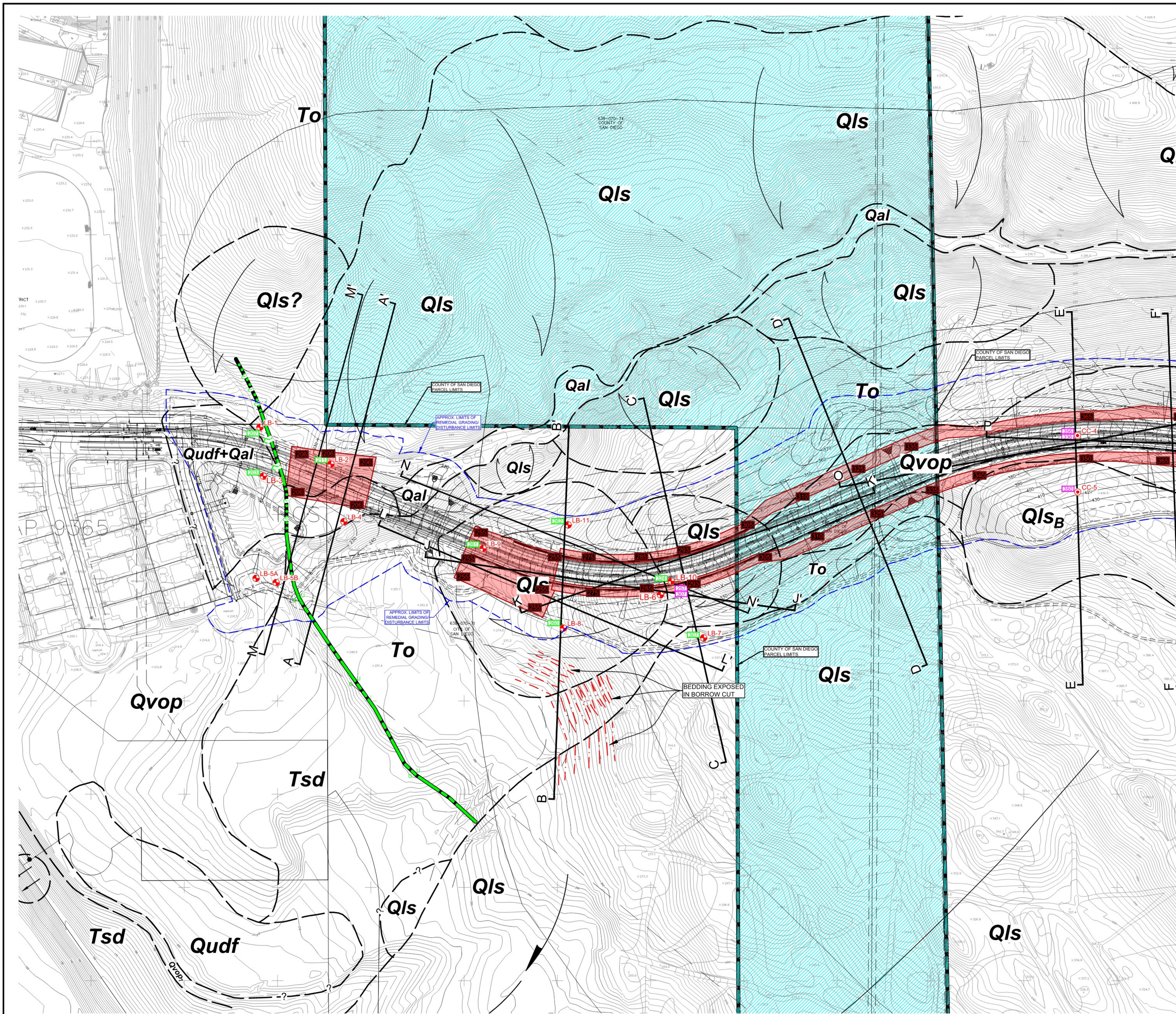
RCM:DBE:am

(e-mail) Addressee



David B. Evans
CEG 1860

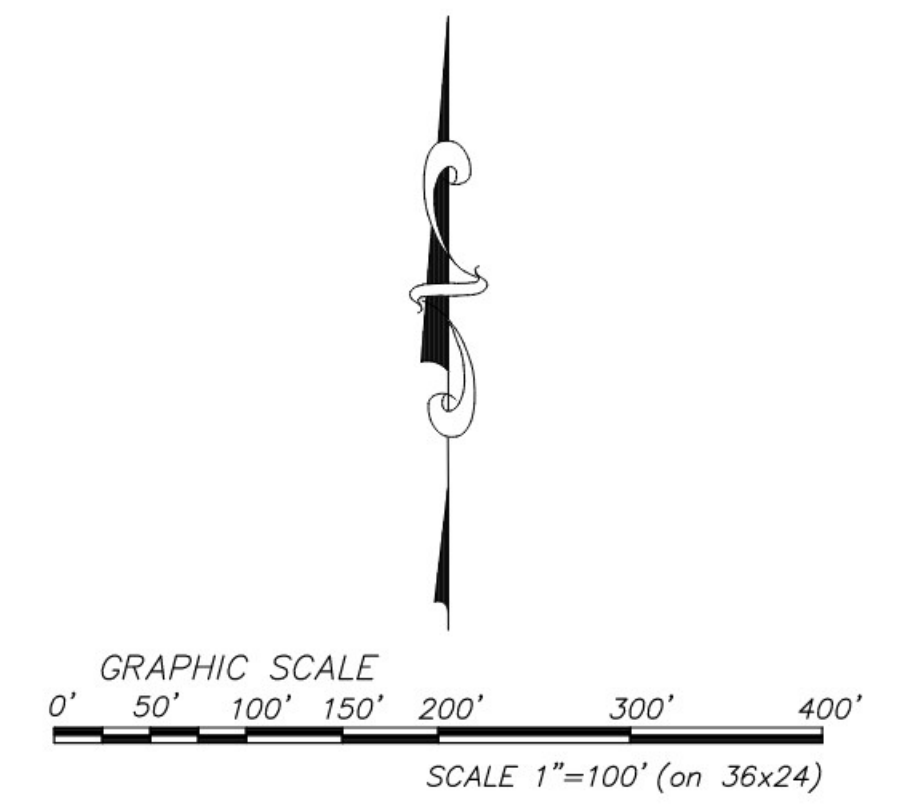
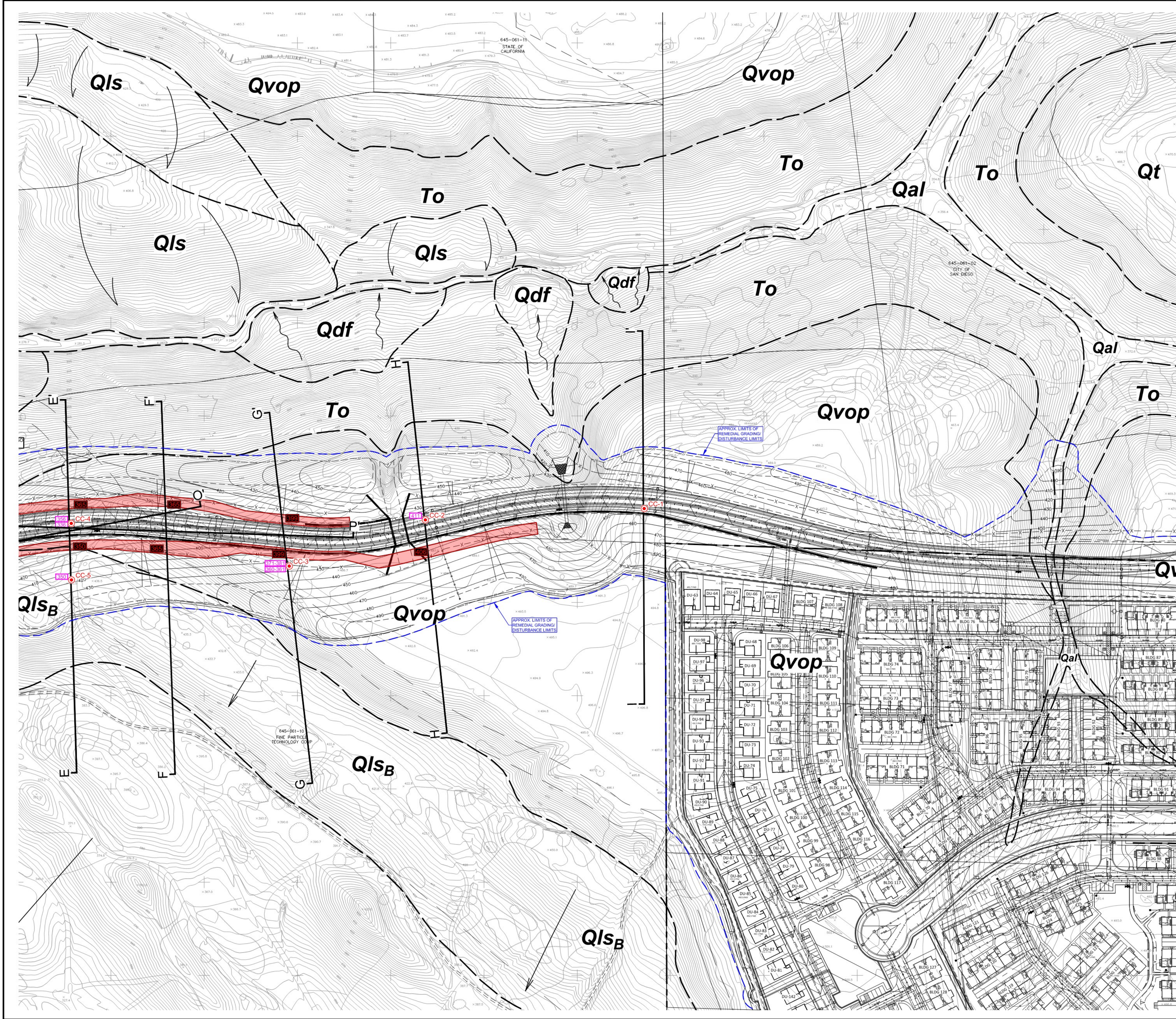




- GEOCON LEGEND**
- Qudf* UNDOCUMENTED FILL
 - Qls₁₋₄* LANDSLIDE DEBRIS
 - Qal* ALLUVIUM
 - Qdf* DEBRIS FLOW
 - Qvop* VERY OLD PARALIC DEPOSITS
 - Tsd* SAN DIEGO FORMATION
 - To* OTAY FORMATION
 - APPROX. LOCATION OF GEOLOGIC CONTACT (Dotted Where Buried, Queried Where Uncertain)
 - LB-11** APPROX. LOCATION OF LARGE-DIAMETER EXPLORATORY BORING
 - CC-4** APPROX. LOCATION OF CONTINUOUS CORE BORING
 - 207** APPROX. ELEVATION OF BASAL LANDSLIDE SURFACE
 - 350** APPROX. ELEVATION OF BEDDING PLANE SHEAR/ZONE
 - 206** ELEVATION OF SHEAR KEY BOTTOM
 - T-1** APPROX. LOCATION OF TRENCH LOG
 - P-P'** APPROX. LOCATION OF GEOLOGIC CROSS SECTION
 - FAULT (Queried Where Uncertain)
 - PROPOSED BUTTRISS EXCAVATION

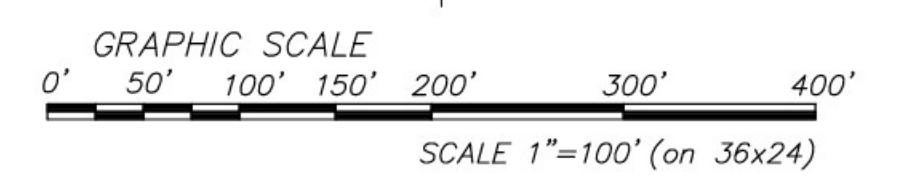
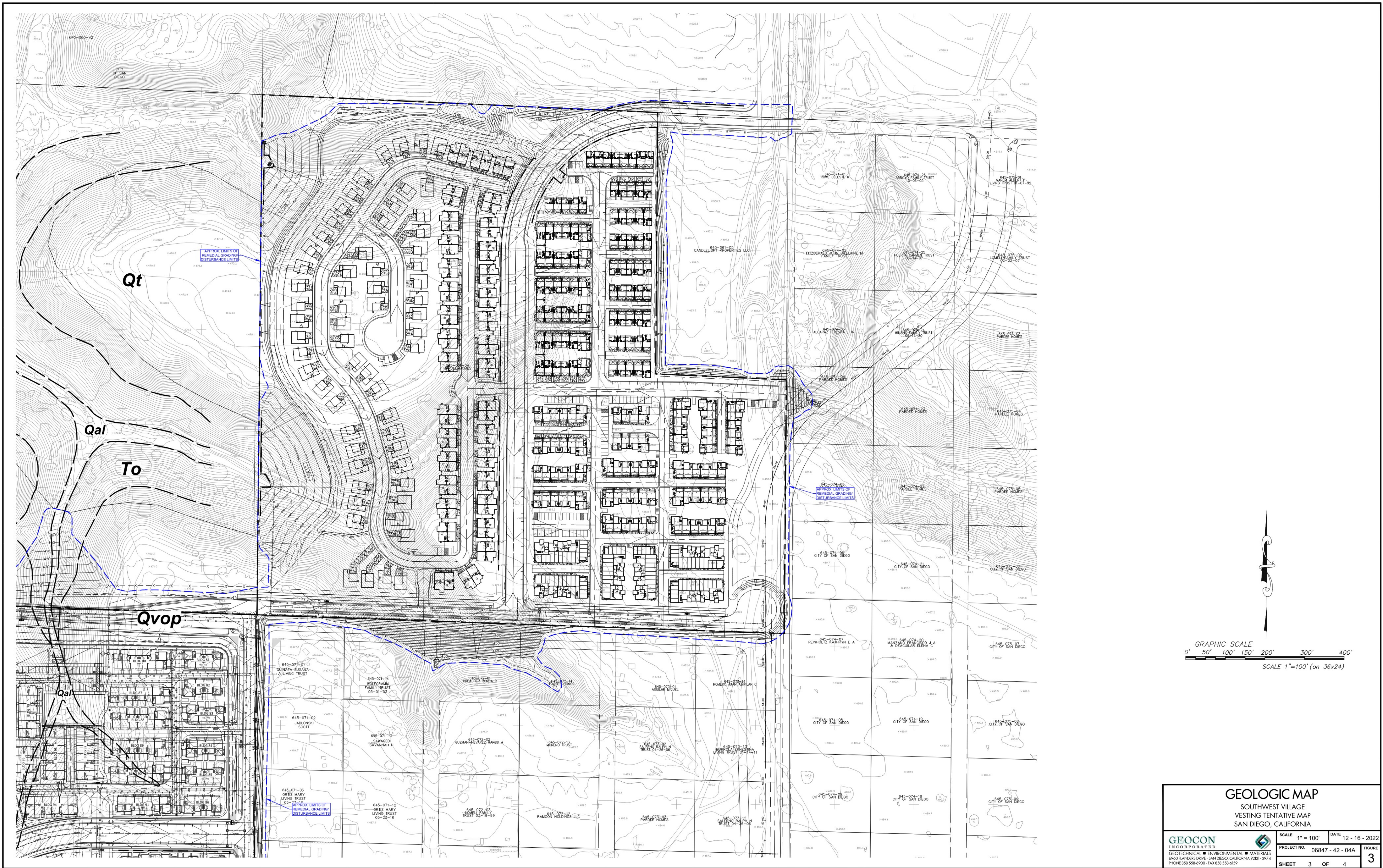
GEOLOGIC MAP		
SOUTHWEST VILLAGE VESTING TENTATIVE MAP SAN DIEGO, CALIFORNIA		
GEOCON INCORPORATED	SCALE 1" = 100'	DATE 12 - 16 - 2022
GEO TECHNICAL ■ ENVIRONMENTAL ■ MATERIALS 6960 ANDERS DRIVE, SAN DIEGO, CALIFORNIA 92121-2974 PHONE 858.558.4900 FAX 858.558.4159	PROJECT NO. 06847 - 42 - 04A	FIGURE 1
SHEET 1 OF 4		1

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GEOLOGIC MAP			
SOUTHWEST VILLAGE VESTING TENTATIVE MAP SAN DIEGO, CALIFORNIA			
GEOCON INCORPORATED GEO TECHNICAL ■ ENVIRONMENTAL ■ MATERIALS 6960 ANDERS DRIVE, SAN DIEGO, CALIFORNIA 92121-2974 PHONE 858.558-6900 • FAX 858.558-6159	SCALE	1" = 100'	DATE
	PROJECT NO.	06847 - 42 - 04A	FIGURE
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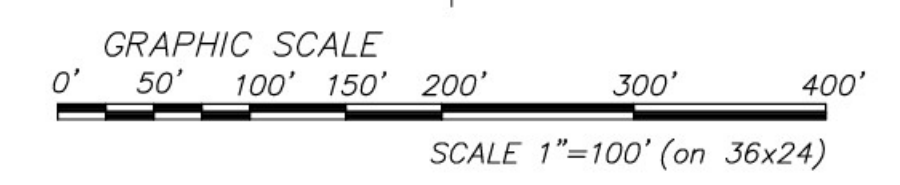
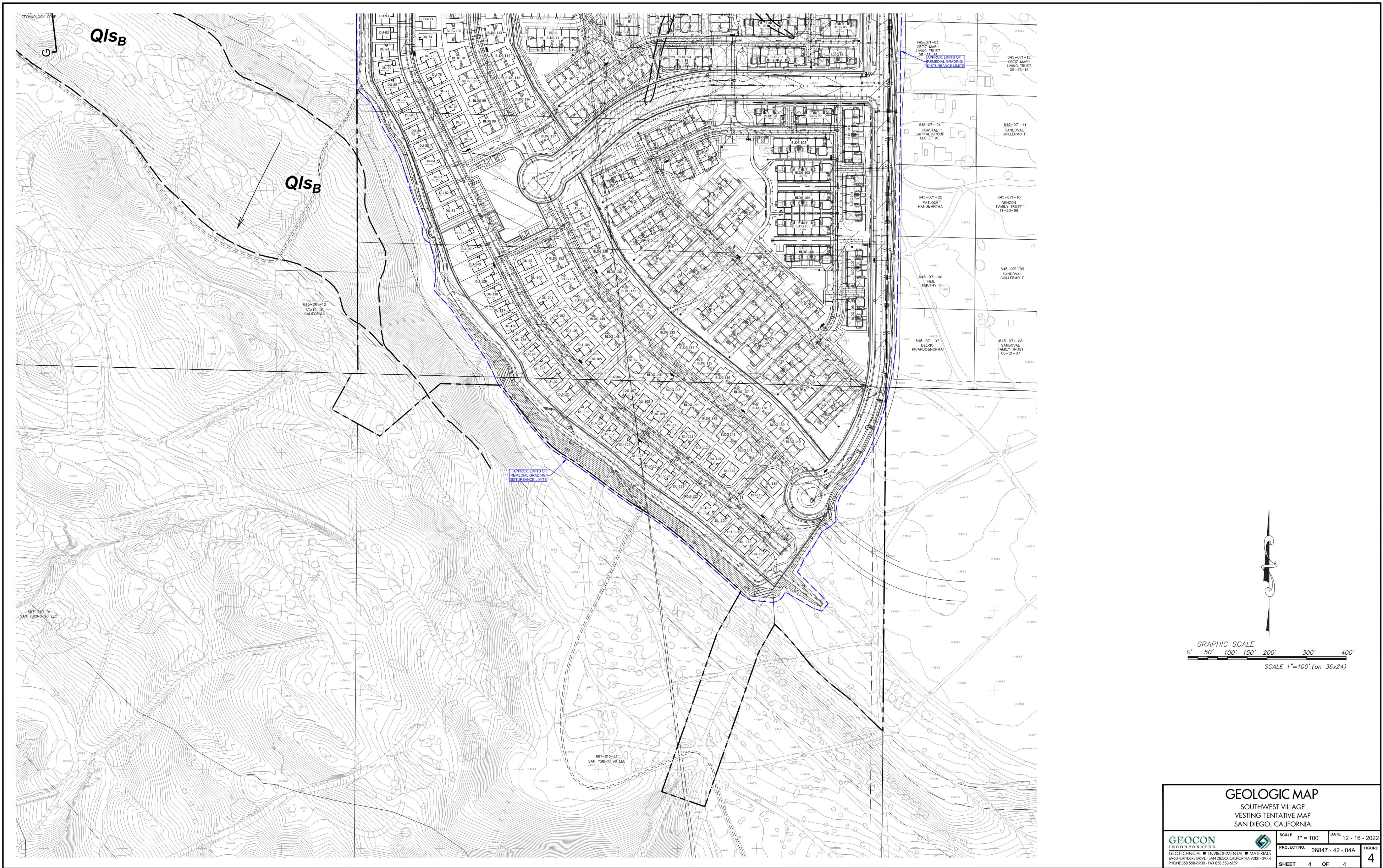
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GEOLOGIC MAP
SOUTHWEST VILLAGE
VESTING TENTATIVE MAP
SAN DIEGO, CALIFORNIA

GEOCON INCORPORATED GEO TECHNICAL ■ ENVIRONMENTAL ■ MATERIALS 6960 ANDERS DRIVE, SAN DIEGO, CALIFORNIA 92121-2974 PHONE 858.558.6900 FAX 858.558.6159	SCALE 1" = 100'	DATE 12-16-2022
	PROJECT NO. 06847-42-04A	FIGURE 3
	SHEET 3 OF 4	

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GEOLOGIC MAP			
SOUTHWEST VILLAGE VESTING TENTATIVE MAP SAN DIEGO, CALIFORNIA			
GEOCON INCORPORATED GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS 6960 ANDERS DRIVE, SAN DIEGO, CALIFORNIA 92121-2974 PHONE 858.558-6900 FAX 858.558-6159	SCALE	1" = 100'	DATE
	PROJECT NO.	06847 - 42 - 04A	FIGURE
	SHEET	4 OF 4	4
	12 - 16 - 2022		

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