

RESPONSE TO CITY REVIEW COMMENTS

SOUTHWEST VILLAGE SAN DIEGO, CALIFORNIA



GEOCON
INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

**TRI POINTE HOMES
SAN DIEGO, CALIFORNIA**

**SEPTEMBER 14, 2023
PROJECT NO. 06847-42-04A**



Project No. 06847-42-04A
September 14, 2023

Tri Pointe Homes
13520 Evening Creek Drive North, suite 300
San Diego, California 92128

Attention: Mr. Allen Kashani

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

- References:
1. *City of San Diego LDR-Geology, Southwest Village SP, PTS# 614791*, prepared by Mr. Kreg Mills, dated August 8, 2023.
 2. *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).
 3. *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 your request, we have prepared this letter to respond to City of San Diego review comments (Reference 1) for the project. The City review comments are provided below, followed by our responses.

Issue No. 59: *The project's geotechnical consultant indicates in the referenced Response to City Review Comments, dated December 16, 2022, that they have not yet been able to perform the additional study within the County property and that they expect to perform those studies in 2023. Please provide the results from the additional study when they become available.*

Response: We have not yet been able to perform the additional study within the County property. However, as requested in a recent meeting with the LDR-Geology reviewer, we are providing a "worst case" slope stability analysis for the area specific to the County of San Diego property. The purpose of the analysis is to show that under "worst case" conditions (i.e. bedding plane shears dipping out of slope near the toe of the proposed cut slope), that grading and buttress construction will not extend beyond the remedial grading/disturbance limits currently shown on the grading plans.

The County property is highlighted on the geologic map (Figure 1). Cross section D-D' (Figure 2) represents geologic conditions in the area. The cross section includes proposed grades and buttress construction widths determined from the "worst case" analysis.

The results of our stability analysis is shown on appended Figures 3 through 8. We analyzed both the north and south facing cut slopes assuming bedding plane shears near: 1) toe of the proposed slope; 2) 5 feet below the toe, and 3) 10 feet below the toe. For our analysis, the bedding plan shears were dipped 3 degrees out of slope. Data from adjacent borings shows bedding shear zones in the area are relatively horizontal.

To achieve a 1.5 factor of safety under assumed "worst case" conditions, the buttress widths need to be widened approximately 8 feet on the southern cut slope and 15 feet on the northern cut slope from previously designed buttress widths. Figure 2 reflects the increased buttress widths determined for the "worst case" analysis.

The appended figures show the current project disturbance limits. As depicted on Figure 2, grading to construct the buttresses under "worst case" conditions remains within the previously established disturbance limits.

It is our opinion that under the "worst case" analysis, the stability buttresses can be constructed without increasing the previously established disturbance limits.

Issue No. 65:

The project's geotechnical consultant must submit a geotechnical addendum or update letter for the purpose of an environmental review that specifically addresses the proposed development plans, previous un-cleared review comments, and the following: The project's geotechnical consultant must provide a professional opinion that the site and final proposed development will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.

Response:

This letter serves as the requested addendum letter. Based on our analyses, the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.

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,

GEOTECHNICAL INCORPORATED



RODNEY C. MIKESELL
GE 2533

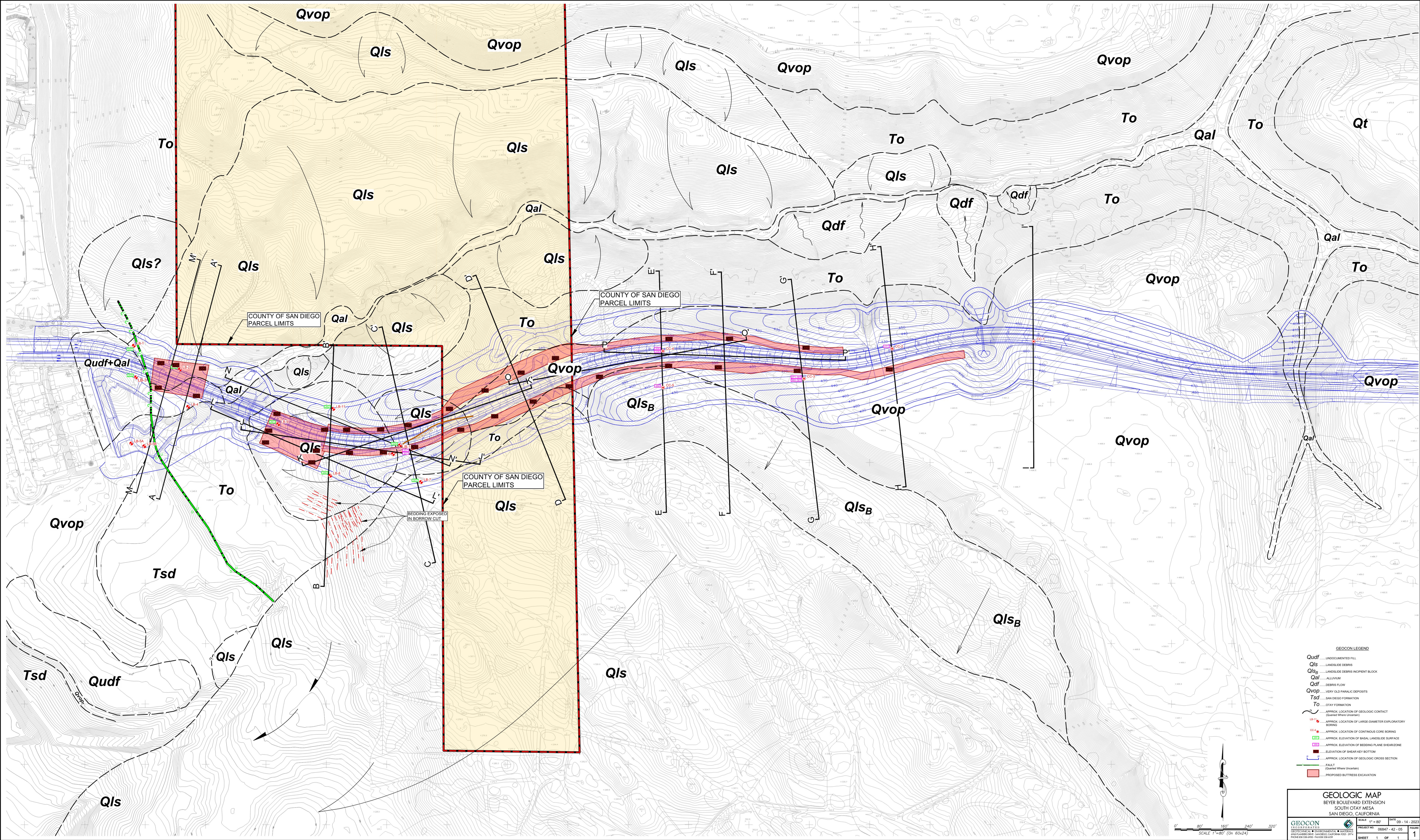
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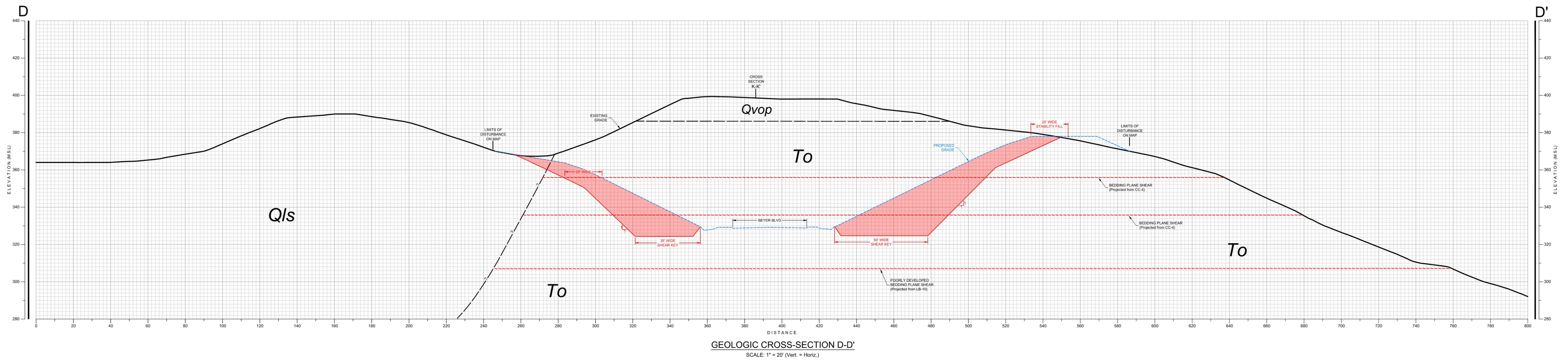
(e-mail) Addressee



DAVID B. EVANS
CEG 1860







GEOCON LEGEND

Qudf UNDOCUMENTED FILL
Qls LANDSLIDE DEBRIS
Qls_B LANDSLIDE DEBRIS INCIPENT BLOCK
Qal ALLUVIUM
Qvop VERY OLD PARALIC DEPOSITS
Tsd SAN DIEGO FORMATION
To OTAY FORMATION

..... APPROX. LOCATION OF GEOLOGIC CONTACT
(Queried Where Uncertain)

LB-11 APPROX. LOCATION OF LARGE-DIAMETER EXPLORATORY BORING

CC-4 APPROX. LOCATION OF CONTINUOUS CORE BORING

..... APPROX. LOCATION OF FAULT

GEOLOGIC CROSS-SECTIONS			
BEYER BOULEVARD EXTENSION SOUTH OTAY MESA SAN DIEGO, CALIFORNIA			
GEOCON 12400 S.P. AVE. #100 SAN DIEGO, CALIFORNIA 92121 PHONE 619.558.6000 FAX 619.558.6001		SCALE 1" = 20'	DATE 09 - 14 - 2023
PROJECT NO. 06847 - 42 - 05		FIGURE 2	
SHEET 1		OF 1	