



Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

October 20, 2020

Project No. 12901.001

Warmington Residential California, Inc.
3090 Pullman Street
Costa Mesa, California 92626

**Subject: Assumption of Geotechnical Engineer of Record
Proposed Clairemont Drive Residential Development Project
3450 Clairemont Drive
City of San Diego, California**

To Whom It May Concern:

Leighton and Associates, Inc. (Leighton) has been retained by Warmington Residential California, Inc. to provide geotechnical services for the duration of the project. This letter is provided as formal notification of our assumption of Geotechnical Engineer of Record (GEOR) for the project.

We have reviewed former consultants' site-specific geotechnical report provided to our office, along with pertinent published geologic maps/reports and a 20-scale concept plan for a 42-unit multi-family residential development, prepared by Rick Engineering Company (REC, 2020). We have also completed a field percolation testing study on the site for use in BMP design (Leighton, 2020). A list of the above plans and reports is attached (see *References*).

The geotechnical report prepared by AGS addressed a former 23-unit townhome design concept by SummA Architects (SummA, 2019). We are in general agreement with the AGS scope of work, findings, conclusions and recommendations documented in their report, and consider the information generally applicable for use in design and construction of the current project concept (REC, 2020).

Future Leighton services may include but not be limited to the following:

- Performance of grading and structural design plan reviews,
- Prepare revised geotechnical recommendations for modified or new design elements,
- Response to agency review comments.
- Geotechnical observation, testing and reporting for rough and precise grading earthwork.

We reserve the right to revise existing recommendations to address changes in grading and construction design plans, and/or, to address encountered during grading which significantly differ from those described in the referenced reports.

We appreciate the opportunity to provide our services on this project. If you have any questions, please contact us at your convenience.



Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Jeff L. Hull".

Jeff L. Hull, CEG
Associate Geologist

JLH/lr

Attachment: References

Distribution: (1) Addressee

REFERENCES

- Advanced Geotechnical Solutions, Inc. (AGS), 2020, Preliminary Geotechnical Investigation, Clairemont Townhomes, 3450 Clairemont Drive, San Diego, California, dated May 15, 2020, prepared for Preface, LLC of Tustin, California; Report No. 1912-05-B-3.
- Leighton and Associates, Inc., 2020, Field Percolation/Infiltration Rate Results for BMP Design, Proposed Residential Development Project, 3450 Clairemont Drive, City of San Diego, California 92117, dated October 20, 2020; Project No. 12901.001.
- Rick Engineering Company (REC), 2020, 20-Scale Concept Plan, emailed to Leighton October 2020, (*42-unit design*).
- SummA Architecture, 2019, 60-Scale Conceptual Site Plan, 3450 Clairemont Drive – ROW Townhomes, San Diego, CA, dated December 3, 2019 (*former 23-unit design*).