

DATE: January 8, 2020

TO: Keith Hendersen
REMax Pacific
4114 Napier Street
San Diego, CA 92110

RE: 6253-6265-6275 Montezuma Road, San Diego CA 92115

SUBJECT: Reply to Plan Check Cycle 6, LDR-Geology dated 7/29/2019

REF: ***“PRELIMINARY GEOTECHNICAL EVALUATION FOR A PROPOSED MULTI-UNIT APARTMENT BUILDING TO REPLACE THE EXSTING STRUCTURES LOCATED AT 6253-6265-6275 MONTEZUMA ROAD, CALIFORNIA 92115”*** by Accutech Engineering Systems, Inc. dated August 30, 2017.

Dear Mr. Hendersen,

This letter, along with the attached update letter from this office, should serve as our response to the subject plan check review for the referenced project. The following numbered responses correspond to like numbered issues raised in your review document dated 7/29/2019. The issues listed are repeated in the following paragraphs followed by our response in italics.

Issue No. 1. Preliminary Geotechnical Evaluation for a Proposed Multi-Unit Apartment Building to Replace the Existing Structures Located at 6253-6265-6275 Montezuma Road, San Diego, California 92115, prepared by Accutech Engineering Systems, Inc. dated August 30, 2017 (their project no. 18423-1)

Development Plans for: 63rd and Montezuma, 6253, 6263, and 6273 Montezuma Rd., San Diego, CA, prepared by Joseph Wong Design Associates, Inc., dated April 26, 2018 (their project no. 3391).

Issue 1 Response: (RR): Reference only; no response required.

Issue No. 2. Submit an addendum geotechnical report or update letter that specifically addresses the proposed development for the purposes of environment review and the following: (New issue)

Issue 2 Response: An “update letter” has been provided (attached), dated January 8, 2020.

Issue No. 3. The geotechnical consultant must indicate if the site is suitable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level. (New issue)

Issue 3 Response: Refer to “update letter” provided (attached), dated January 8, 2020.

Issue No. 4. 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 City of San Diego Right-of-Way. (New issue)

Issue 4 Response: Refer to “update letter” provided (attached), dated January 8, 2020.

Issue No. 5. NOTE – Storm Water Requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering reviewer on requirements. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required. (New issue)

Issue 4 Response: By others.

If you have any questions regarding the content of this letter, please do not hesitate to call 619.261.2619.

Very truly yours,

ACCUTECH ENGINEERING SYSTEMS, INC.



Robert J. Randall

President

RGE # 707

RJR:dm

DATE: January 8, 2020

TO: Keith Hendersen
REMax Pacific
4114 Napier Street
San Diego, CA 92110

RE: 6253-6265-6275 Montezuma Road, San Diego CA 92115

SUBJECT: Update Letter for Referenced Geotechnical Evaluation

REF: 1. Plan Check Cycle 6, LDR-Geology dated 7/29/2019

2. ***“PRELIMINARY GEOTECHNICAL EVALUATION FOR A PROPOSED MULTI-UNIT APARTMENT BUILDING TO REPLACE THE EXSTING STRUCTURES LOCATED AT 6253-6265-6275 MONTEZUMA ROAD, CALIFORNIA 92115”*** by Accutech Engineering Systems, Inc. dated August 30, 2017.

Dear Mr. Hendersen,

Regarding 6253-6265-6275 Montezuma Road, San Diego CA 92115, and the referenced Plan Check, this update letter specifically addresses the proposed development for the purposes of environment review:

The site is suitable for the proposed development as designed.

The proposed development will not destabilize or result in settlement of adjacent property or the City of San Diego Right-of-Way.

If you have any questions regarding the content of this letter, please do not hesitate to call 619.261.2619.

Very truly yours,

ACCUTECH ENGINEERING SYSTEMS, INC.

Robert J. Randall

President

RGE # 707

RJR:dm

