



Project No. G2213-32-01  
April 1, 2019

Lennar Homes  
16465 Via Esprillo, Suite 150  
San Diego, California 92127

Attention: Mr. Alex Plishner

Subject: RESPONSE TO GEOTECHNICAL REVIEW COMMENTS  
AVION  
P.T.S. NO. 598173  
SAN DIEGO, CALIFORNIA

Reference: *Geotechnical Investigation, Avion, San Diego, California*, prepared by Geocon Incorporated, dated August 24, 2018 (Project No. G2213-32-01).

Dear Mr. Plishner:

This correspondence has been prepared to respond to geotechnical review comments contained in the October 1, 2018, *Cycle 18 Issues*, pages 26 and 27 prepared by Mr. Kreg Mills from the City of San Diego, LDR-Geology department. Each issue along with our response is presented below.

**Issue 5:** *According to the San Diego Seismic Safety Study Geologic Hazard Maps, the site is located in geologic hazard category 53, indicating unfavorable geologic structure. The project's geotechnical consultant must indicate if the overall geologic structure is favorable or unfavorable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level.*

**Response:** Based on our geotechnical investigation, no unfavorable geologic structure was observed that would adversely impact the proposed development.

**Issue 7:** *In general accordance with the Subdivision Map Act, the project's geotechnical consultant should 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:** Based on our geotechnical investigation, no soil conditions were encountered that would lead to structural defects on the property, provided the recommendations of our referenced report are followed.

**Issue 8:** *Indicate if critically expansive soils or other soils problems which, if not corrected, would lead to structural defects.*

**Response:** Based on our geotechnical investigation, no critically expansive soil or other soil related problems were encountered that would lead to structural defects, provided the recommendations of our referenced report are followed.

**Issue 9:** *Indicate if the presence of rocks or liquids containing deleterious chemicals which, if not corrected, could cause construction materials such as concrete, steel, and ductile or cast iron to corrode or deteriorate.*

**Response:** Based on our geotechnical investigation, no rocks or liquids containing deleterious chemicals were encountered that could cause construction materials such as concrete, steel, and ductile or cast iron to corrode or deteriorate. In addition, the results from the laboratory water-soluble sulfate content tests performed during our study indicated a “Not Applicable” and “S0” sulfate exposure to concrete structures.

**Issue 10:** *The project’s geotechnical consultant should provide a statement as to whether or not the site and the property that is proposed of the Tentative Map is safe from geologic hazards and is geotechnically suitable for the intended use.*

**Response:** Based on our geotechnical investigation, the site is considered geotechnically suitable and no geologic hazards were identified that would preclude the development of the property as currently proposed, provided the recommendations of our referenced report are followed.

**Issue 12:** *Currently the plans propose non-conforming slopes (1.5 horizontal feet to 1 vertical foot). Per San Diego Municipal Code 142.0133 (c), cut and fill slopes greater than 8 feet in height shall not exceed a gradient of 50 percent (2 horizontal feet to 1 vertical foot). The design professionals should revise the plans to meet the City’s slope gradient requirements.*

**Response:** It is our understanding that the slopes in question will be modified to a ratio of 2:1 (horizontal:vertical).

**Issue 15:** *The plans that were submitted for review did not address previous comment 12. Therefore, previous review comment 12 that has not been cleared remains applicable and should be addressed by the project’s designers.*

**Response:** See our response to comment 12 above.

**Issue 17:** *The geotechnical report submitted did not address all the open review comments. Therefore, the previous open comments (5, 7-10) that have not been cleared remain applicable. The project’s geotechnical consultant must submit an addendum geotechnical report or update letter that specifically addresses the referenced development plans and previous un-cleared review comments (5, 7-10).*

**Response:** See our response to comments 5 and 7 through 10 above. This letter is intended to serve as the requested update. Based on our review of the grading plans and referenced report, the conclusions and recommendations presented in the referenced report remain applicable unless superseded herein.

**Issue 18:** *The plans that were submitted for review did not address previous open review comment 12. Therefore, previous review comment 12 that has not been cleared remains applicable and should be addressed by the project’s designers (3<sup>rd</sup> request).*

**Response:** See our response to comment 12 above.


If there are any questions regarding this correspondence, or if we may be of further service, please contact the undersigned at your convenience.

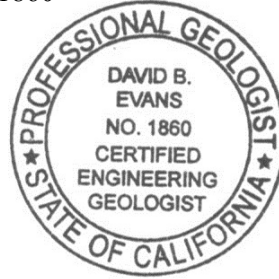
Very truly yours,

GEOCON INCORPORATED

  
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