
Appendix F-2

Geotechnical Memorandum for the Pacific Specific Plan Project Alternative



GeoTek, Inc.
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May 8, 2024
Project No. 3649-SD

The Las Posas Owner LPV, LLC,
A Delaware Limited Liability Company
2235 Encinitas Boulevard, Suite 216
Encinitas, California 92024

Attention: Mr. Greg Waite

Subject: Reduced Pacific Specific Plan Project Alternative
Corner of Linda Vista Drive & Los Posas Road
San Marcos, California

Dear Mr. Waite:

This memorandum (memo) presents a discussion in regard to a development plan for the subject project location. An updated project discussion, conclusions, and recommendations are presented in this memo.

2.2 Future Development / Project Description

The Reduced Pacific Specific Plan Project Alternative consists of 299 residential units, including a mix of rowhomes, villas, and affordable units on approximately 13.3 acres of the 33.2-acre project site. This reduced project alternative includes a total of 646 parking spaces and 111,025 square feet of common open space area. 45 of the 299 total units (15% of the total) would be designated as deed-restricted affordable units (this alternative project reserves the option to contribute to the affordable housing fund by paying the in-lieu fee). This reduced project alternative also includes landscaping, bio-retention areas, and circulation improvements. The remaining approximately 19.9 acres of the 33.2-acre project site would be preserved and restored as open space and habitat area. This reduced project alternative would have a density of approximately 8.99 dwelling units per acre, including the open space and habitat area.

As planning progresses and additional or revised plans become available, they should be provided to GeoTek for review and comment. If plans vary significantly, additional geotechnical field exploration, laboratory testing and engineering analyses may be necessary to provide specific earthwork recommendations and geotechnical design parameters for actual development plans.

5.0 Conclusions and Recommendations

5.1 General

The Reduced Pacific Specific Plan Project was compared to the findings, conclusions, and recommendations presented in GeoTek's December 5, 2023 report and a revised report is not recommended at this time. An updated Boring Location Plan presenting the Reduce Pacific Specific Plan Project Alternative is presented as Figure 2. Future development of the property appears feasible from a geotechnical viewpoint provided that the recommendations presented in GeoTek's referenced December 5, 2023 report are incorporated into the design, construction, and post construction phases of the project. Due to the preliminary nature of this report, supplemental geotechnical evaluations of the property are anticipated at future dates once more detailed development plans are available. Those supplemental geotechnical recommendations will supersede the preliminary recommendations provided in this report.


Closure

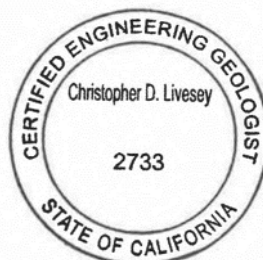
The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to call our office.

Respectfully submitted,
GeoTek, Inc.


Bruce A. Hick
GE 2284
Geotechnical Engineer




Christopher D. Livesey
CEG 2733
Principal Geologist

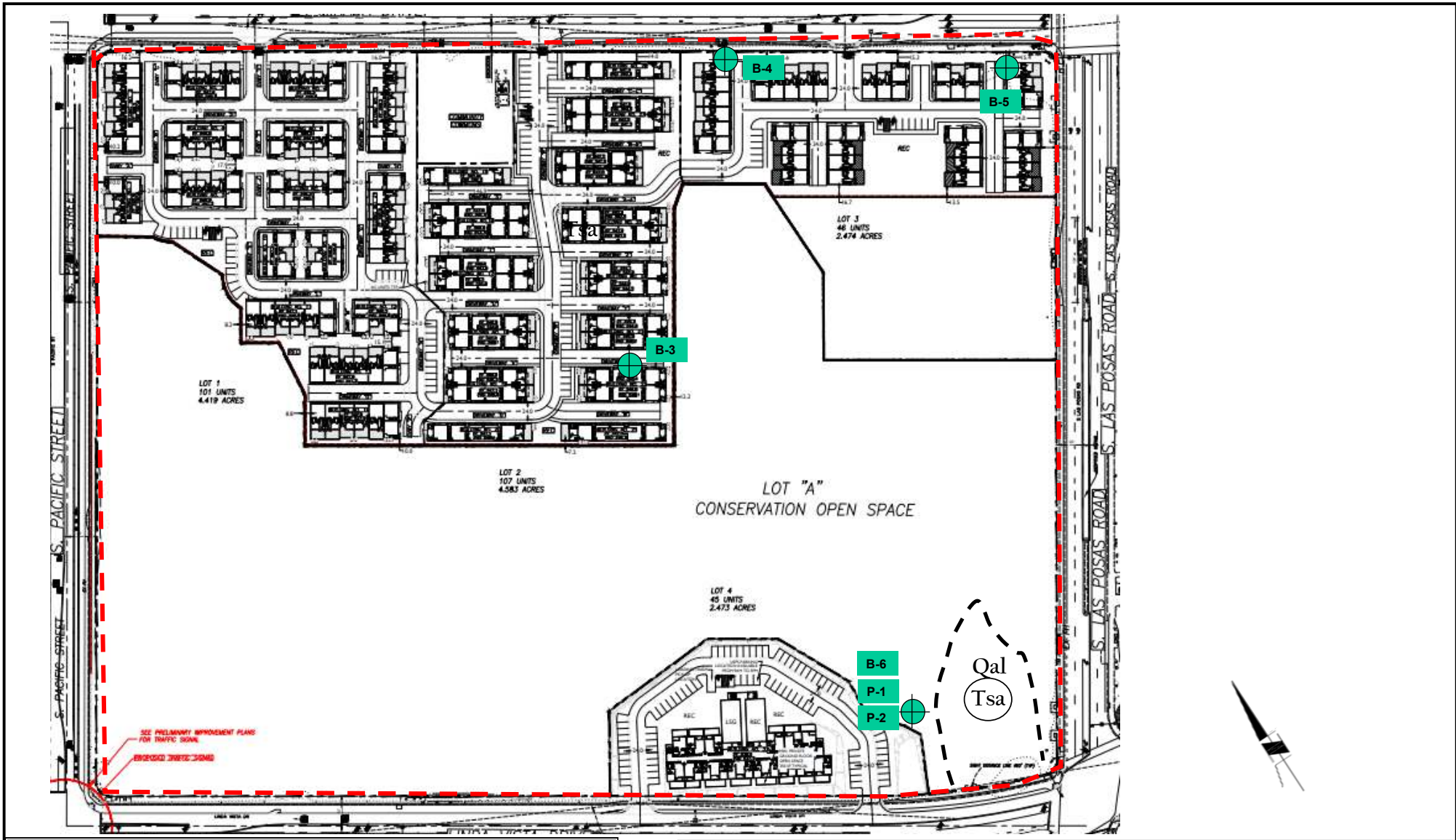


ENCLOSURES

Figure 2 – Boring Location Map

Selected References

GeoTek, Inc. 2023, Reduced Pacific Specific Plan Project, Northwest Corner of Linda Vista, Drive & Los Posas Road, San Marcos, California, Project Number 3649-SD, dated December 5, 2023.



LEGEND	
	B-6
	P-2
APPROXIMATE LOCATION OF BORING & PERCOLATION TEST LOCATIONS	
	LIMITS OF PROPERTY
	ALLUVIUM
	SANTIAGO FORMATION, CIRCLED WHERE BURIED

The Los Posas Owner LPV, LLC Reduced Pacific Specific Plan Project N-NW Corner of Linda Vista Dr. & Las Posas San Marcos, California	
PN: 3649-SD	May 2024

Figure 2
Boring Location Plan



1384 Poinsettia Avenue, Suite A
Vista, California 92081