
Appendix F-1

Geotechnical Memorandum for the Reduced Development Footprint Alternative - Vernal Pool Minimization



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 Development Footprint Alternative –
Vernal Pool Impact Minimization Plan**
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

Under the Reduced Development Footprint Alternative – Vernal Pool Impact Minimization, development would occur within a reduced development footprint in the southern portion of the Project site. The reduced development consists of 228 residential units, including a mix of rowhomes and villas on approximately 9.7 acres of the 33.2-acre project site. The reduced development includes a total of 532 parking spaces and 82,311 square feet of common open space area. The reduced development also includes landscaping, bio-retention areas, and circulation improvements. The remaining approximately 23.5 acres of the 33.2-acre project site would be preserved and restored as open space and habitat area. The reduced development would have a density of approximately 6.86 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 Development Footprint Alternative – Vernal Pool Impact Minimization 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 Reduced Development Footprint Alternative – Vernal Pool Impact Minimization 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

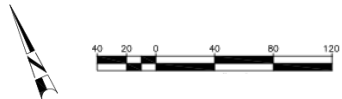
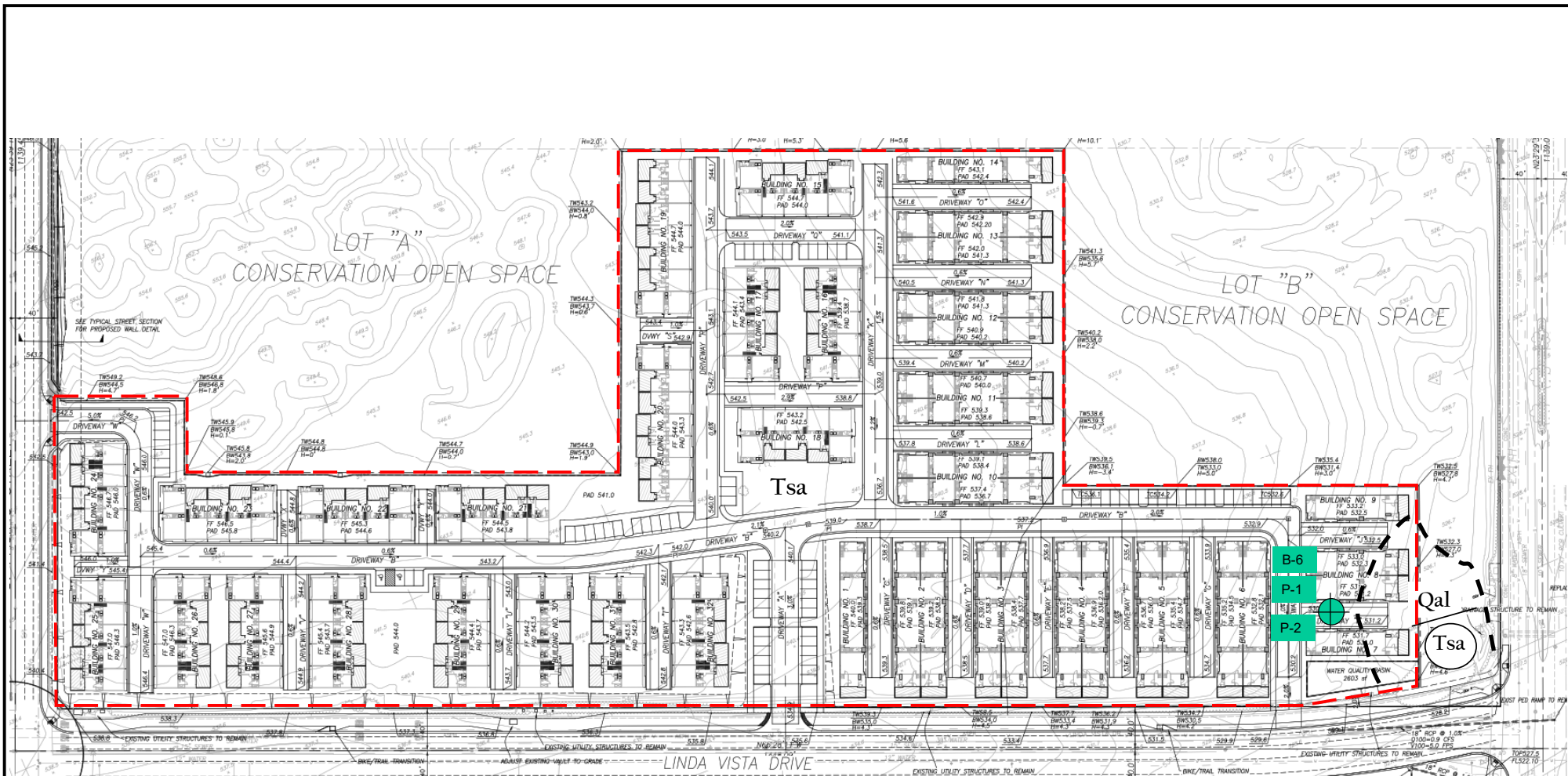


ENCLOSURES

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
	Qal ALLUVIUM
	Tsa SANTIAGO FORMATION, CIRCLED WHERE BURIED

The Los Posas Owner LPV, LLC
 Reduced Development Footprint – Vernal Pool
 Impact Minimization
 Linda Vista Dr. & Las Posas Rd
 San Marcos, California

Figure 2
Boring Location Plan

1384 Poinsettia Avenue, Suite A
 Vista, California 92081

PN: 3649-SD

May 2024