



# GROUP DELTA

July 29, 2016

Project No. IR-406B

California Retina Associates  
835 3<sup>rd</sup> Avenue, Suite A  
Chula Vista, CA 91911

Attention: Dr. Hamid Mani

Subject: **RESPONSE TO APPEAL OF VISTA DEL MAR PROJECT  
MIXED-USE PODIUM BUILDING  
3<sup>RD</sup> AVENUE AND K STREET  
CHULA VISTA, CALIFORNIA**

Dear Dr. Mani:

As requested, Group Delta is providing a response to the appeal of the Vista del Mar project planned at the property located at the northeast corner of 3rd Avenue and K Street in Chula Vista, California. We provide the results of our feasibility-level geotechnical evaluation in our Preliminary Geotechnical Assessment Update report dated March 5, 2015, which was included in the application to the Chula Vista Planning Commission (Planning Commission) for project approval. We understand the Planning Commission has approved the subject project and that an appeal was subsequently submitted to the City of Chula Vista as summarized in a letter prepared by Everett DeLano dated July 1, 2016. The appeal letter summarizes a number of claims including one that the applicant violated the Urban Core Specific Plan (UCSP) as summarized in an excerpt from the letter below.

*"... technical studies were only provided after Planning Commission approval. But they show additional violations of the UCSP. For example, USCP EIR Mitigation Measure 5.4.5-1 requires: 'Prior to the approval of each subsequent development project, the project applicant shall submit a comprehensive soil and geologic evaluation of the project site ... [which] shall include ... a delineation of specific locations where liquefiable, compressive, and expansive soils would affect structural stability ....' A 'Preliminary Geotechnical Assessment Update' prepared for the Project fails to meet these requirements."*

The mitigation measure cited above calls for the completion of a comprehensive soil and geologic evaluation to evaluate the impact of geologic hazards. However, the measure also indicates that this be performed at the building permit stage. As discussed in the preliminary report, the results of our feasibility-level geotechnical assessment are based on a review of existing data, are provided for preliminary planning and cost estimating purposes, and must be confirmed by site-specific borings for final design. Accordingly, a site-specific geotechnical investigation (including test borings and laboratory testing of soil samples) will be performed at the building permit stage in support of final design consistent with the purpose of the measure.

In our opinion, the Preliminary Geotechnical Assessment Update report prepared by Group Delta satisfies the purpose of the mitigation measures of the UCSP as it allows for a preliminary evaluation of the effect of geologic hazards on the design and construction of the project in support of planning. Such feasibility-level assessments are routinely performed using existing geotechnical data (such as soil borings). Based on the results of our preliminary geotechnical assessment, liquefiable, compressive, and expansive soils have not been identified as significant considerations for the project. However, these preliminary findings will be further evaluated based on a site-specific geotechnical investigation to be performed in support of final design prior to building permit application submittal.

We appreciate this opportunity to assist you with this project and look forward to our continued support during the final design. If you have any questions, comments, or require additional information, please call us at (949) 450-2100.

Sincerely,

**GROUP DELTA CONSULTANTS**



Benjamin Serna, PE, GE  
Senior Engineer