



Appendix E2. Addendum to the Geotechnical Evaluation



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TECHNICAL M E M O R A N D U M

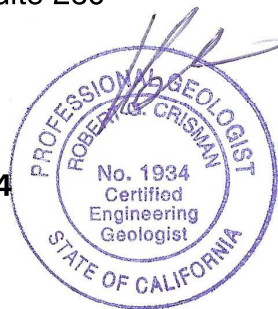
DATE: January 4, 2018

W.O. 6971-A-SC

To: **New Urban West, Inc.**
16935 West Bernardo Drive, Suite 260
San Diego, California 92127

Attn: **Mr. Jonathan Frankel**

From: **Robert G. Crisman, CEG 1934**
David W. Skelly, RCE 47857



SUBJECT: **Addendum to the Geotechnical Evaluation of Marja Acres, APN 207-101-35 & 37, 1910 El Camino Real, Carlsbad, San Diego County, California**

References:

1. "Geotechnical Evaluation of Marja Acres, AN 207-101-35 & -37, 1910 El Camino Real, Carlsbad, San Diego County, California," W.O. 6971-A-SC, Dated July 8, 2016, By GeoSoils, Inc.
2. "Carlsbad Municipal Code, Chapter 21.203, Coastal Resource Protection Overlay Zone," Development Standards, Section 21.203.040.A.3.a.
3. "SWA, 2015, Conceptual site plan, V.5," no Job No., dated September 28.
4. "(Topographic Survey For:) 'El Maja,'" W.O. ATM #c0416-041, dated April 12, 2016, by AeroTech Mapping.

In accordance with your request, Gazelles, Inc. (GSI) has reviewed our preliminary report (see Reference No. 1) with respect to Chapter 21.203, Section 040.A.3.a, of the Carlsbad Municipal Code (see Reference No. 2). Based on our review of Reference Nos. 1 through 4, the following comments are provided.

- Landslide deposits were not noted during our document review, or during field work performed in preparation of Reference No. 1. Typical site earthwork should mitigate any potential slope instability, should these conditions be encountered during site grading.
- Based on the current body of work, slope areas are anticipated to perform adequately (i.e., considered stable), assuming proper construction and periodic/regular maintenance, under the prevailing climate, and that grading and

development impacts are mitigatable for at least 75 years, or the life of the structure(s). All slopes should be designed and constructed in accordance with the minimum requirements per the current governing Code, and the recommendations presented in Reference No. 1.

- Given the age of Reference No. 1, an update geotechnical report, including a grading plan review is recommended.

Unless specifically superceded herein, the conclusions and recommendations presented in Reference No. 1 remain valid and applicable. The conclusions and recommendations presented herein are professional opinions. These opinions have been derived in accordance with current standards of practice, and no warranty is express or implied. Standards of practice are subject to change with time. GSI assumes no responsibility or liability for work or testing performed by others, or their inaction, or work performed when GSI is not requested to be onsite, to evaluate if our recommendations have been properly implemented. Use of this report constitutes an agreement and consent by the user to all the limitations outlined above, notwithstanding any other agreements that may be in place. In addition, this report may be subject to review by the controlling authorities.