CHRISTIAN WHEELER
ENGINEERING

December 19, 2022

New West Investment Inc.
565 North Magnolia Avenue
El Cajon, California 92021
Attention: Jon Cloud

CWE 2210096.03

Subject: Response to Third-Party Review Comments (Second Review)
11-Lot Residential Subdivision, 9463 Slope Street, Santee, California

References: 1) Report of Geotechnical Investigation, 11-Lot Residential Subdivision, 9643 Slope Street, Santee, California, by Christian Wheeler Engineering, dated June 24, 2020, Report No. 2210096.01.

2) Response to Third-Party Review Comments, 11-Lot Residential Subdivision, 9463 Slope Street, Santee, California, by Christian Wheeler Engineering, May 13, 2022, Report No. 2210096.02.

3) Preliminary Grading Plan - Slope Street Subdivision, Koerner Engineering, City of Santee T.M. No. 2020-01, scale 1"=30', dated June 16, 2020 (revised March 2, 2022).

4) City of Santee T.M. No: 2020-01, Koerner Engineering, scale 1"=30', dated November 8, 2021 (revised March 2, 2022).

5) Geotechnical Third-Party Review (Second Review), Slope Street Residential Development (TM2020-01), South of Slope Street at Rhone Road, Santee, California, prepared by Geocon Incorporated, dated August 5, 2022.

Ladies and Gentlemen:

In accordance with your request, we have prepared this report to provide additional information as requested by Geocon, Inc. for the City of Santee. The review comment presented by the Geocon, Inc. and our corresponding response are presented below. The recommendations presented in our referenced report remain valid for the proposed project except as amended or modified herein.

Comment No. 2 Additional Response: The updated slope stability analysis shows a factor of safety of at least 1.5 as required by the City of Santee. However, the shear strength parameters presented in the analysis appear to be based on remolded shears of soil compacted to a dry density of at least 90 percent of the laboratory maximum dry density. The project geotechnical consultant should provide shear tests on the site conditions (i.e. the landslide debris) on relatively undisturbed ring samples, not remolded samples. Please provide updated test results to confirm the shear strengths of the existing and proposed geologic conditions. Additional slope stability analyses may be required based on the results of the laboratory tests.

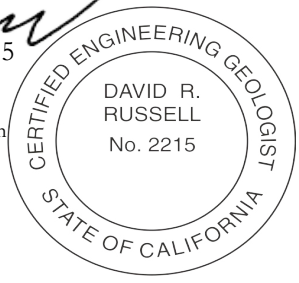
CWE Response: Two additional borings were drilled within the southern portion of the site in order to collect relatively undisturbed, ring samples of the landslide debris. The locations of those borings are presented on Plate No. 1 of this report and the logs of the additional explorations are presented in Appendix A of this report. Five direct shear tests were performed on representative samples of the landslide debris collected from the recent borings. The testing was performed in accordance with ASTM D3080. The results of these three tests are presented in Appendix B of this report. The results of the direct shear testing indicate that relatively undisturbed samples of the landslide debris demonstrate shear strengths in excess of those modelled in our previous slope stability analyses, which demonstrated a minimum factor-of-safety of 1.5 (CWE, 2022). As such, additional slope stability analyses are not considered warranted.

If you have any questions after reviewing this report, please do not hesitate to contact our office. This opportunity to be of professional service is sincerely appreciated.

Respectfully submitted,

CHRISTIAN WHEELER ENGINEERING

David R. Russell, C.E.G. #2215



Shawn C. Caya, R.G.E #2748

DRR:drr:scc

Distribution: jon@nwinvestmentinc.com

CWE LEGEND

- T-8 — APPROXIMATE TRENCH LOCATION
- B-2 — APPROXIMATE BORING LOCATION
- 7' — APPROXIMATE DEPTH TO CONTACT WITH GRANITICS (below existing grade)
- Qcol / Kgr — COLLUVIUM over GRANITICS
- Qls / Kgr — LANDSLIDE DEBRIS over GRANITICS
- ESTIMATED GEOLOGIC CONTACT
- GEOLOGIC CROSS-SECTION B-B'
- RECOMMENDED LIMITS OF REMEDIAL GRADING

PM 10016

APN 384-232-4

CITY OF EL CAJON

CITY OF SANTEE

SUBDIVISION BOUNDARY (TYP)

EXIST. 10" ACP WATER CL 150

EXIST. RESIDENCE TO BE REMOVED

LOT 1 PAD 412 6000 SF

LOT 2 PAD 415 6000 SF

LOT 3 PAD 420 6005 SF

LOT 4 PAD 422 6044 SF

LOT 5 PAD 427 15500 SF

LOT 6 PAD 427 9665 SF

LOT 7 7211 SF

LOT 8 PAD 425 6001 SF

LOT 9 PAD 422 6001 SF

LOT 10 PAD 418 6000 SF

LOT 11 PAD 413 6001 SF

BUILDING LIMITS OF REMEDIAL GRADING

TREE WELL (TYP)

4" PVC TREE WELL UNDER DRAIN (TYP)

PROP. DRAINAGE AND ACCESS EASEMENT

PROP. PCC BROW DITCH (TYP)

EXIST. 12" ACP WATER ABANDONED IN PLACE

PROP. 42" RCP STORM

PROP. 8" SEWER

PROP. 8" PVC WATER

PROP. CROSS GUTTER PER G-12

EX. OVERHEAD ELECTRIC TO BE UNDERGROUNDED ALONG PROJECT FRONTAGE

PROP. CATCH BASIN - TYPE G PER D-8

PROP. CLEANOUT PER D-9, TYPE A5

EX. 48" RCP

STREET 'A'

SLOPE STREET

WELD BLVD.

N 89°36'54" W 106.91'

N 00°15'05" E 418.93'

N 89°37'38" W 238.95'

N 00°13'35" E 449.00'

SECTION EXTENDS ADDED 1,570 FT

T-1 3'

T-2 7'

T-3 5'

T-4 4'

T-5 5'

T-6 3'

T-7 11'

T-8 +12'

B-1

B-2 30'

B-3

B-4

Qcol Kgr

Qls Kgr

APN 384-232-08 PAD 406.0 F.F. 406.5

APN 384-232-09 PAD 409.0 F.F. 409.5

W+E

0 40 80

SCALE: 1" = 40'

SITE PLAN AND GEOTECHNICAL MAP

11-LOT RESIDENTIAL SUBDIVISION
9463 SLOPE STREET, SANTEE, CA

DATE: December 2022	REPORT NO.: 2210096.03
BY: DRR	PLATE NO.: 1

CHRISTIAN WHEELER ENGINEERING

Appendix A

Logs of Additional Borings

LOG OF TEST BORING B-3

Date Logged:	11/10/22	Equipment:	IR A-300
Logged By:	AJC	Auger Type:	8 inch Hollow Stem
Existing Elevation:	430'	Drive Type:	140lbs/30 inches
Proposed Elevation:	427'	Depth to Water:	Unknown

Sample Type and Laboratory Test Legend

Cal	Modified California Sampler	CK	Chunk
SPT	Standard Penetration Test	DR	Drive Ring
ST	Shelby Tube		
MD	Max Density	DS	Direct Shear
SO4	Soluble Sulfates	Con	Consolidation
SA	Sieve Analysis	EI	Expansion Index
HA	Hydrometer	R-Val	Resistance Value
SE	Sand Equivalent	Chl	Soluble Chlorides
PI	Plasticity Index	Res	pH & Resistivity
CP	Collapse Potential	SD	Sample Density

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	USCS SYMBOL	SUMMARY OF SUBSURFACE CONDITIONS (based on Unified Soil Classification System)	PENETRATION (blows per foot)	SAMPLE TYPE	BULK	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	RELATIVE COMPACTION (%)	LABORATORY TESTS
0			SM	**Artificial Fill (Qaf):** Medium brown, moist, loose, SILTY SAND with some rocks up to 12" in diameter.							
			CH	**Landslide Deposits (Qls):** Dark brownish-gray, moist, stiff, SANDY CLAY with gravels.							
5					37	Cal		18.9	106.1		DS
			GC	Pale olive to grayish-brown, moist, medium dense, CLAYEY GRAVEL with abundant cobble-sized rocks.							
10			CL	Brownish-gray to medium olive green, moist, stiff, SANDY CLAY.	30	Cal					
			CL	Light olive green, moist, stiff.							
15					29	Cal					
20				Moist, hard.	50/6"	Cal		18.1	109.6		DS
					50/4"	Cal		15.5	111.6		DS
25				Terminated at 25 feet. No groundwater or seepage encountered.							
30											

Notes:

Symbol Legend

- ▽ Groundwater Level During Drilling
- ▼ Groundwater Level After Drilling
- ⁘ Apparent Seepage
- * No Sample Recovery
- ** Non-Representative Blow Count (rocks present)

11-LOT RESIDENTIAL SUBDIVISION
9463 SLOPE STREET
SANTEE, CALIFORNIA

DATE:	DECEMBER 2022	JOB NO.:	2210096.03
BY:	SD	APPENDIX:	A-1

CHRISTIAN WHEELER ENGINEERING

LOG OF TEST BORING B-4

Date Logged:	11/10/22	Equipment:	IR A-300
Logged By:	AJC	Auger Type:	8 inch Hollow Stem
Existing Elevation:	431'	Drive Type:	140lbs/30 inches
Proposed Elevation:	427'	Depth to Water:	Unknown

Sample Type and Laboratory Test Legend

Cal	Modified California Sampler	CK	Chunk
SPT	Standard Penetration Test	DR	Drive Ring
ST	Shelby Tube		
MD	Max Density	DS	Direct Shear
SO4	Soluble Sulfates	Con	Consolidation
SA	Sieve Analysis	EI	Expansion Index
HA	Hydrometer	R-Val	Resistance Value
SE	Sand Equivalent	Chl	Soluble Chlorides
PI	Plasticity Index	Res	pH & Resistivity
CP	Collapse Potential	SD	Sample Density

DEPTH (ft)	USCS SYMBOL	SUMMARY OF SUBSURFACE CONDITIONS (based on Unified Soil Classification System)	PENETRATION (blows per foot)	SAMPLE TYPE	BULK	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	RELATIVE COMPACTION (%)	LABORATORY TESTS
0	SM	**Artificial Fill (Qaf):** Light brown, damp to moist, medium dense, SILTY SAND with some rocks up to 12" in diameter.							
	CH	**Landslide Deposits (Qls):** Dark brownish-gray, moist, stiff, SANDY CLAY with gravels.							
5	GC	Pale olive to grayish-brown, moist, medium dense to dense, CLAYEY GRAVEL.	50/6"**	Cal					
		Difficult drilling from 5' to 8'.							
	CL	Medium olive green, moist, stiff, SANDY CLAY.							
10			36	Cal		17.7	105.6		DS
		Light olive green, moist, stiff to very stiff.							
15			47	Cal					
20		Hard.	50/5"	Cal		18.6	110.1		DS
25									
			50/3"	Cal					
30		Terminated at 29 feet. No groundwater or seepage encountered.							

Notes:

Symbol Legend

- ▽ Groundwater Level During Drilling
- ▼ Groundwater Level After Drilling
- ⁘ Apparent Seepage
- * No Sample Recovery
- ** Non-Representative Blow Count (rocks present)

11-LOT RESIDENTIAL SUBDIVISION
9463 SLOPE STREET
SANTEE, CALIFORNIA

DATE:	DECEMBER 2022	JOB NO.:	2210096.03
BY:	SD	APPENDIX:	A-2

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Appendix B

Additional Laboratory Test Results

ADDITIONAL LABORATORY TEST RESULTS

11-LOT RESIDENTIAL SUBDIVISION

9463 SLOPE STREET

SANTEE, CALIFORNIA

DIRECT SHEAR (ASTM D3080)

Sample Location	**Boring B-3 @ 6½'**	**Boring B-3 @ 21'**	**Boring B-3 @ 25'**
Sample Type	Rel. Undisturbed	Rel. Undisturbed	Rel. Undisturbed
Friction Angle	30°	29°	30°
Cohesion	500 psf	950 psf	550 psf

Sample Location	**Boring B-4 @ 11½'**	**Boring B-4 @ 21'**
Sample Type	Rel. Undisturbed	Rel. Undisturbed
Friction Angle	15°	24°
Cohesion	900 psf	1,000 psf