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December 10, 2003
Work Order 102300

Attention: Mr. Ron Metzler

Subject: **RESPONSE TO CALIFORNIA
COASTAL COMMISSION COMMENTS**
Permit Application 5-03-029, dated February 21, 2003

References:

1. California Coastal Commissions Correspondence Re: Coastal Development Permit Application 5-03-089 dated Feb 21, 2003.
2. Preliminary Geotechnical Investigation Proposed Residential Development Tentative Tract 15377 City of Huntington Beach, California and Tentative Tract 15419, County of Orange California, dated February 2, 1998 by Pacific Soils (W.O. 102300).

Gentlemen:

This letter is submitted in response to the California Coastal Commission request, Item No. 10, in their February 21, 2003 review of the Permit Application for the Parkside Estates project. For clarity, the review comment precedes this firm's response.

COASTAL COMMISSION COMMENT:

"The application package included a Preliminary Geotechnical Investigation by Pacific Soils Engineering, Inc. This study is dated February 2, 1998. Commission staff requires that any required site specific studies (such as geotechnical investigations) be not more than one year old at the time a CDP application is submitted. This study is now five years old. To assure that current and relevant geotechnical information has been provided and there has not been substantial change since 1998, Pacific Soils (or another geotechnical firm) can submit a letter validating the prior geotechnical investigation as being appropriate to use in 2003.

PSE RESPONSE:

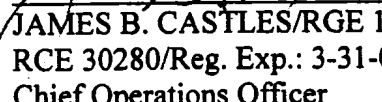
The reference 2 report represents a comprehensive investigation of the site. The report presents remedial grading recommendations specific to the grading plan that was being processed at that time. The current grading plan has been modified to comply with FEMA requirements; thus it differs in both development area and elevation. However, the basic conclusions and

recommendations relative to geotechnical remediations remain applicable to the current plan as approved by the City of Huntington Beach.

Minor (1-2 feet) variations in the exact depths of required remediation will be appropriate; however, these variations will generally be upward (less remediation) due to the higher finish grade elevations on the current plan.

If you have any questions or require additional information, please contact the Corona office at (909) 582-0170.

Respectfully submitted,
PACIFIC SOILS ENGINEERING, INC


JAMES B. CASTLES/RGE 192
RCE 30280/Reg. Exp.: 3-31-04
Chief Operations Officer



Distribution:
JBC: rb-102300, December 10, 2003 (Response California Coastal)