



Project No. G3422-52-01
March 27, 2025

Palacio Mission Bay, LLC
4545 Mission Bay Drive
San Diego, California 92109

Attention: Mr. Ketan Patel

Subject: RESPONSE TO CITY COMMENTS
PACIFIC BEACH HOTEL
4545 MISSION BAY DRIVE
SAN DIEGO, CALIFORNIA

- References:
1. *Preliminary Geotechnical Investigation, Pacific Beach Hotel, 4545 Mission Bay Drive, San Diego, California*, prepared by Geocon Incorporated, dated November 21, 2024 (Project No. G3422-52-01).
 2. *Infiltration Feasibility Condition Letter, Pacific Beach Hotel, 4545 Mission Bay Drive, San Diego, California*, prepared by Geocon Incorporated, dated March 27, 2025 (Project No. G3422-52-01).
 3. *Shoring and Improvement Plans for: Pacific Beach Hotel, Between Garnet Avenue and Bunker Hill Street, San Diego, California*, prepared by KPFF, undated.
 4. *Project Issues Report (Discretionary Project), 4545 Mission Bay Drive*, prepared by City of San Diego, dated March 18, 2025 (Project No. PRJ-1129794).

Dear Mr. Patel:

In accordance with the request of the City of San Diego, we prepared this letter to address geotechnical review comments provided by the City of San Diego regarding the subject project. The review comments are included with our response immediately following.

Comment 00004: *The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of the Right-of Way.*

Response: We provided the following statement in Section 7.1.5 of our referenced report: Based on our review of the project plans, we opine the planned development can be constructed in accordance with our recommendations provided herein. We do

not expect the planned development will destabilize or result in settlement of adjacent properties if properly constructed.

Comment 00005: *If remedial grading is recommended, show the limits of the recommended remedial grading on an updated geologic/geotechnical map.*

Response: Acknowledged. Limits of the recommended remedial grading have been added to our updated geologic map embedded herein.

Comment 00010: *The applicant has submitted a DS-560 form classifying the project as a Priority Development Project (PDP); however, the required Storm Water Quality Management Plan (SWQMP) and Drainage Report were not included for review. The submittal will be considered incomplete until these reports are provided. Additional comments will be issued following the review of the required documentation.*

Response: Acknowledged. The referenced Infiltration Feasibility Condition Letter provides our evaluation of storm water feasibility for the site.

Comment 00012: *Please refer to Appendix A of the Storm Water Manual. Additional comments will follow.*

Response: Acknowledged. See response to Comment 10.

Comment 00014: *Please note, Stormwater Department updated the Stormwater Standards Manual effective August 15, 2024: https://www.sandiego.gov/sites/default/files/2024-07/stormwater_standards_manual_update.pdf*

Response: Acknowledged. See response to Comment 10.

If you have any questions regarding this response, or if we may be of further service, please contact the undersigned at your convenience.

GEOCON INCORPORATED



William Buckley, GIT
Senior Staff Geologist

WB:ML:arm

Attachments: Geologic Map, Figure 1

(e-mail) Addressee

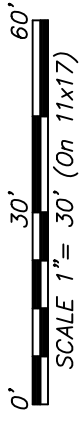


Matt Love, GE 3238
Senior Engineer



PACIFIC BEACH HOTEL
SAN DIEGO, CALIFORNIA

**APPROX. LIMITS OF
REMEDIAL GRADING**



GEOCON LEGEND

- Qudf** UNDOCUMENTED FILL
- Qb** BAY DEPOSITS (Dotted Where Buried)
- Qop** OLD PARALIC DEPOSITS (Dotted Where Buried)
- B-3** APPROX. LOCATION OF BORING
- CPT-3** APPROX. LOCATION OF CONE PENETROMETER TEST
- 40'** APPROX. DEPTH TO FORMATION (In Feet)
- 24'** APPROX. DEPTH TO GROUNDWATER (In Feet)
- B** APPROX. LOCATION OF GEOLOGIC CROSS-SECTION



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GEOLOGIC MAP DATE 03 - 26 - 2025
FIGURE 1

