



Project No. G3422-52-01
December 10, 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. *Design Submittal for a: Geopier Foundation System, Pacific Beach Hotel, 4545 Mission Bay Drive, San Diego, California*, prepared by Western Ground Improvements, Incorporated (Geopier), dated October 3, 2025 (Project No. GDC-904).
 3. *Project Issues Report (Discretionary Project), 4545 Mission Bay Drive*, prepared by City of San Diego, dated December 9, 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 00260: *Submit a geotechnical addendum or update letter that specifically addresses the proposed development for the purposes of CEQA review:*

Response: Acknowledged. This response letter represents our update for the subject project.

Comment 00261: *The project's geotechnical consultant has recommended possible options to attenuate potential seismic settlement and liquefaction impacts. Where the potential impacts may be attenuated in more than one specific way, the consultant should provide performance standards for these measures to mitigate the potential impacts (See CEQA Guidelines, Section 15126.4(a)(1)(B)).*

Response: We provided target settlement thresholds and bearing capacity for the design of ground improvements for the project in Section 7.8 of the referenced report. These

performance standards are applicable to any ground improvement option that is considered for the project, so we do not consider specific standards for the different ground improvement options to be necessary. Additionally, the performance standards were evaluated by the project's structural engineer and design team. We understand that the currently considered ground improvement plan meets our performance standards (see Reference No. 2).

Comment 00262: *Several possible measures are proposed to attenuate soil liquefaction and related phenomena. Indicate if these measures would cause significant environmental effects (See CEQA Guidelines, Section 15126.4(a)(1)(D)).*

Response: Acknowledged. We defer to the project's environmental consultant to evaluate the ground improvement operations and considerations from an environmental standpoint.

Comment 00263: *The environmental consultant should determine if the proposed ground improvement measures are project elements or impact mitigation measures.*

Response: Acknowledged. We defer to the project's environmental consultant to evaluate the ground improvement operations and considerations from an environmental standpoint.

Comment 00264: *The consultant has indicated proposed development will not destabilize or result in settlement of the adjoining property; however, if dewatering is proposed, provide a professional opinion that the dewatering will not cause adverse effects to the adjoining property.*

Response: We do not expect dewatering will be necessary during the development of the subject project. As indicated in the report, we opine that the proposed development will not destabilize or result in settlement of the adjoining property if our recommendations are incorporated into the design of the subject project. We should review the dewatering plan if dewatering is proposed for the project.

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

(e-mail) Addressee



Matt Love
GE 3238

