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: INFILTRATION FEASIBILITY CONDITION LETTER
PACIFIC BEACH HOTEL
4545 MISSION BAY DRIVE
SAN DIEGO, CALIFORNIA

Reference: *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).

Dear Mr. Patel:

In accordance with the request of the City of San Diego, we prepared this letter to describe the existing geotechnical conditions for the purposes of storm water management for the subject property. We reviewed the referenced preliminary geotechnical report to evaluate the current geologic conditions on the property in accordance with the *City of San Diego Stormwater Standards Manual, August 2024.*

SITE AND PROJECT DESCRIPTION

The subject property is located at 4545 Mission Bay Drive in the City of San Diego, California. The site is currently occupied with an existing hotel building, surface parking, and a swimming pool. The property is relatively flat at existing elevations of about 20 to 26 feet above mean sea level (MSL). The property is accessed from Mission Bay Drive. The Existing Site Map shows the current condition of the property.

Existing Site Map

We understand you are evaluating the subject property for a potential new development consisting of a 3- to 4-story hotel building with up to 2 levels of subterranean parking with associated underground utilities, driveways and landscaping.

The locations and descriptions of the site and proposed development are based on the referenced site plan and our understanding of project development. If project details vary significantly from those described herein, Geocon Incorporated should be contacted to evaluate the necessity for review and revision of this report.

STORM WATER FEASIBILITY

We understand storm water management devices are being proposed in accordance with the 2021 City of San Diego Storm Water Standards Manual. If not properly constructed, there is a potential for distress to improvements and properties located hydrologically down-gradient or adjacent to these devices. Factors such as the amount of water to be detained, its residence time, and soil permeability have an important effect on seepage transmission and the potential adverse impacts that may occur if the storm water management features are not properly designed and constructed. We have not performed a hydrogeologic study at the site. If infiltration of storm water runoff occurs, downstream

properties may be subjected to seeps, springs, slope instability, raised groundwater, movement of foundations and slabs, or other undesirable impacts as a result of water infiltration.

Presented herein is a discussion for each item requested in Appendix C.1.1 of the 2021 City of San Diego Storm Water Standards.

The Phase of the Project In which the geotechnical engineer first analyzed the site for infiltration feasibility:

This letter can be used for the initial and final design phases.

Results of previous geotechnical analyses conducted in the project area, if any.

Review of the referenced report indicates the property is underlain by undocumented fill and Bay Deposits overlying Old Paralic Deposits. The undocumented fill was encountered in all of our exploratory excavations to depths ranging from about 5 to 15 feet. The undocumented fill generally consists of medium dense, moist, silty sand and firm, moist, sandy clay and possesses a “very low” to “medium” expansion index (expansion index of 90 or less). The Bay Deposits underlies the undocumented fill and extends to depths ranging from approximately 31 to 41 feet. The Bay Deposits generally consist of medium dense to dense, moist to saturated silty and clayey sand and stiff, moist, sandy and clayey silt. Quaternary-age Old Paralic Deposits exist below the undocumented fill and Bay Deposits across the site. The Old Paralic Deposits were encountered at depths ranging from approximately 31 to 41 feet. Due to the existing thickness of undocumented fill underlying the project site, infiltration should not be allowed.

The development status of the site prior to the project application.

The property is currently occupied with an existing hotel building, surface parking, and a swimming pool. The property is access from the west along Mission Bay Drive. Based on historical images, the current site was developed between 1980 and 1981. Prior to the current development, the property consisted of surface parking. Existing grades are relatively flat at elevations of about 20 to 26 feet above mean sea level (MSL).

The history of design discussion for the project footprint, resulting the final design determination.

Based on the discussion herein, infiltrating storm water devices will not be allowed on the property due to the existing fill materials underlying the site which exceed 5 feet in thickness. The planned storm water devices should be fully lined to prevent infiltration to the proposed improvements and distress

from occurring on the subject site and adjacent properties. These standard setbacks are shown on the Stormwater Map, Figure 1.

Full/partial infiltration BMP standard setbacks to underground utilities, structures, retaining walls, fill slopes, and natural slopes applicable to the DMA that prevent full/partial infiltration.

An existing structure is located in the central portion of the site. We understand this building will be demolished and a proposed structure is planned for the development. Setbacks would be required regarding the proposed structure and existing structures and improvements for properties that bound the site.

Existing utilities are located within the site and adjacent to public right-of-way/roadways on the site. Full or partial infiltration should not be allowed in the areas of the utilities to help prevent potential damage/distress to improvements. Mitigation measures to prevent water from infiltrating the utilities consist of setbacks, installing cutoff walls around the utilities and installing subdrains and/or installing liners. The horizontal and vertical setbacks for infiltration devices should be a minimum of 10 feet and a 1:1 plane of 1 foot below the closest edge of the deepest adjacent utility, respectively.

Physical impairments (i.e., fire road egress, public safety considerations, etc.) that prevent full/partial infiltration.

There are proposed improvements planned within the site and adjacent to the public right-of-way that would require setbacks for infiltration if it were allowed. Infiltration near these improvements should not be allowed.

Consideration of site design alternative to achieve partial/full infiltration within the DMA.

Based on the thickness of the existing fill underlying the site, full and partial infiltration should not be allowed on the property.

The extent site design BMPs requirements were included in the overall design.

BMPs are being incorporated into the site design for storm water management. The planned storm water management devices should be properly lined to prevent water infiltration.

Conclusion or recommendation from the geotechnical engineer regarding the DMA's infiltration condition.

We opine infiltration at the site is not feasible from a geotechnical engineering standpoint due to the presence of 5 feet or greater of fill across the site. Therefore, we opine the site (all DMAs) is not feasible

for partial or full infiltration and the property should be considered to possess a "No Infiltration" condition in accordance with Appendix C of the 2021 SWS.

Liners and subdrains are recommended in the design and construction of the planned storm water devices. The liners should be impermeable (e.g. High-density polyethylene, HDPE, with a thickness of about 30 mil or equivalent Polyvinyl Chloride, PVC). The subdrains should be perforated within the liner area, installed at the base and above the liner, be at least 3 inches in diameter and consist of Schedule 40 PVC pipe. The subdrains outside of the liner should consist of solid pipe. The penetration of the liners at the subdrains should be properly waterproofed. The subdrains should be connected to a proper outlet. The devices should also be installed in accordance with the manufacturer's recommendations.

An Exhibit for all applicable DMA's that clearly labels:

- **Proposed development areas and development type.**
- **All applicable features and setbacks that prevent partial or full infiltration, including underground utilities, structures, retaining walls, fill slopes, natural slopes, and existing fill materials greater than 5 feet.**
- **Potential locations for structural BMPs.**
- **Areas where full/partial infiltration BMPs cannot be proposed.**

The Stormwater Map, Figure 1, presents the grading plan as a base map. The figure shows the development area and proposed buildings and improvements. The setbacks are shown on the map that illustrate our opinion that the entire project site is infeasible for infiltration.

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

Very truly yours,

GEOCON INCORPORATED

William Buckley, GIT
Senior Staff Geologist

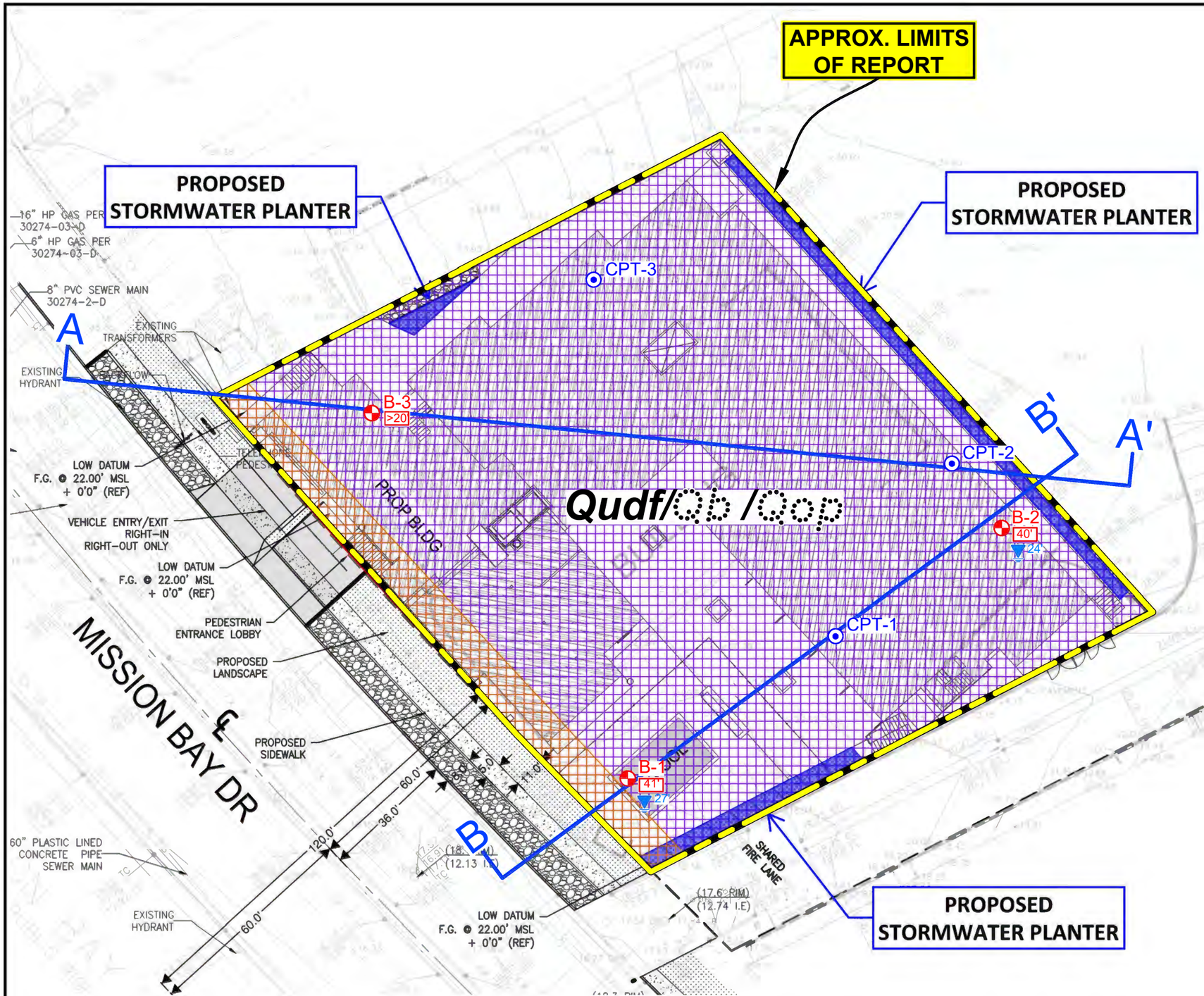
Matt Love, GE 3238
Senior Engineer

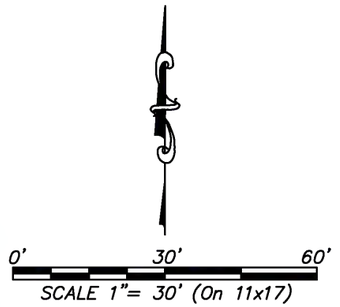
WB:ML:am

Attachments: Stormwater Map, Figure 1

(e-mail) Addressee

PACIFIC BEACH HOTEL
SAN DIEGO, CALIFORNIA





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 B' .....APPROX. LOCATION OF GEOLOGIC CROSS-SECTION
- .....AREAS OF EXISTING FILL 5' OR GREATER (Infiltration Infeasible)
- .....STANDARD SETBACK: 10' FROM PUBLIC RIGHT-OF-WAY

GEOCON INCORPORATED
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS
6960 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121 - 2974
PHONE 858 558-6900 - FAX 858 558-6159

PROJECT NO. G3422 - 52 - 01
FIGURE 1
DATE 03 - 26 - 2025

STORMWATER MAP

Plotted:03/25/2025 8:25AM | By:RUBEN AGUILAR | File Location:Y:\PROJECTS\G3422-52-01 Pacific Beach Hotel\SHEETS\G3422-52-01 GeoMap-StormwaterReport.dwg

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

Matt Love, GE 3238
Senior Engineer

WB:ML:arm

Attachments: Geologic Map, Figure 1

(e-mail) Addressee

PACIFIC BEACH HOTEL
SAN DIEGO, CALIFORNIA

APPROX. LIMITS OF REMEDIAL GRADING

16" HP GAS PER 30274-03-D
6" HP GAS PER 30274-03-D
8" PVC SEWER MAIN 30274-2-D
EXISTING TRANSFORMERS
EXISTING HYDRANT
EXISTING BACKFLOW PREVENTER
TELECOM PEDESTAL
LOW DATUM F.G. @ 22.00' MSL + 0'0" (REF)
VEHICLE ENTRY/EXIT RIGHT-IN RIGHT-OUT ONLY
LOW DATUM F.G. @ 22.00' MSL + 0'0" (REF)
PEDESTRIAN ENTRANCE LOBBY
PROPOSED LANDSCAPE
PROPOSED SIDEWALK
MISSION BAY DR
℄
30" PLASTIC LINED CONCRETE PIPE SEWER MAIN
EXISTING HYDRANT
LOW DATUM F.G. @ 22.00' MSL + 0'0" (REF)
PROP BLDG
BUILDING
SHARED FIRE LANE
(17.6 RIM) (12.74' I.E)
(18.1 RIM) (12.13 I.E)
120.0'
60.0'
36.0'
60.0'
15.0'
11.0'
60.0'

CPT-3
CPT-2
CPT-1
B-3 >20
B-2 40' 24'
B-1 41' 27'
A
A'
B
B'

Qudf/Qb /Qop

0' 30' 60'
SCALE 1"= 30' (On 11x17)

GEOCON LEGEND

Qudf .....UNDOCUMENTED FILL
Qb .....BAY DEPOSITS (Dotted Where Buried)
Qop .....OLD PARALIC DEPOSITS (Dotted Where Buried)
B-3 .....APPROX. LOCATION OF BORING
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PROJECT NO. G3422 - 52 - 01
FIGURE 1
DATE 03 - 26 - 2025

GEOLOGIC MAP

Plotted:03/25/2025 10:10AM | By:RUBEN AGUILAR | File Location:Y:\PROJECTS\G3422-52-01 Pacific Beach Hotel\SHEETS\G3422-52-01 GeoMap.dwg