



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753 5a (Rev 01/01/24) Previously DFG 753 5a

RECEIPT NUMBER

37-10/10/2024-0824

STATE CLEARING HOUSE NUMBER(If applicable)**SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 10/10/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO		DOCUMENT NUMBER 37-2024-0824

PROJECT TITLE
MANCHESTER GRAND HYATT GUESTROOM RENOVATIONS

PROJECT APPLICANT NAME DENA ROADY, MANCHESTER GRAND RESORTS L P	PROJECT APPLICANT EMAIL		PHONE NUMBER 619-358-6995
PROJECT APPLICANT ADDRESS 1 MARKET PLACE	CITY SAN DIEGO	STATE CA	ZIP CODE 92101

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,051 25	\$	0 00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$2,916 75	\$	0 00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377 25	\$	0 00

☒ Exempt from fee

☒ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee(State Water Resources Control Board only)	\$850 00	\$	0 00
☒ County documentary handling fee		\$	50 00
☐ Other		\$	0 00

PAYMENT METHOD

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50 00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, AIMEE SALOMON, Deputy

Payment Reference #: CC PMT #053498/189620521



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Oct 10, 2024 09:26 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000898
State Receipt # 37101020240824

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

MANCHESTER GRAND HYATT GUESTROOM RENOVATIONS

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type)

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** October 10, 2024
Posted October 10, 2024 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption

CEQA Guidelines Appendix E

To ■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

From: ■ San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

Project Title Manchester Grand Hyatt Guestroom Renovations

Project Applicant: Dena Roady, General Manager, Manchester Grand Resorts, L P , 1 Market Place, San Diego, CA 92101, 619-358-6995

Project Location – Specific: 1 Market Place, San Diego, CA 92101

Project location – City San Diego

Project Location – County: San Diego

Description of Nature, Purpose, and Beneficiaries of Project The proposed project would involve the phased renovation of existing hotel guestrooms, suites, and corridors at the Manchester Grand Hyatt Hotel by Manchester Grand Resorts, L P (Applicant) in the city of San Diego, California. Work to specifically complete the proposed project would involve the Phase 1 renovation of the Seaport Tower rooms which would include new paint, flooring, window treatments, and furniture, fixtures, and equipment. Guestroom bathroom renovations would include new vanities, mirrors, tile shower & tub surrounds and tile flooring. The Seaport Tower would have approximately 350 bathtubs converted to showers. Phase 2 renovation of the Harbor Tower rooms would include new paint, flooring, window treatments, and furniture, fixtures, and equipment. Guestroom bathroom renovations would also include new vanities and mirrors. The proposed renovations would be installed across approximately 600,000 square feet and 1628 guestrooms, suites, and corridors within the Seaport and Harbor Towers and would be limited to the interior of the hotel. There would be no increase in the capacity of rooms, no guestroom demising walls would be altered, and there would be no expansion of any kind.

Construction for the Seaport Tower renovation would commence in February 2025 and would take approximately nine (9) months to complete, construction for the Harbor Tower renovation would commence in October 2025 and would take approximately eight (8) months to complete. During construction there would be approximately 75 workers per day at peak times, approximately 6 days per week, that would park onsite in the hotel parking structure or at nearby public lots. There would be multiple rooms on a specific floor taken out of order/availability at one time for renovation, and 4 floors of the hotel occupied at one time during each phase. All guestrooms on a single floor would be renovated in approximately 35 days. Equipment used during construction would include hand/power tools, pallet jacks, and furniture dollies.

Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. Therefore, impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Applicant would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater.

Name of Public Agency Approving Project: San Diego Unified Port District (SDUPD)

Exempt Status (Check one). ☐ Ministerial (Sec 21080(b)(1); 15268),
☐ Declared Emergency (Sec 21080(b)(3), 15269(a)),
☐ Emergency Project (Sec 21080(b)(4), 15269(b)(c)),

Tenant Project Number 2024-092

- ☒ **Categorical Exemption(s): Existing Facilities (SG § 15301) (Class 1), Replacement or Reconstruction (SG § 15302) (Class 2), and New Construction or Conversion of Small Structures (SG § 15303) (Class 3)**
☐ Statutory Exemption State code number

Reason Why Project is Exempt: The proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15303 (Construction or Conversion of Small Structures), and Sections 3 a.(3), 3 b and 3.c of the District's Guidelines for Compliance with CEQA because the phased interior renovation of an existing hotel that would involve no expansion of use beyond that previously existing, would consist of the replacement/reconstruction of an existing structure, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity and would consist of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure Section 3.a.(3), 3 b and 3 c of the Districts Guidelines is as follows

- 3 a. Existing Facilities (SG § 15301) (Class 1): Includes operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing, including but not limited to:

(3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways, railroads, airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment

AND/OR

- 3 b Replacement or Reconstruction Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced

AND/OR

- 3 c New Construction or Conversion of Small Structures Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

Lead Agency Contact Person and Telephone Number. Betsy Viramontes, (619) 890-0465

Signature Betsy Viramontes **Date** 10/10/24 **Title** Assistant Planner

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR/Clerk



San Diego County



Transaction #: 8040343
Receipt #: 2024366506

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 10/10/2024
Cashier Location: SD

Print Date: 10/10/2024 9:26 am

Payment Summary

Total Fees:	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-000898 Date: 10/10/2024 9:26AM Pages: 3

State Receipt # 37-10/10/2024-0824

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00