



State of California - Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE****CASH RECEIPT**

DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

**RECEIPT NUMBER:**

37-05/01/2025-0305

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

<b>LEAD AGENCY</b> SAN DIEGO COUNTY UNIFIED PORT DISTRICT DEVELOPMENT SERVICES DEPARTMENT	<b>LEAD AGENCY EMAIL</b>	<b>DATE</b> 05/01/2025
<b>COUNTY/STATE AGENCY OF FILING</b> SAN DIEGO		<b>DOCUMENT NUMBER</b> 37-2025-0305

**PROJECT TITLE**  
IMPROVEMENTS TO INTERIOR HOTEL SPACES AND THIRD FLOOR POOL DECK AND HEALTH CLUB BY MANCHESTER GRAND HYATT

<b>PROJECT APPLICANT NAME</b> MANCHESTER GRAND HYATT	<b>PROJECT APPLICANT EMAIL</b>		<b>PHONE NUMBER</b> 619-358-6995
<b>PROJECT APPLICANT ADDRESS</b> 1 MARKET PLACE	<b>CITY</b> SAN DIEGO	<b>STATE</b> CA	<b>ZIP CODE</b> 92101

**PROJECT APPLICANT (Check appropriate box)**

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

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD**

☐ Cash    ☒ Credit    ☐ Check    ☐ Other

**TOTAL RECEIVED**    \$    50.00

**SIGNATURE**

X    ERS

**AGENCY OF FILING PRINTED NAME AND TITLE**

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: VITALCHEK: 201109810/092662



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

**FILED**  
May 01, 2025 09:53 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000343  
State Receipt # 37050120250305

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**

**IMPROVEMENTS TO INTERIOR HOTEL SPACES AND THIRD FLOOR POOL  
DECK AND HEALTH CLUB BY MANCHESTER GRAND HYATT**

**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):

<b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>May 1, 2025</u>	
<b>Posted</b> <u>May 1, 2025</u>	<b>Removed</b> _____
<b>Returned to agency on</b> _____	
<b>DEPUTY</b> _____	

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:** Improvements to Interior Hotel Spaces and Third Floor Pool Deck and Health Club by Manchester Grand Hyatt

**Project Applicant:** Dena Roady, General Manager, Manchester Grand Hyatt, 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 interior and exterior improvements by Manchester Grand Hyatt in the city of San Diego, California. Work to specifically complete the proposed project is outlined below:

**Third floor pool deck and health club:**

The proposed project would involve removing and replacing the existing pool located on the 3<sup>rd</sup> floor of the Manchester Grand Hyatt, demolition and infill of the 3<sup>rd</sup> floor jacuzzi and the adjacent bench wall, improvements to the pool deck, removal of cabanas, and renovation of the adjacent health club space.

In 2023, the aluminum pool vessel, located southeast of the property's south tower, reached the end of its operational life, was drained, and decommissioned by the County's Health Department. Since then, the pool deck area has been closed to hotel guests. Work to specifically complete the proposed pool replacement is outlined as follows:

- Like-for-like replacement of the existing 75-foot-long by 25-foot-wide 3<sup>rd</sup> floor pool.
- Cut of existing deck by approximately 2 feet to allow for installation and waterproofing.
- Demolition and infill of the adjacent jacuzzi and curved bench wall with concrete to match existing grade.
- Removal of existing cabanas and replacement with new moveable furniture.
- Installation of radiant heaters.

The proposed project would also include renovation of the existing adjacent health club space. The panel system between the pool deck and health club, consisting of non-structural windows and doors, would be modified with the addition of Nana Walls (an accordion-style opening window and wall system) to allow for a larger opening between the interior and exterior space. Work to specifically complete the modifications and improvements to the interior space of the health club is outlined as follows:

- Minor improvements to walls including new paint, replacement of wallcoverings, wall finishes, and trim, wood paneling, as well as removal and replacement of non-structural interior walls.
- Replacement of flooring, floor drains, tile, and performing floor coring as needed to allow for required plumbing.
- Removal and replacement of existing mirrors, shelves, cabinets, food service equipment, audio and lighting controls, light fixtures, wall sconces, and decorative fixtures.
- Removal and relocation as well as improvements to the existing beverage and snack bar.
- Removal and relocation of existing toilets, showers, and partitions to an adjacent location.

To complete the proposed scope of work, contractors would utilize hand power tools, concrete saw cutters, a concrete pump, and welders. During construction, material would be brought in and hauled off using buggies and pallet jacks through the freight elevators. A crane would be required for the pool installation and removal of large

debris. The crane would be placed ground-level adjacent to the project area and would avoid impacting pedestrian access. Material laydown would be located in the 3<sup>rd</sup> floor pool deck and additional construction laydown would be located at the Hotel loading dock if needed. Contractor parking would be onsite at the Hotel loading dock. In the event that the loading dock is temporarily unavailable, the nearby surface parking lot would be utilized for necessary vehicles. 5-15 workers would be onsite daily to perform the proposed construction. Construction of the pool deck and health club portion of the proposed project is anticipated to commence in approximately summer 2025 and would take approximately 4.5 months to complete.

**Improvements to interior Hotel spaces:**

The proposed project would also include minor improvements to select interior Hotel spaces near the 3<sup>rd</sup> floor pool and health spa including meeting rooms, ballrooms, bathrooms, and pre-function spaces. Work to specifically complete the proposed interior-only improvements are listed as follows:

- New paint for walls/doors, new vinyl wallcovering, new carpet, and refurbish air walls.
- Upgrade sound system.
- Select can light replacements, replace existing cove lights in-kind with modernized cove lights, and replace existing pre-function space chandeliers.
- Refurbish select elevators.
- Replacement of existing chandeliers, and modification of select chandeliers to modernize appearance.
- Remove troffer lights and replace with can lights.
- Removal and replacement of tile in one pre-function-space location.
- Replacement of existing doors with accordion doors in one pre-function-space location.
- New paint as well as replacement of vanity tops, mirrors, and backsplashes.

The proposed work for the interior Hotel spaces would be phased over an approximate two-year time frame to allow for meeting spaces and ballrooms to remain in use and available for events. The work timeframes would occur approximately during June-August and November-December of 2025, and June-August and November-December of 2026.

The Tenant 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));
- ☒ **Categorical Exemption(s): Existing Facilities (SG § 15301) (Class 1) and Replacement or Reconstruction (SG § 15302) (Class 2)**
- ☐ 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 Section 15301 (Existing Facilities) and 15302 (Replacement and Reconstruction) and Sections 3.a.(9) and 3.b. of the District's Guidelines for Compliance with CEQA because it would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would be located on the same site, and would have substantially the same purpose and capacity as the structure replaced. Sections 3.a.(9) and 3.b. of the District's CEQA 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.
- (9) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety or permits requirements, unless

it is determined that the damage was substantial and resulted from an environmental hazard such as an earthquake, landslide, or flood.

AND/OR

- 3.b. Replacement or Reconstruction (SG § 15302) (Class 2): 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:** Kelly Cunningham, (619) 821-1942

**Signature:**  **Date:** 5/1/2025 **Title:** Assistant Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

**Date received for filing at OPR/Clerk:**



# San Diego County



Transaction #: 8338976  
Receipt #: 2025163000

## 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](http://www.sdarcc.gov)

Cashier Date: 05/01/2025  
Cashier Location: SD

Print Date: 05/01/2025 9:54 am

### Payment Summary

Total Fees	\$100.00
Total Payments	\$100.00
Balance:	\$0.00

### Payment

VITALCHEK PAYMENT	\$100.00
-------------------	----------

Total Payments	\$100.00
----------------	----------

### Filings

CEQA - NOE	FILE #: 2025-000342 Date: 05/01/2025 9:53AM Pages: 3
	State Receipt # 37-05/01/2025-0304
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00

CEQA - NOE	FILE #: 2025-000343 Date: 05/01/2025 9:53AM Pages: 4
	State Receipt # 37-05/01/2025-0305
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00

Grand Total - All Documents:	\$100.00
------------------------------	----------