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: 37-10/23/2025-0853

STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN DIEGO UNIFIED PORT DISTRICT DEVELOPMENT SERVICES DEPARTMENT		10/23/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		37-2025-0853

PROJECT TITLE
HILTON SAN DIEGO BAYFRONT HOTEL RENOVATIONS

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
ROBERT SPRINGER, SENIOR VICE PRESIDENT, SUNSTONE, LLC			949-330-4000
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
15 ENTERPRISE SUITE 200	ALISO VIEJO	CA	92656

PROJECT APPLICANT (*Check appropriate box*)
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	$2,968.75	$	0.00
☐ 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)

☐ 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	AGENCY OF FILING PRINTED NAME AND TITLE
X T. Hood	San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: ORDER # 210540837 AND AUTH # 059699

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5A (Rev. 01012025)

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Oct 23, 2025 09:23 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000938
State Receipt # 37102320250853

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

HILTON SAN DIEGO BAYFRONT HOTEL 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 23, 2025
Posted October 23, 2025 **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: Hilton San Diego Bayfront Hotel Renovations
Project Applicant: Robert Springer, Senior Vice President, Sunstone, LLC, 15 Enterprise Suite 200, Aliso Viejo, CA 92656; (949) 330-4000
Project Location – Specific: 1 Park Boulevard, 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 renovations at the Hilton San Diego Bayfront Hotel by One Park Boulevard, LLC, in the city of San Diego, California. The proposed project would involve interior and exterior renovations of an existing hotel facility. Interior renovations would consist of improvements to existing guest rooms, common areas such as lobbies, meeting spaces, ballrooms, restroom facilities, and the bar and club lounge. Exterior renovations would consist of improvements to the pool area, porte-cochere, outdoor bar and the refreshment of existing landscape areas. Work to specifically complete the proposed project is outlined below:

Guestrooms
Proposed guestroom improvements would include interior renovations to approximately 1190 existing guestrooms, including replacement or improvement of:

- Furnishing, fixtures, and equipment;
- Showers;
- Doors;
- Lighting;
- Furnishings, fixtures, and finishes; and
- Associated mechanical, electrical, and plumbing work.

All interior improvements and renovations would remain within the footprint of the existing hotel rooms and would not result in the addition of guest rooms.

Common Areas
Proposed improvements to common areas including but not limited to:

- Corridors;
- Meeting Spaces;
- Lobbies;
- Ballrooms; and
- Public Restrooms.

Proposed improvements would include replacement or improvement of:

- Lighting;
- Flooring;
- Wall finishing; and
- Associated mechanical, electrical, and plumbing work.

All interior improvements and renovations would remain within the footprint of the existing common areas and would not result in the addition of capacity.

Registration Area and Lobby and Corridor
Proposed improvements to the registration area, lobby and corridor would include:

- Lighting;
- Flooring; and
- Furniture, fixtures and finishes.

All interior improvements and renovations would remain within the footprint of the existing area and would not result in the addition of capacity of the space.

Bar Lounge
Proposed improvements to the bar would include replacement or improvement of:

- Lighting;
- Furniture, fixtures and finishes; and
- Associated mechanical, electrical, and plumbing improvements.

Other renovations would include:

- Installation of new Nano-Wall style doors leading to the outdoor patio space.

All interior improvements and renovations would remain within the footprint of the existing bar and would not result in the addition of capacity of the bar space.

Club Lounge
Proposed improvements to the club lounge would include replacement or improvement of:

- Lighting;
- Flooring;
- Furnishings, fixtures, and finishes; and
- Associated mechanical, electrical, and plumbing improvements.

All interior improvements and renovations would remain within the footprint of the existing club lounge and would not result in the addition of capacity of the club lounge space.

Hotel Entry and Porte-Cochere
Proposed improvements to the hotel entry and the porte-cochere would include:

- Lighting, and
- Furnishings, fixtures, and finishes.

Additionally, adjacent to the Porte-Cochere, outdoor seating would be installed to enhance the existing arrival space. Improvements would not result in the addition of capacity to the hotel facility.

Pool Area/Deck
Proposed improvements to the pool and lawn areas, which are located on the southwest side of the hotel, would consist of the following:

- Furniture, fixtures, and equipment;
- Refreshment of existing landscaping;
- Remodel of existing kids play area;
- Replacement of cabana structures;
- Replacement of light fixtures;
- Infill of one (1) existing spa;
- Landscape improvements;

- Associated mechanical, electrical, and plumbing improvements; and
- Demolition and relocation of existing bar area of substantially the same size, and associated finishes.

The proposed scope of the pool and event lawn area improvements would not involve the expansion of the existing spaces or event capacity and would be limited to the existing footprint.

The proposed renovations are anticipated to begin in Winter 2025 and would be carried out in two (2) phases over the course of approximately two (2) years. The first phase would consist of the proposed renovations and improvements to the pool and event lawn areas, as well as the initial work on the meeting space areas and guestrooms, which are anticipated to take approximately two (2) months. The second phase would consist of the remaining meeting space areas and guestrooms and other proposed interior and hotel entry renovations. The laydown area for the first and second phase of work would utilize approximately 40 parking spaces within the leasehold, which are not currently used for guest parking and are not anticipated to impact the availability of public parking. Renovation work would not restrict public access at the site at any time. Construction crews would utilize nearby ACE lots for parking and incorporate carpooling to reduce vehicle trips.

Due to its nature and limited scope, construction of the proposed project would generate a minor number of vehicle trips and would require limited use of equipment. Exterior and interior improvements associated with the first phase of work are anticipated to require minimal use of a bobcat, dump truck, scissor lifts jackhammers associated with the removal of debris and transportation of materials, and no other large or special equipment. Minimal truck trips associated with the removal of debris and transportation of materials are anticipated to be generated for this phase of work. Interior improvements associated with the second phase of work are anticipated to require use of scissor lifts and no other large or special equipment. The April 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Advisory) prepared by the former State of California Governor's Office of Planning and Research , outlines how utilizing Vehicle Miles Travelled to evaluate transportation impacts under CEQA helps implement Senate Bill 32, a greenhouse gas (GHG) emissions reduction bill. The advisory asserts that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact. As the project is anticipated to generate a maximum use of 40 vehicles or 80 vehicle trips per day, or approximately 1 truck trip per week, it is not anticipated to cause a significant transportation impact. Lastly, the proposed project would not result in a change in size, capacity, or operations of the hotel facility from that which is currently existing. Therefore, the Project would not result in impacts related to air quality, greenhouse gas emissions, transportation and traffic.

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));
- ■ **Categorical Exemptions:** ***Existing Facilities (SG § 15301) (Class 1), Replacement or Reconstruction (SG § 15302) (Class 2); New Construction or Conversion of Small Structures (SG § 15303) (Class 3); and Minor Alterations to Land (SG § 15304) (Class 4)***
- ☐ 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), 15303 (Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) and Sections 3.a.,3.b., 3.c., and 3.d. of the District's Guidelines for Compliance with CEQA because it would consist of interior and exterior renovation to an existing hotel facility that 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 sites and would have substantially the same purpose and capacity as the structures replaced; would consist of the construction and location of new, small structures; would result in no permanent effects on the environment; and would not involve the removal of mature, scenic trees. Section 3.a., 3.b., 3.c., and 3.d. 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.

3.b. Repalcement 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.

3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure.

3.d. Minor Alterations to Land (SG § 15304) (Class 4): Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees.

Lead Agency Contact Person and Telephone Number: Betsy Viramontes, 619-686-6409

Signature: Betsy Viramontes **Date**: 10/23/25 **Title**: Assistant Planner

■ Signed by Lead Agency
□ Signed by Applicant

Date received for filing at OPR/Clerk:

San Diego County

Transaction #: 8700721
Receipt #: 2025410964

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: 10/23/2025
Cashier Location: SD

Print Date: 10/23/2025 9:25 am

Payment Summary

Total Fees:	$200.00
Total Payments:	$200.00
Balance:	$0.00

Payment

VITALCHEK PAYMENT $200.00

Total Payments $200.00

Filings

CEQA - NOE FILE #: 2025-000937 Date: 10/23/2025 9:23AM Pages: 3

State Receipt # 37-10/23/2025-0852

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

CEQA - NOE FILE #: 2025-000938 Date: 10/23/2025 9:23AM Pages: 5

State Receipt # 37-10/23/2025-0853

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

CEQA - NOE FILE #: 2025-000939 Date: 10/23/2025 9:23AM Pages: 3

State Receipt # 37-10/23/2025-0854

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

CEQA - NOE FILE #: 2025-000940 Date: 10/23/2025 9:23AM Pages: 3

State Receipt # 37-10/23/2025-0855

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $200.00