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
37-11/26/2025-0954
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		11/26/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-0954

PROJECT TITLE
SHERATON SAN DIEGO HOTEL & MARINA BAY TOWER EXTERIOR IMPROVEMENTS AND INTERIOR COMMON AREA REFRESH

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
KIM BERRY, SENIOR PROJECT MANAGER, TK CONSULTING		949-433-5610

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
4350 VON KARMAN AVE. STE 200	NEWPORT	CA	92612

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 Steve Sangthai	San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: ORDER#/AUTH 2121146228 / 015090

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753 5A (Rev 01012025)

FILED
Nov 26, 2025 09:08 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001047
State Receipt # 37112620250954

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

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

SHERATON SAN DIEGO HOTEL & MARINA BAY TOWER EXTERIOR IMPROVEMENTS AND INTERIOR COMMON AREA

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 November 26, 2025
Posted November 26, 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 *Sheraton San Diego Hotel & Marina Bay Tower Exterior Improvements and Interior Common Area Refresh*
Project Applicant: *Kim Berry, Senior Project Manager, TK Consulting, 4350 Von Karman Ave Ste 200, Newport Beach, CA 92612, (949) 433-5610*
Project Location – Specific *1590 Harbor Island Drive, 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 Sheraton San Diego Hotel & Marina Bay Tower (Bay Tower Project) by SSD Holdings, LLC, in the city of San Diego, California*

The proposed project would involve the rehabilitation of the existing pool and event lawn areas, including the refreshment of existing landscape areas, and a new publicly accessible seating and view area and improved path Work to specifically complete the proposed project is outlined below

Pool and Event Lawn

Proposed improvements to the pool and event lawn areas, which are located on the west side of the hotel, would consist of the following

- *New furniture, fixtures, and equipment,*
- *Refreshment of existing landscaping,*
- *Replacement of existing artificial turf,*
- *Replacement of existing fencing that would not exceed the existing fence height,*
- *Installation of new fencing along the north side of the event lawn that would not exceed the existing fence height,*
- *Replacement of light fixtures,*
- *Replacement of the existing pool snack structure,*
  - *Replacement of existing 210 sf structure, with a new 260 sf structure in the same location*
  - *Placement of new footings, without change to existing foundational pad*
  - *Connection of plumbing to existing plumbing lines*
- *Application of new finishes to existing cabana structures,*
- *Resurfacing of the existing pool deck,*
- *Installation of a new ADA ramp connecting the event lawn and pool areas,*
- *Replacement of the existing wedding ceremony backdrop with one of the same size, and*
- *Replacement of the existing arbor between the pool and event lawn areas with one of substantially the same shape and size*

Public Seating area and Improved Path

The proposed creation of a publicly accessible seating and view area, and improvements to the existing internal pathway adjacent to the pool and lawn area, would consist of the following

- *Demolition of exiting lattice structure, which is currently utilized for storage and located at the northwesternmost corner of the property,*
- *Removal of approximately 4 existing palm trees and replacement at a minimum 1 1 ratio with non-invasive species elsewhere onsite;*
- *Creation of an approximately 650 square foot concrete pad area, extending off the existing concrete pathway between the path and the water,*
- *Installation of benches within the concrete pad area and public access signs per District standards,*
- *Widening of the concrete pathway from 5 feet to approximately 8-10 feet,*
- *Reconfiguration of the western parking lot to accommodate widened pathway, including restriping and removal of parking median dependent on emergency vehicle access and stormwater requirements, and*
- *If median is required to be removed, removal of approximately 20 existing palm trees within the median and replacement at a minimum 1 1 ratio with non-invasive species elsewhere onsite*

The purpose of the creation of a publicly accessible seating and view area, and improvements to the existing pathway is to create new opportunities for enhanced public access in and through the leasehold The new seating and view area would create a connection to the neighboring leasehold to the west that doesn't currently exist, and would create a welcoming entrance into the Sheraton leasehold for members of the public

The proposed scope of the project 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 2025/2026 and are anticipated to take approximately 4 months to complete The laydown area would utilize approximately 34 parking spaces within the parking lot immediately south of the pool and event lawn areas There would be no permanent loss of parking spaces as a result of the project

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 Minimal truck trips associated with the removal of debris and transportation of materials are anticipated to be generated by the project 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, and 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

In addition to the above-described work, in May 2025 the San Diego Unified Port District (District) became aware of certain work completed in 2025 through a staff site visit The following work was completed without the benefit of District-issued permits or approvals at the project site

- *Replacement of carpet, wallcoverings, and drapenes,*
- *Replacement of new furniture, fixtures, and equipment in the restaurant and lobby,*
- *Electrical upgrades and replacements including lighting, sound systems, and cabling,*
- *Remodeling of common area bathrooms,*
- *Exterior painting at restaurant patio area,*
- *Restoration of irrigations lines surrounding the restaurant patio area, and*
- *Repurposing of a meeting room as the new fitness center*

With the exception of exterior painting and restoration of irrigation lines, all work completed was on the interior of the existing building The completed work did not involve the expansion of the existing spaces or event capacity, and were be limited to the existing footprint

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), 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 (New Construction or Conversion of Small Structures), and 15304 (Minor Alterations to Land) and Sections 3 a (3),(5) and (12), 3 b (2), 3 c (2), and 3 d (5) and (7) of the District's Guidelines for Compliance with because it would consist of renovations 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 The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300 2) Sections 3 a (3),(5) and (12), 3 b (2), 3 c (2), and 3 d (5) and (7) of the District's CEQA Guidelines are as follows.*

3 a Existing Facilities 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

(5) Minor exterior or interior alterations to incorporate architectural changes

(12) Maintenance of existing landscaping, native growth, and water supply reservoirs

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

(2) Replacement or reconstruction of marine terminal facilities, and marine- oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, piles, wharves, marine ways; railroads, airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities, electrical and mechanical systems and equipment, where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced

AND/OR

3 c New Construction or Conversion of Small Structures 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

Examples of this exemption include

(2) *Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment, enclosures, fences, parking, on-site roadways, walkways and health and safety devices*

AND/OR

3 d Minor Alterations to Land Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to

(5) *New gardening or landscaping*

(7) *Minor trenching and backfilling where the surface is restored*

Lead Agency Contact Person and Telephone Number *Juliette Orozco, 858-294-1974*

Signature Juliette Orozco **Date** 11/26/2025 **Title** Principal Planner

■ Signed by Lead Agency
□ Signed by Applicant

Date received for filing at OPR/Clerk

San Diego County

Transaction #: 8756735
Receipt #: 2025459787

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: 11/26/2025
Cashier Location: SD

Print Date: 11/26/2025 9:09 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 #: 2025-001047 Date: 11/26/2025 9:08AM Pages: 5

State Receipt # 37-11/26/2025-0954

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $50.00