



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

37-09/23/2026-0817

STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL	DATE 09/23/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0817	
PROJECT TITLE ROOFTOOP BMU REPLACEMENT BY MANCHESTER GRAND HYATT		

PROJECT APPLICANT NAME MANCHESTER GRAN HYATT	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)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	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
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SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: VITALCHEK: 227550665/092576



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Sep 23, 2026 09:29 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000884
State Receipt # 37092320260817

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

ROOFTOOP BMU REPLACEMENT 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):

Posted: 9/23/26

Filed by: ELVA STOPKE

Deputy County Clerk

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: Rooftop BMU Replacement 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 Pl, 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 is a like-for-like equipment replacement of one (1) building maintenance unit (BMU) located atop the Harbor Tower at Manchester Grand Hyatt (Applicant) in the city of San Diego, California. The BMU, a permanent piece of rooftop equipment used to safely access exterior components of the building for maintenance and cleaning, has reached the end of its typical service life, has been decertified, and is now in need of replacement.

Work to specifically complete the proposed project would involve utilizing a helicopter for removal of the existing unit from the rooftop, placement of a new unit, and transfer of the decommissioned unit to an offsite location. The current BMU sits and moves on existing steel tracks which would remain in place. Utilizing hand tools, the BMU would be removed in eight (8) sections, and the new BMU equipment would be similarly installed in eight (8) sections onto the existing tracks.

A temporary ground-based equipment staging area would be established on Galleon Way, between Manchester Grand Hyatt and Marriot Marquis for the new BMU unit and expired unit after removal. Upon arrival, the helicopter would proceed along the planned flight path and hover in place above the neighboring Marriott Marquis while ground crews on the rooftop would connect the "longline" cable and rigging configuration which allows the helicopter to load and carry materials to and from the staging area and Harbor Tower.

The aircraft would lift the expired equipment vertically from its current mounting on top of the Hyatt, then place the unit down in the staging area. Once detached, the new equipment would be connected and lifted from the staging area and positioned into place by workers located atop the Hyatt. This sequence would be repeated for the planned eight (8) BMU installation sections.

The helicopter would perform all removal and replacement activities and then vacate the area; it would never land in the project area, only hover over the designated area and flight path.

Per flight regulations, the flight plan outlines a required closure radius for the project to ensure safety during operations. Temporary closures required for the proposed project would include Galleon Way, the pool decks, top two (2) floors, and rooftop of both the Hyatt and Marriott Marquis, the area surrounding Sally's Restaurant, and portions of the southern facing Marriott Marquis outdoor space. Closure of the adjacent promenade and retail businesses would be avoided.

Construction of the proposed project is anticipated to occur in December 2026, would take approximately one (1) day to complete, and would require approximately ten (10) workers in four (4) trucks to complete the work.

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

Tenant Project Number: 2026-117

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 Section 15302 (Replacement or Reconstruction), and Section 3.a. and 3.b. of the District's Guidelines for Compliance with CEQA because a like-for-like replacement of a building maintenance unit 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 consist of the replacement of an existing structure, would be located on the same site as the structure replaced, and would have the same purpose and capacity. Section 3.a. and 3.b. of the District's CEQA Guidelines are 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 permit requirements, unless it is determined that the damage was substantial and resulted from an environmental hazard such as 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:** 9/23/26 **Title:** Planner I

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR/Clerk:



San Diego County



Transaction #: 9272548
Receipt #: 2026369435

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: 09/23/2026
Cashier Location: SD

Print Date: 09/23/2026 9:29 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 #: 2026-000884 Date: 09/23/2026 9:29AM Pages: 3

State Receipt # 37-09/23/2026-0817

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000885 Date: 09/23/2026 9:29AM Pages: 6

State Receipt # 37-09/23/2026-0818

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$100.00