



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-01/12/2023-0014
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 01/12/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0014	

PROJECT TITLE  
MARINA TOWER AND LANAI POOL AMENITY AREA RENOVATIONS BY THE SHERATON SAN DIEGO HOTEL & MARINA

PROJECT APPLICANT NAME ANDREA PARISI, DIRECTOR OF DEVELOPMENT, KSL RESORTS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 949-617-5100
PROJECT APPLICANT ADDRESS 18575 JAMBOREE ROAD SUITE 500	CITY IRVINE	STATE CA
		ZIP CODE 92612

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,784.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<hr/>			
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
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Payment Reference #: CHECK #0019622



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

**FILED**  
Jan 12, 2023 09:24 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000018  
State Receipt # 37011220230014

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

**MARINA TOWER AND LANAI POOL AMENITY AREA RENOVATIONS BY THE  
SHERATON SAN DIEGO HOTEL & MARINA**

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** January 12, 2023  
**Posted** January 12, 2023 **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**

<b>To:</b> <ul style="list-style-type: none"> <li>■ Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814</li> <li>■ San Diego County Recorder/County Clerk 1600 Pacific Highway, Suite 260 San Diego, CA 92101-2480</li> </ul>	<b>From:</b> San Diego Unified Port District Development Services Department 3165 Pacific Highway San Diego, CA 92101
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**Project Title:** Marina Tower and Lanai Pool Amenity Area Renovations by the Sheraton San Diego Hotel & Marina

**Project Location – Specific:** 1380 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 improvements to existing site amenities by the Sheraton San Diego Hotel & Marina (Tenant) in the city of San Diego, California. Work to specifically complete the proposed project would consist of the renovation of the two (2) pool amenity areas and the Shoreline Café; the replacement of furniture, fixtures, and equipment (FF&E); reconfiguration of the hot tub and kids play area; updates to the pool deck finishes, fencing, and landscaping; and the expansion and realignment of the public promenade along the western end of the property. The purpose of the proposed project is to modernize and revitalize the existing site amenities to align with the current resort designation standards. Work to specifically complete the proposed project would consist of the following:

Improvements to Pool Amenity Areas

- Replace 16,000 square feet of existing concrete and add approximately 10,000 square feet of new concrete.
- Replace certain existing underground stormwater system components.
- Replace and retrofit certain existing irrigation system components in accordance with the new landscaping palette.
- Replace the existing irrigation system around the facility building.
- Replace and relocate existing fire hydrants and backflow preventor.
- Replace existing pool decks.
- Replace and relocate existing hot tubs at both pool areas.
- Replace pool FF&E.
- Relocate existing whale sculpture.
- Relocate pool equipment to a new 1,400 square foot equipment storage building to be located in the area of the existing tennis courts.
- Replace existing iron pool fencing with new 5-foot-high glass railing.
- Replace existing lighting fixtures which are not to exceed 2700K.
- Remove existing synthetic rock walls.
- Remove existing turf within Limit of Work.
- Clear and grub existing planter areas within Limit of Work.
- Convert some hardscape areas to planters.
- Remove 72 existing trees including: California Fan Palm trees (60), Ornamental Tropical Palm trees (5), Pygmy Date Palm trees (5), and King Palm tree clusters (2).
- Plant 141 new non-invasive, water-wise and/or native trees including: 24-36" box King Palm trees (50), 24" box Strawberry trees (11), 15-gallon Ceanothus 'Ray Hartman' tree (33), 60" box Desert Museum Palo Verde trees (7), 24" box Date Palm trees (27), 60" box Coastal Live Oak tree (1), and 24" box Foxtail Palm trees (12).

- Plant new shrubs, grasses, flowers, and succulents which are to be non-invasive, water-wise and/or native species.
- Install additional hardscape and softscape catch basins to capture concentrated runoff.
- Install proprietary stormwater treatment devices (modular wetlands) to treat stormwater prior to discharge.
- Install new landscape paths and downlighting which is not to exceed 2700K.
- Install new monument signage at northern park entrance to property. The final size and design of the proposed monument signage is to comply with the Tenant Signage Guidelines which was updated by the District on January 30, 2012 (Office of District Clerk's Office No. 513334).
- Install bike and micro-mobility parking at northern park entrance to property with capacity to hold up to eight (8) bikes.
- Install no less than five (5) 12-inch wide by 18-inch-high public access signs along the existing public shoreline promenade and near the Spanish Landing Park esplanade with language "Public Access to Public Deck and Waterfront Promenade".
- Widen existing concrete public shoreline promenade from 8' to 15', which physically possible, to encourage and enhance public circulation on the western end of the property. Expansion efforts would apply to the entire promenade except where there is an existing building or physical limitation within the Tenant's leasehold.
- Relocate and realign a portion of the existing public promenade at the northern end of the property closer to the water's edge to provide an improved walking experience and allow for installation of new site seating feature.
- Install and maintain a new sandy area with hammocks, native plantings, and a dune-like berm to buffer resort guests following realignment of the promenade at the northern end of the property.
- Install stormwater management landscape features to new sandy area and pool areas.

#### Improvements to Shoreline Café

- Demolish interior wall in the existing kitchen.
- Remove existing sconce light fixtures on columns in the dining area.
- Replace and relocate existing exterior door at the kitchen.
- Replace plumbing fixtures in the two (2) single use toilet rooms located just outside of the café.
- Replace existing wood cross members between the wooden beams located on the sky trellis above the dining room.
- Replace existing service-counter roll-down doors at the bar.
- Replace flooring in the dining room.
- Replace sky trellis mounted heaters above dining area.
- Replace existing bar counter with new terrazzo countertop.
- Repaint existing columns and walls at the café/bar with the addition of a new mural.
- Install new sky trellis lighting.
- Install new kitchen equipment in the existing café/bar.
- Install new roll-down door at the bar service window.
- Install new signage for the café/bar.
- Install new FF&E.

Construction of the proposed project is anticipated to occur in approximately Spring of 2023 and would take approximately four (4) months to complete, with ongoing maintenance as needed. The Applicant proposes to conduct all tree removal activities outside of the migratory bird breeding and nesting season, and no tree removal work is anticipated to occur between February 15 and September. If due to unforeseen delays, the bird breeding and nesting season cannot be avoided and work must occur between February 15 and September 1, a breeding and nesting bird survey shall be conducted prior to tree removal activities. One week prior to tree removal, a qualified biologist or ornithologist shall survey the trees to be removed to detect breeding behavior and/or nests. If an active

nest is located, all work within 500 feet of the nest shall be postponed until such nest is vacated and the juveniles have fledged and when there is no attempt of a second nesting.

The Applicant proposes to temporarily reroute pedestrian traffic during construction to allow for the realignment and expansion of the promenade. The temporary route, as currently proposed, is to extend around the perimeter of the property along Harbor Island Drive and cut back towards the existing promenade through the Tenant's tent ballroom to safely allow for work to occur for the entirety of the project. Approximately six (6) temporary wayfinding signs are to be placed around the property to indicate the route of the temporarily marked pathway. All project staging is to take place in the northern parking lot within the Tenant's leasehold, and at no time during the proposed project is construction staging to occur along the promenade. A Right of Entry (ROE) permit will be required to install additional public access signage outside of the Tenant's leasehold.

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

**Name of Person or Agency Carrying Out Project:** Andrea Parisi, Director of Development, KSL Resorts, LLC, 18575 Jamboree Road, Suite 500, Irvine, CA 92612 (949) 617 - 5100

- 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), Minor Alterations to Land (SG § 15304) (Class 4) and Accessory Structures (SG § 15311) (Class 11)**
  - 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 and Reconstruction), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and/or 15311 Accessory Structures and Section 3.a.(3)(7)(8)(12), 3.b., 3.c.(2)(3), 3.d.(4)(5), and/or 3.i.(3) of the District's Guidelines for Compliance with CEQA because it would consist of improvements to existing site amenities that would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the reconstruction of an existing facility, would consist of the installation of small new structures, and would result in no permanent impacts on the environment. Section 3.a.(3)(7)(8)(12), 3.b., 3.c.(2)(3), 3.d.(4)(5), and 3.i.(3) 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, 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.
  - (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.
  - (8) Existing highways, streets, sidewalks, bicycle and pedestrian trails, and similar facilities, except where the activity will involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building.
  - (12) Maintenance of existing landscaping, native growth, and water supply reservoirs.

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.

AND/OR

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. 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.
- (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

AND/OR

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, including, but not limited to:

- (4) Grading of land with a slope of less than 10%, except in waterways, wetlands, officially-designated scenic areas or officially mapped areas of severe geologic hazard.
- (5) New gardening or landscaping.

AND/OR

3.i. Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:

- (3) On-premise signs.

Lead Agency Contact Person and Telephone Number: Lillian Mattes, (619) 686-8200

Signature: L. Mattes Date: 01/12/2023 Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk: