



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:

37-06/04/2025-0421

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

06/04/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2025-0421

PROJECT TITLE

SHERATON SAN DIEGO HOTEL & MARINA BAY TOWER RENOVATION

PROJECT APPLICANT NAME

ANDREA PARISI, DIRECTOR, KSL RESORTS

PROJECT APPLICANT EMAIL

PHONE NUMBER

512-590-1772

PROJECT APPLICANT ADDRESS

18575 JAMBOREE RD 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:

☐ 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

X

*J. Hood*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: ORDER # 203101999 AND AUTH # 024189



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Jun 04, 2025 09:05 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000464  
State Receipt # 37060420250421

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 RENOVATION

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** June 4, 2025  
**Posted** June 4, 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 Renovation*

**Project Applicant:** *Andrea Parisi, Director, KSL Resorts, 18575 Jamboree Rd, Suite 500, Irvine, CA 92612; (512) 590-1772*

**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.*

*Project would involve interior renovations of approximately 237,695 square feet (sf) of an existing hotel facility, consisting of existing guest rooms, public areas such as lobbies, corridors, meeting spaces, ballrooms and restroom facilities, and the restaurant and club lounge. Exterior renovations would consist of like-for-like improvements to the porte-cochere, a new accessible path connecting the entry of the hotel to the public sidewalk east of the porte-cochere, and the refreshment of existing landscape areas. The proposed project would also include the rehabilitation of the existing pool and event lawn areas. Work to specifically complete the proposed project is outlined below:*

**Guest Rooms**

*Proposed guest room improvements would include interior renovations to approximately 348 existing bathrooms and sleeping areas, including replacement or improvement of:*

- *Showers;*
- *Doors;*
- *Lighting;*
- *Furnishings, fixtures, and finishes;*
- *Associated mechanical, electrical, and plumbing work;*
- *ADA and hearing-impaired fixtures in select rooms; and*
- *Balcony guardrail modifications for code compliance.*

*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.*

**Public Areas**

*Proposed improvements to public areas such as:*

- *Corridors;*
- *Lobbies;*
- *Meeting spaces;*
- *Fitness area;*

- Ballrooms; and
- Public restrooms

*Proposed improvements would include replacement or improvement of:*

- Lighting;
- Handrails;
- Flooring;
- Furnishings, fixtures, and finishes; and
- Associated audio/visual, electrical, and plumbing improvements

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

#### *Restaurant and Club Lounge*

*Proposed improvements to the restaurant and club lounge (excluding the kitchen) would include replacement or improvement of:*

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

*Other renovations would include:*

- Relocating the restaurant bar within the existing restaurant area to enhance bay views and overall guest experience;
- Incorporating an enhanced coffee grab-and-go option; and
- Reducing the overall interior space of the restaurant to accommodate an adjoining Bonvoy Club Lounge space.

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

#### *Hotel Entry and Porte-Cochere*

*Proposed improvements to the hotel entry and porte-cochere would include:*

- Refreshment of existing finishes;
- Like-for-like replacement of existing lighting;
- Installation of new accessible path from the porte-cochere and existing public walkways to the public sidewalk; and
- Removal and replacement of existing landscaping along the accessible path.

*Additionally, the new accessibility path would result in the addition of two (2) new pedestrian curb ramps within the parking area. Drainage patterns and points of compliance would remain the same as the existing condition. Improvements would not result in impacts to parking spaces and would not result in the addition of capacity of the hotel facility.*

#### 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;
- Replacement of the existing arbor between the pool and event lawn areas with one of substantially the same shape and size;

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 Summer 2025 and would be carried out in two (2) phases over the course of approximately one (1) year. The first phase would consist of the proposed renovations and improvements to the pool and event lawn areas, which are anticipated to take approximately 12 weeks to complete. The second phase would consist of the remaining proposed interior and hotel entry renovations, which are anticipated to take approximately nine (9) months to complete. The estimated duration of construction is attributed to the limited number of construction crew members that are able to be onsite at any given time due to limited capacity in existing elevators.

The laydown area for the first phase of work would utilize approximately 34 parking spaces within the parking lot immediately south of the pool and event lawn areas. The laydown area for the second phase of work would utilize approximately 120 parking spaces within the leasehold. As the hotel would not be operable during this phase of work, it is not anticipated that use of hotel parking for laydown area would impact the surrounding inventory of public parking.

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 improvements associated with the first phase of work are anticipated to require minimal use of a back-hoe tractor, 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 box trucks, dump trucks, waste bin haulers, semi-trucks, and flatbed trucks associated with the removal of debris and transportation of materials. 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 (pp. 12, [https://ci.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](https://ci.ca.gov/docs/20190122-743_Technical_Advisory.pdf)) 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. The Advisory states:

"Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact..."

CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact."

As the project is anticipated to generate approximately 500 truck trips over the 9-month work period, or approximately 3-4 truck trips per day, it is not anticipated to cause a significant transportation impact. Furthermore, the hotel will not be in operation during the duration of construction, offsetting the increase in construction worker trips and truck trips with the substantial decrease of daily personal vehicle trips from hotel visitors and workers. 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, 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.

**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 CEQA because it consists of interior and exterior 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 C. Orozco Date: 6/4/25 Title: Program Manager

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk:



# San Diego County



Transaction #: 8411459  
Receipt #: 2025210146

## 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: 06/04/2025  
Cashier Location: SD

Print Date: 06/04/2025 9:05 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 #: 2025-000464 Date: 06/04/2025 9:05AM Pages: 6

State Receipt # 37-06/04/2025-0421

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-000465 Date: 06/04/2025 9:05AM Pages: 3

State Receipt # 37-06/04/2025-0422

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$100.00