



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-09/11/2024-0730
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 09/11/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0730	
PROJECT TITLE HILTON BAYFRONT ROOFTOP UNIT REPLACEMENT		

PROJECT APPLICANT NAME ROBERT SPRINGER, SVP, ONE PARK BOULEVARD, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 949-382-3003
PROJECT APPLICANT ADDRESS 15 ENTERPRISE SUITE 200	CITY ALISO VIEJO	STATE CA
		ZIP CODE 92656

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)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, LIZANA GUZMAN, Deputy
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Payment Reference #: AUTH:188034666 || ORDER: 025893



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

**FILED**  
Sep 11, 2024 09:54 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000797  
State Receipt # 37091120240730

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 BAYFRONT ROOFTOP UNIT REPLACEMENT**

**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 September 11, 2024**  
**Posted September 11, 2024 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 Bayfront Rooftop Unit Replacement

**Project Applicant:** Robert Springer, SVP, One Park Boulevard, LLC, 15 Enterprise Suite 200, Aliso Viejo, CA 92656, (949) 382-3003

**Project Location – Specific:** 1 Park Blvd, San Diego, CA 92101

**Project location – City:** San Diego

**Project Location – County:** San Diego

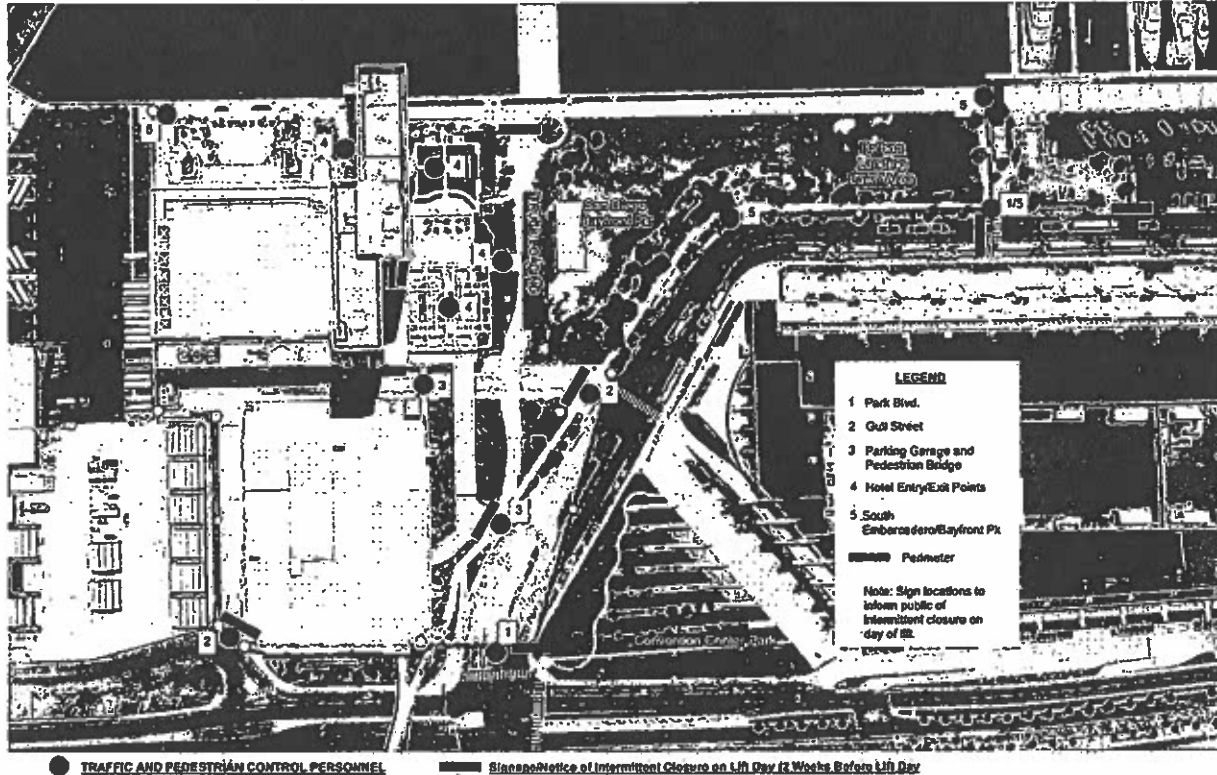
**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed project is for the replacement of two (2) rooftop make-up air units (AH-1 and AH-2) and two (2) rooftop air conditioner units (AC-3 and AC-4) at the Hilton Bayfront Hotel in the City of San Diego, CA. For each of the four replacements, the process would include removal of the existing rooftop unit and all appurtenances, disconnecting, cleaning, and reconnecting existing condensate lines, preparation of a new roof curb to accommodate the installation of the new replacement unit, and installation of the replacement unit. The replacement units would be similar in size and dimensions, would have similar power requirements, and would meet Title 24 Energy Compliance standards.

Prior to the installation of the new units, the contractor would disconnect and set aside the existing units utilizing small, hand-operated gantry cranes (approximately 6 feet tall) and prepare, install, and set the roof curbs for the new units. Removal and replacement of the existing units would be completed mostly with hand tools, but helicopter use would be required to assist in the removal of the old units from the rooftop and to lift the new units into place. The helicopter would make an estimated 4-6 trips up and 4-6 trips down from the roof of the Hilton Bayfront Hotel for the removal of the set-aside units and replacement of the new units.

The proposed temporary helicopter use for this project is permitted by Executive Director Approval under SDUPD Code Section No. 8.02 (b)(2) and the issuance of a Parks and Recreation permit which classifies this helicopter use as a "special event" under the Master Special Events Permit to One Park Boulevard for Temporary Event Programming at Hilton San Diego Bayfront (Project No. 2021-005). San Diego Bayfront Park ("park"), adjacent to the proposed project area, has been identified by the contractor as the staging and storage area, as well as the helicopter landing area during lift activities. Due to the existing light poles, the helicopter is not permitted to land on the top level of the Hilton Bayfront garage or rooftop and all landings are to occur at the park. Due to the project's proximity to public areas, temporary closure of Bayfront Park and a portion of the South Embarcadero promenade would be required for public safety. Closure to the promenade would occur intermittently and only while the helicopter is in flight. Removal of the expired units is expected to take under an hour and would be followed by a window of time where the helicopter would be grounded, and public access would be restored. Closures would resume after preparation for the incoming units is completed and the helicopter operator would proceed with lifting the new units into place via helicopter. Public access would again be restored upon the completion of the lift activities.

Traffic and pedestrian control personnel would be present during the project duration to assist with the intermittent closures and would be located at various locations in and around the proposed project site, including but not limited to, the South Embarcadero Promenade, the sidewalk along Convention Way and Park Boulevard, the entrance to Park Boulevard from Harbor Drive, Gull Street, and numerous locations at the base of the Hilton Bayfront Hotel. Appropriate signage notifying public of the intermittent closures would be posted 2 weeks before the day of the

proposed project. Truck staging and loading is to occur along the Park to Bay Link Trail, located directly in front of the Hotel and neighboring Bayfront Park. The specific locations of the traffic and control personnel, truck staging and loading location, and advanced signage locations are outlined in the below attachment.



Construction for the proposed project is estimated to take place approximately late Fall 2024. 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 responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater. The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

**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 and the Section(s) of the District's Guidelines for

Compliance with CEQA as identified above because the removal and replacement of the expired rooftop units would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use. Section 3.a. and 3.b. 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.
  - (7) Existing facilities used to provide electrical power, natural gas, sewerage, or other public utility service

AND/OR

- 3.a. 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:** 9/11/24 **Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

**Date received for filing at OPR/Clerk:**

San Diego County



Transaction #: 7996756  
Receipt #: 2024327357

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: 09/11/2024  
Cashier Location: SD

Print Date: 09/11/2024 9:55 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment	
VITALCHEK PAYMENT	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filing	
CEQA - NOE	FILE #: 2024-000797 Date: 09/11/2024 9:54AM Pages: 4
	State Receipt # 37-09/11/2024-0730
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>