



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

37-11/19/2025-0931

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

11/19/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2025-0931

PROJECT TITLE

SOUTH EMBARCADERO MOLE PIER RENOVATION BY HILTON BAYFRONT

PROJECT APPLICANT NAME

JUSTIN PARSONS, DIRECTOR-PROJECT MANAGER,
HILTON SAN DIEGO BAYFRONT,

PROJECT APPLICANT EMAIL

PHONE NUMBER

949-382-3056

PROJECT APPLICANT ADDRESS

1 PARK BOULEVARD

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)

\$4,123 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 *Steve Sangthai*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #. ORDER#/AUTH

211798108/003882



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

FILED
Nov 19, 2025 09:54 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001023
State Receipt # 37111920250931

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

SOUTH EMBARCADERO MOLE PIER RENOVATION BY HILTON BAYFRONT

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 <u>November 19, 2025</u> Posted <u>November 19, 2025</u> Removed _____ Returned to agency on _____ DEPUTY _____
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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 South Embarcadero Mole Pier Renovation by Hilton Bayfront

Project Applicant: Justin Parsons, Director – Project Manager, Hilton San Diego Bayfront, 1 Park Boulevard, San Diego, CA, 92101, (949) 382-3056

Project Location – Specific 1 Park Boulevard, 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 the renovation of the existing South Embarcadero mole pier by Hilton Bayfront (Tenant)(Hotel) in the city of San Diego, California. The purpose of this proposed project is to enhance the existing South Embarcadero pier to increase public access to the currently unutilized pier and improve the existing pier space for exterior events for the Hotel. The pier would be open and accessible to the public when not being temporarily utilized for Hotel events. Work to specifically complete the proposed project is outlined as follows:

- Install a guardrail around the pier to match the existing railing along the embarcadero
- Install stairs and an ADA ramp to connect the walkway to the mole pier which is currently at a lower elevation than the walkway
- Install embedded anchors in the mole pier to allow for easier temporary tent setup and removal for events (permanent tents are not permitted as part of this project. Installation of temporary tents in the future requires separate approval)
- Install moveable benches on the mole pier for public use. The moveable benches would remain on the pier to be utilized as public seating unless otherwise temporarily removed for a special event
- Install new power at the mole pier by providing power from the Hotel
- Perform exploration of subsurface utilities prior to the start of boring activities to locate and ensure no disturbance to existing utilities

The purpose of the exploration phase is to examine and locate existing subsurface utilities prior to boring conduit. To complete this, a vac truck would take approximately 1 day to drill three 8" diameter holes adjacent to Area 2 to locate the existing utilities. The holes would remain open for approximately 5 days until the boring is completed, and they would then be filled in to match the existing concrete. The vac truck would be fenced off during the drilling and the open holes would be covered with delineators fastened to the top during the boring, therefore there are no anticipated impacts to public access during this exploration phase.

There are three work areas for this project which are outlined in Figure 1 below.

Area 1

Area 1 consists of the existing mole pier and would be the construction staging area for the duration of the proposed project. Temporary fencing would be installed at the mouth of the pier that would extend no further than 8 feet into the promenade, maintaining access to the walkway for the duration of construction. The temporary tent anchors would be installed around the perimeter of the pier, and when not in use, would have a cap covering the anchors, therefore not posing any tripping hazards to the public.

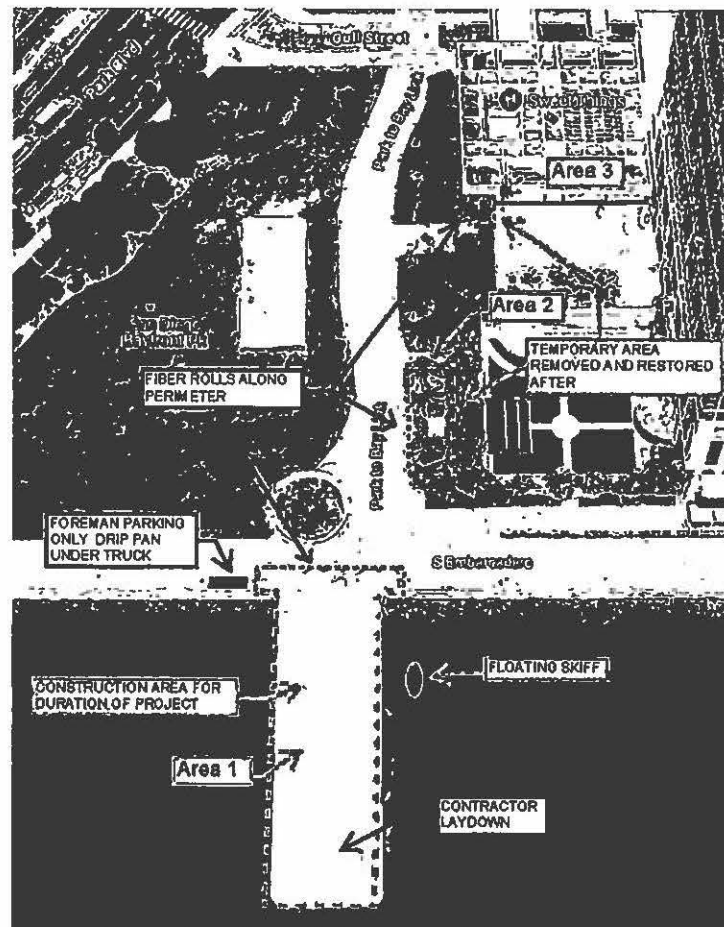
Area 2

To provide power to the pier from the Hotel's underground utilities, existing pavers would be removed, and temporary fencing would be installed at Area 2, adjacent to the intersection of the South Embarcadero Promenade and the Park to Bay Link trail. A boring rig would be placed inside the fenced off area to bore approximately 4-inch diameter conduits to the pier. Public access on the promenade would not be restricted during this time as all boring activities would occur underground and this method of boring does not require closure of the promenade. This phase of the project would take approximately 2 weeks to complete. Upon completion of boring the conduits, the removed pavers, as well as disturbed landscaping, would be replaced in kind. Fencing of Area 2 would not block access to the adjacent walkway and public access would be maintained.

Area 3

Area 3 is located in front of a staff entry door on the northern wall of the Hotel. To access power from the electrical room located directly on the inside of the building in Area 3, and using the same boring method, conduits would be bored from Area 2 to Area 3. The impacted doorway in Area 3 is for staff entry only and would not impact public access to the Hotel or to the adjacent pathway. Temporary fencing for boring activities would be in place in Area 3 for approximately 2 weeks. ADA compliance would be maintained with a side entry point and additional nearby entry options.

Figure 1



The pier shall be open to the general public during park hours for at least 85% of the year. The pier may be utilized for Hotel events for up to 15% of the year which shall be distributed throughout the year and not occur only in the summer months (Port Master Plan Water and Land Use Policy 4.2.6). When not in temporary use for hotel-permitted events, the pier would remain open and accessible to the public at all times.

During construction, proper public access signage would be implemented as well as notification of any restricted areas. Construction of the proposed project is anticipated to occur in early 2026 and take approximately 3 months to complete.

The Tenant 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) 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 15302 (Replacement and Reconstruction), and Sections 3 a and 3 b of the District's Guidelines for Compliance with CEQA because it would consist of enhancing the existing mole pier 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 site, and would have substantially 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.
- (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures, marine terminal facilities, and commercial industrial, or recreational facilities.

AND/OR

- 3 b Replacement and 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:** 11/19/2025 **Title:** Planner I

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR/Clerk: _____



San Diego County



Transaction #: 8744953
Receipt #: 2025449344

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: 11/19/2025

Cashier Location: SD

Print Date: 11/19/2025 9:55 am

Payment Summary

Total Fees	\$200.00
Total Payments	\$200.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$200.00

Total Payments \$200.00

Filings

CEQA - NOE FILE #: 2025-001020 Date: 11/19/2025 9:54AM Pages: 3

State Receipt # 37-11/19/2025-0928

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-001021 Date: 11/19/2025 9:54AM Pages: 3

State Receipt # 37-11/19/2025-0929

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-001022 Date: 11/19/2025 9:54AM Pages: 3

State Receipt # 37-11/19/2025-0930

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-001023 Date: 11/19/2025 9:54AM Pages: 4

State Receipt # 37-11/19/2025-0931

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$200.00

San Diego County

Transaction #: 8744953

Receipt #: 2025449344