



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:

37-09/10/2025-0686

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 09/10/2025
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0686
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PROJECT TITLE  
IMPROVEMENTS TO INTERIOR AND EXTERIOR HOTEL SPACES AND RECREATION POOL AND FITNESS AREAS BY  
MANCHESTER GRAND HYATT

PROJECT APPLICANT NAME MANCHESTER GRAND RESORTS LP	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-358-6995
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PROJECT APPLICANT ADDRESS 1 MARKET PLACE	CITY SAN DIEGO	STATE CA	ZIP CODE 92101
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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)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> 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)

<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 ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: VITALCHEK: 208404235/050423



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Sep 10, 2025 09:06 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000758  
State Receipt # 37091020250686

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

IMPROVEMENTS TO INTERIOR AND EXTERIOR HOTEL SPACES AND  
RECREATION, POOL AND FITNESS AREAS 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):

FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON September 10, 2025  
Posted September 10, 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:** Improvements to Interior and Exterior Hotel Spaces and Recreation, Pool and Fitness Areas by Manchester Grand Hyatt

**Project Applicant:** Dena Roady, General Manager, Manchester Grand Resorts, L.P., 1 Market Place, San Diego, CA 92101, (619) 358-6995

**Project Location – Specific:** 1 Market Place, 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 interior and exterior improvements by Manchester Grand Hyatt in the city of San Diego, California. Manchester Grand Hyatt (MGH) (Applicant) is proposing a series of property improvements that are currently scheduled to occur in late 2025 through 2026. The scope of work includes interior club, restaurant, and retail updates and renovations, necessary exterior maintenance and repairs, and improvements to the exterior recreation, pool and fitness areas. Work to specifically complete these various improvements is outlined in further detail below.

**Project Element 1:**

- **Façade Maintenance & Repairs:** These repairs would include removing and replacing caulking at joints and windows, patching the Exterior Insulating Finishing System (EIFS) as necessary, pressure washing the façade, and repainting the exterior of the building. These improvements would take approximately 6-12 months to complete and would require hand tools, pressure washers, and a swing stage for façade access. Work for this portion of the proposed project is anticipated to begin fall 2025.
- **Top of Hyatt and Grand Club Renovations:** Work to specifically complete this component of the proposed project would include, new furniture, fixtures, equipment (FF&E), and finishes including but not limited to, carpet, paint, vinyl wallcoverings, and millwork modification. The proposed work would also include acoustic paneling, retrofit of existing lights, additional sconces, replacement of window shades, installation of new finishes in the existing bathrooms, and adding an electrical circuit in the kitchen for additional cooking equipment. These improvements would take approximately 2-3 months to complete and would utilize hand tools. Work for this portion of the proposed project is scheduled to occur from late 2025 to early 2026.
- **Market 1 Renovations:** Work to complete this portion of the proposed project would involve new finishes including tile flooring, wall tile, millwork, paint, wallcoverings, new lighting layout, and new retail shelving. Work would also include new food service equipment in the front of house service line and additional refrigeration and equipment replacement in the back of house kitchen. This work would require mainly hand tools with minor use of a concrete saw to cut access to allow for plumbing relocation at the service line. This portion of the proposed project would take approximately 4 months to complete and is anticipated to begin fall 2025.

**Project Element 2:**

- **Recreation Area Renovations:** The current recreation space for the Hotel is located on top of the existing parking structure. This portion of the project proposes to further activate the space to allow for improved use of the space. Work to complete this activation effort would include restriping the existing sports courts, adding synthetic turf, replacement of the existing chain link fence with glass windscreens in select locations to enhance views, installation of a shade structure with retractable fabric, and the addition of restrooms and equipment storage to the recreation area. Hand tools would be utilized for most of the proposed work. The shade structure would require approximately three (3) nonsequential days of crane use to load materials for the shade structure. Placement of the crane would be in a location that does not disrupt public access. Work to complete this portion of the proposed project is anticipated to begin early 2026.

**Project Element 3:**

- **4<sup>th</sup> Floor Pool and Fitness Renovations:** The existing 4<sup>th</sup> floor pool and fitness space is located between the Seaport and Harbor towers, and directly above the Seaport and Grand Ballrooms. Work to complete this portion of the proposed project includes resurfacing of the existing deck, installation of new glass balustrades to reduce wind impact, relocation of the existing cabanas and fire pit, new landscaping, service bar, and shade trellis, new pool enclosure fencing, and enhancements to the children's play area. The existing pool and hot tubs would remain in their current location and receive new plaster, tile, and coping. The fitness center would receive new flooring, vinyl wall covering, and new updated equipment. Work would be completed mainly with hand tools but would require approximately three (3) nonsequential days of crane use to load materials for the shade structure, and approximately three (3) days for concrete pumping equipment. Placement of the crane would be in a location that does not disrupt public access. The pool plaster would be mixed on the deck using portable mixers. This portion of the proposed project would take approximately 6 months to complete and is anticipated to begin summer 2026.
- **Seaview Renovations:** Renovations to this restaurant space would include minor new finishes and improvements to existing equipment. This work would include new carpet, vinyl wall covering, paint, lighting retrofits, and induction tops to increase kitchen efficiency. All work would be completed with hand tools. This portion of the proposed project would take approximately 2-3 months to complete and is anticipated to begin summer 2026.

All construction staging required for exterior work included in the above project elements would be located on the basement level of the parking structure and the recreations space. Parking of necessary vehicles would occur at either the nearby ACE or ABM lots.

Due to its temporary nature and limited scope, construction of the proposed project would generate a minor number of vehicle trips and would require limited use of equipment, such as limited use of cranes. Minimal truck trips associated with the removal of debris and transportation of materials are anticipated to be generated for this Project. 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 is not anticipated to 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) and Replacement or Reconstruction (SG § 15302) (Class 2)**  
☐ Statutory Exemption. State code number:

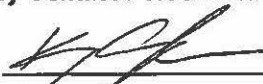
**Reason Why Project is Exempt:** The proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15302 (Replacement and Reconstruction) and Sections 3.a (3). and 3.b. of the District's Guidelines for Compliance with CEQA because it would involve negligible 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. Sections 3.a (3) 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.
- (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.

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:** 9/10/25 **Title:** Assistant Planner

- ☒ Signed by Lead Agency  
☐ Signed by Applicant

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



# San Diego County



Transaction #: 8575287  
Receipt #: 2025348352

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: 09/10/2025

Cashier Location: SD

Print Date: 09/10/2025 9:13 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 #: 2025-000758 Date: 09/10/2025 9:06AM Pages: 4

State Receipt # 37-09/10/2025-0686

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-000759 Date: 09/10/2025 9:06AM Pages: 3

State Receipt # 37-09/10/2025-0687

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-000760 Date: 09/10/2025 9:06AM Pages: 3

State Receipt # 37-09/10/2025-0688

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-000761 Date: 09/10/2025 9:06AM Pages: 3

State Receipt # 37-09/10/2025-0689

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$200.00

