



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: 37-11/14/2024-0930
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 11/14/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0930	

PROJECT TITLE
SALLY'S RESTAURANT AND BAR RENOVATION IN THE EMBARCADERO

PROJECT APPLICANT NAME DENA ROADY, GENERAL MANAGER, MANCHESTER GRAND RESORTS, L.P. DBA MANCHESTER GRAND	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-358-6995
PROJECT APPLICANT ADDRESS 1 MARKET PLACE	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:

<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 <i>X Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #:



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

FILED
Nov 14, 2024 10:15 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-001010
State Receipt # 37111420240930

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

SALLY'S RESTAURANT AND BAR RENOVATION IN THE EMBARCADERO

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 14, 2024</u>
Posted <u>November 14, 2024</u> 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: Sally's Restaurant and Bar Renovation in the Embarcadero

Project Applicant: Dena Rody, General Manager, Manchester Grand Resorts, L.P. dba Manchester Grand Hyatt, 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 renovations to the existing Sally's Restaurant and Bar by the Manchester Grand Hyatt (Applicant) in the city of San Diego, California. Work to complete the proposed project would involve the following:

Exterior work:

- The restaurant's west-facing and south-facing doors and windows would be replaced with folding glass doors, including the installation of a new threshold/drain below the doors.

Interior work:

- New bar tops, service stations, interior archway, lighting, sound systems, electrical, HVAC, plumbing and furniture, fixtures and equipment (FF&E)
- Extension of existing gas and plumbing lines in kitchen area
- New restroom finishes
- Reducing height of interior walls at the upper bar and modifications to the back bar millwork
- Removal and relocation of interior stairs
- Short trenching for plumbing renovations
- Addition of approximately 20 indoor seats

Construction of the proposed project is anticipated to begin in December 2024 and would take approximately four (4) months to complete. Equipment needed for construction would include hand tools and other small-scale construction equipment. The delivery area for the proposed project would be at the end of the cul-de-sac on Market Place. Construction access would be along the northern path between Market Place and the courtyard at Sally's. The staging area for the proposed project would be within the courtyard of Sally's. Throughout construction, public access would be maintained, including on the Embarcadero promenade, the Galleon Way promenade, and the southern path between Seaport Village and Sally's Restaurant.

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 Sections 15301 (Existing Facilities) and 15302

Project No. 2024-103 (Tenant)

(Replacement or Reconstruction) and Sections 3.a.(3) and 3.b. of the District's Guidelines for Compliance with CEQA because it would consist of the renovation of an existing restaurant and bar and would involve a 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 consist of the reconstruction of an existing facility, would be located on the same site as the structure replaced, 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, 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.

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: Justin Huitema, (619) 990-5610

Signature:  **Date:** 11/14/2024 **Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:

San Diego County



Transaction #: 8091949
Receipt #: 2024412740

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: 11/14/2024
Cashier Location: SD

Print Date: 11/14/2024 10:24 am

Payment Summary

Total Fees	\$250.00
Total Payments	\$250.00
Balance:	\$0.00

Payment		
VITALCHEK PAYMENT		\$250.00
Total Payments		\$250.00
Filings		
CEQA - NOE	FILE #: 2024-001008 Date: 11/14/2024 10:15AM Pages: 3 State Receipt # 37-11/14/2024-0928	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00
CEQA - NOE	FILE #: 2024-001009 Date: 11/14/2024 10:15AM Pages: 3 State Receipt # 37-11/14/2024-0929	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00
CEQA - NOE	FILE #: 2024-001010 Date: 11/14/2024 10:15AM Pages: 3 State Receipt # 37-11/14/2024-0930	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00
CEQA - NOE	FILE #: 2024-001011 Date: 11/14/2024 10:15AM Pages: 4 State Receipt # 37-11/14/2024-0931	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00

San Diego County

Transaction #: 8091949

Receipt #: 2024412740

CEQA - NOE

FILE #: 2024-001012 Date: 11/14/2024 10:15AM Pages: 3

State Receipt # 37-11/14/2024-0932

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$250.00