



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-05/10/2023-0318
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 05/10/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0318	

PROJECT TITLE
IMPROVEMENTS TO PUBLIC CIRCULATION WEST OF NORTH HARBOR DRIVE BY IOHQ-RADD I LLC

PROJECT APPLICANT NAME JUSTINE NIELSEN, SVP OF DEVELOPMENT, IOHQ-RADD I, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-300-7076
PROJECT APPLICANT ADDRESS 674 VIA DE LA VALLE SUITE 206	CITY SOLANA BEACH	STATE CA
		ZIP CODE 92075

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK #301



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 10, 2023 08:50 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000355
State Receipt # 37051020230318

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 PUBLIC CIRCULATION WEST OF NORTH HARBOR
DRIVE BY IQHQ-RADD I, LLC

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** May 10, 2023
Posted May 10, 2023 **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: ■ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

■ 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 Public Circulation West of North Harbor Drive by IQHQ-RaDD I, LLC*
Project Location – Specific: North Harbor Drive, San Diego, CA 92132
Project location – City: San Diego
Project Location – County: San Diego

Description of Nature, Purpose, and Beneficiaries of Project: *The proposed project would involve public circulation improvements to two (2) areas west of North Harbor Drive by IQHQ-RaDD I, LLC (Applicant) in the city of San Diego, California. Work to specifically complete the proposed project would involve various landscaping and roadway improvements within the following two areas: (1) Area at G Street Intersection, which extends west of North Harbor Drive within approximately the first 120 feet from the North Harbor Drive Street curb (Portion of G Street IQHQ Waterfront Place); and (2) Area at F Street Sidewalk, which involves the turf area west of North Harbor Drive across from F Street intersection.*

Proposed Improvements at G Street Intersection

- Removal of portions of existing concrete walks
- Removal of stamped concrete walk
- Removal of portions of existing curb and gutter
- Removal of portions of existing asphalt pavement and structural section
- Removal of existing curb ramps and replacement of new curb ramps
- Removal of existing plantings on both sides and in the median of G Street
- Removal of existing street trees and replacement with 24" box sized trees
- Removal of one existing continental cross walk striping, reducing the two existing cross walks to one
- Removal and replacement of existing street markings, including directional arrows if applicable
- Removal of existing median curb returns
- Removal of existing streetlights
- Removal and replacement of existing bollards
- Addition of new reconfigured concrete sidewalk augments
- Addition of new traffic signal poles and handholes
- Addition of new asphalt pavement patch ups, as required
- Addition of new structural section adjacent to new curbs
- Addition of new curb and gutter at locations of removed curb ramps
- Addition of new median in fill concrete curbs to match the existing
- Addition of new soil and five (5) species of plantings and associated irrigation line modifications, including, but not limited to the following species: *Callistemon viminalis* 'Little John', *Acacia* 'Cousin Itt', *Coprosma* 'Taupata Gold', and *Salvia* 'Hot lips'
- Reconnect and repair the existing electrical work, as required
- Removal and replacement of existing signs, if applicable, to include STOP signs, Pedestrian Crossing signs, regulatory signs, etc.

Proposed Improvements at F Street Sidewalk

- Removal of portion of existing turf

- Removal of portion of existing curb and gutter along North Harbor Drive and addition of new curb ramp
- Removal of one (1) existing tree and replacement with either one (1) 48" box tree and three (3) 36" box trees, or three (3) 36" box trees and three (3) 24" box trees
- Addition of new low concrete curb, gutter, and curb ramp to meet the cross walk from F Street
- Addition of a new 10-foot-wide concrete walk on base, meandering between the existing trees for an approximate distance of 65-feet (ft) to perpendicularly connect with the existing Embarcadero concrete promenade walkway
- Grading work, as required
- Installation of new irrigation lines and repair of existing irrigation lines, as required
- Replacement of removed or damaged turf to match the existing conditions, as required
- Removal and replacement of existing Embarcadero concrete promenade walkway panels for fine grading adjustments
- Removal and replacement of existing signs, if applicable, to include STOP signs, Pedestrian Crossing signs, regulatory signs, etc.
- Removal and replacement of existing street markings, including directional arrows if applicable

Construction of the proposed project is anticipated to occur in approximately Spring of 2023 and would take approximately seven (7) months to complete, with ongoing modifications as needed. When possible, construction is to occur during early hours, approximately 12 a.m. to 6 a.m., and be limited to weekdays as to minimize impacts to traffic circulation. Work is not anticipated to occur on weekends or holidays. At no time shall the entrance to the Tuna Harbor parking lot or Fish Market Restaurant or Navy Pier/U.S.S. Midway Museum be blocked for entry/exit, and the Applicant will coordinate with nearby Tenants (via District Real Estate Department) and the fishermen (via District Maritime Department) at G Street Mole to allow access at all times during construction. Any temporary closures to the sidewalk or public promenade would require a pedestrian rerouting plan and signage plan which is to be submitted to the District for review. The Applicant is to ensure that one lane remains open at all times throughout construction, and there would be no full closure of the road as a result of this project. Additionally, the Applicant is to coordinate with the Parks & Recreation Department to ensure that special events taking place near the project area are unaffected by construction and Harbor Drive would be accessible on the dates provided by staff. Tree and plant species proposed for replanting shall be drought-tolerant (or irrigated via reclaimed water), either native or non-invasive plant species, and would reflect the palette of trees and shrubs which already exist elsewhere on Tidelands.

Name of Public Agency Approving Project: San Diego Unified Port District (SDUPD)

Name of Person or Agency Carrying Out Project: Justine Nielsen, SVP of Development, IQHQ-RaDD I, LLC, 674 Via De La Valle, Suite 206, Solana Beach, CA 92075; (619) 300-7076

- 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 Exemptions: 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.(7)(8)(12), 3.b., 3.c.(3), and 3.d.(5)(7) of the District's Guidelines for Compliance with CEQA because it would consist of public circulation improvements that would involve a negligible expansion of use, would consist of the reconstruction of existing structures that would have substantially the same purpose and capacity, would consist of construction of new, small facilities, and would

result in no permanent effects on the environment. Sections 3.a.(7)(8)(12), 3.b., 3.c.(3), and 3.d.(5)(7) 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:
 - (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.
 - (8) Existing highways, streets, sidewalks, bicycle and pedestrian trails, and similar facilities, except where the activity will involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building.
 - (12) Maintenance of existing landscaping, native growth, and water supply reservoirs.

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.

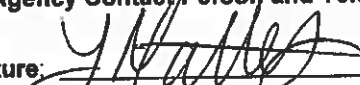
AND/OR

- 3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): 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:
 - (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

AND/OR

- 3.d. Minor Alterations to Land (SG § 15304) (Class 4): 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: Lillian Mattes, (619) 686-8200

Signature:  Date: 5/10/2023 Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk: