



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753 5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER 37-02/18/2026-0147
STATE CLEARING HOUSE NUMBER (If applicable) 2018121054

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL	DATE 02/18/2026
--	-------------------	--------------------

COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0019
--	----------------------------------

PROJECT TITLE
FIRST ADDENDUM TO THE NATIONAL CITY BAYFRONT PROJECTS & PLAN AMENDMENTS

PROJECT APPLICANT NAME SDUPD, CITY OF NATIONAL CITY, PASHA AUTOMOTIVE SERVICES; GB CAPITAL HLDINGS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-686-7263
PROJECT APPLICANT ADDRESS 3165 PACIFIC HIGHWAY	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 checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,227 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 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 Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
--------------------------------------	---

Payment Reference # order#/auth# 215968696/088050 REM. 11/16/2022 RECT. 37-11/16/2022-0811



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

FILED
Feb 18, 2026 09:14 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000161
State Receipt # 37021820260147
Document # 2026-NOD-19

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

FIRST ADDENDUM TO THE NATIONAL CITY BAYFRONT PROJECTS & PLAN
AMENDMENTS

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** February 18, 2026
Posted February 18, 2026 **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 Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of San Diego
 Address 1600 Pacific Highway, Suite 260
San Diego, CA 92101

From:

Public Agency San Diego Unified Port District
 Address PO Box 120488
San Diego, CA 92112-0480
 Contact Anna Buzaitis, Deputy Director
 Phone: 619.686.7263

Lead Agency (if different from above) _____
 Address _____
 Contact _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse) 2018121054

Project Title: First Addendum to the National City Bayfront Projects & Plan Amendments

Project Applicant: SDUPD; City of National City, Pasha Automotive Services, GB Capital Holdings, LLC

Project Location (include county). West of I-5, National City, County of San Diego

Project Description.

Changes to land and water designations, including incorporation of Balanced Plan, and amendments to Port Master Plan and to City's LCP, GP, Harbor District SAP, and LUC. Also includes construction and operation of RV park, modular cabins, dry boat storage, hotels, retail, expanded marina, new bike path, rail, closure of Tidelands Avenue btwn Bay Marina Dr & 32nd St, and 28th St btwn Quay Ave & Tidelands Ave (Addendum to EIR includes all details).

This is to advise that the San Diego Unified Port District has approved the above
 Lead Agency or Responsible Agency

described project on February 17, 2026 and has made the following determinations regarding the above
(date)
described project.

- 1 The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
- 4 A mitigation reporting or monitoring plan [was was not] adopted for this project.
- 5 A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at

San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101

Signature (Public Agency): Anna Buzaitis Title: Deputy Director, Planning

Date: 2/17/26 Date Received for filing at OPR: _____

Applicants/Project Proponents for First Addendum to "National City Bayfront Projects & Plan Amendments" EIR

Applicant 1

Applicant 1: San Diego Unified Port District, Attn: Anna Buzaitis

Address: 3165 Pacific Highway

City/State/Zip: San Diego, CA 92101

Phone: (619) 686-7263

Applicant 2

Applicant 2: City of National City, Attn: Martin Reeder

Address: 1243 National City Boulevard

City/State/Zip: National City, CA 91950

Phone: (619) 336-4313

Applicant 3

Applicant 3: Pasha Automotive Services, Attn: Sophie Silvestri

Address: 1309 Bay Marina Drive

City/State/Zip: National City, CA 91950

Phone: (619) 419-1139

Applicant 4

Applicant 4: GB Capital Holdings, LLC, Attn: Greg Boeh

Address: 3201 Marina Way

City/State/Zip: National City, CA 91950

Phone: (619) 325-9396



Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[] County Clerk
County of: San Diego
Address: 1600 Pacific Highway, Suite 280
San Diego, CA 92101

From:
Public Agency: San Diego Unified Port District
Address: PO Box 120488
San Diego, CA 92112-0480
Contact: Anna Buzaitis, Program Director
Phone: 619.686.7283

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018121054

Project Title: National City Bayfront Projects & Plan Amendments

Project Applicant: SDUPD; City of National City; Pasha Automotive Services; GB Capital Holdings, LLC

Project Location (include county): West of I-5, National City, County of San Diego

Project Description:

Changes to land and water designations, including incorporation of Balanced Plan, and amendments to Port Master Plan and to City's LCP, GP, Harbor District SAP, and LUC. Also includes: construction and operation of RV park, modular cabins, dry boat storage, hotels, retail, expanded marina, new bike path, rail; closure of Tidelands Avenue btwn Bay Marina Dr & 32nd St, and 28th St btwn Quay Ave & Tidelands Ave. (FEIR includes all details.)

This is to advise that the San Diego Unified Port District (SDUPD) has approved the above ([] Lead Agency of [] Responsible Agency)

described project on Nov. 16, 2022 and has made the following determinations regarding the above (date) described project.

- 1. The project [] will [] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [] was not adopted for this project.
6. Findings [] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101

Signature (Public Agency): Anna Buzaitis Title: Anna Buzaitis, Program Director

Date: November 16, 2022 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-11/16/2022-0811
STATE CLEARING HOUSE NUMBER (if applicable) 2018121054

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL	DATE 11/16/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO		DOCUMENT NUMBER 2022-NOD-0149
PROJECT TITLE NATIONAL CITY BAYFRONT PROJECTS & PLAN AMENDMENTS		

PROJECT APPLICANT NAME SAN DIEGO UNIFIED PORT DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-686-7263
PROJECT APPLICANT ADDRESS 3165 PACIFIC HIGHWAY	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101
PROJECT APPLICANT (Check appropriate box) <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	3,539.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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 \$ 3,589.25

SIGNATURE X <i>D Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
---------------------------------------	---

Payment Reference #: CHECK# 203334, CHECK# 10476, CHECK# 14910



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

FILED

Nov 16, 2022 02:58 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000924
State Receipt # 37111620220811
Document # 2022-NOD-149

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

NATIONAL CITY BAYFRONT PROJECTS & PLAN AMENDMENTS

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):

<p>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>November 16, 2022</u></p> <p>Posted <u>November 16, 2022</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>

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 753.6.

Applicants/Project Proponents for "National City Bayfront Projects & Plan Amendments" EIR

Applicant 1

Applicant 1: San Diego Unified Port District, Attn: Anna Buzaitis

Address: 3165 Pacific Highway

City/State/Zip: San Diego, CA 92101

Phone: (619) 686-7263

Applicant 2

Applicant 2: City of National City, Attn: Martin Reeder

Address: 1243 National City Boulevard

City/State/Zip: National City, CA 91950

Phone: (619) 336-4313

Applicant 3

Applicant 3: Pasha Automotive Services, Attn: Sophie Silvestri

Address: 1309 Bay Marina Drive

City/State/Zip: National City, CA 91950

Phone: (619) 419-1139

Applicant 4

Applicant 4: GB Capital Holdings, LLC, Attn: Greg Boeh

Address: 3201 Marina Way

City/State/Zip: National City, CA 91950

Phone: (619) 325-9396

San Diego County



Transaction #: 6834231
 Receipt #: 2022498099

Ernest J. Dronenburg, Jr.
 Assessor/Recorder/County Clerk
 1600 Pacific Highway Suite 280
 P. O. Box 121750, San Diego, CA 92112-1750
 Tel (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 11/16/2022
 Cashier Location: SD

Print Date: 11/16/2022 2:59 pm

Payment Summary

Total Fees	\$3,589.25
Total Payments	\$3,589.25
Balance	\$0.00

Payments

CHECK PAYMENT #203334	\$1,794.63
CHECK PAYMENT #10476	\$897.31
CHECK PAYMENT #14910	\$897.31
Total Payments	\$3,589.25

Filing

CEQA - NOD	FILE #: 2022-000924 Date: 11/16/2022 2:58PM Pages: 3
	State Receipt # 37-11/16/2022-0811
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$3,539.25
Total Fees Due:	\$3,589.25

Grand Total - All Documents: \$3,589.25



San Diego County



Transaction #: 8890124
Receipt #: 2026063014

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: 02/18/2026
Cashier Location: SD

Print Date: 02/18/2026 9:15 am

Payment Summary

Total Fees:	\$100.00
Total Payments:	\$100.00
Balance:	\$0.00

Payment	
VITALCHEK PAYMENT	\$100.00
Total Payments	\$100.00
Filings	
CEQA - NOD	FILE #: 2026-000161 Date: 02/18/2026 9:14AM Pages: 8
	State Receipt # 37-02/18/2026-0147
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
CEQA - NOD	FILE #: 2026-000162 Date: 02/18/2026 9:14AM Pages: 5
	State Receipt # 37-02/18/2026-0148
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$100.00