



State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER: 37-03/22/2021-0165
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 03/22/2021
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2021-0165	

PROJECT TITLE  
SEAFOOD MARKET TENANT IMPROVEMENTS BY DRISCOLL MARINA AT SHELTER ISLAND

PROJECT APPLICANT NAME THOMAS DRISCOLL	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-222-4930
PROJECT APPLICANT ADDRESS 4918 NORTH HARBOR DRIVE, SUITE 206	CITY SAN DIEGO	STATE CA
		ZIP CODE 92106

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)	\$3,445.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,480.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MONICA MORALES, Deputy
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Payment Reference #: check #12365



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Mar 22, 2021 01:04 PM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2021-000198  
State Receipt # 37032220210165

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

SEAFOOD MARKET TENANT IMPROVEMENTS BY DRISCOLL MARINA AT  
SHELTER ISLAND

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** March 22, 2021  
**Posted** March 22, 2021 **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

<b>To:</b> <ul style="list-style-type: none"> <li>■ Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814</li> <li>■ San Diego County Recorder/County Clerk 1600 Pacific Highway, Suite 260 San Diego, CA 92101-2480</li> </ul>	<b>From:</b> (Public Agency) San Diego Unified Port District Development Services Department 3165 Pacific Highway San Diego, CA 92101
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**Project Title:** Seafood Market Tenant Improvements by Driscoll Marina at Shelter Island  
**Project Location – Specific:** 4904 North Harbor Drive, Suite 104, San Diego, CA 92106  
**Project location – City:** San Diego  
**Project Location – County:** San Diego

**Description of Nature, Purpose, and Beneficiaries of Project:** *The proposed project would involve tenant improvements for a seafood market by Driscoll Marina (Tenant) in the City of San Diego, California. Work to specifically complete the proposed project would involve the following improvements to approximately 1,868 square feet of existing building space for a seafood market: removal of existing door and window frames, wood-framed wall, interior and exterior finishes, shower stall, and kitchen and washroom appliances; installation of new windows, interior and exterior doors, walls, partitioning, ceiling and floor finishes, restroom facilities, HVAC equipment, kitchen appliances including walk-in refrigerator/freezer/cooler, ice machine, water heater, sinks, cabinets, shelving units, work tables, and sales counters. A new sublease for operation of the seafood market would need to be approved after construction of the proposed improvements. Although the improvements would result in a negligible expansion of use within existing building space, the proposed use of a seafood market would support and be consistent with the existing nearby commercial fishing uses and would not impact their operations. Construction of the proposed project is anticipated to commence at the start of 2021 and would take approximately six (6) months to complete with ongoing modifications and maintenance as needed.*

*Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. Therefore, significant impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, 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)

**Name of Person or Agency Carrying Out Project:** Thomas Driscoll, Managing General Partner, 4918 North Harbor Drive, Suite 206, San Diego, CA 92106; (619) 222-4930

**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), 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 (Replacement or Reconstruction) and Sections 3.a. and 3.b. of the District's Guidelines for Compliance with CEQA because it consists of tenant improvements for operation of a seafood market, 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. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). Sections 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.
  - (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.
  - (4) New and renewed short-term tenancy agreements which do not result in change in the existing use. This exemption does not apply to any new development associated with the activities of the tenant. This exception is also inapplicable if the cumulative impact of continuing the existing use or conditions in the same place, over time, is significant.
  - (5) Minor exterior or interior alterations to incorporate architectural changes.

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: Michael Paul, (619) 686-8112

Signature:  Date: 3-15-21 Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:



San Diego County



Transaction #: 5395132  
Receipt #: 2021185943

Ernest J. Dronenburg, Jr.  
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.com](http://www.sdarcc.com)

Cashier Date: 03/22/2021  
Cashier Location: SD

Print Date: 03/22/2021 1:04 pm

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment	
CHECK PAYMENT #12365	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filings	
CEQA - NOE	FILE #: 2021-000198 Date: 03/22/2021 1:04PM Pages: 3
	State Receipt # 37-03/22/2021-0165
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
COVER LETTER	
<b>Total Fees Due:</b>	<b>\$0.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>