

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: Sublease and Installation of Mobile Office and Storage Trailers and Associated Electrical Equipment by Safe Harbor Marina South Bay, LLC

Project Location – Specific: 604 Marina Parkway, Chula Vista, CA 91901

Project location – City: Chula Vista

Project Location – County: San Diego

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project would involve the installation of three mobile trailers for office space and storage and associated electrical equipment by Safe Harbor Marina South Bay, LLC, and a sublease to Artiss Redmond of R&R Surf (Applicants) in the city of Chula Vista, California. The proposed project components would be installed in the existing parking lot within the Safe Harbor Marina South Bay leasehold. Work to specifically complete the proposed project would involve:

- Installation of two (2) mobile trailers for storage
- Installation of one (1) mobile trailer for office space
- Installation of new electrical infrastructure to support the mobile office and storage trailers
- Installation of a new electrical transformer and panel skid
- Installation of a new electrical underground power box with dimensions 2 ft x 4 ft x 3 ft
- Trenching of approximately 400 ft for electrical conduits in order to bring power from an existing power box to the newly installed power box. The trench would be approximately 18 inches wide and 24 inches deep.
- Backfill all trenched areas with compacted native soil, replace hardscape removed by excavation, and re-stripe the parking lot as needed.

Fourteen (14) existing parking spaces would be occupied by the mobile trailers and associated equipment.

Construction of the proposed project is anticipated to occur in approximately Spring 2023, between the hours of 7:00 am and 3:30 pm Monday through Friday and would take approximately one (1) week to complete. Four (4) parking spaces would be used for staging during the trenching portion of this project to allow the roller and other heavy equipment to stage overnight. A crew of five to six members would be needed to complete this project utilizing equipment such as a roller, skid loader, dump truck, and other hand tools.

The proposed project would also involve a sublease to Artiss Redmond of R&R Surf for the purpose of office administration, rental services, training/use of non-motorized watercraft, storage of watercraft, sales of apparel, sales of watercraft, and rental of watercraft. The sublease would also provide the option to rent and use electrical biking equipment. It is anticipated that the Sublease would have a total term of five (5) years. The proposed sublease would comply with all Chula Vista Bayfront Policies. In the Chula Vista Bayfront Policies, a personal watercraft (PWC) is defined as a motorboat less than sixteen feet in length which uses an inboard motor powering a jet pump as its primary motive power and which is designed to be operation by a person sitting, standing, or kneeling on rather than in the conventional manner of sitting or standing inside the vessel. Use of PWCs would be prohibited in the Chula Vista Bayfront.

PWCs would be prohibited from leaving directly from the Safe Harbor Marina South Bay area. Use of PWCs would be prohibited in Wildlife Habitat Areas. A five (5) mile per hour speed limit would be enforced in all areas south of Sweetwater Channel other than the navigation channels.

PWCs such as electric surf boards and jet boards would be permitted for use outside of the Chula Vista Bayfront, north of Sweetwater Channel in a geo-fenced area that is outside of the federal navigation channel and outside of all wildlife habitat areas. The PWCs that would be permitted for use under this sublease would need to be transported to the designated geo-fenced area on a non-personal watercraft vessel.

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

Name of Person or Agency Carrying Out Project: Artiss Redmond, CEO, Redmond and Redmond Holding Corporation dba R&R Surf, Stand Up Paddle Board, and Kayak Rentals (R&R Surf), 4535 Winona Avenue, San Diego, CA 92115; (619) 254-3783

- 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: 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 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) and Sections 3.c.(2)(3) and 3.d.(7) of the District's Guidelines for Compliance with CEQA because it would involve the installation of small new equipment and facilities and would involve minor trenching which would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. Section 3.c.(2)(3) and 3.d.(7) of the District's CEQA Guidelines are as follows:

- 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:
 - (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.
 - (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:
 - (7) Minor trenching and backfilling where the surface is restored.

Lead Agency Contact Person and Telephone Number: Lillian Mattes, (619) 686-8200

Signature:  **Date:** 07/31/2023 **Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:



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: 37-07/31/2023-0555
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 07/31/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0555	

PROJECT TITLE
 SUBLEASE AND INSTALLATION OF MOBILE OFFICE AND STORAGE TRAILERS AND ASSOCIATED ELECTRICAL EQUIPMENT BY SAFE HARBOR MARINA SOUTH BAY LLC

PROJECT APPLICANT NAME ARTISS REDMOND, REDMOND AND REDMOND HOLDING CORPORATION	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-254-3783
PROJECT APPLICANT ADDRESS 4535 WINONA AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92115

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, JULIE ANN SAN JUAN, Deputy
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Payment Reference #: ORDER#166343583 AUTH#090929



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

FILED
Jul 31, 2023 09:21 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000612
State Receipt # 37073120230555

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

**SUBLEASE AND INSTALLATION OF MOBILE OFFICE AND STORAGE TRAILERS AND
ASSOCIATED ELECTRICAL EQUIPMENT BY SAFE HARBOR MARINA SOUTH BAY, 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 July 31, 2023**
Posted July 31, 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.