



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: 37-01/23/2024-0042
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 01/23/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0042	

PROJECT TITLE
PRO SHOP REMODEL AT SAN DIEGO CONVENTION CENTER

PROJECT APPLICANT NAME STEVEN NOEL, PRINCIPAL, 2N5 STUDIO, INC.,	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-535-7847	
PROJECT APPLICANT ADDRESS 1902 WRIGHT PLACE, SUITE 200	CITY CARLSBAD	STATE CA	ZIP CODE 92010

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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, LIZANA GUZMAN, Deputy
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Payment Reference #: CHECK #300580



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

FILED
Jan 23, 2024 10:37 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000044
State Receipt # 37012320240042

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

PRO SHOP REMODEL AT SAN DIEGO CONVENTION CENTER

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** January 23, 2024
Posted January 23, 2024 **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: Pro Shop Remodel at San Diego Convention Center

Project Location – Specific: 111 West Harbor Drive, 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 remodeling an existing 4,600 square foot space by the San Diego Convention Center Corporation (Tenant) in the city of San Diego, California. The proposed project would improve the existing Pro Shop by creating new office facilities that can accommodate the Tenant's growing office needs. The remodel would include improvements to 460 square feet on the first floor Pro Shop Lobby and 4,178 square feet on the second floor of the West Convention Center building.

Work to specifically complete the proposed project would consist of the following:

Demolition on 1st and 2nd Floors

- Demolish all ductwork
- Demolish all diffusers/grilles
- Demolish existing plumbing supports
- Demolish all associated appurtenances
- Remove all existing piping
- Remove all furniture and equipment
- Leave existing elevator in place

Construction of New Office Spaces on the 2nd Floor

- Install wall partitions/doors to create cubicles, storage areas, conference rooms and reception areas
- Install lighting fixtures and other utilities
- Install ceiling materials/panels
- Install flooring
- Install utilities and mechanical piping
- Install sprinkler hose fittings, air terminal and air ducts
- Install plumbing
- Renovate existing interior restroom and locker room for ADA compliance
- Install urinals, lavatory, kitchen sink and mop-sink in restrooms
- Install electric tank water heater

2nd Floor Sails Pavilion Pump Room

- Remove existing diesel fire pump and replace with a new diesel fire pump of equal size
- Remove and replace existing fire pump controller
- Remove and replace existing jockey pump

Installations on the 2nd Floor Rooftop

- Install heat pump to service open office area and storage
- Install heat pump to service reception, conference rooms and office spaces
- Install rooftop centrifugal downblast exhaust fan
- Conduct minor patch work

Construction of the proposed project is anticipated to occur in approximately early 2024 and would take approximately 4-6 months to complete, with ongoing maintenance as needed. Most of the work would be limited to the interior of the building, except for minimal improvements on the 2nd floor rooftop.

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

Name of Person or Agency Carrying Out Project: Steven Noel, Principal, 2n5 Studio, Inc., 1902 Wright Place, Suite 200, Carlsbad, CA 92010; (760) 535-7847/San Diego, CA 92105; (619) 266-5593

- 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), and New Construction or Conversion of Small Structures (SG § 15303) (Class 3)**
 - 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), and 15303 (New Construction or Conversion of Small Structures) and Sections 3.a.(3), 3.b., and 3.c. of the District's Guidelines for Compliance with CEQA because it would consist of improvements mostly limited to the interior of the Convention Center that would involve no expansion of use beyond that previously existing, would consist of the replacement of existing facilities, and would consist of the construction of small new facilities/structures. Sections 3.a.(3), 3.b., and 3.c. of the District's CEQA Guidelines are as follows:

- 3.a. **Existing Facilities:** 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:** 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:** 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.

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

Signature:  **Date:** 1/22/2024 **Title:** Associate Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:

San Diego County



Transaction #: 7588807
Receipt #: 2024026626

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: 01/23/2024
Cashier Location: SD

Print Date: 01/23/2024 10:37 am

Payment Summary

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

Payment

CHECK PAYMENT #300580 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-000044 Date: 01/23/2024 10:37AM Pages: 3

State Receipt # 37-01/23/2024-0042

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00