



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: 37-05/30/2024-0427
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 05/30/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0427	

PROJECT TITLE
CORK AND BATTER RENOVATION AT SEAPORT VILLAGE

PROJECT APPLICANT NAME FREDDY BRAIDY, 807 SEAPORT LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 818-261-7091
PROJECT APPLICANT ADDRESS 6925 HOLLYWOOD BOULEVARD	CITY LOS ANGELES	STATE CA
		ZIP CODE 90028

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 #: ORDER: 182229041/ AUTH: 023976



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

FILED
May 30, 2024 10:38 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000453
State Receipt # 37053020240427

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

CORK AND BATTER RENOVATION AT SEAPORT VILLAGE

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 <u>May 30, 2024</u>
Posted <u>May 30, 2024</u> 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: Cork and Batter Renovation at Seaport Village

Project Applicant: Freddy Braidy, Manager, 807 Seaport LLC, 6925 Hollywood Boulevard, Los Angeles, CA 90028; (818) 261-7091

Project Location – Specific: 807 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 improvements to an existing restaurant facility by 807 Seaport LLC (Applicant) in the city of San Diego, California. Work to specifically complete the proposed project would consist of interior and exterior improvements to renovate the former Buster’s Beach House to a new restaurant concept, Cork and Batter. Work to specifically complete the proposed project would consist of the following:

- Refinish all interior floor, wall, and ceiling surfaces, including doors and windows.
- Replace existing south facing windows with floor to ceiling windows.
- Install "Juliet" balcony on the ground floor to match second floor including new wrought iron railings to replace existing exterior railings.
- Install four (4) small "Juliet" balconies at existing exterior windows.
- Raise floor heights in "sunken" areas of ground floor to match surrounding elevation.
- Removal of existing non-bearing interior walls.
- Removal of existing millwork/cabinets and bar counters.
- Removal and replacement of existing food service equipment and walk-in cooler/freezer.
- Removal and replacement of mechanical hood and HVAC equipment.
- Install handicap accessible restrooms at ground floor and second floor.
- Install new main entrance on North building façade with code required 48" roof overhang integrated into existing pitched roof structure.
- Extend existing roof slope over "to go" pickup window located adjacent to new main entrance.
- Install exterior signage, including two (2) full size name signs and two (2) small logo signs.
- Add new furniture, fixtures, and equipment (FF&E).
- Install natural gas fire pit at east exterior patio.
- Remove "faux" shutter doors at north building face, match all exterior wall surfaces to existing clapboard siding finish, and paint entire building exterior.
- Replacement of existing landscaping with a tree and plant palette that would be drought-tolerant and/or water wise, and either native or non-invasive plant species. No existing trees on the premises are proposed to be removed.

Construction of the proposed project is anticipated to occur in approximately Fall 2024 and would take approximately ten (10) months to complete with ongoing maintenance as needed. There would be no increase to seating capacity and no change or expansion of existing use due to the proposed project. All exterior signage would be reviewed and approved pursuant to the District’s Tenant Signage Guidelines (updated January 2012 per Clerk Doc No. 513334).

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

- 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 Exemption(s): Existing Facilities (SG § 15301) (Class 1), 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), 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) and Sections 3.a.(3)(5)(11), 3.c., and 3.d.(5) of the District's Guidelines for Compliance with CEQA because it would consist of improvements to an existing restaurant facility that would not involve an expansion of use or change in use, would consist of installation of small new equipment, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. Section 3.a.(3)(5)(11), 3.c., and 3.d.(5) 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.
 - (5) Minor exterior or interior alterations to incorporate architectural changes.
 - (11) Existing on and off-premise signs.

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.

AND/OR

- 3.d. Minor Alterations to Land: 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.

Lead Agency Contact Person and Telephone Number: Justin Huitema, 619-990-5610

Signature:  Date: 5/30/2024 Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:

San Diego County



Transaction #: 7812564
Receipt #: 2024189996

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: 05/30/2024
Cashier Location: SD

Print Date: 05/30/2024 10:39 am

Payment Summary

Total Fees	\$250.00
Total Payments	\$250.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$250.00

Total Payments \$250.00

Filings

CEQA - NOE FILE #: 2024-000449 Date: 05/30/2024 10:38AM Pages: 3
State Receipt # 37-05/30/2024-0423

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2024-000450 Date: 05/30/2024 10:38AM Pages: 3
State Receipt # 37-05/30/2024-0424

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2024-000451 Date: 05/30/2024 10:38AM Pages: 3
State Receipt # 37-05/30/2024-0425

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2024-000452 Date: 05/30/2024 10:38AM Pages: 3
State Receipt # 37-05/30/2024-0426

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

San Diego County

Transaction #: 7812564

Receipt #: 2024189996

CEQA - NOE

FILE #: 2024-000453 Date: 05/30/2024 10:38AM Pages: 3

State Receipt # 37-05/30/2024-0427

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$250.00