



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER

37-07/16/2025-0549

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 07/16/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0549	

PROJECT TITLE
SAN DIEGO MARINE EXCHANGE BUILDING ADDITION AND REMODEL AT SHELTER ISLAND

PROJECT APPLICANT NAME F LELAND HOPE, OWNER/PRINCIPAL, FL HOPE ARCHITECTURE & PLANNING	PROJECT APPLICANT EMAIL		PHONE NUMBER 619-220-7115
PROJECT APPLICANT ADDRESS PO BOX 6029	CITY SAN DIEGO	STATE CA	ZIP CODE 92166

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)	\$4,123 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401 75	\$	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 *Maria Gomez*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, MARIA GOMEZ, Deputy

Payment Reference #:



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jul 16, 2025 10:10 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000599
State Receipt # 37071620250549

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

SAN DIEGO MARINE EXCHANGE BUILDING ADDITION AND REMODEL 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** July 16, 2025
Posted July 16, 2025 **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 San Diego Marine Exchange Building Addition and Remodel at Shelter Island

Project Applicant: F Leland Hope, Owner/Principal, FL Hope Architecture & Planning, PO Box 6029, San Diego, CA 92166, (619) 220-7115

Project Location – Specific 2636 Shelter Island Drive, 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 the partial demolition, addition to, and remodel of the San Diego Marine Exchange building by FL Hope Architecture & Planning (Applicant), as contracted by San Diego Marine Exchange, Inc (Tenant), in the city of San Diego, California. The proposed project would include the demolition of approximately 780 square feet (sf) on the southwest portion of the original building, the addition of approximately 1,444 sf, and the interior remodeling of the existing entry and retail space, as well as the exterior remodeling of the original building.

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

Demolition on 1st Floor

- Demolition of existing Storage 1 area and roof deck above
- Demolition of existing entry deck and accessibility ramp
- Demolition of both exterior stairs on the southwest portion of the building

Addition and Remodel on 1st Floor

- Addition of a two-level lobby with stairwell and elevator access
- Remodel of the existing entry
- Addition of a new entry deck and accessibility ramp
- Rebuild private deck and access stairwell

Addition and Remodel on 2nd Floor

- Addition of approximately 510 sf of retail area
- Remodeling of approximately 551 sf of existing retail area
- Remodeling of approximately 72 sf of building on the west side
- Remodeling of approximately 235 sf of building on the south side
- Addition of a 2nd level deck

Additionally, all exterior shingle siding would be removed and replaced with a stucco finish or exposed existing concrete masonry unit. The proposed project would also include the addition of a public-facing mural on the exterior wall adjacent to the parking lot. The parking lot would remain as is.

Completion of the proposed demolition and additions would result in a net increase to the total square footage by approximately 664 sf, from approximately 14,909 sf to approximately 15,573 sf.

Construction of the proposed project is anticipated to occur in late 2025 and would be carried out in two (2) phases over the course of approximately six (6) months. Phase 1 would consist of the demolition components listed above, followed by the remaining addition and remodeling components in Phase 2. Equipment required to complete the proposed project would include demolition equipment, haul trucks for demolition material, construction equipment, and the potential use of an approximately 30-foot-tall crane. If necessary, the crane would be temporarily used to lift beams as part of the new roof installation. Staging of equipment for the proposed project would be placed within the existing parking lot on the Tenant leasehold, but so that disruption to existing retail operations would be minimized, ensuring operations may safely continue during construction. The proposed project would require a crew of approximately five (5) to ten (10) personnel.

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, impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Applicant 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)

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)**
☐ 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 Section 15301 (Existing Facilities) and Section 3 a of the District's *Guidelines for Compliance with CEQA* because it would involve the partial demolition, addition, and remodeling of an existing structure that would involve negligible expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use. Section 3 a of the District's *CEQA Guidelines* is 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, 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.

While the San Diego Marine Exchange building is more than 45 years old, the project site is not listed on any National, State, or City of San Diego historic registers. Additionally, the District does not identify the San Diego Marine Exchange building as a potentially historic resource in the Port Master Plan Update Project Final Program Environmental Impact Report (SCH #2017031070, UPD #EIR-2017-035, Clerk Document No. 76446), certified by the District on February 28, 2024 (Resolution No. 2024-015).

Furthermore, Shelter Island has historically been a focal point of Tiki Modern-style architecture (also known as Tiki-Polynesian or Atomic Tiki) and locale for Polynesia-inspired popular culture in California during the 1950s and 1960s. Following development in 1953, comprehensive planning and design review later ensured that Shelter Island development would continue to embody this architectural style, including commercial buildings along the causeway portion of Shelter Island Drive, which led to the existing architecture of the San Diego Marine Exchange building to feature components of Tiki Modern-style architecture, including wood paneling throughout the structure. These guidelines requiring development to follow the Tiki Modern-style and South Seas atmosphere were removed as part

of the Final Program Environmental Impact Report for the America's Cup Harbor Redevelopment and Port Master Plan Amendment for Shelter Island Planning District (SCH #2000091043, UPD #83356-EIR-332, Clerk Document No 44566), certified by the District on May 21, 2002 (Resolution No 2002-119) Therefore, the District has determined that there would not be a substantial adverse change to any potentially historic resource

Lead Agency Contact Person and Telephone Number Davin Cox, (619) 686-6293

Signature  **Date** 7/16/2025 **Title** Assistant Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk



San Diego County



Transaction #: 8476572
Receipt #: 2025268719

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: 07/16/2025

Cashier Location: SD

Print Date: 07/16/2025 10:16 am

Payment Summary

Total Fees	\$150.00
Total Payments	\$150.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$150.00

Total Payments \$150.00

Filings

CEQA - NOE FILE #: 2025-000597 Date: 07/16/2025 10:10AM Pages: 3
State Receipt # 37-07/16/2025-0547
Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-000598 Date: 07/16/2025 10:10AM Pages: 3
State Receipt # 37-07/16/2025-0548
Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-000599 Date: 07/16/2025 10:10AM Pages: 4
State Receipt # 37-07/16/2025-0549
Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

Grand Total - All Documents: \$150.00