



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:

37-07/30/2025-0575

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

07/30/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2025-0575

PROJECT TITLE

TIDELANDS USE AND OCCUPANCY PERMIT TO ABM FOR PARKING AND SHUTTLE OPERATIONS AT ELBOW LOT ON HARBOR ISLAND DRIVE

PROJECT APPLICANT NAME

ABM INDUSTRY GROUPS LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-233-2000

PROJECT APPLICANT ADDRESS

1567 FIFTH AVE

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92101

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 ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: VITALCHEK: 206194715/022865



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

FILED
Jul 30, 2025 09:32 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000627
State Receipt # 37073020250575

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

**TIDELANDS USE AND OCCUPANCY PERMIT TO ABM FOR PARKING AND
SHUTTLE OPERATIONS AT ELBOW LOT ON HARBOR ISLAND DRIVE**

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 30, 2025
Posted July 30, 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: Tidelands Use and Occupancy Permit to ABM for Parking and Shuttle Operations at Elbow Lot on Harbor Island Drive

Project Applicant: Adam Kellner, Branch Manager, ABM Industry Groups, LLC, 1567 Fifth Avenue, San Diego, California 92101; 619-233-2000

Project Location – Specific: Harbor Island 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 is a Tidelands Use and Occupancy Permit (TUOP) to ABM Industry Groups, LLC (Tenant) for their use of approximately 277,456 square feet of land area located north-easterly of the neck of Harbor Island Drive and adjacent easterly to 1380 Harbor Island Drive in the City of San Diego, California. Currently, the area proposed for use under this TUOP has been used for parking for Airport employees, authorized agents and contractors since 2021. The area proposed for use under this TUOP would be used only and exclusively for the purpose of a parking lot for park-and-shuttle operations including cruise parking, visitor parking, event parking and general public parking and for no other purpose whatsoever without the prior written consent of the Executive Director of the San Diego Unified Port District in each instance. Tenant would be prohibited from selling or advertising parking with shuttle service to the San Diego Airport. Tenant would utilize the south-easterly entrance off Harbor Island Drive as the public entrance to the parking lot and the north gate located at the north-westerly end of the Premises located directly across from the adjacent hotel at 1380 Harbor Island Drive as the exit for the parking lot shuttle and the public vehicles.

Any future proposed signage would be limited to logo signs at the north and south gates and a directional sign at the north gate that directs vehicles to the south entrance gate. Tenant shall only post rates at the south-easterly entrance gate to the parking lot. No pricing signs would be permitted at the north-westerly gate of the lot or anywhere visible from Harbor Island Drive directly adjacent from the hotel located at 1380 Harbor Island Drive. The Tenant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials. The TUOP may be terminated by Executive Director of District or their duly authorized representative or Tenant as a matter of right and without cause at any time upon the giving of 90 days notice in writing to the other party of such termination.

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: 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.(4) of the District's Guidelines for Compliance with CEQA because it would be for a short-term tenancy agreement that

would involve no 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.(4) 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.
- (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.

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

Signature:  **Date:** 7/30/2025 **Title:** Assistant Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk:



San Diego County



Transaction #: 8498863
Receipt #: 2025288723

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: 07/30/2025

Cashier Location: SD

Print Date: 07/30/2025 9:33 am

Payment Summary

Total Fees	\$100.00
Total Payments	\$100.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT	\$100.00
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Total Payments	\$100.00
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Filings

CEQA - NOE	FILE #: 2025-000626	Date: 07/30/2025 9:32AM	Pages: 3
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State Receipt # 37-07/30/2025-0574

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
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Total Fees Due:	\$50.00
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CEQA - NOE	FILE #: 2025-000627	Date: 07/30/2025 9:32AM	Pages: 3
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State Receipt # 37-07/30/2025-0575

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
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Total Fees Due:	\$50.00
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Grand Total - All Documents:	\$100.00
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