



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

37-10/08/2025-0775

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

10/08/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2025-0775

PROJECT TITLE

PUBLIC ACCESS AND SIGNAGE IMPROVEMENTS BY THE BRIGANTINE INC. AT PORTSIDE PIER

PROJECT APPLICANT NAME

MATT MORTON, DIRECTOR OF DEVELOPMENT, THE  
BRIGANTINE, INC.

PROJECT APPLICANT EMAIL

PHONE NUMBER

858-268-1030

PROJECT APPLICANT ADDRESS

7889 OSTROW STREET

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92106

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 *Steve Sangthai*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference # ORDER#/AUTH 209818471/034281



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

**FILED**  
Oct 08, 2025 08:47 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000852  
State Receipt # 37100820250775

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**

PUBLIC ACCESS AND SIGNAGE IMPROVEMENTS BY THE BRIGANTINE, INC. AT PORTSIDE PIER

**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** October 8, 2025  
**Posted** October 8, 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** Public Access and Signage Improvements by The Brigantine, Inc at Portside Pier

**Project Applicant:** Matt Morton, Director of Development, The Brigantine, Inc , 7889 Ostrow Street, San Diego, CA 92106, (858) 268-1030

**Project Location – Specific** 1360 North 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 signage and facilities improvements by The Brigantine, Inc (Tenant) to enhance public accessibility of the second-level public viewing deck at Portside Pier in the city of San Diego, California. Work to specifically complete the proposed project would include the following:

- Replacement of the sign cabinet faces of the permanent signage currently mounted on the glass basket facing North Harbor Drive
- Removal of the existing "Ketch Grill & Taps" wall sign on the second level and replacement with new "Public Viewing Deck – Open to the Public" wall sign
- Removal of the hostess stand from the public viewing deck
- Installation of an auxiliary service and beverage station adjacent to the existing Dockside bar on the second level

Replacement of the permanent signage would be limited to the installation of new permanent sign cabinet faces on the existing sign cabinets. No new lighting or alteration of the size of the sign cabinets are proposed as part of the project. Replacement of the cabinet faces would update the sign annotating upstairs use to read "Public Access – Public Deck on 2<sup>nd</sup> Level," appropriately identifying the public use, in addition to new Dockside branding, the sign annotating downstairs use would replace the existing Dockside branding with new Portside Coffee & Gelato branding.

The proposed project would also include a new wall sign on the second level to clearly identify public access of the viewing deck and ensure the space is not perceived as a continuation of the restaurant. The proposed wall sign would be approximately 20' long by 42" high, painted along the south-facing wall, and would replace the existing "Ketch Grill & Taps" branding with "Public Viewing Deck – Open to the Public." Additionally, the unpermitted restaurant table services on the second level public viewing deck area would cease in operation.

Installation of the new cabinet sign faces, wall sign, and placement of open seating would clearly identify the public viewing deck to members of the public, and therefore, ensure public accessibility at Portside Pier. The public viewing deck would maintain its existing square footage of approximately 3,711, with tables and benches for up to 108 visitors, as well as the contiguous awning extending over the public viewing deck to provide shade for members of the public.

In addition to the proposed public improvements, the proposed project would include the installation of an auxiliary service and beverage station, adjacent to the existing Dockside bar. The auxiliary station would not create an extension or expansion of the Dockside restaurant or bar, or increase the number of eating establishments/restaurants, as no new seating is proposed, and would only support existing Dockside operations.

to prevent overcrowding around the bar and enhance customer experience. The auxiliary station would remain entirely within the Tenant leasehold area. Placement of the station would result in no interference to the accessibility of, nor would it extend or infringe upon, the public viewing deck.

Completion of the proposed project would result in the appropriate delineation of four (4) eating establishments (three restaurants and a gelato and coffee shop<sup>1</sup>) at Portside Pier, not to exceed the 1,000-seat limitation as allowed in the Portside Pier Development Project Coastal Development Permit (CDP-2017-09).

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 Tenant 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),  
 New Construction or Conversion of Small Structures (SG § 15303)  
 (Class 3), and Accessory Structures (SG § 15311) (Class 11)**  
☐ Statutory Exemption. State code number

**Reason Why Project is Exempt:** The proposed project is determined to be Categorical Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures), and Sections 3 a, 3 c, and 3 i of the District's Guidelines for Compliance with CEQA because it would consist of installing accessory signage and minor improvements to existing facilities to enhance public accessibility 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, and would consist of the installation of small new equipment and facilities in small structures. Sections 3 a, 3 c, and 3 i 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

(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. 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,

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<sup>1</sup> The resultant eating establishments, which their names may be subject to change in the future, would include the following: Dockside, Miguel's Cocina, Brigantine Seafood & Oyster Bar (Brigantine), and Portside Coffee & Gelato. Establishments on the upper level would be limited to Dockside and TopSail (upper level of the Brigantine), and establishments on the lower level would be limited to Miguel's Cocina, Portside Coffee & Gelato, and Brigantine.

parking, on-site roadways, walkways and health and safety devices

AND/OR

3. Accessory Structures Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including

(3) On-premise signs

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

**Signature**  **Date** 10/8/25 **Title** Planner I

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

**Date received for filing at OPR/Clerk**



## San Diego County



Transaction #: 8621725  
Receipt #: 2025389177

**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](http://www.sdarcc.gov)

Cashier Date: 10/08/2025

Cashier Location: SD

Print Date: 10/08/2025 8:48 am

### Payment Summary

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

### Payment

VITALCHEK PAYMENT \$50.00

Total Payments \$50.00

### Filing

CEQA - NOE FILE #: 2025-000852 Date: 10/08/2025 8:47AM Pages: 4

State Receipt # 37-10/08/2025-0775

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00