



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:

37-12/17/2025-1008

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

12/17/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2025-1008

PROJECT TITLE

REMOVAL AND REPLACEMENT OF TREES AT SEAPORT VILLAGE

PROJECT APPLICANT NAME

JULIE NAGY, PROPERTY MANAGER, PROTEA
PROPERTIES

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-701-8298

PROJECT APPLICANT ADDRESS

849 WEST HARBOR DRIVE

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:

☐ Environmental Impact Report (EIR)

\$4,123.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$2,968.75

\$

0.00

☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

0.00

PAYMENT METHOD

☐ Cash

☒ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X *[Signature]*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: AUTH: 010905/ORDER#213033762



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

FILED
Dec 17, 2025 09:14 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001107
State Receipt # 37121720251008

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

REMOVAL AND REPLACEMENT OF TREES 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** December 17, 2025
Posted December 17, 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 Removal and Replacement of Trees at Seaport Village

Project Applicant: Julie Nagy, Property Manager, Protea Properties, 849 West Harbor Drive, San Diego, CA 92101, 619-701-8298

Project Location – Specific 849 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 the removal and replacement of six (6) trees by Protea Properties (Applicant) on behalf of the San Diego Unified Port District (District) in Seaport Village in the city of San Diego, California. The six (6) existing trees require removal due to their roots lifting concrete pavers and/or top weighted limbs prone to breaking. The existing trees consist of three (3) coral trees, two (2) Ficus trees and one (1) bottlebrush tree which would be replaced at a minimum ratio of 1:1, with at least ten (10) drought-tolerant and/or water wise, non-invasive trees to be planted at more suitable locations within the Embarcadero.

The District and/or the District's landscape service providers would remove the trees in approximately late 2025 using a truck, chainsaw, chipper, bucket truck, stump grinder and associated tree removal equipment. The tree removal operations would take approximately three (3) weeks of work to complete. Tree replacement plantings would be completed in approximately mid-2026, with ongoing maintenance as needed, including replacement of the trees within the first five (5) years of planting if they fail. Work hours for approximately two (2) of the trees would include overnight work in order to minimize disturbance to businesses in the area, while the remainder of the trees would be removed from approximately 7:00 am-3:30pm Monday-Friday. Staging for the proposed project would primarily occur on the Market Place cul de sac. Temporary parking stall closures and partial closure of a section of Kettner Boulevard would be required for one (1) Ficus tree removal, which would include traffic control and flagmen for approximately two (2) days of work. As a result of the temporary and partial nature of the street closure, there would be a less than significant impact on traffic. All six (6) of the trees are located adjacent to sidewalk, walkways or promenade and would include a work crew safely redirecting pedestrians around the tree removal site during work.

With tree removal activities, if the bird breeding and nesting season cannot be avoided and removal must occur between February 15 and September 1, a breeding and nesting bird survey would be conducted prior to tree removal activities. If an active nest is located, all work within 500 feet of raptor nests and 300 feet of other nests, or a distance determined to be appropriate by a qualified biologist, would be postponed until such nest is vacated and the juveniles have fledged and when there is no attempt of a second nesting.

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 District would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater.

The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

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

(District) Project Number 2025-136

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) 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 Section 15301 (Existing Facilities) and 15304 (Minor Alterations to Land) and Sections 3 a and 3 d of the District's Guidelines for Compliance with CEQA because it would consist of the removal and replacement of six (6) trees and the associated tree maintenance that would involve no expansion of use beyond that previously existing, would not involve the removal of mature, scenic trees, and would result in no permanent effects on the environment Sections 3 a and 3 d of the District's CEQA Guidelines are 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

AND/OR

- 3 d Minor Alterations to Land (SG § 15304) (Class 4) Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees

The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300 2)

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

Signature  **Date** 12/17/2025 **Title** Planner I

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk



San Diego County



Transaction #: 8796930
Receipt #: 2025485799

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: 12/17/2025

Cashier Location: SD

Print Date: 12/17/2025 9:14 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 #: 2025-001107 Date: 12/17/2025 9:14AM Pages: 3

State Receipt # 37-12/17/2025-1008

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00