



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

37-12/17/2025-1010

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

37-2025-1010

PROJECT TITLE

TIDELANDS USE AND OCCUPANCY PERMIT TO DIXIELINE LUMBER COMPANY AT THE NATIONAL DISTRIBUTION CENTER  
IN NATIONAL CITY

PROJECT APPLICANT NAME

AUDRA LONDON, DIRECT, REAL ESTATE BUILDERS  
FIRST SOURCE

PROJECT APPLICANT EMAIL

PHONE NUMBER

214-880-3521

PROJECT APPLICANT ADDRESS

6031 CONNECTION DRIVE, SUITE 400

CITY

IRVING

STATE

TX

ZIP CODE

75039

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

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 09:33 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-001109  
State Receipt # 37121720251010

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 DIXIELINE LUMBER COMPANY  
AT THE NATIONAL DISTRIBUTION CENTER IN NATIONAL CITY**

**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** Tidelands Use and Occupancy Permit to Dixieline Lumber Company at the National Distribution Center in National City

**Project Applicant:** Audra London, Director, Real Estate Builders First Source, 6031 Connection Drive, Suite 400, Irving, Texas 75039, (214) 880-3521

**Project Location – Specific** 1000-1022 Bay Marina Drive, National City, CA 91950

**Project location – City** National City

**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 ProBuild Company LLC, dba Dixieline Lumber Company (Tenant) for their use of approximately 53,223 square feet (sq ft) of land area located in the city of National City, California. The area proposed for use under this TUOP is currently and proposed to be used only and exclusively for the purpose of product storage and distribution, assembly, milling for trusses and builders' hardware, and support of Tenant's existing lumber operations via waterborne vessels at the National City Marine Terminal and for no other purpose whatsoever without the prior written consent of the Executive Director of District in each instance. 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. No new development, construction, or increase in the size of the property is proposed or authorized as part of the TUOP.

It is anticipated that the TUOP would have a total term of approximately five (5) years. The TUOP may be terminated by the District or Tenant as a matter of right and without cause at any time upon providing eighteen (18) months' 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(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 is a TUOP 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 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 a change in the existing

Tenant Project Number 2025-138

use This exemption does not apply to any new development associated with the activities of the tenant This exemption 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** Kelly Cunningham, (619) 821-1942

**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 #: 8796992  
Receipt #: 2025485849

**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: 12/17/2025

Cashier Location: SD

Print Date: 12/17/2025 9:33 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 #: 2025-001109 Date: 12/17/2025 9:33AM Pages: 3

State Receipt # 37-12/17/2025-1010

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00