



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 37-03/04/2026-0201
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 03/04/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0201	

PROJECT TITLE
 OUTDOOR SKATING FACILITY INSTALLATION BY RINGERS ROLLER RINK AT SEAPORT VILLAGE

PROJECT APPLICANT NAME RINGERS ROLLER RINK	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-255-5666
PROJECT APPLICANT ADDRESS 6060 FEDERAL BLVD.	CITY SAN DIEGO	STATE CA
		ZIP CODE 92114

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)	\$4,227.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	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
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Payment Reference #: VITALCHEK: 216807735/014249



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Mar 04, 2026 09:19 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000219
State Receipt # 37030420260201

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

OUTDOOR SKATING FACILITY INSTALLATION BY RINGERS ROLLER RINK 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** March 4, 2026
Posted March 4, 2026 **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 280
San Diego, CA 92101-2480

From: ■ San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

Project Title: Outdoor Skating Facility Installation by Ringers Roller Rink at Seaport Village

Project Applicant: Nili Goldfarb, CEO, Ringers Roller Rink, 6060 Federal Blvd. San Diego, CA 92114, (619) 255-5666

Project Location – Specific: 821 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 installation of an outdoor skating facility by Ringers Roller Rink in the city of San Diego, California. Work to specifically complete the proposed project would involve the removal of existing concrete, east of Kettner Blvd in Seaport Village, and replacement of the removed concrete, in-kind, with a smooth, leveled concrete surface for the roller rink. Work would also include the installation of canopy shade sails over the concrete rink and a mobile food trailer located within the leasehold. Posts, not to exceed the height of the existing neighboring buildings, would be installed around the perimeter of the concrete rink and overhead canopy sails would be anchored to the posts. The posts would also be used to mount lighting and sound equipment for the rink, where lighting would not exceed 2,700 Kelvin and would be pointed downward, and inward towards the rink. All noise would adhere to the city of San Diego Noise Ordinance. The rink and sails would be accompanied by manufactured steel and acrylic perimeter railings and rink walls as well as a seating area adjacent to the rink.

A 4-inch conduit would be installed underground to connect to the existing underground utilities for rink lighting and speakers and would install new recessed lockable wall mounted panels for outlet and system controls. The mobile food trailer would be located along the exterior eastern wall of the existing retail building and would not block any pedestrian and/or ADA pathways. The proposed project would also include removal and replacement of some existing landscaping with drought-tolerant plants in multiple locations throughout the project area.

To allow for proper ingress and egress to the rink site, an existing ADA ramp would be removed from the western side of the neighboring tenant structure and replaced on the eastern side of the same building. The new ramp would be installed pursuant to all ADA standards and regulations. The proposed project, specifically the removal of the existing ramp, would require a Right of Entry (ROE) to obtain access to the neighboring leasehold.

The proposed project would also include minor improvements to the existing interior retail space adjacent to the proposed roller rink. Work would include interior and exterior painting (including a commissioned mural on the exterior of the retail structure), repairs and replacements of interior electrical components, cleaning, securing, and resealing of existing vents, windows, and doors, removal of shelving, and replacement of existing front and back doors, with no structural changes to the building as a result of these minor repairs and improvements.

Construction of the proposed project is anticipated to occur in Spring 2026 and would take approximately 3 months to complete. The project would also require a new Lease with the Applicant to authorize the proposed use within the designated premises.

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): Replacement or Reconstruction (SG § 15302) (Class 2) and New Construction or Conversion of Small Structures (SG § 15303) (Class 3)**
 - 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 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures) and Sections 3.b. and 3.c. of the District's Guidelines for Compliance with CEQA because the installation of an outdoor skating facility and minor interior improvements to the existing retail structure would consist of the reconstruction of an existing facility, would be located on the same site, would have substantially the same purpose and capacity, would consist of construction and location of new, small structures and installation of small new equipment in small structures, and would consist of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Sections 3.b. and 3.c. of the District's CEQA Guidelines are as follows:

3.b. Replacement or Reconstruction (SG § 15302) (Class 2): Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

AND/OR

3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): 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.

Lead Agency Contact Person and Telephone Number: Kelly Cunningham, (619) 821-1942

Signature:  **Date:** 3/4/26 **Title:** Planner I

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:



San Diego County



Transaction #: 8914454
Receipt #: 2026084201

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: 03/04/2026
Cashier Location: SD

Print Date: 03/04/2026 9:20 am

Payment Summary

Total Fees:	\$250.00
Total Payments:	\$250.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$250.00

Total Payments \$250.00

Filings

CEQA - NOE FILE #: 2026-000215 Date: 03/04/2026 9:19AM Pages: 3
State Receipt # 37-03/04/2026-0197

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000216 Date: 03/04/2026 9:19AM Pages: 3
State Receipt # 37-03/04/2026-0198

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000217 Date: 03/04/2026 9:19AM Pages: 3
State Receipt # 37-03/04/2026-0199

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000218 Date: 03/04/2026 9:19AM Pages: 3
State Receipt # 37-03/04/2026-0200

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE

FILE #: 2026-000219 Date: 03/04/2026 9:19AM Pages: 3

State Receipt # 37-03/04/2026-0201

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$250.00