



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 37-03/11/2026-0223
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 03/11/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0223	

PROJECT TITLE  
 TIDELANDS USE AND OCCUPANCY PERMIT TO CHESAPEAKE FISH COMPANY FOR COMMERCIAL FISH AND SEAFOOD PROCESSING

PROJECT APPLICANT NAME ROGER O'BRIEN, CEO, SANTA MONICA SEAFOOD	PROJECT APPLICANT EMAIL	PHONE NUMBER 714-366-3755
PROJECT APPLICANT ADDRESS 18531 S. BROADWICK ST.	CITY RANCHO DOMINGUEZ	STATE CA
		ZIP CODE 90220

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 <i>Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #. ORDER#/AUTH# 217213044/055997



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

**FILED**  
Mar 11, 2026 09:49 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000244  
State Receipt # 37031120260223

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 CHESAPEAKE FISH COMPANY  
FOR COMMERCIAL FISH AND SEAFOOD PROCESSING**

**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 11, 2026  
**Posted** March 11, 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 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 Chesapeake Fish Company for Commercial Fish and Seafood Processing

**Project Applicant:** Roger O'Brien, CEO, Santa Monica Seafood, 18531 S Broadwick St , Rancho Dominguez, CA 90220, (714) 366-3755

**Project Location – Specific** 535-555 Harbor Lane, 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 Chesapeake Fish Wholesale Corp (Tenant) for their use of approximately 18,335 square feet (sq ft) of building area and approximately 51,684 sq ft of joint-use land and water area, and approximately 842 square feet of joint-use building area in the city of San Diego, California. The building area proposed for use under this TUOP is currently and is proposed to be used only and exclusively for the purpose of commercial fish and seafood processing, storage and packaging, related wholesale business activities, loading and unloading of fish and seafood from trucks and marine vessels, and for no other purpose whatsoever without the prior written consent of the Executive Director of District in each instance. The joint-use land and water area would be used as a loading dock, truck delivery area, and wharf and would be used by the Tenant and other tenants of the Premises. The joint-use area shall be maintained and kept in good repair and condition by the Tenant at their sole cost and expense.

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 tenant shall take every reasonable precaution to prevent foreign material and debris from falling into or otherwise reaching the bay during its operations. Any foreign materials or equipment, buoyant or non-buoyant that reaches the bay shall be removed by the Tenant. 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 ninety (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 is for a short-term tenancy agreement for

commercial fish and seafood processing that would involve no expansion of use beyond that previously existing 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 a change in the existing 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** Betsy Viramontes, (619) 890-0465

Signature Betsy Vira Date 3/11/2026 Title Planner I

- Signed by Lead Agency
- Signed by Applicant

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



San Diego County



Transaction #: 8926179
Receipt #: 2026094612

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: 03/11/2026
Cashier Location: SD

Print Date: 03/11/2026 9:53 am

Payment Summary

Table with 2 columns: Description, Amount. Rows: Total Fees \$300.00, Total Payments \$300.00, Balance \$0.00

Payment

Table with 2 columns: Description, Amount. Rows: VITALCHEK PAYMENT \$300.00, Total Payments \$300.00

Filings

Table with 2 columns: Description, Amount. Rows: CEQA - NOE (FILE #: 2026-000242) \$50.00, Total Fees Due: \$50.00

Table with 2 columns: Description, Amount. Rows: CEQA - NOE (FILE #: 2026-000243) \$50.00, Total Fees Due: \$50.00

Table with 2 columns: Description, Amount. Rows: CEQA - NOE (FILE #: 2026-000244) \$50.00, Total Fees Due: \$50.00

Table with 2 columns: Description, Amount. Rows: CEQA - NOE (FILE #: 2026-000245) \$50.00, Total Fees Due: \$50.00

San Diego County

Transaction #: 8926179

Receipt #: 2026094612

CEQA - NOE

FILE #: 2026-000246 Date: 03/11/2026 9:49AM Pages: 3

State Receipt # 37-03/11/2026-0225

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE

FILE #: 2026-000247 Date: 03/11/2026 9:49AM Pages: 5

State Receipt # 37-03/11/2026-0226

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents:

\$300.00