



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:  
 37-05/21/2026-0447  
 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 05/21/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0447	

PROJECT TITLE  
 TUOP RENEWAL TO O'NEILL WETSUITS LLC FOR WAREHOUSE SPACE AT NATIONAL CITY NATIONAL DISTRIBUTION CENTER

PROJECT APPLICANT NAME O'NEILL WETSUITS, LLC, LORRAINE SENESKY, MATERIAL AND COMPLIANCE MANAGER	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-993-7565
PROJECT APPLICANT ADDRESS 1022 BAY MARINA DRIVE, SUITE 105	CITY NATIONAL CITY	STATE CA
		ZIP CODE 91950

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	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: ORDER # 221138947 AND AUTH # 015519



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
May 21, 2026 09:38 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000483  
State Receipt # 37052120260447

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

**Project Title**

TUOP RENEWAL TO O'NEILL WETSUITS, LLC FOR WAREHOUSE SPACE AT NATIONAL CITY  
NATIONAL DISTRIBUTION CENTER

**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):

Posted: 5/21/26

Filed by: TIFFANI HOOD

Deputy County Clerk

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:** TUOP Renewal to O'Neill Wetsuits, LLC, for Warehouse Space at National City National Distribution Center

**Project Applicant:** Lorraine Senesky, Materials and Compliance Manager, O'Neill Wetsuits, LLC, 1022 Bay Marina Drive, Suite 105, National City, CA 91950; (619) 993-7565

**Project Location – Specific:** 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 renewal of an existing Tidelands Use and Occupancy Permit (TUOP) to O'Neill Wetsuits, LLC (Tenant) for their continued use of approximately 43,930 square feet (sq. ft.) of land area (Premises), use of non-exclusive common areas located within an industrial center commonly known as the National Distribution Center (NDC), and minor in-kind improvements in the city of National City, California. The warehouse space proposed for use under this TUOP is currently and is proposed to be used only and exclusively for the purpose of general storage, distribution, warehouse and repair of wetsuits and related products, and other standard operations. The Tenant's parking is in a joint-use area with other tenants at the NDC.

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 sixty (60) days' notice in writing to the other party of such termination. As a condition of the TUOP renewal, the following improvements would be completed by the Tenant no later than December 31, 2026:

- Replacement of one (1) existing Heating, Ventilation, and Air Conditioning (HVAC) rooftop unit.
- Replacement of one (1) dock roll-up door at the rear warehouse space.
- Replacement of one (1) dock roll-up door at the front warehouse space.
- Upgrade of electrical equipment including a new circuit breaker and dedicated circuit system.

No new use or increase in the size of the Tenant's TUOP area is proposed or authorized as part of this TUOP. The Tenant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the Premises and any common use areas including those regulating stormwater and hazardous materials.

**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 Exemptions: Existing Facilities (SG § 15301) (Class 1) and Replacement or Reconstruction (SG § 15302) (Class 2)**
- Statutory Exemption. State code number:

Tenant Project Number: 2026-051

**Reason Why Project is Exempt:** The proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement and Reconstruction), and Sections 3.a. and 3.b. of the District's *Guidelines for Compliance with CEQA* because it consists of a renewal of an existing TUOP for storage and warehouse purposes, and minor, in-kind improvements including replacement of HVAC, roll up doors and electrical equipment 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 be located on the same site as the structure replaced and would have substantially the same purpose and capacity. Sections 3.a. and 3.b. 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, including but not limited to:
  - (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities.
  - (4) New and renewed short-term tenancy agreements which do not result in change in the existing use. This exemption does not apply to any new development associated with the activities of the tenant. This exception is also inapplicable if the cumulative impact of continuing the existing use or conditions in the same place, over time, is significant.

AND/OR

- 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.
  - (2) Replacement or reconstruction of marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, piles, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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:** Davin Cox, (619) 686-6293

**Signature:**  **Date:** 5/21/2026 **Title:** Planner I

- Signed by Lead Agency
- Signed by Applicant

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



San Diego County



Transaction #: 9039480  
Receipt #: 2026196546

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: 05/21/2026  
Cashier Location: SD

Print Date: 05/21/2026 9:40 am

Payment Summary

Total Fees	\$400.00
Total Payments	\$400.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$400.00

Total Payments \$400.00

Filings

CEQA - NOE FILE #: 2026-000480 Date: 05/21/2026 9:38AM Pages: 3  
 State Receipt # 37-05/21/2026-0444  
 Fees: Fish & Wildlife County Administrative Fee \$50.00  
 Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000481 Date: 05/21/2026 9:38AM Pages: 3  
 State Receipt # 37-05/21/2026-0445  
 Fees: Fish & Wildlife County Administrative Fee \$50.00  
 Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000482 Date: 05/21/2026 9:38AM Pages: 3  
 State Receipt # 37-05/21/2026-0446  
 Fees: Fish & Wildlife County Administrative Fee \$50.00  
 Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000483 Date: 05/21/2026 9:38AM Pages: 3  
 State Receipt # 37-05/21/2026-0447  
 Fees: Fish & Wildlife County Administrative Fee \$50.00  
 Total Fees Due: \$50.00

CEQA - NOE	FILE #: 2026-000484 Date: 05/21/2026 9:38AM	Pages: 3
	State Receipt # 37-05/21/2026-0448	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00

CEQA - NOE	FILE #: 2026-000485 Date: 05/21/2026 9:38AM	Pages: 3
	State Receipt # 37-05/21/2026-0449	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00

CEQA - NOE	FILE #: 2026-000486 Date: 05/21/2026 9:38AM	Pages: 3
	State Receipt # 37-05/21/2026-0450	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00

CEQA - NOE	FILE #: 2026-000487 Date: 05/21/2026 9:38AM	Pages: 4
	State Receipt # 37-05/21/2026-0451	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00

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**Grand Total - All Documents:**

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**\$400.00**