



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

37-08/05/2026-0678

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 08/05/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0678	

PROJECT TITLE

TILELANDS USE AND OCCUPANCY PERMIT TO JLK CREATIVE LLC DBA ART WHEEL FOR OPERATION OF BIKE RENTAL SHOP AT PORTWOOD PIER PIZZA

PROJECT APPLICANT NAME JEFF KIRKEEN, OWNER, JLK CREATIVE, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-920-6864
PROJECT APPLICANT ADDRESS 133 ELDER VENUE	CITY IMPERIAL BEACH	STATE CA
		ZIP CODE 91932

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227 50	\$	0 00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
☐ 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)

☐ 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

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: ORDER#225059793/AUTH#076726



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Aug 05, 2026 09:21 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000733
State Receipt # 37080520260678

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

TILELANDS USE AND OCCUPANCY PERMIT TO JLK CREATIVE, LLC, DBA ART WHEEL FOR
OPERATION OF BIKE RENTAL SHOP AT PORTWOOD PIER PIZZA

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. 8/5/26

Filed by SILVIA LUNA
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 Tidelands Use and Occupancy Permit to JLK Creative, LLC, dba Art Wheel for Operation of Bike Rental Shop at Portwood Pier Plaza

Project Applicant: Jeff Kirkeeng, Owner, JLK Creative, LLC, 133 Elder Venue, Imperial Beach, CA 91932, (619) 920-6864

Project Location – Specific 10 Evergreen Avenue, Suite D, Imperial Beach, CA 91932

Project location – City Imperial Beach

Project Location – County San Diego

Description of Nature, Purpose, and Beneficiaries of Project The proposed project would involve the issuance of a Tidelands Use and Occupancy Permit (TUOP) to JLK Creative, LLC (Applicant) for the continued operation of a bicycle rental shop in Suite D at Portwood Pier Plaza in the city of Imperial Beach, California. The area under the proposed TUOP was previously used for the operation of a bicycle rental shop, including the sale of bicycle accessories and bike repairs, and a secondary use for the sale of fishing gear, surf boards, beach accessories, T-shirts, hats, and other novelty items (Project No. 2024-065). The proposed TUOP would allow the Applicant to assume ownership and operations from the previous tenant and continue operating the site as a bicycle rental shop and gift shop. As such, no new use, development, or construction is proposed or authorized as part of the proposed TUOP, and the Applicant would be required to submit a separate application for any new use, development, or construction for additional review and approval.

The proposed TUOP would allow for use of an approximately 371 square foot interior building area and an approximately 646 square foot joint-use area, and it is anticipated the TUOP would have a total term of approximately five (5) years. The TUOP area is proposed to be used for the continuing operation of a bicycle rental shop, including the sale of bicycle accessories, and a gift shop. The TUOP may be terminated by the District or Applicant without cause at any time upon the giving of thirty (30) 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 Categorical 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 would consist of a new short-term tenancy agreement which 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, including but not limited to

- (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.

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** 8/5/2026 **Title** Planner I

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR/Clerk



San Diego County



Transaction #: 9187698
Receipt #: 2026302111

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: 08/05/2026

Cashier Location: SD

Print Date: 08/05/2026 9:21 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 #: 2026-000733 Date: 08/05/2026 9:21AM Pages: 3

State Receipt # 37-08/05/2026-0678

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00