



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:

37-08/19/2026-0733

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

08/19/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2026-0733

PROJECT TITLE

INSTALLATION OF OUTDOOR AWNING BY RIDA CHULA VISTA LLC AT OLD HICKORY STEAKHOUSE AT GAYLORD PACIFIC  
RESORT & CONVENTION CENTER

PROJECT APPLICANT NAME

IRA MITZNER, AUTHORIZED SIGNATORY, RIDA  
CHULA VISTA, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

713-961-3835

PROJECT APPLICANT ADDRESS

1777 WALKER STREET, SUITE 501

CITY

HOUSTON

STATE

TX

ZIP CODE

77010

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

X

*T. Hood*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: AUTH # 011656 AND ORDER # 225826669



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Aug 19, 2026 04:59 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000790  
State Receipt # 37081920260733

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

**Project Title**

INSTALLATION OF OUTDOOR AWNING BY RIDA CHULA VISTA, LLC AT OLD HICKORY  
STEAKHOUSE AT GAYLORD PACIFIC RESORT & CONVENTION 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: 8/19/20

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:** Installation of Outdoor Awning by RIDA Chula Vista, LLC at Old Hickory Steakhouse at Gaylord Pacific Resort & Convention Center

**Project Applicant:** Ira Mitzner, Authorized Signatory, RIDA Chula Vista, LLC, 1777 Walker Street, Suite 501, Houston, TX 77010; (713) 961-3835

**Project Location – Specific:** 1000 H Street, Chula Vista, CA 91910

**Project location – City:** Chula Vista

**Project Location – County:** San Diego

**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed project would involve the installation of a new outdoor awning over the Old Hickory Steakhouse terrace located at the Gaylord Pacific Resort & Convention Center by RIDA Chula Vista (Applicant) in the city of Chula Vista, California. Work to specifically complete the proposed project would include the installation of a steel post and truss structure and installation of a tensioned fabric cover atop the truss structure. The new awning would cover approximately 2,500 square feet (approximately 74'W x 33'L) of the existing outdoor terrace of the steakhouse, and would have a maximum height of approximately 20 feet. From the higher end adjacent to the exterior walls of the steakhouse, the awning would slope downward to a height of approximately 10 feet at the lower end. Minor accessories to the outdoor awning, including, but not limited to, electric heater(s), string light(s), and motorized roller shades, may be installed throughout the truss structure.

Construction of the new awning would involve the surface installation of the steel post and truss structure that would support the fabric cover. The steel posts would be anchored to the terrace with a steel base plate; there would be no physical connection between the new truss structure and the exterior walls of the existing building. Construction of the proposed project is anticipated to occur in approximately Fall 2026 and would take approximately three (3) months to complete. Equipment required for the proposed project would include a forklift for transporting materials from delivery vehicles to the project site, and mobile scissor lifts for the installation of trusses, electrical lines and equipment, and the fire sprinkler system.

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): Existing Facilities (SG § 15301) (Class 1), New Construction or Conversion of Small Structures (SG § 15303) (Class 3), and Accessory Structures (SG § 15311) (Class 11)**  
☐ Statutory Exemption. State code number:

Tenant Project Number: 2026-105

**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), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures), and Sections 3.a., 3.c., and 3.i. of the District's *Guidelines for Compliance with CEQA* because it would consist of the installation of an accessory structure over an existing outdoor terrace 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. Sections 3.a., 3.c., and 3.i. 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.

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. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

AND/OR

- 3.i. Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities.

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:** 8/19/26 **Title:** Planner I

- ☒ Signed by Lead Agency  
☐ Signed by Applicant

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



# San Diego County



Transaction #: 9221407  
Receipt #: 2026323436

**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: 08/19/2026  
Cashier Location: SD

Print Date: 08/19/2026 5:02 pm

## Payment Summary

|                |          |
|----------------|----------|
| Total Fees     | \$100.00 |
| Total Payments | \$100.00 |
| Balance:       | \$0.00   |

## Payment

|                   |          |
|-------------------|----------|
| VITALCHEK PAYMENT | \$100.00 |
|-------------------|----------|

|                |          |
|----------------|----------|
| Total Payments | \$100.00 |
|----------------|----------|

## Filings

|                                                 |                                                      |
|-------------------------------------------------|------------------------------------------------------|
| CEQA - NOE                                      | FILE #: 2026-000789 Date: 08/19/2026 4:59PM Pages: 3 |
|                                                 | State Receipt # 37-08/19/2026-0732                   |
| Fees: Fish & Wildlife County Administrative Fee | \$50.00                                              |
| Total Fees Due:                                 | \$50.00                                              |

|                                                 |                                                      |
|-------------------------------------------------|------------------------------------------------------|
| CEQA - NOE                                      | FILE #: 2026-000790 Date: 08/19/2026 4:59PM Pages: 3 |
|                                                 | State Receipt # 37-08/19/2026-0733                   |
| Fees: Fish & Wildlife County Administrative Fee | \$50.00                                              |
| Total Fees Due:                                 | \$50.00                                              |

|                              |          |
|------------------------------|----------|
| Grand Total - All Documents: | \$100.00 |
|------------------------------|----------|