



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
May 24, 2023 08:56 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000407  
State Receipt # 37052420230368

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

REPLACEMENT OF DECKING MATERIAL BY BARTELL HOTELS DBA  
SHELTER ISLAND MARINA AT SHELTER ISLAND MARINA

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 May 24, 2023  
Posted May 24, 2023 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.



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-05/24/2023-0368
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 05/24/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0368	

PROJECT TITLE  
 REPLACEMENT OF DECKING MATERIAL BY BARTELL HOTELS DBA SHELTER ISLAND MARINA AT SHELTER ISLAND MARINA

PROJECT APPLICANT NAME JOE RAVITCH, DOCKMASTER, SHELTER ISLAND MARINA	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-223-0301
PROJECT APPLICANT ADDRESS 2071 SHELTER ISLAND DRIVE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92106

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	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>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: 466519

**Notice of Exemption**

**CEQA Guidelines Appendix E**

**To:** ■ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

■ 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:** Replacement of Decking Material by Bartell Hotels dba Shelter Island Marina at Shelter Island Marina  
**Project Location – Specific:** 2071 Shelter Island Drive, San Diego, CA 92106  
**Project location – City:** San Diego  
**Project Location – County:** *San Diego*

**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed project would involve the replacement of decking material by Shelter Island Marina (Applicant) in the city of San Diego, California. The proposed project would involve the replacement in kind of the old wooden dock boards on Docks 100, 200, 400 and 500 at Shelter Island Marina and the replacement in kind of the main walkway connecting those docks with IPE decking boards. IPE is a durable Brazilian hardwood that would match the material of similar replacements the applicant has conducted in previous years.

This project would be completed in two phases:

Phase 1, which would cover Docks 100 and 200, would involve the removal of approximately 15,900 square feet (2,000 linear feet) of wooden boards to be replaced with new IPE decking boards. Phase 1 would also involve the removal of approximately 2,000 linear feet of treated timber such as joists and cribbing to be replaced with IPE materials. New Bluewater Marine cleats would be installed as needed at these dock sites.

Phase 2, which would cover Docks 400 and 500, would involve the removal of approximately 16,100 square feet (2,000 linear feet) of wooden boards to be replaced with new IPE decking boards. Phase 2 would also involve the removal of approximately 2,000 linear feet of treated timber such as joists and cribbing to be replaced with IPE materials. New Bluewater Marine cleats would be installed as needed at these dock sites.

The majority of the materials needed for this project would be stored and staged at the Bluewater Marine facility in Santee until they are needed for construction at the project site. The construction team would bring the materials needed for the day's scope of work with them and store the materials on a small floating asset next to the project work area. Up to two (2) vehicles would be needed each day to complete this work and transport construction materials. These vehicles would park within the existing parking lot within the Applicant's leasehold. Equipment such as hand tools, drills, saws, screw guns, hammers, and pry bars would be utilized to complete this project.

Construction of Phase 1 is anticipated to occur in Spring 2023 and would take approximately forty-five (45) days to complete. Construction of Phase 2 is anticipated to occur in early 2024 and would take approximately forty-five (45) days to complete.

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)*

Name of Person or Agency Carrying Out Project: Joe Ravitch, Dockmaster, Shelter Island Marina, 2071 Shelter Island Drive, San Diego, CA 92106 (619) 223-0301

- 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:

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 15302 (Replacement or Reconstruction) and Section 3.a. and 3.b. of the District's Guidelines for Compliance with CEQA because it would involve no expansion of use beyond that previously existing and would involve the replacement of decking materials at Shelter Island Marina. 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). Section 3.a. and Section 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.

AND/OR

- 3.b. Replacement 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. This exemption includes, but is not limited to:
- (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.

Lead Agency Contact Person and Telephone Number: Abigail Haynam, (619) 686-6381

Signature:  Date: 5/24/2023 Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk: