



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-05/15/2024-0388
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 05/15/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0388	

PROJECT TITLE  
MARINE GROUP BOAT WORKS-ROOFTOP SOLAR PARKING LOT AND FENCE RECONFIGURATION

PROJECT APPLICANT NAME TODD ROBERTS, PRESIDENT, MARINE GROUP BOAT WORKS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-427-6767
PROJECT APPLICANT ADDRESS 997 G STREET	CITY CHULA VISTA	STATE CA
		ZIP CODE 91910

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)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, LIZANA GUZMAN, Deputy
---------------	--

Payment Reference #: AUTH:009731 || ORDER:181457477



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
May 15, 2024 10:18 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000412  
State Receipt # 37051520240388

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

MARINE GROUP BOAT WORKS- ROOFTOP SOLAR, PARKING LOT, AND FENCE  
RECONFIGURATION

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 15, 2024  
**Posted** May 15, 2024 **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:** Marine Group Boat Works- Rooftop Solar, Parking Lot, and Fence Reconfiguration  
**Project Applicant:** Todd Roberts, President, Marine Group Boat Works, LLC, 997 G Street, Chula Vista, CA 91910; (619) 427-6767)  
**Project Location – Specific:** 997 G 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 is for the existing shipyard and boat repair facility Marine Group Boat Works, LLC to support sustainability initiatives of clean energy and water, with the incorporation of rooftop solar panels, and a stormwater biofiltration system for the proposed ADA compliant parking lot reconfiguration. The project includes new rooftop solar panels, associated electrical upgrades, reconfiguration of the existing parking lot, replacement of the existing perimeter fence, relocation of the automated access gates, and the removal of 15 perimeter eucalyptus trees, along with associated landscaping to effectively adjoin the adjacent Chula Vista Bay Front bike path/G Street realignment project. The tenant leasehold boundaries are not expanding, nor is there any expansion of use associated with the proposed project. The project elements are generally described below:

Rooftop Solar:

The installation of 889 (535W) photovoltaic modules to be located flush on the rooftops of the three existing onsite buildings (Main Office, Weld Building, and Fabrication building). Based on the results of required structural calculations, the existing buildings may require structural retrofitting and reroofing.

Associated Electrical Upgrades:

Relocation and replacement of the existing SDG&E electrical meter and transformer from the center of the shipyard to outside the proposed new security perimeter steel fence in an above ground box with a concrete pad, adjacent to Gate 2, along G Street, within the existing tenant leasehold boundary in compliance with SDG&E requirements. There will also be replacement of four shore power maritime transformer boxes on the northwest side of the shipyard. There will also be approximately 1,600 linear feet of three foot wide trenching inside the existing shipyard for the installation of new underground electrical conduits, to support the installation of the proposed rooftop solar panels. There will be installation of required external electrical fire shut off switches for all three buildings and the installation of all new electrical meters, switchboards, transformers and associated electrical equipment.

Parking Lot Reconfiguration:

The existing 41,784 square foot parking lot consists of a total of 93 parking spaces, which includes four ADA spaces. The proposed parking lot reconfiguration increases the parking lot size by 5,900 square feet within the existing leasehold area, with the addition of 22 additional off-street parking. The new parking lot configuration will feature a total of 115 parking spaces, with four of those spaces as ADA spaces, and one of the parking spaces designed for a van ADA space. Furthermore, 11 of the parking spaces have EV charging stations. The new parking lot configuration will allow for the new driveway access changes, with the removal of gate 1, and the implementation of 90 degree parking with two-way drive aisle access throughout. The new asphalt will have a minimum of six inches of depth and require four cubic yards of cut, 69 cubic yards of fill (65 cubic yards of import).

The project requires a District approved SWPPP for the increase of impervious surfaces. The installation of a stormwater modular wetland biofiltration system is a required component of this parking lot reconfiguration.

Tree & Landscape Removal:

5,900 square feet of existing pervious landscaping will be removed to adjoin the separate G Street realignment project, that is associated with the Chula Vista Bayfront redevelopment. The project includes the removal of 15 mature Eucalyptus trees. Includes the removal of an existing ground mounted metal sign, along with the removal of the associated irrigation and electrical lines.

The following project features shall apply:

1. One week prior to any tree removal between the breeding and bird nesting calendar dates of February 15<sup>th</sup> and September 1<sup>st</sup>, Development Services with the Port of San Diego shall receive, review and subsequently approve a nesting bird survey prepared by a qualified biologist or ornithologist. The survey shall include the trees to be removed and indicate any breeding behavior and/or nests. If an active nest is located, all work within 500 feet of the nest shall be postponed until such nest is vacated and the juveniles have fledged and when there is no attempt of a second nesting.

Security Perimeter Fence:

Removal of existing perimeter security fence and installation of the proposed 1,200 foot long perimeter security fence which will run along the southern tenant boundary line, except where required above ground utilities are located. It is estimated 400 cubic yards of trenching will be required to install the concrete footings.

**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 New Construction or Conversion of Small Structures (SG § 15303) (Class 3)**
  - 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 15303 (New Construction or Conversion of Small Structures), and Section 3.a.(3) and 3.c.(2) of the District's Guidelines for Compliance with CEQA because the proposed project is not an expansion of the existing use of a boat repair and shipyard facility. In addition, the proposed project would involve improvements that are small in nature and support sustainable initiatives for the existing site. Sections 3.a.(3) and 3.c.(2) 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:
  - (3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment.

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.

**Lead Agency Contact Person and Telephone Number:** Justin Huitema, (619) 990-5610

**Signature:**  **Date:** 5/15/2024 **Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

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

San Diego County



Transaction #: 7792076  
 Receipt #: 2024171789

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: 05/15/2024  
 Cashier Location: SD

Print Date: 05/15/2024 10:20 am

Payment Summary

Total Fees:	\$200.00
Total Payments:	\$200.00
Balance:	\$0.00

Payment		
VITALCHEK PAYMENT		\$200.00
<b>Total Payments</b>		<b>\$200.00</b>
Filings		
CEQA - NOE	FILE #: 2024-000412 Date: 05/15/2024 10:18AM Pages: 4 State Receipt # 37-05/15/2024-0388	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>		<b>\$50.00</b>
CEQA - NOE	FILE #: 2024-000413 Date: 05/15/2024 10:18AM Pages: 3 State Receipt # 37-05/15/2024-0389	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>		<b>\$50.00</b>
CEQA - NOE	FILE #: 2024-000414 Date: 05/15/2024 10:18AM Pages: 3 State Receipt # 37-05/15/2024-0390	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>		<b>\$50.00</b>
CEQA - NOE	FILE #: 2024-000415 Date: 05/15/2024 10:18AM Pages: 3 State Receipt # 37-05/15/2024-0391	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>		<b>\$50.00</b>
<b>Grand Total - All Documents:</b>		<b>\$200.00</b>

