



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:
 37-06/20/2024-0488
 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 06/20/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0488	

PROJECT TITLE
 TIDELANDS USE AND OCCUPANCY PERMIT TO IB RENTS LLC FOR OPERATION OF A BIKE RENTAL SHOP AT PORTWOOD PIER PLAZA

PROJECT APPLICANT NAME CADEN EATHERTON, OWNER, IB RENTS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-227-7734
PROJECT APPLICANT ADDRESS 1390 5TH STREET	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:

<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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, LIZANA GUZMAN, Deputy
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Payment Reference #: AUTH: 047627 || ORDER:183387150



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Jun 20, 2024 10:27 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000528
State Receipt # 37062020240488

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

TIDELANDS USE AND OCCUPANCY PERMIT TO IB RENTS, LLC FOR
OPERATION OF A BIKE RENTAL SHOP AT PORTWOOD PIER PLAZA

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** June 20, 2024
Posted June 20, 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: Tidelands Use and Occupancy Permit to IB Rents, LLC for Operation of a Bike Rental Shop at Portwood Pier Plaza

Project Applicant: Caden Eatherton, Owner, IB Rents LLC, 1390 5th Street, Imperial Beach, CA, 91932; 619-227-7734

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 a Tidelands Use and Occupancy Permit (TUOP) to IB Rents, LLC (Applicant) for the operation of a bicycle rental shop in Suite D at Portwood Pier Plaza in the city of Imperial Beach, California. The TUOP would allow for use of an approximately 371 square feet interior building area and an approximately 646 square feet joint-use area, and it is anticipated that the TUOP would have a total term of approximately five (5) years. The area proposed for use under this TUOP is proposed to be used only and exclusively for the operation of a bicycle rental shop, including the sale of bicycle accessories and bike repairs. Secondary use would include sale of fishing gear, surf boards, beach accessories, T-shirts, hats, and other novelty items bearing only the Applicant's business name and/or logo and for no other purpose whatsoever without the prior written consent of the Executive Director of District in each instance. The TUOP may be terminated by Executive Director of District or their duly authorized representative, or Applicant, as a matter of right and without cause at any time upon the giving of thirty (30) days' notice in writing to the other party of such termination.

The proposed project would also involve minor renovations at Suite D. Work to specifically complete the proposed project would involve the following interior improvements: removal of existing non-load bearing walls; replacement of existing plumbing, electrical, HVAC ducting, tile, counters, and sinks; repainting; repair of existing sliding doors; and relocation of existing HVAC thermostat. The only exterior improvement would be limited to the in-kind replacement of signage to match the adjacent C and E units.

Construction of the proposed project is anticipated to occur in Summer 2024 and would take approximately one (1) month to complete.

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)*
- 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 3.a.(3)(4)(11) of the District's Guidelines for Compliance with CEQA because it would involve minor renovations and 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.(3)(4)(11) 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:
- (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.
 - (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.
 - (11) Existing on and off-premise signs.

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

Signature:  **Date:** 6/20/2024 **Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:

San Diego County



Transaction #: 7862336
Receipt #: 2024216161

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: 06/20/2024
Cashier Location: SD

Print Date: 06/20/2024 10:29 am

Payment Summary

Total Fees	\$150.00
Total Payments	\$150.00
Balance:	\$0.00

Payment		
VITALCHEK PAYMENT		\$150.00
Total Payments		\$150.00
Filings		
CEQA - NOE	FILE #: 2024-000526 Date: 06/20/2024 10:27AM Pages: 3 State Receipt # 37-06/20/2024-0486	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00
CEQA - NOE	FILE #: 2024-000527 Date: 06/20/2024 10:27AM Pages: 3 State Receipt # 37-06/20/2024-0487	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00
CEQA - NOE	FILE #: 2024-000528 Date: 06/20/2024 10:27AM Pages: 3 State Receipt # 37-06/20/2024-0488	
Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00
Grand Total - All Documents:		\$150.00