



Notice of Determination

Appendix D

To: [X] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

[X] County Clerk
County of: San Diego
Address: 1600 Pacific Highway, Suite 260
San Diego, CA 92101

From:
Public Agency: San Diego Unified Port District
Address: PO Box 120488
San Diego, CA 92112-0480
Contact: Anna Buzaitis, Program Director
Phone: 619.686.7283

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018121054

Project Title: National City Bayfront Projects & Plan Amendments

Project Applicant: SDUPD; City of National City; Pasha Automotive Services; GB Capital Holdings, LLC

Project Location (include county): West of I-5, National City, County of San Diego

Project Description:

Changes to land and water designations, including incorporation of Balanced Plan, and amendments to Port Master Plan and to City's LCP, GP, Harbor District SAP, and LUC. Also includes: construction and operation of RV park, modular cabins, dry boat storage, hotels, retail, expanded marina, new bike path, rail; closure of Tidelands Avenue btwn Bay Marina Dr & 32nd St, and 28th St btwn Quay Ave & Tidelands Ave. (FEIR includes all details.)

This is to advise that the San Diego Unified Port District (SDUPD) has approved the above (X Lead Agency or Responsible Agency)

described project on Nov. 16, 2022 and has made the following determinations regarding the above (date) described project.

- 1. The project [X will] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X were] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X was] adopted for this project.
5. A statement of Overriding Considerations [X was] adopted for this project.
6. Findings [X were] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101

Signature (Public Agency): Anna Buzaitis Title: Anna Buzaitis, Program Director

Date: November 16, 2022 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-11/16/2022-0811
STATE CLEARING HOUSE NUMBER (If applicable) 2018121054

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL	DATE 11/16/2022
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0149
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PROJECT TITLE  
NATIONAL CITY BAYFRONT PROJECTS & PLAN AMENDMENTS

PROJECT APPLICANT NAME SAN DIEGO UNIFIED PORT DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-686-7263
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PROJECT APPLICANT ADDRESS 3165 PACIFIC HIGHWAY	CITY SAN DIEGO	STATE CA	ZIP CODE 92101
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PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	3,539.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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    \$    3,589.25

SIGNATURE X <i>D Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 203334, CHECK# 10476, CHECK# 14910



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Nov 16, 2022 02:58 PM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2022-000924  
State Receipt # 37111620220811  
Document # 2022-NOD-149

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

NATIONAL CITY BAYFRONT PROJECTS & PLAN AMENDMENTS

**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** November 16, 2022  
**Posted** November 16, 2022 **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.

**Applicants/Project Proponents for "National City Bayfront Projects & Plan Amendments" EIR**

**Applicant 1**

*Applicant 1:* San Diego Unified Port District, Attn: Anna Buzaitis

*Address:* 3165 Pacific Highway

*City/State/Zip:* San Diego, CA 92101

*Phone:* (619) 686-7263

**Applicant 2**

*Applicant 2:* City of National City, Attn: Martin Reeder

*Address:* 1243 National City Boulevard

*City/State/Zip:* National City, CA 91950

*Phone:* (619) 336-4313

**Applicant 3**

*Applicant 3:* Pasha Automotive Services, Attn: Sophie Silvestri

*Address:* 1309 Bay Marina Drive

*City/State/Zip:* National City, CA 91950

*Phone:* (619) 419-1139

**Applicant 4**

*Applicant 4:* GB Capital Holdings, LLC, Attn: Greg Boeh

*Address:* 3201 Marina Way

*City/State/Zip:* National City, CA 91950

*Phone:* (619) 325-9396

San Diego County



Transaction #: 6834231  
Receipt #: 2022498099

Ernest J. Dronenburg, Jr.  
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.com](http://www.sdarcc.com)

Cashier Date: 11/16/2022  
Cashier Location: SD

Print Date: 11/16/2022 2:59 pm

Payment Summary

Total Fees	\$3,589.25
Total Payments	\$3,589.25
Balance:	\$0.00

Payments

CHECK PAYMENT #203334	\$1,794.63
CHECK PAYMENT #10476	\$897.31
CHECK PAYMENT #14910	\$897.31
<b>Total Payments</b>	<b>\$3,589.25</b>

Filing

CEQA - NOD	FILE #: 2022-000924 Date: 11/16/2022 2:58PM Pages: 3
	State Receipt # 37-11/16/2022-0811
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$3,539.25
<b>Total Fees Due:</b>	<b>\$3,589.25</b>
<b>Grand Total - All Documents:</b>	<b>\$3,589.25</b>