



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 37-05/23/2025-0384
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL	DATE 05/23/2025
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0384
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PROJECT TITLE  
 SITE ACCESS FOR PHASE II SUBSURFACE INVESTIGATION BY PARTNER ESI AT MARINE GROUP BOAT WORKS FACILITY AND ON DISTRICT TIDELANDS

PROJECT APPLICANT NAME MARINE GROUP BOAT WORKS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-427-6767
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PROJECT APPLICANT ADDRESS 997 G STREET	CITY CHULA VISTA	STATE CA	ZIP CODE 91910
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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 type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	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, ELVA STOPKE, Deputy
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Payment Reference #: VITALCHEK: 202453535/092454



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

**FILED**  
May 23, 2025 09:15 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000427  
State Receipt # 37052320250384

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

**SITE ACCESS FOR PHASE II SUBSURFACE INVESTIGATION BY PARTNER ESI  
AT MARINE GROUP BOAT WORKS FACILITY AND ON DISTRICT TIDELANDS**

**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 23, 2025  
**Posted** May 23, 2025 **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:** Site Access for Phase II Subsurface Investigation by Partner ESI at Marine Group Boat Works Facility and on District Tidelands

**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 would allow for a Phase II Subsurface Investigation by Partner Engineering and Science, Inc. (Licensee), as contracted by Marine Group Boat Works, LLC (Tenant), in the city of Chula Vista, California. Activities associated with the investigation would include, but not be limited to, a geophysical survey and sample borings to help evaluate the potential impact of petroleum hydrocarbons, volatile organic compounds (VOCs), PCBs, and/or metals to soil, sediment, groundwater, and/or soil gas as a consequence of a release, or releases, from the on-site activities and known off-site impacts. Additionally, the proposed project would include polycyclic aromatic hydrocarbon (PAH) analysis, as PAHs have been previously identified as a contaminant in the Tenant and surrounding parcels.

Sample borings would be collected to facilitate the collection and analysis of soil, groundwater, and/or soil gas samples, and the collection of one (1) offshore sediment sample. Boring placement is proposed at three (3) primary areas of concern throughout the proposed project site, which would include locations on both the Tenant leasehold and the adjacent marshland on San Diego Unified District (District) property:

- The hazardous material storage area (Tenant leasehold)
- The stormwater ponds/containment area (Tenant leasehold)
- Along the southern and eastern boundary of the property (District Tidelands)

Approximately twelve (12) subsurface borings would be carried out across the locations listed above, which would consist of the following at each respective location:

- Four (4) borings to a depth of up to approximately ten (10) feet below ground surface (bgs)
- Three (3) borings to a depth of up to approximately five (5) feet bgs
- Five (5) borings to a depth of up to approximately five (5) feet bgs

The proposed project is anticipated to occur in Spring 2025 and would take approximately one (1) month to complete. Work to collect the sample borings would take up to two (2) days, and would be performed during the normal work hours of approximately 7:00 a.m. to 5:00 p.m. Boring placement may be modified as necessary. Borings would be drilled using hand tools, such as hand augers, and direct-push technology, such as a truck-mounted drill rig; no additional special equipment would be required for the proposed project. Borings would be backfilled with bentonite to the surface and capped with concrete, asphalt, and/or soil to match the surrounding ground cover.

Sampling procedures would generally conform to the requirements of the SWRCB, the Department of Toxic Substances Control, the San Diego County Department of Environmental Health and Quality (DEHQ), and the

United States Environmental Protection Agency. A completed application and site plan would be submitted for review and approval of the necessary Boring Permit from the DEHQ.

Due to the proposed project's occurrence within the bird breeding and nesting season (February 15-September 15), a nesting bird survey was conducted on May 21, 2025, in which all habitat areas east of the Tenant leasehold were surveyed. Surveyors identified three (3) species transiting the area:

- Song sparrow (*Melospiza melodia*)
- House finch (*Haemorhous mexicanus*)
- Common yellowthroat (*Geothlypis trichas*)

Two (2) common yellowthroat nests were identified in the nearby coyote bush, approximately 60 feet from the easternmost proposed boring location, approximately 100 feet from the northernmost location, and approximately 300 feet from the westernmost. No special status species were seen during the survey. To avoid any impacts on the identified nests, new boring locations shall be selected so there are no nests within 300 feet. If equipment is limited to hand augers, the distance may be reduced following discussions with the District. It is recommended the equipment used at the boring locations east of the Tenant leasehold be limited to hand augers, rather than a truck-mounted drill rig. Additionally, personnel should avoid walking through the dense habitat and stay on the existing footpaths throughout the project site.

The proposed project would also include issuance of a Right of Entry (ROE) to allow the Licensee to enter the project site on the Tenant leasehold, as well as the three (3) locations adjacent to the Tenant leasehold on District Tidelands. The area proposed for use under this ROE would be used by the Licensee and their authorized agent(s) and contractor(s) for the sole purpose of clearing boreholes of utility lines through a geophysical survey, drilling three (3) borings at locations outside of the Tenant leasehold, as well as the ingress and egress in support of these activities. It is anticipated that the ROE would have a total term of approximately one (1) month, or upon completion of the work, whichever occurs earlier. The ROE may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours' written notice to the Licensee of such termination.

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 Licensee 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): Information Collection (SG § 15306) (Class 6)**
  - 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 15306 (Information Collection) and Section 3.f. of the District's *Guidelines for Compliance with CEQA* because it would involve a geophysical survey and sample boring for the purpose of basic data collection and research which would not result in a serious or major disturbance to an environmental resource. Additionally, while no special status species were identified on the project site during the avian survey, project design features have been incorporated to avoid any potential impacts to the avian species identified on the project site. Therefore, there would be no significant impacts or major disturbance to the biological resources on the project site. Section 3.f. of the District's *CEQA Guidelines* is as follows:

- 3.f. Information Collection (SG § 15306) (Class 6): Includes basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance

to an environmental resource. These may be for information gathering purposes, or as part of a study leading to an action which has not yet been approved, adopted or funded.

**Lead Agency Contact Person and Telephone Number:** Michelle Chan, (619) 686-8097

**Signature:**  **Date:** 5/23/2025 **Title:** Assistant Director

- Signed by Lead Agency
- Signed by Applicant

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



San Diego County



Transaction #: 8394871  
Receipt #: 2025195176

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: 05/23/2025  
Cashier Location: SD

Print Date: 05/23/2025 9:15 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000427 Date: 05/23/2025 9:15AM Pages: 4

State Receipt # 37-05/23/2025-0384

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00