



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:  
 37-05/13/2026-0423  
 STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO COUNTY UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL	DATE 05/13/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0423	

PROJECT TITLE  
 TIDELAND USE AND OCCUPANCY PERMIT TO BOLD HORIZON LLC FOR VESSEL MOORING AND PARKING AND MAINTENANCE AMENDMENT

PROJECT APPLICANT NAME BOLD HORIZON LLC DBA ECLIPSE MARINE LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 410-533-3041
PROJECT APPLICANT ADDRESS 620 4H PARK ROAD	CITY QUEENSTOWN	STATE MARYLAND
		ZIP CODE 21568

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)	\$4,227.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00
<hr/>			
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" 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    \$    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: 220701789/013877



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
May 13, 2026 08:47 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000458  
State Receipt # 37051320260423

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

**Project Title**

TIDELAND USE AND OCCUPANCY PERMIT TO BOLD HORIZON, LLC FOR VESSEL MOORING  
AND PARKING AND MAINTENANCE AMENDMENT

**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):

Posted: 5/13/26

Filed by: ELVA STOPKE

Deputy County Clerk

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:** Tideland Use and Occupancy Permit to Bold Horizon, LLC for Vessel Mooring and Parking and Maintenance Amendment

**Project Applicant:** Joan Saint Amour, President, Bold Horizon, LLC dba Eclipse Marine, LLC, 620 4H Park Road, Queenstown, MD 21568; (410) 533-3041

**Project Location – Specific:** Crosby Street Pier, Tenth Avenue Marine Terminal, 623 Switzer Street, San Diego, CA 92101

**Project location – City:** National City

**Project Location – County:** San Diego

**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed project is a Tidelands Use and Occupancy Permit (TUOP) to Bold Horizon, LLC dba Eclipse Marine, LLC (Tenant) for their use of approximately 10,000 square feet (sq. ft.) of water area adjacent to the Crosby Street Pier (Parcel No. 1), approximately 1,000 sq. ft. of land area (Parcel No. 2), approximately 2,657 sq. ft. of electrical conduit (Parcel No. 3), and two (2) parking spaces located at the Tenth Avenue Marine Terminal in the City of San Diego, California. The areas proposed for use under this TUOP were previously and are proposed to be used only for the purpose of mooring, crewing, maintaining and provisioning vessels; parking, equipment storage and using, maintaining, repairing an electrical conduit, and for no other purpose whatsoever without the prior written consent of the Executive Director of District in each instance. The Tenant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials. No new development, construction, or increase in the size of the property is proposed or authorized as part of the TUOP.

It is anticipated that the TUOP would have a term of approximately four (4) years. The TUOP may be terminated by the District or Tenant as a matter of right and without cause at any time upon providing thirty (30) days' notice in writing to the other party of such termination.

**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: 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.(4) of the District's Guidelines for Compliance with CEQA because it consists of the renewal of a TUOP for mooring, parking and electrical conduit, and 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. 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.
- (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.

**Lead Agency Contact Person and Telephone Number:** Betsy Viramontes, 619-896-6409

**Signature:** Betsy Viramontes **Date:** 5/13/26 **Title:** Planner I

- Signed by Lead Agency
- Signed by Applicant

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



San Diego County



Transaction #: 9026214  
Receipt #: 2026184490

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: 05/13/2026  
Cashier Location: SD

Print Date: 05/13/2026 8:48 am

Payment Summary

Total Fees	\$100.00
Total Payments	\$100.00
Balance:	\$0.00

Payment	
VITALCHEK PAYMENT	\$100.00
<b>Total Payments</b>	<b>\$100.00</b>
Filings	
CEQA - NOE	FILE #: 2026-000457 Date: 05/13/2026 8:47AM Pages: 3
	State Receipt # 37-05/13/2026-0422
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
CEQA - NOE	FILE #: 2026-000458 Date: 05/13/2026 8:47AM Pages: 3
	State Receipt # 37-05/13/2026-0423
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
<b>Grand Total - All Documents:</b>	<b>\$100.00</b>