



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:

37-08/27/2026-0744

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 08/27/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0744	

PROJECT TITLE
AMENDMENT TO MARINE GROUP BOAT WORKS ROOFTOP SOLAR PARKING LOT AND FENCE RECONFIGURATION PROJECT FOR
EASEMENT AGREEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY

PROJECT APPLICANT NAME TODD ROBERTS, PRESIDENT, MARINE GROUP BOAT WORKS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-427-6783
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:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ 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, SILVIA LUNA, Deputy

Payment Reference #: AUTH: 038731/ ORDER# 226202863



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Aug 27, 2026 09:03 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000805
State Receipt # 37082720260744

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

AMENDMENT TO MARINE GROUP BOAT WORKS ROOFTOP SOLAR, PARKING LOT, AND FENCE
RECONFIGURATION PROJECT FOR EASEMENT AGREEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY

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. 8/27/26

Filed by SILVIA LUNA

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 753.6.

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 Amendment to Marine Group Boat Works Rooftop Solar, Parking Lot, and Fence Reconfiguration Project for Easement Agreement to San Diego Gas & Electric Company

Project Applicant: Todd Roberts, President, Marine Group Boat Works, LLC, 997 G Street, Chula Vista, CA 91910, (619) 427-6783

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 current project is an Easement Agreement (Agreement) to San Diego Gas & Electric Company (Grantee, SDG&E) for their use of approximately 1,631 square feet (sq ft) of land area in the city of Chula Vista, California, for the installation of a new 12kV-480V transformer, 480V main meter, and underground electrical framework. A Coastal Act Categorical Determination of Exclusion (Project No. 2023-169) was issued previously to Marine Group Boat Works, LLC (Tenant, MGBW), on May 3, 2024, for the Marine Group Boat Works Rooftop Solar, Parking Lot, and Fence Reconfiguration Project¹, which involved the installation of solar panels and associated electrical upgrades, reconfiguration of the on-site parking lot, and a new security perimeter fence surrounding the facility and boatyard. This amendment is necessary to include the issuance of the Agreement to enter certain property outside Tenant leasehold for the installation of a new transformer, main meter, and associated electrical framework as the final component of the previously approved project. The current project would not result in an expansion of the Tenant leasehold boundaries, nor would it result in an expansion of the existing use, but is only in support of sustainability efforts for the existing boatyard use.

The area proposed for use under the Agreement would be used to excavate for, lay, erect, construct, build, install, modify, improve, rebuild, reconstruct, relocate, reconfigure, repair, replace, substitute, change the size of, upgrade, maintain, patrol, inspect, test, operate, use and remove facilities consisting only of conduit installation between existing terminator box, under bike path to new transformer, installation of new transformer and precast concrete pad, conduit installation between new transformer and pad for the transmission and distribution of electricity, together with all fixtures, equipment and appurtenances necessary or convenient for the maintenance, operation and use thereof and for underground communication facilities and underground appurtenances used solely and exclusively for Grantee's internal communications. The Agreement further grants the Grantee the right of ingress and egress to, from, and along said easement area via practical routes across the adjacent District lands.

The new 12kV-480V transformer, 480V main meter, and underground electrical framework would be installed to connect the MGBW facility to an existing SDG&E terminator adjacent to G Street, finalizing the Rooftop Solar, Parking Lot, and Fence Reconfiguration project. Work to specifically complete the proposed project would be carried out in three (3) segments:

- Segment 1: Installation of new conduit under the bike path from the existing terminator box adjacent to G Street to the new transformer.

¹ A Coastal Act Categorical Determination of Exclusion was previously issued by the San Diego Unified Port District on May 3, 2024, for the Marine Group Boat Works Rooftop Solar, Parking Lot, and Fence Reconfiguration Project.

<https://pantheonstorage.blob.core.windows.net/ceqa/2023-169-MGBW-Solar-Parking-Lot-Fence-Reconfiguration-Project.pdf>

- Segment 2 Installation of new precast concrete pad and transformer located between the bike path and MGBW facility
- Segment 3 Installation of new conduit from the new precast concrete pad and transformer to the new main meter gear located within the MGBW leasehold

Work associated with each segment would include the following

- Segment 1 Excavation of an approximately 3-foot-wide trench across the bike path and installation of a single 5-inch conduit from the existing terminator on the south side of the bike path to the new transformer to be installed on the north side of the bike path. The trench would be approximately 20 feet long
- Segment 2 Excavation for and installation of conduit(s) under the new precast concrete pad and transformer
- Segment 3 Shallow trenching of approximately 30 linear feet from the new transformer to the MGBW facility perimeter fence in alignment with the new main meter gear to be installed within the Tenant leasehold. Excavation to the main meter gear would be conducted under the fence into the Tenant leasehold

Construction of the proposed project is anticipated to occur in approximately Fall 2026 and would take approximately two (2) days. Work would be conducted overnight during the work hours of approximately 8:00 p.m. to 6:00 a.m. outside of peak traffic hours in order to minimize impacts to cyclist and pedestrian traffic along the pedestrian and bike path. If daytime work is required, a Traffic Control Plan would be developed and implemented to reroute cyclist and pedestrian traffic safely around the project area. Any areas of disturbance will be stabilized and substantially returned to the conditions as they were prior to disturbance, unless otherwise reviewed and approved by the District.

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 Grantee 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): Existing Facilities (SG § 15301) (Class 1), New Construction or Conversion of Small Structures (SG § 15303) (Class 3), and Minor Alterations to Land (SG § 15304) (Class 4)**
- ☐ 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 Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15304 (Minor Alterations to Land), and Sections 3 a, 3 c, and 3 d, of the District's *Guidelines for Compliance with CEQA* because it would consist of an easement agreement for the installation of a new transformer and electrical framework that would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. Sections 3 a, 3 c, and 3 d 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

- (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

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

- (3) 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

AND/OR

- 3 d Minor Alterations to Land (SG § 15304) (Class 4) Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to

- (7) Minor trenching and backfilling where the surface is restored

The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2)

Lead Agency Contact Person and Telephone Number Davin Cox, (619) 686-6293

Signature  **Date** 8/27/2026 **Title** Planner I

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR/Clerk



San Diego County



Transaction #: 9233153
Receipt #: 2026333998

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: 08/27/2026

Cashier Location: SD

Print Date: 08/27/2026 9:04 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 #: 2026-000805 Date: 08/27/2026 9:03AM Pages: 4

State Receipt # 37-08/27/2026-0744

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00