



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:

37-10/01/2026-0835

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 10/01/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0835	

PROJECT TITLE
TIDELANDS LAND USE AND OCCUPANCY PERMIT TO IQHQ-RADD I LLC FOR VALET ZONE INSTALLATION AT RADD
PUBLIC RIGHT OF WAY

PROJECT APPLICANT NAME IQHQ-RADD I LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-300-7076
PROJECT APPLICANT ADDRESS 674 VILLA DE LA VALLE, SUITE 200	CITY SOLANA BEACH	STATE CA
		ZIP CODE 92075

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, ELVA STOPKE, Deputy

Payment Reference #: VITALCHEK: 227974982/062046



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Oct 01, 2026 09:33 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000902
State Receipt # 37100120260835

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

TIDELANDS LAND USE AND OCCUPANCY PERMIT TO IQHQ-RADD I, LLC FOR VALET ZONE
INSTALLATION AT RADD PUBLIC RIGHT OF WAY

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: 10/1/26

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: Tidelands Land Use and Occupancy Permit to IQHQ-RADD I, LLC for Valet Zone Installation at RaDD Public Right of Way

Project Applicant: Justine Nielsen, SVP Development, IQHQ-RADD I, LLC, 674 Via de la Valle, Suite 200, Solana Beach, CA 92075, (619) 300-7076

Project Location – Specific: 925 Waterfront Place, San Diego, CA 92101

Project location – City: San Diego

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 IQHQ-RaDD I, LLC (Tenant) for their use of roadway area and sidewalk area along North Harbor and West Harbor Drive directly in front of the IQHQ Research and Development District located in the city of San Diego, California.

The areas proposed for use under this TUOP are currently used as three (3) passenger loading zones with a length of 66 linear feet each, and are proposed to be used for the purpose of conducting valet parking services, as well as passenger and commercial loading and unloading, and for no other purpose whatsoever without the prior written consent of the Executive Director of District in each instance. Approximately 1,782 square feet of sidewalk will be used for valet operations, and approximately 1,782 square feet of roadway area will be used for vehicles as needed during operations, both along three sections of curb, totaling approximately 198 linear feet of curb space. These valet locations are proposed within existing passenger loading zones, and visitors may continue to use the loading zone for loading and unloading purposes, as originally planned in these areas. Tenant would place temporary, moveable podiums and A-frame signage during operations. Tenant would adhere to the following conditions:

- Valet service shall not utilize or park vehicles in the metered parking stalls along Harbor Drive or prevent the members of the public from using any metered spaces;
- Valet service shall not demand payment from individuals who park in the metered spaces;
- Valet service shall not place signs, cones or temporary valet booth in the roadways directing the public away from metered parking spaces;
- Valet service shall allow passenger loading and unloading in the valet locations without the need to utilize valet services. Furthermore, the valet service use of the sidewalk space shall not cause an inconvenience to passenger loading and unloading in the valet locations.
- Valet service shall not section off or privatize the public sidewalk space in any way and shall not block the flow of pedestrian traffic on the sidewalk.

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 total term of approximately five (5) 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)

Tenant Project Number: 2026-069

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 Accessory Structures (SG § 15311) (Class 11)**
- ☐ Statutory Exemption. State code number:

Reason Why Project is Exempt: The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's Guidelines for Compliance with CEQA as identified above because it would be for a new short-term tenancy agreement and on-premise signs which 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 and would consist of installation of small new equipment and facilities in small structures. Section 3.a., 3.c., and 3.i. 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.

AND/OR

- 3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 1): 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.

AND/OR

- 3.i. Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to existing facilities

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: Luis Duran, (619) 643-9188

Signature: Luis Duran **Date:** 10/1/2026 **Title:** Senior Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk:



San Diego County



Transaction #: 9285582
Receipt #: 2026381106

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: 10/01/2026
Cashier Location: SD

Print Date: 10/01/2026 9:34 am

Payment Summary

Total Fees:	\$200.00
Total Payments:	\$200.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$200.00

Total Payments \$200.00

Filings

CEQA - NOE FILE #: 2026-000899 Date: 10/01/2026 9:33AM Pages: 3

State Receipt # 37-10/01/2026-0832

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000900 Date: 10/01/2026 9:33AM Pages: 3

State Receipt # 37-10/01/2026-0833

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000901 Date: 10/01/2026 9:33AM Pages: 3

State Receipt # 37-10/01/2026-0834

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000902 Date: 10/01/2026 9:33AM Pages: 3

State Receipt # 37-10/01/2026-0835

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$200.00