

FILED

Ernest J Dronenburg, Jr. Recorder County Clerk

MAY 10 2019

J. Samuela

BY _____
DEPUTY

Notice of Exemption

CEQA Guidelines Appendix E

To: ■ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

From: (Public Agency)
San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

Project Title: *Tidelands Use and Occupancy Permit to Sun Communities for an RV Park at Chula Vista Bayfront*

Project Location – Specific: 460 Sandpiper Way, 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 is a Tidelands Use and Occupancy Permit (TUOP) to Sun Communities Inc., LLC (Tenant) for their use of approximately 578,929 square feet (sq ft) of land area located in the city of Chula Vista, California. The area proposed for use under this TUOP is currently and proposed to be used only and exclusively for the purpose of a 237 stall recreational vehicle park (Chula Vista RV Resort) and the incidental uses of a snack bar, delicatessen, convenience store, meeting room for the park occupants, game room, laundry room, and bicycle and other recreational equipment rentals 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 total 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 sixty (60) days' notice in writing to the other party of such termination.

Name of Public Agency Approving Project: San Diego Unified Port District (SDUPD)

Name of Person or Agency Carrying Out Project: Bill Raffoul, Sun Communities Inc, LLC, 27777 Franklin Road, Suite 200, Southfield, MI 48034; (248) 208-2500

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 Exemptions: 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 and Section 3.a (4) of the District's Guidelines for Compliance with CEQA because it would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impacts due to the continuation of the existing use. Section 3.a. (4) 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, including but not limited to:*

(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: Cameron McLeod, (619) 686-6273

Signature: C. McLeod Date: 5/9/19 Title: Assistant Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk:

Governor's Office of Planning & Research

MAY 16 2019

STATE CLEARINGHOUSE

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on MAY 10 2019

Posted MAY 10 2019 Removed

Returned to agency on

Deputy J. Samuela



State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 2/7/19) Previously DFG 753.5a

RECEIPT NUMBER:

37-2019- 0349

STATE CLEARINGHOUSE NUMBER (If applicable)

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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN DIEGO UNIFIED PORT DISTRICT

LEAD AGENCY EMAIL

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DATE

05/10/2019

COUNTY/STATE AGENCY OF FILING

San Diego County

DOCUMENT NUMBER

2019 - 0349

PROJECT TITLE

TIDELANDS USE AND OCCUPANCY PERMIT TO SUN COMMUNITIES FOR AN RV PARK AT CHULA VISTA BAYFRONT

PROJECT APPLICANT NAME

SUN COMMUNITIES INC., LLC, BILL RAFFOUL

PROJECT APPLICANT EMAIL

--

PHONE NUMBER

248-208-2500

PROJECT APPLICANT ADDRESS

27777 FRANKLIN ROAD, SUITE 200

CITY

SOUTHFIELD

STATE

MI

ZIP CODE

48034

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,271.00

\$

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,354.75

\$

☐ Certified Regulatory Program document (CRP)

\$1,112.00

\$

☐ 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

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other #1350106

TOTAL RECEIVED

\$

\$50.00

SIGNATURE

X *JSAMUELA*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County

JSAMUELA

, Deputy

Governor's Office of Planning & Research

MAY 16 2019

STATE CLEARINGHOUSE





San Diego County



Transaction #: 3754501
Receipt #: 2019205574

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

Cashier Date: 05/10/2019
Cashier Location: SD

Print Date: 05/10/2019 4:29 pm

Governor's Office of Planning & Research

MAY 16 2019

STATE CLEARINGHOUSE

Payment Summary

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

Payment

CHECK PAYMENT \$50.00

Total Payments \$50.00

Miscellaneous Item

FISH & WILDLIFE FEES

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00