



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

FILED
Oct 31, 2025 03:27 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000974
State Receipt # 37103120250885

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

TERMINATION AGREEMENT TO REMOVE EXHIBIT B TO 1983 CORPORATION GRANT DEED BETWEEN OCEAN INDUSTRIES, INC., AND THE CITY OF SAN DIEGO, AND FOR THE FIRST AMENDMENT TO CITY OF SAN DIEGO PERCENTAGE GROUND LEASE BY AND BETWEEN THE CITY OF SAN DIEGO AND SURF SPORTS, LLC

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** October 31, 2025
Posted October 31, 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

TO: X Recorder/County Clerk
P.O. Box 1750, MS-A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
City Planning Department
202 C Street, Floor 5, MS 413
San Diego, CA 92101

X Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT TITLE: Termination Agreement to remove Exhibit B to 1983 Corporation Grant Deed between Ocean Industries, Inc., and the City of San Diego, and for the First Amendment to City of San Diego Percentage Ground Lease by and between the City of San Diego and Surf Sports, LLC

PROJECT LOCATION-SPECIFIC: 14555 El Camino Real, Del Mar, CA 92014. The project is located in the Community Planning Area of Fairbanks Ranch Country Club within Council District 1.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT:

The proposed actions include: (1) a Termination Agreement to remove Exhibit B to 1983 Corporation Grant Deed between Ocean Industries, Inc. (successor by merger to Watt Industries/San Diego, Inc.) and the City of San Diego (City) filed in the Office of the County Recorder of San Diego County as Document Number 382984 on October 24, 1983 ("Termination Agreement") and (2) a First Amendment to City of San Diego Percentage Ground Lease ("First Amendment") by and between the City and Surf Sports, LLC ("Surf"). Removing the 1983 grant deed restrictions does not mean the City will increase the number of large events held on the property each year, as concurrently with the Termination Agreement, the City would approve the First Amendment to the Percentage Ground Lease to remove references to the grant deed in the lease and to add in provisions that would require Surf to continue the same activities and programs that have occurred on the site for decades.

The First Amendment clarifies the definition of what a large event is for both sporting events and non-sporting events and provides a metric by which non-sporting events can be measured and counted against the 40 day limit on large events. This will enable the City to better enforce the limitations on large events going forward. For sporting events, a large event will be defined as any event that uses 75 percent or more of the playing fields. This typically means 18 or more of the 25 playing fields utilized for sporting tournaments; however, in the event a standard sized playing field is broken down into two smaller fields for younger players, it will only count as one field for purposes of calculating the number of fields being used. Adding this clarity through the First Amendment will assist the City with its ongoing lease enforcement efforts.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego Economic Development Department, 1200 Third Avenue, Suite 1700, San Diego, CA 92101. Contact: Mary Carlson, Assistant Deputy Director. Phone: 619-236-6079, E-mail: MMCarlson@sandiego.gov.

EXEMPT STATUS:

- ☐ MINISTERIAL
☐ DECLARED EMERGENCY
☐ EMERGENCY PROJECT
☒ CATEGORICAL EXEMPTION: CEQA Guidelines Sections 15323 (Normal Operations of Facilities for Public Gatherings) and 15301 (Existing Facilities).
☐ STATUTORY EXEMPTION
☐ COMMON SENSE EXEMPTION

REASONS WHY PROJECT IS EXEMPT:

The Environmental Analysis Section of the City Planning Department determined that the proposed Termination Agreement and First Amendment, which will allow for continued operations on City-owned land where the use has existed for over 30 years, is exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15323 (Normal Operations of Facilities for Public Gatherings) which exempts activities that consist of the normal operations of existing facilities for public gatherings for which the facilities were designed, and where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. In addition, the Termination Agreement and First Amendment are also exempt under CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. None of the exceptions to the exemptions found in CEQA Guidelines Section 15300.2 would apply. R-316479

CONTACT PERSON: Rebecca Malone, AICP, Program Manager

TELEPHONE: 619-446-5371
 City of San Diego City Planning Department
 202 C Street, Floor 5, MS 413
 San Diego, CA 92101

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
☒ YES ☐ NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

Rebecca Malone

10/14/2025

Rebecca Malone, AICP, Program Manager, City Planning Department

DATE

CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY. DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
☐ SIGNED BY APPLICANT

Filed by: *Linda Brown*
 Signature

Legislative Recorder
 Title



San Diego County



Transaction #: 8717119
Receipt #: 2025424965

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: 10/31/2025
Cashier Location: SD

Print Date: 10/31/2025 3:28 pm

Payment Summary

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

Payment

CHECK PAYMENT #0002085964 \$50.00

Total Payments \$50.00

Filing

CEQA-NOE FILE #: 2025-000974 Date: 10/31/2025 3:27PM Pages: 3

State Receipt # 37-10/31/2025-0885

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



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:

37-10/31/2025-0885

STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
CITY OF SAN DIEGO CITY PLANNING DEPARTMENT

LEAD AGENCY EMAIL

DATE
10/31/2025

COUNTY/STATE AGENCY OF FILING
SAN DIEGO

DOCUMENT NUMBER
37-2025-0885

PROJECT TITLE
TERMINATION AGREEMENT TO REMOVE EXHIBIT B TO 1983 CORPORATION GRANT DEED BETWEEN OCEAN INDUSTRIES INC. AND THE CITY OF SAN DIEGO AND FOR THE FIRST AMENDMENT TO CITY OF SAN DIEGO PERCENTAGE GROUND LEASE BY AND BETWEEN THE CITY OF SAN DIEGO AND SURF SPORTS, LLC

PROJECT APPLICANT NAME
CITY OF SAN DIEGO ECONOMIC DEVELOPMENT DEPARTMENT

PROJECT APPLICANT EMAIL

PHONE NUMBER
619-236-6079

PROJECT APPLICANT ADDRESS
1200 THIRD AVENUE, SUITE 1700

CITY
SAN DIEGO

STATE
CA

ZIP CODE
92101

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
☐ 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)

☐ 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

T. Hood

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 0002085964