



**CEQA and COASTAL DETERMINATIONS  
and  
NOTICE OF APPROVAL**

Project: Chula Vista Challenge Triathlon  
Location: Chula Vista Bayside Park, 999 Bayside Parkway (G Street), Chula Vista, CA 91910  
Parcel No.: Various  
Project No.: 2016-100a  
Applicant: Tobias Panek, Event Director, KOZ Events, 16805 Highland Valley Road, Ramona, CA 92065; (858) 255-9709  
Date Approved: 7/29/2025

**PROJECT DESCRIPTION**

The proposed project is the annual Chula Vista Challenge (CVC) Triathlon in the city of Chula Vista, California. A Coastal Act Categorical Determination of Exclusion (Project No. 2016-100) was previously issued for the event on July 20, 2016, and the following project description has been updated to reflect the most current logistics of the event.

The District would provide sponsorship in the form of District services for the event, which would consist of various race options, including but not limited to, Duathlons (bicycle and run), Triathlons (swim, bicycle, and run), and Aquabikes (swim and bicycle) of varying distances, Kids Races of varying distances based on age, as well as event celebrations. All race routes would start and finish at Bayside Park. The swim courses would take place in San Diego Bay adjacent to Bayside Park; the cycling and running courses would take place in the vicinity around Bayside Park and Chula Vista Bayfront.

Event staging, including transition areas, vendor booths, and other event entertainment, would be located at Bayside Park. All races would start in the morning and are expected to conclude by approximately 10:30 a.m.; roads closed for the event would also reopen at this time or following the conclusion of the races, whichever occurs earlier. The event would take place during Fall and would have an approximate duration of two (2) days, including set-up and breakdown. The event is anticipated to have an attendance of approximately 650 people annually. Parking would be available to participants at Bayfront Park where shuttle services would offer transport to the race starting location. Access to the boat launching ramp at Bayfront Park would be maintained throughout the duration of the event.

The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

***CATEGORICAL DETERMINATION***

Categorical Exemptions: CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land and CEQA Guidelines Section 15323 (Class 23): Normal Operations of Facilities for Public Gatherings

3.d. Minor Alterations to Land: Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to:

(6) Minor temporary use of land having negligible or no permanent effects on the environment.

AND/OR

Normal Operations of Facilities for Public Gatherings: Consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purpose 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. Facilities included within this exemption include, but are not limited to, racetracks, stadiums, convention centers, auditoriums, amphitheaters, planetariums, swimming pools, and amusement parks.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above because it is a temporary event that would result in no permanent effects on the environment, would not involve the removal of mature, scenic trees, and would consist of the normal operation of existing facilities for public gatherings. 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).

Pursuant to CEQA Guidelines Section 15062, a 35-day statute of limitations for this CEQA exemption shall apply from the date a Notice of Exemption is posted with the San Diego County Clerk, or a 180-day statute of limitations for this CEQA exemption shall apply if no Notice of Exemption is filed.

## **CALIFORNIA COASTAL ACT**

### ***PORT MASTER PLAN CONSISTENCY***

Planning District: 7 - Chula Vista Bayfront (Precise Plan Figure 19)

Land and Water Use Designations: Park/Plaza; Promenade; and Estuary

The portion of the proposed project located within the Coastal Development Permit (CDP) and Coastal Act exclusion authority of the District conforms to the certified Port Master Plan because it is a temporary event consistent with the existing certified Land and Water Use designations. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming uses of the site.

### ***CATEGORICAL DETERMINATION***

Categorical Exclusion: Section 8.d: Minor Alterations to Land

8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but not limited to:

- (5) Minor temporary uses of land and water having negligible or no permanent effects on the environment, including festivals, boating activities, parades, and running or bicycling events.

The portion of the project located within the CDP and Coastal Act exclusion authority of the District is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above because it is a temporary event that would not involve the removal of mature, scenic trees.

Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

For the portion of the proposed project located outside of the District's Coastal Act approval authority, additional approvals may be required from other agencies.

## **CALIFORNIA PUBLIC TRUST DOCTRINE**

The proposed project complies with Section 87.(a)(5) of the Port Act, which allows for the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

SCOTT CHADWICK  
President/CEO

Determination by:

Davin Cox  
Assistant Planner  
Development Services

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ 7/29/2025

Assistant/Deputy General Counsel

Signature: \_\_\_\_\_ Shiraz Tangri  
Date: \_\_\_\_\_ 7/29/2025