

San Diego Unified Port District

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

Project: Tidelands Use and Occupancy Permit to Pasha Automotive Services for Temporary Automobile Storage in Chula Vista
Location(s): North and East of Sandpiper Way, South of G Street, in Chula Vista, CA
Parcel No.(s): 031-026
Project No.: 2017-195
Applicant: Pasha Automotive Services, 1309 Bay Marina Drive, National City, CA 91950
Date Approved: December 7, 2017

Project Description

The proposed project is a Tidelands Use and Occupancy Permit (TUOP) to Pasha Automotive Services (Tenant) for their temporary use of approximately 749,001 square feet of land area located north and east of Sandpiper Way, south of G Street, in the City of Chula Vista, California. The area proposed for use under this TUOP will be used only and exclusively for temporary vehicle storage associated with Pasha's automobile operation at the Port District's National City Marine Terminal (NCMT). The TUOP will commence on January 1, 2018, and terminate on April 30, 2018 for a total term of four months (120 days).

The subject site of this TUOP was previously used for temporary vehicle storage and is paved and surrounded by a chain link fence. Activities allowed by the TUOP will include the temporary storage of automobiles on the site and subsequent transport of the automobiles offsite. No new vessels will call at NCMT as a result of this TUOP because the vehicles requiring temporary storage will be delivered from existing vessels that currently call at NCMT as part of Tenant's current operations. It is anticipated that up to 4,211 vehicles will be stored on the site and subsequently transported offsite over the TUOP's four month term, for an estimated total of up to 1,053 vehicles per month or 35 vehicles per day. The vehicles will be transported to and from the site on trucks, which can each carry nine vehicles. Therefore, up to four trucks per day will be required to transport the vehicles, which will generate approximately eight average daily trips (ADT) during the four-month term. Trucks will travel from the NCMT via Interstate 5 from Civic Center Drive and exit H Street to deliver the automobiles to the temporary storage site. Similarly, trucks transporting the automobiles offsite to their final destinations will travel via Interstate 5 from H Street. No new development, construction, or increase in the size of the property is proposed or authorized as part of this TUOP.

Due to the limited number of truck trips and the temporary nature of the project, no significant impacts related to traffic, air quality, biological resources, noise, or greenhouse gas emissions are anticipated to occur. The project will not have impacts on biological resources as no sensitive vegetation communities exist within the limits of the proposed project site. No new development, construction, or increase in the size of the property is proposed or authorized by the TUOP.

The TUOP may be terminated by the Executive Director of the Port District or their duly authorized representative, or Tenant, as a matter of right and without cause at any time upon the giving of ten (10) days notice in writing to other party of such termination.

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.

CEQA DETERMINATION

Based on the above description, the project is determined to be Categorically Exempt pursuant to CEQA Guidelines Section 15304(e) and Section 3.d of the District's *Guidelines for Compliance with CEQA* because the project is a TUOP for temporary vehicle storage. Section 3.d of the District's CEQA Guidelines is as follows:

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:

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

The Categorical Exemption discussed above is appropriate for the proposed project because it is a TUOP for temporary vehicle storage on a commercial site that would not involve the removal of mature, scenic trees, having negligible or no permanent effects on the environment. Additionally, as further detailed above, the proposed project would not result in any significant impacts related to air quality, biological resources, GHG emissions, noise, or traffic.

The proposed project complies with Section 87(a)(2) of the Port Act, which allows for the all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN

The project site is located in Planning District 7, Chula Vista Bayfront, which is delineated on Precise Plan Map Figure 19 of the certified Port Master Plan. The Port Master Plan land use designation within the limit of the proposed project is Commercial Recreation. The project conforms to the certified Port Master Plan because it is a TUOP for temporary vehicle storage on an existing vacant commercial site; thus, the TUOP will allow for a temporary use consistent with the existing certified land use designations.

CATEGORICAL DETERMINATION

The proposed project consists of a TUOP for temporary vehicle storage on an existing vacant commercial site that will involve negligible expansion of use beyond that previously existing and will not involve the removal of mature, scenic trees. This project is consistent with the existing certified land use designation and is Categorically Excluded under Section 8.d (5) of the *District's Coastal Development Permit Regulations*, as follows:

- 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.


RANDA CONIGLIO
President/CEO

Determination by:

Austin Silva
Associate Planner
Development Services – Real Estate Development

Signature: 
Date: 12-12-17

Deputy General Counsel

Signature: 
Date: 12-11-17