



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

Project: Right of Entry to Holland America for Temporary Parking in the Port Administration Building Annex Parking Lot
Location: 3125 Pacific Highway, San Diego, CA 92101
Parcel No.: 016-064
Project No.: 2021-105
Applicant: Chris Martin, Port Operations, Holland America Group, 450 3rd Ave W, Seattle, WA 98119
Date Approved: Sep 9, 2021

PROJECT DESCRIPTION

The proposed project is a Right of Entry (ROE) to Holland America for temporary use of existing non-public parking spaces in the Port Administration Building Annex Parking Lot located in San Diego, California. The area proposed for use under the ROE would be used only and exclusively for the purpose of temporary parking of 100-150 vehicles 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 or on 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 ROE, and there would be no change to public parking as a result of this project.

It is anticipated that the ROE would have a total term of approximately one (1) month, although parking activities are only anticipated to occur for approximately 6 days. The ROE may be terminated by the District or Permittee as a matter of right and without cause at any time upon providing twenty-four (24) hours' notice in writing to the other party of such termination.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemption: SG §15301, Class 1/Section 3.a: Existing Facilities

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.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it would consist of an ROE for the temporary use of existing non-public parking spaces. 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).

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land and Water Use Designation: Aviation Related Industrial

The proposed project conforms to the certified Port Master Plan because it would consist of an ROE for the temporary use of existing non-public parking spaces consistent with the existing certified Land use designation. 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

The proposed project would consist of an ROE for the temporary use of existing non-public parking spaces. The proposed project does not constitute “development” as defined in Section 30106 of the California Coastal Act, or “new development” pursuant to Section 1.a. of the District’s Coastal Development Permit Regulations. Therefore, issuance of a Coastal Development Permit or categorical exclusion is not required.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(6) of the Port Act, which allows for all visitor-serving 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.

JOE STUYVESANT
President/CEO

Determination by:
Juliette Orozco
Associate Planner
Development Services

Signature: Juliette Orozco
Date: sep 9, 2021

Deputy General Counsel

Signature: Christopher Burt
Date: sep 9, 2021