



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

Project: Chula Vista Marina Lease Extension
Location: 550 Marina Pkwy, Chula Vista, CA 91910
Parcel No.: 032-002
Project No.: 2021-160
Applicant: Kevin Moriarty, Chula Vista Marina, 550 Marina Pkwy, Chula Vista, CA 91910
Date Approved: Dec 29, 2021

PROJECT DESCRIPTION

The proposed project is the extension of an existing Lease to the Chula Vista Marina to continue their use of their existing leasehold as a marina and associated uses located in Chula Vista, California. The area proposed for use under the Lease is currently and will continue to be used only and exclusively for the purpose of a marina and no new development, construction, or increase in the size of the property is proposed or authorized as part of the extension of the Lease. 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.

The following categorical determinations are based on the Lease 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.

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 the extension of an existing Lease for the purpose of continued operations of a marina. 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: Commercial Recreation and Specialized Berthing

The proposed project conforms to the certified Port Master Plan because it would consist of the extension of an existing Lease for the purpose of continued operations of a marina 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

The proposed project would renew an existing real estate agreement. 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: Dec 29, 2021

Deputy General Counsel

Signature: Christopher Burt
Date: Dec 29, 2021