



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

**Project:** Improvements to Landscaping at Tidelands Park by San Diego Unified Port District  
**Location:** Coronado Tidelands Park, 2000 Mullinex Drive, Coronado, CA 92118  
**Parcel No.:** 057-012  
**Project No.:** 2023-031  
**Applicant:** Ken Wallis, Director of Guest Experiences, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101  
**Date Approved:** Mar 22, 2023

**PROJECT DESCRIPTION**

The proposed project would involve landscaping improvements within the turning circle, parking islands, and park entrance at Tidelands Park by the San Diego Unified Port District (District) in the city of Coronado, California. The existing plants are approximately 25 years old and dying due to irrigation system failures. Work to specifically complete the proposed project would involve the removal and replacement of existing landscaping and the removal of old and installation of a new drip irrigation system to manage the proposed landscaping improvements. The following landscaping improvements are proposed at Tidelands Park:

**Landscaping Improvements**

- Excavate and relocate three (3) existing Jacaranda trees to planter bed along Mullinex Drive
- Remove three (3) existing and invasive Brazilian Pepper trees
- Plant one (1) 24" box Norfolk Island Pine tree in the turning circle
- Plant a minimum of four (4) 24" box Silk Floss trees
- Plant a minimum of five (5) 24" box number of Queensland Bottle trees
- Plant four (4) 15-gallon Toyon shrubs
- Remove existing plantings and replant the following species within the turning circle, smaller parking islands, and park entrance: Tasman flax lily, Jerusalem Sage, Red Fairy Duster, Giant False Agave, Libson false sun rose, and Sweet Mangrove

Implementation of the proposed project is anticipated to occur in Spring 2023 and would take approximately six (6) to nine (9) weeks to complete, with ongoing maintenance as needed. It is anticipated that the proposed project would be completed prior to the start of summer. The proposed project would require the temporary use of approximately ten (10) public parking stalls for equipment and project staging. When possible, the temporary closure of parking stalls would be limited to weekdays and restored for public use following completion of work each day. If larger trees are available than the sizes indicated above, the District would plant up to 36" box trees. The proposed number of trees and sizes of the trees are subject to change due to nursery availability. However, a minimum of ten (10) trees would be planted as part of the proposed project. Tree and plant species proposed for replanting shall be drought-tolerant and/or water wise, either native or non-invasive plant species, and would reflect the palette of trees and shrubs which already exist elsewhere on Tidelands.

Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. Therefore, impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the District would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater.

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: SG §15301, Class 1/Section 3.a: Existing Facilities; SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures; and SG §15304, Class 4/Section 3.d: Minor Alterations to Land

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:

(12) Maintenance of existing landscaping, native growth, and water supply reservoirs.

AND/OR

3.b. Replacement or Reconstruction (SG § 15302) (Class 2): Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

AND/OR

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:

(5) New gardening or landscaping.

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. These are appropriate for the proposed project because it would involve landscaping improvements that would involve no expansion of use beyond that previously existing, would consist of the replacement of an existing irrigation structure, and would result in no permanent effects on the environment nor removal of mature, scenic trees. 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: 6 - Coronado Bayfront (Precise Plan Figure 17)

Land Use Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve landscaping improvements 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***

Categorical Exclusions: Section 8.a: Existing Facilities; Section 8.b: Replacement or Reconstruction; and Section 8.d: Minor Alterations to Land

8.a. Existing Facilities: The 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:

(8) Maintenance and control of existing vegetation

AND/OR

8.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure

replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity

AND/OR

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:

- (2) New gardening or landscaping

The proposed project is determined to be Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it would involve a negligible expansion of use beyond that previously existing and the replaced irrigation would have the same purpose and no expansion of capacity, and would result in no permanent effects on the environment nor 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.

**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.

JOE STUYVESANT  
President/CEO

Determination by:  
Lillian Mattes  
Assistant Planner  
Development Services

Signature: Lillian Mattes  
Date: Mar 22, 2023

Deputy/Assistant General Counsel

Signature: Rebecca Harrington  
Date: Mar 22, 2023