



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

Project: Sublease and Installation of Mobile Office and Storage Trailers and Associated Electrical Equipment by Safe Harbor Marina South Bay, LLC
Location: 604 Marina Parkway, Chula Vista, CA 91901
Parcel No.: Various
Project No.: 2023-058
Applicants: Andy Crowe, General Manager, Safe Harbor Marina South Bay LLC, 640 Marina Parkway, Chula Vista, CA 91901
And
Artiss Redmond, CEO, Redmond and Redmond Holding Corporation dba R&R Surf, Stand Up Paddle Board, and Kayak Rentals (R&R Surf), 4535 Winona Avenue, San Diego, CA 92115
Date Approved: 05/10/2023

PROJECT DESCRIPTION

The proposed project would involve the installation of three mobile trailers for office space and storage and associated electrical equipment by Safe Harbor Marina South Bay, LLC, and a sublease to Artiss Redmond of R&R Surf (Applicants) in the city of Chula Vista, California. The proposed project components would be installed in the existing parking lot within the Safe Harbor Marina South Bay leasehold. Work to specifically complete the proposed project would involve:

- Installation of two (2) mobile trailers for storage
- Installation of one (1) mobile trailer for office space
- Installation of new electrical infrastructure to support the mobile office and storage trailers
- Installation of a new electrical transformer and panel skid
- Installation of a new electrical underground power box with dimensions 2 ft x 4 ft x 3 ft
- Trenching of approximately 400 ft for electrical conduits in order to bring power from an existing power box to the newly installed power box. The trench would be approximately 18 inches wide and 24 inches deep.
- Backfill all trenched areas with compacted native soil, replace hardscape removed by excavation, and re-stripe the parking lot as needed.

Fourteen (14) existing parking spaces would be occupied by the mobile trailers and associated equipment.

Construction of the proposed project is anticipated to occur in Spring 2023, between the hours of 7:00 am and 3:30 pm Monday through Friday and would take approximately one (1) week to complete. Four (4) parking spaces would be used for staging during the trenching portion of this project to allow the roller and other heavy equipment to stage overnight. A crew of five to six members would be needed to complete this project utilizing equipment such as a roller, skid loader, dump truck, and other hand tools.

The proposed project would also involve a sublease to Artiss Redmond of R&R Surf for the purpose of office administration, rental services, training/use of non-motorized watercraft, storage of watercraft, sales of apparel, sales of watercraft, and rental of watercraft. The sublease would also provide the option to rent and use electrical biking equipment. It is anticipated that the Sublease would have a total term of five (5) years. The proposed sublease would comply with all Chula Vista Bayfront Policies. In the Chula Vista Bayfront Policies, a personal watercraft (PWC) is defined as a motorboat less than sixteen feet in length which uses an inboard motor powering a jet pump as its primary motive power and which is designed to be operation by a person sitting, standing, or kneeling on rather than in the conventional manner of sitting or standing inside the vessel. Use of PWCs would be prohibited in the Chula Vista Bayfront.

PWCs would be prohibited from leaving directly from the Safe Harbor Marina South Bay area. Use of PWCs would be prohibited in Wildlife Habitat Areas. A five (5) mile per hour speed limit would be enforced in all areas south of Sweetwater Channel other than the navigation channels.

PWCs such as electric surf boards and jet boards would be permitted for use outside of the Chula Vista Bayfront, north of Sweetwater Channel in a geo-fenced area that is outside of the federal navigation channel and outside of all wildlife habitat areas. The PWCs that would be permitted for use under this sublease would need to be transported to the designated geo-fenced area on a non-personal watercraft vessel.

Due to its nature and limited scope, construction of the proposed project and sublease to R&R Surf, Stand Up Paddle Board, and Kayak Rentals 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 Applicants 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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemptions: 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.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.
- (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

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:

- (7) Minor trenching and backfilling where the surface is restored.

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 the installation of small new equipment and facilities and would involve minor trenching which would result in no permanent effects on the environment, and would not involve the 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: 7 - Chula Vista Bayfront (Precise Plan Figure 19)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve installation of mobile office and storage trailers and associated electrical equipment and a sublease for office administration and watercraft use 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.c: New Construction or Conversion of Small Structures and Section 8.d: Minor Alterations to Land

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (2) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction
- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures

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:

- (6) Minor trenching or backfilling where the surface is restored

The proposed project is determined to be Categorically 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 the installation of small new equipment and facilities and would involve minor trenching which would result in no permanent effects on the environment, and 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.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) 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:
Abigail Haynam
Assistant Planner
Development Services

Assistant/Deputy General Counsel

Signature: Abigail Haynam
Date: 05/10/2023

Signature: [Handwritten Signature]
Date: 05/10/2023