



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

Project: Pavement Maintenance at Chula Vista Bayfront Park’s Parking Lot by San Diego Unified Port District  
Location: Chula Vista Bayfront Park, 980 Marina Way, Chula Vista, CA 91910  
Parcel No.: 032-012, 032-014 and 032-000  
Project No.: 2023-155  
Applicant: Noemi Aquino, Capital Project Manager, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92109; (619) 686-8033  
Date Approved: April 3rd, 2024

**PROJECT DESCRIPTION**

The proposed project would involve pavement maintenance in the parking lot of Chula Vista Bayfront Park by the San Diego Unified Port District (District). Work to specifically complete the proposed project would involve phased construction in the following order:

- Parking Lot Segment 1 consists of approximately 144,665 square feet.
- Parking Lot Segment 2 consists of approximately 11,615 square feet.
- Parking Lot Segment 3 consists of approximately 20,130 square feet.
- Marina Way Segment consists of approximately 32,995 square feet.

At Parking Lot Segments 1, 2, and 3, the proposed work would consist of the removal of existing 4” thick parking lot asphalt pavement, recompacting the existing base, and placing a new 4” thick layer of asphalt pavement. Along the Marina Way Segment, the proposed work would consist of the removal of existing 5” thick roadway asphalt pavement, recompacting the existing base, and placing a new 5” thick layer of asphalt pavement. Other work shall include the adjustment of manhole and utility covers, pavement markings, and restriping at all aforementioned locations.

Construction of the proposed project is anticipated to occur in approximately Spring 2024 and would take approximately 90 days to complete, with ongoing maintenance as needed. The boat launch ramp located at Chula Vista Bayfront Park would remain open for public use throughout construction of the proposed project. Portions of the public parking lot would be temporarily closed to complete pavement maintenance and repairs, and construction would be phased to minimize the number of temporarily unavailable public parking spaces (see Exhibit 1). During construction, at least 50% of the total public parking spaces at Chula Vista Bayfront Park would remain open for public use. The District would ensure signage regarding parking lot closures is installed at a minimum of two (2) weeks prior to commencement of construction. As-needed flaggers would be present to ensure public and vehicular access to the park is maintained during construction. The estimated number of truck trips to haul construction debris during construction is approximately seven (7) trips per day for a total of approximately 180 trips.

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: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with the CEQA Section 3.a: Existing Facilities and CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with the CEQA Section 3.d: Minor Alterations to Land

- 3.a. Existing Facilities: 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:
- (8) Existing highways, streets, sidewalks, bicycle and pedestrian trails, and similar facilities, except where the activity will involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building.

AND/OR

- 3.d. Minor Alterations to Land: Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees.

The proposed project is determined to be Categorical 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 consist of pavement maintenance and repairs that would involve no expansion of use beyond that previously existing, 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 Designations: Streets and Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve pavement maintenance and repair consistent with the existing certified land 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***

Categorical Exclusions: Section 8.a: Existing Facilities 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:

- (3) Streets, sidewalks, gutters, bicycle and pedestrian paths, and similar facilities

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.

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 consist of pavement maintenance and repairs that would involve negligible expansion of use beyond that previously existing 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)(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.

RANDA CONIGLIO  
Acting President/CEO

Determination by:  
Lillian Mattes  
Associate Planner  
Development Services







Signature: Lillian Mattes  
Date: 04/04/2024

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri  
Date: 04/04/2024

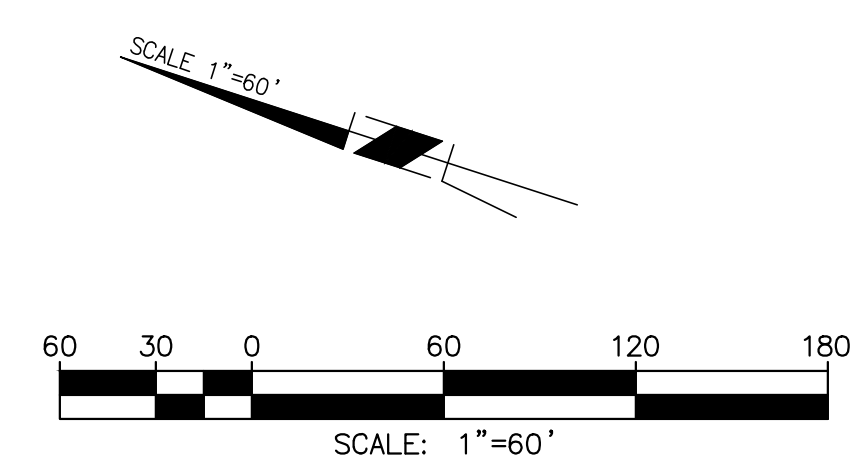
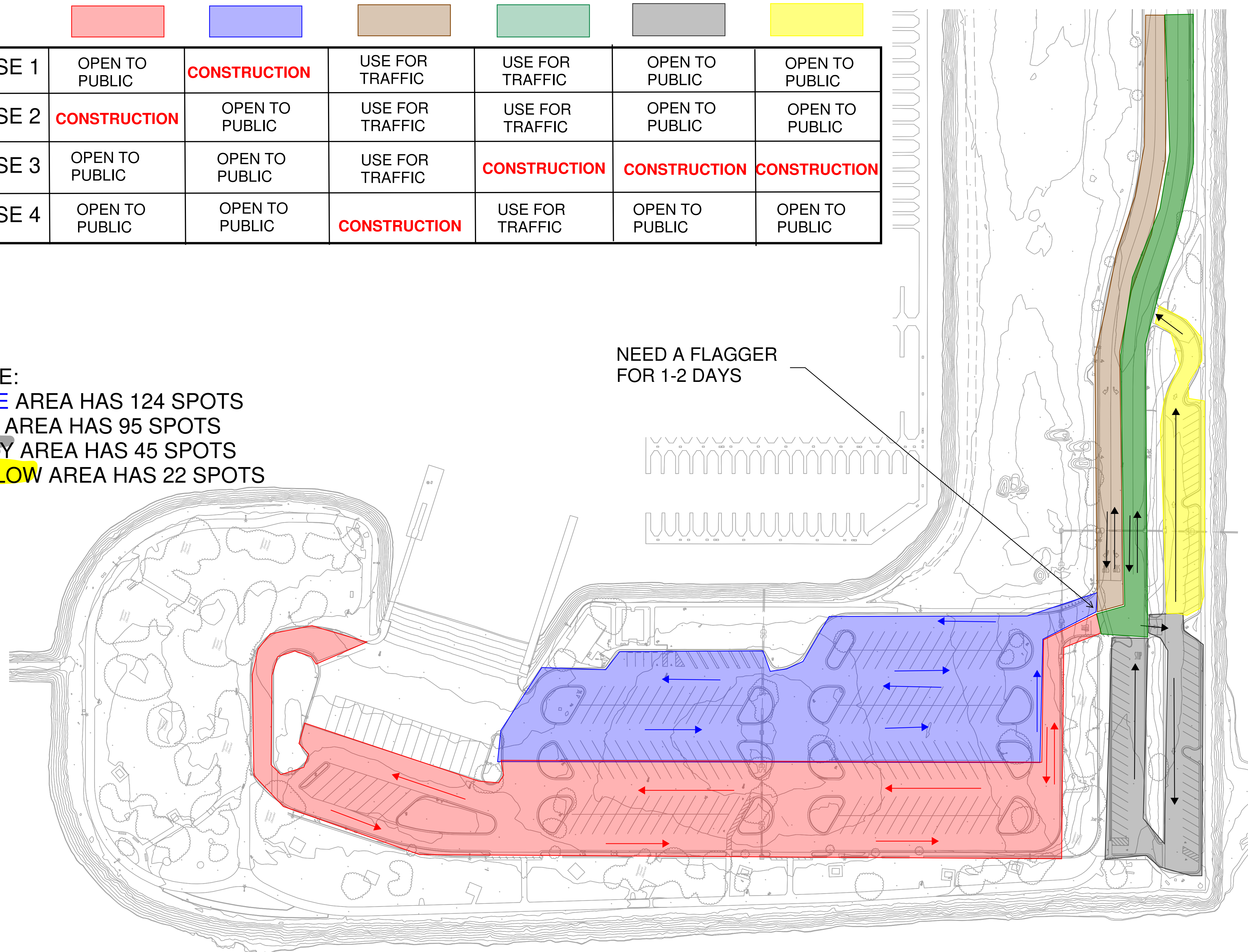
Exhibit(s)

1. Construction Phasing Plan for Pavement Maintenance at Chula Vista Bayfront Park's Parking Lot

						
PHASE 1	OPEN TO PUBLIC	<b>CONSTRUCTION</b>	USE FOR TRAFFIC	USE FOR TRAFFIC	OPEN TO PUBLIC	OPEN TO PUBLIC
PHASE 2	<b>CONSTRUCTION</b>	OPEN TO PUBLIC	USE FOR TRAFFIC	USE FOR TRAFFIC	OPEN TO PUBLIC	OPEN TO PUBLIC
PHASE 3	OPEN TO PUBLIC	OPEN TO PUBLIC	USE FOR TRAFFIC	<b>CONSTRUCTION</b>	<b>CONSTRUCTION</b>	<b>CONSTRUCTION</b>
PHASE 4	OPEN TO PUBLIC	OPEN TO PUBLIC	<b>CONSTRUCTION</b>	USE FOR TRAFFIC	OPEN TO PUBLIC	OPEN TO PUBLIC

NOTE:  
**BLUE** AREA HAS 124 SPOTS  
**RED** AREA HAS 95 SPOTS  
**GRAY** AREA HAS 45 SPOTS  
**YELLOW** AREA HAS 22 SPOTS

NEED A FLAGGER FOR 1-2 DAYS



RECORD DRAWING

REVIEWED BY: \_\_\_\_\_  
 PROJECT-MANAGER/ENGINEER  
 DATE: \_\_\_\_\_

NOTE: THIS DRAWING MAY BE A REDUCED SCALE PRINT OF THE ORIGINAL DRAWING. UTILIZE GRAPHIC SCALES TO VERIFY IF DRAWING IS A REDUCTION, AND ADJUST SCALES ACCORDINGLY TO THE GRAPHIC SCALES SHOWN.

SPEC NO. 2023-14	WBS NO. ME-0100-01
REFERENCES -	
PROJECT ENGINEER -	
CONTRACTOR -	
CONSTRUCTION STARTED -	
CONSTRUCTION COMPLETED -	
COST -	
INSPECTOR -	
REVISIONS	DATE / APPROVED



DESIGNED L.L.	APPROVAL RECOMMENDED
DRAWN J.M.	PROJECT MANAGER
CHECKED J.S.	APPROVED
	ENGINEERING/CONSTRUCTION DEPARTMENT MANAGER

SAN DIEGO UNIFIED PORT DISTRICT	
PAVEMENT MAINTENANCE AT CHULA VISTA BAYFRONT PARK'S PARKING LOT	
KEY MAP	

DATE -
AVENUE NO. KM-2
SHEET 2 OF 12
DRAWING NO. CV-2023-02
REV. -