



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Amendment to Marine Group Boat Works Rooftop Solar, Parking Lot, and Fence Reconfiguration Project for Easement Agreement to San Diego Gas & Electric Company

Location: 997 G Street, Chula Vista, CA 91910

Parcel No.: 031-001 and 031-008

Project No.: 2023-169a

Applicant: Todd Roberts, President, Marine Group Boat Works, LLC, 997 G Street, Chula Vista, CA 91910; (619) 427-6783

Date Approved: 8/20/2026

PROJECT DESCRIPTION

The current project is an Easement Agreement (Agreement) to San Diego Gas & Electric Company (Grantee; SDG&E) for their use of approximately 1,631 square feet (sq ft) of land area in the city of Chula Vista, California, for the installation of a new 12kV-480V transformer, 480V main meter, and underground electrical framework. A Coastal Act Categorical Determination of Exclusion (Project No. 2023-169) was issued previously to Marine Group Boat Works, LLC (Tenant; MGBW), on May 3, 2024, for the Marine Group Boat Works Rooftop Solar, Parking Lot, and Fence Reconfiguration Project¹, which involved the installation of solar panels and associated electrical upgrades, reconfiguration of the on-site parking lot, and a new security perimeter fence surrounding the facility and boatyard. This amendment is necessary to include the issuance of the Agreement to enter certain property outside Tenant leasehold for the installation of a new transformer, main meter, and associated electrical framework as the final component of the previously approved project. The current project would not result in an expansion of the Tenant leasehold boundaries, nor would it result in an expansion of the existing use, but is only in support of sustainability efforts for the existing boatyard use.

The area proposed for use under the Agreement would be used to excavate for, lay, erect, construct, build, install, modify, improve, rebuild, reconstruct, relocate, reconfigure, repair, replace, substitute, change the size of, upgrade, maintain, patrol, inspect, test, operate, use and remove facilities consisting only of conduit installation between existing terminator box, under bike path to new transformer, installation of new transformer and precast concrete pad, conduit installation between new transformer and pad for the transmission and distribution of electricity, together with all fixtures, equipment and appurtenances necessary or convenient for the maintenance, operation and use thereof and for underground communication facilities and underground appurtenances used solely and exclusively for Grantee's internal communications. The Agreement further grants the Grantee the right of ingress and egress to, from, and along said easement area via practical routes across the adjacent District lands.

The new 12kV-480V transformer, 480V main meter, and underground electrical framework would be installed to connect the MGBW facility to an existing SDG&E terminator adjacent to G Street (see Attachment 1), finalizing the Rooftop Solar, Parking Lot, and Fence Reconfiguration project. Work to specifically complete the proposed project would be carried out in three (3) segments:

- Segment 1: Installation of new conduit under the bike path from the existing terminator box adjacent to G Street to the new transformer.
- Segment 2: Installation of new precast concrete pad and transformer located between the bike path and MGBW facility.
- Segment 3: Installation of new conduit from the new precast concrete pad and transformer to the new main meter gear located within the MGBW leasehold.

¹ A Coastal Act Categorical Determination of Exclusion was previously issued by the San Diego Unified Port District on May 3, 2024, for the Marine Group Boat Works Rooftop Solar, Parking Lot, and Fence Reconfiguration Project: <https://pantheonstorage.blob.core.windows.net/ceqa/2023-169-MGBW-Solar-Parking-Lot-Fence-Reconfiguration-Project.pdf>

Work associated with each segment would include the following:

- Segment 1: Excavation of an approximately 3-foot-wide trench across the bike path and installation of a single 5-inch conduit from the existing terminator on the south side of the bike path to the new transformer to be installed on the north side of the bike path. The trench would be approximately 20 feet long.
- Segment 2: Excavation for and installation of conduit(s) under the new precast concrete pad and transformer.
- Segment 3: Shallow trenching of approximately 30 linear feet from the new transformer to the MGBW facility perimeter fence in alignment with the new main meter gear to be installed within the Tenant leasehold. Excavation to the main meter gear would be conducted under the fence into the Tenant leasehold.

Construction of the proposed project is anticipated to occur in approximately Fall 2026 and would take approximately two (2) days. Work would be conducted overnight during the work hours of approximately 8:00 p.m. to 6:00 a.m. outside of peak traffic hours in order to minimize impacts to cyclist and pedestrian traffic along the pedestrian and bike path. If daytime work is required, a Traffic Control Plan (see Attachment 2) would be developed and implemented to reroute cyclist and pedestrian traffic safely around the project area. Any areas of disturbance will be stabilized and substantially returned to the conditions as they were prior to disturbance, unless otherwise reviewed and approved by the District.

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 Grantee 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: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities; CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures; and CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with 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:

- (3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment.
- (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.

AND/OR

3.c. New Construction or Conversion of Small Structures: 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:

- (3) 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.

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, 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 because it would consist of an easement agreement for the installation of a new transformer and electrical framework that would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, 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 and Water Use Designations: Commercial Recreation; Park/Plaza; and Recreational Boat Berthing

The certified Port Master Plan states that the existing boatyard use, although nonconforming, may continue to operate until the site is redeveloped to a conforming Commercial Recreation use. The existing use offers support for vessels and other maritime-related operations within the region as a shipyard capable of providing boat construction, repair, and maintenance services. The proposed project would not expand the existing uses of the site, and is intended merely to support sustainability efforts for the existing boatyard use.

CATEGORICAL DETERMINATION

Categorical Exclusions: Section 8.a: Existing Facilities; Section 8.c: New Construction or Conversion of Small Structures; 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:

- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances.

AND/OR

- 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:

- (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 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 because it would consist of an easement agreement for the installation of a new transformer and electrical framework that would involve no expansion of use beyond that previously existing, would involve no change of the existing use of the property, 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)(1), 87.(a)(2), and 87.(a)(4) of the Port Act, which allow for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation, for all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and buildings; and for the construction, reconstruction, repair, and maintenance of highways, streets, roadways, bridges, belt line railroads, parking facilities, power, telephone, telegraph or cable lines or landings, water and gas pipelines, and all other transportation and utility facilities or betterments incidental, necessary, or convenient for the promotion and accommodation of any of the uses set forth in this section. 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.

SCOTT CHADWICK
President/CEO

Determination by:

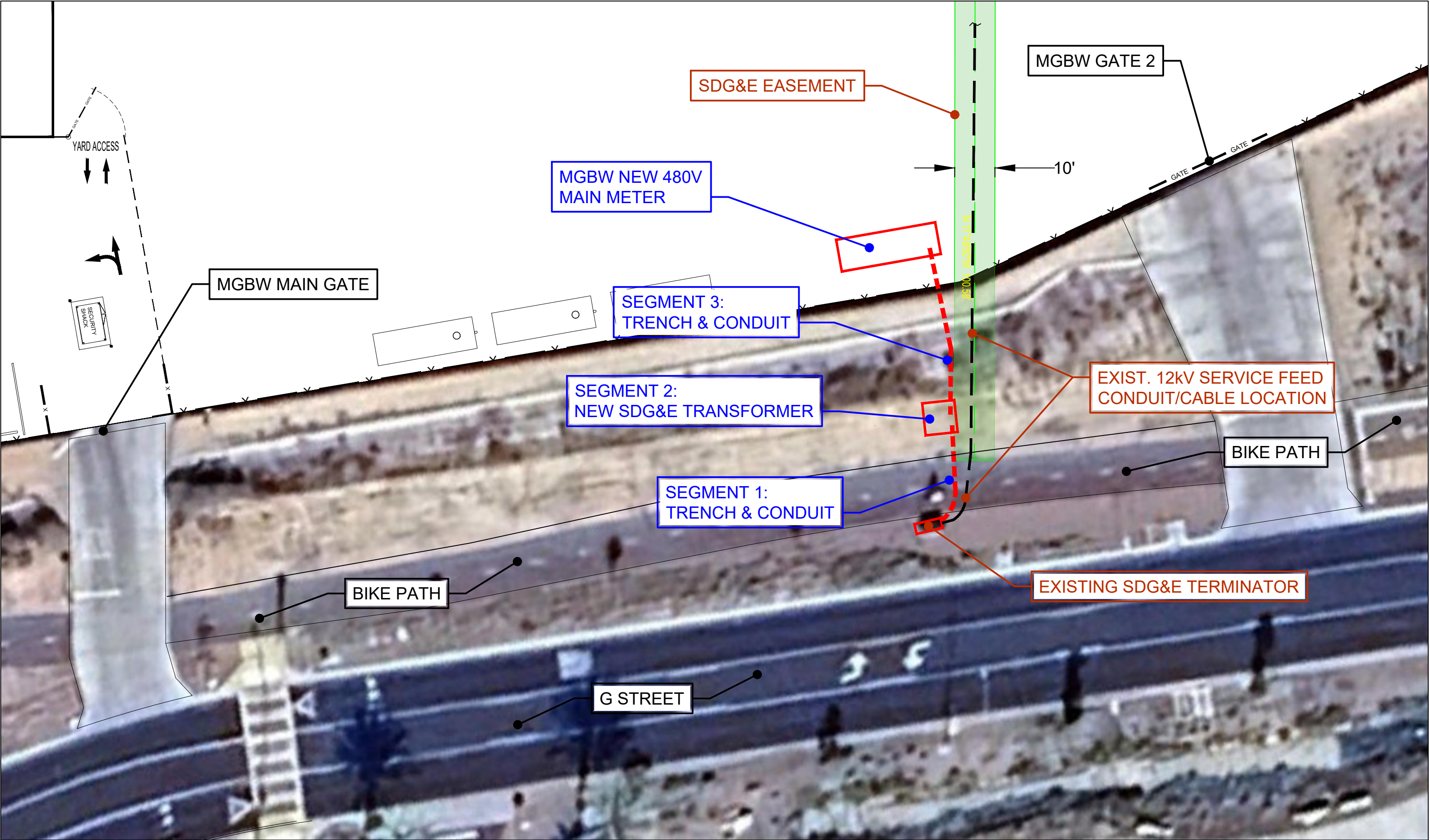
Davin Cox
Planner I
Development Services

Signature: _____
Date: 8/20/2026

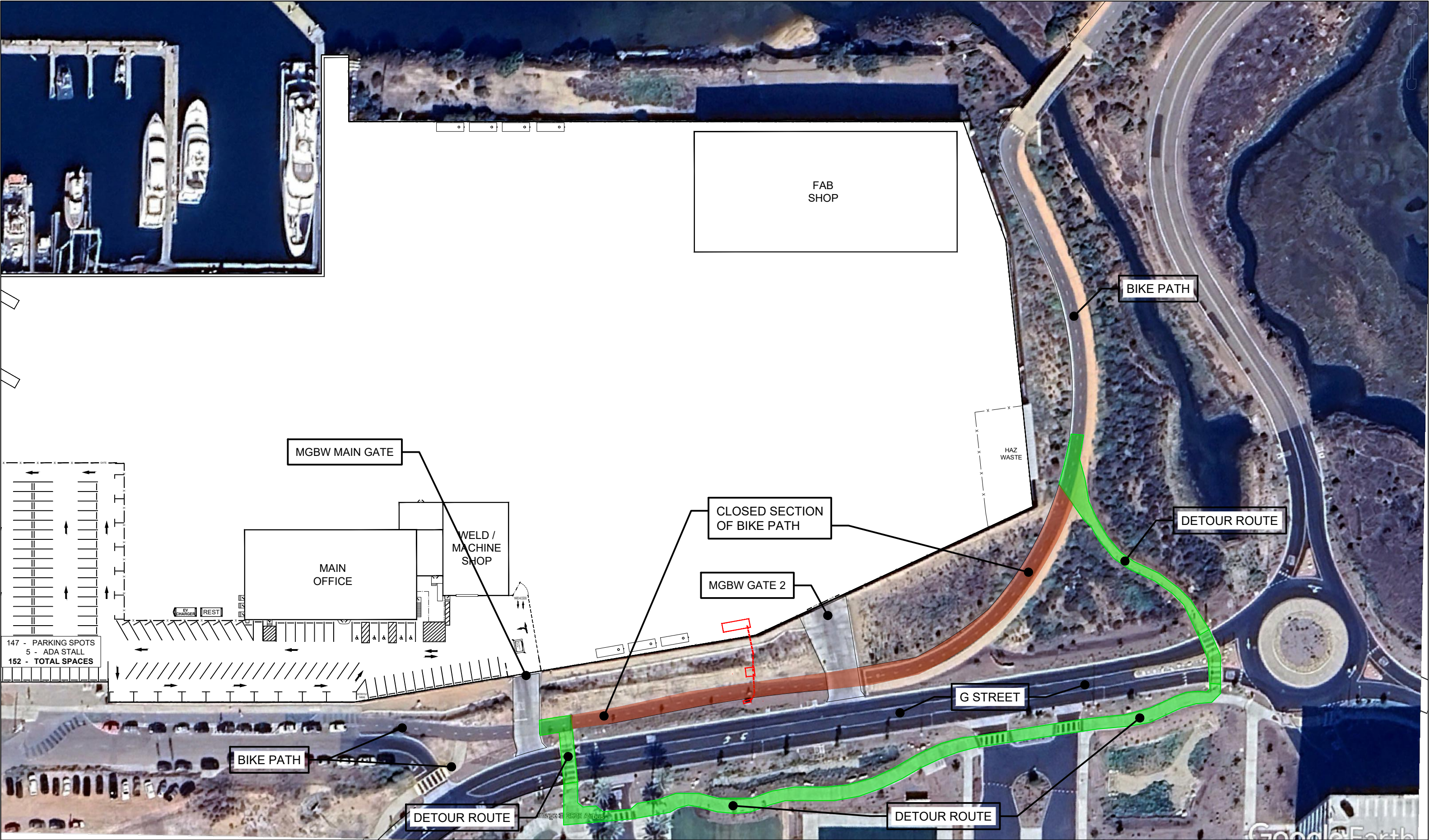
Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 8/20/2026

Attachment 1



**SDG&E ELECTRICAL INSTALLATION
GENERAL SEGMENT DETAILS**



**SDG&E ELECTRICAL INSTALLATION
BIKE PATH TRAFFIC DETOUR LAYOUT**