



CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL

Project: Grand Caribe Causeway Tree Replacement
Location: NW corner of Grand Caribe Causeway & N. Caribe Cay Blvd.
Parcel No.: 046-000
Project No.: 2024-008
Applicant: Kurt Brickley, Manager of Operations & Maintenance, Guest Experiences, San Diego Unified Port District, 3165 Pacific Highway, San Diego, California 92101
Date Approved: 01/22/2024

PROJECT DESCRIPTION

The proposed project is for the removal of two existing Golden wattle trees that have decayed on the northwest corner of Grand Caribe Causeway and North Caribe Cay Boulevard. Two new Conifer Pine trees will be replanted in the location of the removed trees (48-inch box each). The project includes the modification of existing irrigation to a water efficient subterranean high-volume low-pressure system. The immediate area will be replenished with new mulch.

Unloading of the new trees will take place in the adjacent parking lot (Coronado Cays Realty), and not occupy more than two parking spaces. No work will be conducted from the streets or Right of Way. Work should be completed within two days (one day for tree removal, one day for planting, irrigation modifications and mulch placement). The project is expected to commence in early February of 2024. The trees will require ongoing maintenance work (pruning and trimming) over the course of their life. All tree removal and replanting work would occur during weekdays, and not commence prior to 8:00 AM. Machinery includes chainsaws and a woodchipper.

Due to its nature and limited scope, the proposed project would only generate a minor amount of vehicle trips, with limited use of equipment. Impacts related to green house gas emissions would be insignificant. Furthermore, the District would be responsible for complying with all applicable state laws and local ordinances with respect to this typical landscape project.

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 Exemption: CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land:

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:

(5) New gardening or landscaping.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it would result in the removal and replanting of two water efficient trees. Furthermore, none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 8 – Silver Strand South (Precise Plan Figure 21)

Land Use Designations: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the removal and replanting of two water efficient trees, 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.d: Minor Alterations to Land

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 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 a negligible expansion of use beyond that previously existing.

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)(6) of the Port Act, which allows for the establishment, improvement, and conduct of small boat harbors, marinas, aquatic playgrounds, and similar recreational facilities, and for the construction, reconstruction, repair, maintenance, and operation of all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses, including, but not limited to, snack bars, cafes, restaurants, motels, launching ramps, and hoists, storage sheds, boat repair facilities with cranes and marine ways, administration buildings, public restrooms, bait and tackle shops, chandleries, boat sales establishments, service stations and fuel docks, yacht club buildings, parking areas, roadways, pedestrian ways, and landscaped areas. 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:
Kevin Parker, AICP
Senior Planner
Development Services

Signature: _____
Date: 01/22/2024

Deputy/Assistant General Counsel

Signature: _____
Date: 01/22/2024