



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

Project: Topgolf Geotechnical and Fault Hazard Investigation  
Location: 3202 Harbor Island Drive, San Diego, CA 92101  
Parcel No.: 007-035 and 007-036  
Project No.: 2024-035  
Applicant: Nova Services, Inc.  
Date Approved: 03/28/2024

**PROJECT DESCRIPTION**

The proposed project would involve geotechnical borings and cone penetration tests (CPT) within approximately 9.8 acres currently leased to Hertz and Avis car rental companies, (including the parking lot used as construction parking for the San Diego International Airport expansion), in the city of San Diego, California. The purpose of the proposed project is to conduct a geotechnical and fault rupture hazard investigation for the proposed Topgolf entertainment complex to evaluate the engineering properties of the subsurface soils, identify the risk of active and/or potentially active faulting and related ground rupture, and, monitor changes in groundwater levels due to tidal influence.

The proposed project would specifically involve drilling and sampling of nine (9) engineering borings to depths between 5 and 80 feet below ground surface (bgs) using a truck-mounted hollow-stem drill rig; 48 CPT soundings to depths between 15 and 100 feet bgs using a specialty CPT; and installing groundwater transducers into three (3) of the borings drilled for the geotechnical investigation. Following the completion of all drillings and CPTs, the areas will be backfilled with bentonite grout to the groundwater level in accordance with County of San Diego Department of Environmental Health and Quality requirements; above groundwater level borings will be filled with spoils generated during the filling. Areas around all borings and soundings will be restored to their approximate pre-drilling condition. Assuming all soil cuttings generated by subsurface exploration will be affected by environmentally regulated substances, all drilling residuals will be containerized and staged on-site in the southwest portion of the airport construction parking lot until testing determines their proper disposition for disposal.

Equipment used would include a CME-95 drilling rig and a 30-ton CPT rig. The proposed project is anticipated to occur in Spring of 2024 on the workdays between April 15, 2024, to April 23, 2024. Continuous groundwater monitoring is anticipated to take place over the course of three (3) to four (4) weeks following installation of transducers. Drums of soil excavated from the borings could require staging for approximately three (3) weeks for testing and removal.

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 Applicant 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 Exemption: SG §15306, Class 6/Section 3.f: Information Collection

- 3.f. Information Collection (SG § 15306) (Class 6): Includes basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be for information gathering purposes, or as part of a study leading to an action which has not yet been approved, adopted or funded.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it proposes geotechnical borings and CPTs for the purpose of basic data collection and research which do not result in a serious or major disturbance to an environmental resource. 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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designation: Industrial Business Park

The proposed project conforms to the certified Port Master Plan because it would involve geotechnical borings and CPTs for the purpose of basic data collection and research 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 Exclusion: Section 8.e: Information Collection

8.e. Information Collection: Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major significant disturbance to an environmental resource.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would not result in a serious or major significant disturbance to an environmental resource.


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 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.

RANDA CONIGLIO  
Acting President/CEO

Determination by:  
Davin Cox  
Assistant Planner  
Development Services

Signature:   
Date: 03/28/2024

Deputy//Assistant General Counsel

Signature:   
Date: 03/28/2024