

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

Project: Right of Entry License Agreement to San Diego Audubon Society for Habitat Restoration in Coronado
Location: Grand Caribe Shoreline Park, Coronado, CA 92118
A portion of wetland habitat area located South of Coronado Cays, east of Highway 75, Coronado, CA 92118
Parcel No.: 044-002; 046-011; 046-006
Project No.: 2024-041
Applicant: Andrew Meyer, Director of Conservation, San Diego Audubon Society, 4010 Morena Boulevard, Suite #100, San Diego, CA 92117; (858) 273-7800
Date Approved: 04/15/2024

PROJECT DESCRIPTION

The proposed project is a Right of Entry License Agreement (ROELA) to San Diego Audubon Society (Licensee) to enter certain properties located in the city of Coronado, California (see Exhibit 1) for the purpose of habitat restoration and education activities. The areas proposed for use under this ROELA would be used by the Licensee and their authorized agent(s) and contractors(s) for the purpose of removing non-native weeds; installing and maintaining native plants; and all related activities, as well as ingress and egress in support of those activities. It is anticipated that there would be approximately 4-5 habitat restoration events held per year, and the ROELA would have a term of approximately three (3) years. Events would be volunteer-based and would include education/outreach components.

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 Licensee 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 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:

- (12) Maintenance of existing landscaping, native growth, and water supply reservoirs.

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:

- (5) New gardening or landscaping.

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 consist of a ROELA for habitat restoration and education activities 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 Districts: 8 - Silver Strand South (Precise Plan Figure 21) and 9 - South Bay Saltlands (Precise Plan Figure 23)

Land Use Designations: Park/Plaza and Wetlands

The proposed project conforms to the certified Port Master Plan because it would involve a ROELA for habitat restoration and education activities 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:

- (8) Maintenance and control of existing vegetation

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:

- (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 consist of a ROELA for habitat restoration and education activities that would involve no 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)(7) of the Port Act, which allows for the establishment and maintenance of those lands for open space, ecological preservation, and habitat restoration. 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: 04/15/2024

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri
Date: 04/15/2024

Exhibit(s):
1. Location Map

EXHIBIT 1
LOCATION MAP

Grand Caribe Shoreline Park, Coronado



Emory Cove, Coronado

