



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

Project: District Wayfinding and Regulatory Signage Installation at Chula Vista Bayfront
Location: Chula Vista Bayfront, Chula Vista, CA 91910
Parcel No.: Various
Project No.: 2024-117
Applicant: Abraham Pineda, Capital Project Manager, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Hwy, San Diego, CA 92101; (619) 725-6058
Date Approved: 1/28/2025

PROJECT DESCRIPTION

The proposed project would involve the installation of new wayfinding and regulatory signage throughout the Chula Vista Bayfront by the San Diego Unified Port District (District) in the city of Chula Vista, California. New wayfinding signage would guide locals and District visitors to destinations around the waterfront in Chula Vista and enhance public coastal access, and the new regulatory signage will have updated codes and regulations for anyone visiting the bayfront. Work to specifically complete the proposed project would include, but not be limited to, the following improvements:

- Removal of existing landscape, irrigation, and concrete paving, where required, to install proposed signs.
- Replacement of existing concrete paving where damaged or reconfigured at proposed sign improvement locations.
- Irrigation and landscape retrofits at new paving areas and at areas disturbed by sign footings.
- Fabrication and procurement, and installation of proposed signs including associated footings, posts, panels, and all other sign components.

Construction of the proposed project is anticipated to occur in approximately early 2025 and would take approximately four (4) months to complete, with ongoing modifications and maintenance as needed. All promenades would remain open and unobstructed during signage installations. All new wayfinding signs would be consistent with the Chula Vista Bayfront Development Policies and be centered between parkway trees to avoid disturbance of existing trees, which would all remain in place.

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project was adequately covered in the Chula Vista Bayfront Master Plan (CVBMP) (SCH #2005081077; UPD #83356-EIR-658; Clerk Document No. 56562), certified by the District on May 18, 2010 (Resolution No. 2010-78), the Addendum to the FEIR, which was adopted by the Board on August 13, 2013 (Resolution No. 2013-138), the Second Addendum to the FEIR, which was adopted by the Board on April 10, 2018 (Resolution No. 2018-068), and the Third Addendum to the FEIR, which was adopted by the Board on December 8, 2020 (Resolution No. 2020-116). The proposed project is not a separate project for CEQA purposes but is a subsequent discretionary approval related to a previously approved project. (CEQA Guidelines § 15378(c); *Van de Kamps Coalition v. Board of Trustees of Los Angeles Comm. College Dist.* (2012) 206 Cal.App.4th 1036.) Additionally, pursuant to CEQA Guidelines Sections 15162 and 15163, and based on the review of the entire record, including without

limitation the CVBMP FEIR and addenda, the District finds that the proposed project would not require further environmental review and is merely a step in furtherance of the original project for which environmental review was performed and no supplemental or subsequent CEQA has been triggered, and no further environmental review is required.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 7 - Chula Vista Bayfront (Precise Plan Figure 19)

Land Use Designations: Commercial Recreation; Park/Plaza; Promenade; and Streets

The proposed project conforms to the certified Port Master Plan because it would involve the installation of wayfinding and regulatory signage 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.c: New Construction or Conversion of Small Structures

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.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.

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 the installation of wayfinding and regulatory signage which would result in a negligible expansion of use beyond that previously existing and would involve no change of existing use of property.

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 both 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.

SCOTT CHADWICK
President/CEO

Determination by:

Davin Cox
Assistant Planner
Development Services

Signature: _____
Date: 1/28/2025

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 1/28/2025