



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

Project: Coronado Tidelands Park Oak Tree Planting by San Diego Unified Port District
Location: 2000 Mullinex Drive, Coronado, CA 92118
Parcel No.: 057-012
Project No.: 2025-008
Applicant: Kurt Brickley, Manager of Operations and Maintenance, Guest Experiences, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101, 619-994-2969
Date Approved: 2/7/2025

PROJECT DESCRIPTION

The proposed project would involve the planting of approximately seven (7) oak trees by the San Diego Unified Port District (District) in the city of Coronado, California. There are two proposed planting locations, both within the Coronado Tidelands Park (park). The first location is within the western corner of the park on a grass lawn along Mullinex Drive where approximately four (4) trees would be planted. The second location is south of the Coronado Skatepark, in the grass lawn on the western side of the Bayshore Bikeway, where approximately three (3) trees would be planted. Views from the existing Third Street vista area would not be impacted by the planting of the proposed trees. All new trees would be 5-gallon container size Holly oak trees (*Quercus illex*) which would be planted to provide shade for park visitors.

Work for the proposed project would occur in approximately late February using hand tools, and work would begin and conclude on the same day, with ongoing maintenance as needed. Work hours for the proposed project would be Monday-Friday from 7am-3:30pm. Watering bags would be placed around the newly planted trees while they are established for approximately four (4) months. Additionally, the existing turf irrigation would be retrofitted to more effectively direct water towards the newly planted trees. There would be no tree removals as part of the proposed project, only the addition of trees. There would be no impacts to parking spots, streets, sidewalks, or Bayshore Bikeway due to the proposed project.

The proposed tree species is a drought-tolerant and/or water wise, non-invasive tree species, and would reflect the palette of trees and shrubs which already exist elsewhere on Tidelands.

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)

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 because it would involve planting approximately seven (7) oak trees at a park that would involve negligible 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: 6 - Coronado Bayfront (Precise Plan Figure 17)

Land Use Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve planting approximately seven (7) oak trees at a park 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 because it would involve planting approximately seven (7) oak trees at a park that would involve negligible 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)(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 bathing 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:
Justin Huitema
Assistant Planner
Development Services

Signature: Justin Huitema
Date: 2/7/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 2/7/2025