



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

Project: Centennial Park Landscaping Update by San Diego Unified Port District
Location: 1101 1st St, Coronado, CA 92118
Parcel No.: 058-004, 058-007, 058-009
Project No.: 2025-014
Applicant: Ken Wallis, Director of Guest Experiences, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; 619-686-6361
Date Approved: 2/20/2025

PROJECT DESCRIPTION

The proposed project would involve landscaping improvements within Centennial Park and the Ferry Landing parking lot by the San Diego Unified Port District (District) in the city of Coronado, California. The existing landscaping in the project area consists largely of Carissa shrubs, which provide little color for the park and require significant maintenance to upkeep. The purpose of removing the existing landscaping would be to plant new water-wise plants that would improve the plant diversity and bring color to the park’s landscaping. There would be no removal of trees associated with the project, only removal of existing shrubs. The following landscaping improvements are proposed:

- Remove existing shrubs from landscaping areas throughout Centennial Park and the west side of the Ferry Landing Parking Lot.
- Replant with a mix of water-wise, non-invasive plant species.
- Move the existing “Birthplace of Naval Aviation” monument boulder from the turf to the planting bed in the middle of the octagonal paver area
- Modify/remove existing irrigation to replace with drip irrigation

Work for the proposed project is anticipated to begin in early 2025 and take approximately six (6) months to complete with ongoing maintenance as needed. Work would be conducted between approximately 6:00am-2:30pm Monday-Friday, with work usually being done one day a week. No power equipment would be used before 7:00am. Equipment required for the proposed project would include hand power tools, a stump grinder, packer truck, dump trailer, small tractor, and associated equipment. No staging areas would be required for the proposed project. There would be no closures to the streets, sidewalks, promenade, or park at the project site. Additionally, the vista areas at Centennial Park and along First Street would not be affected by the proposed project because the District would manage the height of the new plants via selective pruning to ensure the sightlines at vista areas are maintained, consistent with existing practices.

Due to the close proximity of the planter beds to the parking stalls on the west side of the Ferry Landing parking lot, there would be a section of the Ferry Landing parking lot that would be temporarily closed off during the proposed project. Approximately 29 parking stalls on the southwest and west side of the lot would be closed off for approximately four (4) days of work. After the first temporary closure, approximately 13 parking stalls on the west and northwest corner would be closed off for approximately two (2) days of work. When possible, the temporary closure of parking stalls would be limited to weekdays and restored for public use following completion of work each day. At select parking stalls, signage would be set up approximately 72 hours in advance to notify the public of the temporary parking closures.

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; CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction; 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.b. Replacement or Reconstruction: Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

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 landscaping improvements that would involve no expansion of use beyond that previously existing, would involve the replacement of existing irrigation/landscaping that would have substantially the same purpose and capacity as that being replaced, 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 Designations: Park/Plaza and Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve landscaping improvements 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; Section 8.b: Replacement or Reconstruction; 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.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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 landscaping improvements that would involve no expansion of use beyond that previously existing, would involve the replacement of existing irrigation/landscaping that would have substantially the same purpose and capacity as that being replaced, 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: 2/20/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 2/20/2025