



# CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Site Access for Phase II Subsurface Investigation by Partner ESI at Marine Group Boat Works Facility and on District Tidelands  
Location: 997 G Street, Chula Vista, California 91910  
Parcel No.: Various  
Project No.: 2025-067  
Applicant: Todd Roberts, President, Marine Group Boat Works, LLC, 997 G Street, Chula Vista, CA 91910; (619) 427-6767  
Date Approved: 5/22/2025

## **PROJECT DESCRIPTION**

The proposed project would allow for a Phase II Subsurface Investigation by Partner Engineering and Science, Inc. (Licensee), as contracted by Marine Group Boat Works, LLC (Tenant), in the city of Chula Vista, California. Activities associated with the investigation would include, but not be limited to, a geophysical survey and sample borings to help evaluate the potential impact of petroleum hydrocarbons, volatile organic compounds (VOCs), PCBs, and/or metals to soil, sediment, groundwater, and/or soil gas as a consequence of a release, or releases, from the on-site activities and known off-site impacts. Additionally, the proposed project would include polycyclic aromatic hydrocarbon (PAH) analysis, as PAHs have been previously identified as a contaminant in the Tenant and surrounding parcels.

Sample borings would be collected to facilitate the collection and analysis of soil, groundwater, and/or soil gas samples, and the collection of one (1) offshore sediment sample. Boring placement is proposed at three (3) primary areas of concern throughout the proposed project site, which would include locations on both the Tenant leasehold and the adjacent marshland on San Diego Unified District (District) property:

- The hazardous material storage area (Tenant leasehold)
- The stormwater ponds/containment area (Tenant leasehold)
- Along the southern and eastern boundary of the property (District Tidelands)

Approximately twelve (12) subsurface borings would be carried out across the locations listed above, which would consist of the following at each respective location:

- Four (4) borings to a depth of up to approximately ten (10) feet below ground surface (bgs)
- Three (3) borings to a depth of up to approximately five (5) feet bgs
- Five (5) borings to a depth of up to approximately five (5) feet bgs

The proposed project is anticipated to occur in Spring 2025 and would take approximately one (1) month to complete. Work to collect the sample borings would take up to two (2) days, and would be performed during the normal work hours of approximately 7:00 a.m. to 5:00 p.m. Boring placement may be modified as necessary. Borings would be drilled using hand tools, such as hand augers, and direct-push technology, such as a truck-mounted drill rig; no additional special equipment would be required for the proposed project. Borings would be backfilled with bentonite to the surface and capped with concrete, asphalt, and/or soil to match the surrounding ground cover.

Sampling procedures would generally conform to the requirements of the SWRCB, the Department of Toxic Substances Control, the San Diego County Department of Environmental Health and Quality (DEHQ), and the United States Environmental Protection Agency. A completed application and site plan would be submitted for review and approval of the necessary Boring Permit from the DEHQ.

Due to the proposed project's occurrence within the bird breeding and nesting season (February 15-September 15), a nesting bird survey was conducted on May 21, 2025, in which all habitat areas east of the Tenant leasehold were surveyed. Surveyors identified three (3) species transiting the area:

- Song sparrow (*Melospiza melodia*)
- House finch (*Haemorhous mexicanus*)
- Common yellowthroat (*Geothlypis trichas*)

Two (2) common yellowthroat nests were identified in the nearby coyote bush, approximately 60 feet from the easternmost proposed boring location, approximately 100 feet from the northernmost location, and approximately 300 feet from the westernmost. No special status species were seen during the survey. To avoid any impacts on the identified nests, new boring locations shall be selected so there are no nests within 300 feet. If equipment is limited to hand augers, the distance may be reduced following discussions with the District. It is recommended the equipment used at the boring locations east of the Tenant leasehold be limited to hand augers, rather than a truck-mounted drill rig. Additionally, personnel should avoid walking through the dense habitat and stay on the existing footpaths throughout the project site.

The proposed project would also include issuance of a Right of Entry (ROE) to allow the Licensee to enter the project site on the Tenant leasehold, as well as the three (3) locations adjacent to the Tenant leasehold on District Tidelands. The area proposed for use under this ROE would be used by the Licensee and their authorized agent(s) and contractor(s) for the sole purpose of clearing boreholes of utility lines through a geophysical survey, drilling three (3) borings at locations outside of the Tenant leasehold, as well as the ingress and egress in support of these activities. It is anticipated that the ROE would have a total term of approximately one (1) month, or upon completion of the work, whichever occurs earlier. The ROE may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours' written notice to the Licensee of such termination.

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.

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## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

### ***CATEGORICAL DETERMINATION***

Categorical Exemption: CEQA Guidelines Section 15306 (Class 6)/District Guidelines for Compliance with CEQA Section 3.f: Information Collection

- 3.f. Information Collection: 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 because it would involve a geophysical survey and sample boring for the purpose of basic data collection and research which would 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).

While no special status species were identified on the project site during the avian survey, project design features have been incorporated to avoid any potential impacts to the avian species identified on the project site. Therefore, there would be no significant impacts or major disturbance to the biological resources on the project site.

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

Land Use Designations: Commercial Recreation and Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve a geophysical survey and sample boring 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 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 because it would involve a geophysical survey and sample boring that 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.

SCOTT CHADWICK  
President/CEO

Determination by:  
Davin Cox  
Assistant Planner  
Development Services

Signature: \_\_\_\_\_  
Date: 5/22/2025

Assistant/Deputy General Counsel

Signature: Rebecca Harrington  
Date: 5/22/2025