



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Tidelands Use and Occupancy Permit to ABM for Parking and Shuttle Operations at Elbow Lot on Harbor Island Drive
Location: Harbor Island Drive, San Diego, CA 92101
Parcel No.: 007-048
Project No.: 2025-075
Applicant: Adam Kellner, Branch Manager, ABM Industry Groups, LLC, 1567 Fifth Avenue, San Diego, California 92101; 619-233-2000
Date Approved: 6/30/2025

PROJECT DESCRIPTION

The proposed project is a Tidelands Use and Occupancy Permit (TUOP) to ABM Industry Groups, LLC (Tenant) for their use of approximately 277,456 square feet of land area located north-easterly of the neck of Harbor Island Drive and adjacent easterly to 1380 Harbor Island Drive in the City of San Diego, California. Currently, the area proposed for use under this TUOP has been used for parking for Airport employees, authorized agents and contractors since 2021. The area proposed for use under this TUOP would be used only and exclusively for the purpose of a parking lot for park-and-shuttle operations including cruise parking, visitor parking, event parking and general public parking and for no other purpose whatsoever without the prior written consent of the Executive Director of the San Diego Unified Port District in each instance. Tenant would be prohibited from selling or advertising parking with shuttle service to the San Diego Airport. Tenant would utilize the south-easterly entrance off Harbor Island Drive as the public entrance to the parking lot and the north gate located at the north-westerly end of the Premises located directly across from the adjacent hotel at 1380 Harbor Island Drive as the exit for the parking lot shuttle and the public vehicles.

Any future proposed signage would be limited to logo signs at the north and south gates and a directional sign at the north gate that directs vehicles to the south entrance gate. Tenant shall only post rates at the south-easterly entrance gate to the parking lot. No pricing signs would be permitted at the north-westerly gate of the lot or anywhere visible from Harbor Island Drive directly adjacent from the hotel located at 1380 Harbor Island Drive. The Tenant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials. The TUOP may be terminated by Executive Director of District or their duly authorized representative or Tenant as a matter of right and without cause at any time upon the giving of 90 days notice in writing to the other party of such termination.

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 Exemption: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities

- 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:
- (4) New and renewed short-term tenancy agreements which do not result in change in the existing use. This exemption does not apply to any new development associated with the activities of the tenant. This exception is also inapplicable if the cumulative impact of continuing the existing use or conditions in the same place, over time, is significant.

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 be for a short-term tenancy agreement that would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use. 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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve a short-term tenancy agreement consistent with the existing certified Land Use designation. 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

The proposed project does not constitute "development" as defined in Section 30106 of the California Coastal Act, or "new development" pursuant to Section 1.a. of the District's Coastal Development Permit Regulations. Therefore, issuance of a Coastal Development Permit or categorical exclusion is not required.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving 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:
Justin Huitema
Assistant Planner
Development Services

Signature: Justin Huitema
Date: 6/30/2025

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 6/30/2025