



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

Project: Right of Entry Permit to Chula Vista Fire Department for Use of Harbor Police Department South Bay Substation in Chula Vista  
Location: 950 Marina Way, Chula Vista, CA 91910  
Parcel No.: 032-011  
Project No.: 2025-078a  
Applicant: Jonathan George, Harbor Police Captain, Harbor Police Department, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; (619) 725-6028  
Date Approved: 8/20/2025

**PROJECT DESCRIPTION**

The proposed project is an amendment to the previously approved Project No. 2025-078 for a Right of Entry (ROE) permit to the Chula Vista Fire Department (Permittee) to enter upon certain property located at Harbor Police Department South Bay Substation in the city of Chula Vista, California. The amendment would only update the term of the ROE to reflect the most current logistics of Project No. 2025-078. The area proposed for use under the ROE would be used by the Permittee and their authorized agent(s) and contractor(s) for the purposes of the ability to use restrooms, write reports, rest stop for crew, and park emergency response vehicles, as well as the ingress and egress in support of those activities. No development, construction, or increase in the size of the area is proposed or authorized as part of the ROE.

It is anticipated the ROE would have a total term of approximately three (3) years. The ROE may be terminated by the District, or by the Permittee as a matter of right and without cause at any time upon providing twenty-four (24) hours' written notice 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.

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

***CATEGORICAL DETERMINATION***

The proposed project was adequately covered in the Chula Vista Bayfront Master Plan (CVBMP) Final Environmental Impact Report (FEIR) (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 Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve a Right of Entry permit authorizing facility use of the Harbor Police Department South Bay substation 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 allow for 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 an exclusion finding is not required.

#### **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: 8/20/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri  
Date: 8/20/2025