



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

Project: Marine Group Boat Works Boatyard Identification and Directional Signage at Chula Vista Bayfront
Location: 997 G Street, Chula Vista, CA 91910
Parcel No.: 031-001 and 031-024
Project No.: 2025-085
Applicant: Aaron Huber, Marketing Manager, Marine Group Boat Works, LLC, 997 G Street, Chula Vista, CA 91910; (619) 427-6767
Date Approved: 2/25/2026

PROJECT DESCRIPTION

The proposed project would involve the installation of new directional and identification signage for the Marine Group Boat Works (MGBW) facility by Marine Group Boat Works, LLC in the city of Chula Vista, California. The proposed project would include the installation of four (4) new signs at the Chula Vista facility to improve site navigation and visibility. The signage types, dimensions, and locations of each would include the following:

- One (1) monument sign, approximately 10' by 4', would be installed on the existing fence near the main entrance for all visitors, excluding oversized vehicles (Exhibit 1).
- One (1) double-faced ground sign, approximately 4'8" wide and no taller than 3'6", would be installed to provide directional information for oversized vehicles towards the secondary entrance (Exhibit 2).
- Two (2) wall signs, approximately 28' by 5' and 8' by 8', would be installed on the exterior walls of the MGBW facility (Exhibits 3 & 4).

Specific locations of each sign are indicated on the approved site plan below (Attachment A). Staging areas for the installation of the proposed signs would be confined to small spaces adjacent to each location of the proposed signs. Soil disturbance would be limited to the installation of the double-faced ground sign; no soil disturbance would be required to install the mounted monument and wall signs.

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 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures; and CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with CEQA Section 3.i: Accessory Structures

- 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:
- (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities.

- (5) Minor exterior or interior alterations to incorporate architectural changes.

AND/OR

3.c. **New Construction or Conversion of Small Structures:** Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

AND/OR

3.i. **Accessory Structures:** Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:

- (3) On-premise signs.

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 consist of the installation of wayfinding and identification signage that would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, and would consist of the installation of new, small structures. 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: 7 - Chula Vista Bayfront (Precise Plan Figure 19)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the installation of wayfinding and identification signage 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

Categorical Exclusions: Section 8.a: Existing Facilities and Section 8.c: New Construction or Conversion of Small Structures

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:

- (7) New copy on existing on- and off-premise signs.

AND/OR

8.c. **New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers,

small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures.

The proposed project is determined to be Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would consist of the installation of wayfinding and identification signage that would involve no expansion of use beyond that previously existing, and would involve no change of existing use of the property.

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
Planner I
Development Services

Signature: _____
Date: 2/25/2026

Assistant/Deputy General Counsel

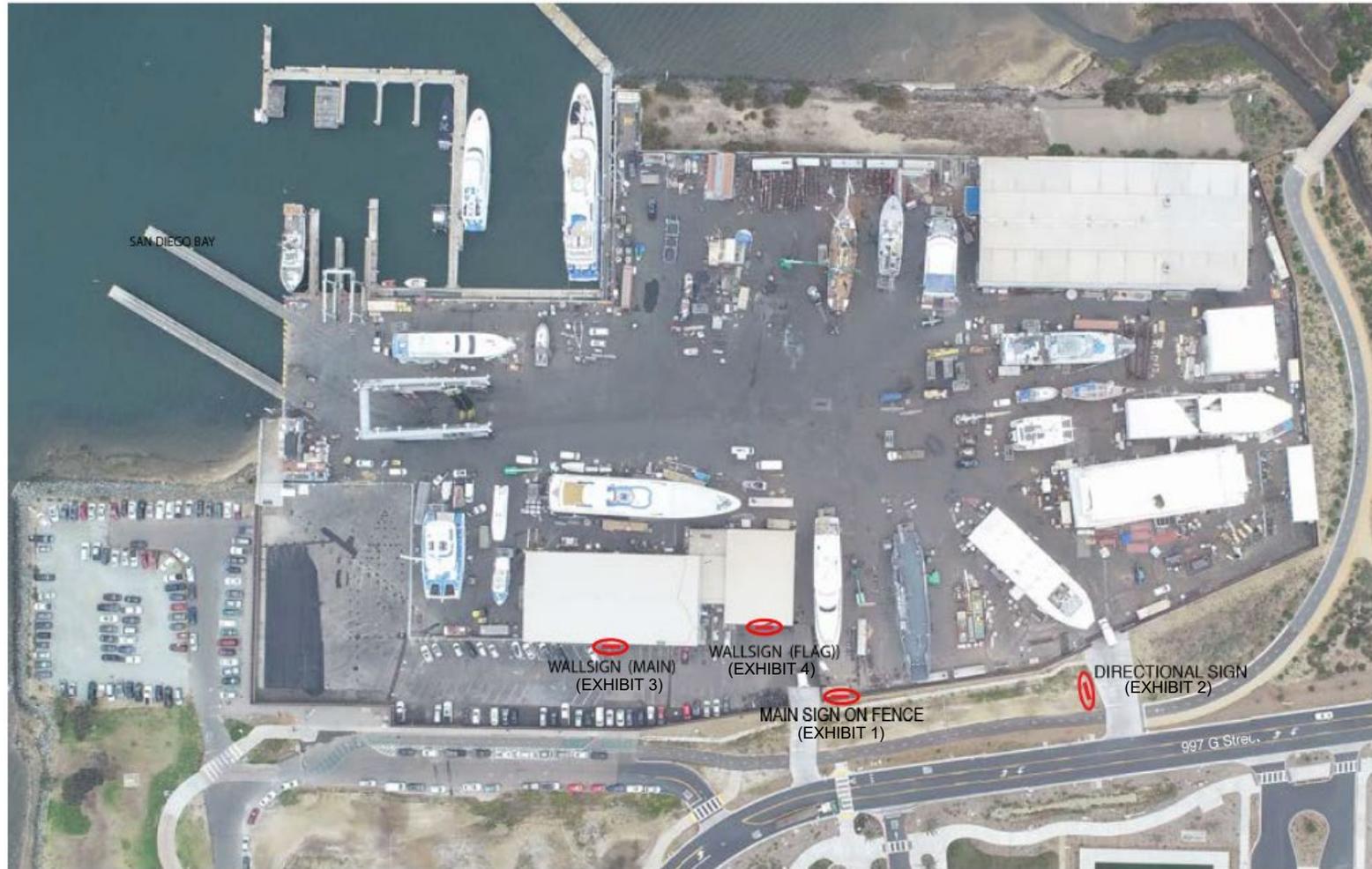
Signature: Shiraz Tangri
Date: 2/25/2026

ATTACHMENTS:

- Attachment A: Site Plan
- Exhibit 1: Mounted Monument Sign
- Exhibit 2: Secondary Entrance Double-Faced Ground Sign
- Exhibit 3: Main Facility Wall Sign
- Exhibit 4: Weld Shop Wall Sign

ATTACHMENT A

SITE PLAN



SITE PLAN



SIGN LOCATIONS

EXHIBIT 1

**MOUNTED MONUMENT SIGN
(MAIN SIGN ON FENCE)**

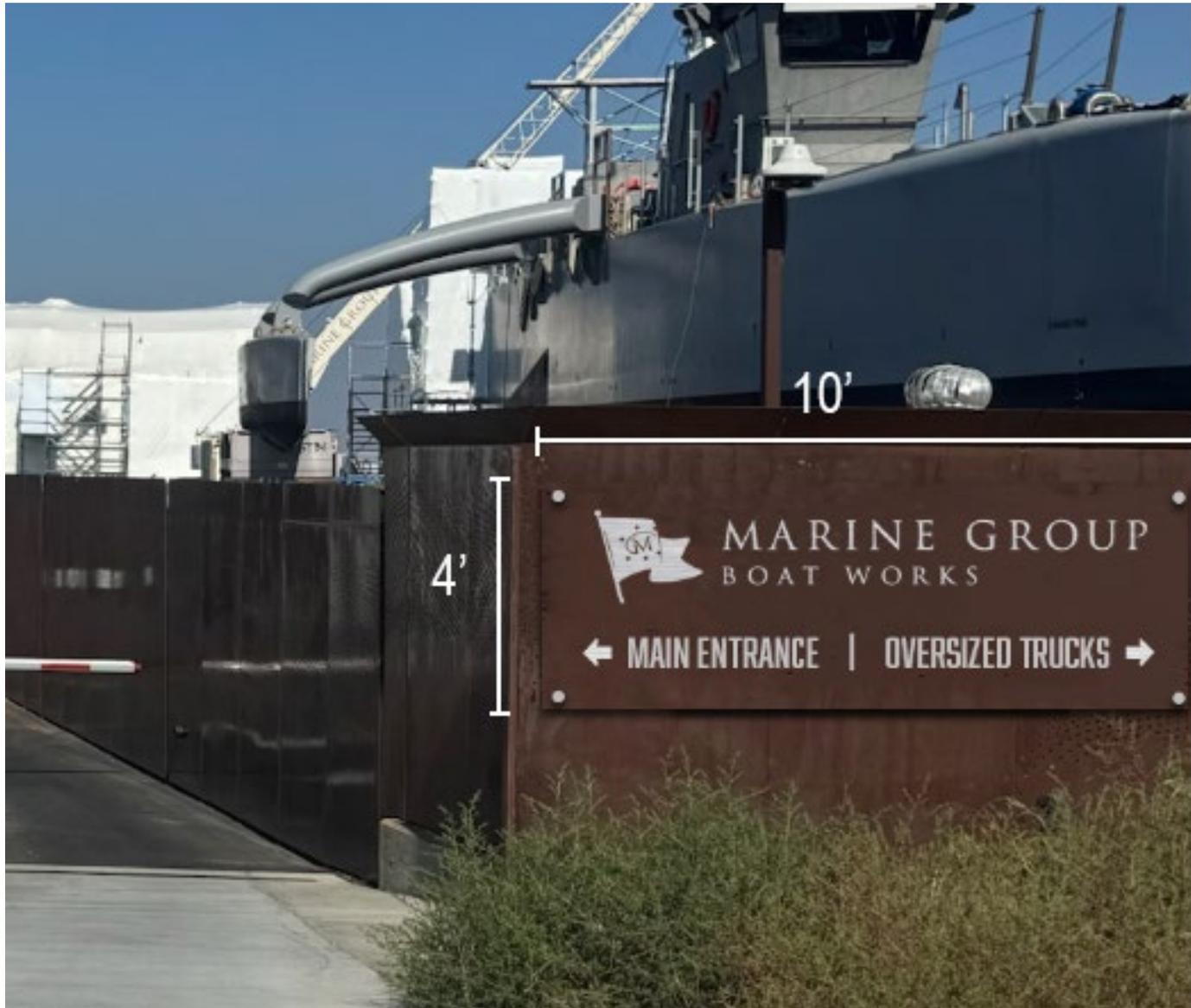


EXHIBIT 2

**SECONDARY ENTRANCE DOUBLE-FACED GROUND SIGN
(DIRECTIONAL SIGN)**

ALUMINUM CONSTRUCTION
WITH BLIND WELDS
PRIME AND PAINT/SANDBLAST WHITE
FLAT DIGITAL GRAPHICS TO FACE
CONCRETE FOOTINGS

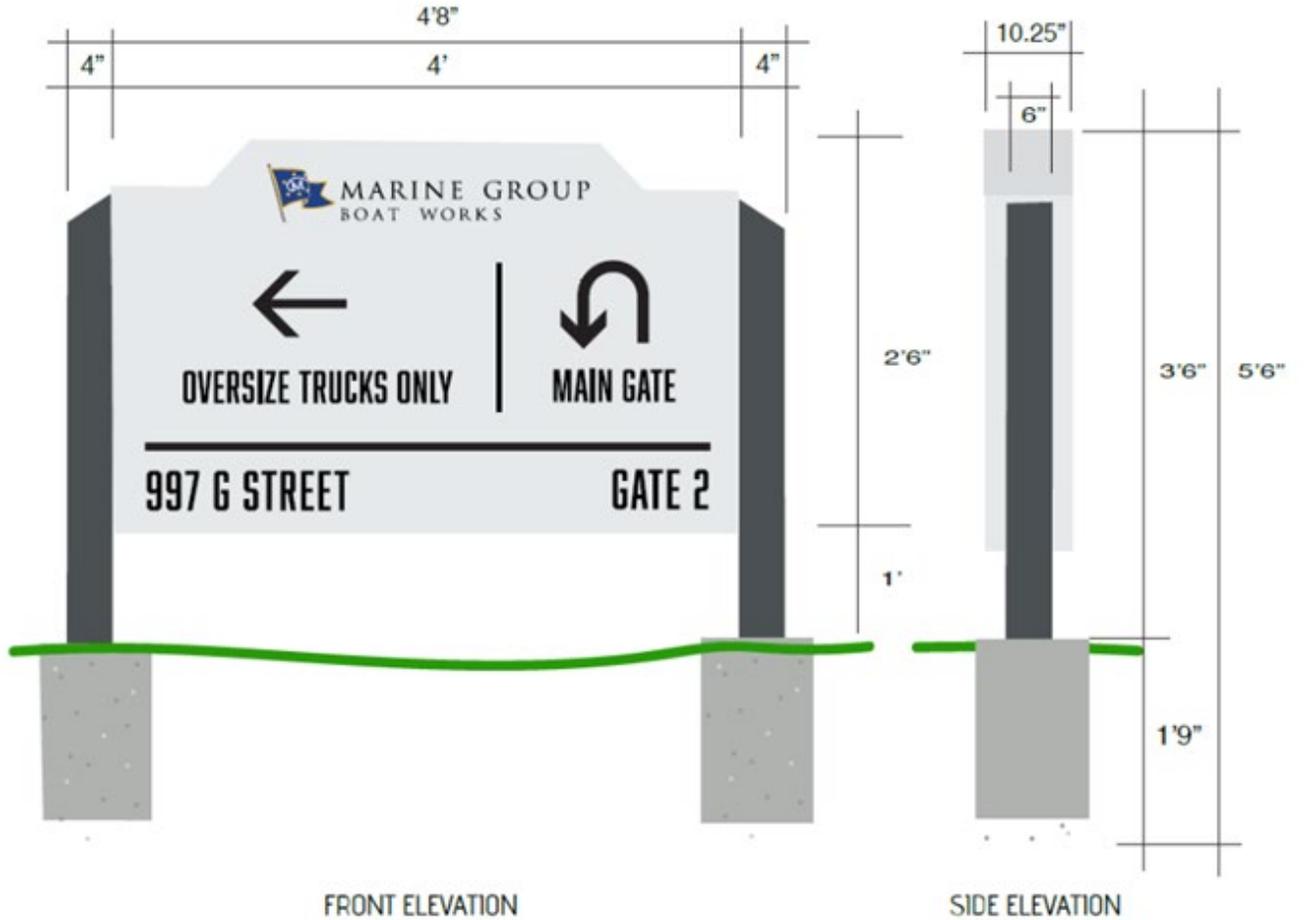
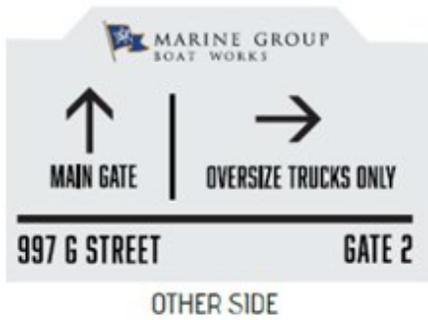


EXHIBIT 3

WALLSIGN (MAIN)

(1) WALL SIGN

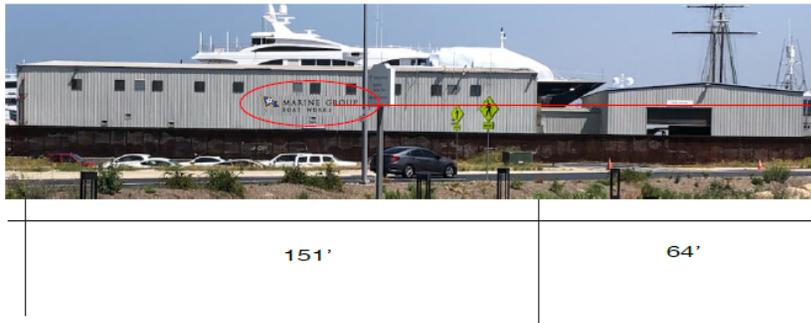
.500 FCO ACRYLIC LETTERS AND LOGO

LETTERS - PRIMED AND PAINTED
FLAG - DIGITAL GRAPHICS TO SURFACE

NOT TO EXCEED 147 SQ. FT

INSTALLATION

10-24 X 2" STAINLESS STEEL THREADED BACKPINS
SILICONE ADHESIVE AND VHB



151'

64'



FRONT ELEVATION

EXHIBIT 4

WALL SIGN (FLAG)

(1) WALL SIGN

.125 WHITE KOMALU

DIGITAL GRAPHICS TO SURFACE

NOT TO EXCEED 64 SQ. FT

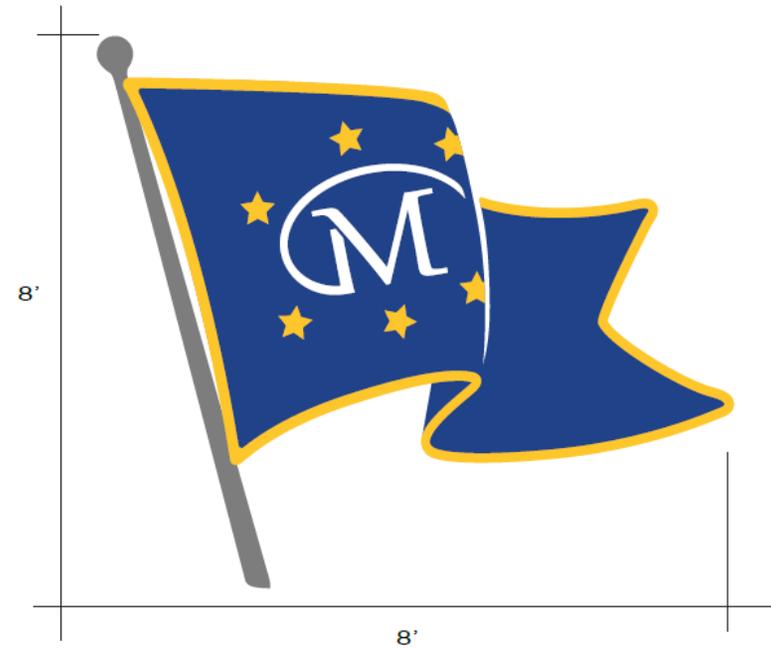
INSTALLATION

#10 SHEET METAL SCREWS WITH CAPS

SILCONE ADHESIVE WITH VHB



60'



FRONT ELEVATION