



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

Project: Removal and Replacement of Trees at Chula Vista Bayfront Park by San Diego Unified Port District
Location: 980 Marina Way, Chula Vista, CA 91910
Parcel No.: 032-011, 032-012
Project No.: 2025-108
Applicant: Kurt Brickley, Manager, Operations and Maintenance at San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101, 619-686-6378
Date Approved: 10/17/2025

PROJECT DESCRIPTION

The proposed project would involve the removal and replacement of two (2) conifer trees by the San Diego Unified Port District (District) in the city of Chula Vista, California. The two (2) trees are located in the northern planter island in the parking lot at the Chula Vista Bayfront (CVB) Park.

The two (2) existing trees have both died due to improper irrigation and would be replaced with two (2) drought-tolerant and/or water wise, non-invasive trees to be planted at more suitable locations within CVB Park.

The District and/or the District's landscape service providers would remove the two (2) trees in approximately early 2026 using a truck, hand tools, and associated tree removal equipment. The tree removal operations would begin and conclude on the same day. Tree replacement plantings would be completed in approximately mid-2026, with ongoing maintenance as needed, including replacement of the two (2) trees within the first five (5) years of planting if they fail. Work hours for the proposed project would be Monday-Friday from approximately 7am-3:30pm. There would be no impact on parking stalls, traffic, or public access associated with the proposed project. If needed during tree removal activities, the work crew would direct pedestrians safely around the work site. There would be no full closure of the promenade at any point of the proposed project.

With tree removal activities, if the bird breeding and nesting season cannot be avoided and removal must occur between February 15 and September 1, the District proposes that a breeding and nesting bird survey would be conducted prior to tree removal activities. If an active nest is located, all work within 500 feet of raptor nests and 300 feet of other nests, or a distance determined to be appropriate by a qualified biologist, would be postponed until such nest is vacated and the juveniles have fledged and when there is no attempt of a second nesting.

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; 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.d. Minor Alterations to Land (SG § 15304) (Class 4): 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 Categorical 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 removal and replacement of two (2) trees and the associated tree maintenance that would involve no expansion of use beyond that previously existing, would not involve the removal of mature, scenic trees, and would result in no permanent effects on the environment. 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: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve the removal and replacement of two (2) trees and associated tree maintenance 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.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.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 Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would consist of the removal and replacing of trees and associated tree maintenance that would involve no expansion of use beyond that previously existing, would not involve the removal of mature, scenic trees, and would result in no permanent effects on the environment.

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
Planner I
Development Services

Signature: Justin Huitema
Date: 10/17/2025

Assistant/Deputy General Counsel

Signature: Shiraz Targi
Date: 10/17/2025