



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: FY 2025 Port Security Grant Program
Location: 950 Marina Way, Chula Vista, CA 91910
 1800 Crosby Road, San Diego, CA 92101
 1401 Shelter Island Drive, San Diego, CA 92106
Parcel No.: Various
Project No.: 2025-130
Applicant: Aimee Heim, Program Director, Government and Civic Relations, San Diego Unified
 Port District, 3165 Pacific Highway, San Diego, CA 92101; (619) 686-6390
Date Approved: 1/15/2026

PROJECT DESCRIPTION

The proposed project involves the San Diego Unified Port District (District) accepting funds for four (4) security-related project components for the Fiscal Year 2025 (FY25) Port Security Grant Program. In September 2025, the Department of Homeland Security and Federal Emergency Management Agency (FEMA) awarded the District \$1,050,000 and Harbor Police Department (HPD) \$1,149,999.75 for a total of \$2,199,999.75 in funding for various District and HPD project components through the Port Security Grant Program. As part of these actions, the District would enter into an agreement with the Department of Homeland Security and FEMA to authorize design and/or implementation of the proposed project components. All Port Security Grant Program project components for FY25, listed and described below, were selected to focus on increased port-wide risk management, enhanced domain awareness, facilitated training, expanded recovery and resilience capabilities, and increased preparedness and recovery from non-conventional weapons attacks. The proposed project would authorize the design and implementation of the following project components:

1. San Diego Bay Radar Coverage: Procurement and installation of approximately one (1) sensor to be mounted on an existing pole adjacent to the Chula Vista Marina parking area.
2. Unmanned Aerial Systems (UAS) Detection and Tracking: Installation of one (1) RF Sensor & Flat Panel Radar System on existing structures within Tenth Avenue Marine Terminal, and one (1) portable RF Sensor & Flat Panel Radar System, which would not be fixed to a permanent location to allow for its use where needed.
3. Fireboat Replacement: Replacement of one (1) HPD Maritime Fire Fighting vessel.
4. Vessel Maintenance: Procurement of parts and/or supplies for maintenance of HPD patrol and/or firefighting vessels.

There would be no trenching or ground disturbance required for any of the four (4) project components described above. Construction is anticipated to occur in approximately late 2025 for project components 1, 2, and 4; project component 3, however, may be completed at a later date as staff have determined the cost of the fireboat replacement would be in excess of the total project cost, and expect to return at a later date with an additional request to fully fund the replacement. Each project component has a three-year performance period and must be completed no later than August 31, 2028. Due to their nature and limited scope, construction and operation of the proposed project components 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 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction; 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.

AND/OR

- 3.b. Replacement or Reconstruction: Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

- (2) Replacement or reconstruction of marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, piles, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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:

- (2) Construction or placement of minor structures or equipment accessory to (appurtenant to) existing airport or marine terminal facilities.

The proposed project, including project components 1-4, 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 security-related project components on Tidelands that would involve negligible expansion of use beyond that previously existing, would consist of the installation of new accessory equipment on existing facilities, and would involve the replacement and maintenance of existing equipment and facilities which would not result in a significant cumulative impact due to 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 Districts: 1 - Shelter Island/La Playa (Precise Plan Figure 4); 4 - Tenth Avenue Marine Terminal (Precise Plan Figure 13); and 7 - Chula Vista Bayfront (Precise Plan Figure 19)

Land and Water Use Designations: Harbor Services; Marine Terminal; Marine Related Industrial; and Park/Plaza

The proposed project, including project components 1-4, conforms to the certified Port Master Plan because it would involve security-related project components on Tidelands consistent with the existing certified Land and Water 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 Exclusions: Section 8.a: Existing Facilities; Section 8.b: Replacement or Reconstruction; 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.

AND/OR

8.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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, mobiles food units, portable restrooms, or similar structures.

The proposed project, including project components 1-4, is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would consist of security-related project components on Tidelands that would involve negligible expansion of use beyond that previously existing, would consist of the installation of new accessory equipment on existing facilities, and would involve the replacement and maintenance of existing equipment and facilities.

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)(1) of the Port Act, which allows for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation. 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:
Kelly Cunningham (on behalf of Davin Cox)
Planner I
Development Services

Signature: Kelly Cunningham
Date: 1/15/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 1/15/2026