



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

**Project:** Tidelands Use and Occupancy Permit to The Hertz Corporation at Pacific Highway and West Palm Street  
**Location:** North corner of Pacific Highway and West Palm Street  
**Parcel No.:** 016-001 and 016-006  
**Project No.:** 2025-134  
**Applicant:** Stella Karl-Ruiz, Asset Manager II, Real Estate, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; (619) 686-7221  
**Date Approved:** 1/14/2026

**PROJECT DESCRIPTION**

The proposed project is a new Tidelands Use and Occupancy Permit (TUOP) to the Hertz Corporation (Tenant) for the use of up to approximately 131,677 square feet of tideland and upland area (proposed area) located on Pacific Highway near Palm Street in the city of San Diego, California. Under the new TUOP, the area proposed for use will be used only and exclusively for the purpose of supporting rental car operations, specifically, the storage of vehicles and transportation of vehicles, and for no other purpose whatsoever without the prior written consent of the Executive Director of the District.

The San Diego Unified Port District (District) and Tenant had previously entered into a lease agreement (Lease) dated January 13, 2023 (Clerk Document No. 60386) for the exclusive use of approximately 131,941 square feet of a larger joint-use area (Leased Premises) located at 3202 North Harbor Drive in the city of San Diego, California. The area under the previous Lease was solely used for automobile rental services such as the renting, servicing, storage, and maintenance of rental cars. The proposed project would not increase existing operations, but would solely relocate an ancillary area of Hertz's operations to a new location in closer proximity to the San Diego International Airport Rental Car Center. Additionally, the new TUOP would not change the existing use of the proposed area, as it has historically been used for automobile rental business operations and the maintenance of automobiles used in said operations.

The TUOP is anticipated to have a term of approximately five (5) years. The TUOP may be terminated by the Executive Director of District or their duly authorized representative, or Tenant, as a matter of right and without cause at any time upon giving of ninety (90) days' notice in writing to the other party of such termination. Due to its nature and limited scope, the proposed TUOP 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 new TUOP would not allow any new development, construction, or improvements to the proposed area.

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***

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 is a temporary use 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 at an alternative location. 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: Aviation Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve a temporary use 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 Exclusion: Section 8.a: Existing Facilities

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.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above because it is a temporary use that would involve no expansion of use beyond that previously existing.

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: \_\_\_\_\_ 1/14/2026

Assistant/Deputy General Counsel

Signature: \_\_\_\_\_ Shiraz Tangri  
Date: \_\_\_\_\_ 1/14/2026