



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

Project: Right of Entry License Agreement to Rohr, Inc., for Environmental Remediation at Parcel H-23  
Location: Parcel H-23 in Chula Vista Bayfront  
Parcel No.: 031-018  
Project No.: 2026-015  
Applicant: Stephanie Cushing, Project Manager, Rohr, Inc., 4 Farm Springs Road Farmington, CT 06032  
Date Approved: 2/19/2026

**PROJECT DESCRIPTION**

The proposed project is a Right of Entry License Agreement (ROELA) to Rohr, Inc (Grantee) to enter certain properties located within the Former South Campus property in the Chula Vista Bayfront Master Plan area, within the interpreted area known as Parcel H-23 in the city of Chula Vista, California. The area proposed for use under this ROELA would be used by the Grantee and their authorized agents and contractors for the purpose of environmental remediation including but not limited to groundwater remediation and monitoring required under Cleanup and Abatement Order No. R9-2014-0019, as issued by the San Diego Regional Water Quality Control Board in 2014, as well as ingress and egress in support of those activities. No new development, construction, or increase in the size of the area is proposed or authorized as part of the ROELA.

It is anticipated that the ROELA would have a total term of approximately four (4) years, or upon completion of the work, whichever occurs earlier. The ROELA may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours' notice in writing to the Grantee of such termination.

Due to its nature and limited scope, construction of the Project would generate a minor amount of vehicle trips and would require limited use of equipment. Also, as discussed above, the Project proposes activities that are intended to remediate and monitor existing groundwater contamination, consistent with orders of the Regional Water Quality Control Board. Therefore, significant impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Grantee 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 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land; CEQA Guidelines Section 15306 (Class 6)/District Guidelines for Compliance with CEQA Section 3.f: Information Collection; and CEQA Guidelines Section 15308 (Class 8)/District Guidelines for Compliance with CEQA Section 3.h: Actions by Regulatory Agency for Protection of the Environment

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:

- (6) Minor temporary use of land having negligible or no permanent effects on the environment.

AND/OR

3.f. Information Collection (SG § 15306) (Class 6): Includes basic data collection, research,

experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be for information gathering purposes, or as part of a study leading to an action which has not yet been approved, adopted or funded.

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 the proposed project consists of a ROELA for environmental remediation pursuant to Regional Water Quality Control Board orders. The project, and associated remedial actions, would not result in any permanent effects on the environment, and would minimize and stabilize the release or threat of release of hazardous substances from the project site. The project remediation activities would be undertaken strategically, and consistent with Regional Water Quality Control Board authorization, to effectively treat and monitor existing subsurface contamination. The project would also be subject to, and must adhere to, all applicable regulations related to such activities, including the California Water Code and Regional Water Quality Control Board regulations and orders. Moreover, the project would not involve the removal of mature, scenic trees, and is for the purpose of basic data collection, research, and resource evaluation activities which would not result in a serious or major disturbance to an environmental resource. 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 consist of a ROELA for remediation and site investigation, 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.d: Minor Alterations to Land and Section 8.e: Information Collection

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.

AND/OR

8.e. Information Collection: Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major significant disturbance to an environmental resource.

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 the proposed project consists of a ROELA for environmental remediation pursuant to Regional Water Quality Control Board orders. The project would not result in any permanent effects on the environment, and would minimize and stabilize the release or threat of release of hazardous substances from the project site. The project remediation activities would be undertaken strategically, and consistent with Regional Water Quality Control Board authorization, to effectively treat and monitor existing subsurface contamination. The project would also be subject to, and must adhere to, all applicable regulations related to such activities, including the California Water Code and Regional Water Quality Control Board regulations and orders. Moreover, the project would not involve the removal of mature, scenic trees, and would not result in a serious or major significant disturbance to an environmental resource.

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)(7) of the Port Act, which allows for the establishment and maintenance of those lands for open space, ecological preservation, and habitat restoration. 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:  
Betsy Viramontes  
Planner I  
Development Services

Signature: Betsy Viramontes  
Date: 2/19/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri  
Date: 2/19/2026