



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

Project: Phase II Environmental Site Assessment by Enterprise Rent-A-Car Company at East Harbor Island
Location: 3280 North Harbor Drive, San Diego, CA 92101
Parcel No.: 007-034
Project No.: 2026-055
Applicant: Mitchell Prickett, Property and Facilities Manager, Enterprise Rent-A-Car Company of Los Angeles, LLC, 333 City Boulevard West, Suite 1115, Orange, CA 92868; (858) 382-3981
Date Approved: 6/3/2026

PROJECT DESCRIPTION

The proposed project would allow for a Phase II Environmental Site Assessment (ESA) by Stantec Consulting Services, Inc., as contracted by Enterprise Rent-A-Car Company of Los Angeles, LLC (Applicant), in support of the National Rent-A-Car (RAC) Quick Turnaround (QTA) San Diego Airport Facility Demolition Environmental Management Plan (DEMP) in the city of San Diego, California. Activities associated with the site assessment would include, but not be limited to, a geophysical survey, the collection of sample soil borings, and groundwater sampling at various locations throughout the current National RAC QTA San Diego Airport facility on East Harbor Island.

The Phase II ESA would be conducted as part of the pre-demolition phase of the DEMP to assess the presence of hazardous substances and/or petroleum hydrocarbons associated with areas of environmental concern (AOCs) previously identified in a Phase I ESA, dated April 2024, and the general extent of chemicals of potential concern attributable to AOCs from operations during the Applicant's lease period. The Phase II ESA would additionally obtain preliminary subsurface information in the area of a proposed stormwater catch basin to be constructed at a later date during the DEMP.

Up to approximately 29 soil borings would be conducted at seven (7) AOCs throughout the proposed project site:

- HDTF-7: Building 60 Preservation Slab
- HDTF-8: Building 60 Fuel and Drain System
- HDTF-9: Building 60 Fuel Lab Sump and Internal Pit
- HDTF-13: Storm Drain System
- National-1: Automobile Maintenance, Car Wash, and Hazardous Waste Storage Areas
- National-3: Former AST
- Fill-1: Undocumented Fill

Borings would be collected at various intervals up to a depth of approximately eight (8) feet below ground surface (bgs), with the exception of HDTF-8 and HDTF 9, which borings would be collected at a depth of up to 15 feet bgs. Due to uncertainties in subsurface characteristics and conditions, boring depths may be modified as necessary based on observations of lithological contacts, the capillary zone, and photoionization detector monitoring results of soil headspace. Borings would be drilled using hand tools, such as hand-augers, up to five (5) bgs prior to mechanical drilling, which would be drilled using direct-push technology, such as a truck-mounted drill rig. Borings would be backfilled with cement-bentonite grout to approximately one (1) foot bgs, and capped with asphalt to match the surrounding ground cover.

The proposed project is anticipated to occur in Summer 2026 and would take approximately eight (8) weeks to complete. Investigation-derived waste (IDW), including soil cuttings and decontamination liquids, would be temporarily stored onsite in U.S. Department of Transportation-approved 55-gallon drums until offsite transport and disposal. Final disposal of IDW would be determined based on waste profiling from sampling characterization results.

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 Applicant 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; and CEQA Guidelines Section 15306 (Class 6)/District Guidelines for Compliance with CEQA Section 3.f: Information Collection

3.d. Minor Alterations to Land: 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.f. Information Collection: 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 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 a Phase II environmental site assessment for the purpose of basic data collection activities which would result in no permanent effects on the environment, would not involve the removal of mature, scenic trees, and 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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designation: Industrial Business Park

The proposed project conforms to the certified Port Master Plan because it would involve a Phase II environmental site assessment 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 it would consist of activities associated with a Phase II environmental site assessment that would not involve the removal of mature, scenic trees and would not result in a serious or 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)(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: 6/3/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 6/3/2026