



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

Project: Right of Entry Permit to San Diego County Regional Airport Authority for Least Tern Monitoring at Chula Vista Wildlife Reserve
Location: 1088 Bay Blvd, Chula Vista, CA 91911
Parcel No.: Various
Project No.: 2026-058
Applicant: Andrea Ormerod, Senior Asset Manager, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101, 619-686-7213
Date Approved: 5/11/2026

PROJECT DESCRIPTION

The proposed project is a Right of Entry (ROE) to San Diego County Regional Airport Authority (Permittee) to enter certain District property located at the Chula Vista Wildlife Reserve in the city of Chula Vista, California. The area proposed for use under this ROE would be used by the Permittee and their authorized agent(s) and contractors(s) for the purpose of conducting Least Tern Monitoring Services as required by the Endangered Species Act in support of ongoing Airport projects as approved by the Immediate Action Program (1992), 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 ROE.

It is anticipated that the ROE would have a total term of approximately five (5) years, or upon completion of the work, whichever occurs earlier. The ROE may be terminated by the District or by Permittee as a matter of right and without cause at any time upon providing twenty-four (24) hours' notice in writing to the other party of such termination.

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

- 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.
 - (13) Maintenance of wildlife habitat areas, stream flows, springs, waterholes and stream channels to protect wildlife resources.

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 Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above. These are

appropriate because an ROE for conducting Least Tern monitoring services would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, 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: 7 - Chula Vista Bayfront (Precise Plan Figure 19)

Land Use Designations: Commercial Recreation; Park/Plaza; Habitat Replacement; and Industrial Business Park

The proposed project conforms to the certified Port Master Plan because it would involve Least Tern monitoring services consistent with the existing certified Land 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

The proposed project would renew an existing real estate agreement. The proposed project does not constitute "development" as defined in Section 30106 of the California Coastal Act, or "new development" pursuant to Section 1.a. of the District's Coastal Development Permit Regulations. Therefore, issuance of a Coastal Development Permit or categorical exclusion is not required.

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 preservation. 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
Planner I
Development Services

Signature: Kelly Cunningham
Date: 5/11/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 5/11/2026