



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

Project: Tidelands Land Use and Occupancy Permit to IQHQ-RADD I, LLC for Valet Zone Installation at RaDD Public Right of Way

Location: Three (3) Locations along the Public Right of Way of N Harbor and W Harbor Drive, San Diego, CA 92106

Parcel No.: N/A

Project No.: 2026-069

Applicant: Justine Nielsen, SVP Development, IQHQ-RADD I, LLC, 674 Via de la Valle, Suite 200, Solana Beach, CA 92075, (619)300-7076

Date Approved: 9/24/2026

PROJECT DESCRIPTION

The proposed project is a Tidelands Use and Occupancy Permit (TUOP) to IQHQ-RaDD I, LLC (Tenant) for their use of roadway area and sidewalk area along North Harbor and West Harbor Drive directly in front of the IQHQ Research and Development District located in the city of San Diego, California.

The areas proposed for use under this TUOP are currently used as three (3) passenger loading zones with a length of 66 linear feet each, and are proposed to be used for the purpose of conducting valet parking services, as well as passenger and commercial loading and unloading, and for no other purpose whatsoever without the prior written consent of the Executive Director of District in each instance. Approximately 1,782 square feet of sidewalk will be used for valet operations, and approximately 1,782 square feet of roadway area will be used for vehicles as needed during operations, both along three sections of curb, totaling approximately 198 linear feet of curb space. These valet locations are proposed within existing passenger loading zones, and visitors may continue to use the loading zone for loading and unloading purposes, as originally planned in these areas. Tenant would place temporary, moveable podiums and A-frame signage during operations. Tenant would adhere to the following conditions:

- Valet service shall not utilize or park vehicles in the metered parking stalls along Harbor Drive or prevent the members of the public from using any metered spaces;
- Valet service shall not demand payment from individuals who park in the metered spaces;
- Valet service shall not place signs, cones or temporary valet booth in the roadways directing the public away from metered parking spaces;
- Valet service shall allow passenger loading and unloading in the valet locations without the need to utilize valet services. Furthermore, the valet service use of the sidewalk space shall not cause an inconvenience to passenger loading and unloading in the valet locations.
- Valet service shall not section off or privatize the public sidewalk space in any way and shall not block the flow of pedestrian traffic on the sidewalk.

The Tenant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials. No new development, construction, or increase in the size of the property is proposed or authorized as part of the TUOP.

It is anticipated that the TUOP would have a total term of approximately five (5) years. The TUOP may be terminated by the District or Tenant as a matter of right and without cause at any time upon providing thirty (30) days' 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; 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, 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.

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.

AND/OR

- 3.i. Accessory Structures: Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:
- (3) On-premise signs

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 because it would be for a new short-term tenancy agreement and on-premise signs which 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 consist of installation of small new equipment and facilities in small structures. 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: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve a new short-term tenancy agreement 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 and 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
- 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, 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, mobile food units, portable restrooms, or similar structures;

The proposed project is determined to be Categorically Excluded pursuant to the Section(s) of the District's Coastal Development Permit Regulations as identified above because would involve negligible expansion of use beyond that previously existing, and involve negligible change of existing use of the property.

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 visitor-serving 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:
Luis Duran
Senior Planner
Development Services

Signature: Luis Duran
Date: 9/24/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 9/24/2026