



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

Project: Installation of Outdoor Awning by RIDA Chula Vista, LLC at Old Hickory Steakhouse at Gaylord Pacific Resort & Convention Center
Location: 1000 H Street, Chula Vista, CA 91910
Parcel No.: 031-047
Project No.: 2026-105
Applicant: Ira Mitzner, Authorized Signatory, RIDA Chula Vista, LLC, 1777 Walker Street, Suite 501, Houston, TX 77010; (713) 961-3835
Date Approved: 8/12/2026

PROJECT DESCRIPTION

The proposed project would involve the installation of a new outdoor awning over the Old Hickory Steakhouse terrace located at the Gaylord Pacific Resort & Convention Center by RIDA Chula Vista (Applicant) in the city of Chula Vista, California. Work to specifically complete the proposed project would include the installation of a steel post and truss structure and installation of a tensioned fabric cover atop the truss structure. The new awning would cover approximately 2,500 square feet (approximately 74'W x 33'L) of the existing outdoor terrace of the steakhouse, and would have a maximum height of approximately 20 feet. From the higher end adjacent to the exterior walls of the steakhouse, the awning would slope downward to a height of approximately 10 feet at the lower end. Minor accessories to the outdoor awning, including, but not limited to, electric heater(s), string light(s), and motorized roller shades, may be installed throughout the truss structure.

Construction of the new awning would involve the surface installation of the steel post and truss structure that would support the fabric cover. The steel posts would be anchored to the terrace with a steel base plate; there would be no physical connection between the new truss structure and the exterior walls of the existing building. Construction of the proposed project is anticipated to occur in approximately Fall 2026 and would take approximately three (3) months to complete. Equipment required for the proposed project would include a forklift for transporting materials from delivery vehicles to the project site, and mobile scissor lifts for the installation of trusses, electrical lines and equipment, and the fire sprinkler system.

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 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:
- (5) Minor exterior or interior alterations to incorporate architectural changes.

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. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

AND/OR

3.i. **Accessory Structures:** Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities.

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 the installation of an accessory structure over an existing outdoor terrace 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. 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 the installation of an accessory structure over an existing outdoor terrace 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.a: Existing Facilities; Section 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.

AND/OR

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, small 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 Sections of the District's *Coastal Development Permit Regulations* as identified above because it would consist of the installation of an accessory structure over an existing outdoor terrace that would involve no expansion of use beyond that previously existing and would no 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 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.

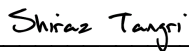
SCOTT CHADWICK
President/CEO

Determination by:

Davin Cox
Planner I
Development Services

Signature: 
Date: 8/12/2026

Assistant/Deputy General Counsel

Signature: 
Date: 8/12/2026