



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

Project: Asphalt Maintenance and Sign Replacements at Pepper Park Parking Lot by San Diego Unified Port District
Location: 3299 Tidelands Ave., National City, CA 91950
Parcel No.: 028-011
Project No.: 2026-121
Applicant: Liza Anderson, Department Business Manager, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; 619-686-6433
Date Approved: 9/23/2026

PROJECT DESCRIPTION

The proposed project is for asphalt maintenance and sign replacement within the Pepper Park parking lot by San Diego Unified Port District (District) in the city of National City, California (see Exhibit 1). Work to specifically complete the proposed project includes the following:

- Slurry sealing the parking lot by sweeping and cleaning the pavement, repairing cracks, and applying the sealant,
- Once the sealant has fully cured, the parking lot would be restriped to match existing conditions and maintain the existing parking count,
- The existing parking signs would be replaced, with parking hours and limits matching those of the existing signage onsite.

Construction of the proposed project is anticipated to occur in approximately late-2026 and would take approximately five (5) days to complete using small equipment, hand tools and a work truck with ongoing maintenance as-needed. During this time, there would be temporary impacts to parking spots in order to establish safe work zones. The work would be completed in a phased construction approach in order to reduce parking impacts to the entire parking lot. As a result, the parking lot will remain semi-accessible throughout the project's construction. Temporary signage would be installed approximately 48 hours prior to temporary parking closures. No sidewalk or street closures are anticipated during construction of the proposed project.

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 District 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; 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:
- (8) Existing highways, streets, sidewalks, bicycle and pedestrian trails, and similar facilities, except where the activity will involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building.

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 of the District's *Guidelines for Compliance with CEQA* as identified above because it 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: 5 - National City Bayfront (Precise Plan Figure 15)

Land Use Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve slurry sealing the parking lot, stenciling the parking stalls, and replacing the parking signs within an existing parking lot 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

- 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, including but not limited to:
- (3) Streets, sidewalks, gutters, bicycle and pedestrian paths, and similar facilities;
- (7) New copy on existing on- and off-premise signs.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above because it would involve no expansion of use beyond that previously existing

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)(5) of the Port Act, which allows for the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses. 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:

Justin Huitema
Planner I
Development Services

Signature: Justin Huitema
Date: 9/23/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 9/23/2026

Exhibits:

Exhibit 1 – Project Area

Exhibit 1 – Project Area

