FILED
Sep 17, 2025 10:00 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000785
State Receipt # 37091720250712

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

PURCHASE OF EXISTING WALLY PARK PARKING FACILITY

Check Document being Filed:

- ○ Environmental Impact Report (EIR)
- ○ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ◉ Notice of Exemption (NOE)
- ○ Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON September 17, 2025
Posted September 17, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF EXEMPTION

TO: County Clerk of San Diego
1600 Pacific Highway, Room 103
San Diego, CA 92101

FROM: San Diego County Regional Airport Authority
P.O. Box 82776
San Diego, CA 92138-2776

PROJECT TITLE: Purchase of Existing Wally Park Parking Facility

PROJECT LOCATION – SPECIFIC: 3298 Kettner Boulevard, San Diego, CA 92101

PROJECT LOCATION – CITY: San Diego **PROJECT LOCATION – COUNTY:** San Diego

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

Project Description. The San Diego County Regional Airport Authority will purchase the existing Wally Park parking facility at the southwest intersection of Kettner Boulevard and Sassafras Street and continue to use the parking structure for airport parking. The parking garage was constructed in 2005 and is comprised of 3 levels with 770 parking stalls, and a 21,780 square foot surface lot with 64 parking stalls. The Airport Authority will utilize the parking facility for airport users, including passengers and employees. Airport users will be shuttled to and from San Diego International Airport using a fleet of airport-operated buses using existing access points to public streets.

Consistency with Airport Master Plan. The property is located off of Airport property under the planning jurisdiction of the SDCRAA and outside of the Airport Master Planning jurisdiction. However, parking in the proximity of the airport will be used to serve airport users, including passengers and employees.

Attachments:

- Site Plan

NAME OF PUBLIC AGENCY APPROVING PROJECT: San Diego County Regional Airport Authority

NAME OF DIVISION CARRYING OUT PROJECT: Terminal Business Development – San Diego County Regional Airport Authority (SDCRAA)

SDCRAA
P.O. Box 82776
San Diego, CA 92138-2776
(619) 400-2478

EXEMPT STATUS: (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number:
- ☐ Statutory Exemptions. State code number:

CLASS: 1 **SECTION:** 15301

Categorical Exemption Determination of Proposed Project:

The Proposed Project is determined to be a categorical exemption consistent with the following:

Public Resources Code Section 21065 and CEQA Guidelines Section 15378(a) *– Both sections define a "project" for CEQA purposes, The proposed purchase of the property and continued use of the property for parking are not a "project" subject to CEQA because there would be no alteration to the existing use of the property and therefore, no corresponding direct or reasonably foreseeable indirect physical changes in the environment;*

CEQA Guidelines Section 15301 - Existing Facilities – Class 1 *consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use. The project would consist of the purchase and operation of the existing parking structures/facility and would involve no expansion of the existing use; and*

CEQA Guidelines Section 15061(b)(3) (common sense exemption) *- The proposed purchase of the existing parking facility can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because the SDCRAA would be continuing the existing use of the property for airport user parking.*

LEAD AGENCY CONTACT PERSON: Ted Anasis **AREA CODE/TELEPHONE/EXT:**(619) 400-2478

SIGNATURE: [signature] **DATE:** 9/17/25 **TITLE:** Manager, Airport Planning

Site Plan – 3298 Kettner Boulevard (Wally Park Parking Facility)

