Notice of Exemption *CEQA Guidelines Appendix E*

To: ■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

From: ■ San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

Project Title: Right of Entry License Agreement to RIDA Chula Vista, LLC
Project Applicant: Luke Charlton, Chief Operating Officer, RIDA Development Corporation, 1777 Walker Street, Suite 501, Houston, TX 77010; 713-961-3835
Project Location – Specific: 520 Marina Parkway, Chula Vista, CA 91910
Project location – City: Chula Vista
Project Location – County: San Diego

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project consists of a Right of Entry License Agreement (ROELA) with RIDA Chula Vista, LLC (Licensee) for the temporary use of the property identified as H-9 (see Exhibit A). Under the ROELA, the Licensee would be authorized to access and temporarily use the H-9 area for overflow vehicle parking when demand exceeds the capacity of the surface and structured parking facilities located on the adjacent leased premises. The site may also be used for self-parking and valet parking operations, staging of oversized vehicles and equipment, and event-related staging activities. In addition, the agreement would authorize the installation, maintenance, and subsequent removal of temporary fencing, gates, and other temporary access-control features necessary to support these activities. The proposed use is temporary in nature and would utilize the existing disturbed site without the construction of permanent improvements.

It is anticipated that the ROELA would commence on November 1, 2026, and terminate on January 15, 2027.

Name of Public Agency Approving Project: San Diego Unified Port District (SDUPD)

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(s): Existing Facilities (SG § 15301) (Class 1) & Minor Alterations to Land (SG § 15304) (Class 4)**
□ Statutory Exemption. State code number:

Reason Why Project is Exempt: The proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15304 (Minor Alterations to Land) specifically Section 15304(e) and Section 3.a. and 3.d. of the San Diego Unified Port District's Guidelines for Compliance with CEQA because the Right of Entry License Agreement (ROELA) for parking is a minor temporary use of land and will have no permanent effects on the environment. The temporary parking use would cease on January 15, 2027. Section 3.a. and 3.d. of the District's CEQA Guidelines is as follows:

3.a. Existing Facilities (SG § 15301) (Class 1): 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.

AND/OR

3.d. Minor Alterations to Land (SG § 15304) (Class 4): Includes minor alternations in the condition of land, water, and/or vegetation not involving removal of mature, scenic trees.

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).

Lead Agency Contact Person and Telephone Number: Madeline Mattson, 619-643-3866

Signature: Madeline Mattson **Date**: _____ **Title**: Principal Planner

■ Signed by Lead Agency
□ Signed by Applicant

Date received for filing at OPR/Clerk: