

San Diego Unified Port District
CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL

Project: Replacement and Repair of Parking Lots and Driveways at San Diego Yacht Club
Location(s): 1011 Anchorage Lane, San Diego, CA 92106
Parcel No.(s): 002-014
Project No.: 2017-159
Applicant: Terry Anglin, General Manager, San Diego Yacht Club, 1011 Anchorage Lane, San Diego, CA 92106
Date Approved: November 16, 2017

Project Description:

The proposed project involves repair and resurfacing of existing parking lots and driveways at the San Diego Yacht Club (SDYC) leasehold in San Diego, California. The asphalt surfaces of the existing parking lots and driveways have deteriorated over time. The proposed project would resurface portions of the existing parking lots and driveways to improve their usability, longevity, and appearance. The proposed project would not expand the existing parking lots or driveways and would not change the number or layout of parking spaces. Work to complete the proposed project would include the following:

- Removing and replacing approximately 8,250 square feet (sf) of up to 4-inch (in)-thick asphalt;
- Skin patching approximately 3,000 sf of existing paving with up to 1 in of asphalt concrete;
- Returning approximately 30 to 60 days after replacement and applying one coat of top seal over an approximately 18,820 sf area; and
- Restriping the top sealed area consistent with the existing layout.

Construction of the proposed project is anticipated to commence in late 2017 and take approximately two days to complete replacement, followed by 30 to 60 days of wait time for the asphalt to cure, then one day for sealing and restriping. During construction, all other on-site parking areas would remain open and available for parking. It is anticipated that the proposed project would generate approximately six vehicle trips total for the duration of the project. Vehicle trips would be associated with deliveries, transport of construction workers, and hauling of debris. Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle and truck trips and would require limited use of construction equipment. Therefore, no impacts are anticipated. Furthermore, the applicant would be responsible for complying with all applicable federal, state, and local laws regulating construction demolition debris noise, and stormwater.

The following categorical determinations are based on the San Diego Yacht Club's project submittal and all project information known to the District as of the date of this determination.

CEQA DETERMINATION

Based upon the above description, the project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) and Sections 3.a. (8) and 3.b. of the District's *Guidelines for Compliance with CEQA* because it is the repair and resurfacing of existing parking lots and driveways that would involve no expansion of use beyond that previously existing. Section 3.a. (8) and 3.b. of District's CEQA Guidelines are as follows:

- 3.a. Existing Facilities (SG § 15301) (Class 1): Includes operation, repair, maintenance, or minor alteration of existing public and 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 would involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building.

AND/OR

- 3.b. Replacement or Reconstruction (SG § 15302) (Class 2): Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

The Categorical Exemptions listed above are appropriate for the proposed project because it is the repair and resurfacing of existing parking lots and driveways that would involve no expansion of use beyond that previously existing and would not remove a scenic resource, including a stand of trees, a rock outcropping, or a historic building.

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.

The proposed project complies with Section 87 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.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN

The project is located in Planning District 1, Shelter Island/La Playa, which is delineated on Precise Plan Map Figure 4 of the certified Port Master Plan. The Port Master Plan land use designation within the limits of the proposed project is Commercial Recreation. The project conforms to the certified Port Master Plan because it is the repair and resurfacing of existing parking lots and driveways consistent with the existing certified land use designation. The project would not change the use of the site nor would it interrupt or expand the existing conforming use of the site.

CATEGORICAL DETERMINATION

The above project proposes the repair and resurfacing of existing parking lots and driveways that would involve no expansion of use beyond that previously existing. This project is consistent with the existing certified land use designation and is Categorically Excluded under Section 8.a (3) of the District's *Coastal Development Permit Regulations*, as follows:

- 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.

AND/OR

- 8.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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.

RANDA CONIGLIO
President/CEO

Determination by:
Cameron McLeod
Assistant Planner
Development Services

Signature: Cameron McLeod
Date: 11/16/17

Deputy General Counsel

Signature: W.S. McLeod
Date: 11-15-17