



CEQA and COASTAL DETERMINATIONS  
and  
NOTICE OF APPROVAL

Project: Installation of Signage by Coronado Boat Storage at Coronado Cays  
Location: 35 N. Caribe Cay Boulevard, Coronado CA 92118  
Parcel No.: 046-001  
Project No.: 2018-189  
Applicant: Michael Mooshabad, General Manager, Coronado Boat Storage, 35 N. Caribe Cay Boulevard, Coronado, CA 92118  
Date Approved: June 3, 2019

**PROJECT DESCRIPTION**

The proposed project would involve the installation of on-site signage on the existing property by Coronado Boat Storage (Applicant) in the city of Coronado, California. Work to specifically complete the proposed project would involve the installation of two signs related to the Applicant's on-site business on the east and west sides of N. Caribe Cay Boulevard. Off-site advertising is prohibited and shall not be included on the proposed signs. The signs would measure 60-inches (in)-wide by 60-in-tall and including foundations would measure 72 in in total height above grade. Existing landscaping would be replaced if removed during construction. Construction of the proposed project is anticipated to occur mid-2019 and would take one (1) week to complete with ongoing maintenance as required.

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: SG §15301, Class 1/Section 3.a: Existing Facilities; and SG §15311, Class 11/Section 3.i: Accessory Structures

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.

(11) Existing on and off-premise signs.

AND/OR

3.i. Accessory Structures (SG § 15311) (Class 11): 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 Sections of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate for the proposed project because it would consist of the installation of on-premise signage 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: 8 - Silver Strand South (Precise Plan Figure 21)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the installation of signage on an existing property, consistent with the existing certified Land use designation.

***CATEGORICAL DETERMINATION***

Categorical Exclusion: Section 8.a: Existing Facilities; and 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, including but not limited to:

- (7) New copy on existing on and off-premise signs

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. These are appropriate for the proposed project because it would consist of installation of on-premise signage that would involve no expansion of use beyond that previously existing and 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**

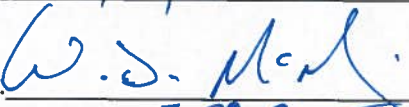
The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

RANDA CONIGLIO  
President/CEO

Determination by:  
Cameron McLeod  
Associate Planner  
Development Services

Deputy General Counsel

Signature:   
Date: 5/29/19

Signature:   
Date: 5-28-19