



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

Project: Parking Lot Refurbishment by the San Diego Unified Port District at Shelter Island
Location: 1150 Anchorage Lane, Shelter Island Drive, San Diego, CA 92106
Parcel No.: 002-013, 003-002, 003-037, and 002-024
Project No.: 2019-161
Applicant: Perla Goco, Capital Project Manager 1, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101
Date Approved: September 9, 2019

PROJECT DESCRIPTION

The proposed project would involve the refurbishment of four parking lots at Shelter Island by the San Diego Unified Port District (Applicant) in the City of San Diego, California. Of the four parking lots to be refurbished, two are located at the intersection of Anchorage Lane and Shelter Island Drive, while the other two are located adjacent to the Shelter Island Boat Launch on Shelter Island Drive. Work to specifically complete the proposed project would involve:

- Scrub sealing of approximately 95,500 square feet of existing asphalt (sq ft);
- Recycling and compaction of approximately 105,000 sq ft of existing asphalt;
- Installation of approximately 105,000 sq ft of new asphalt; and
- Restriping of 474 parking spaces and associated pavement markings.

Construction of the proposed project is anticipated to occur in winter of 2020. The lots on Anchorage Lane would take approximately four (4) weeks to complete and the lots adjacent to the Shelter Island Boat Launch would take approximately 12 weeks to complete. The construction schedule would be phased to minimize disruption to boat launch access and to maintain a portion of parking as available for the public.

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; SG §15302, Class 2/Section 3.b: Replacement or Reconstruction; and SG §15304, Class 4/Section 3.d: Minor Alternations to Land.

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.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.

AND/OR

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

7. Minor trenching and backfilling where the surface is restored.

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 refurbishment of existing parking lots that would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the replacement of existing facilities, would be located on the same site as the facilities replaced, would have substantially the same purpose and capacity, would result in no permanent effects on the environment, and would not involve the 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).

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: 1 - Shelter Island/La Playa (Precise Plan Figure 4)

Land Use Designations: Park/Plaza; Promenade; and Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would consist of refurbishment of existing parking lots, consistent with the existing certified Land use designations. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming use of the site.

CATEGORICAL DETERMINATION

Categorical Exclusions: Section 8.a: Existing Facilities; Section 8.b: Replacement or Reconstruction; and Section 8.d: Minor Alternations to Land

- 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.

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.

AND/OR

- 8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but not limited to:

- (6) Minor trenching or backfilling where the surface is restored.

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 involve no expansion of use beyond that previously existing, would be located essentially on the same site and would have substantially the same purpose as the existing facilities.

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

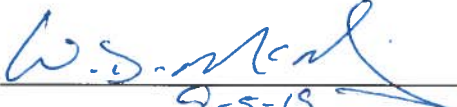
The proposed project complies with Section 87.(a)(4) of the Port Act, which allows for the construction, reconstruction, repair, and maintenance of highways, streets, roadways, bridges, belt line railroads, parking facilities, power, telephone, telegraph or cable lines or landings, water and gas pipelines, and all other transportation and utility facilities or betterments incidental, necessary, or convenient for the promotion and accommodation of any of the uses set forth in this section. 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:
Michael Paul
Assistant Planner
Development Services

Deputy General Counsel

Signature: 
Date: 9-9-19

Signature: 
Date: 9-5-19