



CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL

Project: Tree Replacement by Sheraton at Harbor Island
Location: 1380 Harbor Island Drive, San Diego, CA
Parcel No.: 006-003
Project No.: 2020-009
Applicant: David Prost, Director of Engineering, Sheraton San Diego Hotel and Marina, 1380 Harbor Island Drive, San Diego, CA 92101
Date Approved: February 18, 2020

PROJECT DESCRIPTION

The proposed project would involve the replacement of five (5) trees with different species of trees by Sheraton San Diego Hotel and Marina (Applicant) in the City of San Diego, California. Work to specifically complete the proposed project would involve removal and replacement of the following trees:

Proposed to be Removed:

- Juniperus chinensis (1)
Metrosideros (Oak) (3)
Howea forsteriana (1)

Replacement Trees:

- Howea forsteriana (1)
Cassia leptophylla (1)
Ash spec (2)
Crape myrtle (1)

The proposed trees would be replaced within approximately the same locations as those removed at a one (1)-to-one ratio. Construction of the proposed project is anticipated to occur in Winter 2020 and is anticipated to take approximately one month.

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 Exemption: SG §15304, Class 4/Section 3.d: Minor Alternations to Land

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.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's Guidelines for Compliance with CEQA as identified above. This is appropriate for the proposed project because it consists of replacement of existing trees with different species and would be located on the same site as those being replaced, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees; the trees proposed for replacement are ornamental in nature and would not constitute scenic, mature 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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it consists of replacement of existing trees with different species, consistent with the existing certified Land use designation. 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 Exclusion: Section 8.d: Minor Alternations to Land

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.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it consists of replacement of existing trees with different species and would be located essentially on the same site as those proposed to be replaced, and would not involve the removal of mature, scenic trees; the trees proposed for replacement are ornamental in nature and would not constitute scenic, mature trees.

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 visitor-serving 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:
Michael Paul
Assistant Planner
Development Services

Deputy General Counsel

Signature: 
Date: 2/18/20

Signature: 
Date: 2/18/20