



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

Project: Maintenance Building Renovation by Southwestern Yacht Club at Shelter Island
Location: 2702 Qualtrough Street, San Diego, CA 92106
Parcel No.: 002-001
Project No.: 2020-051
Applicant: Andrew Scott, General Manager, 2702 Qualtrough Street, San Diego, CA 92106
Date Approved: July 28, 2020

PROJECT DESCRIPTION

The proposed project would involve renovation of the existing Southwestern Yacht Club (SWYC) maintenance building by SWYC (Tenant) in San Diego, California. The purpose of the proposed project is to improve the functionality of the maintenance building. The maintenance building and its interior office space and storage area are incidental uses to the Tenant. The proposed project uses would remain the same as existing with generally the same square footages. Work to specifically complete the proposed project would involve the following: demolition and removal of the existing interior raised floor, interior rooms, restroom fixtures and plumbing, windows and doors, portion of walls for new windows, workshop sink, interior steps, and built up roofing; and construction and installation of a new reinforced concrete floor slab, ADA accessible restroom, window replacements, office rooms, doors and door landings, sink, roofing, interior floor, wall, base and ceiling finishes, and HVAC, lighting, electric and plumbing systems. The project does not propose any improvements to the existing building footprint, the existing exterior storage yard adjacent to the maintenance building or to the exterior site surrounding the building. Construction of the proposed project is anticipated to commence in early 2021 and would take approximately six (6) months to complete. Staging of construction equipment would be within the Tenant's leasehold.

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, significant impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Tenant 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 Exemption: SG §15301, Class 1/Section 3.a: Existing Facilities

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, including but not limited to:

(3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment.

(5) Minor exterior or interior alterations to incorporate architectural changes.

The proposed project is determined to be Categorical Exempt pursuant to the CEQA Guidelines and the Section 15301 (Existing Facilities) of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because the project consists of renovation and upgrades to an existing maintenance building, would involve no expansion of use beyond that previously existing, and would not result in a significant impact due to the continuation of an 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: 1 - Shelter Island/La Playa (Precise Plan Figure 4)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve renovation and upgrades to an existing maintenance building, 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 uses of the site.

CATEGORICAL DETERMINATION

Categorical Exclusion: Section 8.a: Existing Facilities

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:

- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances;
- (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreational facilities.

The proposed project is determined to be Categorical 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 would involve renovation and upgrades to an existing maintenance building, and would involve no expansion of use beyond that previously existing.

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

Signature: Michael Paul
Date: Jul 28, 2020

Deputy General Counsel

Signature: Chris Burt
Date: Jul 28, 2020