



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

Project: Humphrey's Half Moon Inn Entry Arch Repair
Location: 2303 Shelter Island Dr, San Diego, CA 92106
Parcel No.: 003-010
Project No.: 2021-002
Applicant: Carleen Grantham, Civil Engineer, Grantham Engineering, 7807 Hillandale Drive, San Diego, CA 92120
Date Approved: Jul 1, 2021

PROJECT DESCRIPTION

The proposed project would involve replacement of an existing damaged architectural porte cochere entry arch at the existing Humphrey's Half Moon Inn in the city of San Diego, California. On December 8, 2020, a large truck ran into the existing porte cochere entry arch at the Half Moon Inn. In order to extract the truck, a large piece of one of the three main arms supporting the arches had to be cut out. The arm was damaged beyond repair and the arch was rendered unstable and unsafe with only the support of the two remaining arms; therefore, the Tenant removed the remainder of the existing structure on January 4-8, 2021. The tenant is now proposing a like-for-like replacement of the porte cochere entry arch.

The specific work to complete the project would follow the attached original porte cochere entry arch plans and would require the following:

- Remove remainder of Arches 1, 2 and 3 at the connection points inside the stone walls.
- Remove all rust from the plates and apply epoxy
- Fabricate all porte cochere components and apply epoxy.
- Install caps
- Replace entire porte cochere entry arch structure including the following:
 - 3 main laminated arched beams.
 - Replace the joists (8"x6" eggcrate beams) including fascia.

This replacement would be like-for-like with the exception of the roof covering that covered a portion of the open beam structure. As with the original porte cochere entry arch, the height of the new entry would be approximately 47-feet at the highest point of the middle arch. Everything exterior to the main lobby building including the wood posts on top of the existing concrete support base would remain as is.

The construction of the project would take approximately 3 months to complete, and would require the use of work crews, work trucks and a crane. 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 Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities and SG §15302, Class 2/Section 3.b: Replacement or Reconstruction

- 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.

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 proposed project is determined to be Categorical 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 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 and would consist of the replacement/reconstruction of an existing structure/facility, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity. 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). Specifically, the City of San Diego made the determination that "The work proposed is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely impact the building's eligibility as a historic resource" (Attachment A).

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 the restoration of an existing damaged architectural feature on an existing hotel 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 use of the site.

CATEGORICAL DETERMINATION

Categorical Exclusions: Section 8.a: Existing Facilities and Section 8.b: Replacement or Reconstruction

- 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;
 - (2) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreational 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.

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 negligible or no expansion of use beyond that previously existing and would 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.

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.

J. STUYVESANT
President/CEO

Determination by:
Juliette Orozco
Associate Planner
Development Services

Signature: Juliette Orozco
Date: Jul 1, 2021

Deputy General Counsel

Signature: Rebecca Harrington
Date: JUL 1, 2021