



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

Project: Maintenance, Repair and Refurbishment to Marina Docks at San Diego Yacht Club
Location: 1011 Anchorage Lane, San Diego, CA 92106
Parcel No.: 002-014
Project No.: 2022-021
Applicant: Brian Carson, General Manager, San Diego Yacht Club, 1011 Anchorage Lane, San Diego, CA 92106
Date Approved: Apr 26, 2022

PROJECT DESCRIPTION

The proposed project is for the repair and refurbishment of two (2) existing marina ramps by San Diego Yacht Club (Applicant) in the city of San Diego, California. The existing North and South boat launch ramps were documented by the District in the San Diego Yacht Club (SDYC) 2020 Marina Audit Report for needing repairs to the old, deteriorating hardware and associated dock features. The proposed project does not include improvements to the configuration of docks, nor change the use, nor result in the increase of square footage of the docks and ramps.

Work to specifically complete the proposed project would consist of the following:

- Remove and replace deck sheeting on the North Ramp with TREX composite decking
- If necessary, upon deck sheet removal, replace structural sections and railing on the North Ramp
- Remove and replace deteriorated beams running the length of the North and South Ramps in accordance with boatbuilding standards
- Replace existing North and South Ramp roller wheels with larger diameter wheels to achieve additional clearance from the dock on both ramps
- Replace deteriorated nails and brackets with appropriate stainless-steel screws and bolts to even the deck planks, strengthen the transverse beams, and support the ramp railing
- Replace and/or remediate the deteriorating brackets and hardware on the North and South Ramps using grinding and paint approved for a marine environment

Construction of the proposed project is anticipated to occur in the Summer of 2022, and would take approximately four (4) months to complete, with an estimated two (2) months per ramp. The Applicant is responsible for pursuing a Nationwide Permit with the Army Corps of Engineers ("Nationwide Permit 3") which would provide federal authorization for maintenance, repair, and replacement with in-kind materials/structures work by SDYC on their ramps, docks, and other overwater structures for a period of five (5) years. Thus, this proposed project would allow for as needed ongoing maintenance to the North and South ramps in accordance with their Nationwide Permit.

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 §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:

- (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities.

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. This exemption includes, but is not limited to:

- (1) Replacement or reconstruction of mooring facilities, piles, floats, piers, wharves, marine ways, bulkhead, revetment, buoys, or similar structures where the new structure will be on essentially the same site as the structure replaced and will have substantially the same size, purpose and capacity as the structure replaced.

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

Land and Water Use Designations: Commercial Recreation and Recreational Boat Berthing

The proposed project conforms to the certified Port Master Plan because it would include maintenance to two (2) existing marina ramps consistent with the existing certified land and water use designations. 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 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:

- (10) Repair, maintenance, or minor alteration of existing mooring facilities, floats, piers, bulkhead, revetment, buoys, or similar structures;

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, including but not limited to:

- (3) Replacement, stabilization, or reconstruction of mooring facilities, floats, piers, bulkhead, revetment, shoreline protection, buoys, or similar structures.

The proposed project is determined to be Categorical 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)(6) of the Port Act, which allows or the establishment, improvement, and conduct of small boat harbors, marinas, aquatic playgrounds, and similar recreational facilities, and for the construction, reconstruction, repair, maintenance, and operation of all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses, including, but not limited to, snack bars, cafes, restaurants, motels, launching ramps, and hoists, storage sheds, boat repair facilities with cranes and marine ways, administration buildings, public restrooms, bait and tackle shops, chandleries, boat sales establishments, service stations and fuel docks, yacht club buildings, parking areas, roadways, pedestrian ways, and landscaped areas. 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.

JOE STUYVESANT
President/CEO

Determination by:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: Apr 26, 2022

Deputy General Counsel

Signature: Rebecca Harrington
Date: Apr 26, 2022