



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

Project: Renovation by Safe Harbor Sunroad Marina on Harbor Island
Location: 955 Harbor Island Drive, San Diego, CA 92101
Parcel No.: 007-019
Project No.: 2022-038
Applicant: Jeremy Grewal, Regional Vice President, Safe Harbor Marinas, 955 Harbor Island Drive, San Diego, CA 92101
Date Approved: Jul 25, 2022

PROJECT DESCRIPTION

The proposed project would involve landscape and exterior improvements to Safe Harbor Sunroad Marina by Safe Harbor Marinas (Applicant) in the city of San Diego, California. Landscape improvements are consistent with BPC Policy 713 – Tenant Landscaping Improvements and Maintenance – and include replacing existing onsite planting and replacing some areas of existing concrete with low water use, non-invasive plants, as well as retrofitting existing irrigation and installing new irrigation. Site improvements will include updates to the existing entry monument signage, new landscape, lighting, and irrigation system as well as additional seating areas adjacent to the existing facility building and associated pool deck. The pool deck will receive amenity upgrades including new furnishings, raised planters, seating opportunities involving a raised wood deck and shade structure, and a new barbeque area.

The project will be installed in four phases so as to maintain open public access and business operations at all times. The following are the four phases:

1. Pool deck
2. Paseo (thoroughfare between building and pool area)
3. Front lawn
4. Side planters and parking islands at entrances

Additional public access improvements include installation of a decomposed granite seating area and fireplace between the pool deck and facility building. All improvements to the paseo, front lawn, side planters and parking islands at entrances are publicly accessible. Public access would be indicated through installation of: one (1) public access sign placed on the southeast corner of the front lawn; one (1) public access sign on the west side of the paseo area; and one (1) public access sign on the east side of the paseo area.

Work to specifically complete the proposed project would involve:

Demolition Components:

- Remove existing concrete to smooth out jagged zig-zag walkway and landscape areas.
- Remove existing monument sign in front of Marina building
- Remove existing turf within Limit of Work
- Clear and grub existing planting areas around facility building withing Limit of Work
- Remove existing light fixtures.
- Remove existing irrigation system around facility building.
- Remove existing cinderblock planter walls.
- Remove existing chain-link slat fence around utility equipment.

- Remove nine (9) existing Melaleuca Quinquenervia (Paperbark) trees. To be replaced by eleven (11) 36" box Tipuana Tipu trees.
- Remove small ornamental tropical palm trees: five (5) Phoenix Roebelenii (Pygmy Date Palm) and two (2) small Archontophoenix Cunninghamiana (King Palm) clusters.
- Remove existing synthetic wood deck and plants associated with it.
- Remove and replace section of pool fence between the two pool gates
- Remove existing barbeques

Proposed Improvements:

- Install a 12 inch wide by 18 inch high public access sign at a) east side of the paseo area; and b) west side of the paseo area with language "Access to Public Seating"
- Install a 12 inch wide by 18 inch high public access sign at the southeast corner of the front lawn with language "Public Access"
- Install new monument signage at front of property
- Replace existing planting within the Limit of Work
- Convert hardscape areas to planters
- Plant thirty-two (32) new trees of such varieties as Arbutus 'Marina' (Marina Strawberry Multi-Trunk), Archontophoenix Cunninghamiana (King Palm), Bismarckia Nobilis (Bismarck Palm), Chamaerops Humilis Cerifera (Blue Mediterranean Fan Palm), Dracaena Draco (Dragon Tree), and Tipuana Tipu (Tipu Tree)
- Replace portion of existing turf with small, decomposed granite plaza flanked by two planting areas with existing Queen palms in front of building
- Install decomposed granite pedestrian path in front of building
- Install porous grass paver made from 100% recycled plastic to allow for boat staging
- Retrofit existing irrigation system and add new irrigation systems
- Add minimal landscape path and downlighting. All new lighting fixtures will be downlights specified at 2700K (not to exceed 3000K)
- Replace synthetic wood decking in paseo (area between building and pool deck) with a decomposed granite seating area
- Add a fireplace in between building and spa (at new decomposed granite seating area)
- Replace fence around utility equipment with a new wood fence
- Add new raised planters and furniture on existing pool deck
- Add new BBQ(s) and counter on the existing pool deck
- Add hardwood deck over portion of the existing rear concrete deck
 - Deck will be six inches (6") in height. An accessible ramp is located on the right side of the deck. The rest of the deck where it appears open requires one (6") step for access.
 - There will be no handrail since the deck is only six inches tall.
 - LED lights will be surface mounted into deck for safety/visibility at night. An LED light strip will be mounted to base of step the deck for safety/visibility at night.
 - Deck will be made of Kebony, a long lasting wood product.
- Addition of trellis structure on raised deck, 20'-0"X12'-10" and 12' in height.

Construction of the proposed project is anticipated to begin in Fall 2022 and last approximately four months. 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 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.

(12) Maintenance of existing landscaping, native growth, and water supply reservoirs

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 the landscape and exterior renovations would involve no expansion of use beyond that previously existing and would not result in any significant cumulative impacts 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: 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 would involve landscape and exterior renovations 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:
- (8) Maintenance and control of existing vegetation
 - (9) Demolition and removal of individual small structures, except where structures are of historical, archaeological, or architectural significance
 - (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 negligible or 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)(6) of the Port Act, which allows for 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:
Abigail Haynam
Assistant Planner
Development Services

Signature: Abigail Haynam
Date: Jul 25, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Jul 25, 2022