



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

Project: San Diego Yacht Club Security Booth Replacement and Main Entrance Renovations
Location: 1011 Anchorage Lane, San Diego, CA 92106
Parcel No.: 002-014
Project No.: 2022-042
Applicant: Brian Carlson, General Manager, San Diego Yacht Club, 1011 Anchorage Lane, San Diego, CA 92106
Date Approved: Jul 21, 2022

PROJECT DESCRIPTION

The proposed project would involve improvements to the main entrance of San Diego Yacht Club in the city of San Diego, California. Work to specifically complete the proposed project would involve the replacement of a portion of the existing driveway paving, replacement of the existing median landscaping and irrigation system, reconstruction of the existing security booth including signage and graphics, with ongoing maintenance as needed. All proposed improvements are like-for-like replacements that would not involve any changes or expansion of use. There is no work proposed within the public Right-of-Way. The work to complete the proposed project would consist of the following:

Demolition Components

- Remove portion of existing driveway paving
- Remove existing landscaping and irrigation
- Remove existing security booth structure and foundation

Proposed Improvements

- Construct new 80 square-foot security booth including power, data, lighting, and HVAC equipment
- Install new concrete curbing at perimeter of new paving area
- Install new permeable pavers over prepared base
- Install new irrigation system in the median planter
- Install new planting and landscaping in median
- Install new pin mounted letter on booth reading "San Diego Yacht Club"

Construction of the proposed project is anticipated to occur in Fall 2022, and would take approximately four (4) months to complete with ongoing maintenance as needed.

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 §15302, Class 2/Section 3.b: Replacement or Reconstruction and SG §15304, Class 4/Section 3.d: Minor Alterations to Land

- 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.

AND/OR

- 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, including, but not limited to:
 - (5) New gardening or landscaping;
 - (7) Minor trenching and backfilling where the surface is restored.

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 consist of the replacement of an existing structure, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity; and would result in no permanent effects on the environment, and would not involve the removal of mature, scenic 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: 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 improvements to the main entrance of San Diego Yacht Club 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 Exclusions: Section 8.b: Replacement or Reconstruction and Section 8.d: Minor Alterations to Land

- 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.

AND/OR

- 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, including but not limited to:
 - (2) New gardening or landscaping;
 - (6) Minor trenching or backfilling where the surface is restored.

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 be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and would not involve the removal of mature, scenic 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)(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:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: Jul 21, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Jul 21, 2022