



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Marina Tower and Lanai Pool Amenity Area Renovations by the Sheraton San Diego Hotel & Marina
Location: 1380 Harbor Island Drive, San Diego, California 92101
Parcel No.: 006-003
Project No.: 2022-083
Applicant: Andrea Parisi, Director of Development Operations, KSL Resorts, LLC, 18575 Jamboree Road, Suite 500, Irvine, California 92612
Date Approved: Dec 28, 2022

PROJECT DESCRIPTION

The proposed project would involve improvements to existing site amenities by the Sheraton San Diego Hotel & Marina (Tenant) in the city of San Diego, California. Work to specifically complete the proposed project would consist of the renovation of the two (2) pool amenity areas and the Shoreline Café; the replacement of furniture, fixtures, and equipment (FF&E); reconfiguration of the hot tub and kids play area; updates to the pool deck finishes, fencing, and landscaping; and the expansion and realignment of the public promenade along the western end of the property. The purpose of the proposed project is to modernize and revitalize the existing site amenities to align with the current resort designation standards. Work to specifically complete the proposed project would consist of the following:

Improvements to Pool Amenity Areas

- Replace 16,000 square feet of existing concrete and add approximately 10,000 square feet of new concrete.
- Replace certain existing underground stormwater system components.
- Replace and retrofit certain existing irrigation system components in accordance with the new landscaping palette.
- Replace the existing irrigation system around the facility building.
- Replace and relocate existing fire hydrants and backflow preventor.
- Replace existing pool decks.
- Replace and relocate existing hot tubs at both pool areas.
- Replace pool FF&E.
- Relocate existing whale sculpture.
- Relocate pool equipment to a new 1,400 square foot equipment storage building to be located in the area of the existing tennis courts.
- Replace existing iron pool fencing with new 5-foot-high glass railing.
- Replace existing lighting fixtures which are not to exceed 2700K.
- Remove existing synthetic rock walls.
- Remove existing turf within Limit of Work.
- Clear and grub existing planter areas within Limit of Work.
- Convert some hardscape areas to planters.
- Remove 72 existing trees including: California Fan Palm trees (60), Ornamental Tropical Palm trees (5), Pygmy Date Palm trees (5), and King Palm tree clusters (2).
- Plant 141 new non-invasive, water-wise and/or native trees including: 24-36" box King Palm trees (50), 24" box Strawberry trees (11), 15-gallon Ceanothus 'Ray Hartman' tree (33), 60" box Desert Museum Palo Verde trees (7), 24" box Date Palm trees (27), 60" box Coastal Live Oak tree (1), and 24" box Foxtail Palm trees (12).
- Plant new shrubs, grasses, flowers, and succulents which are to be non-invasive, water-wise and/or native species.
- Install additional hardscape and softscape catch basins to capture concentrated runoff.
- Install proprietary stormwater treatment devices (modular wetlands) to treat stormwater prior to discharge.

- Install new landscape paths and downlighting which is not to exceed 2700K.
- Install new monument signage at northern park entrance to property. The final size and design of the proposed monument signage is to comply with the Tenant Signage Guidelines which was updated by the District on January 30, 2012 (Office of District Clerk's Office No. 513334).
- Install bike and micro-mobility parking at northern park entrance to property with capacity to hold up to eight (8) bikes.
- Install no less than five (5) 12-inch wide by 18-inch-high public access signs along the existing public shoreline promenade and near the Spanish Landing Park esplanade with language "Public Access to Public Deck and Waterfront Promenade". The locations of the proposed signs are identified in Exhibit 1.
- Widen existing concrete public shoreline promenade from 8' to 15', where physically possible, to encourage and enhance public circulation on the western end of the property (see Exhibit 2). Expansion efforts would apply to the entire promenade except where there is an existing building or physical limitation within the Tenant's leasehold.
- Relocate and realign a portion of the existing public promenade at the northern end of the property closer to the water's edge to provide an improved walking experience and allow for installation of new site seating feature.
- Install and maintain a new sandy area with hammocks, native plantings, and a dune-like berm to buffer resort guests following realignment of the promenade at the northern end of the property.
- Install stormwater management landscape features to new sandy area and pool areas.

Improvements to Shoreline Café

- Demolish interior wall in the existing kitchen.
- Remove existing sconce light fixtures on columns in the dining area.
- Replace and relocate existing exterior door at the kitchen.
- Replace plumbing fixtures in the two (2) single use toilet rooms located just outside of the café.
- Replace existing wood cross members between the wooden beams located on the sky trellis above the dining room.
- Replace existing service-counter roll-down doors at the bar.
- Replace flooring in the dining room.
- Replace sky trellis mounted heaters above dining area.
- Replace existing bar counter with new terrazzo countertop.
- Repaint existing columns and walls at the café/bar with the addition of a new mural.
- Install new sky trellis lighting.
- Install new kitchen equipment in the existing café/bar.
- Install new roll-down door at the bar service window.
- Install new signage for the café/bar.
- Install new FF&E.

Construction of the proposed project is anticipated to occur in approximately Spring of 2023 and would take approximately four (4) months to complete, with ongoing maintenance as needed. The Applicant proposes to conduct all tree removal activities outside of the migratory bird breeding and nesting season, and no tree removal work is anticipated to occur between February 15 and September 1. If due to unforeseen delays, the bird breeding and nesting season cannot be avoided and work must occur between February 15 and September 1, a breeding and nesting bird survey shall be conducted prior to tree removal activities. One week prior to tree removal, a qualified biologist or ornithologist shall survey the trees to be removed to detect breeding behavior and/or nests. If an active nest is located, all work within 500 feet of the nest shall be postponed until such nest is vacated and the juveniles have fledged and when there is no attempt of a second nesting.

The Applicant proposes to temporarily reroute pedestrian traffic during construction to allow for the realignment and expansion of the promenade (see Exhibit 3). The temporary route, as currently proposed, is to extend around the perimeter of the property along Harbor Island Drive and cut back towards the existing promenade through the Tenant's tent ballroom to safely allow for work to occur for the entirety of the project. Approximately six (6) temporary wayfinding signs are to be placed around the property to indicate the route of the temporarily marked pathway. All project staging is to take place in the northern parking lot within the Tenant's leasehold,

and at no time during the proposed project is construction staging to occur along the promenade. A Right of Entry (ROE) permit will be required to install additional public access signage outside of 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, 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. Specifically, the proposed project is required to abide by an approved Stormwater Quality Management Plan (SWQMP).

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; SG §15302, Class 2/Section 3.b: Replacement or Reconstruction; SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures; SG §15304, Class 4/Section 3.d: Minor Alterations to Land; and SG §15311, Class 11/Section 3.i: Accessory Structures

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.
- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.
- (8) Existing highways, streets, sidewalks, bicycle and pedestrian trails, and similar facilities, except where the activity will involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building.
- (12) Maintenance of existing landscaping, native growth, and water supply reservoirs.

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.

AND/OR

3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.
- (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

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:

- (4) Grading of land with a slope of less than 10%, except in waterways, wetlands, officially-designated scenic areas or officially mapped areas of severe geologic hazard.
- (5) New gardening or landscaping.

AND/OR

- 3.i. Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:
 - (3) On-premise signs.

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 not result in a significant cumulative impact due to the continuation of the existing use, would consist of the reconstruction of an existing facility, would consist of the installation of small new structures, and would result in no permanent effects on the environment. 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 improvements to existing site amenities 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.a: Existing Facilities; Section 8.b: Replacement or Reconstruction; Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

- 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) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services
 - (3) Streets, sidewalks, gutters, bicycle and pedestrian paths, and similar facilities;
 - (7) New copy on existing on- and off-premise signs;
 - (8) Maintenance and control of existing vegetation;
 - (12) 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, including but not limited to:

- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

AND/OR

8.a. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (2) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction;
- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures.

AND/OR

8.a. 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:

- (1) Land grading, except where located in a waterway, wetland, officially designated scenic area, or in officially mapped areas of severe geologic hazard;
- (2) New gardening or landscaping.

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, would be located on essentially on the same site as the structure replaced, and would involve negligible or no change of existing use of the property.

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.

JOE STUYVESANT
President/CEO

Determination by:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: Dec 28, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Dec 28, 2022

Exhibits:

Exhibit 1 – Locations of Proposed Public Access Signage
Exhibit 2 – Proposed Widths for Promenade Expansion
Exhibit 3 – Proposed Temporary Pedestrian Route During Construction

Exhibit 1

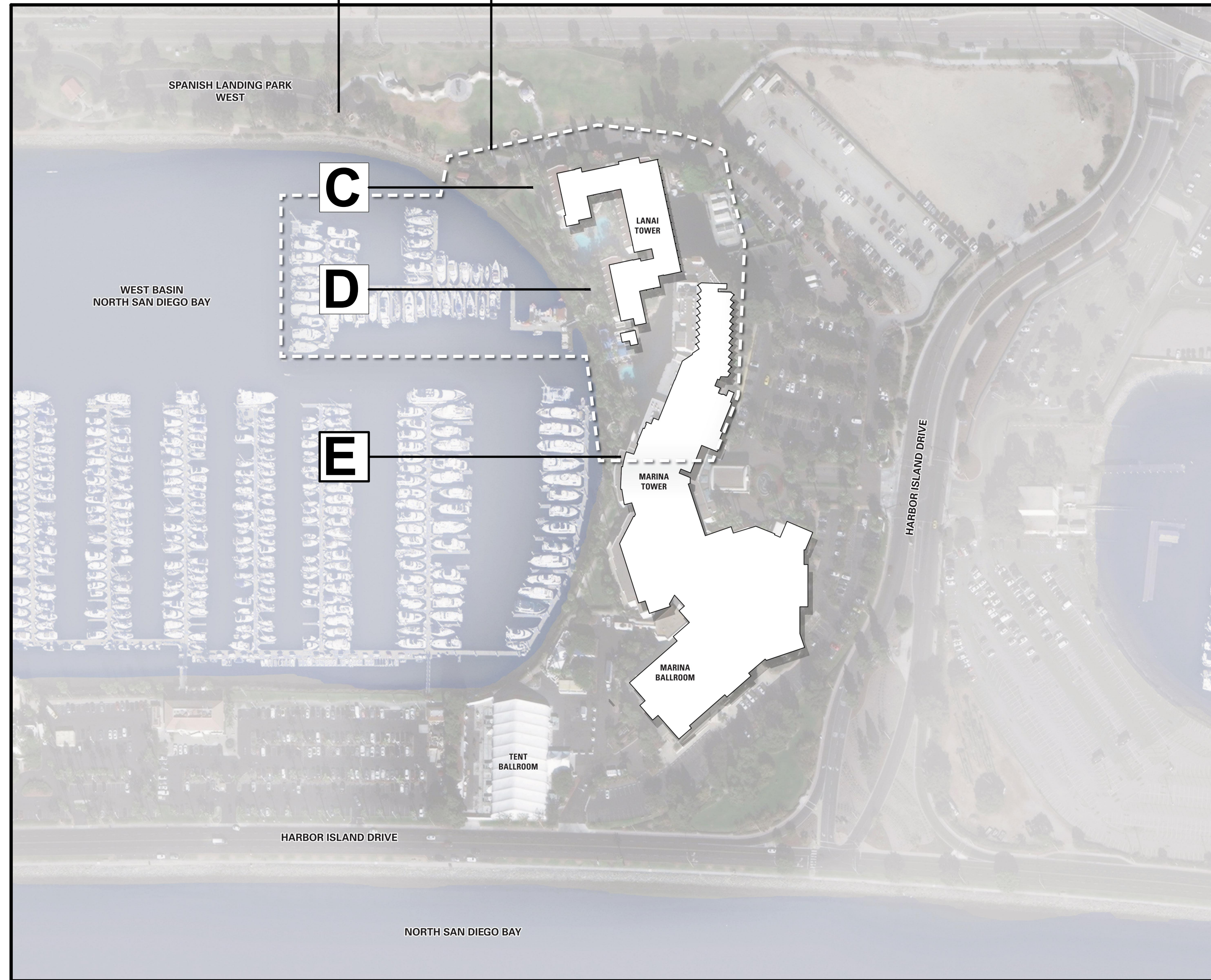


PORT AUTHORITY REQUIRED SIGNAGE:

- (5) total sign locations with (10) total sign faces, (1) mounted to each side of (5) poles
- midpoint on each sign to sit at 60" above grade
- Blue color is Pantone 7691 c
- "Bay Access" font is Gotham Bold
- "Public Access to Waterfront Promenade" font is Gotham Book

PORT AUTHORITY REQUIRED SIGNAGE TO BE INSTALLED AT (5) LOCATIONS:

- (A) along existing sidewalk within Spanish Landing Park West, to be coordinated with Port of San Diego.
- (B) at gate from Spanish Landing Park West to property.
- (C) at pavement transition from Sheraton parking lot turnaround to public promenade paving through site.
- (D) at turn in promenade adjacent to rental kiosk and private dock access point.
- (E) at promenade's southern approach to project area before entry plaza to Sheraton Marina Tower.



MAP NOT TO SCALE AND FOR SIGNAGE PLACEMENT REFERENCE ONLY

SITE KEYNOTES:

	DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	PAVEMENTS, RAMPS, CURBS		
1.1	Concrete Paving Type 1 (Pool Decks)	1 / L7-01	-
1.2	Concrete Paving Type 2 (Promenade)	2 / L7-01	-
1.3	Concrete Paving Type 3 (Marina Entry Plaza)	3 / L7-01	-
1.4	Concrete Paving Type 4 (Marina and Lanai accent)	4 / L7-01	-
1.5	Artificial Beach (Lanai)	5 / L7-01	-
1.6	Concrete Curb (Lanai Beach Areas)	6 / L7-01	-
1.7	Stepping Stone Type 1	7 / L7-01	-
1.8	Coping Type 1 (Pools)	8 / L7-01	-
1.9	Coping Type 2 (Spas)	9 / L7-01	-
1.10	Splash Pad Pavement	10 / L7-01	-
1.11	Artificial Turf	11 / L7-01	-
1.12	Decomposed Granite Path	X / L7-0X	-
1.13	(not used at this time)	X / L7-0X	-
2.0	JOINTING		
2.1	Control Joint	1 / L7-02	-
2.2	Expansion Joint	2 / L7-02	-
2.3	Concrete Unit Paving Joint	3 / L7-02	-
3.0	STEPS		
3.1	Stairs Type 1 (not used at this time)	X / L7-0X	-
3.2	Stairs Type 2 (not used at this time)	X / L7-0X	-
4.0	SITE WALLS/ EMBANKMENTS		
4.1	Freestanding Wall (not used at this time)	X / L7-0X	-
4.2	Retaining Wall (not used at this time)	X / L7-0X	-
5.0	SITE FURNITURE		
5.1	Planter Pots Type 1	X / L7-0X	-
5.2	Planter Pots Type 2	X / L7-0X	-
5.3	Planter Pots Type 3	X / L7-0X	-
5.4	Litter Receptacle	X / L7-0X	-
5.5	Tiki Torch	X / L7-0X	-
6.0	RAILINGS, BARRIERS, FENCING		
6.1	Fence Type 1 (2' Wall, 3' Glass Panel)	1 / L7-04	-
6.2	Wall Type 1 (6' Wood Fence)	2 / L7-04	-
6.3	Fence Type 2 (5' Steel Mesh Panel)	1 / L7-05	-
6.4	Gate Type 1 (Public)	2 / L7-05	-
6.5	Gate Type 2 (Private, to Room Courtyards)	3 / L7-05	-
7.0	SITE LIGHTING (BY OTHERS)		
7.1	Promenade Light Post	X / L7-0X	-
7.2	Bollard Light	X / L7-0X	-
8.0	DRAINAGE		
8.1	XX	X / L7-0X	-
9.0	PLANTING AND LANDSCAPE		
9.1	Deciduous Tree Planting	1 / L11-01	-
9.2	Perennial Planting	2 / L11-02	-
9.3	Shrub Planting	3 / L11-03	-
9.4	Palm Tree Planting	4 / L11-04	-
9.5	Planting Soil Type 1 (DG Mulch)	X / L11-0X	-
9.6	Planting Soil Type 2 (Rock Mulch)	X / L11-0X	-
9.7	Stormwater Swale and Basin Feature	X / L11-0X	-
10.0	SPA AND WATER FEATURES		
10.1	Pool Type 1 (Marina Pool)	X / L7-0X	-
10.2	Pool Type 2 (Lanai Pool)	X / L7-0X	-
10.3	Spa Type 1 (Marina Pool)	X / L7-0X	-
10.4	Spa Type 2 (Lanai Pool)	X / L7-0X	-
10.5	Spa Fountain Bench Type 1 (Marina Pool)	X / L7-0X	-
10.6	Spa Fountain Bench Type 2 (Lanai Pool)	X / L7-0X	-
11.0	MISCELLANEOUS ELEMENTS		
11.1	Landscape Boulder	X / L7-0X	-
11.2	Whale Sculpture (Restored and Relocated)	X / L7-0X	-
11.3	Modular Wetland (see Civil Plans)	X / L7-0X	-
11.4	Fire Feature Type 1 (not used at this time)	X / L7-0X	-
11.5	Fire Feature Type 2 (Marina Entry)	X / L7-0X	-
11.6	Monument Sign	X / L7-0X	-
11.7	Bicycle Parking	X / L7-0X	-
11.8	Removable Bollard	X / L7-0X	-
11.9	Bench	X / L7-0X	-
11.10	Hammock Grove	X / L7-0X	-
11.11	Bay Access Sign	1 / L7-05	-

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SAN DIEGO SHERATON

KSL RESORTS

1380 Harbor Island Dr, San Diego, CA 92101

1 BAY ACCESS SIGNAGE

NOT TO SCALE

ISSUE DATE: December 21, 2022		
REVISIONS		
#	DATE	DESCRIPTION
1	08/03/22	50% DD
2	09/08/2022	Port Submittal
3	10/17/2022	90% CD
4	12/21/2022	Signage Revision for Port
DRAWN: CW REVIEWED: TM		

90% CONSTRUCTION
DOCUMENT SET
PERMIT SUBMITTAL
PROJECT NUMBER: 6312

SITE
DETAILS
SHEET NUMBER
L7-05
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STORMWATER NOTE:
STORMWATER TREATMENT SIZING
INCREASE TO BE VERIFIED. INCREASED
AVERAGE WIDTH OF PROMENADE FROM 10
TO 15 FEET WILL RESULT IN PROPORTIONAL
INCREASE TO IMPERVIOUS SURFACE AREA.

Exhibit 2

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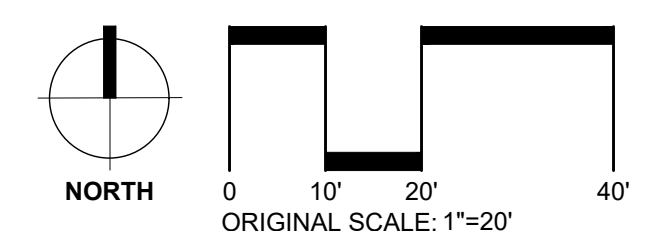
ISSUE DATE: December 21, 2022

REVISIONS	#	DATE	DESCRIPTION
1	08/03/2022	50% DD	
2	09/08/2022	Port Submittal	
3	10/17/2022	90% CD	
4	12/21/2022	90% CD	

DRAWN: CW REVIEWED: TM

90% CONSTRUCTION
DOCUMENT SET
PERMIT SUBMITTAL
PROJECT NUMBER: 6312

HARDSCAPE
REFERENCE
PLAN
SHEET NUMBER
L0-01
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SAN DIEGO
INTERNATIONAL
AIRPORT

Note: This plan is in draft format and exhibits an example of a temporary pedestrian route during time of construction. Once contractors are engaged and phasing and logistics are coordinated, there may be opportunity to adjust this route if a safe and reasonable alternative can be identified.

LEGEND

- temporary promenade closure
- temporary promenade reroute
- promenade route to remain open
- temporary pedestrian wayfinding location
- project boundary
- construction staging

