



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

Project: Landscape, Lighting, and Public Access Improvements by Safe Harbor Sunroad Marina on Harbor Island
Location: 955 Harbor Island Drive, San Diego, CA 92101
Parcel No.: 007-019
Project No.: 2023-026
Applicant: Jeri Dunham, Safe Harbor Marinas Project Manager, Safe Harbor Marinas, 955 Harbor Island Drive, San Diego, CA 92101
Date Approved: Mar 6, 2023

PROJECT DESCRIPTION

The proposed project would involve landscape, lighting, and public access improvements to Safe Harbor Sunroad Marina by Safe Harbor Marinas (Applicant) in the city of San Diego, California. Site improvements would include updating the existing monument signage and lighting system, installing a decomposed granite seating area and fireplace, and installing public access signage throughout the project area. Landscape improvements would include replacing existing planting areas with low water use, non-invasive plants, replacing some areas of existing concrete with low water use, non-invasive plants, and updating the existing irrigation system.

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 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 (pool gates to remain)

Proposed Improvements:

- Install approximately four (4) public access signs within the front lawn and side planter areas
- Install approximately three (3) public access signs within the paseo area
- Install approximately four (4) additional public access signs along the existing promenade. Two signs will be west of the project area and two will be east of the project area
- 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)
- Section of the removed pool fence to be replaced with glass fence

Construction of the proposed project is anticipated to begin in Spring 2023 and last approximately four (4) 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 Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities 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.

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

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 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 the landscape, lighting, and public access improvements 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, lighting, and public access improvements 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: Mar 6, 2023

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: Mar 6, 2023