



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

Project: San Diego Yacht Club Deck Expansion
Location: 1011 Anchorage Lane, San Diego, CA 92106
Parcel No.: 002-014
Project No.: 2024-007
Applicant: Brian Carlson, General Manager, San Diego Yacht Club, 1011 Anchorage Lane, San Diego, CA 92106; 619-758-6304
Date Approved: 2/25/2025

PROJECT DESCRIPTION

The proposed project would involve expanding an existing exterior deck overlying the San Diego Bay at the main club building of the San Diego Yacht Club (SDYC) (Applicant) in the city of San Diego, California. Work to specifically complete the proposed project would involve the removal of the southwest-facing deck walkway railing, construction of cantilevered beam structures extending approximately 3.5 feet outward to the southwest from the existing deck, construction of approximately 90 feet x 3 feet (~300 square feet) of additional deck space adjoining the existing deck, and installation of a new railing and glass windbreak. The construction of the cantilevered beam structures would involve shortening the existing deck posts to support the new wooden beams, and new deck joists would span on top of the new beams. Framing clips would be used to attach the new joists to the existing building rim joist. The new decking and railing would be installed on top of these joists. The construction of the new railing and glass windbreak on the deck expansion would be supported by the cantilevered addition and would not connect to the existing roof structure. The foundation of the existing building is sufficient to support the proposed deck expansion and railing, so no new foundation or roof structures would be necessary. The proposed deck expansion would be within the shade line of the existing roof overhang, which currently shades the water area of the proposed deck expansion from the north, east, west, and overhead, therefore the proposed project would not create an increase in shading over the bay from those directions. Furthermore, the proposed deck expansion would be adjacent to the existing gangway south of the project site, which currently shades the water area of the proposed deck expansion from the south, and overhead, therefore the proposed project would not create an increase in shading over the bay from those directions (see Attachment 1). Overall, there would be no increase in shading as a result of the proposed project. The existing outdoor deck is approximately 4,900 square feet in total, so the addition of 300 square feet would be an approximately 6% increase in outdoor deck area which would result in a negligible expansion of use and capacity. No in-water structures will be modified or added as part of this project, and no in-water work or from-water work will be conducted as part of this project; all project activities will be land-based.

Best Management Practices would include, but are not limited to, deployment of construction netting/tarp below the construction zone and enclosure of the construction area with plastic sheeting above the water to ensure that no discharge of debris or material occurs.

Access to the pedestrian/dock gangway to the south of the proposed project site will be maintained for the duration of the project; no alteration of the gangway structure or any marina docks would be part of the project. In addition, no street closures are anticipated as part of the proposed project.

Construction will consist of three phases: (1) removal of the existing railing; (2) construction of the walkway extension support structure and deck; and (3) construction of the new railing/windbreak structure and appurtenances. Two staging areas would be used during construction; one site would be located on the north end of the Applicant's northern parking lot and use approximately five (5) parking spaces for a portable toilet, dumpster, and material laydown. The second staging area would use approximately three (3) parking spaces in the southern corner of the Applicant's parking lot directly adjacent to the project site. Construction barriers would be placed on the east and west ends of the existing deck as safety measures. Equipment needed for construction is anticipated to include hand power tools, a dump truck, and associated equipment. Construction of the proposed project is

anticipated to begin in late 2025 and would take approximately nine (9) months to complete, with construction hours occurring Monday-Saturday from 7am-6pm.

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 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: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities and CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures

3.a. Existing Facilities: 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.

AND/OR

3.c. New Construction or Conversion of Small Structures: 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.

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 because it would involve increasing the existing outdoor deck area by approximately 6% which would involve negligible expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, and would consist of construction and location of new, small structures. 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 the expansion of an existing exterior deck 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 and Section 8.c: New Construction or Conversion of Small Structures

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:

- (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreational facilities.

AND/OR

8.c. 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.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would involve increasing the existing outdoor deck area by approximately 6% which would involve negligible expansion of use beyond that previously existing and would involve negligible 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.

Scott Chadwick
President/CEO

Determination by:
Justin Huitema
Assistant Planner
Development Services

Signature: Justin Huitema
Date: 2/25/2025

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 2/25/2025

Attachment 1

