



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

Project: Ignite Digital Sign Package
Location: 4960 North Harbor Drive, San Diego, CA 92106
Parcel No.: 003-059
Project No.: 2024-011
Applicant: Gregory Boeh, C.O.O., Point Loma Marina, LLC, 3201 Marina Way, Suite 201, National City, CA 91950
Date Approved: 04/16/2024

PROJECT DESCRIPTION

The proposed project would involve the installation of two (2) illuminated signs by Ignite Digital Federal Services, LLC at Point Loma Marina in the City of San Diego, California. Signs would be affixed to the existing building exterior and stairwell exterior elements on the existing two-story structure via screws and anchors. The dimensions of the two (2) proposed signs to be installed are 66" x 26" and 144" x 19", respectively. The signs would be facing North Harbor Drive, away from the San Diego Bay. The 66" x 26" "wall plaque" sign would feature backlit text with the firm name but the logo would not be backlit. Both the logo and firm name on the 144" x 19" sign ("fascia sign") would be backlit. The lighting source would be approximately 3000 Kelvin. Signs installation would take approximately one day (three-six hours in total) to complete, and would require approximately two installers using one lift truck and ladders.

The proposed project would also involve a sublease to Ignite Digital Federal Services, LLC for the purpose of office and training space for Navy Information Technology Programs in San Diego at the following commands: Naval Information Warfare Systems Commands, Naval Information Warfare Center Pacific, and Southwest Regional Maintenance Center. It is anticipated that the sublease would have a total term of approximately five (5) years.

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:

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 involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the 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: 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 installation of two illuminated signs and a sublease agreement for office and training space for maritime information security contractors to support U.S. Navy information technology programs 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 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:

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, including but not limited to:

- (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

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.

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 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.

RANDA CONIGLIO
Acting President/CEO

Determination by:
Betsy Viramontes
Assistant Planner
Development Services

Deputy General Counsel

Signature: Betsy Viramontes
Date: 04/16/2024

Signature: [Signature]
Date: 04/16/2024