



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

Project: Coronado Marriott Rooftop Solar PV Installation
Location: 2000 2nd Street, Coronado, CA 92118
Parcel No.: 057-011
Project No.: 2024-038
Applicant: Justin Ried, Vice President, Host Hotels & Resorts, L.P., 4747 Bethesda Ave Suite 1300, Bethesda, MD, 20814; (240) 744-1000
Date Approved: 06/17/2024

PROJECT DESCRIPTION

The proposed project would involve the installation of a rooftop photovoltaic (PV) solar panel system on the main hotel building and villa cabins of the Coronado Marriott Resort & Spa by Motive Energy by Host Hotels & Resorts, L.P. in the city of Coronado, California. Work to specifically complete the proposed project would involve the installation of a roof mounted solar PV system of a total of 1,401 panels via a flat-laying racking system atop eight (8) rooftop locations of the main hotel building (635.04 kW DC system rating) and four (4) rooftop locations of the villa cabins (90 kW AC system rating). The proposed project would also include the installation of four (4) inverters at the main building service point and utility meter and one (1) inverter at the villa service point and utility meter. The Main Building existing roof area and proposed roof array area is approximately 80,569 sq. ft. and 32,693 sq. ft. respectively (approximately 1,176 panels). The villas existing roof area and proposed roof array area is 16,352 and 4,693 sq. ft., respectively (approximately 225 panels). The Solar PV System Rapid Shutdown switch is the shutoff system for the project and would be located at the Main Building Electrical Room. The PV system will be interconnected with the utility grid through existing electrical service equipment and the system does not include storage batteries.

The panels and racking systems would be installed to accommodate pipe vents, drains, and other roof equipment and provided 4' wide fire lanes. The building roofs are under warranty and do not need to be replaced or otherwise modified to accommodate the proposed photovoltaic solar panel system. Work to specifically complete the proposed project would involve underground direction drilling to connect the villas to the property's main electrical room through approximately 825 feet of conduit.

Construction of the proposed project is anticipated to occur in approximately August 2024 with an estimated completion date of December 2024. Equipment used during construction would include a scissor lift for roof access, telehandler for loading materials onto the roof, a mini-excavator and direction drill. The mini-excavator and direction drill would be onsite for approximately five days during underground installation of conduit between the villas and main electrical room. Staging and loading of materials will occur in the loading dock area of the property and the adjacent promenade will not be blocked or affected by this project.

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 emission, 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

Based upon the above description, the proposed project is determined to be Statutorily Exempt pursuant to CEQA Guidelines Section 21080.35 (Division Application to Discretionary Projects; Nonapplication; Negative Declarations; Environmental Impact Report Preparation) and/or Categorically

Exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction of Conversion of Small Structures) and Sections 3.a. and/or 3.c. of the District's *Guidelines for Compliance* with CEQA. Section guideline 21080.35 and Sections 3.a. and 3.c. of the District's CEQA Guidelines are as follows:

CEQA Statute SG § 21080.35: Statutory exemption from the requirements of CEQA for the installation of solar energy systems on the roof of an existing building or at an existing parking lot. Associated equipment consists of parts and materials that enable the generation and use of solar electricity or solar-heated water, including any monitoring and control, safety, conversion, and emergency responder equipment, as well as any equipment necessary to connect the energy generated to the electrical grid located onsite or on an adjacent parcel of the building and separated only by an improved right-of-way. No 1) federal permit pursuant to Section 401 or 404 of the federal Clean Water Act, 2) waste discharge requirements pursuant to the Porter-Cologne Water Quality Control Act, 3) individual take permit for species protected under the federal Endangered Species Act of 1973 or the CA Endangered Species Act, or 4) a streambed alteration permit pursuant to Chapter 6 of Division 2 of the Fish and Game Code is required for this Project.

AND/OR

- 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:
 - (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

AND/OR

- 3.c. New Construction of 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:
 - (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

The existing facilities and new construction of conversion of small structures Categorically Exempt listed above is appropriate for the proposed project because the activity in question would only involve the installation of a rooftop PV solar panel system on existing buildings and would a) 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; and b) consist of construction and location of new, small facilities/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) because the project is not located in an area that would impact an environmental resource of hazardous or critical concern, would not have cumulative impact of successive projects of the same type in the same place, would not have a significant effect on the environment due to unusual circumstances, is not within a highway officially designated as a state scenic highway, is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code, and would not cause a substantial adverse change in the significance of a historical resource.

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: 6 - Coronado Bayfront (Precise Plan Figure 17)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve installation of a PV solar panel system 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.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:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

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:

- (2) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction

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 consist of the installation of a rooftop PV solar panel system that would involve negligible or no expansion of use beyond that previously existing 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 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

Signature: Betsy Viramontes
Date: 06/17/2024

Deputy General Counsel

Signature: Shiraz D. Tangri
Date: 06/17/2024