



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

Project: Security Improvements at Shelter Island Harbor Police Building
Location: 1401 Shelter Island Drive, San Diego, CA 92106
Parcel No.: 001-017
Project No.: 2024-058
Applicant: Hector Arias, Assistant Engineer, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Hwy, San Diego, CA 92101; (619) 643-1445
Date Approved: 10/21/2024

PROJECT DESCRIPTION

The proposed project would involve safety and security improvements at the Shelter Island Harbor Police Building in the city of San Diego, California. The proposed project would consist of the removal and replacement of existing doors with full vision and flush panel steel doors, the replacement of deteriorated windowsills, and interior backglazing of existing sidelights and windows to bulletproof the current facility. In total, the removal and replacement for the proposed project would result in the installation of approximately seven (7) doors, four (4) sidelight windows, nineteen (19) windows, and five (5) cut-to-size fiber glass panels across various openings at the Shelter Island Harbor Police Building. The new steel doors and deteriorated windowsills would be replaced in-kind and painted to match those previously existing. The proposed project would not result in a change to the exterior appearance of the existing facility.

Construction of the proposed project is anticipated to occur November 2024 and would take approximately thirty (30) days to complete. Work would be conducted during the work hours of approximately 7am-3:30pm Monday through Friday, though the building would remain open and operating during construction. 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, noise, 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 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction

- 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 wats; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment;

AND/OR

- 3.b. Replacement or Reconstruction: 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. This exemption includes, but is not limited to:

- (2) Replacement or reconstruction of marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, piles, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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 it would consist of the removal and replacement of existing doors, sidelights, and office windows that would involve no expansion of use beyond that previously existing.

The Shelter Island Harbor Police building is more than 45 years old, but the project site is not listed on any National, State, or City of San Diego historic registers. Therefore, the project site's historical resource status under CEQA remains undetermined. The District has determined that there would not be a substantial adverse change to any potentially historic resource because the proposed project would merely involve in-kind replacement of existing doors, sidelights, and the interior backglazing of office windows; exterior improvements would be painted to match that previously existing. The original doors and windows were replaced at the Shelter Island Harbor Police Building in 2015, and the previous project was determined Categorical Exempt pursuant to CEQA on October 12, 2015 (Project No. 2015-149). Therefore, the proposed project would not substantially alter the exterior appearance of the facility and would not materially impair the architectural integrity nor the historical significance of this potentially historic resource.

Therefore, 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: Harbor Services

The proposed project conforms to the certified Port Master Plan because it would involve safety and security improvements that are 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.b: Replacement or Reconstruction

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.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.

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 removal and replacement of existing doors, door frames, sidelights, and office windows that would involve 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:
Davin Cox
Assistant Planner
Development Services

Signature: 
Date: 10/21/2024

Assistant/Deputy General Counsel

Signature: 
Date: 10/21/2024