



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

Project: Roof Replacement at Crow's Nest Marine Inc.  
Location: 2515 Shelter Island Drive, San Diego, CA 92106  
Parcel No.: 003-004  
Project No.: 2024-073  
Applicant: Eric Pearson, President, Crow's Nest Marine Inc., 2515 Shelter Island Drive, San Diego, CA 92106, (619) 222-1122  
Date Approved: 08/06/2024

**PROJECT DESCRIPTION**

The proposed project would involve the removal and replacement of the existing roof at Crow's Nest Marine Inc. (Applicant) in the city of San Diego, California. The purpose of the project is to remove and replace the existing 1,375-square-foot-roof due to its current damaged and dry-rotted state. Prior to the removal of the existing roof, all nearby grounds would be tarped and covered to protect from construction-related activities. The existing roof would then be removed down to the underlying wood substrate to allow for the inspection of the roof deck for any damaged or dry-rotted wood to be replaced as necessary. Components of the new roof would consist of engineered wood panels, a synthetic underlayment, ice and water shield membrane, low-profile vents, and new roof shingles.

Construction for the proposed project is anticipated to commence sometime around August 2024, with an anticipated duration of approximately seven (7) days to complete. The proposed project would require the use of a dump truck for storing and hauling demolition materials and debris, which would be parked on-site at the existing parking lot on-site within the Applicant's leasehold, along with associated construction personnel vehicles. Roof removal, installations, finishing, and cleanup would require a crew of approximately five (5) personnel.

Due to its temporary nature and limited scope, 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.

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**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.
  - (9) Restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment to meet current standards of public health and safety or permit requirements,

unless it is determined that the damage was substantial and resulted from an environmental hazard such as an earthquake, landslide, or flood.

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, including but not limited to:
- (3) 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 include the removal and replacement of the existing damaged and dry-rotted roof that would involve negligible or no expansion of use beyond that previously existing, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity as the structure being replaced. 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: Marine Sales and Services

The proposed project conforms to the certified Port Master Plan because it would involve the removal and replacement of the existing damaged and dry-rotted roof, consistent with the existing certified Land use designations. 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; and Section 8.b: Replacement or Reconstruction

- 8.a. Existing Facilities: The operation, repair, maintenance, or minor alteration of existing public or private structure, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing, including but not limited to:
- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances;
  - (4) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health, safety, District policy, or as required by contractual conditions

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 of 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 replacement and removal of the existing damaged and dry-rotted roof that would involve negligible or no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced, and would have substantially the same purpose and capacity as the structures replaced.

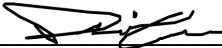
Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

**CALIFORNIA PUBLIC TRUST DOCTRINE**

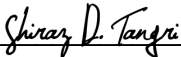
The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. The Port Act was enacted by the California 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: 08/06/2024

Assistant/Deputy General Counsel

Signature:   
Date: 08/06/2024