



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

Project: Signage Replacement by Fish Market Restaurants at G Street Mole
Location: 750 N Harbor Drive, San Diego, CA 92101 – located on the northwest corner of the North Harbor Drive and G Street intersection
Parcel No.: 018-012
Project No.: 2024-086
Applicant: Cameron Schimmel, Beverage and Marketing Manager, The Fish Market & Top of the Market Restaurants, 750 N. Harbor Drive, San Diego, CA 92101, (203) 687-7091
Date Approved: 09/19/2024

PROJECT DESCRIPTION

The proposed project would involve Fish Market Restaurants (Applicant) removing and replacing the damaged, existing monument sign located at the mouth of the G Street mole, on the northwest corner of the North Harbor Drive and G Street intersection in the City of San Diego, CA. Replacement of the existing signage would address damages and update the signage to reflect current information for the Applicant. Damage to the existing monument includes missing lighting and missing signage for Top of the Market Restaurant. Additionally, former tenants that have since relocated are still identified on the existing signage, creating confusion for potential patrons.

The existing monument includes two concrete pillars bookending the primary sign structure. Excluding the concrete pillars, the proposed project would replace the existing signage structure and frame, and mounts would be installed for removable tenant plates to facilitate efficient replacement should future plates be damaged or upon the relocation of tenants. The proposed project would also replace the missing uplighting with LED lights that would not exceed 2700 Kelvin in temperature.

To accurately match the existing mounting brackets on the cement pillars, the contractor would remove the damaged sign to use as a template to fabricate the new frame. The sign would be down for approximately one week until the replacement signage is constructed and installed. To accommodate for the removed sign during the week it is absent, a temporary banner may be in place for the time being. The replaced sign would reflect similar measurements as the current sign and would be constructed of fabricated aluminum.

Both the original sign removal and the installation of the new sign would take approximately 3 hours each and would occur on separate days. Construction would occur between the hours of 7am-3pm and is anticipated to require approximately 3 workers. Sign installation would generally be conducted with hand tools but may require the use of a small crane for removal of the existing sign and installing the new sign. Construction of the proposed project is anticipated to occur in approximately fall 2024. This project is consistent with BPC Policy No. 752 “Guidelines for Conducting Project Consistency Review Related to the Integrated Port Master Plan Update” and generally consistent with the Integrated Planning Vision.

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, 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:
- (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities.

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.

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, would consist of the replacement of an existing structure, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity. 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: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve the removal and replacement of an existing damaged monument sign which is consistent with the existing certified Land Use designation(s). 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:
- (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.

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 no expansion of use beyond that previously existing, would

be located on essentially the same site as the structure replaced, and would have substantially the same purpose and capacity as the structure 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:
Kelly Cunningham
Assistant Planner
Development Services

Signature: *Kelly Cunningham*
Date: 09/19/2024

Assistant/Deputy General Counsel

Signature: *Shiraz D. Tangri*
Date: 09/19/2024