



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

Project: Operating Agreement for Coronado Cays Dry Boat Storage Facility at Silver Strand South
Location: 35 North Caribe Cay Boulevard, Coronado, CA 92118
Parcel No.: 046-001
Project No.: 2025-022
Applicant: Christian Anderson, Department Manager, Real Estate, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; 619-686-6505
Date Approved: 3/10/2025

PROJECT DESCRIPTION

The proposed project would be for an Operating Agreement (Agreement) between San Diego Unified Port District (District) and Safe Harbor Marina (Operator) for the operation of an approximately 6.6-acre existing boat storage facility on the north end of Grand Caribe Isle in the city of Coronado, California. The area proposed for use under this Agreement is currently and is proposed to be used only and exclusively for the purpose of operating a dry boat storage facility for use by third party customers. Operator shall make no changes or alterations in the property, nor make, erect, or install any buildings, structures, signs, machines, or other improvements thereon, without the prior express written consent of the District. Operator would keep and maintain the property, appurtenances, and personal property in good, safe, clean, and sanitary condition and repair consistent with the surrounding community during the period of this Agreement. The Operator would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials.

The proposed Agreement would have a total term of approximately five (5) years. District expressly reserves the right to cancel this Agreement for any or no reason by giving ninety (90) days' notice in writing to Operator.

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: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities

- 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:
 - (4) New and renewed short-term tenancy agreements which do not result in change in the existing use. This exemption does not apply to any new development associated with the activities of the tenant. This exception is also inapplicable if the cumulative impact of continuing the existing use or conditions in the same place, over time, is significant.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above because it would be for an Operating Agreement for an existing dry boat storage facility that 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: 8 - Silver Strand South (Precise Plan Figure 21)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve an Operating Agreement for an existing dry boat storage facility 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

The proposed project does not constitute "development" as defined in Section 30106 of the California Coastal Act, or "new development" pursuant to Section 1.a. of the District's Coastal Development Permit Regulations. Therefore, issuance of a Coastal Development Permit or categorical exclusion is not required.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving 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.

Scott Chadwick
President/CEO

Determination by:
Justin Huitema
Assistant Planner
Development Services

Signature: Justin Huitema
Date: 3/10/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 3/10/2025