



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Fire Service Valve Installation by SHM Shelter Island, LLC
Location: 2330 Shelter Island Dr, San Diego, CA 92106
Parcel No.: 003-009
Project No.: 2025-098
Applicant: Tripp Kerr, General Manager, SHM Shelter Island, LLC, 2330 Shelter Island Drive, Suite #1, San Diego, CA 92101; (619) 222-0481
Date: 9/18/2025

PROJECT DESCRIPTION

The proposed project would involve the installation of a fire service backflow valve by SHM Shelter Island (Applicant) in the city of San Diego, California. Work to specifically complete the proposed project would involve the installation of a backflow prevention device of approximately 2 feet, to include a meter, on the existing fire service line. All work would be above ground with no soil disturbance.

Construction of the proposed project is anticipated to occur in approximately September 2025 and would take approximately one (1) day to complete with ongoing maintenance as needed. Equipment used would consist of hand tools. The staging area would be minimal and adjacent to the service line.

The proposed project requires a Right of Entry (ROE) to SHM Shelter Island (Grantee) to enter certain property located in the city of San Diego, California. The area proposed for use under this ROE would be used by the Grantee and their authorized agent and contractor exclusively for the purpose of the installation of a backflow prevention valve and for no other purpose whatsoever without the prior written consent of the Executive Director of District, as well as ingress and egress in support of this activity. No new development, construction, or increase in the size of the area is proposed or authorized as part of the ROE.

It is anticipated that the ROE would have a total term of approximately five (5) months or until completion. The ROE may be terminated by the District as a matter of right without cause at any time upon providing twenty-four (24) hours written notice to Licensee of such termination.

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: Class 1 - Existing Facilities (CEQA Guidelines § 15301; District Guidelines § 3.a.) and CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction

Class 1 - Existing Facilities (CEQA Guidelines § 15301; District Guidelines § 3.a.): 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.

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 the installation of a fire service backflow prevention valve to an existing fire service line that would involve no expansion of use beyond that previously existing. The project would consist of the replacement of an existing structure, located on the same site as the structure replaced, and 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 § 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 installation of a fire service backflow prevention valve to an existing fire service line 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

Existing Facilities (District Coastal Development Permit Guidelines § 8.a.): 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.
- (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.

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 negligible or 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)(6) of the Port Act, which allows for the establishment, improvement, and conduct of small boat harbors, marinas, aquatic playgrounds, and similar recreational facilities, and for the construction, reconstruction, repair, maintenance, and operations of all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses, including, but not limited to, snack bars, cafes, restaurants, motels, launching ramps, and hoists, storage sheds, boat repair facilities with cranes and marine ways, administration buildings, public restrooms, bait and tackle shops, chandleries, boat sales establishments, service stations and fuel docks, yacht club buildings, parking areas, roadways, pedestrian ways, and landscaped areas. 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:

Betsy Viramontes
Assistant Planner
Development Services

Signature: Betsy Viramontes
Date: 9/18/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 9/18/2025