



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

Project: Outdoor Skating Facility Installation by Ringers Roller Rink at Seaport Village
Location: 821 West Harbor Drive, San Diego, CA 92101
Parcel No.: 018-054
Project No.: 2026-014
Applicant: Nili Goldfarb, CEO, Ringers Roller Rink, 6060 Federal Blvd. San Diego, CA 92114,
 (619) 255-5666
Date Approved: 2/26/2026

PROJECT DESCRIPTION

The proposed project would involve the installation of an outdoor skating facility by Ringers Roller Rink in the city of San Diego, California. Work to specifically complete the proposed project would involve the removal of existing concrete, east of Kettner Blvd in Seaport Village, and replacement of the removed concrete, in-kind, with a smooth, leveled concrete surface for the roller rink. Work would also include the installation of canopy shade sails over the concrete rink and a mobile food trailer located within the leasehold. Posts, not to exceed the height of the existing neighboring buildings, would be installed around the perimeter of the concrete rink and overhead canopy sails would be anchored to the posts. The posts would also be used to mount lighting and sound equipment for the rink, where lighting would not exceed 2,700 Kelvin and would be pointed downward, and inward towards the rink. All noise would adhere to the city of San Diego Noise Ordinance. The rink and sails would be accompanied by manufactured steel and acrylic perimeter railings and rink walls as well as a seating area adjacent to the rink.

A 4-inch conduit would be installed underground to connect to the existing underground utilities for rink lighting and speakers and would install new recessed lockable wall mounted panels for outlet and system controls. The mobile food trailer would be located along the exterior eastern wall of the existing retail building and would not block any pedestrian and/or ADA pathways. The proposed project would also include removal and replacement of some existing landscaping with drought-tolerant plants in multiple locations throughout the project area.

To allow for proper ingress and egress to the rink site, an existing ADA ramp would be removed from the western side of the neighboring tenant structure and replaced on the eastern side of the same building. The new ramp would be installed pursuant to all ADA standards and regulations. The proposed project, specifically the removal of the existing ramp, would require a Right of Entry (ROE) to obtain access to the neighboring leasehold.

The proposed project would also include minor improvements to the existing interior retail space adjacent to the proposed roller rink. Work would include interior and exterior painting (including a commissioned mural on the exterior of the retail structure), repairs and replacements of interior electrical components, cleaning, securing, and resealing of existing vents, windows, and doors, removal of shelving, and replacement of existing front and back doors, with no structural changes to the building as a result of these minor repairs and improvements.

Construction of the proposed project is anticipated to occur in Spring 2026 and would take approximately 3 months to complete. The project would also require a new Lease with the Applicant to authorize the proposed use within the designated premises.

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 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction and CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures

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.

AND/OR

3.c. New Construction or Conversion of Small Structures: Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate for the proposed project because the installation of an outdoor skating facility and minor interior improvements to the existing retail structure would consist of the reconstruction of an existing facility, would be located on the same site, would have substantially the same purpose and capacity, would consist of construction and location of new, small structures and installation of small new equipment in small structures, and would consist of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. 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: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the installation of an outdoor skating facility and minor interior improvements to the existing retail structure, 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.b: Replacement or Reconstruction and Section 8.c: New Construction or Conversion of Small Structures

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.

AND/OR

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property.

The proposed project is determined to be Categorically Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because the installation of an outdoor skating facility and minor interior improvements to the existing retail structure would be located on the same site as the structure replaced, would have substantially the same purpose and capacity as the structure replaced, and would involve negligible change of existing use of the property.

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)(5) of the Port Act, which allows for the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses.. 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:
Kelly Cunningham
Planner I
Development Services

Signature: Kelly Cunningham
Date: 2/26/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 2/26/2026