



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

Project: Sheraton San Diego Hotel Removal of Asphalt Parking Lot and Restoration of Temporary Gravel Parking Lot
Location: 1380 Harbor Island Drive, San Diego, CA 92101
Parcel No.: 006-003
Project No.: 2026-019
Applicant: Sean Clancy, General Manager, SSD Holdings, LLC dba Sheraton San Diego Hotel and Marina, 1380 Harbor Island Drive, San Diego CA 92101; (619) 692-2325
Date Approved: 4/14/2026

PROJECT DESCRIPTION

The proposed project would involve restoration of an asphalt parking lot to a previously-approved temporary gravel parking lot at the at the Sheraton San Diego Hotel & Marina (Project) by SSD Holdings, LLC (Sheraton), in the city of San Diego, California.

On March 1, 2002, the District granted approval to the Sheraton to use a 2.3-acre undeveloped lot located at the corner of North Harbor Drive and Harbor Island Drive ("Site") as a temporary parking lot and to make other offsite improvements. The condition for Sheraton's temporary use of the Site requires Sheraton maintain a gravel cover on the Site to ensure minimal and temporary use of the lot, and to meet priority development project stormwater runoff treatment requirements pursuant to the Municipal Stormwater Permit.

On December 15, 2025, the District confirmed during a conversation with Sheraton representatives, that the Site was developed with asphalt paving without obtaining any District review, approval, or permits, including obtaining coverage under the State Water Resources Control Board (State Board) General Construction Activities Permit or necessary permits pursuant to the California Coastal Act. Sheraton was ordered to cease parking activities in the lot and promptly obtain all necessary permits and approvals to expeditiously restore the Site to prevent adverse water quality impacts to the Bay caused by the absence of stormwater runoff treatment best management practices (BMPs) and stop the District Code violations.

The Site currently contains the 1.4-acre (62,000 square feet) paved parking lot area. The Site is paved with one-inch of asphalt that was placed between existing curbs and landscaping as it existed on Site. The parking lot area is currently striped with 188 parking spaces and there are temporary stormwater BMPs on the site.

The Project would involve restoration of an asphalt parking lot to a previously-approved pervious parking lot. Work to specifically complete the proposed project is outlined below:

- Remove approximately 62,000 square feet of one-inch asphalt paving from the Site via a hydraulic hammer attached to a bobcat and/or highway grinder;
- Haul all demolition material in 10-wheeler trucks to a nearby construction and demolition recycling facility;
- Reset any curbs that were disturbed during the asphalt removal;
- Restore the gravel cover to current standards under the surface in the same 62,000 square feet footprint utilizing a compaction roller and skip loader;
- Restripe the 188 parking spaces on Site utilizing a water-based traffic grade paint; and
- Install full capture devices in approximately 4 storm drain inlets within the immediate vicinity of the lot.

Both the demolition and site restoration phases are expected to take place in less than one week. It is expected to utilize a construction work crew of 4 to 5 people. The construction is anticipated to be completed in Spring 2026.

Due to its nature and limited scope, construction of the proposed project would generate a minor number of vehicle trips and would require limited use of equipment. Minimal truck trips associated with the removal of debris and transportation of materials are anticipated to be generated for this phase of work. Lastly, the proposed project would not result in a change in size, capacity, or operations of the hotel facility from that which is currently existing. Therefore, the Project would not result in impacts related to air quality, greenhouse gas emissions, and transportation and traffic.

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; CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction; CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures; and CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land

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 ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment.

(12) Maintenance of existing landscaping, native growth, and water supply reservoirs.

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.

(2) 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.

AND/OR

3.d. Minor Alterations to Land: Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to:

(5) New gardening or landscaping.

(7) Minor trenching and backfilling where the surface is restored.

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 because it would consist of interior and exterior renovations to an existing hotel facility that would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would be located on the same sites and would have substantially the same purpose and capacity as the structures replaced, would consist of the construction and location of new, small structures, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. 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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve interior and exterior renovations to an existing hotel 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; Section 8.b: Replacement or Reconstruction; Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

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:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services.
- (3) Streets, sidewalks, gutters, bicycle and pedestrian paths, and similar facilities.
- (8) Maintenance and control of existing vegetation.
- (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreations facilities.

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:

- (1) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansions of capacity.

AND/OR

8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but limited to:

- (2) New gardening and landscaping.
- (6) Minor trenching or backfilling where the surface is restored.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would consist of restoration of an asphalt parking lot to a previously-approved pervious parking lot at an existing hotel that would involve no expansion of use beyond that previously existing, would be located essentially on the same site and will have substantially the same purpose and capacity as the structures replaced, and would not involve the removal of mature, scenic trees.


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.

SCOTT CHADWICK
President/CEO

Determination by:
Juliette Orozco
Principal Planner
Development Services

Signature: 
Date: 4/14/2026

Assistant/Deputy General Counsel

Signature: 
Date: 4/14/2026