



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

Project: Right of Entry for Use of a Floating Dock at the San Diego Yacht Club and Grape Street Pier
Location: 1800 North Harbor Drive, San Diego, CA 92101
Parcel No.: 017-050
Project No.: 2026-041
Applicant: Brian Carlson, General Manager, San Diego Yacht Club, 1011 Anchorage Lane, San Diego, CA 92106
Date Approved: 4/9/2026

PROJECT DESCRIPTION

The proposed project would involve the temporary use and relocation of an existing floating dock currently attached to the Grape Street Pier by the San Diego Yacht Club (SDYC) for a sailing regatta event in San Diego, California. Work to specifically complete the proposed project would require the San Diego Mooring Company (SDMC) to decouple approximately 250 feet of floating dock from Grape Street Pier by using an impact driver to remove lag bolts from the dock collars, lifting the dock collars off the piles, and temporarily storing them on the SDYC pier. Once detached, SDYC would be responsible for towing and transporting the dock sections from Grape Street Pier to the SDYC pier on Shelter Island; the temporary mooring configuration and use of the dock while it is attached to the existing dock SDYC facilities. Following the event, SDYC would transport the dock sections to their previously existing location and SDMC would reattach them to the Grape Street Pier.

The proposed project is a Right of Entry (ROE) to SDYC (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 agents and contractors for the purpose of: temporary use of approximately 250 feet of a dock currently attached to Grape Street Pier to support a sailing regatta event (Etchells Class World Championship) being hosted at SDYC; the decoupling and reattachment of the dock to and from Grape Street Pier and temporary placement on the existing SDYC pier; the waterborne transport towing the dock to and from the event; and the temporary mooring configuration and use of the dock, as well as ingress and egress in support of those activities. 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 approximate term of April 23, 2026, to May 18, 2026. The ROE may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours' notice in writing to the Grantee of such termination.

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 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

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

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 temporary use of a floating dock to support a sailing regatta event 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 and would result in no permanent effects on the environment. 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)

Water Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve temporary use of a floating dock currently attached to Grape Street Pier to support a sailing regatta event being hosted at SDYC consistent with the existing certified Water 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.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

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 not limited to:

- (5) Minor temporary uses of land and water having negligible or no permanent effects on the environment, including festivals, boating activities, parades, and running or bicycling events

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 involve negligible or no expansion of use beyond that previously existing 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)(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:
Betsy Viramontes
Planner I
Development Services

Signature: Betsy Viramontes
Date: 4/9/2026

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 4/9/2026