



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

Project: Right of Entry Permit to Sheraton San Diego Hotel and Marina for the SUPer Hero Paddleboard Event
Location: 1380 Harbor Island Drive, San Diego, CA 92101
Parcel No.: 006-003
Project No.: 2026-059
Applicant: Sean Clancy, General Manager, Sheraton San Diego Resort, 1380 Harbor Island Drive, San Diego, CA 92101
Date Approved: 6/2/2026

PROJECT DESCRIPTION

The proposed project is a Right of Entry (ROE) permit to Sheraton San Diego Hotel & Marina (Tenant) 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 Tenant and their authorized agents and contractors for the purpose of a designated water pathway and race area for participants and officials of SUPer Hero Paddleboard Event, 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 July 15, 2026, to July 22, 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 Exemption: CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land

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

(6) Minor temporary use of land having negligible or no permanent effects on the environment.

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 is for a temporary recreation event that 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).

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land and Water Use Designations: Commercial Recreation; Open Bay/Water and Boat Navigation Corridor

The proposed project conforms to the certified Port Master Plan because it would involve a temporary recreation event consistent with the existing certified Land and Water Use designations. 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 Exclusion: Section 8.d: Minor Alterations to Land

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 Section of the District's *Coastal Development Permit Regulations* as identified above because it is for a temporary event that 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: 6/2/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 6/2/2026