



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Replacement of Roof at Main Clubhouse and Pool Pavilion Buildings by San Diego Yacht Club at San Diego Yacht Club
Location: 1011 Anchorage Lane, San Diego, CA 92106
Parcel No.: 002-014
Project No.: 2026-087
Applicant: Brian Carlson, General Manager, San Diego Yacht Club, 1011 Anchorage Lane, San Diego, CA 92106; 619-778-8430
Date Approved: 7/22/2026

PROJECT DESCRIPTION

The proposed project would involve the replacement of the roof at the main San Diego Yacht Club clubhouse and pool pavilion buildings by San Diego Yacht Club (Applicant) in the city of San Diego, California. Work to specifically complete the proposed project would involve the following:

Demolition

- Demolition of the existing wood shake roof system on the steep-sloped roof area of the main clubhouse building including all accessories and required abatement work.
- Demolition of the existing built-up roof system on the low-sloped roof areas of the main clubhouse, including all accessories and required abatement work.
- Demolition of the existing wood shake roof system on the steep-sloped roof areas of the pool pavilion building, including all accessories and required abatement work.

Installation

- Main Clubhouse
 - Installation of approximately 11,247 square feet of new specified, synthetic shake roof system on the steep-sloped roof areas of the main clubhouse
 - Installation of all underlayment's flashings, copper flashings, gutters and other roof accessories or materials as needed on the steep-sloped roof areas of the main clubhouse.
 - Installation of approximately 4,788 square feet of new laboratory class "A" fire rated roof system on the low-sloped roof areas of the main clubhouse including a fully-adhered PVC single ply roof system.
 - Installation of all underlayment boards, flashings, sheet metal accessories and miscellaneous mechanical, electrical, plumbing and sheet metal work required to provide a complete system installation.
 - Ongoing inspections, maintenance, and repairs as-needed.
- Pool Pavillion
 - Installation of approximately 3,300 square feet of new synthetic shake roof system, on the existing steep-sloped roof areas of the pool pavilion building, including all underlayment's flashings, copper flashings, gutters, and other roof accessories required to provide a complete system installation
 - Ongoing inspections, maintenance, and repairs as-needed.

Construction of the proposed project would take approximately 1.5 months and would involve a work crew, demolition equipment and haul trucks to remove the demolition material, and transport construction equipment for the roof installation. The project will be staged carefully within the existing leasehold's parking lot to minimize disruption to existing operations.

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

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:

- (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities

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, including but not limited to:

- (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.

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 because it 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 consist of the replacement of an existing structure, would be located on the same site as the structure replaced, and would 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 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: 1 - Shelter Island/La Playa (Precise Plan Figure 4)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the replacement of roofs at an existing yacht club 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

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:

- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances;

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.

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 because it would involve no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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 visitor-serving 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:
Justin Huitema
Planner I
Development Services

Signature: Justin Huitema
Date: 7/22/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 7/22/2026

Exhibits:

Exhibit 1 – Project Location

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