



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

Project: Replacement of Ramp and Security Gate at Shelter Cove Marina
Location: 2240 Shelter Island Drive, San Diego, CA 92106
Parcel No.: 003-021
Project No.: 2026-008
Applicant: H.P. "Sandy" Purdon, General Partner, Shelter Cove Marina, Ltd., 2240 Shelter Island Drive, San Diego, CA 92106; 619-822-1177
Date Approved: 4/9/2026

PROJECT DESCRIPTION

The proposed project would involve the replacement of an existing gangway ramp and security gate house at Shelter Cove Marina (Tenant) in the city of San Diego, California, 92106. The current configuration, consisting of two wooden gangways with a gate house between them, shows signs of structural distress and safety concerns, including the gate house being out of level and lack of ADA accessibility. The proposed work will remove the existing gangways and gatehouse and construct a single aluminum gangway with a landside entryway platform designed to provide structural support for the gangway and to meet current accessibility standards.

The proposed project would involve the following:

- Removal of two (2) existing damaged wooden gangways and gate house structure (See Attachment 1). Removal of the old gangways and gate house will be done mostly by hand with heavier items lifted out using a crane;
- Delivery and installation of one (1) new ADA compliant 6.5' x 80' aluminum gangway;
- Construction of a new landside 12' x 12' deck supported by a 4' truss assembly anchored into the existing concrete foundation (see Attachment 2). The platform will have a marina entry gate for safety and security.
- The project would not require any pile driving, dredging, bay fill, or soil excavation. All existing piles would remain in place and will not be used to support the new gangway.
- Use of a temporary floating dock (8' x 45' total) to allow marina users to connect between existing docks while removal and installation of the new gangway is being completed (approximately 3 weeks). The temporary docks will be removed once installation of the gangway is complete and accessible.

Construction of the proposed project is anticipated to occur in Summer 2026 and would take approximately three (3) weeks to complete. Equipment required for the project would include hand tools, a crane and a dumpster parked at the curb immediately adjacent to the project site on Shelter Island Drive. The crane and associated dumpster for materials is expected to use three (3) parking spaces temporarily during construction. Pedestrians and vehicles will be safely rerouted around any intermittent construction operations adjacent to the project site, as needed.

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 Tenant 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. This exemption includes, but is 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 Categorical Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above because it would involve the replacement of a marina's gangway and security gate and 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/reconstruction 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 and Water Use Designations: Commercial Recreation and Recreational Boat Berthing and Promenade

The proposed project conforms to the certified Port Master Plan because it would involve the replacement of a marina's gangway and security gate, 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 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:

- (10) Repair, maintenance, or minor alteration of existing mooring facilities, floats, piers, bulkhead, revetment, buoys, or similar structures;

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:

- (3) Replacement, stabilization, or reconstruction of mooring facilities, floats, piers, bulkhead, revetment, shoreline protection, buoys, or similar structures.

The proposed project is determined to be Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would involve the replacement of a marina's gangway and security gate and 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)(6) of the Port Act, which allows for the establishment, improvement, and conduct of small boat harbors, marinas, aquatic playgrounds, and similar recreational facilities, and for the construction, reconstruction, repair, maintenance, and operation of all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses, including, but not limited to, snack bars, cafes, restaurants, motels, launching ramps, and hoists, storage sheds, boat repair facilities with cranes and marine ways, administration buildings, public restrooms, bait and tackle shops, chandleries, boat sales establishments, service stations and fuel docks, yacht club buildings, parking areas, roadways, pedestrian ways, and landscaped areas. 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:
Luis Duran
Senior Planner
Development Services

Signature: Luis Duran
Date: 4/9/2026

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 4/9/2026