

**RESOLUTION 2016-75**

**RESOLUTION GRANTING CONCEPT APPROVAL  
TO THE CITY OF CORONADO FOR THE  
GLORIETTA BAY MARINA DOCK C AND BOAT  
LAUNCH FACILITY IMPROVEMENTS PROJECT**

**WHEREAS**, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

**WHEREAS**, Section 87(b) of the Port Act grants authority to the District to lease the tidelands or submerged lands, or parts thereof, for limited periods, not exceeding 66 years, for purposes consistent with the trusts upon which those lands are held, by the State of California; and

**WHEREAS**, the Board of Port Commissioners (BPC) adopted BPC Policy No. 357 which requires preliminary plans for proposed new tenant development or alterations to existing facilities to be presented to the BPC for approval if the project is estimated to cost more than \$500,000; and

**WHEREAS**, in August 2012, the BPC granted a 40-year lease (Original Lease) with City of Coronado (City) for a public boat rental dock and approximately 100-slip marina, commonly known as the Glorietta Bay Marina; and

**WHEREAS**, in November 2015, the BPC granted an Agreement for Amendment of Lease Amendment No. 1 (Amendment No. 1, together with Original Lease, the Lease) to amend rent terms, revise the leasehold description, and update certain lease provisions; and

**WHEREAS**, the City, as the project proponent, now proposes the demolition of existing improvements and construction of new facilities at Dock C, located at 1715 Strand Way, and at the Glorietta Bay Boat Launch Facility, located at 1917 Strand Way, both in the City (collectively, Project); and

**WHEREAS**, the Project cost is approximately \$3.3 million; and

**WHEREAS**, the City plans to invest \$2.2 million to reconstruct Dock C; and

**WHEREAS**, the estimated budget for the boat launch facility is \$1.1 million, which will be paid from pre-approved funds from the District's FY 2014-2018

Capital Improvement Program (CIP) (up to \$470,000) and a grant to the City from the California Division of Boating and Waterways (DBW) (\$630,000); and

**WHEREAS**, the Project improvements are needed in order to comply with federal, state and local laws and regulations and to provide enhanced recreational amenities in the area; and

**WHEREAS**, Dock C was constructed in the early 1980s and is beyond the midpoint of its useful service life and is deteriorating at an accelerated rate; and

**WHEREAS**, the boat launch facility was constructed in 1969 and, similar to Dock C, is in need of replacement and upgrading to meet accessibility requirements under the American with Disabilities Act (ADA) and expand non-motorized boating opportunities; and

**WHEREAS**, Dock C improvements include: (i) replacement of the existing deteriorating wood dock system with a cost-effective concrete/wood dock system similar to docks A and B; (ii) replacement of the existing wood gangway with an 80-foot-long, ADA-compliant gangway widened to 6-feet by 6-feet to accommodate carts and boat dollies; and (iii) a new concept design that elongates the dock and moves it away from the seawall creating better navigation between the pierhead and bulkhead lines; and

**WHEREAS**, the boat launch facility improvements include: (i) replacement and extension of concrete boat ramp; (ii) replacement of the existing wood gangway with an 80-foot-long, ADA-compliant gangway widened to 6-feet by 6-feet to accommodate carts and boat dollies; and (iii) creation of a dual use system that incorporates a public dock extension for use by small to medium size boats and a 20-foot by 40-foot lower freeboard for use by kayaks, paddleboards, and rowing shells; and

**WHEREAS**, a Port Master Plan Amendment (PMPA) has been processed for the Project and the PMPA certification process was completed on April 15, 2016; and

**WHEREAS**, staff has determined that the proposed Project is consistent with the certified Port Master Plan; and

**WHEREAS**, staff recommends that the BPC grant concept approval for the proposed Project.


**NOW, THEREFORE, BE IT RESOLVED** by the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That concept approval for the City of Coronado's proposed demolition of existing improvements and construction of new facilities at Dock C, located at

2016-75

1715 Strand Way, Coronado, California and at the Glorietta Bay Boat Launch Facility, located at 1917 Strand Way, Coronado, California is hereby granted.

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL

  
By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 10<sup>th</sup> day of May, 2016, by the following vote:

AYES: Bonelli, Castellanos, Malcolm, Merrifield, and Nelson.

NAYS: None.

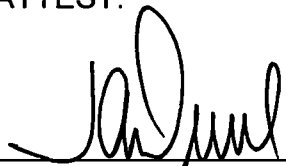
EXCUSED: Moore and Valderrama.

ABSENT: None.

ABSTAIN: None.

  
Marshall Merrifield, Chairman  
Board of Port Commissioners

ATTEST:

  
Timothy A. Deuel  
District Clerk

(Seal)