

## RESOLUTION 2016-76

### RESOLUTION AUTHORIZING ISSUANCE OF AN APPEALABLE COASTAL DEVELOPMENT PERMIT 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 1 (Port Act); and

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

**WHEREAS**, a portion of the Project is located within the District's jurisdiction and a portion is located within the City's jurisdiction; and

**WHEREAS**, the portion of the Project within the District's jurisdiction generally consists of (1) the replacement of the existing deteriorating wood dock system with a cost-effective concrete/wood dock system similar to docks A and B; (2) the 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; (3) elongation of the dock and moving it away from the seawall creating better navigation between the pierhead and bulkhead lines; (4) replacement and extension of concrete boat ramp; (5) 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 (6) 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; and

**WHEREAS**, the portion of the Project within the City's jurisdiction generally consists of (1) 1,174 square foot sand beach for water craft launching; (2) temporary parking for off-loading hand-carried water craft; (3) an expanded boat wash off area to prevent water pollution; (4) new exterior lighting of boat ramp and gangway; and (5) reconfiguration of rip rap to preserve shoreline; and

**WHEREAS**, the portion of the Project within the District's jurisdiction complies with all District policies and requirements; and

**WHEREAS**, the District is the trustee of said tidelands where part of the Project will be constructed; 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**, this Project will enhance public access and public recreation through the replacement of the existing deteriorating 34 boat slips within Glorietta Bay Marina Dock C, construction of a new public dock at the Glorietta Bay boat launch facility for berthing of small and medium sized boats for up to five hours a day at no charge, and providing a low freeboard floating dock extension for non-motorized watercraft; and

**WHEREAS**, on September 8, 2015, the BPC approved the Port Master Plan Amendment (PMPA) for the Project (Resolution No. 2015-116), on January 14, 2016, the California Coastal Commission (CCC) found the Project to be in conformance with the Chapter 3 and Chapter 8 policies of the California Coastal Act, and certified the PMPA, on March 6, 2016, the BPC adopted the PMPA as certified by the CCC for the Project (Resolution No. 2016-35), and on April 15, 2016, the CCC took final action on the PMPA, and accepted the BPC's adoption of CCC certification of the PMPA; and

**WHEREAS**, the portion of the Project within the District's jurisdiction is located between the sea (as defined in the Coastal Act) and the first inland continuous road paralleling the sea, and the Project is fully consistent with Public Resources Code Sections 30604(c), 30210-30224, and the Coastal Act public access and recreation policies referenced therein; and

**WHEREAS**, the portion of the Project within the District's jurisdiction constitutes "development" pursuant to Section 30106 of the California Public Resources Code because, among other things, it will result in a placement or erection of structures on the Project site; and

**WHEREAS**, pursuant to the District's Coastal Development Permit (CDP) Regulations and the California Coastal Act, the portion of the project within the District's jurisdiction requires issuance of an appealable CDP because it constitutes a recreational small craft marina and an application has been prepared for an appealable CDP to implement the Project; and

**WHEREAS**, the portion of the Project site within the District's jurisdiction is located in Planning District 6, Coronado Bayfront, which is delineated on Precise Plan Map Figure 6 of the certified Port Master Plan (PMP) and the Project is listed as project number 14 "Glorietta Bay Marina/Boat Launch Facility Improvements" on the Planning District 6 Project List (Table 17) in the certified PMP; and

**WHEREAS**, the PMP water use designations within the limits of the Project are “Recreational Boat Berthing” and “Open Bay”; and

**WHEREAS**, the portion of the Project within the District’s jurisdiction conforms to the certified PMP because it proposes redevelopment of the existing marina Dock C, and improvements to the boat launch ramp and adjoining boarding dock, consistent with the existing certified water use designations; and

**WHEREAS**, the portion of the Project within the District’s jurisdiction also conforms to the Precise Plan text and Project list, and is thus consistent with the certified PMP; and

**WHEREAS**, the BPC finds that the CDP application and attachments contain correct and accurate statements of fact; and

**WHEREAS**, the BPC has concluded that the portion of the Project within the District’s jurisdiction conforms to the certified PMP; and

**WHEREAS**, the BPC considered the Appealable CDP and held a noticed public hearing on the CDP on May 10, 2016; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code Section 21000, et seq., and its implementing regulations, 14 California Code of Regulations Section 15000, et seq. (CEQA Guidelines), the potential impacts of the Project on the environment were analyzed in the Final Mitigated Negative Declaration/Initial Study (MND/IS) entitled “Glorietta Bay Marina Dock C and Boat Launch Facility Improvements” (State Clearinghouse No. 2015041025), which was prepared by the City of Coronado as CEQA Lead Agency; and

**WHEREAS**, on June 2, 2015, the City of Coronado City Council adopted the MND/IS and the corresponding, Mitigation Monitoring and Reporting Program; and

**WHEREAS**, pursuant to CEQA Guidelines Section 15096(f) and (g), on September 8, 2015, the BPC, as a Responsible Agency, reviewed and considered the information contained in the MND/IS, and adopted appropriate CEQA findings and the Mitigation Monitoring and Reporting Program (Resolution No. 2015-115, incorporated herein by reference); and

**WHEREAS**, as required by the MND/IS and as special condition to the proposed CDP for the Project, the City will be required to comply with all applicable mitigation measures as specified in the Mitigation Monitoring and Reporting Program; and

**WHEREAS**, the Project falls within the scope of the MND/IS; and

**WHEREAS**, all materials with regard to the Project were made available to the BPC for its review and consideration of the Project including, but not limited to, the Final IS/MND, the Mitigation Monitoring and Reporting Program, the draft Appealable CDP, the associated Staff Report and Addenda Sheet and all documents and records filed in this proceeding by the District and all interested parties.

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

1. The BPC finds the facts recited above are true and further finds that this BPC has jurisdiction to consider, approve and adopt the subject of this Resolution.

2. In general, the Project within the District's jurisdiction consists of:

a. Project Components for Dock C

- i. Replacement of the existing deteriorating wood dock system with a cost-effective concrete/wood dock system similar to docks A and B; and
- 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.

b. Project Components for Boat Launch Facility

- 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.

3. The portion of the Project within the District's jurisdiction is located in Planning District 6, Coronado Bayfront, which is delineated on Precise Plan Map Figure 6 of the certified PMP. The portion of the Project within the District's jurisdiction is listed as project number 14 "Glorietta Bay Marina/Boat Launch Facility Improvements" on the Planning District 6 Project List (Table 17) in the

certified PMP. The PMP water use designations within the limits of the Project are "Recreational Boat Berthing" and "Open Bay." The portion of the Project within the District's jurisdiction conforms to the certified PMP because it proposes redevelopment of the existing marina Dock C, and improvements to the boat launch ramp and adjoining boarding dock, consistent with the existing certified water use designations.

4. The Project is located between the sea (as defined in the Coastal Act) and the first inland continuous road paralleling the sea, and the portion of the Project within the District's jurisdiction is fully consistent with Public Resources Code Sections 30604(c), 30210-30224, and the Coastal Act public access and recreation policies referenced therein.

5. The portion of the Project within the District's jurisdiction is consistent with and conforms to the certified PMP, and, accordingly, the Executive Director or her designated representative is hereby authorized and directed to issue a CDP for said Project after passage of the ten (10) working day appeal period as described in the CDP Regulations of the District. Said CDP shall require compliance with the conditions listed under the Special Provisions section of the CDP.

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.

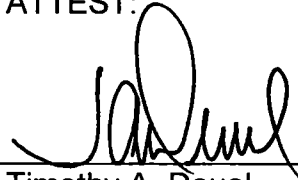
ABSENT: None.

ABSTAIN: None.



Marshall Merrifield, Chairman  
Board of Port Commissioners

ATTEST:



Timothy A. Deuel  
District Clerk

(Seal)