

## San Diego Unified Port District

### CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: La Playa Yacht Club Dock and Piling Replacement  
Location(s): 2702 Qualtrough Street, San Diego, CA 92106  
Parcel No.(s): 001-010  
Project No.: 2017-139  
Applicant: John Adriany, ChemMetrics, 3022 Elliott Street, San Diego, CA 92106  
Date Approved: August 9, 2017

#### Project Description:

The proposed project involves the replacement of the floating dock and guide pilings at the La Playa Yacht Club (LPYC) located at 2702 Qualtrough Street in the City of San Diego. Currently, the LPYC dock measures approximately 43 feet (ft) long by 8 ft wide. The existing floating dock is supported by three 12-inch (in) steel H guide piles, with two located at the gangway and one at the far end of the dock, which have deteriorated beyond repair. For continued safety, the proposed project would involve removal of the existing floating dock and steel pilings and replacement with a new floating dock of identical dimensions and two square concrete piles measuring approximately 35 ft long 14 in wide. No increase in overwater coverage would result from implementation of the proposed project. Work to specifically complete the proposed project would include the following:

- Removal of three existing 12-in steel H guide piles.
- Removal of an existing approximately 43 ft and 4 in long by 8 ft and 3 in wide floating dock.
- Installation of two new concrete piles, measuring approximately 35 ft long by 14 in wide and 43 ft long by 14 in wide.
- Installation of a new 43 ft and 4 in long by 8 ft and 3 in wide floating dock.

The proposed project would utilize the jetting method to install the pilings. Therefore, no pile driving is proposed as a part of this project. A pre-construction eelgrass and *Caulerpa taxifolia* survey conducted by Pi Environmental, LLC on June 19, 2017, determined that neither eelgrass nor *Caulerpa* occur within the proposed project area.

It is anticipated that construction of the proposed project would begin in summer 2017 and have a total construction period of approximately one day. Due to its nature and limited scope, construction of the proposed project would generate approximately four vehicle trips associated with deliveries, transport of construction workers, and hauling of construction demolition debris. Furthermore, the proposed project would require limited use of construction equipment, such as a barge. Therefore, no impacts are anticipated. Furthermore, the applicant is responsible for complying with all applicable federal, state, and local laws regulating construction demolition debris, hazards and hazardous materials, noise, and stormwater. Finally, the applicant is in the process of or has obtained the following approvals and/or permits: Army Corps of Engineers permit and Clean Water Act Section 401 Certification.

The following categorical determinations are based on the LPYC's project submittal and all project information known to the District as of the date of this determination.

#### **CEQA DETERMINATION**

Based upon the above description, the proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and/or 15303 (New Construction or Conversion of Small Structures) and Sections 3.a (1) and/or 3.b (1) of the District's *Guidelines for Compliance with CEQA* because it is the installation of one pile under an

existing floating dock that would involve a negligible expansion of use beyond that previously existing and would have no permanent effects on the environment. Sections 3.a (1) and 3.b (1) of the District's CEQA Guidelines are as follows:

- 3.a. Existing Facilities (SG § 15301) (Class 1): 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.
- 3.b. Replacement or Reconstruction (SG § 15302) (Class 2): 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:
  - (1) Replacement or reconstruction of mooring facilities, piles, floats, piers, wharves, marine ways, bulkhead, revetment, buoys, or similar structures where the new structure will be on essentially the same site as the structure replaced and will have substantially the same size, purpose and capacity as the structure replaced.

The Categorical Exemptions listed above are appropriate for the proposed project because it is the replacement of an existing dock and piles that would not involve an expansion of use beyond that previously existing and would not have any permanent effects on the environment.

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.

The proposed project complies with Section 87 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.

## **CALIFORNIA COASTAL ACT**

### **PORT MASTER PLAN**

The proposed project is located in Planning District 1, Shelter Island/La Playa, which is delineated on Precise Plan Map Figure 4 of the certified Port Master Plan. The Port Master Plan water use designation within the limits of the proposed project is Open Bay. The proposed project conforms to the certified Port Master Plan because it proposes the replacement of a floating dock and associated piles consistent with the existing certified water use designation. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming use of the site.

### **CATEGORICAL DETERMINATION**

The above project proposes the installation of one pile under an existing floating dock that would involve

a negligible expansion of use beyond that previously existing. This proposed project is consistent with the existing certified water use designation and is Categorically Excluded under Section 8.b. (3) of the District's *Coastal Development Permit Regulations* as follows:

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.

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.

RANDA CONIGLIO  
President/CEO

Determination by:  
Cameron McLeod  
Assistant Planner  
Development Services

Deputy General Counsel

Signature: C. McLeod.  
Date: 8/9/2017.

Signature: W.S. McLeod  
Date: 8-8-17