

San Diego Unified Port District

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

Project: Children's Training Dock Refurbishment at Coronado Yacht Club
Location(s): 1631 Strand Way, Coronado, CA 92118
Parcel No.(s): 055-001
Project No.: 2017-162
Applicant: Lou Milloti, Coronado Yacht Club, 1631 Strand Way, Coronado, CA 92118
Date Approved: May 7, 2018

Project Description:

The proposed project involves the refurbishment of the Children's Training dock at the Coronado Yacht Club (CYC) located at 1631 Strand Way in the City of Coronado. The proposed project would involve removal of the dock's existing surface planks and replacement with new planks to improve its usability, longevity, and appearance. 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 the existing approximately 5,200 square feet (sq ft) of decking planks and associated fixing screws; and
- Installation of replacement PVC plastic decking planks and fascia boards.

Debris removed from the dock would be stored onsite in the maintenance yard in a dedicated and covered container for eventual off-site disposal.

A pre-construction eelgrass survey conducted by Merkel & Associates, Inc. on April 12, 2018, determined that eelgrass occurs within the proposed project area. However, due to the limited scope of the proposed project and construction methods, no impacts are anticipated.

It is anticipated that construction of the proposed project would begin mid-year and would have a total construction period of approximately six months, weather permitting. Due to its nature and limited scope, construction of the proposed project would generate approximately two vehicle trips associated with hauling of construction demolition debris. Furthermore, the proposed project would require limited use of construction equipment. 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 CYC'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 refurbishment of the decking of an existing recreational boating dock that would involve no 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.

AND/OR

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 refurbishment of the decking of an existing recreational boating dock that would not involve an expansion of use beyond that previously existing and would not have any permanent effects on the environment. 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.

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 6, Coronado Bayfront, which is delineated on Precise Plan Map Figure 17 of the certified Port Master Plan. The Port Master Plan land and water use designations within the limits of the proposed project are Commercial Recreation and Recreational Boat Berthing. The proposed project conforms to the certified Port Master Plan because it proposes the refurbishment of the decking of an existing recreational boating dock 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 use of the site.

CATEGORICAL DETERMINATION

The above project proposes the refurbishment of the decking of an existing recreational boating dock

that would involve no expansion of use beyond that previously existing. This proposed project is consistent with the existing certified land and water use designations and is Categorically Excluded under Sections 8.a. (10) and 8.b. (3) of the District's *Coastal Development Permit Regulations* as follows:

- 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.

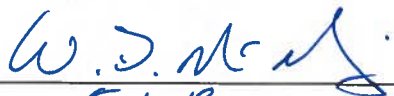
Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

RANDA CONIGLIO
President/CEO

Determination by:
Cameron McLeod
Assistant Planner
Development Services

Deputy General Counsel

Signature: 
Date: 5/1/2018.

Signature: 
Date: 5-1-18