

San Diego Unified Port District

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

Project: Repair of Ferry Pier at Coronado Ferry Landing
Location(s): 1201 1st Street, Coronado, CA 92118
Parcel No.(s): 058-007
Project No.: 2017-170
Applicant: Jake Engel, Property Manager, Coronado Ferry Landing, 1311 1st Street,
Coronado, CA 92118
Date Approved: October 24, 2017

Project Description:

The proposed project involves the repair of Ferry Pier at Coronado Ferry Landing located in the city of Coronado. The proposed project would repair deterioration of the existing wooden pier by removing the existing planks, rotating the planks to expose the underside, and reinstalling the planks in the same location, with installation of aluminum shims for spacing where necessary. The planks dimensions measure approximately 2.5 inches (in) thick by 12 in wide by 20 in wide and cover an area of approximately 4,499 square feet. All work is proposed to be conducted utilizing landside access. Construction would occur between 7 a.m. and 3 p.m., Monday to Friday, and would be staged so as to retain access to the Pier.

It is anticipated that construction of the proposed project would begin in January 2018 and have a total construction period of approximately five weeks. 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 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.

A pre-construction eelgrass survey conducted by Merkel & Associates, Inc. on October 5, 2017, determined that while eelgrass is present, adjacent to the proposed project area, the proposed scope of work has little potential to adversely affect eelgrass. Furthermore, the report recommends that no additional eelgrass surveys be conducted for the project if all work is conducted from landside access. A pre-construction *Caulerpa taxifolia* survey conducted by Merkel & Associates, Inc. on October 5, 2017, determined that *Caulerpa* does not occur within the proposed project area. 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 applicant'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 repair of an existing pier 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 repair of an existing pier that would involve no 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 a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation. 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 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 is the repair of an existing pier 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 repair of an existing pier that would involve no expansion of use beyond that previously existing. This proposed project is consistent with the existing certified water use designation 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: COMcLeod.
Date: 10/24/2017.

Signature: W.D. McLeod.
Date: 10-24-17