CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL

Project: Tree Replacement by Host Coronado Island Marriott Resort and Spa at Coronado Bayfront
Location: 2000 2nd Street, Coronado, CA 92118
Parcel No.: 057-011 and 057-009
Project No.: 2020-010
Applicant: Brian Sexton, General Manager, Brightview Landscape Development, 8450 Miramar Place, San Diego, CA 92121
Date Approved: March 4, 2020

PROJECT DESCRIPTION

The proposed project would involve replacement of an existing palm tree by Brightview Landscape Development (Applicant), on behalf of Host, Coronado Island Marriott Resort and Spa, in the City of Coronado, California. Work to specifically complete the proposed project would involve use of a 40-ton crane to remove an existing dead palm tree from the pool area at Coronado Island Marriott Resort and Spa and to plant a new 18-foot palm tree. The crane would be staged on the east side of the project site on a public pathway and an approximately five (5) foot-wide clearance would be maintained behind the crane to maintain through passage on the pathway. The crane would access the project site and staging area via Glorietta Boulevard. Construction of the proposed project is anticipated to occur in Spring 2020 and would take approximately one (1) week to complete.

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 equipment. Therefore, significant impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Applicant would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater.

Additionally, due to the location of the existing tree and access constraints, the proposed project would also include issuance of a Right of Entry (ROE) to stage the crane on San Diego Unified Port District (District) property. The areas proposed for use under this ROE would be used by the Applicant and their authorized agent(s) and contractor(s) for the purpose of crane staging and tree removal and replacement activities, as well as ingress and egress in support of those activities. It is anticipated that the ROE would have a total term of one month or upon completion of work. The ROE may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours written notice to the Applicant of such termination.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemption: SG §15304, Class 4/Section 3.d: Minor Alternations to Land

3.d. Minor Alterations to Land (SG § 15304) (Class 4): Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District’s Guidelines for Compliance with CEQA as identified above. This is appropriate for the proposed project because it consists of the replacement of a dead tree with a new palm tree, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. 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.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 6 - Coronado Bayfront (Precise Plan Figure 17)

Land Use Designations: Commercial Recreation; Open Space; and Promenade

The proposed project conforms to the certified Port Master Plan because it consists of the replacement of a dead tree with a new palm tree consistent with the existing certified Land use designations. 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

Categorical Exclusion: Section 8.d: Minor Alternations to Land

8.a. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District’s Coastal Development Permit Regulations as identified above. This is appropriate for the proposed project because it consists of the replacement of a dead tree with a new palm tree and would not involve the removal of mature, scenic trees.

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.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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.

RANDA CONIGLIO
President/CEO

Determination by: ________________________________
Signature: ________________________________
Date: ____________

Michael Paul
Assistant Planner
Development Services

Deputy General Counsel

Signature: ________________________________
Date: ____________