



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

Project: Temporary Deck Installation by Il Fornaio at Coronado Bayfront
Location: 1333 1st Street, Coronado, CA 92118
Parcel No.: 057-022
Project No.: 2020-115
Applicant: Christian Herrera, Property Manager, Coronado Ferry Landing, 1333 1st Street, Coronado, CA 92118
Date Approved: Nov 4, 2020

PROJECT DESCRIPTION

The proposed project would involve the temporary placement of outdoor dining decks by Il Fornaio (Applicant), subtenant to Coronado Ferry Landing, in the City of Coronado, California. Work to specifically complete the proposed project would involve placement of two (2) temporary decks, approximately thirty (30)-feet (ft.) by thirty ft. and eighteen (18) by thirteen (13) ft., which would be supported by truss beams and tubular steel columns on concrete footings over existing landscaped area. The decks would be entirely within the leasehold, would not encroach into the adjacent promenade, and would include a forty-two (42)-inch tall guardrail to prevent falling from the deck. The proposed decks would be temporary in nature and would be allowed in accordance with Coronavirus 2019 (COVID-19) indoor-dining related health restrictions. Once COVID-19 related indoor dining restrictions are lifted, the Applicant would be required to remove the decks within forty-five (45) days after notice by the appropriate Asset Manager for the property. Construction of the proposed project is anticipated to occur in Winter 2020 and would take approximately two days 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.

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 Exemptions: SG §15304, Class 4/Section 3.d: Minor Alterations to Land; and SG §15311, Class 11/Section 3.i: Accessory Structures

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, including, but not limited to:

(6) Minor temporary use of land having negligible or no permanent effects on the environment.

AND/OR

3.i. Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate for the proposed project because it consists of installation of temporary decks to facilitate outdoor dining, 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 Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve installation of temporary decks to facilitate outdoor dining, 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

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

8.d. 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, including but not limited to:

- (5) Minor temporary uses of land and water having negligible or no permanent effects on the environment, including festivals, boating activities, parades, and running or bicycling events.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it consists of installation of temporary decks to facilitate outdoor dining 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:
Michael Paul
Assistant Planner
Development Services

Signature: Michael Paul
Date: NOV 4, 2020

Deputy General Counsel

Signature: Rebecca S. Harrington
Date: NOV 4, 2020