



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

Project: Dock Refurbishment Program by Coronado Yacht Club at Coronado Bayfront  
Location: 1631 Strand Way, Coronado, CA 92118  
Parcel No.: 055-001  
Project No.: 2020-140a  
Applicant: Lou Milioti, General Manager, Coronado Yacht Club, 1631 Strand Way, Coronado CA 92118  
Date Approved: March 15, 2021    Revised: Apr 26, 2021

**PROJECT DESCRIPTION**

The proposed project would involve a seven-(7) year dock refurbishment program by the Coronado Yacht Club (Tenant; CYC) in the City of Coronado, California. Work to specifically complete the proposed project would involve routine refurbishment of existing floating dock sections of the CYC marina that are deteriorated and need in-kind repair or replacement. The existing deck planks within the project area will be removed and replaced with new AZEC PVC composite plastic planks matching existing material and color, and new perimeter fascia boards will be installed. Existing four (4) ft. by six (6) ft. stringers and other lumber framing supports will also be removed and replaced either entirely or in part as required depending on the existing conditions of these structural components. Removed dock materials and components will be carried on hand push carts to the maintenance yard at the northeast corner of the leasehold, where they will be loaded into covered EDCO containers for off-site disposal. The project would result in refurbishment of approximately 36,284 total square feet (sq. ft.) of existing walkways and dock sections over seven years (see Table 1, below); Year 1 (13 slips/walkways, 2,376 sq. ft.); Year 2 (40 slips/walkways, 4,642 sq. ft.); Year 3 (27 slips/walkways, 7,924 sq. ft.); Year 4 (45 slips/walkways, 5,360 sq. ft.); Year 5 (19 slips/walkways, 3,090 sq. ft.); Year 6 (39 slips/walkways, 3,968 sq. ft.); and Year 7 (50 slips/walkways, 8,924 sq. ft.). Construction of the proposed project is anticipated to occur in Summer 2021 and would be phased over seven years. Construction would commence at portions of the southern dock segments of the marina in front of the CYC clubhouse for the first and second years, the western segments during the third and fourth years, and southern and southeastern segments for the last three years. The improvements would be conducted over approximately six months during each year of construction, weather permitting.

A pre-construction survey conducted by Merkel and Associates, Inc., on November 3, 2020 identified that there is eelgrass within the project area. However, because the project would consist of in-kind replacement of the dock there would be no potential for eelgrass to be impacted. In addition, the project work would entail the workers replacing the planks one at a time so that the workers would continue to be supported above of water by existing or newly replaced planks. All existing on water support floats would remain so no workers would be entering the water and all work would be conducted above water.

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 Tenant would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater.

**Table 1. Project Features Over-Water Coverage Comparison**

Refurbishment Year	Existing (sq ft)	Proposed (sq ft)	Change (sq ft)
1	2,376	2,376	0
2	4,642	4,642	0
3	7,924	7,924	0
4	5,360	5,360	0
5	3,090	3,090	0
6	3,968	3,968	0
7	8,924	8,924	0
<b>Total Overwater Coverage</b>	<b>36,284</b>	<b>36,284</b>	<b>0</b>

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.

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### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

#### **CATEGORICAL DETERMINATION**

Categorical Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities; and SG §15302, Class 2/Section 3.b: Replacement or Reconstruction

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) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment.

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.

- (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 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 an in-kind dock refurbishment program and would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the replacement of existing facilities, would be located on the same site as the facilities replaced, and would have substantially the same purpose and capacity. 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)

Water Use Designation: Recreational Boat Berthing

The portion of the proposed project located within the Coastal Development Permit (CDP) jurisdiction of the District conforms to the certified Port Master Plan because it would involve an in-kind dock refurbishment program, 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***

Categorical Exclusions: Section 8.a: Existing Facilities; and Section 8.b: Replacement or Reconstruction

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.

- (3) Replacement, stabilization, or reconstruction of mooring facilities, floats, piers, bulkhead, revetment, shoreline protection, buoys, or similar structures.

The portion of the proposed project located within the CDP jurisdiction of the District is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it consists of an in-kind dock refurbishment program, would involve no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

A portion of the proposed project, the "C" dock within the southeastern segment, is adequately covered in the CDP for the Coronado Yacht Club Slip Expansion (CDP #A89-6-60), approved by the Board of Port Commissioners on October 16, 1990, appealed to the California Coastal Commission by the Bay Users Group of San Diego on October 30, 1990 (A-6-PSD-90-269), and amended on April 15, 1994 (A-6-PSD-90-269[A]), for expansion of the "C" dock at CYC by adding a 640-ft.-long dock extension and finger floats to provide new boat slips. The proposed dock refurbishment project was determined to be consistent with the allowed uses in the CDP and associated amendment via email coordination with Coastal staff on March 2, 2021. Therefore, no further action under the Coastal Act is required.

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 for the portion of the project within the District's CDP jurisdiction.

For the portion of the proposed project located outside of the District's CDP jurisdiction, additional approvals may be required from other agencies.

**CALIFORNIA PUBLIC TRUST DOCTRINE**

The proposed project complies with Section 87.(a)(6) 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.

JOE STUYVESANT  
President/CEO

Determination by:  
Michael Paul  
Assistant Planner  
Development Services

Deputy General Counsel

Signature: Michael Paul  
Date: Apr 26, 2021

Signature: Chris Burt  
Date: Apr 26, 2021