



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

Project: Re-installation of Five Paid Parking Stations at Coronado Ferry Landing
Location: 1333 and 1201 1st Street, Coronado, CA 92118
Parcel No.: 058-007, 057-002
Project No.: 2021-080, 2021-081
Applicant: Port Coronado Associates, LLC and Ferry Landing Associates, LLC (both dba Coronado Ferry Landing)
Date Approved: Jul 14, 2021

PROJECT DESCRIPTION

The proposed project is to install five (5) parking pay stations by Coronado Ferry Landing in the City of Coronado. One (1) station for Ferry Landing Associates LLC will be located at the planters to the left of Il Fornaio restaurant while four (4) stations for Port Coronado Associates, LLC will be provided at the Coronado Ferry Landing, with one (1) by Spiro's Gyros, one (1) by the restrooms next to San Diego Trading Company and two (2) by the restrooms in Lot 1 next to Hollands Bike & Beyond. The purpose of the proposed project is for increased revenue, reduced operational costs, and superior customer service in parking operations and is allowable under the tenant Lease. The parking spaces were previously paid spaces before their current designation of free parking. The first two hours of parking would continue to be free. These highly technical, multi-space parking pay stations are free standing parking meter machines and measures a total of 61 inches in height plus 4 inches for solar panel and consists of two parts. The base measures 11 inches square by 20 inches high. The upper part is 13 inches wide by 14.75 inches deep by 41 inches high. There will be a poured in place concrete pad foundation measuring 4 feet by 2 feet by 4.5 feet deep into grade.

Construction is anticipated to commence as soon as the project is approved. 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, 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.

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(s): SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures

3.a. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above because the

project would consist of construction and location of new, small facilities/structures. 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(s): 6 - Coronado Bayfront (Precise Plan Figure 17)

Land Use Designation(s): Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the installation of five (5) parking pay stations consistent with the existing certified Land Use designation(s). The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming uses of the site.

CATEGORICAL DETERMINATION

Categorical Exclusion(s): Section 8.c: New Construction or Conversion of Small Structures

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (2) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures

The proposed project is determined to be Categorically Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above because it would involve negligible or no change of existing use of the property.

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)(1) 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 and thus the proposed project is consistent with the Public Trust Doctrine.

JOE STUYVESANT
President/CEO

Determination by:
Megan Hamilton
Planner
Development Services

Signature: M Hamilton
Date: Jul 14, 2021

Deputy General Counsel

Signature: Christopher Burt
Date: Jul 14, 2021