



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

Project: Amendment to First Street Storm Drain Pump Station Improvement by City of Coronado at First Street Coronado
Location: 1311 First Street, Coronado, CA 92118
Parcel No.: Various
Project No.: 2021-094a
Applicant: Clifford Maurer, Director of Public Services and Engineering, City of Coronado, 101 B Ave, Coronado, CA 92118, (619) 522-2652
Date Approved: 2/13/2025

PROJECT DESCRIPTION

The proposed project, also known as the First Street Storm Water Pump Station Flood Relief Project, would involve constructing a pump system to modify the existing storm drain infrastructure along Marina Way to alleviate flooding conditions at the Ferry Landing in the City of Coronado, California. Work to Specifically complete the proposed project would involve the following:

DEMOLITION

- Removal of existing attendant booth.
- Removal of three existing trees.
- Removal of portion of existing street improvements such as asphalt concrete pavement, curb, sidewalk and landscape, as required.
- Partial removal of existing rip rap, as required.

NEW CONSTRUCTION

- Excavate and trench for new well, vault, and drain piping.
- Install new 6-inch diameter storm drain wet well in the center of Marina Way near the First Street intersection.
- Install 11 linear feet of new 30-inch C900 PVC pipe to connect the existing storm drain structure (at the east side of Marina Way) and the new well.
- Install new storm water valve vault in the center of Marina Way, a few feet north of the well.
- Install new 10-inch C900 PVC (DR 41) storm drainpipe in trench from the wet well approximately in the middle of Marina Way and predominately alongside the existing 36-inch RCP gravity storm drain all the way to the existing rip rap at the bay, approximately 370 linear feet in length.
- Install a 10-inch force main discharge at the rip rap. Replace portion of existing rip rap as required for this installation.
- Install a new 42-inch red valve checkmate check valve at the existing gravity storm drain outfall.
- Install electrical components including a new SDG&E meter pedestal with grounding and a new packaged pump control panel.
- Back fill all excavations, patch up, and resurface to restore all street improvements to pre-construction conditions and landscape in accordance with District landscape guidelines.

The proposed project would also include granting a 50-year storm drain easement to the City of Coronado for the ownership, construction, operation, maintenance, repair, replacement and inspection of the proposed storm drain. The easement would include the existing and proposed improvements and would become effective after passage of the 10-day Coastal Act appeal period following Board approval.

Construction is anticipated to commence after approval and will take approximately 6-8 months to complete. Additionally, a Right of Entry permit (ROE) between the City and Ferry Landing Associates is required for construction access, including ingress and egress.

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 Exemption: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities

- 3.a. Existing Facilities: 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:
- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

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 involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use. 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).

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

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

Land Use Designation: City Pump Station

The proposed project conforms to the certified Port Master Plan because it would involve constructing a pump system to modify existing storm drain infrastructure to alleviate flooding conditions at the Ferry Landing and granting a 50-Year easement to the City of Coronado which is 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: Section 8.a: Existing Facilities

- 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:
- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

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 expansion of use beyond that previously existing.

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. Consequently, the proposed project is consistent with the Public Trust Doctrine.

SCOTT CHADWICK
President/CEO

Determination by:
Kelly Cunningham
Assistant Planner
Development Services

Signature: Kelly Cunningham
Date: 2/13/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 2/13/2025