



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

Project: Coronado Yacht Club Guardrail Replacement
Location: 1631 Strand Way, Coronado, CA 92118
Parcel No.: 055-001
Project No.: 2022-001
Applicant: Commodore Heather Furey, Board Member, Coronado Yacht Club, 1631 Strand Way, Coronado, CA 92118, (619) 403-0677, heddysd@gmail.com
Date Approved: Jul 26, 2022

PROJECT DESCRIPTION

The proposed project would involve the replacement of an existing and deteriorating wood railing at the Coronado Yacht Club (Applicant) in the city of Coronado, California. The proposed project will enhance the structural integrity of the railing and protect individuals from a fall hazard. The existing railing is 32" high and runs along the waterside of existing wood and concrete decks. Work to specifically complete the proposed project would involve the removal of the existing railing and the installation of a new code compliant 42" high stainless steel cable guardrail, with a 3-inch wood cap handrail. The proposed work would occupy the same structural footprint as the existing railing system which measures in total 194 linear feet. The new railing would be connected using stainless steel base plates and lag bolts to secure the structure to the existing composite decking. The proposed work would be completed by hand, using power drills to remove and replace the railing. The project requires a 20x20 foot (400 square feet) material storage staging area in the parking lot, and a push cart would be used to move materials to and from the dock and the staging area. Two parking spaces would be temporarily utilized for staging.

Due to the proximity of the proposed project to water, a Construction Best Management Practices (BMP) Plan was prepared for this project. The use of tarps, nets, and booms are required to capture any potential debris, and all materials needed for the project would be stored in the material storage staging area located away from the water. No soil would be disturbed as a part of this project, therefore sediment control measures are not required.

Construction of the proposed project is anticipated to occur in the Summer of 2022 and would take approximately two (2) weeks to complete, with ongoing maintenance as needed.

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 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 §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:

- (9) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety or permit requirements, unless it is determined that the damage was substantial and resulted from

an environmental hazard such as earthquake, landslide, or flood;

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.

The proposed project is determined to be Categorical 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 would involve a negligible expansion of use beyond that previously existing and would consist of the replacement of an existing structure, would be located on the same site as the structure 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)

Land and Water Use Designations: Commercial Recreation and Recreational Boat Berthing

The proposed project conforms to the certified Port Master Plan because it would involve the replacement of an existing and deteriorating wood railing consistent with the existing certified land and water use designations. 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 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:
- (4) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health, safety, District policy, or as required by contractual conditions;

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.

The proposed project is determined to be Categorical 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 would involve a negligible expansion of use beyond that previously existing and would be located essentially on the same site as the structure replaces and will have substantially the same purpose and capacity as the structure replaced.

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)(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:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: Jul 26, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Jul 26, 2022