



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

Project: Hank Dock Replacement at Coronado Cays  
Location: 1 Green Turtle Road, Coronado, CA 92118  
Parcel No.: 045-002  
Project No.: 2022-035  
Applicant: Emilio Hank, Property Owner, 1 Green Turtle Road, Coronado, CA 92118, (619) 339-033  
Date Approved: Jun 17, 2022

**PROJECT DESCRIPTION**

The proposed project would involve the like-for-like removal and replacement of an existing floating dock system by Swift Slip Docks and Pier Builders, Inc. on behalf of Emilio Hank (Applicant) in the city of Coronado, California. The proposed site consists of a deteriorated floating dock, gangway, and four (4) concrete piles. The anticipated project would not increase the square footage of the dock system nor the overall overwater coverage, and it does not include any changes to the dock configuration or use.

After removing the existing floating dock, narrow 6-foot wide to 5-foot wide fingers would be installed to serve as the new floating dock foundation. Two (2) six-foot diagonals would be built into the dock framing to increase foundational strength, and "superfloat pontoon" float drums would be installed to support the new dock frame. The entire floating dock would be topped with AZEK premium decking and finished with fascia white rub sides and corners. Additional equipment to be added to the dock would include fourteen (14) inch cleats, and steel pile guides with four (4) rollers each to support the new concrete piles. The four (4) existing concrete piles would be replaced with four (4) new 14-inch prestressed square concrete pile guides in the same location as the existing piles. There would be no net increase to the fill.

The existing gangway would be replaced, and the new structure would maintain the same 3-feet by 22-feet dimensions extending from the existing seawall to the new floating dock. Three (3) 2-feet by 12-feet stringers would create the foundation for the gangway, and it would be secured with milled handrails, stainless steel cable mid-rails, and 3-feet by 4-feet posts. The new gangway would be finished with AZEK premium decking to match the floating dock.

Construction of the proposed project is anticipated to occur in Summer of 2022 and would take approximately one (1) month to complete, with ongoing maintenance as needed.

A Preliminary Eelgrass Survey Report was prepared for the project site. Results indicate that several patches of eelgrass exist within the project site, but there is no shading or interference from the existing dock to the existing eelgrass. The proposed project would be installed in the same location and to the same dimensions at the existing dock and, therefore, is not anticipated to impact the existing eelgrass and no impact to fisheries is anticipated for the proposed dock system. Best Management Practices such as the use of silt curtains while replacing piles are recommended for this project.

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 Exemption: SG §15302, Class 2/Section 3.b: Replacement or Reconstruction

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. This exemption includes, but is not limited to:

- (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 Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it 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: 8 - Silver Strand South (Precise Plan Figure 21)

Water Use Designation: Recreational Boat Berthing

The proposed project conforms to the certified Port Master Plan because it would involve the like-for-like removal and replacement of the existing floating dock system 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 uses of the site.

### ***CATEGORICAL DETERMINATION***

Categorical Exclusion: Section 8.b: Replacement or Reconstruction

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, including but not limited to:

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

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it 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.

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. 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: Jun 17, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington  
Date: Jun 17, 2022