



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

Project: Dock Replacement by Marine Taxonomic Services at Silver Strand South  
Location: Kingston Village, Coronado, CA 92118  
Parcel No.: 046-009  
Project No.: 2022-112  
Applicant: Robert Mooney, Vice President, Marine Taxonomic Services, 920 Rancheros Dr., F-1, San Marcos, CA 92069  
Date Approved: Apr 27, 2023

**PROJECT DESCRIPTION**

The proposed project would involve the replacement of existing finger and main walkway float structures by Marine Taxonomic Services (Applicant) on behalf of the Coronado Cays Homeowner Association (CCHOA) in the city of Coronado, California. Work to specifically complete the proposed project would involve the removal of deteriorating structures that total 1,113 square feet (sf) of dock area (0.026 acre) and the replacement of the deteriorated structures. In 2019, a Coastal Act Categorical Determination of Exclusion (Project No. 2019-079) was issued for the partial removal and replacement of deteriorated dock structures totaling 11,816 sf (0.28 acre), decreasing the total water coverage area by approximately 556 sf. The proposed project would result in a slight increase to the total water coverage area, but it would not exceed the pre-2019 (pre-2019 CatDet approval) total water coverage. There would be no anticipated impacts to eelgrass as a result of the proposed project. The proposed project does not require pile driving, and all existing guide pilings are to remain in place for reuse. The replacement structures would be manufactured and pre-assembled at an off-site location and will be delivered to the project site on semi-trucks over the course of eight (8) truck trips. Once delivered, the existing structures and replacement structures will be craned into and out of the water on the south side of Grand Caribe Causeway. Existing structure components to be replaced will be hauled off using the same trucks such that there are no additional vehicle trips to remove them from the site. Staging of the crane on Grand Caribe Causeway would be temporary and required for several days as docks would be removed and replaced all at once. Crane operations would not result in road closure during construction of the proposed project.

The proposed project will consist of the following improvements, including but not limited to:

- Replacement of East Dock main walkway floats #1-27 and 27.2
- Replacement of East Dock fingers #1, 2, 3, 4, and 15.3
- Replacement of West Dock main walkway floats #5, 6, 9-39, and 47.4
- Replacement of West Dock fingers #32, 34, 37, 38, and 40.5
- Removal and reinstallation of existing utilities, as required
- Removal and reinstallation of existing dock components, as required
- Removal and reinstallation of existing gangways, as required

Construction of the proposed project is anticipated to occur in approximately Spring of 2023 and would take approximately 3-5 months 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.

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

### **CATEGORICAL DETERMINATION**

Categorical Exemption: 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.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 the replacement of existing dock fingers and floating gangway elements, that would involve a negligible expansion of use beyond that previously existing and would be located on the same site and would have substantially the same purpose and capacity as the structures being replaced. 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 replacement of existing dock fingers and floating gangway elements 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 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, 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 Sections of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it would consist of the replacement of existing dock fingers and float gangway elements that would involve a negligible expansion of use beyond that previously existing and would be located on the same site as the structure replaced and will have 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.

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:  
Lillian Mattes  
Assistant Planner  
Development Services

Signature: Lillian Mattes  
Date: Apr 27, 2023

Deputy//Assistant General Counsel

Signature: Rebecca Harrington  
Date: Apr 27, 2023