



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

Project: Antigua Village Dock Replacement by Marine Taxonomic Services at Silver Strand South
Location: Antigua Village, Coronado, CA 92118
Parcel No.: 046-009
Project No.: 2023-003
Applicant: Robert Mooney, Vice President, Marine Taxonomic Services, 920 Rancheros Dr., F-1, San Marcos, CA 92069
Date Approved: Jan 31, 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 1,659 square feet (sf) of dock area (0.038 acre) and the in-kind replacement of the deteriorated structures. 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 a pickup truck and trailer over the course of twelve (12) truck trips. The replacement structures will be launched and towed to the worksite using a small vessel. The existing structures to be removed will be craned out of the water from the north side of Grand Caribe Causeway. Semi-trucks will be used to haul the removed structures to an upland disposal site over the course of six (6) truck trips. Staging of the crane on Grand Caribe Causeway would be temporary and required for approximately two (2) days. Crane operations would not result in road closure during construction of the proposed project.

The proposed project will include, but is not limited to, the following improvements:

- Gangway No. 2: remove and replace head walk, existing fingers will be removed and reattached
- Gangway No. 4: remove and replace head walk and one finger, the other existing finger will be removed and reattached
- Gangway No. 5: remove and replace head walk and one finger, the other finger will be removed and reattached
- Gangway No. 7: remove and replace head walk and one finger, the other finger will be removed and reattached
- Gangway No. 8: remove and replace head walk and one finger, the other finger will be removed and reattached
- Gangway No. 9: remove and replace head walk and one finger, the other finger will be removed and reattached

A work crew of five will be needed to complete this project; the crew will use two work trucks to access the site each day. Construction of the proposed project is anticipated to occur in approximately Spring 2023 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:

- (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.

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.

- (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 walkway 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 walkway 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 floating walkway 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.

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:
Abigail Haynam
Assistant Planner
Development Services

Signature: Abigail Haynam
Date: Jan 31, 2023

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: Jan 31, 2023