



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Floating Dock Replacement and Dock Pile Relocation at Coronado Cays
Location: 29 The Point, Coronado, CA 92118
Parcel No.: 047-004
Project No.: 2025-101
Applicant: Marissa Morales, Permit Coordinator, Swift Slip Dock & Pier Builders, Inc., 6351 Industry Way, Westminster, CA 92683; (949) 631-3121
Date Approved: 1/15/2026

PROJECT DESCRIPTION

The proposed project would involve the removal and replacement of an existing floating dock by Swift Slip Dock & Pier Builders, Inc. (Applicant) in the city of Coronado, California. Work to specifically complete the proposed project would involve the in-kind replacement of an existing 546 square foot (sf) "L"-shaped floating dock with a new 546 sf "L"-shaped dock measuring approximately 58 feet in length. An existing 14"x14" dock pile would be relocated from the "L" side of the existing dock to the end of the new dock, which would be water-jetted into place; the two (2) existing 12"x12" remaining dock piles and the existing gangway would remain in place. No new or larger piles are proposed as part of this project, and the replacement of the floating dock and relocation of the dock pile would result in no changes to overwater coverage and/or fill.

A preliminary survey of the proposed project site was conducted in May 2024 and concluded that, although eelgrass was detected within the general project vicinity, the proposed dock replacement and piling relocation are not anticipated to impact any existing eelgrass in its ability to receive the adequate amount of light, through any changes to environmental conditions, or by construction. Best Management Practices (BMPs) and project design features, including, but not limited to, minimizing the footprint of the overwater structure, utilizing north-south orientation to the maximum extent, and the use of silt curtains, would be implemented. A pre-construction eelgrass survey would also be conducted prior to the commencement of the proposed project, and if changes in the above circumstances are found, the Applicant would be required to resubmit a new project application for review.

Additionally, the proposed project would involve bottom disturbing activities within the infestation area limits of *Caulerpa prolifera* (Caulerpa), an invasive algae discovered within San Diego Bay in Spring 2024; as a result, additional verification steps are required as part of the proposed project per the Caulerpa Control Protocol (protocol). While Caulerpa was not detected within the project area during a preliminary survey in May 2024, the following surveys may be required prior to the commencement of the proposed project:

- A high intensity survey within the project area, immediate surrounding seafloor area, and any barge staging areas (if outside the project area). This survey would follow the protocol and be performed at least 60 days before the second Caulerpa survey.
- An eradication level (100% cover) survey, assuming Caulerpa is not detected during the first survey, of the same areas previously surveyed. This survey would be performed at least 60 days after the first survey and within 40 days of any bottom disturbing activities.

Assuming no Caulerpa is detected from surveying activities, then the project may commence. If Caulerpa is detected, it must be reported following protocol and subsequent surveys and/or appropriate treatment efforts would be performed based on concurrence from regulatory agencies and the Southern California Caulerpa Action Team (SCCAT).

Construction of the proposed project is anticipated to approximately occur in early 2026 and would take approximately two (2) weeks to complete, with ongoing maintenance as needed. Staging for construction equipment would be placed on the existing adjacent docks, and would be removed upon completion of the proposed 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 Exemptions: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities and CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction

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:

- (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: 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 because it would consist of the in-kind replacement of an existing floating dock structure that would involve no expansion of use beyond that previously existing, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity as the structure 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 in-kind replacement of an existing floating dock structure 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.

- (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 because it would consist of the in-kind replacement of an existing floating dock structure that would involve no expansion of use beyond that previously existing, would be located on essentially the same site as the structure replaced, and would 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.

SCOTT CHADWICK
President/CEO

Determination by:

Kelly Cunningham (on behalf of Davin Cox)
Planner I
Development Services

Signature: Kelly Cunningham
Date: 1/15/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 1/15/2026