



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

Project: Coronado Ferry Landing Revitalization Project by Port Coronado Associates, LLC, at Coronado Ferry Landing
Location: Coronado Ferry Landing, 1201 First Street, Coronado, CA 92118
Parcel No.: Various
Project No.: 2026-068
Applicant: Christian Herrera, Vice President, Development and Operations, Port Coronado Associates, LLC, 1311 First Street, Coronado, CA 92118; (619) 818-4592
Date Approved: 6/23/2026

PROJECT DESCRIPTION

The proposed project would involve the Coronado Ferry Landing Revitalization Project (Project) by Port Coronado Associates, LLC (PCA; Tenant), consisting of a comprehensive redevelopment of the existing Coronado Ferry Landing waterfront commercial and retail center and associated ferry pier, in the city of Coronado, California. The Project would include both landside and waterside improvements implemented through a phased construction that would result in upgrades to existing commercial and retail facilities, common areas and landscaping, surface parking lots, and other associated improvements to extend the useful life of existing infrastructure and enhance visitor experience at Coronado Ferry Landing. The Project would be required as part of a 12-month Option to Lease Agreement (Option) between the San Diego Unified Port District (District) and PCA for an extended 35-year Amended and Restated Lease (A&R Lease) to provide improved terms that would ensure timely Project delivery, establish high standards for ongoing maintenance, and maximize long-term benefits to visitors and the general public. The current 40-year lease with PCA for the project area is scheduled to expire in accordance with its terms on June 30, 2026, and would be extended by the proposed Option and A&R Lease to PCA.

The project area is currently developed with a 38,000 square foot specialty retail shopping center comprising of one-story commercial buildings (identified as Buildings 1A, 1B, 2A, 2B, Spiro’s, Village Pizzeria, Little Piggies, and the Peohe’s anchor restaurant); two (2) surface parking lots; and a pedestrian plaza featuring a water fountain, landscaping, hardscaping, and various lighting fixtures. The ferry pier that supports passenger ferry operations and public access is located to the north of the waterfront commercial center.

Improvements associated with the landside component of the Project are anticipated to commence Summer 2027 and would be fully implemented by Summer 2029, with ongoing maintenance as needed. Improvements associated with the waterside component would be completed at a later date in concurrence with the implementation of the proposed Flagship Ferry Electrification project. Implementation of the Project would occur completely within the current footprint of the existing commercial and retail facilities, and would not result in new building(s) or increased square footage, nor would it result in new use(s) or change to the existing use(s) of the site; similarly, improvements to the pier would result in no change to over-water coverage and/or fill, and all over-water work would occur completely within the existing over-water and structural envelope of the pier. Work to specifically complete the landside and waterside components of the Project, and the construction activities specifically associated with each phase of construction and respective schedules, as currently anticipated, are listed below.

Landside Improvements

The landside component of the Project would primarily consist of improvements to (1) building exteriors and interiors, (2) mechanical, electrical, plumbing, and fire/life-safety infrastructure, and (3) site parking, landscaping and hardscaping, which would be implemented across all phases of construction. Improvements would specifically include the following:

Landside Building and Interior Improvements:

- Structural and Building Envelope Work: Installation of new composite siding, framing repairs, new parapets and rafter tails, replacement or repair of damaged plywood substrate, new roofing systems (asphalt shingles, TPO, flashing), and improved insulation.
- Openings and Glazing: New storefront systems, double glass entry doors, breezeway and dormer windows, and a new skylight and roof glazing at the Peohe's anchor restaurant.
- Interior Base Building Work: New drywall, parapet wall sheathing, taping and mudding to a Level 4 finish, and backerboard in restrooms to support tile finishes.
- Signage: All existing signage would be replaced with a coordinated, center-wide signage package to improve visibility, durability, and improved experience through streamlined circulation throughout the commercial and retail areas.
- Restrooms: Full demolition and reconstruction of Building 1B and 2B restrooms, including new slab preparation, plumbing lines under slab, new fixtures (toilets, urinals, sinks, drains, faucets), tile floor and walls, solid surface countertops, partitions, and ADA-compliant accessories.
- Finishes and Architectural Features: Installation of new painting of interior walls, exterior beams and columns, parapets, rafter tails, doors, and site light poles; installation of new fabric awnings consistent with the existing design intent.
- Tenant Improvements: Individual tenant improvements within upgraded core and shell consisting of typical restaurant and retail buildouts (partitions, finishes, furniture, fixtures, and equipment). Individual tenant improvements may be subject to the District for additional review and approval prior to construction activities.

Mechanical, Electrical, Plumbing, and Fire/Life-Safety Improvements:

- Mechanical/HVAC: Replacement of existing roof-top HVAC package units serving Buildings 1A, 1B, 2A, 2B, kiosks, and the Peohe's anchor restaurant; provision of new unit curbs, controls, and marine-appropriate coatings; and new "down shots" and connections for future tenant buildouts.
- Plumbing: Installation of new under-slab water and sewer lines for Building 1B and 2B restrooms, slab preparation for tile floors, and replacement of all restroom plumbing fixtures.
- Electrical: Installation of new electrical connections to roof-top HVAC units; new electrical work within tenant spaces as needed for code compliance; new landscape and hardscape lighting throughout retail areas; new wall sconce lighting on primary buildings, kiosks, and Peohe's anchor restaurant building; new power to support tenant signage; and electric vehicle (EV) charging infrastructure within the surface parking lots.
- Fire/Life-safety: Installation of new code-compliant signage for egress, occupancy, restrooms, and ADA accessibility; and upgraded fire protection components where necessary for associate waterside fire sprinkler work described below.

Site, Parking, and Landscape Improvements:

- Surface Parking Lots: Removal and resurfacing of existing asphalt surface with new asphalt paving, installation of slurry seal at gateway areas, painting of new striping and pavement markings, and associated localized repairs. The improvements to surface parking lots would maintain the existing parking stall and traffic flow layout, and would not result in the removal, nor the addition of parking spaces, other than what is required to meet ADA and EV requirements. The Project would not result in any changes to existing parking rates; any future changes proposed to existing parking rates will require additional District review and separate approval.
- Lighting: Replacement of existing surface parking lot light pole heads with LED fixtures; installation of new landscape and hardscape lighting within the retail and plaza areas; and

installation of new building and wall sconces on primary buildings and kiosks. All lighting installed for the Project will not exceed 3,000 Kelvins.

- EV Infrastructure: Installation of new EV charging infrastructure and EV chargers within surface parking lots.
- Hardscape: Rehabilitation of existing concrete with power washing, acid washing, and staining, as well as localized replacement or repair of damaged or heaved areas; and placement of new concrete in the partially demolished fountain area to add new usable space to the adjacent plaza and common areas. The Project is not anticipated to exceed 5,000 square feet of new or replaced impervious areas; proposed hardscape for new usable space may be substituted with other pervious materials suitable for seating areas.
- Landscaping: Replacement of existing pear trees with new vegetation that better aligns with the intent of the Project design, which may be determined at a later date given the Applicant coordinate with District staff in their selection; irrigation repairs and/or replacement; and selective upgrades to existing landscape and installation of new landscape throughout the project site.
- Site Furnishings: Installation of new tables and chairs and other seating enhancements to support plaza area activation; new bike racks within the plaza area.
- Service Areas: Improvements to trash enclosure siding, roofing, and associated facilities.

Waterside Improvements

The waterside component of the Project, consisting of selective repairs and improvements to the existing pier, would focus on structural, utility, and other associated improvements to the existing pier to address deficiencies identified during a previously completed condition assessment and report, extend the service life of the structure, and improve long-term performance in the coastal environment. Construction activities associated with the waterside improvements would specifically include the following:

- Installation of temporary scaffolding and fall protection along the underside of the existing pier.
- Removal and disposal of existing wood decking and salvage of the center handrail for later reinstallation.
- Installation of new wood decking.
- Selective repair of identified cracked and/or damaged concrete piles.
- Replacement of the existing PVC fire line system with a new stainless-steel fire line system and wharf hydrants.
- Replacement of light posts and lighting heads which will not exceed 3,000 Kelvins. The Project would be limited to replacing existing light fixtures and would not result in any new light sources on the pier.

Construction Phasing

Landside improvements would be implemented through a phased construction, designed to maintain continuous public access, pedestrian circulation, and ferry operations to the greatest extent feasible throughout construction, consisting of three (3) major stages: early construction activities, Phase 1, and Phase 2. In order to maintain access throughout construction, temporary closures of specific buildings, plaza areas, portions of surface parking lots, and segments of the pier, would be implemented as necessary. Construction activities specifically associated with each phase of construction are listed in further detail below.

Early Construction:

Early construction activities would occur across the existing landside development and parking areas, and are anticipated to commence January 1, 2027, and would conclude by June 30, 2027. Existing on-

site uses would remain open during early construction activities, as work would be sequenced to maintain access and parking. Early construction activities would specifically include the following:

- Investigative review and selective demolition of existing materials and systems.
- Installation of electrical conduit infrastructure and related equipment to support future EV charging stations within the existing parking areas.
- Improvements to public-facing perimeter landscaping, including replacement and/or enhancement of planting and irrigation and installation of new and/or upgraded site furnishings.
- Rehabilitation of surface parking lots, including the surface replacement of approximately two (2) inches of existing asphalt with a new asphalt overlay, localized associated repairs, and application of a slurry seal coat at the gateway entry area.
- New parking lot striping and pavement markings, and installation of surface parking lot traffic and parking signage.
- Replacement of surface parking lot lighting heads with new LED fixtures.
- Rework of the existing fountain area to reduce the existing footprint and create additional usable space to the adjacent plaza and common areas.

Phase 1:

Construction during Phase 1 is anticipated to commence between July 1, 2027, and October 1, 2027, and would conclude by June 30, 2028. Phase 1 would focus on the renovation of Buildings 2A and 2B, the standalone Spiro's restaurant building, and associated hardscape and landscape areas; selective common area improvements such as fountain refurbishment and plaza enhancements would also be included. Construction activities associated with Phase 1 would specifically include the following:

- Demolition of select interior and exterior building components to support reconfiguration and modernization of the select facilities, including removal of drywall, flooring, existing restrooms, roof-top Heating, Ventilation, and Air-Conditioning (HVAC) units, storefront glazing systems, roof membranes and shingles, and existing wood siding.
- Replacement of exterior siding, damaged plywood, and construction of new wood parapets, rafter tails, and framing for interior buildouts and new rooftop HVAC units.
- Installation of new insulation, new asphalt terra cotta shingles, and new roof systems.
- Installation of new glass and glazing systems.
- Interior improvements to landlord facilities and common restrooms.
- New painting of breezeway beams, columns, parapets, rafter tails, hollow metal doors, and parking lot light poles.
- New code-compliant signage for egress, occupancy, restroom identification, ADA compliance, wayfinding, and activation.
- Plaza and common area improvements.

Phase 2:

Construction during Phase 2 is anticipated to commence between July 1, 2028, and October 1, 2028, and would conclude by June 30, 2029. Phase 2 would include the renovations of Buildings 1A and 1B, the standalone Village Pizzeria and Little Piggie's buildings, and the Peohe's anchor restaurant building, and associate site improvements. Construction activities associated with Phase 2 would be generally consistent with the scope described in Phase 1, and would specifically include the following:

- Demolition of select interior and exterior building components to support reconfiguration and modernization of the select facilities, including removal of drywall, flooring, existing restrooms,

roof-top Heating, Ventilation, and Air-Conditioning (HVAC) units, storefront glazing systems, roof membranes and shingles, and existing wood siding.

- Installation of new composite siding, weather barrier, framing, parapets, rafter tails, insulation, asphalt shingles, TPO roofing, flashings, gutters, and downspouts.
- Installation of new door and door frames; hardware for electrical, fire riser, and restrooms; new storefront glazing systems and doors; and new skylights and/or roof glazing at the Peohe's anchor restaurant building.
- Interior improvements to drywall, new restroom tiling, countertops, partitions, and accessories.
- Implementation of site and plaza improvements including new paint finishes, new awnings at retail entries, new bike racks and seating, upgrades to landscaping and irrigation, and the continued refinement of plaza activation elements.
- Completion of parking lot and project site concrete work, including hardscape improvements listed above.
- Installation of new vegetation to be determined in coordination with District staff in place of the existing pear trees, and associated irrigation repairs and improvements.

Equipment required for the completion of the proposed Project would consist of standard construction equipment, including, but not limited to, excavators, loaders, pavers, lifts, trucks, compressors, and hand tools, as well as a crane would be used on a temporary, as-needed basis for roof-top units and materials related to pier improvements. Minor trenching would be required for electrical and plumbing work within buildings up to a depth of approximately 36 inches. As previously mentioned, all work and staging would occur within the current footprint of the existing commercial and retail facilities and within the overwater and structural envelope of the existing pier.

Nesting bird surveys performed by a qualified biologist(s) shall be conducted and submitted to the District for review and approval prior to any tree removal. The nesting bird survey area(s) shall include the entire limits of disturbance plus a 500-foot buffer. The nesting bird survey(s) shall be conducted within one (1) week prior to initiation of any clearing and/or construction activities.

Additionally, while final details are not known at this time, the following shall be submitted by the Tenant concurrently with working drawing submittal and may be subject to additional District review and approval prior to the initiation of any work and/or construction activities:

- Lighting Plan: Tenant shall submit a Lighting Plan concurrently with working drawings to reflect that all lighting installed outside (parking lot, retail waterfront commercial center, landscape areas and pier) will be LED and has a correlated color temperature no more than 3,000 Kelvin. Additionally, large parking lot pole fixtures shall have a motion sensor and shall remain at 50% when no pedestrian or traffic activity is present, be full cutoff, and shielded to minimize light spill.
- Landscape Plan: Tenant shall submit a Landscape Plan concurrently with working drawing submittal for District review and approval. Any new and/or replacement landscaping installed shall be both non-invasive and drought tolerant.
- Comprehensive Signage Plan: Tenant shall submit a Signage Plan concurrently with working drawings for District review and approval. Existing signage would be replaced with a cohesive signage package designed to improve tenant visibility and retail center circulation.
- Public Access Plan: Tenant shall submit a Public Access Plan (PAP) concurrently with working drawings for District review and approval. The PAP shall indicate site circulation, location of public wayfinding and parking signage in a format determined to be acceptable by the District. The size of each sign and associated signage text shall be large enough to be clearly visible and in a standard sign format.
- Public Art: Board of Port Commissioners (BPC) Policy No. 608 requires tenants undertaking improvements to their leaseholds to provide a tenant percent for art allocation no less than one

percent (1%) of the tenant improvement's total project cost. In accordance with BPC Policy No. 608, the Tenant shall coordinate plans with District staff to implement public art as part of the final Project design.

Due to its nature and limited scope, construction of the 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 Tenant 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; CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction; CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures; CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land; and CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with CEQA Section 3.i: Accessory Structures

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.
- (3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment.
- (5) Minor exterior or interior alterations to incorporate architectural changes.
- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.
- (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.
- (12) Maintenance of existing landscaping, native growth, and water supply reservoirs.

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. This exemption includes, but is not limited to:

- (2) Replacement or reconstruction of marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including

buildings, piers, piles, wharves, marine ways; railroads airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

AND/OR

3.c. New Construction or Conversion of Small Structures: Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.
- (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

AND/OR

3.d. Minor Alterations to Land: Includes minor alterations in the condition of land, water and/or vegetation not involving the removal of mature, scenic trees, including, but not limited to:

- (5) New gardening or landscaping.

AND/OR

3.i. Accessory Structures: Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:

- (3) On-premise signs.

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 because it would consist of landside and waterside improvements to an existing waterfront commercial and retail center and ferry pier that would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use; would consist of the replacement and reconstruction of existing structures that would be located on the same site and would have substantially the same purpose and capacity as the structure replaced; would consist of the installation of small new equipment and facilities in small structures; and would result in no permanent effects on the environment and would not involve the removal of mature, scenic trees. 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: City Pump Station; Commercial Recreation; Park/Plaza; and Open Bay/Water

The proposed project conforms to the certified Port Master Plan because it would involve landside and waterside improvements to an existing waterfront commercial and retail center and ferry pier 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; Section 8.b: Replacement or Reconstruction; Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

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:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

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.

AND/OR

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

AND/OR

8.d. Minor Alterations to Land: 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 Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would consist of landside and waterside improvements to an existing waterfront commercial and retail center and ferry pier that would involve no expansion of use beyond that previously existing, would be located essentially on the same site and will have substantially the same purpose and capacity as the structure replaced, would involve no change of existing use of the property, and would not involve the removal of mature, scenic trees.

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 Sections 87.(a)(1), 87.(a)(2), 87.(a)(4), and 87.(a)(5) of the Port Act, which allow 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; all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities; the construction, reconstruction, repair, and maintenance of highways, streets, roadways, bridges, belt line railroads, parking facilities, power, telephone, telegraph or cable lines or landings, water and gas pipelines, and all other transportation and utility facilities or betterments incidental, necessary, or convenient for the promotion and accommodation of any of the uses set forth in this section; and the construction reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and

appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses. 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:
Davin Cox
Planner I
Development Services

Signature: _____
Date: 6/23/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 6/23/2026