

San Diego Unified Port District

CEQA and COASTAL DETERMINATION and NOTICE OF APPROVAL

Project: Maintenance of a Pier by Coronado Island Marriott at Coronado Bayfront
Location(s): 2000 2nd Street, San Diego, CA 92118
Parcel No.(s): 057-011
Project No.: 2018-43
Applicant: Coronado Island Marriott Resort, 2000 2nd Avenue, Coronado, CA 92118
Date Approved: April 4, 2018

Project Description

The proposed project involves the renovation of an existing pier located in the city of Coronado, California. The pier's wooden planks are old, warped, and provide an uneven walking surface that is difficult for people to walk on. The proposed project would install 2,590 square feet of pre-cut, light-weight Fiberglass Reinforced Plastic (FRP) panels directly on top of the existing wooden planks of the existing pier deck. Any minor cutting of panels for the retrofit would be performed over tarps in a staging area off the pier and away from the existing promenade. The staging area would be vacuumed regularly after cutting. The new FRP decking would cover the 2,590 square feet of deck space, but would not create any new overwater coverage. The anticipated time of installation would be approximately two weeks.

Due to its limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would therefore not result in any significant impacts including, but not limited to, air quality, greenhouse gas emissions, noise, or transportation and traffic. Furthermore, the project applicant would be responsible for complying with all applicable federal, state, and local laws regulating stormwater and construction demolition debris recycling.

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.

CEQA DETERMINATION

Based upon the above description, the project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities), and/or 15302 (Replacement and Reconstruction) and Sections 3.a (1), 3.a (3), and/or 3.b (2) of the *District's Guidelines for Compliance with CEQA* because the project involves the minor alteration and remodeling of the existing deck of a pier on the same site as the existing pier and with no expansion of use beyond that previously existing. Sections 3.a (1), 3.a (3), and 3.b (2) of the District's CEQA Guidelines are as follows:

- 3.a. Existing Facilities (SG 15301) (Class 1): Includes operation, repair, maintenance, or minor alteration of existing public and 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.

AND/OR

3.b Replacement or Reconstruction Structures (SG 15302) (Class 2): Includes replacement or reconstruction of existing 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.

The Categorical Exemptions listed above are appropriate for the proposed project because it involves the minor alteration and remodeling of the deck of an existing pier involving no expansion of the use beyond what previously exists. The deck improvements would be located on the same site and would have the same purpose and capacity as the existing deck structure. 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.

The proposed project complies with Section 87 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.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN

The project located in Planning District 6, Coronado Bayfront, which is delineated on Precise Plan Map Figure 17 of the certified Port Master Plan. The Port Master Plan water use designation within the limits of the proposed project is Recreational Boat Berthing. The project conforms to the certified Port Master Plan because it involves the minor alteration and remodeling of the deck of an existing pier consistent with the existing water use designation. The project would not change the use of the site and would not expand the existing conforming use of the site.

CATEGORICAL DETERMINATION

The above project involves the minor alteration and remodeling of the deck of an existing pier on the same site as the existing pier that would involve no expansion of use beyond that previously existing and would be located on the same site and have the same purpose as the structure being replaced. The project is consistent with the existing certified water use designation and is Categorically Excluded under Section 8.a. (4), 8.a (10), and 8.b (3) of the District's *Coastal Development Permit Regulations*:

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:

- (4) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or

mechanical equipment to meet current standards of public health, safety, District policy, or as required by contractual conditions.

- (10) Repair, maintenance, or minor alteration of existing mooring facilities, floats, piers, bulkhead, revetment, buoys, or similar structures.

AND/OR

8.b. Replacement and 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.

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.

RANDA J. CONIGLIO
President/CEO

Determination by:
Cameron McLeod
Assistant Planner
Development Services

Deputy General Counsel

Signature: Cameron McLeod.
Date: 4/4/18.

Signature: W.D. McLeod.
Date: 4-4-18