

AUG 09 2017

BY  DEPUTY

CEQA Guidelines Appendix E

Notice of Exemption

To: ■ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

From: (Public Agency)
San Diego Unified Port District
Planning & Green Port
3165 Pacific Highway
San Diego, CA 92101

Project Title: *Preliminary Five-year Energy Management Plan (EMP)*

Project Location – Specific: Various district locations within the cities of *Chula Vista, Coronado, Imperial Beach, National City, and San Diego*

Project location – City: *Chula Vista, Coronado, Imperial Beach, National City, San Diego*

Project Location – County: *San Diego*

Description of Nature, Purpose, and Beneficiaries of Project: *The Preliminary Five-year Energy Management Plan (EMP) identifies potential energy management strategies to help accelerate the District's various greenhouse gas reduction strategies identified in the District's CAP and proposes an optimal shore power rate for the District's cruise ship terminals. Assembly Bill (AB) 628 authorizes ports and harbor districts to jointly prepare EMPs with electric and gas providers in recognition of the need to reduce energy costs and air pollution in their business operations. The Preliminary EMP was developed cooperatively by SDG&E and the District in accordance with the direction and requirements of AB 628. Several of the EMP's energy management strategies would not result in a direct or indirect physical change in the environment, whereas others fall within a categorical exemption pursuant to the CEQA State Guidelines and the District's adopted CEQA Guidelines. The Preliminary EMP identifies projects and programs that focus on Energy Efficiency, Clean Transportation, Advanced Technologies, Clean Generation, Shore Power Rate, and an Enhanced Partnership Program, which are described in more detail below:*

Energy Efficiency: *SDG&E has completed a number of specialized audits at District tenant facilities that identify existing SDG&E energy efficiency programs to reduce energy consumption and identify innovative methods and equipment to capture additional energy savings. Some specific energy savings measures proposed by SDG&E as a part of the EMP that are not currently captured in existing SDG&E energy efficiency programs are provided below:*

- *Install retrofit variable speed drives (VFDs) on the rotary screw air compressors;*
- *Increase air compressor storage with new 1,000 gallon capacity tanks;*
- *Specify high efficiency temporary air compressors;*
- *Install VFDs at stand-alone ventilation fans;*
- *Upgrade lighting from T-8 to light-emitting diodes (LEDs) (Tube only option);*
- *Utilize natural light (solar tubes in roof) for daylight harvesting;*
- *Retrofit stringer lighting with LEDs;*
- *Install VFDs at the stand-alone ventilation fans and provide controls;*
- *Install retrofit VFDs on large portable air compressors;*
- *Specify high efficiency temporary air compressors;*
- *Specify induction type portable welding machines to replace existing types;*
- *Replace sandblast nozzles with worn aperture opening at greater than 20%;*
- *Convert chilled water to variable flow;*
- *Implement a Heating Hot Water Reset Strategy;*
- *Increase high stage suction pressure set point; and*
- *Optimize Control Settings.*

Clean Transportation: The Preliminary EMP identifies 30 to 40 electric vehicle equipment installations that include load research meters and data loggers to obtain operational data and facilitate the growth of Medium Duty/Heavy Duty electric vehicles and electric forklifts in an effort to reduce greenhouse gas emissions.

Advanced Technologies: The Preliminary EMP contemplates a multi-phased integration of a mobile battery storage solution to meet a portion of the projected shore power needs at the cruise ship terminals, but could be transported and deployed at more than one location including large-scale community events where typically generators are used onsite. A pilot mobile storage project of up to 1 MW (4MWh) is contemplated in years 1 through 5. The Preliminary EMP also acknowledges that several redevelopment projects are contemplated, that may result in electric load growth in the area and may require substantial upgrades to the distribution grid. SDG&E will consider the results of a planned load study of three District locations (Seaport Village, Harbor Island and Tenth Avenue Marine Terminal) to evaluate upgrades to the distribution grid utilizing storage, solar and other emerging advanced technologies. Additional studies may be conducted in collaboration with the District and its tenants to ultimately design a smart and efficient distribution grid, such as a microgrid, to systematically meet growing needs. SDG&E will conduct detailed economic and technology viability studies in support of these efforts.

Clean Generation: The Preliminary EMP considers the following approaches to support and develop clean generation at the District:

- **EcoChoice:** This is a green tariff that offers the District and its tenants an opportunity to increase the renewable content of energy provided by SDG&E above its current Renewable Portfolio Standards.
- **Integration of planned behind-the-meter solar by the District and its tenants:** SDG&E supports solar as a clean and green power generation technology, and the Preliminary EMP identifies SDG&E and the District and its tenants working together to integrate and support existing and planned customer-owned solar installations.
- **Solar as part of Advanced Technologies Infrastructure Upgrades:** There are several redevelopment projects envisioned in the District's Port Master Plan Update and to meet future grid needs, the Preliminary EMP contemplates the deployment of advanced technologies, as to be determined through the abovementioned load studies.
- **EcoShare:** This program offers a way for the District and its tenants to purchase renewable energy directly from new solar facilities within the SDG&E service territory operated by third-party developers.

Shore Power Rate: A shore power rate will be filed with the Public Utilities Commission as part of the SDG&E's EMP filing under AB 628. If approved, the electric rate will be applicable only to the District's cruise ship terminals and will be indexed to SDG&E's class-average electric rate for the Medium/Large commercial and industrial customer class.

Enhanced Partnership Program: Currently, the District has a Local Government Partnership (LGP) agreement with SDG&E that is specific to energy efficiency. Through this partnership the District has funding to support some of its Climate Action Plan energy efficiency activities, which supports the District and its tenants. The Enhanced Partnership Program (EPP) will seek incremental funding for the District to provide the resources needed for the five-year term for the EMP. The EMP requests the needed resources to support clean transportation, advanced technologies, and clean generation in support of the District's Climate Action Plan goals and objectives. The EPP will provide an ongoing governance framework for EMP activities such as planning, implementation, budget and milestone tracking, status updates, and reporting.

Name of Public Agency Approving Project: San Diego Unified Port District (SDUPD)

Name of Person or Agency Carrying Out Project: Renee Yarmy, Planning & Green Port, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101 (619) 686-8143

Exempt Status: (Check one):
 Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

- **Categorical Exemption: Existing Facilities (SG § 15301) (Class 1), New Construction or Conversion of Small Structures (SG § 15303) (Class 3), Minor Alterations to Land (SG § 15304) (Class 4), and Information Collection (SG § 15306) (Class 6)**

- Statutory Exemption. State code number:

Reason why project is exempt: *Several of the EMP's energy management strategies, including but not limited to the mobile battery pilot proposal, solar tubes and the electric vehicle supply equipment, are categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1 – Existing Facilities), because they involve minor alterations to existing structures/facilities and potentially mechanical equipment and no or negligible expansion of an existing use; Section 15303 (Class 3 – New Construction or Conversion of Small Structures) because they would require construction and installation of small structures, new equipment and utilities, as well as are a category of accessory (or appurtenant) structures; Section 15304 (Class 4 – Minor Alterations to Land) because their installation would require only minor alterations to the land through installation and would be sited to avoid removal of healthy trees; and Section 15306 (Class 6 – Information Collection) because the mobile battery storage device, electric vehicle supply equipment and other technologies will be used to collect data and information to better understand the operational energy needs of the District and its tenants. Furthermore, the EMP's energy management strategies, including but not limited to the mobile battery pilot proposal, solar tubes and electric vehicle supply equipment are also categorically exempt from the District's Guidelines for Compliance with CEQA, Sections 3.a Existing Facilities, 3.c New Construction or Conversion of Small Structures, 3.d Minor Alterations to Land, and 3.f Information Collection for the same reasons noted above. Sections 3.a, 3.c, 3.d., and 3.f 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.*
 - (7) *Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.*
 - (8) *Existing highways, streets, sidewalks, bicycle and pedestrian trails, and similar facilities, except where the activity will involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building.*
 - (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.*

AND/OR

- 3.c. *New Construction or Conversion of Small Structures (SG § 15303) (Class 3): 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 in Land Use Limitations (SG § 15304) (Class 4): Includes minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to, minor lot line adjustments, side yard and set back variances, issuance of*

minor encroachment permits, or reversion to acreage in accordance with the Subdivision Map Act.

AND/OR

3.f. Information Collection (SG § 15306) (Class 6): Includes basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be for information gathering purposes, or as part of a study leading to an action which has not yet been approved, adopted or funded.

Lead Agency Contact Person and telephone number: Larry Hofreiter, (619) 686-6257

Signature:  Date: 8/8/17 Title: Program Manager

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on AUG 09 2017

Posted AUG 09 2017 Removed _____

Returned to agency on _____

Deputy  _____



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

| |
|--|
| RECEIPT NUMBER: 37-2017- 0673 |
| STATE CLEARINGHOUSE NUMBER (If applicable) -- |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|-------------------------|-------------------------------|
| LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT (SDUPD) | LEAD AGENCY EMAIL -- | DATE 08/09/2017 |
| COUNTY/STATE AGENCY OF FILING San Diego County | | DOCUMENT NUMBER *20170673* |
| PROJECT TITLE PRELIMINARY FIVE-YEAR ENERGY MANAGEMENT PLAN (EMP) | | |

| | | |
|---|-------------------------------|-------------------------------|
| PROJECT APPLICANT NAME RENEE YARMY, PLANNING & GREEN PORT, SAN DIEGO UNIFIED PORT DISTRICT | PROJECT APPLICANT EMAIL -- | PHONE NUMBER (619)686-8143 |
| PROJECT APPLICANT ADDRESS 3165 PACIFIC HIGHWAY | CITY SAN DIEGO | STATE CA |
| | | ZIP CODE 92101 |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

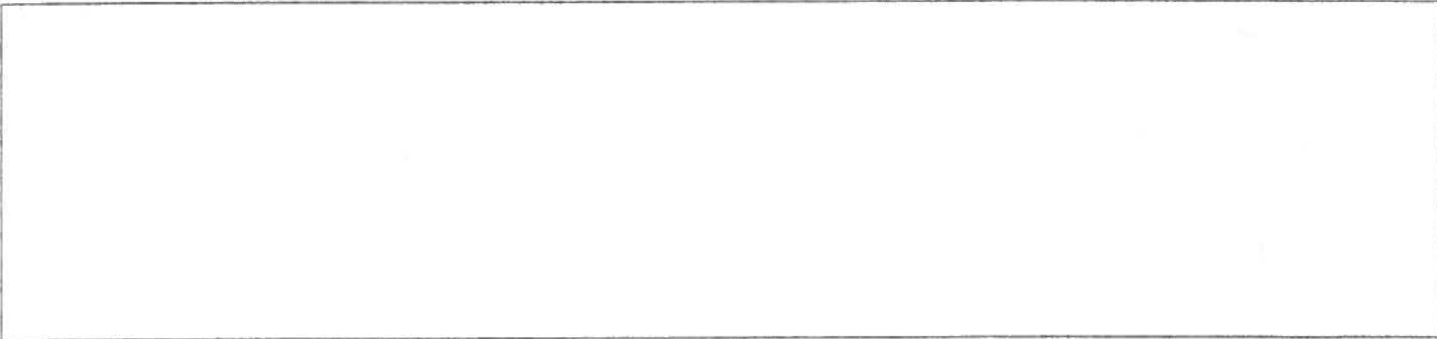
- Environmental Impact Report (EIR) \$3,078.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,216.25 \$ _____
- Certified Regulatory Program document (CRP) \$1,046.50 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other 175698
 TOTAL RECEIVED \$ _____ \$50.00

| | |
|----------------|---|
| SIGNATURE X | AGENCY OF FILING PRINTED NAME AND TITLE San Diego County JOBELL L RUSIT , Deputy |
|----------------|---|





San Diego County



Transaction #: 2607420
Receipt #: 2017214881

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
San Diego, CA 92112-1750
Tel. (619) 238-8158 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 08/09/2017
Cashier Location: SD

Print Date: 08/09/2017 9:28 am

Payment Summary

| | |
|-----------------|---------|
| Total Fees: | \$50.00 |
| Total Payments: | \$50.00 |
| Balance: | \$0.00 |

Payment

CHECK PAYMENT \$50.00

Total Payments \$50.00

Miscellaneous Item

FISH & WILDLIFE FEES

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00