

**San Diego Unified Port District**  
**CEQA and COASTAL DETERMINATIONS**  
**and**  
**NOTICE OF APPROVAL**

Project: Implementation and Installation of a Renewable Microgrid at the Tenth Avenue Marine Terminal  
Location(s): Tenth Avenue Marine Terminal, San Diego, CA 92101  
ParcelNo.(s): 020-091, 020-116, 020-117, 020-118, 020-119, 020-120, 020-113, and various others  
ProjectNo.: 2018-037  
Applicant: Renee Yarmy, Program Manager, Energy and Sustainability, 3165 Pacific Highway, San Diego, CA 92101  
Date Approved: April 10, 2018

Project Description:

The proposed project involves implementation of Mitigation Measure Greenhouse Gas No. 6, identified in the Final EIR for the Tenth Avenue Marine Terminal (TAMT) Redevelopment Plan and Demolition and Initial Rail Component Project, through the installation of a renewable microgrid at the TAMT. The specific design of a renewable energy mitigation measure was not known at the time the Final EIR was certified. However, since that time a renewable microgrid has been designed that includes the following:

- Retrofitting the roof at TAMT Warehouse B (approximately 291,000 SF in size) or Warehouse C (approximately 388,000 SF in size);
- Retrofitting the terminal's existing high mast lighting (approximately 29 light poles) within the eastern areas of the terminal to energy efficient site lighting, for an estimated savings of 2800,000 kilowatt hours per year;
- Installation of a 700 kilowatt (kW) solar PV system on Warehouse B or Warehouse C that would be between approximately 30,000 and 60,000 SF in size;
- Installation of new 30-milimeter-thick polyvinylchloride geomembrane;
- Installation of a 700 kW/ 2,500 kilowatt hour (kWh) ground-mounted battery system, consisting of one 40-foot and one 20-foot shipping containers (approximately 600 SF in area/ 8 feet in height), a new 2,500 KVA pad-mounted transformer (approximately 50 SF / 3 feet in height), and four new sections of 480V switchgear (approximately 150 SF / 5 feet in height);
- Minor trenching and repaving to install a new duct bank that connects to the District's existing distribution system. The trenching would be approximately 4 feet in depth and the trenching and repaving would be between 100 feet and 300 feet in length, depending upon the final siting of the solar PV system and associated equipment; and
- Installation of various electrical upgrades, such as solar inverters and switches into existing manholes.

Construction of the proposed project is expected to take approximately 24 months over the course of four phases: (1) roof retrofit; (2) electrical infrastructure upgrades; and (3) renewable energy installation; and (4) battery storage installation. Construction activity would occur 8 hours per day, on average, Monday – Friday. The roof retrofit will take approximately 12 months and involve up to 20 workers per day. The upgrades to electrical infrastructure and installation of renewable energy and battery storage is estimated to take approximately 18 months, with 6 month of activity overlapping with the roof replacement. Electrical infrastructure upgrades and installation of renewable energy and batter storage would involve an average of 5 to 10 workers a day. Therefore, the project would employ up to 30 workers on-site during the six month period that the roof retrofit overlaps with the other three phases. Construction equipment is likely to include cranes, and/or hoists for roof upgrades, solar panel installation, and battery and electrical hardware, as well as a dump truck and cement truck to deliver materials.

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**

In accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines, a Final Environmental Impact Report for the Tenth Avenue Marine Terminal Redevelopment Plan and Demolition and Initial Rail Component (Final EIR) was certified by the Board of Port Commissioners (Board) on December 13, 2016 pursuant to Resolution No. 2016-199 (SCH #2015-031046, Clerk Document No. 65901). The Final EIR addressed the long-term redevelopment potential associated with the TAMT Redevelopment Plan, as well as the project-level improvements associated with the Demolition and Initial Rail Component.

Since adoption and certification of the Final EIR, a renewable microgrid project has been developed in accordance with Mitigation Measure Greenhouse Gas No. 6, and has been evaluated in an updated environmental analysis in accordance with CEQA. An Addendum to the EIR may be prepared to analyze changes to the project and to document that none of the conditions in CEQA Guidelines Section 15162, triggering preparation of a Subsequent EIR, have occurred. The Addendum must be appropriate under CEQA Guidelines Section 15164 and must incorporate the updated and refined project into the EIR for the Board to consider and adopt.

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. 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.

**CALIFORNIA COASTAL ACT**

**PORT MASTER PLAN**

The project is located in Planning District 4, Tenth Avenue Marine Terminal, which is delineated on Precise Plan Map Figure 13 of the certified Port Master Plan. The Port Master Plan land use designations within the limits of the proposed project are Marine Related and Marine Terminal. The project conforms to the certified Port Master Plan because it involves the implementation of an adopted mitigation measure through the installation of a renewable microgrid at the TAMT, which includes retrofitting the roof of Warehouse B or Warehouse C, installation of between 30,000 to 60,000 SF of Photovoltaic Solar Panels on either Warehouse B or Warehouse C, as well as trenching and electrical upgrades to support a ground-mounted battery system to provide renewable energy at the marine terminal, consistent with the existing certified land use designations. The project would not change the uses of the site nor would it interrupt or expand the existing conforming uses of the site.

**CATEGORICAL DETERMINATION**

The above project involves the implementation and installation of a renewable microgrid in accordance with the Tenth Avenue Marine Terminal Redevelopment Plan's Final EIR Mitigation Measure Greenhouse Gas No. 6. This proposed project is consistent with the existing certified land use designations and is Categorically Excluded under the California Coastal Act because it involves the operation, repair, maintenance and minor alteration to the roof at Warehouse B or Warehouse C involving negligible expansion of its existing use, including (1) interior and exterior alterations to provide electrical conveyances, (2) installation of a PV utility system that will provide electrical power on-site, (4) rehabilitation of a deteriorated structure to meet standards of public health and to comply with the District's TAMT Redevelopment Plan's Final EIR requirements, and (12) interior and exterior remodeling of an existing marine-oriented industrial structure. In addition, the retrofit of the roof of Warehouse B or Warehouse C involves replacing an existing structure where the new structure will be

located on essentially the same site, and be (1) the substantially the same size with substantially the same purpose and capacity. Finally, the electrical infrastructure upgrades and installation of a renewable energy and battery storage system would result in a limited number of small, new facilities and equipment that would provide electricity onsite involving negligible change of the existing use of the property, including (2) utility extensions that would be of reasonable length. This project is consistent with the existing certified land use designations and is Categorically Excluded under Sections 8.a. (1), (2), (4), and (12); 8.b. (1) and/or 8.c. (2) of the District's *Coastal Development Permit Regulations*, as follows:

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:

- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances;
- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services;
- (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;
- (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreational facilities;

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:

- (1) Replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity;

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) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction.

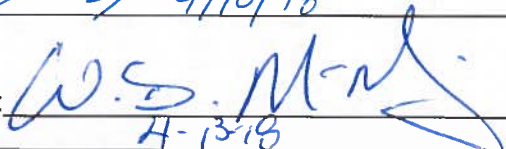
Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

RANDACONIGLIO  
President/CEO

Determination by:  
Larry Hofreiter  
Program Manager  
Planning, Planning & Green Port

Signature:   
Date: 4/10/18

Deputy General Counsel

Signature:   
Date: 4-13-18