

San Diego Unified Port District

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

Project: Power Your Drive Program: Port of San Diego Electric Vehicle Charging Stations at the San Diego Unified Port District's Administration Building Employee Lot
Location: 3165 Pacific Highway, San Diego, CA 92101
Parcel No.: 016-049
Project No.: 2018-139
Applicant: Zach Birmingham, Planning and Green Port, San Diego Unified Port District, 3165 Pacific Highway, San Diego, California 92101
Date: August 15, 2018

Project Description

The project is the installation of electric vehicle (EV) charging stations at the San Diego Unified Port District (District) Administration Building employee parking lot located at 3165 Pacific Highway in the city of San Diego for District employees to use through the Power Your Drive Program initiated by San Diego Gas and Electric (SDG&E). A ten-year term utility and site access easement for the project site and a ten-year term Site Host Participation Agreement between the District and SDG&E would also be required as part of this project.

Installation of the ten EV charging stations would occur at the northern end of the Port Administration Building parking lot; a total of five dual EV charging stations would be installed to provide charging capabilities to eight standard vehicle parking spaces, one van Americans with Disabilities Act (ADA) parking space, and one standard ADA parking space. This section of the parking lot would be restriped in order accommodate for no net loss of parking spaces. Construction activities would include approximately 180 feet of minor trenching and backfilling to connect the EV charging stations to an existing fuse cabinet, a new meter, and a new transformer. The new meter and transformer would be installed adjacent to the EV charging stations. Additionally, striping would occur to identify loading areas and a path for the ADA stalls and the exit door would be retrofitted to be ADA compliant.

It is anticipated construction would begin in December 2018 and would take approximately one week to complete. It is anticipated that construction of the project would generate approximately five to seven vehicle truck trips on a peak day. Vehicle trips would be associated with delivery of construction materials, charging stations, and transport of construction workers. 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 construction equipment, such as a mini excavator, bobcat, backhoe, and a temporary storage container. Therefore, no impacts would occur. Finally, the applicant would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, noise, 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.

CEQA DETERMINATION

Based upon the above description, the project is determined to be Categorical Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and/or 15311 (Accessory Structures), and/or Sections 3.a.(7), 3.c.(2), 3.c.(3), 3.d.(7), and/or 3.i of the District's *Guidelines for Compliance with CEQA* because the project involves the installation of electric vehicle charging stations at the District's employee parking lot and associated improvements. Sections 3.a.(7), 3.c.(2), 3.c.(3), 3.d.(7), and/or 3.i 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:
 - (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

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

AND/OR

- 3.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but not limited to:
 - (7) Minor trenching or backfilling where the surface is restored.

AND/OR

- 3.i Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities

The Categorical Exemptions listed above are appropriate for the project because the project involves the installation of EV charging stations at the District's employee parking lot and

associated improvements that would not involve any expansion of use beyond that previously existing, would involve the construction of limited new facilities, would not involve the removal of mature, scenic trees, and would include placement of minor structures accessory to existing facilities.

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 District has further determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA guidelines Section 15300.2).

The project complies with Section 87 of the Port Act, which allows for 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. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the project is consistent with the Public Trust Doctrine.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN

The project is located in Planning District 2, Harbor Island/Lindbergh Field, which is delineated on Precise Plan Map Figure 9. The Port Master Plan land use designation within the limits of the project is Harbor Services. The project conforms to the certified Port Master Plan because the project involves the installation of EV charging stations at the District's employee parking lot and associated improvements consistent with the existing certified land use designation. The project would not change the use of the site nor would it interrupt or expand the existing conforming uses of the site.

CATEGORICAL DETERMINATION

The above project involves the installation of EV charging stations at the District's employee parking lot and associated improvements that would involve negligible expansion of use beyond that previously existing, would include installation of small new equipment, and would not result in a serious or major disturbance to an environmental resource. This project is consistent with the existing certified land use designation and is Categorically Excluded under Sections 8.a.(2), 8.c.(2) and/or 8.d.(6) 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:
- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

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;

AND/OR

8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but not limited to:

- (6) Minor trenching or backfilling where the surface is restored.

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

RANDA CONIGLIO
President/CEO

Determination by:
Maggie Weber
Senior Planner
Planning Department

Signature: Maggie Weber
Date: 8/15/18

Deputy General Counsel

Signature: Rikaca S. Ho
Date: 8/15/2018