

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



Project: Interior Lighting Efficiency Improvements by San Diego Unified Port District
Location: Broadway Pier, 1000 N. Harbor Drive, San Diego, CA 92101
General Services Facility, 1400 Tidelands Avenue, San Diego, CA 91950
National Distribution Center, 1022 Bay Marina Drive, Suite 125, National City, CA 91950
Harbor Police Mooring Office, 1401 Shelter Island Drive, San Diego, CA 92106
Parcel No.: Various
Project No.: 2018-239
Applicant: Perfecto De Ocampo, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101
Date: January 3, 2019

PROJECT DESCRIPTION

The proposed project would involve replacement of existing internal lighting fixtures by the San Diego Unified Port District (Applicant) in the cities of National City and San Diego, California. Work to specifically complete the proposed project would involve replacement of existing lamps, retrofit and replacement of existing luminaires, and installation of associated wiring and conduits, as well as on ongoing as-needed building maintenance. Construction of the proposed project is anticipated to occur early 2019, and would take approximately one month to complete, with ongoing maintenance as required.

Due to its nature and limited scope, construction of the proposed 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 Applicant 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 Exemption: SG §15301, Class 1/Section 3.a: Existing Facilities

- 3.a. Existing Facilities (SG § 15301) (Class 1): 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:
- (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.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it would involve replacement of existing internal lighting fixtures that would result in 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. 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 Districts: 3 - Centre City Embarcadero (Precise Plan Figure 11); and 5 - National City Bayfront (Precise Plan Figure 15)

Land Use Designations: Harbor Services; Marine Related Industrial; and Marine Terminal

The proposed project conforms to the certified Port Master Plan because it would involve replacement of existing internal lighting fixtures and would involve no expansion of use beyond that previously existing consistent with the existing certified Land use designations.

CATEGORICAL DETERMINATION

Categorical Exclusion: Section 8.a: Existing Facilities

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

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would involve replacement of existing internal lighting fixtures and would involve no change of existing use of the property.

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 Section 87.(a)(6) of the Port Act, which allows for 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.

RANDA CONIGLIO
President/CEO

Determination by:
Cameron McLeod
Assistant Planner
Development Services

Deputy General Counsel

Signature: 
Date: 1/3/19

Signature: 
Date: 1-3-19