



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

Project: Exterior and Interior Renovation by Solar Turbines Inc. at Centre City Embarcadero
Location: 2200 Pacific Highway, San Diego, CA 92101
Parcel No.: 017-001
Project No.: 2019-196
Applicant: Gary Mathews, Manager of Facilities Engineering, Solar Turbines Inc., 2200 Pacific Highway, San Diego, CA 92101
Date Approved: January 27, 2020

PROJECT DESCRIPTION

The proposed project would involve interior and exterior building improvements and site design changes by Solar Turbines, Inc. (Applicant), in the City of San Diego, California. The proposed structural improvements would include opening the existing exterior wall on the west and south elevations to install a new structural glazing system to replace the single pane window wall system and the addition of approximately 185 square feet (sq. ft.) to the existing lobby area. Interior tenant improvements include reconfiguring approximately 2,000 sq. ft. of existing floor area, comprised of a portion of the existing lobby and conference room, removal of a restroom, and installation of associated electrical, mechanical, and plumbing work.

Exterior, non-building demolition would include removal of pedestrian paving area, stairs, and curb fronting the building, lowering a portion of a security screening wall, and removal of eight (8) ornamental trees adjacent to the existing drive aisle and a portion of the drive aisle. Exterior improvements include installation of decorative and non-decorative concrete paving, and construction of a new drive aisle, retaining wall, and entry sign wall in accordance with San Diego Unified Port District (District) Tenant Signage Guidelines.

The improvements would require relocation of nine (9) existing ADA parking spaces along North Harbor Drive to the existing parking area near the southern portion of the Solar Turbines building, which would result in removal of thirteen (13) reserved parking spaces. Approximately 1,145 parking spaces for Solar Turbine staff and visitors would continue to be provided at the project site and the Applicant's dedicated parking lots at Hawthorne Street, Laurel Street, and Aladdin parking structure (2548 Kettner Blvd, San Diego, CA 92101). All improvements would occur within the Applicant leasehold area and no work is proposed in the public right of way. Construction of the proposed improvements is anticipated to occur in February 2020 and would take approximately ten (10) months to complete.

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 construction equipment, which would be located entirely on an existing developed site as part of building and site improvements. Therefore, significant impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Tenant 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 Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities; SG §15302, Class 2/Section 3.b: Replacement or Reconstruction; and SG §15304, Class 4/Section 3.d: Minor Alternations to Land

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.
- (5) Minor exterior or interior alterations to incorporate architectural changes.

AND/OR

- 3.b. Replacement or Reconstruction (SG § 15302) (Class 2): Includes replacement or reconstruction 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.

AND/OR

- 3.d. Minor Alterations to Land (SG § 15304) (Class 4): Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to:
 - (1) Filling of earth on previously disturbed land with material compatible with the natural features of the site.
 - (5) New gardening or landscaping.

The proposed project is determined to be Categorical Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate for the proposed project because it would consist of interior and exterior renovations to an existing building and site design modifications and would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the reconstruction of an existing facility, would be located on the same site as the structure modified, and would have substantially the same purpose and capacity, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. 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 District: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Aviation Related Industrial

The proposed project conforms to the certified Port Master Plan because it would consist of interior and exterior renovations to an existing building and site design modifications, consistent with the existing certified Land Use designation. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming use of the site.

CATEGORICAL DETERMINATION

Categorical Exclusions: Section 8.a: Existing Facilities; Section 8.b: Replacement or Reconstruction; and Section 8.d: Minor Alternations to Land

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;
- (5) Additions to existing structures, provided the addition will not result in an increase of more than 50 percent of the floor area, or 2,500 square feet, whichever is less; or additions to existing structures of not more than 10,000 square feet of floor area, if the project is in an area where all public services and facilities are available to allow for the maximum development permissible in the Port Master Plan, and where the area in which the project is located is not environmentally sensitive;
- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.
- (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.

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:

- (2) New gardening or landscaping.

The proposed project is determined to be Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it would consist of interior and exterior renovations to an existing building and site design modifications and would involve no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced, would have the same purpose and capacity as the structure replaced, and would not involve the removal of mature, scenic trees.

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)(2) of the Port Act, which allows for all visitor-serving commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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:
Michael Paul
Assistant Planner
Development Services

Deputy General Counsel

Signature: 
Date: 1/27/20

Signature: 
Date: 1/28/20