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  
   Development Services Department  
   3165 Pacific Highway  
   San Diego, CA 92101

Project Title: Exterior and Interior Renovation by Solar Turbines Inc. at Centre City Embarcadero
Project Location – Specific: 2200 Pacific Highway, San Diego, CA 92101
Project Location – City: San Diego
Project Location – County: San Diego

Description of Nature, Purpose, and Beneficiaries of Project: 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.

Name of Public Agency Approving Project: San Diego Unified Port District (SDUPD)
Name of Person or Agency Carrying Out Project: Gary Mathews, Manager of Facilities Engineering, Solar Turbines Inc., 2200 Pacific Highway, San Diego, CA 92101; (619) 595-7535
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 Exemptions: Existing Facilities (SG § 15301) (Class 1),
Replacement or Reconstruction (SG § 15302) (Class 2), and Minor
Alternations to Land (SG § 15304) (Class 4)
□ Statutory Exemption. State code number:

Reason Why Project is Exempt: The proposed project is determined to be Categorically Exempt pursuant to
California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), Section 15302
(Replacement or Reconstruction), and Section 15304 (Minor Alterations to Land), and Section 3.a., 3.b., and 3.d.
of the District's Guidelines for Compliance with CEQA because it consists of interior and exterior renovations to an
existing building and site design modifications and 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, 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. Sections 3.a.,
3.b., and 3.d. 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 or private structures, facilities, mechanical equipment, or topographical
features, involving negligible or no expansion of use beyond that previously existing.

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.

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.

Lead Agency Contact Person and Telephone Number: Michael Paul, (619) 686-8112

Signature: __________________________ Date: 2-11-20 Title: Assistant Planner

□ 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 FEB 12, 2020
Posted FEB 12, 2020 Removed

Returned to agency on
Deputy K. Ortiz

Page 2 of 2
### Payment Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Fees</td>
<td>$50.00</td>
</tr>
<tr>
<td>Total Payments</td>
<td>$50.00</td>
</tr>
<tr>
<td>Balance</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Payment Details

- **Payment Method:** CHECK PAYMENT
  - $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
## 2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

**DFW 753.5a (Rev. 12/10/19) Previously DFG 753.5a**

<table>
<thead>
<tr>
<th>RECEIPT</th>
<th>37-2020-0109</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE CLEARINGHOUSE NUMBER (If applicable)</td>
<td>--</td>
</tr>
</tbody>
</table>

### SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

**LEAD AGENCY**

SAN DIEGO UNIFIED PORT DISTRICT DEVELOPMENT SERVICES DEPARTMENT

**LEAD AGENCY EMAIL**

--

**DATE**

02/12/2020

**COUNTY/STATE AGENCY OF FILING**

San Diego County

**DOCUMENT NUMBER**

*2020-0109*

### PROJECT TITLE

EXTERIOR AND INTERIOR RENOVATION BY SOLAR TURBINES INC. AT CENTRE CITY EMBARCADERO

### PROJECT APPLICANT NAME

SOLAR TURBINES INC., GARY MATHEWS

### PROJECT APPLICANT ADDRESS

2200 PACIFIC HIGHWAY

- **CITY**: SAN DIEGO
- **STATE**: CA
- **ZIP CODE**: 92101

### PHONE NUMBER

(619) 595-7535

### PROJECT APPLICANT (Check appropriate box)

- [ ] Local Public Agency
- [ ] School District
- [ ] Other Special District
- [ ] State Agency
- [X] Private Entity

### CHECK APPLICABLE FEES:

- [ ] Environmental Impact Report (EIR) $3,343.25
- [ ] Mitigated/Negative Declaration (MND)/(ND) $2,406.75
- [ ] Certified Regulatory Program document (CRP) $1,136.50

- [ ] Exempt from fee
  - [X] 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
- [X] County documentary handling fee $50.00
- [ ] Other $50.00

### PAYMENT METHOD:

- [ ] Cash
- [ ] Credit
- [X] Check
- [ ] Other 1292

**TOTAL RECEIVED**

$50.00

### SIGNATURE

[Signature]

### AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County K. ORTIZ, Deputy