CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL

Project: Replacement of Night-Lighting Fixtures at Various Locations on District Tidelands
Location: Spanish Landing Park, San Diego, CA 92101;
San Diego Harbor Police Headquarters 3380 N. Harbor Drive, San Diego, CA 92101;
San Diego Harbor Police Mooring Office, 1401 Shelter Island Drive, San Diego, CA 92106;
B-Street Pier, 1140 N. Harbor Drive, San Diego, CA 92101;
Tenth Avenue Marine Terminal, 1800 Crosby Road, San Diego, CA 92101;
National City Marine Terminal, National City, CA 91950; and
National Distribution Center, 1000-1022 Bay Marina Drive, National City, CA 91950
Parcel No.: ‘Various’
Project No.: 2020-004
Applicant: Ernesto Medina, P.E. Chief Engineer, San Diego Unified Port District, 3165 Pacific
Highway, San Diego, CA 92101
Date Approved: February 13, 2020

PROJECT DESCRIPTION

The proposed project would involve the replacement of night-lighting fixtures by the San Diego Unified
Port District (Applicant) in the cities of San Diego and National City. Work to specifically complete the
proposed project would involve replacement of existing night-lighting fixtures including light-emitting diode
luminaries, bird spikes, fitters, photocells, and shields at various locations on District tidelands including
Spanish Landing Park, Harbor Police Headquarters, Harbor Police Headquarters Mooring Office on
Shelter Island, B-Street Pier, Tenth Avenue Marine Terminal (TAMT), National City Marine Terminal
(NCMT) and National City Distribution Center. Lights and fixtures proposed for replacement would be
replaced in the same or less than existing quantities at each location and would be the same or
substantially the same height as is currently existing. Where applicable, shielding will be included for
the night-lighting fixtures that would be oriented downward and focused onto areas of pedestrian traffic
to reduce skyward illumination and prevent spill light. The proposed color temperature of the lighting is
proposed to have a rating of 3000 Kelvin (K) at Spanish Landing Park, Harbor Police Headquarters,
Harbor Police Mooring Office, and B Street Pier, and a rating of 4000K at TAMT, NCMT, and National
Distribution Center.

Construction of the proposed night-lighting replacement at the Spanish Landing Park would occur in
early Spring 2020 and would take approximately ninety (90) days to complete. The remaining lighting
replacements would occur over approximately the next three years but would be expected to take
roughly the same or a proportionally lesser amount of time to replace as Spanish Landing.

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, significant 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 Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities; and SG §15302, Class
2/Section 3.b: Replacement or Reconstruction

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:

(7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

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.

The proposed project is determined to be Categorically 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 consists of replacement of night-lighting fixtures that 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 replacement of existing facilities, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity. 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).

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning Districts: 1 - Shelter Island/La Playa (Precise Plan Figure 4); 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9); 3 - Centre City Embarcadero (Precise Plan Figure 11); 4 - Tenth Avenue Marine Terminal (Precise Plan Figure 13); and 5 - National City Bayfront (Precise Plan Figure 15)

Land Use Designations: Commercial Recreation; Industrial Business Park; Harbor Services; Marine Terminal; Marine Related Industrial; Park/Plaza; Promenade; Streets; and Open Space

The proposed project conforms to the certified Port Master Plan because it would involve replacement and installation of night-lighting fixtures consistent with all certified Land use designations in the Port Master Plan. 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; and Section 8.b: Replacement or Reconstruction

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.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.

The proposed project is determined to be Categorically 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 consists of replacement and installation of night-lighting fixtures and would involve no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced, and would have substantially the same purpose and capacity as the structure replaced.
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)(4) 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 proposed project is consistent with the Public Trust Doctrine.

RANDA CONIGLIO
President/CEO

Determination by:
Michael Paul
Assistant Planner
Development Services

Signature: ______________________________
Date: 2/13/23

Deputy General Counsel

Signature: ______________________________
Date: 2/13/23