



CEQA and COASTAL DETERMINATIONS

Project: Elevator and Escalator Maintenance Services by the San Diego Unified Port District at Various District Facilities

Location: Administration Building, 3165 Pacific Highway, San Diego, CA 92101
B Street Pier Cruise Ship Terminal, 1140 N. Harbor Drive, San Diego, CA 92101
Broadway Pier Port Pavilion, 1000 N. Harbor Drive, San Diego, CA 92101
General Services and Procurement Facility, 1400 Tidelands Avenue, National City, CA 91950

Parcel No.: 016-007; 018-036; 026-002; and 104-145

Project No.: 2020-047

Applicant: Allen Broughton, General Services, San Diego Unified Port District, 3165 Pacific Highway, San Diego CA 92101

Date: April 8, 2020

PROJECT DESCRIPTION

The proposed project would involve entering into an agreement for elevator and escalator maintenance services for the San Diego Unified Port District (Applicant) in the cities of San Diego and National City, California. Work to specifically complete the proposed project would involve as needed inspection, repair, and maintenance of elevators and escalators. The proposed project is anticipated to occur as needed from 2020 through 2025.

Due to its nature and limited scope, the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. 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.

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 consist of elevator and escalator maintenance services that would involve no expansion of use beyond that previously existing. 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 District: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9); 3 - Centre City Embarcadero (Precise Plan Figure 11); and 5 - National City Bayfront (Precise Plan Figure 15)

Land Use Designations: Commercial Recreation; Harbor Services; Marine Related Industrial; Marine Terminal; and Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would consist of elevator and

escalator maintenance services consistent with the existing certified Land use designations. The proposed project would not change the use of the sites nor would it interrupt or expand the existing conforming uses of the sites.

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 consist of elevator and escalator maintenance services that would involve no expansion of use beyond that previously existing.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(5) 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
Associate Planner
Development Services

Signature: Cameron McLeod
Date: Apr 9, 2020

Deputy General Counsel

Signature: Chris Burt
Date: Apr 8, 2020