



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

Project: Multipurpose Mobile Battery Demonstration by SDGE at B Street Pier
Location: 1140 North Harbor Drive, San Diego 92101
Parcel No.: Various
Project No.: 2020-078
Applicant: Chequala Fuller, Senior Engineer, SDGE, 8690 Balboa Ave, San Diego, CA 92123
Date Approved: June 25, 2020

PROJECT DESCRIPTION

The proposed project is a pre-commercial demonstration of a mobile battery system that will examine the possibilities for using a mobile battery at the Port of San Diego's B Street Pier cruise ship terminal. The proposed project includes the location of a battery system, which would be on a mobile trailer, on a 48'-0" by 8'-6" staging area at the foot of B Street Pier, adjacent to existing onsite electrical equipment. Because the battery will connect to above-ground utilities, no trenching will be required to connect the battery to existing utilities. The project will evaluate the various benefits that can be derived from the mobile battery. The battery will be used at the Port cruise ship terminal during the peak cruise ship season.

Prior to the initiation of the demonstration, a pavement study will be conducted to determine weight (load) capacity at the staging area. The pavement study will include coring the pier pavement section at four (4) locations within the staging area. The exact locations of cores will be evaluated at the time of the initial site visit. The purpose of the cores is to evaluate the potential for voids below the slab and to obtain sufficient near-surface soils for laboratory testing, provide access for drilling borings, and evaluation of loads on the pavement. The soil conditions within the proposed battery area will be evaluated through the excavation of two (2) hollow stem auger soil borings at two (2) of the four (4) core locations. The borings will be advanced to depths on the order of 5 to 20 feet and be terminated prior to encountering groundwater. After completion of the boring excavations, soil cuttings will be used as backfill at each location. All pavement core locations will be patched at the surface with quick-set concrete.

To reduce the likelihood of encountering buried utility lines at the site during the field exploration, a geophysical services provider will assess for and mark buried utility lines and other detected possible subsurface obstructions at the locations of the proposed exploratory boreholes. In addition, a general survey will be conducted within the proposed mobile battery staging area to determine possible rebar within the concrete and voids beneath the pavement. The geophysical survey will be completed prior to the proposed field exploration.

The proposed project would require a Right of Entry License Agreement (ROELA)/ Right of Entry (ROE) to SDGE to enter B Street Pier located in the city of San Diego, California. The area proposed for use under this ROELA/ROE would be used by SDGE and their authorized agent(s) and contractors(s) for the purpose of installation of a mobile battery, as well as ingress and egress in support of those activities. The mobile battery would only be installed if there is load capacity, as determined consistent with applicable code requirements, as supported by coring/boring excavations to determine weight (load) capacity. No other new development, construction, or increase in the size of the area is proposed or authorized as part of the ROELA/ROE.

It is anticipated that the ROELA/ROE would have a total term of approximately three (3) years. The ROELA/ROE may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours' notice in writing to the Licensee/Grantee of such termination.

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, SDGE would be responsible for complying with all applicable federal, state, and local laws regarding boring/well permitting, 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 §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures; and SG §15304, Class 4/Section 3.d: Minor Alterations to Land

3.c. Existing Facilities (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

(3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

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:

(7) Minor trenching and backfilling where the surface is restored.

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 would consist of construction and location of a new, small structure (mobile battery) supported by minor alteration to land that does not involve removal of mature, scenic trees (borings to less than 20 feet deep that would be backfilled). 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: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the temporary installation of a mobile battery system adjacent to existing electrical infrastructure that supports the cruise ship terminal and is thus 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 uses of the site.

CATEGORICAL DETERMINATION

Categorical Exclusion: Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

(2) Mater main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction.

AND/OR

8.b. 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 limited to:

(3) Filling of earth into previously excavated land with material compatible with the natural features of the site.

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 would involve negligible or no change of existing use of the property nor would it 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)(1) of the Port Act, which allows for the establishment, improvement and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures and appliances incidental, necessary or convenient, for the promotion and accommodation of commerce and navigation. 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:
Megan Hamilton
Associate Planner
Development Services

Signature: M Hamilton
Date: Jun 25, 2020

Deputy General Counsel

Signature: Chris Burt
Date: Jun 25, 2020