



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

Project: B Street Cruise Ship Terminal Interior Improvements by Port of San Diego at B Street Pier
Location: B Street Pier, 1140 N Harbor Dr, San Diego, CA 92101
Parcel No.: 104-031
Project No.: 2021-089
Applicant: David McCargar, District Engineering, 3165 Pacific Hwy, San Diego, CA 92101
Date Approved: Aug 17, 2021

PROJECT DESCRIPTION

The proposed project would involve interior improvements to an existing cruise ship terminal at the B Street Pier by the Port of San Diego in the City of San Diego, California. The purpose of the proposed project is to improve customer service, accessibility, and safety in the terminal. Work to specifically complete the proposed project would involve improvements to three existing interior areas separated by full height walls referred to as Sections A through C, east to west respectively:

1. Section A: new exterior cladding and cut-in one (1) new exterior door opening.
2. Section A, easterly end, 3,181 square feet (SF): North Berth Embark Bag Scan, enclosed area to include interior doors, partitions, fire alarm and fire sprinkler upgrades and new electrical services totaling.
3. Section A, easterly center, 12,643 SF: Embark Entry and Queuing For Security, enclosed area to include interior doors, partitions, offices, fire alarm and fire sprinkler upgrades and new electrical services .
4. Section A, center, 1,190 SF: Corridor, enclosed area includes interior doors, partitions, and fire alarm and fire sprinkler upgrades for passage to North and South Berth check-ins.
5. Section A, exhibit hall, 8,300 SF demolition of existing Exhibit Hall, including removal of walls, doors, lighting, fixtures, fire sprinklers, fire alarms and wiring.
6. Section A, westerly center, 20,919 SF: Check-In for North Berth and Check-In for South Berth, enclosed area to include interior doors, mobile partitions, mobile and fixed walls, counters, restroom buildout, new mechanical, electrical and plumbing utilities, fire alarm and fire sprinkler upgrades in addition to new floor, wall and ceiling finishes.
7. Section B, easterly half, 20,379 SF: Seating and waiting for North Berth and seating and waiting South Berth, enclosed area to include interior doors, partitions, operable center wall, security office finishes and fire alarm and fire sprinkler upgrades in addition to new electrical services.

Construction of the proposed project is anticipated to occur in 2023, and would take approximately 12 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 equipment. Therefore, impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the District 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(s): 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, 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.

The proposed project is determined to be Categorical Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above because the project would involve no expansion of use beyond that previously existing. The purpose of the proposed project is to improve customer service, accessibility, and safety in the terminal. Furthermore, the proposed project would not result in a significant cumulative impact due to the continuation of the existing use.

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(s): 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation(s): Marine Terminal

The proposed project conforms to the certified Port Master Plan because it would involve interior modifications to an existing cruise ship terminal consistent with the existing certified Land Use designation(s). 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(s): 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, including but not limited to:

- (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreational facilities;

The proposed project is determined to be Categorical Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above because it would involve negligible or no expansion of use beyond that previously existing.

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.

JOE STUYVESANT
President/CEO

Determination by:
Megan Hamilton
Planner
Development Services

Signature: M Hamilton
Date: Aug 17, 2021

Deputy General Counsel

Signature: Christopher Burt
Date: Aug 17, 2021