



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

Project: Repairs to Elevator Cars at Bayfront Parking Garage
Location: 801 East Harbor Drive, San Diego, CA 92101
Parcel No.: 019-050
Project No.: 2022-030
Applicant: Raul Alvarado, Senior Engineer, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101
Date Approved: Nov 14, 2022

PROJECT DESCRIPTION

The proposed project includes repairs to four (4) existing passenger elevators at the Bayfront Parking Garage in the city of San Diego, California. The scope of the project is for the modernization of the existing elevators and to repair passenger cars that are currently non-operational. Work to specifically complete the proposed project are separated by Base Bids and Additive Bids:

Base Bids

- Install new operational controls, dispatching, door equipment, signal fixtures, and car interior finishes
- Provide all required staging, hoisting and movement of new equipment, reused equipment, or removal of existing equipment
- Utilize existing and/or modified hoistways, machine room hoistways, and machine rooms to install and furnish equipment
- Install LAN cabling in hoistway and machine room

Additive Bids

- Improve interior to all four (4) passenger elevators including flooring, ceiling lights, handrails, and car wall panels
- Replace existing geared hoist machine with new gearless hoist machine, including new sheaves and frames

Construction of the proposed project is anticipated to occur in the Fall of 2022, and would take approximately twelve (12) months to complete, with ongoing maintenance and removal as needed. The proposed project would require the utilization of four (4) parking spaces for a staging area on the seventh floor of the parking garage. The proposed project would include phasing to comply with the Americans with Disabilities Act of 1990, and phasing would consist of the following to ensure each side of the parking garage has at least one operational elevator over the course of construction:

Phase 1

- Refurbishment of elevators one (1) and three (3); Elevators two (2) and four (4) shall be operational during phase 1; Access to elevators two (2) and four (4) shall be clear of construction, equipment, and materials during phase 1 work

Phase 2

- Refurbishment of elevators two (2) and four (4); Elevators one (1) and three (3) shall be operational during phase 2; Access to elevators one (1) and three (3) shall be clear of construction, equipment, and materials during phase 2 work

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 Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities; SG §15302, Class 2/Section 3.b: Replacement or Reconstruction; and SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures

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.

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.

AND/OR

3.c. New Construction or Conversion of Small Structures (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:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

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 the reconstruction of existing structures, 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, and would consist of installation of small new equipment and facilities in small structures. 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: 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 repairs to four (4) passenger elevators 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 Exclusions: Section 8.a: Existing Facilities; Section 8.b: Replacement or Reconstruction; and Section 8.c: New Construction or Conversion of Small Structures

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:

- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances.

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.

AND/OR

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.

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 expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced, and would involve negligible or no change of existing use of the property.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: Nov 14, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Nov 14, 2022