



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

Project: Demolition of Suite C6A-AB by the San Diego Unified Port District at Seaport Village  
Location: 849 W Harbor Dr, San Diego, CA 92101  
Parcel No.: 018 - 054  
Project No.: 2022-092  
Applicant: Raul Alvarado, Senior Engineer, Department of Engineering Construction at the Unified Port District of San Diego 3165 Pacific Highway San Diego, CA 92101  
Date Approved: Oct 19, 2022

**PROJECT DESCRIPTION**

The proposed project would involve the demolition of Seaport Village Suite C6A-AB located on the Eastern side of Seaport Village near Kettner Boulevard by the San Diego Unified Port District (Applicant) in the city of San Diego, California. Suite C6A-AB is approximately 44' x 20' (880 sq ft) and was formerly occupied by Silver Crossing. Work to specifically complete the proposed project would involve:

- Removal of all above grade structure, fixtures, finishes and contents of building
- Removal of all above and below grade utilities connecting to the building
- Removal of the building slab and underlying foundations

All existing improvements required to be removed shall become the property of the contractor and be removed and disposed of in accordance with Port District requirements. The building pad will be improved to match the surrounding area grade and finish.

Staging for this project will be located in the southeastern portion of the existing parking lot. Approximately four (4) to six (6) parking spaces will be needed for staging.

Construction of the proposed project is anticipated to occur in Fall 2022 and would take approximately two (2) months to complete. Due to its nature and limited scope, the proposed demolition 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 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.

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**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, including but not limited to:

- (6) Demolition and removal of individual structures listed in the subsection except where the structures are of historical, archaeological, or architectural significance. These include, but are not limited to, commercial, industrial, airport, or marine terminal structures or facilities if designed for an occupancy load of 30 persons or less, and not in conjunction

with the demolition of improvements on an entire site. Examples are warehouses, sheds, miscellaneous work buildings, piers, floats, piles, marine ways, electrical, mechanical, or utility systems, railroad improvements, dilapidated vessels, navigation aids, or similar related structures.

The proposed project is determined to be Categorical Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it 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).

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 demolition of Seaport Village Suite C6A-AB 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.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:

- (9) Demolition and removal of individual small structures, except where structures are of historical, archaeological, or architectural significance;

The proposed project is determined to be Categorical 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 involve 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)(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:  
Abigail Haynam  
Assistant Planner  
Development Services

Deputy/Assistant General Counsel

Signature: Abigail Haynam  
Date: Oct 19, 2022

Signature: Rebecca Harrington  
Date: Oct 18, 2022