



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

**Project:** Replacement of a Diesel Fire Pump System at the San Diego Convention Center  
**Location:** 111 West Harbor Drive, San Diego, CA 92101  
**Parcel No.:** 019-017  
**Project No.:** 2022-116  
**Applicant:** Victoria Mitchell, Director of Engineering and Capital Projects, San Diego Convention Center Corporation, 111 West Harbor Drive, San Diego, CA 92101  
**Date Approved:** Jan 12, 2023

**PROJECT DESCRIPTION**

The proposed project would involve component replacements and provisions for the Convention Center Sails Pavilion Fire System by the San Diego Convention Center (SDCC) (Applicant) in the city of San Diego, California. This fire system is located at the second level Pump Room at the SDCC. Work to specifically complete the proposed project would involve:

- Replace existing diesel fire pump with a diesel fire pump of similar size
- Replace fire pump controller and existing jockey pump
- Install a new 10" control valve for testing of the fire pump test header and flow meter
- Install a remote mounted gauge for the flow meter
- Relocate existing 10" outside screw and yoke control valve
- Install air vent on the 10" header line
- Install new service rated switchboard
- Extend new service connectors over to the new switchboard
- Extend existing housekeeping pad as needed for the new switchboard
- Install new pull box, sized per code for two-hour resistive conductors for the fire pump
- Splice conductors and extend to fire pump room
- Replace fire pump system controller, power cabling, jockey pump controller and cabling including all fire-rated mineral insulated copper cable, Pyrotenax system 1850, Electrical Metallic Tubing conduits, raceways, junction and pull boxes, splices, and other associated wiring
- Seal all conduit pipe penetrations
- Coordinate shutdown of existing service entrance switchboards prior to authorizing manufacturer to perform work
- Install new SDG&E utility meter section for the new service entrance switchboard
- Install new 1600 amp service rated main circuit breaker for new fire pump
- Install splice box in fire pump room for two-hour fire resistive cables for fire pump branch circuit wiring
- Provide two-hour fire resistive cable assembly
- Install a vent to exterior via the Mezzanine walkway

Staging for this project is expected to utilize dock spaces on the ground level. Construction materials may also take up some space on the P2 level near the fire pump room, however this area will not interfere with any parking spaces within the garage.

Construction of the proposed project is anticipated to occur in early 2023 and would take approximately one (1) year 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 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 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:

- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

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.

- (2) Replacement or reconstruction of marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, piles, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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 replacement of an existing structure/facility, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity. 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 replacement of a diesel pump fire system 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 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:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

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, including but not limited to:

- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity

The proposed project is determined to be Categorical 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 be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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)(4) of the Port Act, which allows for the construction, reconstruction, repair, and maintenance of highways, streets, roadways, bridges, belt line railroads, parking facilities, power, telephone, telegraph or cable lines or landings, water and gas pipelines, and all other transportation and utility facilities or betterments incidental, necessary, or convenient for the promotion and accommodation of any of the uses set forth in this section. 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

Signature: Abigail Haynam  
Date: Jan 12, 2023

Deputy/Assistant General Counsel

Signature: Rebecca Harrington  
Date: Jan 12, 2023