



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

Project: Structural and Utility Repairs by the San Diego Unified Port District at the Imperial Beach Pier
Location: Imperial Beach Pier, Imperial Beach, CA 91932
Parcel No.: 061-022
Project No.: 2023-060
Applicant: Department of Engineering Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101
Date Approved: Apr 27, 2023

PROJECT DESCRIPTION

The project, as proposed by the San Diego Unified Port District (District), would involve structural and utility repairs at the Imperial Beach Pier in the city of Imperial Beach, California. Work to specifically complete the proposed project would involve the following:

- Replace two (2) missing pier piles. The missing piles will be replaced with two new pressure treated timber piles with steel caps and steel driving shoes at each location for a total of four (4) new pier piles. Pier deck planks would be removed and replaced in order to install the timber piles
- Retrofit the utility line support systems for fire water, potable water, wastewater, and electrical systems
- Remove and install new steel elements such as utility hangars, straps, brackets, bolts, and nuts as needed
- Routine maintenance of fittings, valves, couplings, braces, conduits, valves, junction boxes, pipes, hangers, and similar structures.
- Repair and maintain localized failed utility lines and conduits
- Rewire lighting and luminaire for splicing, maintenance, and installation of new electrical panels
- Repair worn petrolatum tape on approximately twenty-two (22) piles
- Repair soft rot on timbers
- Replace worn top rail
- Corrosion and rust removal, sandblasting, and application of coating to structural steel surfaces
- Replace existing corroded electrical panels and switchboards
- Repair architectural work to enclose the electrical room in order to protect from corrosion
- Install air unit in the electrical room

A section of pier wooden planks would be removed and replaced in order to complete the installation of the new piles.

In order to complete the pile installations required for this project, the District would need to close all public access to Imperial Beach Pier for up to fourteen (14) days. This pier closure is necessary to ensure the safety of the public and of the construction team during the pile installation process. Signage will be posted to notify the public of this closure a minimum of seventy-two (72) hours before the pier closure.

The staging and construction storage area for this proposed project would be an area of approximately 2,500 square feet at an existing parking lot at the intersection of Elkwood Avenue and Seacoast Drive.

Construction of the proposed project is anticipated to occur in Fall 2023 and would take approximately seven (7) months to complete. Construction of the proposed project would be phased to ensure the pier is open to the public to the greatest extent possible throughout the construction duration. 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; and SG §15302, Class 2/Section 3.b: Replacement or Reconstruction

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:

- (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities.
- (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. This exemption includes, but is not limited to:

- (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 involve negligible expansion of use beyond that previously existing and would consist of the replacement or reconstruction of pier structures or facilities. 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: Imperial Beach Oceanfront (Precise Plan Figure 25)

Land and Water Use Designations: Commercial Recreation and Sportfishing Berthing

The proposed project conforms to the certified Port Master Plan because it would involve structural and utility repairs to the existing Imperial Beach Pier consistent with the existing certified Land and Water use designations. 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 and Section 8.b: Replacement or Reconstruction

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:

- (10) Repair, maintenance, or minor alteration of existing mooring facilities, floats, piers, bulkhead, revetment, buoys, or similar structures.

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:

- (3) Replacement stabilization, or reconstruction of mooring facilities, floats, piers, bulkhead, revetment, shoreline protection, buoys, or similar structures.

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 expansion of use beyond that previously existing and would involve the replacement or reconstruction of existing pier structures or facilities.

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:
Abigail Haynam
Assistant Planner
Development Services

Signature: Abigail Haynam
Date: Apr 27, 2023

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: Apr 27, 2023