

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

Project: West Kitchen Remodel at the San Diego Convention Center
Location: 111 West Harbor Drive, San Diego, CA 92101
Parcel No.: 019-046
Project No.: 2023-095
Applicant: Victoria Mitchell, Director, Engineer & Capital Projects, San Diego Convention Center Corporation, 111 West Harbor Drive, San Diego, CA 92101; (619) 525-5306
Date Approved: 07/17/2023

PROJECT DESCRIPTION

The proposed project would involve the interior remodel of the existing 10,956 square foot kitchen located on the upper level and west end of the West Convention Center building by the San Diego Convention Center Corporation (Applicant) in the city of San Diego, California. The proposed improvements are intended to expand capabilities and renew old fixtures and equipment as required to create a kitchen that can accommodate and efficiently support the Applicant's growing needs.

Work to specifically complete the proposed project would consist of the following:

Reconfiguration of Existing Kitchen

- Clear and consolidate the northeast corner area of the kitchen currently occupied by a beer walk-in cooler, three walk-in coolers, and a freezer.
- Replace northeast corner area with larger walk-in appliances, including two (2) walk-in coolers, an L-shaped freezer, and a new blast chiller.
- Relocate existing appliances.
- Consolidate the three (3) existing office spaces to create a single, elongated, and expanded office and to convert the remaining office space to storage.
- Vacate two (2) existing restrooms and a break room, and convert the combined spaces to a larger beer walk-in cooler.
- Remove five (5) existing support rooms at the southwest corner of the kitchen and consolidate these spaces to create one (1) new extra large walk-in cooler and a new janitorial storage closet.

Demolition Components

- Remove existing floor drains, floor sinks, and floor troughs, as-needed, to eliminate leakage to spaces or floor levels below.
- Remove four (4) existing walk-in coolers and freezer, including concrete and insulation.
- Abandon existing floor drains and floor sink, as-needed.
- Remove existing curbs or equipment pads.
- Remove and dispose of selected kitchen equipment.
- Remove existing non-bearing walls, as-needed, to create new or to enlarge existing rooms.
- Remove existing doors and portions of interior windows.
- Remove selected existing hoods.
- Remove existing plumbing fixtures, specialties, and finishes from restrooms.
- Remove existing wallboards to install new wall backings, as-needed.
- Remove existing light fixtures, as-needed.
- Remove existing plumbing, HVAC, and electrical system components, as-needed.

New Construction and Installations

- Relocate existing floor sinks, as-needed.
- Epoxy seal existing walk-in depressions and provide new insulation and concrete topping.
- Add casters to existing tables.
- Patch existing floors and level and/or smooth areas where curbs, floor drains, and floor sinks were

- removed and abandoned.
- Construct new non-bearing walls or partitions.
- Patch existing walls and ceilings, as-needed.
- Relocate existing doors or install new doors with framing and hardware, as-needed.
- Protect in-place and clean selected existing hoods and equipment.
- Rearrange, replace, and/or install new food service equipment per food service equipment plan and schedule.
- Install new exhaust hoods.
- Install new walk-in coolers, freezers, and chiller and associated refrigeration components.
- Install structural ceiling supports at walk-ins.
- Provide new plumbing rough-ins, including, but not limited to, hot and cold domestic water, gas, waste, and drain to kitchen equipment and plumbing fixtures.
- Install wall equipment support backings, wall flashings, and corner guards, as-needed.
- Provide new floor interior, base, wall, and ceiling finishes per schedule.
- Replace and install an electric water heater at Janitor 2 at floor level 5 above the upper-level kitchen.
- Install new interior light fixtures and associated electrical components.
- Modify or replace existing electrical system components, HVAC system components, existing plumbing system components, as-needed.

Construction of the proposed project is anticipated to occur in approximately Summer 2023 and would take approximately one (1) year to complete. There is no exterior work associated with the proposed project. No parking spaces in the Convention Center Public Parking Garage (underground at the Convention Center) would be required for project staging.

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 Tenant 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.

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. These are appropriate for the proposed project because it would consist of interior renovations that would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the replacement of existing facilities, and would consist of the installation of small new 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: 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 interior remodeling of an existing kitchen 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
 - (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreational facilities

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 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 consist of interior renovations that would involve no expansion of

use beyond that previously existing, will have substantially the same purpose and capacity as the structures replaced, and would involve no change of existing use of the property.

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)(5) of the Port Act, which allows for the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses. 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.

RANDA CONIGLIO
Acting President/CEO

Determination by:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: 07/17/2023

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri
Date: 07/17/2023