



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

Project: San Diego County Regional Airport Authority Terminal 1 Off-Site Utility Improvements and Reconfigurations
Location: Within the Rights-of-Way near the San Diego International Airport, San Diego, CA 92101
Parcel No.: Various
Project No.: 2023-103
Applicant: Ted Anasis, Manager, Airport Planning, San Diego County Regional Airport Authority, 3225 North Harbor Drive, San Diego, CA 92101; (619) 400-2478
Date Approved: 07/06/2023

PROJECT DESCRIPTION

The proposed project would consist of off-site utility improvements and reconfigurations in support of the Terminal 1 Improvements Project by San Diego County Regional Airport Authority (SDCRAA) (Applicant) in the city of San Diego, California. As part of the Terminal 1 Improvements Project, a series of off-site utilities will need to be rerouted, reconnected, and in some instances, upgraded to meet the increased demands of the Terminal 1 redevelopment. Utilities that need to be addressed include, but are not limited to, sanitary sewer and water connections, telecommunications, electricity and metered connections, and natural gas.

The proposed off-site utility upgrades and associated improvements would be located within existing rights-of-way (ROWs), primarily along North Harbor Drive but may include other ROWs. Utility upgrades and off-site improvements that fall outside of existing ROWs will be subject to a separate review and approval by the District and are not a part of the proposed project.

All areas of disturbance will be stabilized and substantially returned to the conditions as they were prior to disturbance, unless otherwise reviewed and approved by the District. Trenching and excavation is expected. No scenic, mature trees will be removed, and all plant species used for revegetation of disturbed areas or proposed for landscaping shall be drought-tolerant and/or water wise, either native or non-invasive plant species, and would reflect the palette of vegetation types and habits which already exist elsewhere on Tidelands. The Applicant shall obtain all necessary permits from other jurisdictions, including but not limited to, ROWs permits and Traffic Control Plans from the City of San Diego.

Any temporary closures of the roadway or bike lanes and pedestrian paths along Harbor Drive will require notification to the District two (2) weeks prior to the commencement of construction or scheduled closure. The Applicant shall provide details of the scheduled closure, including but not limited to, a Traffic Control Plan, signage and/or flaggers to assist with redirection of pedestrian and bike traffic, a detour route, and the anticipated hours and duration of the closure. 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. The proposed off-site utility improvements and upgrades are anticipated to begin Summer 2023 and are anticipated to continue, as-needed, until completion of the Terminal 1 Improvements Project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

In accordance with CEQA, the proposed project, which is a component of the SDCRAA's approved Airport Development Plan (ADP) project, was analyzed in the San Diego International Airport

Development Plan Final Environmental Impact Report (FEIR) (SDCRAA #EIR-18-01, SCH #2017011053) prepared by the SDCRAA as the CEQA Lead Agency. The FEIR documented, described, disclosed, and analyzed the environmental impacts of the SDCRAA's ADP project and the proposed project. The FEIR, along with the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, was certified and adopted by the SDCRAA Board on January 9, 2020, by Resolution No. 2020-0001R. The SDCRAA Board also adopted Alternative 4 – "T1 Replacement and Transportation Improvement" on January 9, 2020, by Resolution No. 2020-0002. The Addendum to the FEIR was adopted by the SDCRAA Board on April 1, 2021 by Resolution No. 2021-0037.

The Port of San Diego previously considered the information contained in the FEIR and adopted mitigation measures relevant to the direct or indirect environmental effects for the parts of the SDCRAA's ADP project and the proposed project. In April 2021, the Board of Port Commissioners adopted Resolution 2021-048 adopting the Findings of Fact and Statement of Overriding Considerations, adopting the Mitigation Monitoring and Reporting Program for the "San Diego International Airport Development Plan" FEIR and authorized staff to file a Notice of Determination. No further action under CEQA is required. The FEIR can be accessed on the SDCRAA's website at: <https://www.san.org/Airport-Projects/Environmental-Affairs#1245314-adp-final-eir>.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designation: Streets

The proposed project is located within the Coastal Development Permit (CDP) and Coastal Act exclusion authority of the District and conforms to the certified Port Master Plan, because it would involve utility improvements and reconfigurations in support of the Terminal 1 Improvements Project 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; Section 8.c: New Construction or Conversion of Small Structures and Section 8.d: Minor Alterations to Land

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
- (3) Streets, sidewalks, gutters, bicycle and pedestrian paths, and similar facilities
- (8) Maintenance and control of existing vegetation

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

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, including but not limited to:

- (2) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction

AND/OR

8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but not limited to:

- (2) New gardening or landscaping
- (6) Minor trenching or backfilling where the surface is restored

The proposed project is located within the CDP and Coastal Act exclusion authority of the District and 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 off-site utility improvements in support of the SDCRAA Terminal 1 Improvements Project which would involve a negligible expansion of use beyond that previously existing, would involve replacements that will have substantially the same purpose and capacity as structures replaced, would involve no change of existing use of the property, and would not involve the removal of mature, scenic trees.

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.

If portions of the proposed project are located outside of the District's CDP jurisdiction and Coastal Act exclusion authority, additional approvals may be required from other agencies.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(3) of the Port Act, which allows for the establishment, improvement, and conduct of airport and heliport or aviation facilities, including, but not limited to, approach, takeoff, and clear zones in connection with airport runways, and for the construction, reconstruction, repair, maintenance, and operation of terminal buildings, runways, roadways, aprons, taxiways, parking areas, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of air commerce and air 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:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: 07/06/2023

Deputy/Assistant General Counsel

Signature: [Signature]
Date: 07/06/2023