

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

Project: Pro Shop Remodel at San Diego Convention Center
Location: 111 West Harbor Drive, San Diego, CA 92101
Parcel No.: 019-005
Project No.: 2023-142
Applicant: Steven Noel, Principal, 2n5 Studio, Inc., 1902 Wright Place, Suite 200, Carlsbad, CA 92010; (760) 535-7847
Date Approved: 10/23/2023

PROJECT DESCRIPTION

The proposed project would involve remodeling an existing 4,600 square foot space by the San Diego Convention Center Corporation (Tenant) in the city of San Diego, California. The proposed project would improve the existing Pro Shop by creating new office facilities that can accommodate the Tenant's growing office needs. The remodel would include improvements to 460 square feet on the first floor Pro Shop Lobby and 4,178 square feet on the second floor of the West Convention Center building.

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

Demolition on 1st and 2nd Floors

- Demolish all ductwork
- Demolish all diffusers/grilles
- Demolish existing plumbing supports
- Demolish all associated appurtenances
- Remove all existing piping
- Remove all furniture and equipment
- Leave existing elevator in place

Construction of New Office Spaces on the 2nd Floor

- Install wall partitions/doors to create cubicles, storage areas, conference rooms and reception areas
- Install lighting fixtures and other utilities
- Install ceiling materials/panels
- Install flooring
- Install utilities and mechanical piping
- Install sprinkler hose fittings, air terminal and air ducts
- Install plumbing
- Renovate existing interior restroom and locker room for ADA compliance
- Install urinals, lavatory, kitchen sink and mop-sink in restrooms
- Install electric tank water heater

2nd Floor Sails Pavilion Pump Room

- Remove existing diesel fire pump and replace with a new diesel fire pump of equal size

- Remove and replace existing fire pump controller
- Remove and replace existing jockey pump

Installations on the 2nd Floor Rooftop

- Install heat pump to service open office area and storage
- Install heat pump to service reception, conference rooms and office spaces
- Install rooftop centrifugal downblast exhaust fan
- Conduct minor patch work

Construction of the proposed project is anticipated to occur in approximately early 2024 and would take approximately 4-6 months to complete, with ongoing maintenance as needed. Most of the work would be limited to the interior of the building, except for minimal improvements on the 2nd floor rooftop.

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: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with the CEQA Section 3.a: Existing Facilities; CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with the CEQA Section 3.b: Replacement or Reconstruction; and CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with the CEQA Section 3.c: New Construction or Conversion of Small Structures

3.a. Existing Facilities: 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: 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: 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 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 improvements mostly limited to the interior of the Convention Center that would involve no expansion of use beyond that previously existing, would consist of the replacement of existing facilities, and would consist of the construction of small new facilities/structures. 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 remodeling an existing Pro Shop 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 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 a negligible expansion of use beyond that previously existing, would consist of the replacement of existing facilities that would have 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: 10/23/2023

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri
Date: 10/23/2023