



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

Project: Geotechnical Investigation at Maritime Museum
Location: 1492 North Harbor Drive, San Diego, CA 92101
Parcel No.: 506-004
Project No.: 2023-152
Applicant: Wail Mokhtar, Regional Manager, NOVA Services, Inc., 4373 Viewridge Avenue, Suite B, San Diego, California 92123; (858) 292-7575
Date Approved: 11/20/2023

PROJECT DESCRIPTION

The proposed project would involve a geotechnical investigation by the Maritime Museum Association of San Diego (Applicant) in the city of San Diego, California. The purpose of the proposed project is to identify on-site geotechnical properties for the future redevelopment of the Maritime Museum. Work to specifically complete the proposed project would involve performing two (2) Cone Penetration Tests (CPT) to depths of 60 feet and 100 feet. The CPTs would be performed in the parking lot adjacent to the Maritime Museum (see Exhibit 1). Prior to performing the CPTs, a private utility locator would mark potential subsurface conflicts to ensure the proposed work does not impact with existing utilities. In accordance with Underground Service Alert (USA) requirements, the Applicant would identify the CPT locations and obtain a USA DigAlert ticket prior to commencement of work.

Construction of the proposed project is anticipated to occur in approximately late 2023 or early 2024 and would take approximately one (1) day to complete. All geotechnical work would occur within the Tenant's leasehold, and it is anticipated that approximately 16 parking spaces would be temporarily unavailable to allow for the investigative work. The USA markup and utility clearance would require two (2) personnel, and the CPT fieldwork would require up to three (3) personnel.

The proposed project requires a Right of Entry License Agreement (ROELA) to the Maritime Museum Association of San Diego (Licensee). The area proposed for use under this ROELA would be used by the Licensee and their authorized agent(s) and contractors(s) for the purpose of completing the geotechnical investigation, as well as ingress and egress in support of those activities.

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 Exemption: CEQA Guidelines Section 15306 (Class 6)/District Guidelines for Compliance with the CEQA Section 3.f: Information Collection

3.f. Information Collection: Includes basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be for information gathering purposes, or as part of a study leading to an action which has not yet been approved, adopted or funded.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it is for the purpose of basic data collection and research which would not result in a serious or major disturbance to an environmental resource. 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 a geotechnical investigation 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 Exclusion: Section 8.e: Information Collection

8.e. Information Collection: Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major significant disturbance to an environmental resource.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would consist of a geotechnical investigation that would not result in a serious or major significant disturbance to an environmental resource.

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: 11/20/2023

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri
Date: 11/20/2023

Exhibit(s)

- 1. Site Plan w/ Proposed CPT Locations

Exhibit 1. Site Plan w/ Proposed CPT Locations

