



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

**Project:** Sole-Source Equipment Purchase Agreement and Consulting Services Agreement with Watts Marine, LLC for the Cruise Ship Terminal Additional South Berth Shore Power Connection Point Project

**Location:** 1140 North Harbor Drive, San Diego, CA 92101

**Parcel No.:** 104-145 and 018-113

**Project No.:** 2023-164

**Applicant:** Jesus Puebla, Capital Project Manager, Engineering – Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101

**Date Approved:** December 5, 2023

**PROJECT DESCRIPTION**

The proposed project would involve authorizing a sole-source equipment purchase and consulting services agreement with Watts Marine, LLC by the San Diego Unified Port District (District) in the city of San Diego, California. The new agreements are in connection with the future Cruise Ship Terminal (CST) Additional South Berth Shore Power Connection Point Project which would involve the installation of a new shore power connection point to allow for additional flexibility at the B Street CST. The District is advancing its commitment to environmental sustainability and operational efficiency through a strategic enhancement of its shore power infrastructure. The future connection would satisfy the California Air Resources Board (CARB) At-Berth Regulation, which addresses varying power connection needs of cruise ships, and implements Oceangoing Vessel Objective 2A of the District’s Maritime Clean Air Strategy (MCAS) by improving air quality through Diesel Particulate Matter emission reduction from ships-at-berth. The future connection would service ships with a starboard connection, rather than the existing port side connections.

The District proposes engaging Watts Marine, LLC (formerly Cochrane Marine, LLC) to consult on the design of the future CST Additional South Berth Shore Power Connection Point Project given their previous involvement with the implementation of the existing Phase 1 and Phase 2 shore power systems that have been retrofitted on B Street CST. Watts Marine, LLC manufactures the proprietary system currently being used at the Port of San Diego and other West Coast ports, and their expertise is required to allow for streamlined implementation and simplified long-term maintenance. The proposed project would allow Watts Marine, LLC to assist with the manufacturing process due to the specialized shore power technology requiring long lead times. The scope of the future CST Additional South Berth Shore Power Connection Point Project is unclear at this time, and the future project would be subject to additional environmental review and approvals. The original construction of shore power connection points at B Street Pier were analyzed in the Final Mitigated Negative Declaration for B Street Shore Power Project (December 2009), and the future CST Additional South Berth Shore Power Connection Point Project would not increase the berthing capacity at B Street CST.

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.

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

***CATEGORICAL DETERMINATION***

Categorical Exemption: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with the CEQA Section 3.a: Existing Facilities

- 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.

The proposed project is determined to be Categorical 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 the authorization of a consulting service agreement and associated equipment purchase would consist of the design and development of specialized shore power equipment intended to allow for future shore power flexibility at the B Street Cruise Ship Terminal. The proposed project supports continued electrification efforts at the existing B Street Cruise Ship Terminal facility, as analyzed in the December 2009 Final Mitigated Negative Declaration for B Street Shore Power Project (Clerk's Document No. 69487; Resolution No. 2010-07), and, in and of itself, would not result in a physical change in the environment. The Cruise Ship Terminal Additional South Berth Shore Power Connection Point Project developed as a result of the proposed Board action will be subject to future environmental review after design is completed and project plans are prepared.

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 the authorization of a consulting service agreement and associated equipment purchase 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.a: Existing Facilities

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.

The proposed project is determined to be Categorical Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because the authorization of a consulting service agreement and equipment purchase would allow for the design and development of specialized shore power equipment that will allow for future shore power flexibility at the B Street Cruise Ship Terminal. The proposed project supports continued electrification efforts at the existing B Street Cruise Ship Terminal facility, and, in and of itself, would not result in a physical change, change in use, or increase the intensity of uses. Any future development to result from approval of the following item would remain subject to its own independent review pursuant to the District's certified CDP Regulations, Port Master Plan, and Chapters 3 and 8 of the Coastal Act, including the future Cruise Ship Terminal Additional South Berth Shore Power Connection Point Project.

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)(2) of the Port Act, which allows for all visitor-serving commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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: 12/06/2023

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri  
Date: 12/06/2023