



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

Project: Building #28 Roof Repair by Solar Turbines at North Embarcadero  
Location: 2200 Pacific Highway, San Diego, CA 92186  
Parcel No.: 017-001  
Project No.: 2024-112  
Applicant: James Garegnani, Facility Manager, Solar Turbines Incorporated, 2200 Pacific Highway, San Diego, CA 92186, (619) 595-7516  
Date Approved: 1/24/2025

**PROJECT DESCRIPTION**

The proposed project would involve the removal and replacement of the existing roof on Building #28 by Solar Turbines (Tenant) in the city of San Diego, California. The current 27,700 square foot roof, consisting of rock and asphalt, does not have an adequate level of slope which results in large amounts of standing water after rainfall events. The existing roof material would be replaced with engineered sloped fiber panels to direct rainwater to the current roof drains. Work to specifically complete the project would include using mobile cranes to remove pre-cut sections of the existing roof down to the underlying wood substrate. Inspection of the roof deck would then be performed for any damaged or dry-rotted wood needing to be replaced as necessary to proceed. If necessary, the damaged wood would be replaced, and the improved roof paneling would be installed thereafter. An 80 mil PVC membrane would be installed over the engineered panels including low-profile vents, textured walkways, and new edge flashing to further prevent any future water damage. The proposed replacement would include no increase in height to the existing building and would only be adding a slight grade to the fiber panels to allow for rain runoff.

The existing equipment on the rooftop of Building #28 rests on elevated stations and would not need to be removed to complete this project. The proposed project would require the use of two (2) 40 yard roll off dumpsters for storing and hauling demolition materials and debris. The dumpsters as well as the associated construction personnel vehicles would be parked on-site at the existing parking lot within the Tenant’s leasehold. ADA parking would be temporarily relocated to the adjacent end of the existing building to accommodate for the roll off locations and laydown area located both on the south and west facades of Building #28. The mobile cranes as well as the demolition debris would be removed from the project site daily.

Construction of the proposed project is anticipated to occur approximately in Spring 2025 and would take approximately 90-120 days to complete. The proposed project is weather dependent and may require completion in sections.

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 CEQA Section 3.a: Existing Facilities and CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction

- 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:

- (5) Minor exterior or interior alterations to incorporate architectural changes.

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.

The proposed project is determined to be Categorical Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above because replacement of the existing structure would involve no expansion of use beyond that previously existing, would not result in a cumulative impact due to the continuation of the existing use, would be located on the same site as the structure replaced, and would have the same purpose and capacity. 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: Aviation Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve the removal and replacement of an existing roof on Solar Turbines Building #28 which is consistent with the existing certified Land Use designation(s). 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 and Section 8.b: Replacement or Reconstruction

- 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.

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.

The proposed project is determined to be Categorical Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above because the removal and replacement of the existing structure would involve negligible or no expansion of use beyond that previously existing, would be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced.

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 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.

SCOTT CHADWICK  
President/CEO

Determination by:  
Kelly Cunningham  
Assistant Planner  
Development Services

Signature: Kelly Cunningham  
Date: 1/24/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri  
Date: 1/24/2025