



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Installation of Electric Shore Power Infrastructure by San Diego Unified Port District at Fish Harbor Pier and Chesapeake Wharf
Location: Fish Harbor Pier at South Tuna Harbor Basin
Parcel No.: Various
Project No.: 2025-028
Applicant: Daniel Dela Resma, Assistant Engineer, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; (619) 725-6091
Date Approved: 7/8/2025

PROJECT DESCRIPTION

The proposed project would involve the installation of electric shore power infrastructure at Fish Harbor Pier by the San Diego Unified Port District (District) in the city of San Diego, California. Fish Harbor Pier (Pier) has historically supported in-transit commercial fishing vessels and various cargo operations, and continues to do so. With the large quantity of vessels operating through the Pier, it is required that the standard mandating the installation of maintenance and shore power infrastructure, set by the California Air Resources Board (CARB), be met; however, the Pier's existing electrical infrastructure does not support these mandated shore power requirements. Implementation of the proposed project would equip the Pier with the infrastructure necessary to support these CARB requirements.

Work to specifically complete the proposed project would include:

- Removal of four (4) multi-trunk paperbark trees
- Installation of one (1) 480V-208V power center
- Installation of three (3) receptacle pedestals
- Retrofitting of existing electrical distribution system

Paperbark Tree Removal

The proposed project would involve the removal of four (4) multi-trunk paperbark trees (*Melaleuca quinquenervia*) from the landscaped area adjacent to Fish Harbor Pier where the proposed power center would be installed. To comply with tree replacement requirements, four (4) 24-inch box trees would be planted within proximity of Tuna Harbor.

Installation of New 480V-208V Power Center

The proposed project would involve the installation of a new 480V-208V power center in the landscaped area adjacent to Fish Harbor Pier and underground electrical feeder circuit to connect the new power center to the existing 480V service entrance switchboard located on the northeastern corner of the Chesapeake Fish Company parking lot. The spare 400A SDG&E meter switchboard section would be repurposed as the connection point for the electrical supply, and the underground power circuit for the 400A meter switchboard would be extended south and west to service the pier and wharf areas. Installation of the underground power circuit would be completed by trenching along the parking lots directly adjacent to the Chesapeake Fish Company leasehold from the existing switchboard to the pier.

Installation of Receptacle Pedestals

The proposed project would also involve the installation of three (3) receptacle pedestals along the north side of Fish Harbor Pier. Each pedestal would have two (2) receptacles: one (1) 100A/3PH receptacle and one (1) 30A/1PH receptacle.

Retrofit of Existing Electrical Distribution System

The existing antiquated electrical distribution system currently serving Fish Harbor Pier and Chesapeake Wharf would be removed and replaced with a new shore power electrical distribution system. Electrical wiring from the pier and wharf areas would be integrated into the new shore power electrical distribution system where possible. Additionally, conduits under and along the perimeter of

Fish Harbor Pier would have their wiring removed and replaced. There would be no in-water components to the project, installation of any structures into the water below, or addition of fill or overwater coverage.

Construction of the proposed project is anticipated to begin in the Fall of 2026, and would be carried out in two (2) phases over the course of approximately four (4) months. Phase 1 would involve the installation of a duct bank from the existing SDG&E switchboard to the Chesapeake Fishing Co. access driveway and associated installations, and would require staging of equipment in the parking lot directly east of the Chesapeake Fishing Co. leasehold. Phase 2 would involve the installation of a duct bank from Chesapeake Fishing Co. to the pier, the installation of the 208V power center, and the installation of shore power infrastructure on the pier, and remaining installations associated with the proposed project. Staging for Phase 2 would be moved from the east lot to the south lot following the completion of Phase 1. Phase 1 would take approximately one (1) month to complete, while Phase 2 would take approximately three (3) months. Work would be conducted Monday through Friday during the work hours of approximately 7:00 a.m. to 3:30 p.m.

Construction of the proposed project would require partial closure of the promenade due to necessary trenching to connect the infrastructure installed on the pier to the adjacent power center. Trenching activities would consist of one (1) trench across the promenade from the adjacent parking lot towards Fish Harbor Pier. To minimize impacts on the promenade and maintain public access along the bayfront, construction would close the promenade one half at a time so that the public may walk on one side of the promenade while work would be conducted on the other. This partial closure would ensure public access and allow the public to continue using the promenade throughout the duration of the project. Trenching and construction on the promenade would take approximately one (1) month to finish for each half of the promenade, or approximately two (2) months total.

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 District 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; CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures; CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land; and CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with CEQA Section 3.i: Accessory 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:
 - (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities.
 - (7) Existing facilities used to provide electric power, natural gas, sewage, or other public utility service.

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. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.
- (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

AND/OR

3.d. Minor Alterations to Land: Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to:

- (7) Minor trenching and backfilling where the surface is restored.

AND/OR

3.i. Accessory Structures: Includes construction, or placements of minor structures accessory to (appurtenant to) existing facilities, including:

- (1) Construction or placement of minor mooring facilities, floats, buoys or similar structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities.

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 because it would consist of the installation of new shore power infrastructure that would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use, would consist of construction and location of new, small facilities/structures, and would result in no permanent effects on the environment or involve the removal of mature, scenic trees. 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 Designations: Commercial Fishing; and Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the installation of new shore power infrastructure consistent with the existing certified Land Use designations. 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.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.
- (10) Repair, maintenance, or minor alteration of existing mooring facilities, floats, piers, bulkhead, revetment, buoys, or similar structures.

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.
- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures.

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 limited to:

- (6) Minor trenching or backfilling where the surface is restored.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would consist of the installation of new shore power infrastructure that would involve no expansion of use beyond that previously existing, 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.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(1) of the Port Act, which allows for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and 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.

SCOTT CHADWICK
President/CEO

Determination by:

Davin Cox
Assistant Planner
Development Services

Signature: _____
Date: 7/8/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 7/8/2025