



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Post Indicator Valve Replacements at Tenth Avenue Marine Terminal by San Diego Unified Port District
Location: 802 Terminal Street, San Diego, CA 92101
Parcel No.: 020-091, 020-113, 020-116
Project No.: 2025-032
Applicant: Abraham Pineda, Capital Project Manager, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; (619) 725-6058
Date Approved: 6/9/2025

PROJECT DESCRIPTION

The proposed project would involve the removal and replacement of warehouse post indicator valve (PIV) assemblies at Tenth Avenue Marine Terminal by the San Diego Unified Port District (District) in the city of San Diego, California. Approximately 14 PIV assemblies, located at Warehouses B and C, would be replaced by the District. Twelve (12) PIV assemblies would be replaced at Warehouse B, six (6) on the western side and six (6) on the eastern side; two (2) PIV assemblies, both on the eastern side, would be replaced at Warehouse C. Work to specifically complete the proposed project would include the following:

Warehouse B

- Demolition and removal of three (3) existing PIV and existing 4" fire riser.
- Demolition and removal of nine (9) existing PIV and existing 6" fire riser.
- Installation of three (3) new PIV assemblies, 4" ductile iron fire risers, and associated piping and appurtenances.
- Installation of nine (9) new PIV assemblies, 6" ductile iron fire risers, and associated piping and appurtenances.
- Demolition and removal of two (2) existing 6" reinforced PIV recess slabs.
- Installation of two (2) new 6" reinforced PIV recess slabs.

Warehouse C

- Demolition and removal of one (1) existing PIV and existing 6" fire riser.
- Demolition and removal of one (1) existing PIV and existing 8" fire riser.
- Installation of one (1) new PIV assembly, 6" ductile iron fire riser and associated piping and appurtenances.
- Installation of one (1) new PIV assembly, 8" ductile iron fire riser and associated piping and appurtenances.

Additional installations associated with the proposed project necessary to create a functional fire alarm system would include, but are not limited to, electrical signal wiring and connecting control valve supervisory switches to their respective fire alarm panels, other fire alarm devices, such as pull stations and horn strobes, and bollards. Other required improvements would involve, but are not limited to, the connection of new installments to the Port's existing fire water system, the connection of new installments to the warehouse fire suppression systems, piping, fittings, protection posts, and surface restorations at both warehouses.

The proposed project is anticipated to occur in July 2025 and would take approximately four (4) months to complete. 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 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction; 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.

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. This exemption includes, but is not limited to:

- (2) Replacement or reconstruction of marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreation facilities, including buildings, piers, piles, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaces and will have substantially the same purpose and capacity as the structure replaced.

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 placement of minor structures accessory to (appurtenant to) existing facilities, including:

- (2) Construction or placement of minor structures or equipment accessory to (appurtenant to) existing airport or marine terminal 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 replacement of existing warehouse PIV assemblies that would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of use, would be located on the same site as the structure replaced and would have substantially the same purpose and capacity, 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: 4 - Tenth Avenue Marine Terminal (Precise Plan Figure 13)

Land Use Designations: Marine Terminal and Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve the replacement of existing warehouse PIV assemblies 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.b: Replacement or Reconstruction; 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.

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, including but not limited to:

- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

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 and 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 replacement of existing warehouse PIV assemblies that would involve no expansion of use beyond that previously existing, would be located essentially on the same site and will have substantially the same purpose and capacity as the structure replaced, 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)(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:
Davin Cox
Assistant Planner
Development Services

Signature: _____
Date: _____ 6/9/2025

Assistant/Deputy General Counsel

Signature: _____ Shiraz Tangri
Date: _____ 6/9/2025