



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Replacement and Abandonment of Existing Sewer Main by the City of San Diego at Seaport Village
Location: Kettner Boulevard, South of Market Place, San Diego, CA 92101
Parcel No.: 018-055
Project No.: 2025-117
Applicant: Jody Cheung, Project Manager, Engineering & Capital Projects, City of San Diego, 8525 Gibbs Drive, Suite #302, San Diego, CA 92123; (858) 573-5071
Date Approved: 7/28/2026

PROJECT DESCRIPTION

The proposed project would involve the in-kind replacement and abandonment of existing sewer main in support of the Accelerated Sewer Referral Group 847 Project by the City of San Diego (City; Applicant) within the public right-of-way (ROW) located along Kettner Boulevard at Seaport Village in the city of San Diego, California. The Accelerated Sewer Referral Group 847 Project is part of the City's ongoing Citywide Pipelines Projects¹ sewer replacement program and would consist of the installation of approximately 572 linear feet (LF) of new sewer main, the replacement of approximately 1,338 LF of existing sewer main, the rehabilitation of approximately 176 LF of existing sewer main, and the abandonment of approximately 1,530 LF of existing main across various sites within the City.

The proposed project on San Diego Unified Port District (District) Tidelands is at Site #12 of the Accelerated Sewer Referral Group 847 Project, which is located within the public ROW along Kettner Boulevard, south of Market Place. Site #12 work would specifically include the in-kind replacement of approximately 155 LF feet of existing sewer main via pipe bursting at a depth of approximately 10 to 15 feet, and the abandonment in place of approximately 42 LF of existing sewer main. Access to the existing sewer main would be achieved by two (2) excavation pits at the manholes located on each end of the existing sewer main to be replaced. Ground disturbance and/or excavation of soil would be limited to that required for the excavation pits. No scenic, mature trees within the proposed project area and/or the vicinity of the proposed project area, including, but not limited to, the boxed *Pinus torreyana* (Torrey Pine) on the northern side of the project area, will be disturbed as a result of the proposed project; any other areas of disturbance will be stabilized and substantially returned to the conditions as they were prior to disturbance, unless otherwise reviewed and approved by the District.

Prior to construction of the proposed project, a geotechnical investigation would be conducted at each manhole to test for potential groundwater during construction of the proposed project. The geotechnical investigation would consist of the drilling and sampling of two (2) subsurface borings up to a depth of approximately 15 feet. Following the completion of drilling and sampling, all borings would be backfilled and properly resurfaced. The Applicant is responsible for the proper handling and disposal of drilling spoils and other associated debris. The proposed borings would be completed within one (1) night, and would require standard boring equipment including a drill rig, work truck and small skid steer for any potential cleanup of the site.

Construction of the proposed project is anticipated to occur in Fall 2026 and would take approximately four (4) weeks to complete. Equipment required for the proposed project would consist of standard construction equipment for excavation and resurfacing including, but not limited to, excavators, loaders, dump trucks, and compactors. Work would be conducted at night during the work hours of approximately 10:30 p.m. to 6:30 a.m. If daytime work is necessary, work would be conducted during the work hours of approximately 7 a.m. to 4 p.m. Work hours may be modified in coordination with

¹ A Final MND No. 255100 (SCH No. 2011091045) was prepared by the City and adopted by the City Council on November 30, 2011 (Resolution No. 307122). An Addendum to the Final MND, dated September 25, 2024, was later prepared and certified for the Accelerated Sewer Referral Group 847 Project:
<https://www.sandiego.gov/sites/default/files/2024-09/accelerated-sewer-referral-group-847-amnd.pdf>

adjacent District Tenants to ensure construction activities do not interfere with surrounding business operations, such as access by patrons, workers, deliveries, and trash removal.

A Traffic Control Plan (TCP; see Attachment 1) will be implemented by the City to maintain access to Seaport Village and the bay during construction. The proposed project is expected to temporarily close all lanes entering and existing Seaport Village on Kettner Boulevard during nighttime construction, with flagger(s) present to assist vehicles and other through-traffic when necessary. If daytime work is required, one (1) of the two (2) lanes entering Seaport Village on Kettner Boulevard would be closed, leaving one (1) lane in each direction entering and exiting Seaport Village, along the construction area open during daytime work hours. Construction crew parking and equipment staging would be within the cone area delineated in the TCP.

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 Applicant 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)

In accordance with the California Environmental Quality Act (CEQA) the City of San Diego (City), as Lead Agency, prepared the Final Mitigated Negative Declaration (MND) for the “Citywide Pipeline Projects 2011” (SCH No. 2011091045) and adopted the Final MND on November 30, 2011 (City Resolution No. 307122). An Addendum to the Final MND, dated September 25, 2024, was later prepared and certified by City staff for the “Accelerated Sewer Referral Group 847 Project” (Project) which analyzed the potential environmental impacts of the Project and determined the Project would not result in any new significant impacts, nor would a substantial increase in the severity of impacts from that described in the Final MND result. Pursuant to CEQA Guidelines Section 15381, the District is a Responsible Agency because the proposed project is being carried out by the City on District Tidelands. The District, as a Responsible Agency, has considered the information contained in the Final MND and Addendum pursuant to CEQA Guidelines Section 15096(f), and finds that the Addendum to the Final MND is sufficient for the proposed project. As such, issuance of this approval is not a separate “project” for CEQA purposes but is simply an additional governmental approval required to implement a previously approved project. (CEQA Guidelines § 15378(c); *Van de Kamps Coalition v. Board of Trustees of Los Angeles Comm. College Dist.* (2012) 206 Cal.App.4th 1036.) Accordingly, the proposed project is merely a step in furtherance of the original project for which environmental review was performed, and no further environmental review is required.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Commercial Recreation

The portion of the proposed project located within the Coastal Development Permit (CDP) and Coastal Act exclusion authority of the District conforms to the certified Port Master Plan because it would involve the replacement and abandonment of existing sewer main infrastructure 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 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, including but not limited to:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services.

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.

- (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 or backfilling where the surface is restored.

AND/OR

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 portion of the proposed project located within the CDP and Coastal Act exclusion authority of the District 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 and abandonment of existing sewer main infrastructure that would involve no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced and would have substantially the same purpose and capacity as the structure replaced, would not involve the removal of mature, scenic trees, and would not result in a serious, 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.

For the portion of the proposed project located outside of the District's Coastal Act approval authority, additional approvals may be required from other agencies.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(4) of the Port Act, which allows for the construction, reconstruction, repair, and maintenance of highways, streets, roadways, bridges, belt line railroads, parking facilities, power, telephone, telegraph or cable lines or landings, water and gas pipelines, and all other transportation and utility facilities or betterments incidental, necessary, or convenient for the promotion and accommodation of any of the uses set forth in this section. 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
Planner I
Development Services

Signature: _____
Date: 7/28/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 7/28/2026

Attachment 1

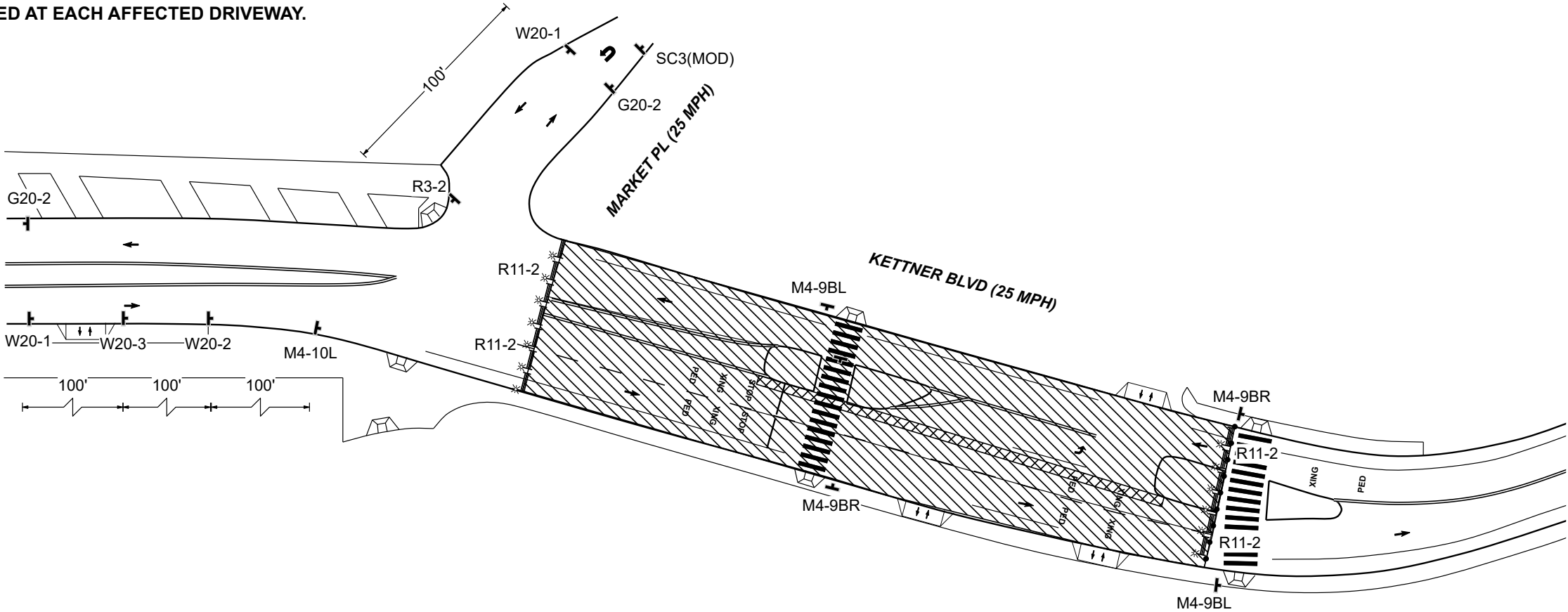
NOTES:

- 1) CONTRACTOR SHALL NOTIFY RESIDENTS & BUSINESSES OF WORK PRIOR TO CONSTRUCTION.
- 2) CONTRACTOR SHALL MAINTAIN ACCESS TO RESIDENTS AND EMERGENCY VEHICLES AT ALL TIMES.
- 3) W20-1 & G20-2 SHALL BE PLACED ON ANY AFFECTED SIDE STREET ACCORDING TO SPEEDLIMIT.
- 4) R3-5L & R3-5R SHALL BE PLACED AT EACH AFFECTED DRIVEWAY.

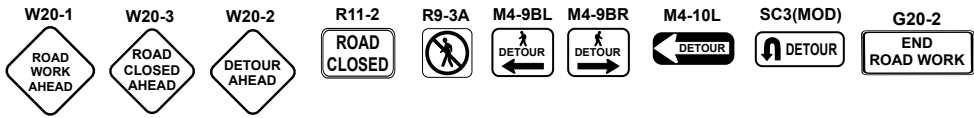
LANE CLOSURE

ACCELERATED SEWER REFERRAL GROUP 847
- C-04

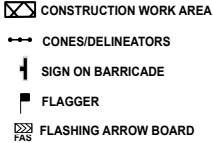
NIGHT WORK



SIGN LEGEND:



SYMBOL LEGEND:



CONTRACTOR:

PALM ENGINEERING
7330 OPPORTUNITY RD
SUITE A&B
SAN DIEGO, CA 92111
Mohammed Abdelwahed
(858) 733-5589

PREPARED BY:

ACME
11478 N. WOODSIDE AVE
SANTEE, CA 92071
(619)299-5100
LICENSE #791667

CITY OF SAN DIEGO

FRANKLIN ST BETWEEN S. 38TH ST & S. 39TH ST

THOMAS GUIDE:
1289-J4

WBS #
B-18183

SHEET #
8 OF 16

NOTES:

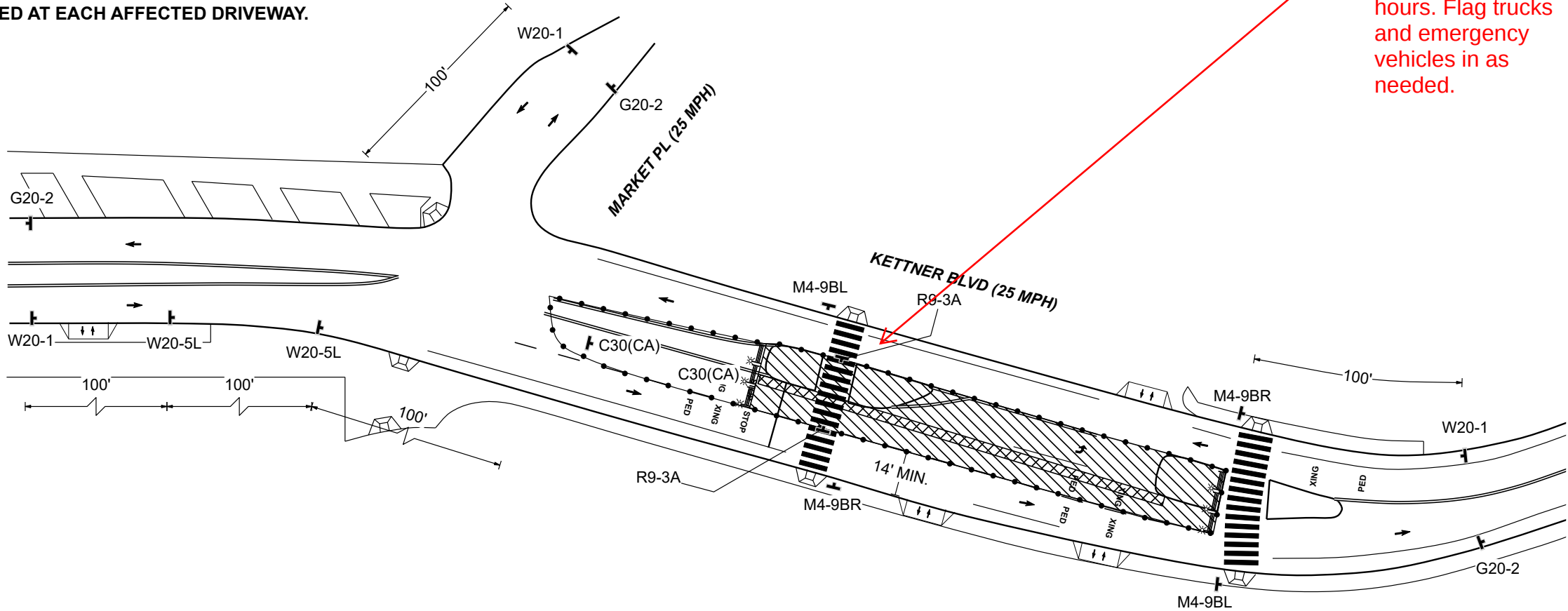
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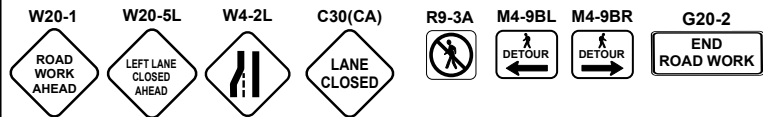
ACCELERATED SEWER REFERRAL GROUP 847
- C-04



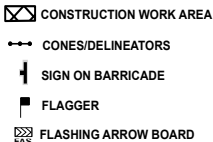
Create alternate plan
(along with this sheet)
to close road for work
during non working
hours. Flag trucks
and emergency
vehicles in as
needed.



SIGN LEGEND:



SYMBOL LEGEND:



CONTRACTOR:

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