



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

Project: B Street Pier Fender Pile Cluster Repairs by San Diego Unified Port District
Location: 1140 North Harbor Drive, San Diego, CA 92132
Parcel No.: 104-145
Project No.: 2025-122
Applicant: Devon Beach, Capital Project Manager, Engineering-Construction at San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; 619-686-6482
Date Approved: 10/14/2025

PROJECT DESCRIPTION

The proposed project would involve the repair and replacement of existing fender pile clusters at the B Street Pier by San Diego Unified Port District (District) in the city of San Diego, California. There are approximately five (5) damaged fender pile clusters on the south side of the B Street Pier which need repairs and replacement as they no longer provide adequate berthing energy absorption.

Work to specifically complete the proposed project would involve replacement of upper and lower timber walers, timber chocks and associated hardware/equipment. If damage is found to the existing 15" diameter plastic fender piles throughout the five (5) fender pile clusters, they would be replaced in-kind, in the same location using a vibratory or impact hammer operating from a barge. The District is responsible for implementing Best Management Practices (BMPs) and Environmental Standards during the proposed project to prevent debris from entering the bay.

No eelgrass is present at the project site and has not historically been observed within approximately 650 feet of the project site. Surveys were completed in Summer of 2023 with no eelgrass observed.

Construction would be performed from a barge equipped with miscellaneous construction equipment, including hand tools and a small crane. Additionally, replacement of any fender piles found to be damaged would utilize a barge-mounted vibratory or impact hammer. Construction of the proposed project is anticipated to occur in approximately late 2025 and would take approximately fifteen (15) days to complete, with ongoing maintenance as needed. Construction hours would be Monday-Friday from approximately 7:30am-3:30pm.

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; and CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land

- 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:

- (1) Replacement or reconstruction of mooring facilities, piles, floats, piers, wharves, marine ways, bulkhead, revetment, buoys, or similar structures where the new structure will be on essentially the same site as the structure replaced and will have substantially the same size, 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.

The proposed project is determined to be Categorical 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 repair and replacement of fender pile clusters and associated equipment that would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the replacement of an existing structure, would be located on the same site as the structure replaced, would have substantially the same purpose and capacity, would result in no permanent effects on the environment, and would not 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 and Water Use Designations: Commercial Recreation; Commercial Fishing and Terminal Berthing

The proposed project conforms to the certified Port Master Plan because it would involve repair and replacement of fender pile clusters and associated equipment consistent with the existing certified Land and Water 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, including but not limited to:

- (10) Repair, maintenance, or minor alteration of existing mooring facilities, floats, piers, bulkhead, revetment, buoys, or similar structures

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:

- (3) Replacement, stabilization, or reconstruction of mooring facilities, floats, piers, bulkhead, revetment, shoreline protection, buoys, 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.

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 repair and replacement of fender pile clusters and associated equipment that would involve no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced 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)(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:
Justin Huitema
Planner I
Development Services

Signature: Justin Huitema
Date: 10/14/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 10/14/2025