

FEB 12 2020

K. Ortiz

BY _____
DEPUTY

Notice of Exemption

CEQA Guidelines Appendix E

To: ■ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency)
San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

Project Title: *Exterior and Interior Renovation by Solar Turbines Inc. at Centre City Embarcadero*

Project Location – Specific: *2200 Pacific Highway, San Diego, CA 92101*

Project Location – City: *San Diego*

Project Location – County: *San Diego*

Description of Nature, Purpose, and Beneficiaries of Project: *The proposed project would involve interior and exterior building improvements and site design changes by Solar Turbines, Inc. (Applicant), in the City of San Diego, California. The proposed structural improvements would include opening the existing exterior wall on the west and south elevations to install a new structural glazing system to replace the single pane window wall system and the addition of approximately 185 square feet (sq. ft.) to the existing lobby area. Interior tenant improvements include reconfiguring approximately 2,000 sq. ft. of existing floor area, comprised of a portion of the existing lobby and conference room, removal of a restroom, and installation of associated electrical, mechanical, and plumbing work.*

Exterior, non-building demolition would include removal of pedestrian paving area, stairs, and curb fronting the building, lowering a portion of a security screening wall, and removal of eight (8) ornamental trees adjacent to the existing drive aisle and a portion of the drive aisle. Exterior improvements include installation of decorative and non-decorative concrete paving, and construction of a new drive aisle, retaining wall, and entry sign wall in accordance with San Diego Unified Port District (District) Tenant Signage Guidelines.

The improvements would require relocation of nine (9) existing ADA parking spaces along North Harbor Drive to the existing parking area near the southern portion of the Solar Turbines building, which would result in removal of thirteen (13) reserved parking spaces. Approximately 1,145 parking spaces for Solar Turbine staff and visitors would continue to be provided at the project site and the Applicant's dedicated parking lots at Hawthorne Street, Laurel Street, and Aladdin parking structure (2548 Kettner Blvd, San Diego, CA 92101). All improvements would occur within the Applicant leasehold area and no work is proposed in the public right of way. Construction of the proposed improvements is anticipated to occur in February 2020 and would take approximately ten (10) 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 construction equipment, which would be located entirely on an existing developed site as part of building and site improvements. Therefore, significant 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.

Name of Public Agency Approving Project: *San Diego Unified Port District (SDUPD)*

Name of Person or Agency Carrying Out Project: *Gary Mathews, Manager of Facilities Engineering, Solar Turbines Inc., 2200 Pacific Highway, San Diego, CA 92101; (619) 595-7535*

Exempt Status: (Check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ **Categorical Exemptions: Existing Facilities (SG § 15301) (Class 1), Replacement or Reconstruction (SG § 15302) (Class 2), and Minor Alterations to Land (SG § 15304) (Class 4)**
- ☐ Statutory Exemption. State code number:

Reason Why Project is Exempt: *The proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction), and Section 15304 (Minor Alterations to Land), and Section 3.a., 3.b., and 3.d. of the District's Guidelines for Compliance with CEQA because it consists of interior and exterior renovations to an existing building and site design modifications and would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the reconstruction of an existing facility, would be located on the same site as the structure modified, 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. Sections 3.a., 3.b., and 3.d. of the District's CEQA Guidelines are as follows:*

- 3.a. Existing Facilities (SG § 15301) (Class 1): 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.
- 3.b. Replacement or Reconstruction (SG § 15302) (Class 2): 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.
- 3.d. Minor Alterations to Land (SG § 15304) (Class 4): Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees.

Lead Agency Contact Person and Telephone Number: Michael Paul, (619) 686-8112

Signature:  Date: 2-11-20 Title: Assistant Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk:

Governor's Office of Planning & Research

FEB 12 2020

STATE CLEARINGHOUSE

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on FEB 12 2020

Posted FEB 12 2020 Removed

Returned to agency on

Deputy **K. Ortiz**



San Diego County



Transaction #: 4464792
Receipt #: 2020075550

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 02/12/2020
Cashier Location: SD

Print Date: 02/12/2020 9:15 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT	\$50.00
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Total Payments	\$50.00
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Miscellaneous Item

FISH & WILDLIFE FEES

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:		\$50.00

Grand Total - All Documents:	\$50.00
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State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/10/19) Previously DFG 753.5a

RECEIPT

37-2020- 0109

STATE CLEARINGHOUSE NUMBER (If applicable)

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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN DIEGO UNIFIED PORT DISTRICT DEVELOPMENT SERVICES DEPARTMENT

LEAD AGENCY EMAIL

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DATE

02/12/2020

COUNTY/STATE AGENCY OF FILING

San Diego County

DOCUMENT NUMBER

2020-0109

PROJECT TITLE

EXTERIOR AND INTERIOR RENOVATION BY SOLAR TURBINES INC. AT CENTRE CITY EMBARCADERO

PROJECT APPLICANT NAME

SOLAR TURBINES INC., GARY MATHEWS

PROJECT APPLICANT EMAIL

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PHONE NUMBER

(619) 595-7535

PROJECT APPLICANT ADDRESS

2200 PACIFIC HIGHWAY

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92101

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,343.25

\$

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,406.75

\$

☐ Certified Regulatory Program document (CRP)

\$1,136.50

\$

☐ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☒ Check☐ Other 1292

TOTAL RECEIVED

\$

\$50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County

K.ORTIZ

, Deputy

