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Ernest J. Cronenberg, Jr. Recorder County Clerk

FEB 25 2019

G. Mendoza Dominguez

BY _____
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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: Demolition of Facilities and Storage Lot by National Rent-a-Car at Harbor Island

Project Location – Specific: 3280 Harbor Drive, San Diego, CA 92106

Project Location – City: San Diego

Project Location – County: San Diego

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project would involve the demolition and clean-up of two areas on Harbor Island formerly used for a rental car operation by National-Rent-a-Car (Applicant) in the city of San Diego, California. The two areas include the 4.05-acre National Quick Turn-Around (QTA) Facility located at 3280 Harbor Drive, San Diego, California 92106 and the 2.96-acre triangular Vehicular Storage Lot located immediately west of Convair Lagoon. Work to specifically complete the proposed project would involve the following:

National QTA Facility Lot:

- Install temporary fencing;
- Conduct hazardous materials abatement and disposal on the QTA facility;
- Profile building waste from the QTA facility via sampling;
- Decommission utilities and electrical equipment;
- Remove customer service building and footings, repair bays, car wash bays, security kiosk booths, canopies and footings, underground fuel storage tanks, dispensers and associated piping, underground utilities, Asphalt Concrete (AC) paving, and utility lines;
- Test the soil where the above ground oil tanks, underground fuel storage tanks, dispensers and piping were removed per State and County requirements;
- Collect, segregate, and load all project components designated for disposal or recycling. Estimated to generate approximately 6,565 cubic yards of debris;
- Load components designated for disposal or recycling in truck for off-site disposal at appropriate locations as to be determined by the demolition contractor and approved Authorities; and
- Hydroseed site and install Best Management Practices (BMP)

Vehicle Storage Lot:

- Install temporary fencing;
- Conduct hazardous materials abatement and disposal;
- Remove yard lights, guard posts, footings, AC paving, and utility lines;
- Collect, segregate, and load all project components designated for disposal or recycling. Estimated to generate approximately 2,410 cubic yards of debris;
- Load components designated for disposal or recycling in truck for off-site disposal at appropriate locations as to be determined by the demolition contractor and approved Authorities; and
- Hydroseed site and install BMP's

Construction of the proposed project is anticipated to occur in early 2019. Demolition would take approximately 10 to 12 weeks at the National QTA Lot and 1 to 2 weeks at the Vehicle Storage Lot to complete. Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would

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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.

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

Name of Person or Agency Carrying Out Project: Bill Bettison, Property Development and Facilities Management, National Rent-a-Car, Southern California Group, 333 City Boulevard W., Suite 1115, Orange, CA 92868; (714) 935-9646

- 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); Minor Alterations to Land (SG § 15304) (Class 4); Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances (SG § 15330) (Class 30)**
 - 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 Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), and/or 15330 (Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances) and Sections 3.a. and/or 3.d. (4) of the District's Guidelines for Compliance with CEQA because it would involve demolition of existing rental car facilities that would not involve expansion of use beyond that previously existing or the removal of mature, scenic trees, and would involve minor actions to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances. Sections 3.a. and 3.d. (4) of the District's CEQA Guidelines and Section 15330 of the CEQA Guidelines is 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.

AND/OR

- 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, including, but not limited to:

4. Grading of land with a slope of less than 10%, except in waterways, wetlands, officially-designated scenic areas or officially mapped areas of severe geologic hazard.

AND/OR

Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances (SG § 15330) (Class 30)

Consists of any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1 million or less. Examples of such minor cleanup actions include but are not limited to:

(b) Examples of such minor cleanup actions include but are not limited to:

- (1) Removal of sealed, non-leaking drums or barrels of hazardous waste or substances that have been stabilized, containerized and are designated for a lawfully permitted destination;
- (4) Onsite treatment of contaminated soils or sludges provided treatment system meets Title 22

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requirements and local air district requirements;

- (5) Excavation and/or offsite disposal of contaminated soils or sludges in regulated units;
- (6) Application of dust suppressants or dust binders to surface soils; and
- (7) Controls for surface water run-on and run-off that meets seismic safety standards.

Lead Agency Contact Person and Telephone Number: Cameron McLeod, (619) 686-6273

Signature: Cameron McLeod. Date: 2/13/19. Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:

Governor's Office of Planning & Research
FEB 26 2019
STATE CLEARINGHOUSE

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Deputy C. Mendoza Dominguez