

San Diego Unified Port District

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

Project: Replacement and Repair of the Dole Parking Area at the National City Distribution Center
Location(s): 1022 Bay Marina Drive, National City, CA 92106
Parcel No.(s): 020-083
Project No.: 2017-190
Applicant: Barrett Jung, Dole Fresh Fruit Inc., 1 Dole Drive, Westlake Village, CA 91362
Date Approved: December 13, 2017

Project Description:

The proposed project involves repair and replacement of an existing commercial parking area used for semi-trailers at the National Distribution Center in National City, California. The asphalt surface of the existing parking area has deteriorated over time. The proposed project would replace and repair the existing parking area to improve its usability, longevity, and appearance. The proposed project would not expand the existing parking area and would not change the number or layout of parking spaces. Work to complete the proposed project would include the following:

- Pulverize approximately 40,000 square feet (sf) of asphalt into reusable base material;
- Fine grade and balance the area;
- Lay hot asphalt and compact the area with a drum roller;
- Grind out and remove approximately 50 2ft-by-8ft-by-8-inch (in)-deep areas for semi-trailer unit landing pads; and
- Compact sub-base, install steel wire mesh, and pour approximately 8-in-thick concrete for semi-trailer unit landing pads.

Construction of the proposed project is anticipated to commence in late 2017 and take approximately seven days to complete. It is anticipated that the proposed project would generate approximately 35 vehicle trips total for the duration of the project. Vehicle trips would be associated with deliveries and transport of construction workers. Due to its nature and limited scope, construction of the proposed project would require limited use of construction equipment, including a drum roller and mini-excavator. Therefore, no impacts are anticipated. Furthermore, the applicant would be responsible for complying with all applicable federal, state, and local laws regulating construction demolition debris noise, and stormwater.

The following categorical determinations are based on the applicant's project submittal and all project information known to the District as of the date of this determination.

CEQA DETERMINATION

Based upon the above description, the project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) and Sections 3.a. and 3.b. of the District's *Guidelines for Compliance with CEQA* because it is the repair and replacement of an existing parking area that would involve no expansion of use beyond that previously existing. Section 3.a. and 3.b. of 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 and private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing.

AND/OR

- 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.

The Categorical Exemptions listed above are appropriate for the proposed project because it is the repair and resurfacing of an existing parking area that would involve no expansion of use beyond that previously existing and would not remove a scenic resource, including a stand of trees, a rock outcropping, or a historic building.

and would not remove a scenic resource, including a stand of trees, a rock outcropping, or a historic building. 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.

The proposed project complies with Section 87 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 Section 87. 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.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN

The proposed project sites are located in Planning District 5, National City Bayfront, which is delineated on Precise Plan Map Figure 15 of the certified Port Master Plan. The Port Master Plan land use designation within the limits of the proposed project is Marine Related. The project conforms to the certified Port Master Plan because it is the repair and replacement of an existing parking area consistent with the existing certified land use designation. The project would not change the use of the site nor would it interrupt or expand the existing conforming use of the site.

CATEGORICAL DETERMINATION

The above project proposes the repair and replacement of an existing parking area that would involve no expansion of use beyond that previously existing. This project is consistent with the existing certified land use designation and is Categorically Excluded under Section 8.a (3) of the District's *Coastal Development Permit Regulations*, as follows:

- 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.

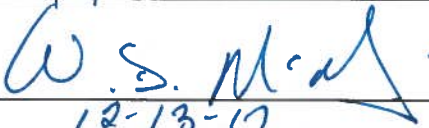
Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

RANDA CONIGLIO
President/CEO

Determination by:
Cameron McLeod
Assistant Planner
Development Services

Deputy General Counsel

Signature: 
Date: 12/13/2017.

Signature: 
Date: 12-13-17