



CEQA and COASTAL DETERMINATIONS  
and  
NOTICE OF APPROVAL

Project: Tideland Use and Occupancy Permit to Dole for Operations and Storage at the National Distribution Center  
Location: 1000-1022 Bay Marina Drive, National City, CA 91950  
Parcel No.: 027-095  
Project No.: 2019-124  
Applicant: Sarah Marsh, Terminal Manager, Dole Fresh Fruit Company, 850 Water Street, San Diego, CA 92101  
Date Approved: July 25, 2019

**PROJECT DESCRIPTION**

The proposed project is a renewal of a Tidelands Use and Occupancy Permit (TUOP) to Dole Fresh Fruit Company (Tenant) for their use of 4,339 square feet of warehouse space located at the National Distribution Center in the city of National City. The area proposed for use under this TUOP is currently and is proposed to be used only and exclusively for the purpose of receiving, storing, processing, and handling of perishable and general cargo and other marine related industrial uses and for no other purpose whatsoever without the prior written consent of the Executive Director of the District in each instance. In addition to Tenant's right to use and occupy the Premises, the Tenant shall have non-exclusive rights to the Common Areas, but shall not have any rights to the roof, exterior walls, or utility raceways of the Building or to any other buildings in Industrial Center. The Tenant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials. No new development, construction, or increase in the size of the property is proposed or authorized as part of the TUOP.

It is anticipated that the TUOP would have a total term of approximately six (6) months. The TUOP may be terminated by the District or Tenant as a matter of right and without cause at any time upon providing sixty (60) days' notice in writing to the other part of such termination.

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.

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

***CATEGORICAL DETERMINATION***

Categorical Exemption: SG §15301, Class 1/Section 3.a: Existing Facilities.

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, including but not limited to:

- (4) New and renewed short-term tenancy agreements which do not result in change in the existing use. This exemption does not apply to any new development associated with the activities of the tenant. This exception is also inapplicable if the cumulative impact of continuing the existing use or conditions in the same place, over time, is significant.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it would consist of a TUOP for warehouse space for operations and storage that would result in no expansion of use beyond that previously existing or a significant cumulative impact due to the continuation of the existing use and would result in no permanent effects on the environment. 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: 5 - National City Bayfront (Precise Plan Figure 15).

Land Use Designation: Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would consist of a TUOP for warehouse space for operations and storage, which is consistent with the existing certified Land Use designation. The propose project would not change the use of the site nor would it interrupt or expand the existing conforming uses of the site.

*CATEGORICAL DETERMINATION*

The proposed project would renew an existing real estate agreement through issuance of a TUOP. The proposed project does not allow for "development" as defined in Section 30106 of the California Coastal Act, or "new development" pursuant to Section 1.a. of the District's Coastal Development Permit Regulations. Therefore, issuance of a Coastal Development Permit or categorical exclusion is not required.


**CALIFORNIA PUBLIC TRUST DOCTRINE**

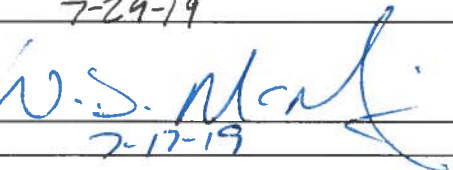
The proposed project complies with Section 87.(a)(1) of the Port Act, which allows for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, 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.

RANDA CONIGLIO  
President/CEO

Determination by:  
Michael Paul  
Assistant Planner  
Development Services

Deputy General Counsel

Signature:   
Date: 7-24-19

Signature:   
Date: 7-17-19