



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

Project: 2020-114 Environmental Upgrades at National City facility by Austal USA  
Location: 1313 Bay Marina Drive, National City, CA  
Parcel No.: 026-038; 028-039; 028-047  
Project No.: 2020-114  
Applicant: Bill Rebarick, Vice President, Austal USA, 100 Austal Way, Mobile, AL 36602  
Date Approved: Nov 18, 2021

**PROJECT DESCRIPTION**

The proposed project includes the assignment of leasehold interests from Marine Group Boat Works to Austal USA and would involve the replacement and improvement of landside infrastructure systems that improve environmental conditions at the project site by Austal USA in the city of National City, California, including stormwater conveyance and collection, potable water, sanitary sewer, electrical systems including solar energy and vehicle charging, improving the functionality of the on-site pneumatics (compressed air) system as well as paving an existing dirt and gravel parking lot. Trenching, backfill and paving will be associated with underground infrastructure installation. Site security fencing and gates and are also proposed. Work to specifically complete the proposed project would involve the following improvements.

**Water Quality Improvements**

- Upgrade leasehold-wide storm water system including new concrete catch basins, cross-over gravity fed pipe, new sump pump and controller, 20,000-gallon storm water tank, and storm water tank fill and discharge lines.
- Site grading, asphalt pave southern portion of site and re-seal north lot, asphalt curb for storm water containment, and parking lot paving.

**Air Quality/Electrification Improvements**

- New underground electrical conduit, connect to main from SDG&E, new main/switchgear, additional switchgear to 12000KVS, new underground conduit and cable from main, and Furnish and Install (F&I) cables. Does not include infrastructure outside of leasehold to be installed by SDG&E.
- Utilize remaining roof space by installing approximately 8,800 Sq. Ft. of additional solar panels and associated system connections.
- Install electric vehicle and equipment charging stations for 20 vehicles/pieces of equipment in parking lot to encourage the use of electric vehicles by employees and to charge equipment such as golf carts and forklifts.
- Upgrade all interior and exterior lighting with LED lighting, including installation of new light standards in the employee parking lot.
- Pothole and make connection to compressor, F&I underground compressed air pipe compressor unit to dock quay, bulkhead crossover piping, supports and valves, and additional switchgear to 12000KVA.

**Public Utility Improvements**

- F&I new backflow, potable water pipe from backflow/meter to dock quay, and bulkhead crossover piping, supports, and valves.
- Pothole and make connection to city sanitary sewer trunk line, F&I CHT/sewer pipe from city POC to Dock Quay, and bulkhead crossover piping, supports and valves.

### Site Security

- Install new gates, including at rail spurs and security fencing at certain locations where gaps in the perimeter fence currently exist.

Construction of the proposed project is anticipated to begin in 2022 and be phased in over approximately four (4) years, (2022 through 2025).

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 Tenant 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.

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## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

### ***CATEGORICAL DETERMINATION***

Categorical Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities; SG §15302, Class 2/Section 3.b: Replacement or Reconstruction; and SG §15304, Class 4/Section 3.d: Minor Alterations to Land

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:

- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

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.

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.
- (7) Minor trenching and backfilling where the surface is restored.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate for the proposed project because the project would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use; the project would consist of the replacement/reconstruction of an existing structure/facility; the project would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity; the project 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: 5 - National City Bayfront (Precise Plan Figure 15)

Land and Water Use Designations: Marine Related Industrial; Specialized Berthing

The proposed project conforms to the certified Port Master Plan because it would involve the replacement and improvement of landside leasehold infrastructure systems including stormwater conveyance and collection, potable water, sanitary sewer, electrical systems including solar energy and vehicle charging. The proposed project also includes other site improvements including security fences/gates, grading and paving employee parking area and upgrades to the existing sand blasting and prime facility, 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:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

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.

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, including but not limited to:

- (1) Land grading, except where located in a waterway, wetland, officially designated scenic area, or in officially mapped areas of severe geologic hazard;
- (6) Minor trenching or backfilling where the surface is restored.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because the project would involve negligible or no expansion of use beyond that previously existing; the project 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 the project 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)(2) of the Port Act, which allows for all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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.

JOE STUYVESANT  
President/CEO

Determination by:  
Peter Eichar, AICP  
Senior Planner  
Development Services

Signature: Peter Eichar  
Date: Nov 18, 2021

Deputy General Counsel

Signature: Christopher Burt  
Date: Nov 18, 2021