



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

Project: USCG Maritime Security Response Team Training Tower
Location: National Distribution Center, 1022 Bay Marina Drive, Suite 150, National City, CA.
Parcel No.: 027-049
Project No.: 2021-113
Applicant: United States Coast Guard
Date: Sep 27, 2021

PROJECT DESCRIPTION

The Maritime Security Response Team Training Tower (Training Tower) will be located on the west end of the fenced and paved storage area, south of the 38' high USCG warehouse, within the leasehold of the USGC at the National Distribution Center. The Training Tower will be used for land-based training of high-risk operations conducted daily by MSRT West personnel. The training tower will provide opportunities for members to practice climbing special maritime ladders used for vessel boarding while underway. The tower will also be used to practice fast roping (like rappelling) which normally can only be practiced from a helicopter in a higher-risk situation.

The Project entails a geotechnical survey (soil samples) to establish soil bearing pressure, sliding friction and passive allowable values of the soil underneath the existing concrete to establish the final concrete pad design, installation of the new concrete pad and erecting of the Training Tower. The Training Tower will consist of four levels each approximately ten feet (10') in height for a total height of 40'. The Training Tower will be approximately 8' W x 20' L with a top level overhang of up to nine feet (9'). The new concrete pad will be approximately 13' W x 25' L with a depth up to 22", as may be amended by the final geotechnical requirements. The existing asphalt/concrete to be replaced with the concrete pad, including excess soil or other debris, will be disposed of at an approved landfill in accordance with applicable regulations.

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemptions: SG §15304, Class 4/Section 3.d: Minor Alterations to Land; and SG §15311, Class 11/Section 3.i: Accessory Structures

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:

1. Filling of earth on previously disturbed land with material compatible with the natural features of the site.
2. 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.
3. Minor trenching and backfilling where the surface is restored.

AND/OR

3.i. Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

1. Construction or placement of minor mooring facilities, floats, buoys or similar structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities.

The proposed project is determined to be Categorical 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 it would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. The proposed project would grade/excavate on slopes less than 10% and said excavation will be backfilled with concrete. As an accessory structure to the existing US Coast Guard institutional facility, the Training Tower will only be used by existing personnel and would not expand the use or capacity of the site. 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)

Use Designation: Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve installing a training tower used for land-based training of high-risk operations conducted daily by the Maritime Security Response Team West personnel in support of existing and ongoing operations of their facility at the National Distribution Center consistent with the existing certified Land use designation. 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.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (1) Commercial, industrial, and recreational structures designed for an occupant load of thirty (30) persons or less, if not in conjunction with the building of four (4) or more structures, and if not involving the use of significant amounts of hazardous substances;

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;
- (2) Minor trenching or backfilling where the surface is restored;

The proposed project is determined to be Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it would involve negligible or no change of existing use of the property and 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)(4) 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 this section. 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

Deputy General Counsel

Signature: Peter Eichar
Date: Sep 27, 2021

Signature: Christopher Burt
Date: Sep 27, 2021