



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

Project: Port Initiated Installation of Monitoring Wells and Soil Borings within Numerous Leaseholds and Port District Property in National City  
Location: 1313 Bay Marina Drive, National City, CA  
Parcel No.: 026-027; 026-029; 026-038; 026-039; 026-047; various  
Project No.: 2021-135  
Applicant: Robert Kurkjian, Project Manager, Tetra Tech  
 3475 E. Foothill Blvd. Pasadena, CA 91107  
Date: Nov 24, 2021

**PROJECT DESCRIPTION**

The proposed project located in the city of National City, California would allow for Tetra Tech, on behalf of the Port District, to install up to fifteen (15) monitoring wells and twenty (20) soil borings over the course of five (5) years over various properties leased from the Port District as well as Port District properties, access to which will require the issuance of Rights of Entry License Agreement (ROELA). The ROELA is required to authorize the activities on Port District property. Access to leaseholds will be negotiated directly between Tetra Tech and the leaseholder. The monitoring wells will initially be hand augured to five (5) feet below ground surface (bgs) then a drill rig will sample and install the well 25-feet deep with a four-inch (4") schedule 40 PVC well with 15 feet of .020 screen set in a #3 filter sand followed by a hydrated Bentonite chip seal and 5% Bentonite/Portland Cement grout as needed. Monitoring wells will be finished with a 12" H-20 Traffic Rated Well Box set in a three foot by three foot (3' x 3') square color matched concrete pad. Soil borings will be advanced using a hand auger to five (5) feet bgs. A drill rig will then be used to collect soil samples to a depth of 20 feet bgs. Sampling intervals will be approximately every five (5) feet. Depending upon what is observed in the field during drilling activities (e.g., visual or olfactory observations), samples may be collected from slightly different depths or supplemented to collect soil that has been impacted. All borings will be properly backfilled with hydrated bentonite and the surface will be patched to match existing conditions. Five (5) initial monitoring wells will be installed and inform the locations of the remaining wells and borings, based on professional judgement following the results of the initial investigation; initial soil/groundwater samples will determine other sampling locations. Installation of the monitoring wells and taking of soil borings is anticipated to occur over a five (5) year period beginning in early 2022. Access to the monitoring wells would occur throughout the duration of the five-year period.

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 Licensee 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 Exemption: SG §15306, Class 6/Section 3.f: Information Collection;

3.f Information Collection (SG § 15306) (Class 6): Includes basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be for information gathering purposes, or as part of a study leading to an action which has not yet been approved, adopted or funded.

The proposed project is determined to be Categorical 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 proposes to gather information necessary for the monitoring and remediation of contamination found beneath the ground surface from historical industrial uses and operations. 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 involve the installation of approximately fifteen (15) monitoring wells and approximately twenty (20) soil borings over the course of five (5) years 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 Exclusion: Section 8.e: Information Collection;

8.e. Information Collection: Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major significant disturbance to an environmental resource.

The proposed project is determined to be Categorical Excluded pursuant to the Section of the District’s *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would not result in a serious or major significant disturbance to an environmental resource

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

Deputy General Counsel

Signature: Peter Eichar  
Date: Nov 24, 2021

Signature: Christopher Burt  
Date: Nov 24, 2021