



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

Project: Installation of a Training Tower by the United States Coast Guard at the National Distribution Center
Location: USCG National Distribution Center, 1022 Bay Marina Drive, Suite 150, National City, CA 91950
Parcel No.: 027-049
Project No.: 2023-048
Applicant: Jason Hutts, Master Chief Petty Officer, United States Coast Guard
Date Approved: 05/08/2023

PROJECT DESCRIPTION

The proposed project would involve the installation of a BeaverFit brand training tower by the U.S. Coast Guard (Applicant) in the city of National City, California. Work to specifically complete the proposed project would involve the installation of this prefabricated training tower within the existing U.S. Coast Guard facility at National City Marine Terminal. The tower would be used to support training activities including rappelling, climbing, and non-standard rescues.

The prefabricated training tower consists of three levels:

Level 1 (ground level) – a modified shipping container with an approximate height of 8 feet 5 inches and an approximate length of 18 feet 9 inches

Level 2 – welded steel platform

Level 3 – welded steel platform

The training tower platforms would arrive at the U.S. Coast Guard facility prefabricated and the platforms and ground level shipping container would be secured, installed, and assembled by BeaverFit (the manufacturer of the tower components). The modified shipping container would be bolted to the underlying concrete floor using adhesive anchors and the platforms would be mounted and secured with bolts. Up to four BeaverFit personnel would be onsite during this installation process using equipment such as a forklift and a bucket truck to complete the project. The total dimensions for this tower would be approximately 20 feet in length by 8 feet in width by 20 feet in height.

Assembly of the tower would take place as the materials are offloaded and the materials needed for assembly would be kept within the National Distribution Center next to the location for the tower. The material would be dropped off at the U.S. Coast Guard loading ramp on the west side of the National Distribution Center. The material would then be brought into the National Distribution Center with a small forklift from the loading ramp. Members of the U.S. Coast Guard would assist with transportation of the training tower material.

Construction of the proposed project is anticipated to occur in Summer 2023 and would take approximately two (2) days to complete. 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 Applicant 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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemption

3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (1) Commercial, industrial, recreational, and marine-oriented mooring facilities or structures if designed for an occupant load of 30 persons or less, if not constructed in conjunction with the building of two or more such structures. In urbanized areas, the exemption also applies to commercial buildings on sites zoned for such use, if designed for an occupant load of 30 persons or less if not constructed in conjunction with the building of four or more such structures, and if not involving the use of significant amounts of hazardous substances.

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 the construction of a new, small structure. 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 a training tower 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.c: New Construction or Conversion of Small Structures

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

The proposed project is determined to be Categorically 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 consist of the construction of a new, small structure.

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 visitor-serving 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:
Abigail Haynam
Assistant Planner
Development Services

Assistant/Deputy General Counsel

Signature: Abigail Haynam
Date: 05/08/2023

Signature: [Handwritten Signature]
Date: 05/08/2023