



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

Project: Port Security Grant Program Implementation Project by Pasha Automotive Services
Location: 2500 Terminal Avenue, National City, California, 91950
Parcel No.: 027-003
Project No.: 2023-098
Applicant: Sophie Silvestri, Government Affairs/Business Development, 1309 Bay Marina Drive,
National City, California 91950; (619) 419-1139
Date Approved: 09/19/2023

PROJECT DESCRIPTION

The proposed project would involve the implementation of two (2) security projects by Pasha Automotive Services (Applicant) in the city of National City, California. The Applicant received grant funding from the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) 2022 Port Security Grant Program (PSGP) and is proposing a series of security improvements to enhance facility security at the National City Marine Terminal (NCMT). To mitigate security vulnerabilities related to port access, the installation of enhanced gate entrances, facial recognition systems, and Transportation Worker Identification Credential (TWIC) register will reduce the likelihood of unauthorized access at NCMT. Additionally, the presence of closed-circuit television (CCTV) cameras would address security vulnerabilities through deterrence, and the footage collected would support investigations about worker safety or criminal activity.

Work to specifically complete the proposed project would consist of the following:

IJ #1 Project

- Install 57 CCTV cameras on the grounds and perimeter of the terminal.
- Tie in new fiber and install 2 sally port pedestrian access control gates.
- Install 1 Honeywell system to operate the TWIC register.
- Install 3 TWIC card readers with facial recognition systems.
- Install 2 Alvarado turnstiles.

Construction of the Project IJ #1 is anticipated to occur in approximately Summer 2023 and is anticipated to take approximately 105 days to complete. The project would require four (4) personnel for equipment installation. The cameras would be installed in three (3) phases as follows: Phase 1 – 33 cameras, Phase 2 – 10 cameras, and Phase 3 – 14 cameras. The new fiber would be installed by repurposing an existing fence mounted conduit, and no trenching is required for the proposed project. All project staging would occur within the Applicant's leasehold.

IJ #2 Project

- Procure 75 pieces of K Rail and position those pieces in the outer lots as they arrive.
- Route traffic through outbound side.
- Install 2 Delta Scientific 1200 vehicle surface barriers on the inbound side.
- Reroute traffic through inbound side.
- Install 2 Delta Scientific 1200 vehicle surface barriers on the outbound side.
- Provide and install required foundation and footing pads for generators.
- Install three 40 kW diesel generators.
- Install breaker boxes.
- Connect the new generators to the main electrical panel.

Construction of Project IJ #2 is anticipated to occur in approximately Summer 2023 and is anticipated to take approximately 21 days to complete. The proposed project would involve scrapping, leveling, and then a slurry coat to finish any disturbed areas. All project staging would occur within the Applicant's leasehold.

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemptions: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with the CEQA Section 3.a: Existing Facilities; CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with the CEQA Section 3.c: New Construction or Conversion of Small Structures; and CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with the CEQA Section 3.i: Accessory Structures

3.a. Existing Facilities: 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.

AND/OR

3.c. New Construction or Conversion of Small Structures: 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:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

AND/OR

3.i. Accessory Structures: Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:

- (2) Construction or placement of minor structures or equipment accessory to (appurtenant to) existing airport or marine terminal facilities.

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 the CEQA* as identified above. These are appropriate for the proposed project because it would consist of the installation of small new facilities and accessory structures to enhance marine terminal security and would not result in a change to existing marine terminal 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 Designations: Marine Terminal and Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve the installation of small new facilities and accessory structures for enhancing marine terminal security consistent with the existing certified land 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 and Section 8.c: New Construction or Conversion of Small Structures

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.

AND/OR

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:

- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures

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 it would consist of the installation of small accessory structures on existing facilities to enhance marine terminal security and would involve no change of existing use of the property.

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.

RANDA CONIGLIO
Acting President/CEO

Determination by:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: 09/19/2023

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri
Date: 09/18/2023