

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

Project: Asphalt Repaving for National City Marine Terminal  
Location: 1309 Bay Marina Dr., National City, CA 91950  
(Please see attached Figure 1 for locations)  
Parcel No.: 025-004, 026-038, 026-029, 027-013  
Project No.: 2023-154  
Applicant: Perla Goco, Port of San Diego, Engineering-Construction Department  
Date Approved: March 12, 2024

**PROJECT DESCRIPTION**

The proposed project is for the asphalt repaving (removal of existing asphalt, and replacement of new asphalt) of four areas in and around National City Marine Terminal, as shown on the attached Project Location Map (Figure 1). The four locations have a combined total area of approximately 251,600 square feet and are generally described below:

**Area 1:** Approximately 40,000 square feet of asphalt repaving (remove and repave approximately five inches in depth) along Tidelands Avenue, adjacent to the General Services Building. The scope of work includes the removal of existing asphalt pavement, compaction of the grade, and the application of new asphalt pavement. It also includes the adjustment of the existing maintenance and utility covers to be flush with the new asphalt pavement. Finally, the project includes the replacement of existing pavement markings, and the repainting of the existing traffic striping.

**Area 2 and 2A:** Approximately 139,000 square feet of asphalt repaving along Tidelands Avenue, between Bay Marina Drive and 32<sup>nd</sup> Street. This area is split in half at 28<sup>th</sup> Street into two subareas, with the subarea to the north named “Area 2” and the subarea to the south named “Area 2A.”

**Area 2:** Approximately 65,000 square feet of asphalt repaving (remove and repave approximately five inches in depth) along Tidelands Avenue between Bay Marina Drive and 28<sup>th</sup> Street. The scope of work includes the removal of existing asphalt pavement, compaction of the grade, and the application of new asphalt pavement. It also includes the adjustment of the existing maintenance and utility covers to be flush with the new asphalt pavement. Finally, the project includes the replacement of existing pavement markings, and the repainting of the existing traffic striping.

**Area 2A:** Approximately 74,000 square feet of asphalt repaving (remove and repave approximately two inches in depth) along Tidelands Avenue between 28<sup>th</sup> Street and 32<sup>nd</sup> Street. The scope of work includes the removal of existing asphalt pavement, compaction of the grade, and the application of new asphalt pavement. It also includes the adjustment of the existing maintenance and utility covers to be flush with the new asphalt pavement. Finally, the project includes the replacement of existing pavement markings, and the repainting of the existing traffic striping.

**Area 3:** Approximately 42,600 square feet of asphalt repaving (remove and repave approximately five inches in depth) along Bay Marina Drive, between the National City Marine Terminal Main Entrance Gate and Tidelands Avenue. The scope of work includes the removal of existing asphalt pavement, compaction of the grade, and the application of new asphalt pavement. It also includes the adjustment of the existing maintenance and utility covers to be flush with the new asphalt pavement. Finally, the project includes the replacement of existing pavement markings, and the repainting of the existing traffic striping.

**Area 4:** Approximately 30,000 square feet of asphalt repaving (remove and repave approximately six inches in depth) within the National Distribution Center parking lot. The scope of work includes the removal of existing asphalt pavement, compaction of the grade, and the application of new asphalt pavement. It includes the restriping of the existing extra-large parking spaces designed for semitrailers.

Each project area will require asphalt removal with an anticipation of 10 daily truck trips (duration: one to

two days), as well as 10 daily truck trips for the application of new asphalt (duration: one to two days). The construction for all five areas above is anticipated to commence in Spring 2024, and will be finalized within three to four months thereafter. Prior to construction, port tenants will be notified by Port Staff. Work will be phased, and San Diego County Standard Traffic Control Plans will be implemented for the following project locations: Area 1, Area 2, Area 2A, and Area 3. Traffic Control Plans will be issued to the contractor by the City of National City.

The Applicant/Licensee would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and best management practices (BMP's). Therefore, environmental impacts will be minimized to the latest applicable State mandates and standards for this typical road/parking lot maintenance repaving project.

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: CEQA Guidelines Section 15301 (Class 1) /District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities:

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, including but not limited to:

- (8) Existing highways, streets, sidewalks, bicycle and pedestrian trails, and similar facilities, except where the activity will involve removal of a scenic resource including a stand of trees, a rock outcropping, or an historic building.

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 result in the repaving of an existing street, not reducing or creating any additional automobile lanes of travel. Furthermore, the District has determined that 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 Related/Marine Terminal

The proposed project conforms to the certified Port Master Plan because it would involve the asphalt repaving of four areas in and around National City Marine Terminal, consistent with the industrial nature of 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. No new impervious surfaces will be created.

#### ***CATEGORICAL DETERMINATION***

Categorical Exclusion: Section 8.a: Existing Facilities

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:

- (3) Streets, sidewalks, gutters, bicycle and pedestrian paths, and similar facilities.

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 justifiably appropriate for the proposed project, because it would involve the maintenance of existing streets and a parking lot by repaving the four areas in and around National City Marine Terminal, as indicated on the attached Project Location Map (Figure 1).

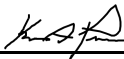
Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

**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 repaving project is consistent with the Public Trust Doctrine.

RANDA CONIGLIO  
Acting President/CEO

Determination by:  
Kevin Parker, AICP  
Senior Planner  
Development Services

Signature:   
Date: 03/13/2024

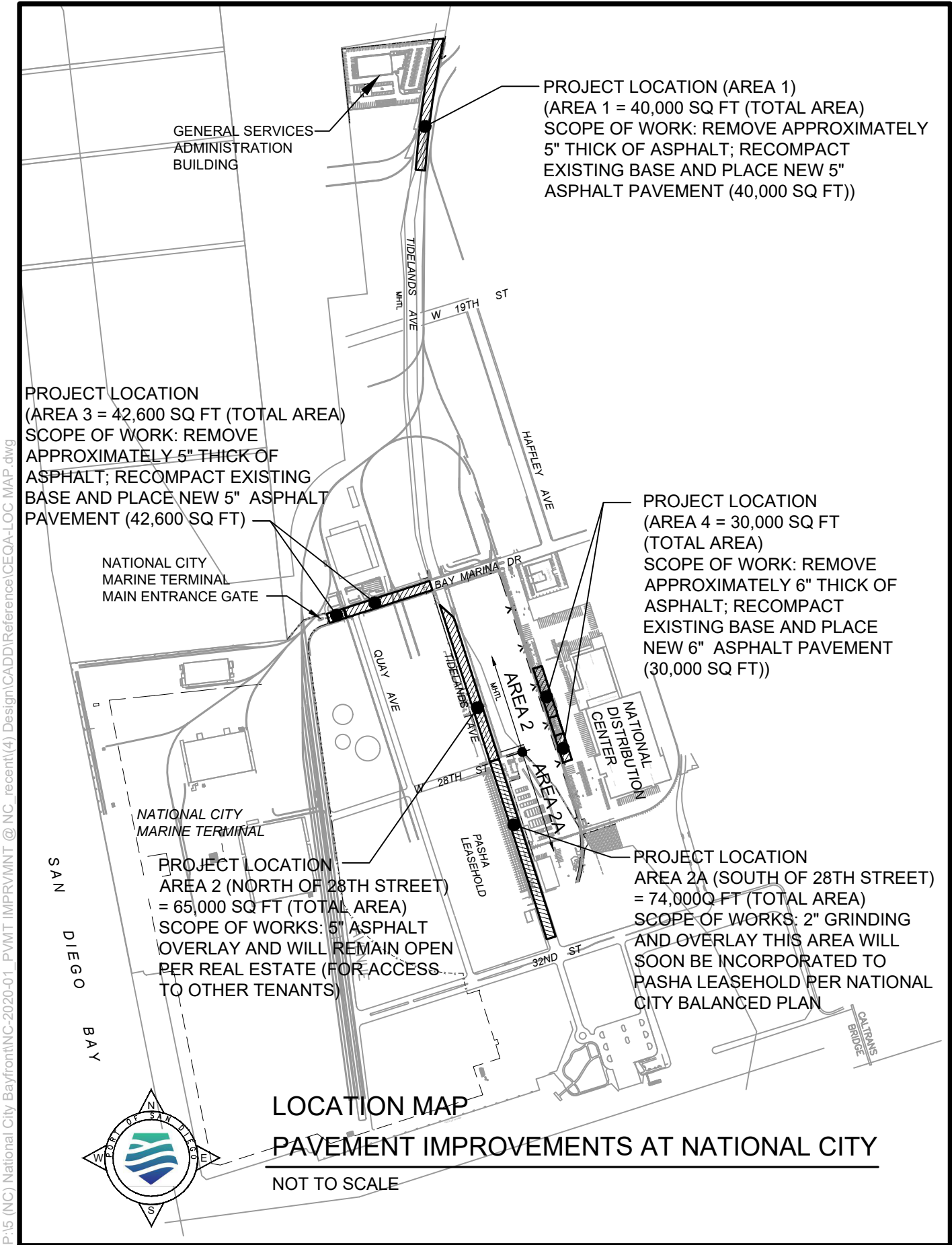
Deputy/Assistant General Counsel

Signature:   
Date: 03/13/2024

Figure(s):

1. Project Location Map

Figure-1 Project Location Map



P:\5 (NC) National City Bayfront\NC-2020-01\_PVMT IMPRVMT @ NC\_recent(4) Design\CADD\Reference\CEQA-LOC MAP.dwg