



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

Project: Installation of Second Storage Tent at Tenth Avenue Marine Terminal by BAE Systems San Diego Ship Repair, Inc.  
Location: 2205 East Belt Street, San Diego, CA, 92113  
Parcel No.: 021-015  
Project No.: 2024-088  
Applicant: Eric Icke, Vice President/General Manager, BAE Systems San Diego Ship Repair, Inc., 2205 East Belt Street, San Diego, CA, 92113; 619-551-8863  
Date Approved: 10/28/2024

**PROJECT DESCRIPTION**

The proposed project would involve the installation of a storage tent at Tenth Avenue Marine Terminal by BAE Systems San Diego Ship Repair, Inc. (Applicant) in the city of San Diego, California. In early 2024, the Applicant installed one storage tent within their leasehold and proposes to construct a second tent of approximately the same dimensions and materials for additional storage capacity. Work to specifically complete the proposed project would involve the installation of a new 80-foot-wide x 170-foot-long x 34-foot-tall industrial fabric tent structure for the purpose of storing additional equipment and interferences from Navy Ships while under maintenance. The new 13,600 square foot tent structure would be held in place using approximately 12 five-ton keel blocks, with one (1) block at all end truss columns. There would be no ground disturbance as existing electrical infrastructure would be used to provide light inside the tent. The storage tent would be constructed using metal frames with a weatherproof canvas to ensure equipment is protected, as required by Navy standards. The new tent would provide additional onsite storage to a currently under-utilized area of the leasehold, would allow for increased operational efficiency, and would reduce the amount of truck trips needed to transport equipment to and from the Applicant's existing auxiliary warehouse located off-Tidelands. The proposed project would not result in a change or expansion of existing use. Construction of the proposed project is anticipated to occur in approximately late 2024 and would take approximately one (1) month to complete, with ongoing maintenance as needed and future removal anticipated. All staging for the proposed project would occur within the Applicant's leasehold. The Applicant proposes to conduct a review of the structure after one (1) year to determine effectiveness and necessity.

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.

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

***CATEGORICAL DETERMINATION***

Categorical Exemption: CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with CEQA Section 3.i: Accessory Structures

- 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 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 installation of a storage tent that

would be accessory to existing facilities, would not result in a change or expansion of existing use, and would result in no permanent effects to the environment. 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).

15300.2 (a): The location is appropriate for the project. The site is surrounded by a highly industrialized, urbanized environment, and the storage tent would not block public views of San Diego Bay and would not be publicly accessible due to high security at the marine terminal. There are no sensitive environmental resources located on the site, and Tenth Avenue Marine Terminal and the surrounding area are predominantly occupied by marine related industrial facilities and structures, including, but not limited to, large warehouses, piers and wharves, large equipment, and machinery. Hence, the storage tent would blend in with the nature and characteristics of the site.

15300.2 (b): This project does not present a cumulative impact. The storage tent would be secured using concrete keel blocks and could be removed at any time. The project would minimize greenhouse gas emissions by reducing the number of truck trips to and from the Applicant's auxiliary warehouse. The storage of equipment on-site would improve the efficiency of existing operations and would not result in a change or increase to the intensity of existing operations.

15300.2 (c): There is also not a reasonable probability that the proposed project would have a significant effect on the environment due to unusual circumstances. The project site is in a highly industrialized, urbanized area within the Tenth Avenue Marine Terminal, and the proposed storage tent would fit with the nature and characteristics of the surrounding area and marine related industrial activities.

15300.2 (d): No damage to scenic resources would occur. There are no trees, rocks, or outcroppings on the project site. The nearest designated scenic highway is the Coronado bridge, located approximately 0.5 miles to the northwest of the project site.

15300.2 (e): The proposed site is not listed pursuant to Section 65962.5 of the California Government Code.

15300.2 (f): The project would not impact historical resources. The existing structures on the leasehold are not registered on the California Register of Historical Resources and are less than 50 years old, and therefore not considered potential historical resources subject to CEQA Guidelines Section 15064.5. Additionally, the storage tent would not result in a substantial adverse change to the existing structures.

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: 4 - Tenth Avenue Marine Terminal (Precise Plan Figure 13)

Land Use Designation: Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve the installation of a storage tent 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:

- (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 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 consist of the installation of a storage tent that would be accessory to existing facilities, would not result in a change or expansion of existing use, and would not result in a permanent effect on the environment.

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:  
Justin Huitema  
Assistant Planner  
Development Services

Signature: Justin Huitema  
Date: 10/28/2024

Assistant/Deputy General Counsel

Signature: Shiraz D. Tangri  
Date: 10/28/2024