

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

Project: Storage Tent No. 2 Modifications by BAE Systems at Tenth Avenue Marine Terminal
Location: 2205 East Belt Street, San Diego, CA, 92113
Parcel No.: 021-015
Project No.: 2024-088a
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:

PROJECT DESCRIPTION

The proposed project would involve the addition of a sprinkler system and slight reduction in size to an existing storage tent at Tenth Avenue Marine Terminal by BAE Systems San Diego Ship Repair, Inc. (Tenant) in the city of San Diego, California.

A CEQA and Coastal Determinations and Notice of Approval (CatDet) (Project No. 2024-088) was issued in late-2024 for the Tenant to install a second storage tent (storage tent no. 2) on their leasehold to provide additional onsite storage, increase operational efficiency, and reduce the amount of truck trips needed to transport equipment to and from the Tenant's auxiliary warehouse located offsite. The storage tent no. 2 was erected approximately one year ago within the Tenant's leasehold. The proposed project would involve modifications to the existing storage tent no. 2 as follows:

- Reduce the width of the tent from 80 feet to 70 feet and reduce the height from 34 feet to 28 feet, with the length remaining 170 feet.
- Installation of a sprinkler system. Installation of the sprinkler system would require trenching to connect the newly proposed sprinkler system to an existing water source onsite.
 - The sprinkler system would utilize salt water from the on-site pressurized salt water system via an existing underground supply line. There would be new 6" piping tied into a nearby lateral with a gate valve located approximately 140 feet from the new riser. The new riser would include protection bollards.
 - Trenching required for the proposed pipe would include trenching of approximately 140 feet in length x approximately 4 feet deep x approximately 2 feet wide. Trenching required for each bollard would be approximately 2 feet wide x 2 feet long x approximately 3 and a half feet deep
- In addition to the existing storage activities conducted in the tent structure, the Tenant would also use the area for various employee engagement activities including morning briefings, "stretch and flex" (worker limbering exercises), and other existing related activities.

None of the planned physical or use modifications expand or modify current shipyard uses, employment, or other aspects of authorized activity or operations by BAE Systems at the site.

Construction of the proposed project is anticipated to occur in approximately Summer 2026 and would take approximately six (6) months to complete, with ongoing maintenance as needed and future removal anticipated. Proposed equipment required for the project would include concrete saws, an excavator, compactor, high-reach booms, forklifts, hand tools and associated equipment. All staging for the proposed Project would occur within the Tenant'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 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: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities, Categorical Exemption: CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction, CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small 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, including but not limited to:

- (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities.

AND/OR

3.b. Replacement or Reconstruction: Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. This exemption includes, but is not limited to:

- (2) Replacement or reconstruction of marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, piles, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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:

- (3) Water, sewer, electrical, gas, telephone, and other utility structures or 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 addition of a sprinkler system and slight reduction in size to an existing storage tent that would involve negligible expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the replacement/reconstruction of an existing structure, would be located on the same site as the structure replaced, would have substantially the same purpose and capacity, and would consist of installation of small new equipment. 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: 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 addition of a sprinkler system and slight reduction in size to an existing 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.a: Existing Facilities, Section 8.b: Replacement or Reconstruction, 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, including but not limited to:

- (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreational facilities;

AND/OR

8.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced;

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:

- (2) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction.

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 addition of a sprinkler system and slight reduction in size to an existing storage tent that would involve negligible expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced and would have substantially the same purpose and capacity as the structure replaced and would involve negligible 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.

SCOTT CHADWICK
President/CEO

Determination by:
Justin Huitema
Planner I
Development Services

Signature: _____
Date: _____

Assistant/Deputy General Counsel

Signature: _____
Date: _____

Exhibits:

Exhibit A – Site Plan

Exhibit A – Site Plan



