



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

Project: Training Facility Upgrades by the U.S. Coast Guard at National City Bayfront
Location: 1022 Bay Marina Drive, Suite 106, National City, CA 91950
Parcel No.: 027-093
Project No.: 2024-089
Applicant: Andrew Castengera, US Coast Guard, Maritime Security Response Team West, 1022 Bay Marina Drive, Suite 106, National City, CA 91950, (619) 336-2130
Date Approved: 10/31/2024

PROJECT DESCRIPTION

The proposed project would involve upgrades to the existing shoot house training facility used by the United States Coast Guard located at National City Bayfront. This facility is utilized by U.S. Coast Guard Special Missions Training Center West for unit and mission specific training. Work to specifically complete the proposed project would involve upgrading the existing plywood training structures and walls to metal materials and adding infrastructure to match the existing training structures. This would include additional Connex boxes with internal stairs and railings, internal and external ladders, windows with shutters, internal pass-throughs, and various hatches, as well as steel walls with support beams and several doors to facilitate training operations. The structures and components would be galvanized when applicable and all surfaces would be painted with commercial grade paint. The proposed infrastructure improvements would require anchoring to the concrete foundation and concrete floor system to ensure stability during use, but this is not a permanent build out and would be removable if needed. The proposed improvements have been sized by the contractor to be install specific to the training facility surface area and would not impact the external shell of the building. All work is to be completed only in the interior of the training facility.

Construction of the proposed project is anticipated to occur in or around November of 2024 and would take approximately one (1) week to complete. No road closures or disruptions to neighboring businesses are anticipated for this project.

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 Exemptions: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities and CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction

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:

- (3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment.

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.

The proposed project is determined to be Categorical Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate because the proposed project would involve negligible or no expansion of use beyond that previously existing, would consist of the replacement and reconstruction of existing structures, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity. 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 upgrades to the existing shoot house training facility used by the United States Coast Guard which is consistent with the existing certified Land Use designation(s). 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.b: Replacement or Reconstruction

- 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.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.

The proposed project is determined to be Categorical Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it would involve negligible or no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced.

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 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:
Kelly Cunningham
Assistant Planner
Development Services

Signature: *Kelly Cunningham*
Date: 10/31/2024

Assistant/Deputy General Counsel

Signature: *Shiraz D. Tangri*
Date: 10/31/2024