



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

Project: Backflow Preventer Installations by San Diego Unified Port District at Tenth Avenue Marine Terminal and National City Marine Terminal  
Location: Tenth Avenue Marine Terminal, 1800 Crosby Road, San Diego, CA 92101  
Parcel No.: National City Marine Terminal, 3165 Bay Marina Drive, National City, CA 91950  
Parcel No.: Various  
Project No.: 2024-110  
Applicant: Mahmoud Akhavain, Sr. Project Manager, Harris & Associates, 600 B Street #2000, (213) 760-1294  
Date Approved: 1/15/2026

**PROJECT DESCRIPTION**

The proposed project would involve the removal of existing drainage facilities and installation of three (3) storm drain back flow preventers by San Diego Unified Port District (District) in the cities of San Diego, California and National City, California. The project proposes the installation of backflow preventers at storm drain outfalls in two locations: National City Marine Terminal (NCMT) and Tenth Avenue Marine Terminal (TAMT). Two (2) of the three installations would occur at NCMT and one (1) would occur at TAMT. Additional work for this project would include minor trenching and backfill for installation of the improvements, minor repaving of trenched areas, and added cleanouts and manholes for improved access and maintenance. Work to specifically complete the proposed project is outlined below:

**TAMT**

The backflow preventer at TAMT outfall T4-2.1 would be a 33-inch diameter in-line check valve, installed within the existing 33-inch diameter reinforced concrete pipe (RCP) storm drain, and between two (2) proposed Type A storm drain cleanouts.

**NCMT**

The first backflow preventer at NCMT outfall 004.1 would be a 30-inch diameter in-line check valve, installed within the existing 30-inch diameter RCP storm drain. It would be located approximately 8 inches from the face of the upstream cleanout and between two (2) proposed Type A storm drain cleanouts.

The second backflow preventer at NCMT outfall 1003.1 would be a 72-inch diameter in-line check valve. The valve would be installed within the existing 72-inch RCP storm drain, approximately 2 feet from the face of the proposed modified 6x8 foot type B8 inlet.

Additional work at this location would include replacement of the existing Type B8 inlet with a 6'x8' modified Type B cleanout. The District would ensure the exiting grade and drainage pattern match the existing conditions.

The proposed project requires the implementation of a traffic control plan during construction. Access to the terminals would not be affected as the construction area is limited and would be cordoned off. Equipment staging is to occur on-site but out of the way of working facilities as to not impact normal terminal operations. Port Maritime Operations has reviewed the proposed project plans and have not expressed concern with staging location or impacts to terminal operations. Construction of the proposed project is anticipated to occur in approximately March 2025 and would take approximately 7 months to complete. Hours of construction would be from 7:00 AM – 3:30 PM, Monday through Friday, unless otherwise requested and approved.

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

- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

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.

The proposed project is determined to be Categorically 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 for the proposed project because it would involve no expansion of use beyond that previously existing and would consist of installation of small new equipment and facilities in small structures. 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).

## **CALIFORNIA COASTAL ACT**

### **PORT MASTER PLAN CONSISTENCY**

Planning Districts: 4 - Tenth Avenue Marine Terminal (Precise Plan Figure 13) and 5 - National City Bayfront (Precise Plan Figure 15)

Land Use Designation: Marine Terminal and Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve the removal of existing drainage facilities and installation of storm drain back flow preventers 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, including but not limited to:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

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.

The proposed project is determined to be Categorically 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 no expansion or change of use of the property beyond that previously existing.

### **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:

Kelly Cunningham  
Planner I  
Development Services

Assistant/Deputy General Counsel

Signature: *Kelly Cunningham*  
Date: *1/15/2026*

Signature: *Shiraz Tangri*  
Date: *1/15/2026*