



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

Project: Surface Repair and Restoration at Fabrication Technologies Industries Facility Lot
Location: 1850 Tidelands Avenue, National City, CA 91950
Parcel No.: 026-036
Project No.: 2025-034
Applicant: Joseph Houshar, President, Fabrication Technologies Industries, Inc., 2200 Haffley Ave, National City, CA 91950; (619) 477-4141
Date Approved: 3/27/2025

PROJECT DESCRIPTION

The proposed project would involve the spot repair and restoration of deteriorated asphalt and eroded areas by Fabrication Technologies Industries, Inc. (Applicant) at their facility lot in the city of National City, California. Due to significantly cracked areas observed in the existing lot, the proposed project would consist of necessary improvements to restore the structural integrity and ensure the safe, continued use of the lot. Additionally, completion of the proposed repairs is a conditional requirement set forth in the lease renewal agreement between the Applicant and the San Diego Unified Port District. Work to specifically complete the project would include the following:

- Grind down damaged and cracked areas up to a depth of 1½ inches, apply a layer of bonding coat, and place and compact new asphalt.
- Remove broken asphalt to a depth not to exceed 4 inches, load and haul off excess material, recompact the subgrade as necessary, and place and compact a full depth asphalt repair.
- Apply a layer of bonding coat to clean up rough and eroded areas, place an asphalt skin patch, and roll for compaction.
- Excavate and grade the existing soil, fine grade and compact the surface, place and compact up to 2 inches of new asphalt surface, and roll for compaction.

Construction of the proposed project is anticipated to occur in April 2025, and would take approximately two (2) days to complete. Completion of the proposed project would require a crew of approximately three (3) personnel.

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 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land

- 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:
- (9) Restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment to meet current standards of public health and safety or permit requirements, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

AND/OR

- 3.d. Minor Alterations to Land: Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above because it would consist of the repair and restoration of the existing deteriorated lot that would involve no expansion of use beyond that previously existing, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. 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 the repair and restoration of the existing deteriorated lot 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

- 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:

- (4) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health, safety, District policy, or as required by contractual conditions.

AND/OR

- 8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would consist of the repair and restoration of the existing deteriorated lot that would involve no expansion of use beyond that previously existing and would not involve the removal of mature, scenic trees.

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.

SCOTT CHADWICK
President/CEO

Determination by:
Davin Cox
Assistant Planner
Development Services

Signature: _____
Date: 3/27/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 3/27/2025