



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

Project: Temporary Trailers by Austal USA in National City
Location: 1313 Bay Marina Drive, National City 91950
Parcel No.: 026-047, 026-038
Project No.: 2025-091
Applicant: Hugo Bermudez, Manager, Austal USA, LLC, 1313 Bay Marina Drive, National City, CA 91950; 251-445-8528
Date Approved: 8/12/2025

PROJECT DESCRIPTION

The proposed project would involve the temporary installation of modular trailers by Austal USA, LLC (Applicant) to support a U.S. Navy ship's crew while berthed at the Austal USA facility in National City, California. The objective is to provide temporary structures adjacent to the ship in order to meet operational standards for the approximately six-month duration of the ship's stay. In lieu of operating from the ship while it is at berth, the crew would operate from the temporary trailers for the extent of the ship's berth. The project is necessitated by U.S. Navy duty requirements for crew to remain on watch and in close proximity to ships while berthed. As such, the ship's crew would be on duty while utilizing the trailers. The project area where the trailers would be located is an existing vacant space in the Applicant's leasehold covered in asphalt. Work to specifically complete the proposed project would involve the delivery, placement, and connection of six (6) modular trailers consisting of three (3) office trailers, each measuring approximately 10 feet by 40 feet, two (2) trailers to serve as a rest space, each measuring approximately 13 feet by 53 feet, and one (1) facilities trailer measuring approximately 10 feet by 35 feet. Approximately 2 feet long $\frac{3}{4}$ inch rods would be used as anchor points for the office trailers. The rods would be pushed into the asphalt at an angle, and a strap would secure the anchor points to the office trailers.

All trailers would be equipped with internal utility systems, including lighting, HVAC, plumbing, and electrical infrastructure and would require connection to existing 240V electrical, potable water, and sewer systems available at the facility. No additional infrastructure would be needed for utility support and no trenching would be required. Mobilization equipment will include trucks for transport and hand tools to complete utility connections. The combined trailers are expected to support up to approximately 25 crew members and would remain stationary on site, with trailer operation anticipated to begin in Summer 2025. The trailers would be removed from the site following the U.S. Government ship's departure, which would be after approximately six (6) months.

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 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures

- 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:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

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 because it would consist of installation and location of new, small structures in the form of temporary trailers. 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

The proposed project conforms to the certified Port Master Plan because it would involve the temporary installation of modular trailers 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 Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above because the temporary placement of the trailers 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)(1) of the Port Act, which allows for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation. . 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
Assistant Planner
Development Services

Assistant/Deputy General Counsel

Signature: Justin Huitema
Date: 8/12/2025

Signature: Rebecca Harrington
Date: 8/12/2025