



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

Project: Water Valve and Pipe Replacements at National City Marine Terminal by San Diego Unified Port District
Location: National City Marine Terminal, 2410 Terminal Ave, National City, CA 91950
Parcel No.: 027-003, 027-047
Project No.: 2025-105
Applicant: Shawn Ryan, Capital Project Manager, Engineering-Construction, San Diego Unified Port District, 3165 Pacific Highway, San Diego, CA 92101; 619-798-7672
Date Approved: 9/11/2025

PROJECT DESCRIPTION

The proposed project would involve the repair and replacement of water valves and water pipe segments in the National City Marine Terminal (NCMT) to address water leaks and inoperable valves by the San Diego Unified Port District (District) in the city of National City, California. Work to specifically complete the proposed project would involve replacement of the following:

- Approximately three (3) main water valves (two 12-inch, one 10-inch);
- Approximately three (3) bypass valves (2-inch);
- Approximately 10 feet of main water pipe connecting segments;
- Associated main valve stems, risers, valve wells and caps; and
- Ongoing maintenance as needed.

The project would require the excavation of approximately 300 square feet of asphalt paving, which would be backfilled with clean soil (utilizing in-situ excavated materials to the maximum extent practical) and repaved with asphalt concrete. Partial closure of drive lanes within NCMT would be required during construction activities. Excavated areas would be covered with steel plates when construction activities are not being performed.

The existing main water pipes are made of asbestos-concrete pipe, so a specialty contractor would dispose of the pipe sections in compliance with all applicable federal, state, and local laws. The replacement pipes would be made of alternative materials.

Equipment required for construction would include a concrete saw, excavator, backhoe loader, dump truck, asphalt mill, paver, vibratory roller and associated equipment. There would be a staging area (approximately 30 feet by 30 feet) adjacent to the construction area within NCMT. Construction would start in approximately Winter 2025 and take approximately two (2) months to complete.

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.

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; 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:

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

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.

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 be for the repair and replacement of water valves and water pipe segments which would involve no 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 of an existing facility, 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 Terminal

The proposed project conforms to the certified Port Master Plan because it would involve the repair and replacement of water valves and water pipe segments 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 Exclusions: Section 8.a: Existing Facilities; 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.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, including but not limited to:

- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity

The proposed project is determined to be Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would be for the repair and replacement of water valves and water pipe segments that would involve no 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 .

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)(4) of the Port Act, which allows for the construction, reconstruction, repair, and maintenance of highways, streets, roadways, bridges, belt line railroads, parking facilities, power, telephone, telegraph or cable lines or landings, water and gas pipelines, and all other transportation and utility facilities or betterments incidental, necessary, or convenient for the promotion and accommodation of any of the uses set forth in this section. 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

Signature: Justin Huitema
Date: 9/11/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 9/11/2025