CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL

Project: Electric Vehicle Charger Installation by Pasha Automotive Services at National City Bayfront
Location: 2500 Terminal Avenue, Warehouse 24-B, National City, CA 91950
Parcel No.: 027-003
Project No.: 2019-202
Applicant: Sophie Silvestrie, Manager, Business Development & Government Affairs, Pasha Automotive Services, 1309 Bay Marina Drive, National City, CA 91950
Date Approved: February 13, 2020

PROJECT DESCRIPTION

The proposed project would involve installation of four (4) electric vehicle (EV) charging stations in existing parking stalls by Pasha Automotive Services in the City of National City, California. Work to specifically complete the proposed project would involve saw cutting and trenching a two (2) foot (ft) wide by two ft-long by two ft-deep area for each charger location within an existing 96,392 square foot parking lot to install four chargers with a 480 volt AC input power supply, connection of associated conduit and electrical equipment to the new chargers, and installation of a master switchboard, protective bollards, identification signage, and striping; all disturbed surfaces would be back-filled with concrete. Construction of the proposed project is anticipated to occur in Winter 2020 and would take approximately one (1) week 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, significant 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: SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures; SG §15304, Class 4/Section 3.d: Minor Alterations to Land; and SG §15311, Class 11/Section 3.i: Accessory Structures

3.c. New Construction of Conversion of Small Structures (SG § 15303) (Class 3): 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.

AND/OR

3.d Minor Alterations to Land (SG § 15304) (Class 4): Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to:
1. Filling of earth on previously disturbed land with material compatible with the natural features of the site.
7. Minor trenching and backfilling where the surface is restored.
AND/OR

3.i Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:

2. Construction or placement of minor structures or equipment accessory to (appurtenant to) existing airport or marine terminal facilities.

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. These are appropriate for the proposed project because it consists of construction of four electrical vehicle charging stations, 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 15362, 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 construction of four electrical vehicle charging stations, 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 use of the site.

CATEGORICAL DETERMINATION

Categorical Exclusions: Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alternations to Land

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.

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, including but not limited to:

(3) Filling of earth into previously excavated land with material compatible with the natural features of the site;

(6) Minor trenching or backfilling where the surface is restored.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's Coastal Development Permit Regulations as identified above. These are appropriate for the proposed project because it consists of construction of four electrical vehicle charging stations, would involve negligible or no change of existing use of the property, 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)(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.

RANDA CONIGLIO
President/CEO

Determination by:
Michael Paul
Assistant Planner
Development Services

Deputy General Counsel

Signature: ____________________________
Date: 2/13/20

Signature: ____________________________
Date: 2/13/20