



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

Project: Power Your Drive for Fleets Program – Installation of EV Charging Infrastructure at Marine Group Boat Works in Chula Vista
Location: 997 G Street, Chula Vista, CA 91910
Parcel No.: 3307-B
Project No.: 2021-085
Applicant: Todd Roberts, President, Marine Group Boat Works, LLC, 997 G Street, Chula Vista, CA 91910
Date Approved: October 11, 2022

PROJECT DESCRIPTION

The proposed project would consist of the installation, operation, maintenance, and eventual removal of electric vehicle (EV) infrastructure within the parking lot in the Marine Group Boat Works, LLC leasehold (Applicant/Tenant) in Chula Vista, California. The proposed project would be carried out as part of SDG&E's Power Your Drive for Fleets Program. A utility and site access easement for the proposed project site, in addition to the site hosting participation agreement between the Applicant and SDG&E (both for a term of approximately 10 years) are required for the proposed site and project and anticipated to commence in September 2023 upon obtaining Board approval.

The electric vehicle supply equipment (EVSE) and charging stations would be located within the parking lot on the Marine Group Boat Works leasehold, adjacent to the Tenant's administration building. The improvements proposed at this location would result in the installation of two (2) new pedestal services and five (5) single port EV charging stations, with the capacity to service seven (7) forklifts. There are two (2) new meters and two (2) panels proposed and identified as Service 1 and Service 2. Both services are three-phase and four-wire electric power systems with 200-amp panels. Service 1 would feed three (3) 30-amp circuit breakers, and it contains capacity for the two (2) future chargers that would be added for a total of seven (7). Service 2 would feed two (2) 30-amp circuit breakers. The EV charging stations are based on a (3) 17.45 kW 480V DCFC Chargers from the first service, with capacity for (2) in the future, and (2) 18.282 kW 480V units from the second service.

The five (5) single port EV chargers would be installed within an existing cargo container provided by Marine Group Boat Works. Each installed charger would be provided with a fused disconnect switch on the outside of the cargo container to provide an additional source of overcurrent circuit protection in addition to the breach circuit breakers, and it provides a means to manually shut-off and lock the charger to allow for an operator or electrician to safely service the equipment. The forklift connection for charging would be installed on the exterior of the cargo container.

The proposed project requires trenching and backfilling through two (2) existing parking stalls, which would be returned to their existing condition following completion of work. The total trench length would be approximately 150 feet, with 25 feet extending from the existing transformer to the meter pedestal and the remaining 125 extending from the meter pedestal to the chargers. The total trench depth would be 36" allowing for 30" of cover, and the trench width would be approximately 12". The electrical conduit would extend 4" from the existing transformer to the meter pedestal and includes seven (7) 1.5" conduits running from the metal pedestal to the chargers. Following completion of trenching and backfilling, impacted parking stalls would be restored and restriped. There would be no loss to net number of parking stalls as a result of this project. Any landscaping or irrigation sprinklers impacted by the proposed project would be replaced in-kind.

Construction of the proposed project is anticipated to occur in September of 2023, and would take approximately four (4) weeks to complete with ongoing installations and maintenance as needed.

The proposed project requires an Easement Agreement (Agreement) to San Diego Gas and Electric (Grantee) for their use of approximately 958 square feet (sq ft) of land area located in the city of Chula Vista, California. The area proposed for use under this Agreement is currently and would be used only and exclusively for the purpose of installing, maintaining, and operating electrical infrastructure for electrical vehicle EV charging and associated EVSE. The Agreement further grants the Grantee and its authorized agent(s) and contractor(s) the right of ingress and egress to, from, and along said easement area via practical routes across the adjacent

District lands. Upon completion of work, the Applicant will repair the site location and return it to the existing condition. The Grantee may be required to demolish any or all facilities, structures, installations, or improvements within a reasonable period of time after the expiration of the term of the Agreement or sooner. It is anticipated that the Agreement would have a total term of approximately ten (10) years.

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/Licensee 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 §15301, Class 1/Section 3.a: Existing Facilities; SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures; and SG §15304, Class 4/Section 3.d: Minor Alterations to Land

3.a. Existing Facilities (SG § 15301) (Class 1): 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 (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. 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.
- (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

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:

- (7) Minor trenching and backfilling where the surface is restored.

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 would not impact existing uses, would consist of the installation of small new equipment, and would result in no permanent effects on the environment nor 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: 7 - Chula Vista Bayfront (Precise Plan Figure 19)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the installation of electrical infrastructure for EV charging and associated EVSE 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.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

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, including but not limited to:

- (2) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction

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:

- (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 would involve a negligible expansion of existing use of the parking lot by providing the opportunity for EV charging within existing parking stalls, would consist of the installation of small new equipment, and would result in no permanent effects on the environment nor the removal of 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)(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.

JOE STUYVESANT
President/CEO

Determination by:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: Oct 12, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Oct 12, 2022