



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

Project: Power Your Drive for Fleets Program – Installation of EV Charging Infrastructure at the San Diego Unified Port District General Services Facility in National City

Location: 1400 Tidelands Avenue, National City, CA 91950

Parcel No.: 026-002

Project No.: 2021-148

Applicant: Dominic Leach, Design Manager, Asplundh Engineering Services, 3574 Ruffin Road, San Diego, CA 92123

Date Approved: December 13, 2022

PROJECT DESCRIPTION

The proposed project would consist of the installation, operation, maintenance, and eventual removal of electric vehicle (EV) infrastructure for charging stations at the San Diego Unified Port District (District) General Services Facility in the city of National City, 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 District and SDG&E are required for the proposed site and project and anticipated to commence as soon as January 2023. The utility and site access easement is for a term of approximately 30 years, and the site hosting participation agreement is for a term of approximately 10 years.

Work to specifically complete the proposed project would involve construction phasing for the north and south lots, and an easement agreement would be required to encumber the north and south lots as proposed for utility installation and associated improvements. Construction of the proposed project is anticipated to occur in January of 2023 and would take approximately four (4) weeks to complete, with ongoing installations, modifications, maintenance as needed.

The main components of the proposed project include the following:

North Lot Improvements

The improvements to the northern lot would involve the conversion of 14 existing standard parking stalls into EV charging stalls. The infrastructure required to support the EV charging stalls consists of the installation of a main feeder that would connect to an existing 50'5" wooden pole, the addition of a new transformer, and the construction of a new concrete pad and new meter. Trenching for the main feeder installation would be approximately ten (10) feet in length down the road to the property boundary of the District's General Services Facility. Trenching for the addition of the new transformer and connection to the new meter would be approximately ten (10) feet in length. Once the basic infrastructure is in place, six (6) Level 2 dual chargers would be installed. There would be two (2) 1.5" stub conduits and one 1" stub for the gateway unit installed in order to support the Level 2 dual chargers. A 4" pri stub would be incorporated to accommodate future EV charging additions. All new infrastructure would be encased by protective steel bollards. In total, the improvements at the northern lot would be sized to feed a total build-out of 23 nozzles. The estimated total length of minor trenching and backfilling for the north lot improvements will be approximately 660 linear feet (lf). There would be no loss of total parking stalls, and any areas impacted by the proposed project would be restored to its original condition and restriped accordingly. Staging for necessary construction equipment would occur within the District leasehold and will be identified prior to the start of construction.

South Lot Improvements

The proposed work to the southern lot would involve infrastructure improvements, including: the addition of a main feeder coming from an existing transformer, the installation of two (2) new transformers, and the installation of two (2) new pad mounted meters. Trenching for the new main feeder would be approximately 326 feet. Once the basic infrastructure is in place, two (2) Level 2 dual chargers and four (4) direct current fast charging (DCFC) chargers would be installed. A 1" stub for the gateway unit would be installed in order to support the two (2) Level 2 dual chargers and four (4) DCFC

chargers. All new infrastructure would be encased by protective steel bollards. In total, the improvements at the southern lot would be sized to feed a total build-out of nine (9) Level 2 dual charger nozzles and four (4) DCFC chargers. The estimated total length of minor trenching and backfilling for the south lot improvements will be approximately 496 lf. There would be no loss of total parking stalls, and any areas impacted by the proposed project would be restored to its original condition and restriped accordingly. Staging for necessary construction equipment would occur within the District leasehold and will be identified prior to the start of construction.

The proposed project requires an Easement Agreement (Agreement) to San Diego Gas and Electric (Grantee) for their use of approximately 7,564 square feet (sq ft) of land area located in the city of National City, California. The area proposed for use under this Agreement is currently and would be used only and exclusively for the purpose of excavating, laying, erecting, constructing, building, installing, modifying, improving, rebuilding, reconstructing, relocating, reconfiguring, repairing, replacing, substituting, changing the size of, upgrading, maintaining, patrolling, inspecting, testing, operating, using and removing facilities related or ancillary to the following (collectively, "Facilities"): (a) electric vehicle charging stations consisting of underground facilities for the transmission and distribution of electricity and related public utility purposes, and/or (b) communications facilities, underground and appurtenances. 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 is responsible for the long-term operation and maintenance associated with the proposed improvements. The Grantee may be required to demolish any or all facilities, structures, installations, or improvements within one hundred and eighty (180) days after the expiration of the term of the Agreement or sooner.

It is anticipated that the Agreement would have a total term of approximately thirty (30) years. The Agreement may be terminated by the District as a matter of right and without cause at any time upon providing 180 days' written notice to Grantee of such termination.

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 Grantee 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 Categorical 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 the existing uses, would consist of the installation of small new equipment, and would result in no permanent effects on the environment or 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 installation, operation, and maintenance of EV charging infrastructure 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 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 or 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)(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: Dec 27, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Dec 27, 2022