



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

Project: Site Access for Geotechnical Study and General Study/Services for National City Zero-Emission Truck Stop  
Location: 1640 Tidelands Avenue, National City, CA 91950  
Parcel No.: 025-010  
Project No.: 2024-079  
Applicant: Johannes Copeland, Chief Operating Officer, Skychargers, LLC, 801 K Street Suite 2800, Sacramento, CA 95814, (408) 859-4421  
Date Approved: 07/30/2024

**PROJECT DESCRIPTION**

The proposed project would allow for a geotechnical investigation and surveying of approximately 4.8 acres of an approximately 8.2-acre paved site as part of the pre-development requirements for the proposed National City Zero-Emission Truck Stop in the city of National City, California. Activities associated with the investigation would include, but not be limited to, subsurface borings, cone penetrometer tests (CPTs), and general land surveying that would help to identify potential easement, structural, and environmental, or other limitations, encumbrances, or challenges for the positioning and construction of the proposed National City Zero-Emission Truck Stop. The project site is currently leased to Pasha Automotive Services (Tenant) and is currently used for parking as a roll-on/roll-off yard and chassis storage facility, with no structures on site.

The proposed project would specifically consist of the drilling and sampling of up to approximately ten (10) subsurface borings to a depth of up to approximately 30 feet below ground surface (bgs) using a truck-mounted, small-diameter drill rig; and approximately ten (10) CPT soundings to a depth of up to approximately 60 feet bgs using a truck mounted, CPT drill rig. Following the completion of all borings and CPTs, the borings will be backfilled, and the pavement surface will be resurfaced using asphalt patches. The applicant is responsible for the proper handling and disposal of drilling spoils and other associated debris.

The proposed project is anticipated to occur in Summer of 2024 and has an estimated duration of approximately two (2) days. Work would be performed during the work hours of approximately 7am to 4pm, which may be adjusted based on Tenant requirements. The first day would consist of pre-field activities to notify appropriate agencies and relevant parties of planned field activities, and to survey, mark, and prep the site. The second day would consist of the subsurface drillings, CPT operations, and other associated activities to complete the geotechnical investigation.

The proposed project would also include issuance of a Right of Entry License Agreement (ROELA) to allow the applicant to enter the project site for the geotechnical investigation and other associated pre-development activities. The area proposed for use under this ROELA would be used by the Licensee and their authorized agent(s) and contractor(s) for the purpose of subsurface borings as part of the geotechnical investigation and Cone Penetration Testing, surveying, and general site access for other pre-development activities approved by the District, including but not limited to utility potholing/locating, environmental investigations, and other studies and assessments necessary, as well as the ingress and egress in support of those activities. It is anticipated that the ROELA would have a total term of approximately five (5) years, or upon completion of the work, whichever occurs earlier. The ROELA may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours' notice to Licensee of such termination.

Due to its temporary nature and limited scope, 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.

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## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

### ***CATEGORICAL DETERMINATION***

Categorical Exemption: CEQA Guidelines Section 15306, Class 6/District Guidelines for Compliance with CEQA Section 3.f: Information Collection

- 3.f. Information Collection: Includes basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be for information gathering purposes, or as part of a study leading to an action which has not yet been approved, adopted, or funded.

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. This is appropriate for the proposed project because the project proposes pre-development activities including but not limited to subsurface borings, CPTs, and general land surveying for the purpose of basic data collection and research which do not result in a serious or major disturbance to an environmental resource. 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 geotechnical borings and general land surveying for the purpose of basic data collection and research 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.e: Information Collection

- 8.e. Information Collection: Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major significant disturbance to an environmental resource.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would consist of pre-development activities including, but not limited to, subsurface borings, CPTs, and general land surveying which would not result in a serious or major significant disturbance to an environmental resource.

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.

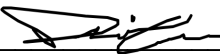
## **CALIFORNIA PUBLIC TRUST DOCTRINE**


The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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  
Acting President/CEO

Determination by:  
Davin Cox  
Assistant Planner  
Development Services

Assistant/Deputy General Counsel

Signature:   
Date: 07/30/2024

Signature:   
Date: 07/30/2024