



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

Project: Installation of a Toploader Charging Station by Dole Fresh Fruit Company
Location: 850 Water Street, San Diego, CA 92101
Parcel No.: 020-183
Project No.: 2025-054
Applicant: Sarah Marsh, Director of Operations, Dole Fresh Fruit Company, 850 Water Street, San Diego, CA 92101; (979) 824-9463
Date: 5/7/2025

PROJECT DESCRIPTION

The proposed project would involve the installation of an EV toploader charging station by Dole Fresh Fruit Company (Tenant) located on the Tenth Avenue Marine Terminal at 850 Water Street in the city of San Diego, CA. Work to complete the proposed project would include:

- Shutting off power to the existing Substation 1
- Installing a Cutler Hammer HLD3300 circuit breaker at Substation 1
- Placing a 48" x 54" EV charger skid with attached bollards in front of Substation 1
- Running conduit in an above ground cable tray from the substation to the charger
- Positioning and mounting the BTC 180kW OFCI All-in-One DC Fast Charger onto the EV charging skid

Construction of the proposed project is anticipated to occur in Spring 2025 and would take approximately one (1) day to complete. Equipment used to complete the proposed project would involve terminal cargo handling equipment. There would be no excavation or digging required for the proposed project. Once the project is complete the terminal cargo handling equipment will be removed, and cargo handling equipment will be able to utilize the charging station.

The proposed project is aligned with the MCAS objectives of transitioning diesel cargo handling equipment to EV models. The EV cargo handling equipment has been acquired through grant funding and must be operational, along with all charging infrastructure, by June 1, 2025.

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 Tenant 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 Exemption(s): Class 1 - Existing Facilities (CEQA Guidelines § 15301; District Guidelines § 3.a.); Class 3 - New Construction or Conversion of Small Structures (CEQA Guidelines § 15303; District Guidelines § 3.c.); and CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with CEQA Section 3.i: Accessory Structures

Class 1 – Existing Facilities (CEQA Guidelines § 15301; District Guidelines § 3.a.): 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.

AND/OR

Class 3 – New Construction or Conversion of Small Structures (CEQA Guidelines § 15303; District Guidelines § 3.c.): 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:

- (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

AND/OR

Class 11 – Accessory Structures (CEQA Guidelines § 15311; District Guidelines § 3.i.): 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 Categorical Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above because the proposed project would involve no expansion of use beyond that previously existing and would consist of the installation of small new equipment or minor accessory structures to existing facilities. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines § 15300.2).

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District(s): 4 - Tenth Avenue Marine Terminal (Precise Plan Figure 13)

Land Use Designation(s): Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve the installation of an EV toploader charging station at the Tenth Avenue Marine Terminal 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(s): Section 8.a: Existing Facilities and Section 8.c: New Construction or Conversion of Small Structures

Existing Facilities (District Coastal Development Permit Guidelines § 8.a.): 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

New Construction or Conversion of Small Structures (District Coastal Development Permit Guidelines § 8.c.): 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.

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 the proposed project would involve negligible or no expansion of use beyond that previously existing and would involve negligible or no change of existing use of the property.

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.

SCOTT CHADWICK
President/CEO

Determination by:
Betsy Viramontes
Assistant Planner
Development Services

Signature: Betsy Viramontes
Date: 5/7/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 5/7/2025