



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

Project: Power Your Drive Charging Station Installation by Dole Fresh Fruit at Tenth Avenue Marine Terminal
Location: 850 Water St, San Diego, CA 92101
Parcel No.: 020-183
Project No.: 2026-053
Applicant: Sarah Marsh, Dole Fresh Fruit, 850 Water St, San Diego, CA, 92101, 979-824-9463
Date Approved: 5/18/2026

PROJECT DESCRIPTION

The proposed project would involve the installation of an electric charging station by Dole Fresh Fruit at Tenth Avenue Marine Terminal in the city of San Diego, CA. Work to complete the proposed project would include placing a 48-inch by 54-inch electric vehicle (EV) charger skid with built-in steel bollards directly adjacent to the existing substation 1. The new charger would then be positioned and mounted to the EV charging skid using terminal cargo handling equipment. Conduit would be run in a cable tray, above ground, from the substation to the new charger. Work for the proposed project would also include the installation of an additional Cutler Hammer HLD3300 circuit breaker at substation 1 where there is currently capacity for an additional breaker, installation of load monitors in the existing switchboard, and installation of an all-in-one charging dispenser on the charger. The proposed project would utilize hand tools and on-terminal cargo handling equipment to complete the work, and power to substation 1 would need to be temporarily shut-off for approximately one (1) day. There is no excavation or trenching required for the proposed project. This project is aligned with the Maritime Clean Air Strategy (MCAS) objectives of transitioning diesel cargo handling equipment to EV models.

Construction of the proposed project is anticipated to occur in Summer 2026 and would take approximately one (1) day 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, 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: CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures and CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with CEQA Section 3.i: Accessory Structures

3.c. New Construction or Conversion of Small Structures: 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

3.i. Accessory Structures: 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 Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate because the installation of an electric charging station would consist of construction of and location of new, small facilities, structures, or equipment, and the construction or placement of minor accessory structures. 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: 4 - Tenth Avenue Marine Terminal (Precise Plan Figure 13)

Land Use Designation: Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve the installation of an electric charging station, consistent with the existing certified Land Use designation(s). 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.c: New Construction or Conversion of Small Structures

8.c. New Construction and 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.

The proposed project is determined to be Categorically Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because the installation of an electric charging station 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)(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 betterment 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.

SCOTT CHADWICK
President/CEO

Determination by:
Kelly Cunningham
Planner I
Development Services

Signature: Kelly Cunningham
Date: 5/18/2026

Assistant/Deputy General Counsel

Signature: Shiraz Targi
Date: 5/18/2026