



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

37-02/20/2025-0108

STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL	DATE 02/20/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0108	
PROJECT TITLE REMOVAL OF UNDERGROUND STORAGE TANKS AT SO CAL TRUCKSTOP IN NATIONAL CITY		

PROJECT APPLICANT NAME JOHN CULVER, JAUREGUI & CULVER, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-644-6379
PROJECT APPLICANT ADDRESS 959 WEST MISSION AVENUE	CITY ESCONDIDO	STATE CA
	ZIP CODE 92025	
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

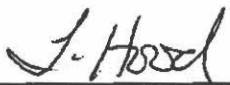
☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD

<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit <input type="checkbox"/> Check <input type="checkbox"/> Other	TOTAL RECEIVED	\$	50.00
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SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: ORDER #196470950 AND AUTH #091268



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Feb 20, 2025 09:48 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000122
State Receipt # 37022020250108

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

REMOVAL OF UNDERGROUND STORAGE TANKS AT SO CAL TRUCKSTOP IN
NATIONAL CITY

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** February 20, 2025
Posted February 20, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption**CEQA Guidelines Appendix E**

To: ■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

From: ■ San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

Project Title: Removal of Underground Storage Tanks at So Cal Truckstop in National City

Project Applicant: John Culver, Jauregui & Culver, Inc., 959 West Mission Avenue, Escondido, CA 92025; (760) 644-6379

Project Location – Specific: 2250 Tidelands Avenue, National City, CA 91950

Project location – City: National City

Project Location – County: San Diego

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project would involve the removal of two (2) existing single-wall fiberglass (SWFG) 6,000-gallon underground storage tanks (USTs) located at the So Cal Truckstop in the city of National City, California. Work would be performed by Jauregui & Culver, Inc. on behalf of So Cal Truckstop (Applicant), and the project site is located on the Pepper Oil Company (Tenant) leasehold within the National City Marine Terminal.

As a result of Senate Bill (SB) 445, the State Water Resources Control Board is mandating that all single-walled USTs must be permanently closed by an owner and/or operator before December 31, 2025, if it was designed and constructed before January 1, 1984 and does not meet the requirements of the Health and Safety Code (H&SC), section 25291(a)(1)-(6) or if it was designed and constructed before January 1, 1997 in accordance with H&SC, section 25291(a)(7). The two (2) existing SWFG USTs at the So Cal Truck Stop meet the requirements for removal pursuant to SB 445 and the H&SC.

Work to specifically complete the proposed project would involve de-energizing all existing power wiring which connects to the fuel equipment, using proper procedures. Once power wiring is de-energized, wiring would be removed and disposed of appropriately. Check valves or drop tubes would be removed using inert nitrogen gas, as needed. Any remnants of diesel fuel would be drained from the existing piping into the USTs. The USTs would then be washed pursuant to the San Diego County Site Assessment and Mitigation (SAM) Manual recommended procedures. All residual contents and wash streams would be manifested and lawfully disposed. Manifests, which are legal documents required by the United States Environmental Protection Agency (EPA) to track hazardous waste from generation to its final disposal, would be provided to the Applicant and the County of San Diego, Department of Environmental Health and Quality (DEHQ), Certified Unified Program Agency (CUPA).

In preparation for UST removal, excavation would commence to expose the USTs and connect below ground product piping, with all excavation material to be stockpiled on-site for reuse as backfill material. Excavation material would be secured and covered with 6 MIL visqueen, and the nearest stormwater inlets would be properly protected during excavation and removal activities. The DEHQ CUPA and National City fire authorities shall be notified a minimum of 48 hours prior to commencement of UST removal activities to schedule an inspection appointment. The USTs would remain in place until approval by the inspecting agencies is provided. The DEHQ CUPA Inspector and National City fire authorities would have the authority to determine that an unauthorized release has not occurred or instruct that additional sampling take place. Should the inspecting agencies approve removal of the USTs, dry ice will be dropped into the USTs to inert the tanks with carbon dioxide and ensure the concentration of flammable vapors within the USTs are under the DEHQ CUPA threshold before removal. Then, removal of the USTs would occur using equipment sufficient to safely lift and load the USTs from the excavated

project site to the trucks. The Applicant is responsible for providing a certificate of disposal from an approved disposal facility to the DEHQ CUPA.

Following removal of the USTs, the DEHQ CUPA Inspector would perform a fiberglass patch at the shared sump where the piping ends and conduct hydrostatic secondary containment testing. Sampling parameters and locations would be directed by the DEHQ CUPA Inspector who will be on-site during removal activities. At a minimum, two (2) soil samples shall be taken per removed UST, and the analysis from a certified laboratory shall be provided to the Applicant and the DEHQ CUPA.

Once sampling of the material is completed and it is determined that there is no contamination, the excavated area and piping trenches are to be backfilled and compacted using the stockpiled excavated material with additional clean material equivalent to the volume of the removed USTs. The area would then be resurfaced with concrete and/or asphalt as needed. All temporary fencing would be removed, and the site would be cleaned and restored to match its surroundings.

Removal of the USTs and associated work needed to restore the project site are anticipated to occur in approximately Spring 2025 and would take approximately one (1) week to complete, with ongoing maintenance, inspections, and sampling as needed.

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. More specifically, the proposed project would bring the So Cal Truck Stop into compliance with the H&SC section 25298, and the California Code of Regulations, title 23, chapter 16 (UST Regulations), section 2672.

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. Any further remediation action to occur after the completion of the project as a result of direction from the inspecting agencies would be subject to additional review and approval from the District.

Name of Public Agency Approving Project: San Diego Unified Port District (SDUPD)

Exempt Status: (Check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ **Categorical Exemption(s): Existing Facilities (SG § 15301) (Class 1), Minor Alterations to Land (SG § 15304) (Class 4), and Minor Actions to Prevent, Minimize, Stabilize, Mitigate, or Eliminate the Release or Threat of Hazardous Waste or Hazardous Substances (SG § 15330) (Class 30)**
- ☐ Statutory Exemption. State code number:

Reason Why Project is Exempt: 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 consist of the removal of two (2) existing USTs to comply with SB 445 which would involve no expansion of use beyond that previously existing. The proposed project would not result in a significant cumulative impact since the project site would be restored to match its existing surroundings and the So Cal Truck Stop would continue to operate with no change to the existing use. Furthermore, the proposed project consists of minor cleanup actions to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1 million or less, and the proposed project does not involve the activities described in CEQA.

Guidelines Section 15330(a). Should additional remediation action be required by the DEHQ CUPA and/or National City fire authorities after the completion of the project, additional CEQA review may be required. Sections 3.a.(7) and 3.d.(1)(7) of the District's CEQA Guidelines and CEQA Guidelines Section 15330 are as follows:

- 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.
- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

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:
- (1) Filling of earth on previously disturbed land with material compatible with the natural features of the site.
- (7) Minor trenching and backfilling where the surface is restored.

AND/OR

Minor Actions to Prevent, Minimize, Stabilize, Mitigate, or Eliminate the Release or Threat of Hazardous Waste or Hazardous Substances (SG § 15330) (Class 30)

Class 30 consists of any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1 million or less.

- (a) No cleanup action shall be subject to this Class 30 exemption if the action requires the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses, or the action involves the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123.6, except for small scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District. All actions must be consistent with applicable state and local environmental permitting requirements including, but not limited to, off-site disposal, air quality rules such as those governing volatile organic compounds and water quality standards, and approved by the regulatory body with jurisdiction over the site.

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).

15300.2 (a): The location is appropriate for the project. The site is surrounded by a highly industrialized environment and the removal of the USTs would not result in disruptions to business at the So Cal Truck Stop or to surroundings Tenants at the National City Marine Terminal. There are no sensitive environmental resources located on the site and work would be carried out to ensure that Best Management Practices (BMPs) are implemented during UST removal and excavation activities.

15300.2 (b): This project does not present a cumulative impact. Following removal of the two (2) SWFG USTs on-site, the So Cal Truck Stop will continue business as usual with their additional petroleum tanks that will remain in place and do not require removal pursuant to SB 445 and the H&SC. There are no anticipated successive projects of the same type in the same place over time that would result in a cumulative impact.

15300.2 (c): There is also not a reasonable probability that the proposed project would have a significant effect

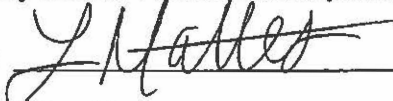
on the environment due to unusual circumstances. The project site is in a highly industrialized area within the National City Marine Terminal, and the proposed project would only be applied to existing USTs on-site that need to be removed pursuant to SB 445 and the H&SC. The Applicant has additional USTs that will remain operational as they do not meet the requirements for removal. Inspecting agencies, such as the DEHQ CUPA and National City fire authorities, will be on-site during removal to ensure unusual circumstances would not occur.

15300.2 (d): No damage to scenic resources would occur. There are no trees, rocks, or outcroppings near the project site. The nearest designated scenic highway is the Coronado bridge, located approximately 3 miles to the north of the project site.

15300.2 (e): The project site is not listed pursuant to Section 65962.5 of the California Government Code.

15300.2 (f): The project would not impact historical resources. The structures are not registered on the California Register of Historical Resources and are less than 50 years old, and therefore not considered potential historical resources subject to CEQA Guidelines Section 15064.5.

Lead Agency Contact Person and Telephone Number: Lillian Mattes, (619) 686-8200

Signature:  **Date:** 2/20/25 **Title:** Associate Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk:

San Diego County



Transaction #: 8226968
Receipt #: 2025062772

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 02/20/2025
Cashier Location: SD

Print Date: 02/20/2025 9:49 am

Payment Summary

Total Fees	\$150.00
Total Payments	\$150.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$150.00

Total Payments \$150.00

Filings

CEQA - NOE FILE #: 2025-000121 Date: 02/20/2025 9:48AM Pages: 4

State Receipt # 37-02/20/2025-0107

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-000122 Date: 02/20/2025 9:48AM Pages: 5

State Receipt # 37-02/20/2025-0108

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-000123 Date: 02/20/2025 9:48AM Pages: 3

State Receipt # 37-02/20/2025-0109

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$150.00