

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Tidelands Avenue Electric Truck Hub ProjectLead Agency: San Diego Unified Port DistrictContact Person: Peter EicharMailing Address: 3165 Pacific HighwayPhone: (619) 686-6284City: San DiegoZip: 92101County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: National CityCross Streets: Tidelands Avenue, W 19th StreetZip Code: 91950Longitude/Latitude (degrees, minutes and seconds): 32 ° 39 ' 55 " N / 117 ° 06 ' 57 " W Total Acres: 4.8Assessor's Parcel No.: 7600445100Section: N/ATwp.: N/ARange: N/ABase: N/AWithin 2 Miles: State Hwy #: I-5, I-805, SR-54Waterways: San Diego BayAirports: N/ARailways: San Diego MTS/BNSFSchools: Multiple**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☒ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Lease approval**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: ZE Truck Charging hub**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:****Industrial, Maritime Related****Project Description:** *(please use a separate page if necessary)*

Skychargers LLC (Applicant) proposes to lease approximately 4.8 acres of an approximately 8.2-acre parcel from the District to develop the Tidelands Avenue Electric Truck Hub (proposed project or project). The proposed project would consist of the following: (1) Zero Emissions (ZE) Truck Charging, (2) Photovoltaic Canopy, (3) Battery Energy Storage System (BESS), (4) Convenience Store, and (5) infrastructure improvements. The proposed project is intended to serve electric drayage trucks working at nearby marine terminal and related storage facilities in the vicinity.

The proposed project would have a total of 70 charging ports with up to 30 trucks anticipated to use the site during the initial operating year as part of the Truck as a Service program. An additional 16 trucks may be added to the program over the next 3 years to 5 years. Additionally, ZE truck charging infrastructure would be available onsite to support municipal fleets, local businesses with truck fleets, as well as passenger vehicles dependent on available capacity. Truck as a Service participating operators may have assigned, dedicated parking stalls/charge ports, and trucks serving one of the two marine cargo terminals would have priority over all other vehicles for the opportunity charging stalls. The site would be equipped with gates that may be used for access control as needed to enforce the priority of use.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

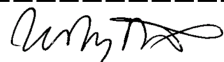
☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>11</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>9</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☒ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 6-18-2025 Ending Date 7-21-2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>San Diego Unified Port District</u>
Address: <u>605 Third Street</u>	Address: <u>3165 Pacific Highway</u>
City/State/Zip: <u>Encinitas/CA/92024</u>	City/State/Zip: <u>San Diego/CA/92101</u>
Contact: <u>Matt Valerio</u>	Phone: <u>(619) 686-6284</u>
Phone: <u>(619) 261-4710</u>	

Signature of Lead Agency Representative:  Date: 6/17/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.