

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 # 2025060903

Project Title: Tidelands Avenue Electric Truck Hub Project

Lead Agency: San Diego Unified Port District Contact Person (Name and Title): Peter Eichar, Principal Planner
Mailing Address: 3165 Pacific Highway Phone and Email: (619) 686-6284, peichar@portofsandiego.org
City: San Diego Zip: 92101 County: San Diego

Project Location: County: San Diego City/Nearest Community: National City

Cross Streets: Tidelands Avenue, W 19th Street Zip Code: 91950

Longitude/Latitude (degrees, minutes and seconds)*: 32 ° 39 ' 55 " N / 117 ° 06 ' 57 " W Total Acres: 4.8

Assessor's Parcel No.: 760-044-51-00 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-5, I-805, SR-54 Waterways: San Diego Bay

Airports: _____ Railways: San Diego MTS/ BNSF Schools: National School District/ Sweetwater Union High School District

* Required field

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ 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: ZEV Truck Charging Hub

* Required field based on Development Type selected

Project Issues Discussed in Document:

☐ Aesthetics ☒ Energy ☐ Mandatory Findings of Significance ☐ Solid Waste
☐ Agriculture and Forestry ☐ Fiscal Impacts ☐ Mineral Resources ☒ Transportation
☒ Air Quality ☐ Flood Plain/Flooding ☒ Noise ☐ Tribal Cultural Resources
☐ Biological Resources ☐ Geology/Soils ☐ Population/Housing ☐ Utilities/Service Systems
☐ Coastal Zone ☐ Greenhouse Gas Emissions ☐ Public Services ☐ Vegetation
☐ Cultural Resources ☐ Growth Inducement ☐ Recreation ☐ Wetland/Riparian
☒ Cumulative Effects ☒ Hazards/Hazardous Materials ☐ Schools/Universities ☐ Wildfire
☐ Drainage/Absorption ☐ Hydrology/Water Quality ☐ Septic System ☐ Other: _____
☐ Economic/Jobs ☐ Land Use/Planning ☐ Sewer Capacity _____

Present Land Use/Zoning/General Plan Designation:

Industrial, Maritime Related

Project Description: (please use a separate page if necessary)

The proposed project consists of the following components: (1) zero- emissions vehicle (ZEV) truck charging ports and parking stalls, (2) a photovoltaic (PV) canopy, (3) a battery energy storage system (BESS), (4) a convenience store, and (5) infrastructure improvements. The proposed project is intended to serve electric trucks that frequently visit and serve the nearby marine terminals and other related storage facilities in the vicinity.

The proposed project would have a total of 70 charging stalls. All 70 charging stalls would be available to charge trucks simultaneously. Up to 30 trucks are anticipated to use the site during the initial operating year as part of the Trucking as a Service program (TaaS), a service where a standard monthly fee is charged and in return the truck operator gets a fully charged and maintained truck to go to work. Gradually, an additional 16 trucks may be added to the program over the next 3 to 5 years. Additionally, ZEV truck charging infrastructure would be available on site to support municipal fleets, local businesses with truck fleets, and passenger vehicles, dependent on available capacity, with priority for ZEV trucks serving the District. As part of the TaaS program, participating operators may have assigned, dedicated parking stalls/charge ports, and participating trucks serving one of the two marine cargo terminals would have priority over all other vehicles for the 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 1-29-2026 Ending Date 3-16-2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>San Diego Unified Port District</u>
Address: <u>687 S Coast Hwy 101, Suite 110</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 (Name and Title): <u>Matt Valerio, Principal/Coastal Services Manager</u>	Contact (Name and Title): <u>Peter Eichar, Principal Planner</u>
Phone: <u>(619) 261-4710</u>	Phone: <u>(619) 686-6284</u>
Email: <u>mvalerio@dudek.com</u>	Email: <u>peichar@portofsandiego.org</u>

Signature of Lead Agency Representative: Peter Eichar Date: 1/20/2026

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