

Notice of Exemption

To: ☒ Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Monterey
168 W Alisal St # 1
Salinas, CA 93901

From: King City
212 S Vanderhurst Avenue
King City, CA 93930

FILED

NOV 10 2025

XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
DEPUTY

2025-0196

Project Title: King City Downtown Electric Vehicle Charging Station

Project Applicant: King City

Project Location – Specific: 225 Broadway Street (APNs 026-193-012, 026-193-007, and 026-193-010)

Project Location – City: King City

Project Location – County: Monterey

Description of Nature, Purpose and Beneficiaries of the Project:

The project will convert an existing, paved parking lot into an electric vehicle charging station. The proposed project involves the installation of five 20 K V charging stalls with the necessary power supply from Pacific Gas & Electric (PG&E). Proposed improvements will also include replacing the existing, paved parking lot surface with new asphalt concrete meeting American with Disabilities Act (ADA) standards. The existing sidewalk and driveway frontage improvements on Broadway Street and South Third Street will also be replaced to meet ADA standards. Total area of disturbance is approximately 0.21 acres.

The existing paving at the site is in poor condition and can result in hazards to vehicles and pedestrians if not repaved. Electric vehicle owners would benefit from this project as well as the City residents, indirectly, as electric vehicles help reduce air pollution.

Name of Public Agency Approving Project: King City

Name of Person or Agency Carrying Out Project: King City

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. State type and section number:

Class 2, Replacement or Reconstruction (Sec. 15302); Class 3, New Construction or Conversion of Small Structures (Sec. 15303); Class 11, Accessory Structures (Sec. 15311).

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Class 2: The project consists of the reconstruction of existing facilities (i.e., parking lot) where the new facility will be located on the same site as the existing and will have substantially the same purpose and capacity as the one being replaced.

Class 3: The project consists of the construction and location of limited numbers of new, small facilities or structures (i.e., five charging stations).

Class 11: The project consists of the construction of minor structures (i.e., charging stations) accessory to existing facilities including small parking lots.

Lead Agency

Contact Person: Doreen Liberto, AICP, MDR
Community Development Director

Area Code/Telephone/Extension: (831) 385-3281

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____

Date: 4/7/25 Title: City Manager

☐ Signed by Lead Agency

Date received for filing at OPR: _____

☐ Signed by Applicant

Exceptions to the Categorical Exemptions

Pursuant to CEQA Guidelines Section 15300.2. Exceptions:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Evidence. The project site is not located on a hazardous site (refer to discussion under “e” hazardous waste); the site is not located on the Alquist-Priolo Earthquake Fault Zoning Map; the site is not located in an area susceptible to landslide or liquefaction hazards; the site is not within a flood zone; and there are no listed species or designated critical habitats in the area. Therefore, this exception does not apply to the proposed project.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Evidence. The City is considering a limited number of charging stations in a limited number of other locations in King City, but cumulatively there would be no significant impact. Each of these locations is in a developed area, and like the proposed project, there would be no significant environmental effects.

Therefore, there is no significant cumulative impact of successive projects of the same type in the same place.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Evidence. Case law makes clear that application of this exception must proceed in two steps. The first is to determine whether a proposed project involves “unusual circumstances.” If the answer to that question is in the affirmative, the second step is to consider whether those unusual circumstances will give rise to potentially significant environmental effects. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1097-1105 (Berkeley Hillside.)) As explained below, the proposed project does not involve any unusual circumstances with respect to its location, size, environmental setting, physical attributes, surrounding land uses, or planning context – factors considered relevant under case law.

The proposed project is consistent with the General Plan land use designation of Retail Commercial, and the City's zoning designation of Village Core. The project would be located on a currently disturbed property surrounded by urban development. There is nothing unusual about the project or site as a typical redevelopment project. The project features (repaving, installing charging stations, improvements to sidewalk and driveway frontage) are typical project features that do not differ from other projects in exemption classes 1, 2, 3, and 11. Therefore, there are no unusual circumstances regarding conditions of the project site or in the immediate vicinity.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Evidence. The project site is located approximately 8.6 miles north and west of the nearest eligible state scenic highways, Route 198 and Route 25, respectively (California Department of Transportation 2024). The project site is in a developed area and is not visible from either of these highways. Therefore, development of the proposed project would not damage scenic resources, rock outcroppings, and historic buildings within a state scenic highway.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Evidence. The following lists were reviewed:

- Hazardous Materials Waste and Substances Sites from the Department of Toxic Substances Control EnviroStor Database (California Department of Toxic Substances Control 2024);
- Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker Database (State Water Resources Board 2024);
- Solid Waste Disposal Sites Identified by Water Board with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit (California Environmental Protection Agency 2024a);
- "Active" Cease and Desist Order and Cleanup and Abatement Orders from Water Board (California Environmental Protection Agency 2024b); and
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control (California Environmental Protection Agency 2024c).

The project site is not located on any of these lists. Therefore, the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government

Code section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 (California Department of Toxic Substances Control 2022) and, as a result, would not create a significant hazard to the public or the environment.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Evidence. As concluded in the Archaeological Phase 1 Historic (Archaeological) Resource Assessment prepared for the proposed project, there are no historic resources on the project site or within the area. In addition to the existing structures having no historic value, the results of a Northwest Information Center search were negative and the results of a Sacred Lands File Search were negative.