



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
37-11/19/2025-0928
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 11/19/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0928	

PROJECT TITLE
SOIL VAPOR SURVEY INDOOR AIR SAMPLING AND SOIL BORINGS AT PEPPER OIL COMPANY FACILITY AND SOCIAL TRUCK STOP

PROJECT APPLICANT NAME DAVID PEPPER, JR, PRESIDENT, PEPPER OIL COMPANY INC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-336-6120
PROJECT APPLICANT ADDRESS 2300 TIDELANDS AVENUE	CITY NATIONAL CITY	STATE CA
		ZIP CODE 91950

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123 50	\$	0 00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850 00	\$	0 00
☒ County documentary handling fee		\$	50 00
☐ Other		\$	0 00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50 00

SIGNATURE

X *Steve Sangthai*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: ORDER#/AUTH 211798108/003882



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED

Nov 19, 2025 09:54 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001020
State Receipt # 37111920250928

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

**SOIL VAPOR SURVEY, INDOOR AIR SAMPLING AND SOIL BORINGS AT
PEPPER OIL COMPANY FACILITY AND Socal TRUCK STOP**

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** November 19, 2025
Posted November 19, 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 Soil Vapor Survey, Indoor Air Sampling, and Soil Borings at Pepper Oil Company Facility and SoCal Truck Stop

Project Applicant: David Pepper, Jr, President, Pepper Oil Company, Inc, 2300 Tidelands Avenue, National City, CA 91950, (619) 336-6120

Project Location – Specific 2250 Tidelands Avenue, National City, CA 91950, 2300 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 allow for the geotechnical investigation and geophysical surveying of an approximately 2.6-acre site owned by the Pepper Oil Company, Inc (Applicant) in the city of National City, California. The proposed surveying would be carried out as part of a Corrective Measures Study, per request of the California Department of Toxic Substances Control (DTSC), due to the Department's regulatory oversight for the investigation and remediation of the proposed site. The northern portion of the proposed project site operates as the SoCal Truck Stop (SCTS), which includes a fueling station and convenience store, the southern portion of the site, which was historically used as an underground fuel storage and transfer facility, is currently utilized by the Applicant for chemical mixing of emulsion products, the storage of retail materials for sale at SCTS, and the dispensing of kerosene. Both portions are owned and operated by the Applicant.

In 2004, a soil vapor survey of the Pepper Oil Company and SoCal Truck Stop (STCS) facilities were conducted to assess the extent and concentration of volatile organic compounds (VOCs) in the vadose zone and to identify potential areas of concern. The previous survey included 36 soil vapor sampling locations at Pepper Oil and 30 soil vapor sampling locations at the SCTS facility to a depth of five (5) feet below ground surface (bgs). The results of the soil vapor sampling indicated that, at the Pepper Oil portion of the site, 29 of the 36 locations did not contain detectable concentrations of VOCs, seven (7) of the 30 sampling locations within the SCTS portion of the site did not contain detectable concentrations of VOCs. The soil vapor sample containing the highest concentrations was located in an area where two (2) former underground storage tanks had been removed, which also coincides with the areas of the highest soil and groundwater contamination identified during soil and hydropunch sampling. A second round of soil vapor sampling at both sites was also conducted in 2016, in which a total of 35 soil vapor samples were collected. Concentrations of VOCs at and/or above the reporting limit were not detected at 10 of the 35 sampling locations.

Activities associated with the proposed investigation and surveying would include, but not be limited to, subsurface soil borings, soil vapor sampling points, and methane assessments to help develop a remediation plan for the site in vicinity of the former underground storage tank locations. The proposed project would specifically consist of the drilling and sampling of approximately four (4) temporary soil borings and approximately 43 temporary soil vapor sampling points into the subsurface to a depth of up to approximately five (5) feet bgs. Subsurface methane assessments would also be conducted at each soil vapor sampling point, as well as at approximately six (6) locations within the SCTS convenience store, to evaluate if methane is generated as a byproduct of the petroleum hydrocarbons degradation process. Following the completion of all borings and soil vapor sampling, borings and vapor sampling points will be backfilled and the surface restored to match the existing surface.

Work at the proposed soil vapor sampling locations is anticipated to occur in Fall 2025 and would take approximately one (1) week to complete. Additional sampling and analysis may be conducted, as necessary, dependent on initial sampling results. A work crew and mechanical equipment, including but not limited to a drill and rotary hammer, would be required to complete the proposed sampling. It is anticipated that approximately one (1) drum of soil cuttings would be produced as waste. The Applicant is responsible for the proper handling and disposal of drilling spoils and other associated debris.

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.

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: Information Collection (SG § 15306) (Class 6)**
☐ Statutory Exemption. State code number

Reason Why Project is Exempt: the proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15306 (Information Collection) and Section 3 f of the District's *Guidelines for Compliance with CEQA* because it would consist of soil borings and soil vapor sampling for the purpose of basic data collection activities which would not result in a serious or major disturbance to an environmental resource. Section 3 f of the District's *CEQA Guidelines* is as follows:

3 f Information Collection (SG § 15306) (Class 6) Includes basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be for information gathering purposes, or as part of a study leading to an action which has not yet been approved, adopted or funded.

Lead Agency Contact Person and Telephone Number Davin Cox, (619) 686-6293

Signature  **Date** 11/19/2025 **Title** Planner I

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR/Clerk



San Diego County



Transaction #: 8744953
Receipt #: 2025449344

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: 11/19/2025
Cashier Location: SD

Print Date: 11/19/2025 9:55 am

Payment Summary

Total Fees:	\$200.00
Total Payments:	\$200.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$200.00

Total Payments \$200.00

Filings

CEQA - NOE FILE #: 2025-001020 Date: 11/19/2025 9:54AM Pages: 3

State Receipt # 37-11/19/2025-0928

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-001021 Date: 11/19/2025 9:54AM Pages: 3

State Receipt # 37-11/19/2025-0929

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-001022 Date: 11/19/2025 9:54AM Pages: 3

State Receipt # 37-11/19/2025-0930

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-001023 Date: 11/19/2025 9:54AM Pages: 4

State Receipt # 37-11/19/2025-0931

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$200.00

