

JUN 25 2019

BY _____
DEPUTY

Notice of Exemption

CEQA Guidelines Appendix E

<p>To:</p> <ul style="list-style-type: none">■ Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814 ■ San Diego County Recorder/County Clerk 1600 Pacific Highway, Suite 260 San Diego, CA 92101-2480	<p>From: (Public Agency) San Diego Unified Port District Development Services Department 3165 Pacific Highway San Diego, CA 92101</p>
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Project Title: *Installation of Monitoring Wells and Soil Borings at Pepper Oil Company, Inc. in the City of National City*
Project Location – Specific: *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 involve the installation of monitoring wells and/or soil borings within the Pepper Oil Company leasehold and/or within adjacent property. The purpose of the proposed project is to monitor soil and groundwater per the requirements of a cleanup overseen by the California Department of Toxic Substances Control. The monitoring wells and soil borings would be completed in accordance with County of San Diego Department of Environmental Health permit requirements.*

The proposed project would involve the issuance of a Right of Entry License Agreement (ROELA) to the Applicant. The area proposed for use under this ROELA would be used by the Applicant and their authorized agent(s) and contractors(s) to carry out the proposed project, as well as ingress and egress in support of those activities. The ROELA would have a term of approximately five (5) years, or upon completion of the work, whichever occurs earlier.

The monitoring wells, which would be in place for five years or less, would be up to 10 inches in diameter and up to 20 feet deep. A 4-inch polyvinyl chloride pipe would be installed inside the borehole. At the surface, the monitoring wells would be finished with a 3-foot-diameter concrete pad and well box. The soil borings would be up to two inches in diameter and up to 20 feet deep. Soil samples would be collected and analyzed during drilling of the wells and borings. The groundwater samples from the monitoring wells would be collected and analyzed for one or more of the following:

- *Total petroleum hydrocarbons*
- *Volatile organic compounds*
- *Semi-volatile organic compounds*
- *Title 22 metals*
- *Polychlorinated biphenyls*
- *Pesticides*

All soil and groundwater generated during drilling/sampling would be placed in California Department of Transportation-rated 55-gallon drums. The drums would be characterized and profiled into a waste disposal facility permitted to accept the waste.

Construction of the proposed project is anticipated to commence in July 2019 and would continue until the cleanup process is complete. It is anticipated that, at the height of construction, the proposed project would generate up to six vehicle and truck trips per day. Vehicle and truck trips would be associated with deliveries, transport of construction workers, and hauling of soil and groundwater generated during drilling/sampling. Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle and truck trips and would require limited use of construction equipment, such as a utility-type truck with a drill rig.

Therefore, no impacts would occur. All disturbed surfaces would be restored to pre-project conditions. Furthermore, the Applicant would be responsible for complying with all applicable federal, state, and local laws regulating construction demolition debris, hazards and hazardous materials, noise, and stormwater.

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

Name of Person or Agency Carrying Out Project: Pepper Oil Company, Inc., 2300 Tidelands Avenue, National City, CA 91950; (619) 336-6120

- 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 Exemptions: Existing Facilities (SG § 15301) (Class 1); Minor Alterations to Land (SG § 15304) (Class 4); and 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 15301 (Existing Structures), 15304 (Minor Alterations to Land), and/or 15306 (Information Collection) and Sections 3.a. (6), 3.d. (7), and/or 3.f of the District's Guidelines for Compliance with CEQA because it would consist of temporary advertising signage that would be accessory to an existing facility. Sections 3.a. (6), 3.d. (7), and 3.f of the District's CEQA Guidelines 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, including but not limited to:
- (6) Demolition and removal of individual structures listed in the subsection except where the structures are of historical, archaeological, or architectural significance. These include, but are not limited to, commercial, industrial, airport, or marine terminal structures or facilities if designed for an occupancy load of 30 persons or less, and not in conjunction with the demolition of improvements on an entire site. Examples are warehouses, sheds, miscellaneous work buildings, piers, floats, piles, marine ways, electrical, mechanical, or utility systems, railroad improvements, dilapidated vessels, navigation aids, or similar related structures.

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:
- (7) Minor trenching and backfilling where the surface is restored.

AND/OR

- 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: Cameron McLeod, (619) 686-6273

Signature: Cameron McLeod Date: 6/24/19 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk:

Governor's Office of Planning & Research

JUN 25 2019

STATE CLEARINGHOUSE



San Diego County



Transaction #: 3844746
Receipt #: 2019279455

Ernest J. Dronenburg, Jr.
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.com

Cashier Date: 06/25/2019
Cashier Location: SD

Print Date: 06/25/2019 8:39 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment	
CHECK PAYMENT	\$50.00
Total Payments	\$50.00
Miscellaneous Item	
FISH & WILDLIFE FEES	
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00

Governor's Office of Planning & Research
JUN 25 2019
STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 2/7/19) Previously DFG 753.5a

RECEIPT NUMBER: 37-2019- 0468
STATE CLEARINGHOUSE NUMBER (If applicable) ---

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL ---	DATE 06/25/2019
COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER 2019 - 0468	

PROJECT TITLE
 INSTALLATION OF MONITORING WELLS AND SOIL BORINGS AT PEPPER OIL COMPANY, INC. IN THE CITY OF NATIONAL CITY.

PROJECT APPLICANT NAME PEPPER OIL COMPANY	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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$ _____

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	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other 1165
 TOTAL RECEIVED
 \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County C.TERAN , Deputy
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