

To: Office of Planning and Research
 PO Box 3044
 1400 Tenth Street, Room 113
 Sacramento, CA 95812-3044

From: California Energy Commission
 1516 Ninth Street, MS-48
 Sacramento, CA 95814

Project Applicant: KIGT, Inc.

Project Title: Driver-centric Charging Model to Accelerate TNC EV Adoption and Support Disadvantaged Communities

Project Location – Specific: 3351 N Centre Lake Drive

Project Location – City: Ontario **Project Location – County:** San Bernadino

Description of Nature, Purpose and Beneficiaries of Project:

Under grant agreement ZVI-21-005, the California Energy Commission (CEC) will provide a grant of \$1,999,425 grant to KIGT, Inc. to fund the project. The project will design and build an EV charging plaza in Ontario, California. The plaza will serve transportation network company (TNC) drivers and other EV drivers, reduce deadhead miles (miles driven with no passenger or cargo) for TNC drivers, and demonstrate a replicable business model. In addition, the project includes a match-funded microgrid with 2 MW of solar PV and 500 kWh of battery storage. Signage for existing EV chargers to be dedicated to TNC drivers will be placed in three locations: Los Angeles, San Diego, and Riverside.

Beneficiaries will include TNC drivers and the customers of TNC fleets.

Name of Public Agency Approving Project: City of Ontario Planning Department

Name of Person or Agency Carrying Out Project: Rudy Zeledon, Planning Director of the City of Ontario

Exempt Status: *(check one)*

- Ministerial Exemption (Pub. Resources Code § 21080(b)(1); Cal. Code Regs., tit. 14, § 15268);
- Declared Emergency (Pub. Resources Code § 21080(b)(3); Cal. Code Regs., tit. 14, § 15269(a));
- Emergency Project (Pub. Resources Code § 21080(b)(4); Cal. Code Regs., tit. 14, § 15269(b)(c));
- Categorical Exemption. State type and section number Cal. Code Regs., title 14, Section 15322, Cal. Code Regs., title 14, Section 15301

Statutory Exemptions. State code number.

- Common Sense Exemption. (Cal. Code Regs., tit. 14, §15061(b)(3))

Reasons why project is exempt:

Cal. Code Regs., title 14, Section 15322, “In-fill development,” provides projects characterized as in-fill development meeting certain conditions are categorically exempt from the provisions of the California Environmental Quality Act. At the demonstration site in Ontario, California, the proposed EV charging stations, solar PV panels over existing parking lots, and battery storage facility will be placed within approximately 1.6 acres of existing parking lots. There will be solar PV installed on the restaurant’s roof. Altogether, project facilities, including EV chargers, 2 MW of solar PV, 500 kWh of battery storage, and appurtenances will be less than two acres, which is less than the five-acre limit for this exemption. The project location is an existing commercial use (restaurant) and its parking lots. According to KIGT, the City of Ontario Planning Department preliminarily stated that exemption under Section 15322 is

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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appropriate. Therefore, the project appears to be consistent with land use regulations. The site is surrounded by urban uses, and, being paved, has no value, as habitat for endangered, rare or threatened species. Based on the recipient's traffic trip estimates for this site, which is adjacent to a freeway, large developments, and near the airport, the project would not result in any significant traffic or other effects. The site is adequately served by utilities; although the solar PV and battery storage are necessary for the EV chargers. For these reasons, the proposed work will not have any significant effect on the environment and is exempt under Cal. Code Regs., tit 14, Section 15332.

Cal. Code Regs., title 14, Section 15301 provides that projects which consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public and private structures, facilities, mechanical equipment, or topographical features, and which involve negligible or no expansion of use beyond that existing at the time of the lead agency's determination, are categorically exempt from the provisions of the California Environmental Quality Act. The physical aspects of this work other than the eStation EV plaza at the demonstration site will involve development and manufacturing at existing facilities, and at three existing EV locations, signage designating 10 percent of existing EV chargers for transportation network company (TNC) drivers. For these reasons, the proposed work will not have any significant effect on the environment and is exempt under Cal. Code Regs., tit 14, Section 15301.

Lead Agency

Contact Person: Soham Mistry **Area code/Telephone/Ext:** 916-908-7489

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: *Soham Mistry* **Date:** 05/19/2022 **Title:** Energy Analyst

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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