

California Environmental Quality Act (CEQA)

NOTICE OF EXEMPTION

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**TO: Contra Costa County  
Clerk-Recorder's Office  
555 Escobar Street  
Martinez, CA 94553**

**FROM: Bay Area Air Quality  
Management District  
375 Beale Street, Suite 600  
San Francisco, CA 94105**

**SUBJECT: FILING OF NOTICE OF EXEMPTION PURSUANT TO CEQA CA PUBLIC RESOURCES CODE § 21152(b) AND CEQA GUIDELINES § 15062.**

**PROJECT TITLE: SHORE TERMINALS, LLC – ISSUANCE OF AUTHORITY TO CONSTRUCT FOR STORAGE TANKS S-53 (T-20107) AND S-54 (T-20109) TO REPLACE TANKS S-39 AND S-41 (MTBE/GASOLINE STORAGE TANKS); (APPLICATION 31506).**

**Public Agency Approving Project (Lead Agency):** Bay Area Air Quality Management District (Air District),  
Contact: Christopher Ablaza, Air Quality Engineer, Telephone: (415) 749-5139,  
Email: cablaza@baaqmd.gov

**Project Applicant and Entity carrying out Project:** Shore Terminals, LLC (Shore Terminals).

**Project Applicant Mailing Address:** 4801 Laguna Boulevard, Suite 105, Box 356; Elk Grove, CA 95758.

**Project Applicant Contact person:** Chris Vratil, General Manager, Shore Terminals, LLC;  
Telephone: (361) 906-7454; Email: chris.vratil@nustarenergy.com

**Project Location:** 90 San Pablo Avenue, Crockett, **Contra Costa County**, CA 94525.  
Nearest cross street: A Street.

**Project Description:** This permit action was to issue an Authority to Construct for the following equipment:

Source 53	Internal Floating Roof Tank (T-20107), 8,022,000 Gallon Capacity
Source 54	Internal Floating Roof Tank (T-20109), 8,022,000 Gallon Capacity

Shore Terminals proposed to construct two new internal floating roof tanks (Sources S-53 and S-54) in the same location as previous fixed-roof storage tanks, Sources S-39 and S-41. Sources S-39 and S-41 were permitted as MTBE/gasoline storage tanks and were destroyed in a fire at the facility. The facility is requesting to store the following products in the proposed tanks, S-53 and S-54: gasoline blendstock (California Reformulated Blendstock for Oxygenate Blending (CARBOB)); ethanol; transportation mixtures (transmix); diesel fuel; and other renewable fuels. Each internal floating roof will be equipped with a mechanical shoe primary seal and a rim-mounted secondary seal. The two new tanks, Sources S-53 and S-54, have the same 8,022,000 gallon capacity as the two previous tanks, Sources S-39 and S-40, had.

**Finding of Exemption:**

The Air District has determined that the issuance of this Authority to Construct is categorically exempt from CEQA because the project involves no or negligible expansion of use beyond that previously existing at the time of the Air District's CEQA determination. (CEQA Guidelines § 15301). The Authority to Construct is also categorically exempt from CEQA because the project involves replacement of existing structures with structures that will have substantially the same size, purpose, location, and capacity. (CEQA Guidelines § 15302).

**Basis for Exemption:**

The Air District's permit action is exempt because it permits an existing use and does not authorize any expansion of that existing use under CEQA Guidelines § 15301. The existing use of the facility is a gasoline bulk terminal. The two sources of this application are similar, except for the roof, to two previous storage tanks storing hydrocarbon materials. Furthermore, unlike the previous two tanks, which were only subject to a combined sources throughput limit, the new tanks will have individual annual and daily throughput limits. Finally, since the new tanks will be used for the storage of the same organic materials as the previous tanks and are located in the same footprint, the new tanks will continue to be in this service with no change or expansion in use. The project is also exempt under CEQA Guidelines § 15302 because the new equipment will have substantially the same location, size, capacity, and will be used for the same purpose as the replaced unit. The applicant has also provided in the permit application CEQA-related information (CEQA Appendix H) that demonstrates that the project has no potential for resulting in any additional or different environmental impacts beyond what is already entailed in the applicant's existing use of the source. In making the determination that this application is categorically exempt: 1) the Air District reviewed the CEQA-related information from the applicant indicating that there is no potential for a significant adverse environmental impact from the project; 2) a formal health risk assessment was approved by the Air District; and 3) the Air District determined that the project will not have a significant effect on the environment due to unusual circumstances, or due to cumulative impacts from successive projects of the same type in the same place.



Pamela J. Leong  
Director of Engineering  
Bay Area Air Quality Management District

May 14, 2024

Date