



Date of Notice: August 5, 2022

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Request for Proposals for a Design-Build Contract for the Miramar Place Compressed Natural Gas (CNG) Facility Upgrades Project

COMMUNITY PLAN AREA: University

COUNCIL DISTRICT: 1

LOCATION: 8353 Miramar Place, San Diego, CA 92121

PROJECT DESCRIPTION: The City of San Diego Environmental Services Department (ESD) is seeking to award a Design-Build contract via a Request for Proposals (RFP) process for an expansion to the existing Compressed Natural Gas (CNG) Time-Fill Fueling Facility located at ESD's Collection Division Operations Yard, 8353 Miramar Place, San Diego, CA 92121.

The Scope of Work consists of the addition of one (1) skid-mounted compressor package and associated controls (300-hp unit manufactured by Clean Energy Compression), the addition of three (3) quick-fill storage vessels to the existing three (3) vessel system, creating a single fully-functional system. The Scope of Work also includes demolition of the existing truck wash and liquefied natural gas (LNG) facilities, placement of Portland cement concrete (PCC) paving over the limits of the demolished facilities (approximately 4,500 SF), and an expansion of PCC paving in an existing unpaved area to the east of the truck wash (approximately 3,950 SF).

The Contractor shall replace the full footprint of the truck wash building and the adjacent unpaved area to the east of the truck wash building with concrete panel parking and drive surfaces with complete drainage function and a pavement and subgrade design that is appropriate for the loading and traffic conditions associated with the current heavy-industrial use. Existing sewer, water, and electrical services shall be routed to the nearest adjacent property line with above-grade stubouts and protection for potential future use (or as required by code standards). The Contractor shall also completely demolish and remove the demolition and removal of the LNG station canopy, fueling area, and tank containment basin. The Contractor shall replace removed infrastructure with concrete panel parking and drive surfaces with complete drainage function and a pavement and subgrade design that is appropriate for the loading and traffic conditions associated with the current heavy industrial use.

The Scope of Work also includes Additive Alternatives A, B, and C which could be implemented as part of this contract:

1. Additive A: The Additive Alternate 'A' Scope of Work consists of extending PCC paved parking and driveway limits to the property line at the eastern end of the facility and along the western side of the truck wash building (approximately 9,200 SF of additional PCC paved surface area). The Contractor shall remove the existing improvements within the work limits and shall add approximately 6,400 SF of concrete panel parking and drive surfaces with complete drainage function and a pavement and subgrade design that is appropriate for the loading and traffic conditions associated with the current heavy-industrial use.
2. Additive B: The Additive Alternate 'B' Scope of Work consists of milling and resurfacing existing Asphaltic Concrete (AC) surfaces with a 2" overlay within the existing CNG Facility time-fill parking and driveway areas (approximately 160,000 SF), restriping all parking stalls, adding numbered decals to all existing time-fill fueling points, and installing red "no parking" striping fronting the locker building and fueling station (approximately 200 LF). The Contractor shall mill and resurface existing Asphaltic Concrete (AC) surfaces with a 2" overlay within the existing CNG Facility time-fill parking and driveway areas within the approximate limits indicated. Specific limits shall be confirmed with the Engineer prior to performing work and shall include an allowance of 160,000 SF of coverage. AC resurfacing shall include necessary preparation work to remove all loose and damaged asphalt (potholes, alligatored pavement, etc.), tack coat, and surface preparation within the limits of work. Structural repairs that require saw cutting and removal/replacement of underlying PCC foundational paving or subgrade are beyond the scope of this line item and will be performed on an as-needed / as-directed basis as extra work (City Contingency).
3. Additive Alternate C: The Additive Alternate 'C' Scope of Work consists of constructing forty-three (43) additional time-fill fueling points, including posts, hanging hardware, bollards, curb stops, striping, numerical decals on new fueling points, and fire/safety shutoffs, signage, extinguishers, etc. The expanded time-fill fueling infrastructure shall be fully integrated into the existing CNG Facility. The Contractor shall sawcut/remove existing paving within the limits of work, trenching, disposal of unsuitable excavated soil, placement of suitable fill, and pavement and subgrade design that is appropriate for the loading and traffic conditions associated with the current heavy-industrial use.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to CEQA Guidelines Section 15301 (Existing Facilities) which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; Section 15303 (New Construction or Conversion of Small Structures) which exempts the construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; Section 15304 (Minor Alterations to Land) which exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural

purposes; and Section 15311 (Accessory Structures) which exempts the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified, no significant effects on the environment were identified, the project is not adjacent to a scenic highway, no historical resources would be affected by the action, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

CITY CONTACT: Craig Fergusson, Senior Civil Engineer
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9601 Ridgethaven Ct., Ste. 310, San Diego, CA 92123
PHONE NUMBER/E-MAIL: (858) 627-3311 / CFergusson@sandiego.gov

On August 5, 2022 the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within five (5) business days from the date of the posting of this Notice (**August 12, 2022**). Per the revised Public Notice issued by the Office of the City Clerk on September 28, 2021, appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Elena Pascual, 9485 Aero Drive, MS 413, San Diego, CA 92123**. The appeal filing fee must be postmarked within five (5) business days of the date the appeal is filed.
2. Appeals filed In-Person: The appeal application can be obtained in the Lobby of the City Administration Building located at 202 'C' Street, San Diego, CA 92101. The completed appeal package must include the required appeal fee in the form of a check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Elena Pascual, 9485 Aero Drive, MS 413, San Diego, CA 92123**.

If you have any questions regarding the procedures to file the appeal, please contact **Elena Pascual** at EPascual@sandiego.gov. The revised Public Notice can be found here: https://www.sandiego.gov/sites/default/files/office_of_the_city_clerk_public_notice_rev09252020_v2.pdf.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 8/5/2022

REMOVED: _____

POSTED: E. Pascual