



**CEQA and COASTAL DETERMINATIONS  
and  
NOTICE OF APPROVAL**

**Project:** Installation of an Underground Fiber Optic Backup Circuit by Crown Castle GT Company, LLC on West Harbor Drive

**Location:** Along West Harbor Drive; Between Front Street and 5<sup>th</sup> Avenue, San Diego, CA 92101

**Parcel No.:** 019-039

**Project No.:** 2021-151

**Applicant:** Phuong Nguyen, Project Manager, SUP Design Group Inc., 10151 Pacific Mesa Boulevard, Suite 104, San Diego, CA 92121

**Date Approved:** Jul 13, 2022

**PROJECT DESCRIPTION**

The proposed project would involve the installation of an underground fiber optic backup circuit by SUP Design Group Inc. on behalf of Crown Castle GT Company, LLC (Applicant) in the city of San Diego, California. This proposed project would provide necessary fiber optic service to the San Diego Convention Center. Work would occur within the two (2) installed 30-inch by 40-inch vaults located in West Harbor Drive, between Front Street and 5<sup>th</sup> Avenue. There would be no removal of sidewalk nor mature trees, as all vaults installation would occur within the City of San Diego's Right-of-Way Permit. The proposed work would occur within landscaped area, and the Applicant would be responsible for restoring any impacted areas to its original condition.

Work to specifically complete the proposed project would include the following:

**Dirt Trenching**

There would be a total of 12-linear feet of dirt trenching on the north side of Harbor Drive, approximately 145-feet from the northwest corner of 1<sup>st</sup> Ave. Work would occur behind the curb in the landscaped area. The dirt trench would be a minimum of 2-feet below grade and trenched using a mini excavator and shovels. The removal of landscaping during this project would be restored in-kind, and there would be no trees removed or affected during trenching. Compaction for backfill would be at least to 90%.

**Asphalt Trenching**

There would be a total of 14-linear feet of asphalt trenching that would cut across the north side of Harbor Drive, approximately 30-feet from the northeast corner of 1<sup>st</sup> Avenue. The asphalt trench would be a minimum of 18-inches below grade, and the method for trenching would involve breaking the pavement and hand trenching. The equipment used for hand trenching would include a mini excavator, shovels, and a jackhammer. All asphalt trenching would be repaired per SDG-117A from the City of San Diego Standard Drawings handbook.

**Horizontal Directional Drilling**

There would be a total of 1,074-linear feet of horizontal directional drilling on the north side of Harbor Drive, between Front Street and 5<sup>th</sup> Avenue. The use of a directional boring would allow for a trenchless installation of conduits and be installed at a minimum of 2-feet below grade. The steps for directional boring involve the following: creating an entry bore pit; marking out the route for the conduit installation; creating an exit bore pit at the end of the bore path; and pulling conduits through the entry and exit pits to install conduits. The equipment used for the directional bore would include a bore machine.

**Potholing**

There would be a total of approximately seven (7) potholes along the excavation area to verify existing utilities along the directional bore route. Potholes would be 1-foot by 1-foot, and the method for potholing would involve breaking the pavement and excavating soil using high-speed suction. This method would move ground contents to expose the existing utilities and verify depths. The equipment used for potholing would include a core machine (drill) and vacuum excavators. All bore pits and potholes would be restored

per SDG-107 and SDG-108 from the City of San Diego Standard Drawings handbook. Locations for the proposed potholes consist of the following:

- One (1) pothole on the north side of Harbor Drive and west of 1<sup>st</sup> Avenue
- Six (6) potholes on the north side of Harbor Drive and east of 1<sup>st</sup> Avenue

#### Bore Pits

There would be one (1) 10-foot by 3-foot bore pit with shoring in front of face of curb on the north side of Harbor Drive, approximately 350-feet from the northwest corner of 5<sup>th</sup> Avenue. Of the 10-foot by 3-foot bore pit, 7-feet by 3-feet of the bore pit would be within the Port's jurisdiction and the remaining 3-feet by 3-feet would be within a City of San Diego Right-of-Way. The method for the bore pits consists of breaking pavement, hand excavation, and hydraulic aluminum shoring. The equipment used for the bore pits would include of a mini excavator, a vacuum excavator, and a jackhammer. All bore pits would be restored per SDG-107 and SDG-108 from the City of San Diego Standard Drawings handbook.

The proposed project requires an Easement Agreement (Agreement) to SUP Design Group Inc. on behalf of Crown Castle GT Company, LLC (Grantee) for their use of approximately 153 square feet (sq ft) of land area located in the city of San Diego, California. The area proposed for use under this Agreement is currently and would be used only and exclusively for the purpose of installing underground fiber optics. The Agreement further grants the Grantee and its authorized agent(s) and contractor(s) the right of ingress and egress to, from, and along said easement area via practical routes across the adjacent District lands. Upon completion of work, the Applicant will repair the site location and return it to the existing condition. The Grantee may be required to demolish any or all facilities, structures, installations, or improvements within thirty (30) days after the expiration of the term of the Agreement or sooner.

It is anticipated that the Agreement would have a total term of approximately five (5) years with the option to renew. The Agreement may be terminated by the District as a matter of right and without cause at any time upon providing thirty (30) days' written notice to Grantee of such termination.

Construction of the proposed project is anticipated to begin in approximately Summer of 2022, and would take approximately three (3) weeks to complete with ongoing operation and maintenance as needed. Work is anticipated to occur Monday-Friday between the hours of 9:00am-2:00pm per the City of San Diego Right-of-Way Permit. Access to the Convention Center garage and driveway entrance is to always remain open, with traffic control implemented as necessary.

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.

The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

---

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

#### *CATEGORICAL DETERMINATION*

Categorical Exemptions: SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures; and SG §15304, Class 4/Section 3.d: Minor Alterations to Land

3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (3) Water, sewer, electrical, gas, telephone, and other utility structures or facilities.

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.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate for the proposed project because it would consist of the installation of small new equipment and facilities in small structures, and would result in no permanent effects on the environment. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Pursuant to CEQA Guidelines Section 15062, a 35-day statute of limitations for this CEQA exemption shall apply from the date a Notice of Exemption is posted with the San Diego County Clerk, or a 180-day statute of limitations for this CEQA exemption shall apply if no Notice of Exemption is filed.

### **CALIFORNIA COASTAL ACT**

#### ***PORT MASTER PLAN CONSISTENCY***

Planning District: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designations: Commercial Recreation and Streets

The proposed project conforms to the certified Port Master Plan because it would involve the installation of underground fiber optics consistent with the existing certified land use designations. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming uses of the site.

#### ***CATEGORICAL DETERMINATION***

Categorical Exclusions: Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

(2) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction.

AND/OR

8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but not limited to:

(6) Minor trenching or backfilling where the surface is restored.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it would consist of the installation of underground fiber optics that would involve a negligible expansion of use beyond that previously existing.

Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

### **CALIFORNIA PUBLIC TRUST DOCTRINE**

The proposed project complies with Section 87.(a)(4) of the Port Act, which allows for the construction, reconstruction, repair, and maintenance of highways, streets, roadways, bridges, belt line railroads, parking facilities, power, telephone, telegraph or cable lines or landings, water and gas pipelines, and

all other transportation and utility facilities or betterments incidental, necessary, or convenient for the promotion and accommodation of any of the uses set forth in this section. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

JOE STUYVESANT  
President/CEO

Determination by:  
Lillian Mattes  
Assistant Planner  
Development Services

Signature: Lillian Mattes  
Date: Jul 13, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington  
Date: Jul 13, 2022