



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

Project: Installation of Underground Fiber Optics by Crown Castle GT Company, LLC in North Harbor Drive

Location: Along the South Side of North Harbor Drive, East of Lindbergh Field Way, San Diego, CA 92101

Parcel No.: 007-031; 008-002

Project No.: 2022-013

Applicant: Muykey Chong-Tan, 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 underground fiber optics by SUP Design Group Inc. on behalf of Crown Castle GT Company, LLC (Applicant) along the south side of North Harbor Drive in the city of San Diego, California. This proposed project would provide fiber optic service to two (2) sites, DSR Site-SD-115 and DSR Site-SD-162, which are located in the raised median on North Harbor Drive and east of Lindbergh Field Way. These two (2) sites were previously approved and found exempt and excluded in the Coastal Act Categorical Determination of Exclusion issued on May 5, 2021 (Project No. 2021-034, Clerk's No. 72803) and the Categorical Determination issued on May 5, 2021 (Project No. 2021-035, Clerk's No. 72805). Each site was adequately analyzed, and each have an associated Right of Entry License Agreement (ROELA) to Crown Castle. Most of the proposed work would occur within a City of San Diego Right-of-Way Permit, and there would be some work within District property along the south side of North Harbor Drive. All 85-linear feet of asphalt trenching would occur within the City of San Diego Right-of-Way Permit along North Harbor Drive. There would be no asphalt trenching on District property, and no mature trees would be removed as a part of the proposed work.

Work to specifically occur within District property would include the following:

**Dirt Trenching**

There would be a total of 100-linear feet of dirt trenching on the south side of North Harbor Drive and east of Lindbergh Field Way. The dirt trench would be a minimum 2-feet below grade and would occur behind the curb in the landscaped area. The proposed trench would maintain a minimum of 5-feet from every tree within the vicinity of the trench route, and no trees would be removed as part of the proposed work. The Applicant would restore in-kind any removed landscaping within the 100-linear feet of dirt trenching. Work would be hand trenched using clay spades and shovels.

**Bore Pits**

There would be a total of four (4) bore pits within District property. The bore pits would be in the following locations:

- One (1) 2-foot by 4-foot bore pit in the landscape 18-feet behind the curb on the south side of North Harbor Drive approximately 775-feet from the southeast corner of Lindbergh Field Way
- One (1) 2-foot by 4-foot bore pit in the landscape 31-feet behind the curb on the south side of North Harbor Drive approximately 465-feet from the southeast corner of Lindbergh Field Way
- One (1) 3-foot by 5-foot bore pit in the landscape 18-feet behind the curb on the south side of North Harbor Drive approximately 465-feet from the southeast corner of Lindbergh Field Way
- One (1) 2-foot by 4-foot bore pit in the landscape 25-feet behind the curb on the south side of North Harbor Drive approximately 220-feet from the southeast corner of Lindbergh Field Way

All bore pits would be opened by hand using jackhammers, clay spaces, and shovels. Work would be restored upon completion per SDG-107 and SDG-108 from the City of San Diego Standard Drawings handbook.

### Horizontal Directional Drilling

There would be a total of 566-linear feet of horizontal directional drilling on the south side of North Harbor Drive and east of Lindbergh Field. The directional bore would be installed a minimum of 2-feet below grade and placed behind the curb. The equipment used for the directional bore would include a Vermeer directional drill. The steps for directional boring involve the following: set up a Vermeer directional drill at one end where a bore pit was previously opened; drill to a depth of 36-inches to a bore pit approximately in the middle of the run (approximately 275-feet); relocate the drill to the middle bore pit; and drill toward the last bore pit (approximately 300-feet).

### Potholing

There would be approximately four (4) potholes within District property 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 potholes would be opened by hand using jackhammers, clay spades, and shovels. All bore pits and potholes would be restored per SDG-107 and SDG-108 from the City of San Diego Standard Drawings handbook, and the removal of sidewalk would be replaced in-kind to match the existing sidewalk. Locations for the proposed potholes consist of the following:

- One (1) pothole in the landscape behind the curb on the south side of North Harbor Drive (32.727646, -117.182928)
- One (1) pothole in the decorative brick sidewalk behind the curb on the south side of North Harbor Drive (32.727712, -117.182279)
- One (1) pothole in the landscape behind the curb on the south side of North Harbor Drive (32.727861, -117.182730)
- One (1) pothole in the landscape behind the curb on the south side of North Harbor Drive (32.72816, -117.183.183702)

### Vaults

There would be two (2) vaults within District property on the south side of North Harbor Drive as follows:

- One (1) 30-inch by 48-inch vault in the landscape behind the curb face on the south side of North Harbor Drive approximately 465-feet from the southeast corner of Lindbergh Field Way (32.727934, -117.182950)
- One (1) 2-foot by 3-foot vault in the landscape 2-feet behind the curb on the south side of North harbor Drive approximately 170-feet from the southeast corner of Lindbergh Field Way (32.728264, -117.183805)

Construction of the proposed project is anticipated to occur in approximately Summer of 2022, and it would take approximately ten (10) days to complete, approximately five (5) days of restoration, and require ongoing maintenance as needed.

The proposed project is an Easement Agreement (Agreement) to SUP Design Group Inc. on behalf of Crown Castle GT Company, LLC (Grantee) for their use of approximately 3,987 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. 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.

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.

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

### ***CATEGORICAL DETERMINATION***

Categorical Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities; 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.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:

- (7) Existing facilities used to provide electric power, natural gas, sewerage, or other public utility service.

AND/OR

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 involve no expansion of use beyond that previously existing, 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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designations: Streets and Open Space

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.a: Existing Facilities; Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

8.a. Existing Facilities: The 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:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services.

AND/OR

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