



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

Project: Installation of Fiber Backbone Cable on Pacific Highway and West Laurel Street by Verizon Wireless, LLC
Location: Pacific Highway, San Diego, CA 92101
West Laurel Street, San Diego, CA 92101
Parcel No.: Various
Project No.: 2023-132
Applicant: Muykey "MK" Chong-Tan, Project Manager, HP Communications, Inc., 9988 Hibert Street, Suite 212, San Diego, CA 92131; (951) 561-8159
Date Approved: 09/22/2023

PROJECT DESCRIPTION

The proposed project would involve the installation of new fiber service by Verizon Wireless, LLC (Applicant) in the city of San Diego, California. The proposed project and associated utility improvements are in support of the San Diego County Regional Airport Authority (SDCRAA) Terminal 1 Improvements Project. Work to specifically complete the proposed project would involve the installation of six (6) 3'x5' vaults and two (2) 2-inch conduits along Pacific Highway, between Sassafras Street to West Laurel Street, and along West Laurel Street, between Pacific Highway to Kettner Boulevard. All proposed work would be located with existing City of San Diego rights-of-way (ROWs). The proposed improvements would involve approximately 3,564 linear feet of trenching, which would be restored to its original condition following completion of work.

Construction of the proposed project is anticipated to occur in approximately Fall 2023 and would take approximately eight (8) weeks to complete, with ongoing maintenance as needed. Equipment required to complete the proposed project would consist of shovels/peaks, trenching machinery, jack hammers, pneumatic hammer drills, a vacuum excavator, backfilling and compactor, capstan winch/puller, cable reel trailer, fiber splicer, rodding cords, duct cutters, hand tools, and one crew. All work is anticipated to occur at night, Monday through Sunday between 9:00 p.m. and 5:00 a.m. The Applicant would be responsible for implementing a Traffic Control Plan and coordinating with other contractors, as needed. During construction of the proposed project, the Applicant will ensure driveway access is not blocked, and one lane would remain open in each direction at all times. Signage related to temporary lane closures and rerouting of bike/pedestrian traffic shall be posted a minimum of 72 hours in advance of the start of construction. Additionally, per the submitted Traffic Control Plan, two (2) flaggers are to be present on-site during each phase of construction to assist with rerouting of pedestrians or bikers, as needed.

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: CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with the CEQA Section 3.c: New Construction or Conversion of Small Structures and CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with the CEQA Section 3.d: Minor Alterations to Land

- 3.c. New Construction or Conversion of Small Structures: 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: 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 Categorical 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 a new fiber service that would consist of the construction of small, new wireless facilities in support of the SDCRAA Terminal 1 Improvements Project 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 Designation: Streets

The portion of the proposed project located within the Coastal Development Permit (CDP) and Coastal Act exclusion authority of the District conforms to the certified Port Master Plan because it would involve the installation of a new fiber services to establish connection for the SDCRAA Terminal 1 Improvements Project consistent with the existing certified Land use designation. 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 portion of the proposed project located within the CDP and Coastal Act exclusion authority of the District is determined to be Categorical 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 involve a new fiber service that would involve no change of existing use of the property and would involve no removal of mature, scenic trees.

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.

For the portion of the proposed project located outside of the District's CDP jurisdiction, additional approvals may be required from other agencies.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(3) of the Port Act, which allows for the establishment, improvement, and conduct of airport and heliport or aviation facilities, including, but not limited to, approach, takeoff, and clear zones in connection with airport runways, and for the construction, reconstruction, repair, maintenance, and operation of terminal buildings, runways, roadways, aprons, taxiways, parking areas, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of air commerce and air navigation. 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.

RANDA CONLIGIO
Acting President/CEO

Determination by:
Lillian Mattes
Assistant Planner
Development Services

Signature: Lillian Mattes
Date: 09/22/2023

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri
Date: 09/22/2023