



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

Project: Cox Business Internet Service Cable Installation at Solar Turbines Facility by Right Way Permit Services, Inc.
Location: 2200 Pacific Highway, San Diego, CA 92101
Parcel No.: 017-001
Project No.: 2025-109
Applicant: Tamara Fisher, Vice President, Right Way Permit Services, Inc., 2065 Arnold Way #101, Alpine, CA 91901; (619) 778-8430
Date Approved: 10/9/2025

PROJECT DESCRIPTION

The proposed project would involve the installation of new conduit and cable by Right Way Permit Services, Inc. (Applicant) for purposes of providing internet service to the Solar Turbines facility in the city of San Diego, California. The new Solar Turbines facility service connection would be activated from a service vault to be installed within a City of San Diego (City) right-of-way (ROW), where a separate project for permit is in process with the City by the authorized Applicant. Following installation within the City ROW, conduit and cable from the service vault would extend towards the Solar Turbines leasehold property line. Once on the Solar Turbines leasehold area, the conduit and cable would extend approximately 64 feet south, then turn west to connect to an existing AT&T vault adjacent to the Solar Turbines facility driveway at West Juniper Street.

Work to specifically complete the project would include minor trenching within the landscaped area along the Solar Turbines facility in order to install the new conduit and cable, and an approximately 1-foot by 1-foot dirt pothole dug adjacent to the existing AT&T vault to intercept the existing conduit. The new conduit and cable would then split wye into the existing AT&T telco conduit, and would continue along an existing conduit path on the Solar Turbines facility rooftop to the Solar Turbines facility MPOE. Termination equipment for the new conduit and cable would be installed in the facility MPOE.

Construction of the proposed project is anticipated to occur in Fall 2025 and would take approximately one (1) week to complete. 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 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities; CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures; and CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land

- 3.a. Existing Facilities: 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:** 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 because it would consist of the installation of conduit and cable for purposes of providing internet services that would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the installation of small new equipment, and would result in no permanent effects on the environment and would not involve the removal of mature, scenic trees. 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: Aviation Related Industrial and Streets

The portion of the proposed project located within the Coastal Development Permit (CDP) and Coastal Act authority of the District conforms to the certified Port Master Plan because it would involve the installation of conduit and cable for purposes of providing internet services 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 limited to:

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

The portion of the proposed project within the CDP and Coastal Act exclusion authority of the District is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would consist of the installation of conduit and cable for purposes of providing internet services that would involve no expansion of use beyond that previously existing, would involve no change of the existing use of the property, and would not involve the 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 Coastal Act approval authority, additional approvals may be required from other agencies.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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.

SCOTT CHADWICK
President/CEO

Determination by:
Davin Cox
Planner I
Development Services

Signature: _____
Date: _____ 10/9/2025

Assistant/Deputy General Counsel

Signature: _____ Shiraz Tangri
Date: _____ 10/9/2025