



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

Project: Utility Improvements by Cox Communications at the Port Operations Center in National City
Location: 1400 Tidelands Ave, National City, CA 91950
Parcel No.: 026-002, 025-004
Project No.: 2026-011
Applicant: Tamara Fisher, Vice President, Right Way Permit SVC, 2065 Arnold Way Suite 101, Alpine, CA 91901, (619) 778-8430
Date Approved: 2/24/2026

PROJECT DESCRIPTION

The proposed project would involve utility improvements and extension of existing telecommunication services to the San Diego Unified Port District (District) occupied Port Operations Building by Cox Communications in National City, California. Pursuant to an agreement for telecommunications services with the District, Cox would install and maintain utilities located at 1400 Tidelands Ave.

Work to specifically complete this project would include installing a 3' by 3' pothole in the dirt landscaped lot adjacent to the sidewalk in front of 1400 Tidelands Ave to locate and intercept the existing conduit to the building. The applicant would run approximately 500' of new fiber through the existing conduit to provide service to the building and would install a fiber termination panel in the interior of the Port Operations Building. In the same dirt lot and adjacent to the pothole, the applicant would trench approximately 7' in order to install a 17" x 30" flush mount vault for storage of the new equipment. The proposed project would also include boring approximately 80' from the newly installed vault, under and through to the opposite side of Tidelands Avenue, to access and connect to an existing Cox vault. Following all trenching and potholing activities, the contractor shall back fill and restore the disturbed areas back to its original condition and per District/City standards and specifications.

Equipment required for the proposed project would include a boring rig and basic construction tools and would require approximately 4 construction personnel to complete the work. All disturbed roadway and concrete sidewalks would be replaced entirely to existing conditions. Construction of the proposed project is anticipated to occur in approximately spring 2026 and would take approximately 1 week to complete. While temporary lane closure is anticipated, the contractor will implement a Traffic Control Plan during construction that would include appropriate signage, flaggers, and coverage of trenches to ensure a safe working and roadway environment.

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, 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 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.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 Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate for the proposed project because it would consist of construction and location of new, small facilities, consist of installation of small new equipment and facilities in small structures, 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: 5 - National City Bayfront (Precise Plan Figure 15)

Land Use Designation: Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it would involve utility improvements and installation of electrical services, consistent with the existing certified Land Use designation(s). 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. Replacement or Reconstruction: Minor public or private alterations in the conditions 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 Categorical Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because utility improvements and installation of electrical services would involve no change of 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.

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.

SCOTT CHADWICK
President/CEO

Determination by:
Kelly Cunningham
Planner I
Development Services

Signature: Kelly Cunningham
Date: 2/24/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 2/24/2026