

San Diego Unified Port District

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

Project: AT&T Wireless Modification to an Existing Cell Tower
Location(s): 30 N. Caribe Boulevard, Coronado, CA 92118
Parcel No.(s): 046-005
Project No.: 2017-150
Applicant: Eric Hicks, M&M Telecom, Inc., 6886 Mimosa Drive, Carlsbad 92011
Date Approved: September 12, 2017

Project Description:

The proposed project involves the modification of an existing cell tower and supporting infrastructure in the city of Coronado, California. The existing cell tower is an approximately 41-foot-high tower carrying four AT&T panel antennas and associated support equipment. The proposed project would involve the:

- Removal of the existing four (4) panel antennas;
- Removal and like-for-like replacement of the existing blue polycarbonate cover with a new blue polycarbonate cover;
- Removal of two (2) GSM cabinets;
- Installation of six (6) 48 inch (in) by 11 in panel antennas;
- Installation of two (2) 26 in by 12 in remote radio units (RRU);
- Installation of two (2) 17 in by 17 in RRUs;
- Installation of one (1) 31 in by 18 in surge protector by the antenna area;
- Installation of one (1) power cabinet;
- Installation of one (1) Purcell cabinet;
- Installation of one (1) surge protector by the equipment area;
- Installation of one (1) GPS antenna; and,
- Installation of two (2) DC power trunks and one (1) fiber cable trunk.

The panel antennas, RRUs, and the surge protector would be mounted to the existing structure and concealed behind the blue polycarbonate cover. The GPS antenna would be mounted on the outside of the existing Coronado Cays Yacht Club building. All other modifications would be internal. The modifications would improve cellular traffic capacity for businesses and residents within the surrounding community. It is anticipated that construction would commence in late 2017 and would take approximately seven weeks to complete. It is anticipated that construction of the proposed project would generate an average of approximately four vehicle trips per day. Vehicle trips would be associated with delivery of construction materials and transport of construction workers. 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 construction equipment. Therefore, no impacts would occur. Finally, the Applicant will 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 M&M Telecom's project submittal and all project information known to the District as of the date of this determination.

CEQA DETERMINATION

Based upon the above description, the proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities)

and/or 15303 (New Construction or Conversion of Small Structures) and Sections 3.a (7) and/or 3.c (3) of the District's *Guidelines for Compliance with CEQA* because it is the modification of an existing cell tower and supporting infrastructure that would involve a negligible expansion of use beyond that previously existing and would have no permanent effects on the environment. Sections 3.a (1) and 3.c (13) of the District's CEQA Guidelines are as follows:

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 S 15303) (Class 3): Includes construction of a limited number 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.

The Categorical Exemptions listed above are appropriate for the proposed project because it is the modification of an existing cell tower and supporting infrastructure that would not involve an expansion of use beyond that previously existing and would not have any permanent effects on the environment.

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.

The proposed project complies with Section 87 of the Port Act, which allows for the establishment, improvement, and conduct of small boat harbors, marinas, aquatic playgrounds, and similar recreational facilities, and for the construction, reconstruction, repair, maintenance, and operation of all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses, including, but not limited to, snack bars, cafes, restaurants, motels, launching ramps, and hoists, storage sheds, boat repair facilities with cranes and marine ways, administration buildings, public restrooms, bait and tackle shops, chandleries, boat sales establishments, service stations and fuel docks, yacht club buildings, parking areas, roadways, pedestrian ways, and landscaped areas. 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.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN

The proposed project is located in Planning District 8, Silver Strand South, which is delineated on Precise Plan Map Figure 21 of the certified Port Master Plan. The Port Master Plan land use designation within the limits of the proposed project is Commercial Recreation. The proposed project conforms to the certified Port Master Plan because it proposes the modification of an existing cell tower and supporting infrastructure 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 use of the site.

CATEGORICAL DETERMINATION

The above project proposes the modification of an existing cell tower and supporting infrastructure that

would involve a negligible expansion of use beyond that previously existing. This proposed project is consistent with the existing certified land use designation and is Categorically Excluded under Sections 8.b. (3) and/or 8.c (2) of the District's *Coastal Development Permit Regulations* as follows:

8.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

- (3) Replacement, stabilization, or reconstruction of mooring facilities, floats, piers, bulkhead, revetment, shoreline protection, buoys, or similar structures.

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.

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.

RANDA CONIGLIO
President/CEO

Determination by:
Cameron McLeod
Assistant Planner
Development Services

Deputy General Counsel

Signature: C.M. Leod.
Date: 9/12/2017.

Signature: W.S. McLeod
Date: 9-11-17