



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

**Project:** Existing Telecommunication Equipment Replacement by T-Mobile at Marina Cortez at Harbor Island  
**Location:** 1880 Harbor Island Drive, San Diego, CA 92101  
**Parcel No.:** 005-008  
**Project No.:** 2021-023  
**Applicant:** Chris Vuong, Agent for T-Mobile, J5 Infrastructure Partners, 17169 Bolero Drive, San Diego, CA 92127  
**Date Approved:** Mar 24, 2021

**PROJECT DESCRIPTION**

The proposed project would involve replacement of existing telecommunication equipment by T-Mobile (Applicant) within the Marina Cortez (Tenant) leasehold in the City of San Diego, California. Work to specifically complete the proposed project would involve removal of six (6) existing panel antennas and fifteen (15) remote radio units (RRUs), installation of nine (9) new panel antennas and nine new RRUs, and replacement of two (2) equipment cabinets inside the existing equipment room. All work would be conducted on the roof of the Marina Cortez building. Construction of the proposed project is anticipated to occur in Summer 2021 and would take approximately one (1) month to complete. Approximately four (4) parking spaces would be temporarily used by worker trucks during the construction period and two (2) cranes would be used over two days. Construction and temporary parking would mostly be conducted outside the Tenant's operating hours.

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, significant 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 Exemption: SG §15301, Class 1/Section 3.a: Existing Facilities; and SG §15302, Class 2/Section 3.b: Replacement or Reconstruction.

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.

AND/OR

3.b. **Replacement or Reconstruction (SG § 15302) (Class 2):** Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

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 consists of replacement and reconfiguration of existing telecommunications equipment, would not result in a significant cumulative impact due to the continuation of the existing use, would be located on the same site as the structures replaced, and would have substantially the same purpose and capacity. 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: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve replacement and reconfiguration of existing telecommunications equipment, 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*

Categorical Exclusions: Section 8.a: Existing Facilities; and Section 8.b: Replacement or Reconstruction

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.

AND/OR

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.

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 consists of replacement and reconfiguration of existing telecommunications equipment, and would involve negligible expansion of use beyond that previously existing, would be located within the same footprint of the structures being replaced, and would have substantially the same purpose and capacity.

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)(5) of the Port Act, which allows for the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses. 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:  
Michael Paul  
Assistant Planner  
Development Services

Signature: Michael Paul  
Date: Mar 24, 2021

Deputy General Counsel

Signature: Rebecca Harrington  
Date: Mar 24, 2021