



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

Project: Modification of Wireless Communication Equipment by Sprint/T-Mobile at Embarcadero Marina Park South
Location: 224 Marina Park Way, Embarcadero Marina Park South, San Diego, CA 92101
Parcel No.: 019-062
Project No.: 2021-114
Applicant: Genesis Alban, Pramira, 2552 Walnut Avenue, Suite 200, Tustin, CA 92780
Date Approved: Dec 9, 2021

PROJECT DESCRIPTION

The proposed project would involve modification of an existing wireless communication facility by Sprint/T-Mobile (Applicant) in the city of San Diego, California. The Applicant has an existing Tidelands Use and Occupancy Permit from the District, which authorized construction and use of the property. The proposed site consists of an existing 50-foot-high cell tower, disguised as a faux eucalyptus tree, and an existing equipment enclosure. Work to specifically complete the proposed project would consist of:

Antenna Level:

- Remove six (6) Existing Sprint Panel Antennas
- Remove three (3) Existing Sprint (AAHC) Panel Antennas
- Remove six (6) Existing Sprint (RRH 2X50W) Radio Units
- Remove six (6) Existing Sprint (RRH 4X40W) Radio Units
- Remove three (3) Existing Sprint (TD-RRH8X20-25) Radio Units
- Install three (3) New T-Mobile (APXVAALL18_43-U-NA20) Panel Antennas (1 Per Sector, 3 Total)
- Install three (3) New T-Mobile (AIR6449 B41) Panel Antennas (1 PER SECTOR, 3 TOTAL)
- Install three (3) New T-Mobile RRU 4480 B71+B85 (1 Per Sector, 3 Total)
- Install three (3) NEW T-MOBILE RRU 4460 B25+B66 (1 Per Sector, 3 Total)

Enclosure Level:

- Remove three (3) Sprint Cabinets
- Install one (1) New Enclosure 6160
- Install one (1) New Enclosure B160
- Install one (1) RBS 6601 With DUG20
- Install one (1) New CSR IXRE Router
- Install three (3) New BB 6648
- Install two (2) PSU 4813
- Install three (3) New Ericsson Hybrid Trunk 6/24 4AWG (70 M Per Sector)
- Install two (2) New Tower Junction Boxes

The proposed project is anticipated to occur late-2021 and would take approximately one month to complete, with ongoing maintenance and repair as-needed.

Due to its nature and limited scope, the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. 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: SG §15301, Class 1/Section 3.a: Existing Facilities; and/or SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures

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.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): 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.

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 would consist of modification, maintenance, and repair of an existing wireless communication facility that would involve a negligible expansion of use beyond that previously existing. 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 Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would consist of modification, maintenance, and repair of an existing wireless communication facility 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.a: Existing Facilities; and/or Section 8.b: Replacement or Reconstruction; Section 8.c: New Construction or Conversion of Small Structures

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.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.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would consist of modification, maintenance, and repair of an existing wireless communication facility that would involve a negligible expansion of use beyond that previously existing and would not involve a change of existing use of the property.

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 Section 87. 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:
Cameron McLeod
Associate Planner
Development Services

Signature: Cameron McLeod
Date: Dec 9, 2021

Deputy General Counsel

Signature: Christopher Burt
Date: Dec 9, 2021