



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

Project: Modification of Wireless Communication Facility by Verizon at Harbor Island  
Location: 3202 N. Harbor Drive, San Diego, CA 92101  
Parcel No.: 007-030  
Project No.: 2021-143  
Applicant: Benjamin Koff, Sequoia Deployment Services, 22471 Aspan St #290, Lake Forest, CA 92630  
Date Approved: Feb 2, 2022

**PROJECT DESCRIPTION**

The proposed project would involve modification of an existing wireless communication facility by Verizon (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 at the base of the existing tower. Work to specifically complete the proposed project would consist of:

- Removal of three (3) 96.1” antennas;
- Removal of three (3) 53.3” antennas;
- Installation of three (3) 8.4” panel antennas;
- Installation of three (3) 30.8” panel antennas; and
- Installation of four (4) raycaps (two (2) at the antenna location and two (2) at the existing equipment location).

The proposed antennas would be placed in the same location as existing antennas, within the existing eucalyptus tree branching, and painted or wrapped in 3M RF transparent film, colored to match the existing facility. The existing equipment enclosure would remain unchanged. The proposed project is anticipated to occur early-2022 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.

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**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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designation: Streets

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.

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 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

Deputy General Counsel

Signature: Cameron McLeod  
Date: Feb 2, 2022

Signature: Christopher Burt  
Date: Feb 1, 2022