



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

**Project:** Modification of an Existing Telecommunication Facility by Bartell Hotels at the Hilton Hotel San Diego Airport/ Harbor Island  
**Location:** 1960 Harbor Island Drive, San Diego, CA 92101  
**Parcel No.:** 005-007  
**Project No.:** 2022-006  
**Applicant:** Richard Bartell, President, Bartell Hotels, LLC, 4875 North Harbor Drive San Diego, California, United States, 92106  
**Date Approved:** Mar 3, 2022

**PROJECT DESCRIPTION**

The proposed project would involve the modification of an existing telecommunication facility by Richard Bartell (Applicant) on behalf of Verizon Wireless in the city of San Diego, California. The proposed site consists of a telecommunication facility on the rooftop of the Hilton Hotel San Diego Airport/ Harbor Island.

Work to specifically complete the proposed project would include the following:

- Remove (3) Commscope – NHH-65A-R2B antennas
- Install (2) Ericsson – AIR6449 antennas
- Install (1) Commscope – S4-90M-R1B antenna
- Install (3) Ericsson – KRE105281 antennas with 4408 B48 RRU integrated
- Install (6) 700/850/CDMA combiners
- Install (1) 8663 RRU near antennas
- Relocate (2) RRUS32 B66A RRU near antennas
- Install (3) pipe to pipe clamps
- Remove existing 400A DC power plant
- Install 600A DC power plant with 6 rectifiers

Construction of the proposed project is anticipated to occur in approximately mid-2022, and would take approximately two weeks to complete, with maintenance and repairs as needed. No new batteries are to be added as a part of this project.

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, 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 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, 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 of 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 the modification, maintenance, and repair of an existing wireless telecommunications 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: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would consist of the modification, maintenance, and repair of an existing wireless telecommunications 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 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, including but not limited to:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

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) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services.

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 would consist of the modification, maintenance, and repair of an existing wireless telecommunications 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 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.

JOE STUYVESANT  
President/CEO

Determination by:  
Lillian Mattes  
Assistant Planner  
Development Services

Signature: Lillian Mattes  
Date: Mar 3, 2022

Deputy General Counsel

Signature: Chris Burt  
Date: Mar 3, 2022