



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

**Project:** Installation of Wireless Telecommunications Facility by Dish Wireless at Lane Field North  
**Location:** 900 Bayfront Court, San Diego, CA 92101  
**Parcel No.:** 018-098  
**Project No.:** 2022-031  
**Applicant:** Franklin Orozco, Project Manager, Black Rock Consulting, 9895 Montegrino Court, Elk Grove, CA 95757  
**Date Approved:** Jul 13, 2022

**PROJECT DESCRIPTION**

The proposed project would involve the installation of a new wireless telecommunications facility on the rooftop of the Springhill Suites by Marriott San Diego Hotel (Lane Field North) by Black Rock Consulting on behalf of Dish Wireless, LLC (Applicant) in the city of San Diego, California. Work to specifically complete the proposed project would involve the following:

- Installation of three (3) panel antennas, 5-feet in height
- Installation of six (6) RRHs, two (2) per sector
- Installation of three (3) discreet cables, 1 (one) per sector
- Installation of three (3) overvoltage protectors, 1 (one) per sector
- Installation of two (2) two-inch EMT conduits
- Installation of one (1) equipment cabinet inside the existing mechanical steel screen
- Installation of one (1) wall mount with PPC and Telco
- Installation of one (1) NEMA 3 Telco-Fiber box
- Installation of one (1) proposed safety switch, if necessary
- Installation of one (1) power conduit
- Installation of one (1) Telco conduit
- Installation of one (1) GPS unit
- Installation of three (3) FRP screen boxes for all sectors
- Installation of one (1) FRP screen box that would be vacant for future use

Most of the equipment would be contained inside the existing mechanical steel screens on the rooftop and not visible to the public. The visible FRP boxes and the new panel antennas contained within would be painted to match the exterior of the building. The proposed project would not exceed the existing height of the building.

Construction of the proposed project is anticipated to occur in Summer 2022, and would take approximately one (1) month to complete, with ongoing installations and maintenance as needed.

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 Exemption: SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures

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 Categorical Exempt pursuant to the CEQA Guidelines and the Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it would consist of the installation of small new equipment and facilities. 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: Commercial Recreation and Park/Plaza

*CATEGORICAL DETERMINATION*

The proposed project is consistent with the appealable Coastal Development Permit (CDP) for the North Embarcadero Visionary Plan Lane Field Development Project (CDP-2008-01) approved for issuance by the District on January 8, 2008 (Resolution No. 2008-15; Clerk No. 56468) An amendment for the North Embarcadero Visionary Plan Lane Field Development Project on October 7, 2008 (Resolution No. 2008-211; CDP-2008-01a). The California Coastal Commission appealed the previously issued Coastal Development Permit by the San Diego Unified Port District, placing the area covered in these entitlements under the jurisdiction of the California Coastal Commission. On January 22, 2009, the California Coastal Commission issued the Coastal Development Permit to Lane Field San Diego Developers, LLC for the Redevelopment of the former Land Field (Permit Application No. A-6-PSD-08-04/A-6-PSD-08-101) and amended the entitlement on February 20, 2013 (Permit Application No. A-6-PSD-08-004-A1; Clerk No. 61770; Date Filed: May 2, 2014). Per an email dated June 10, 2022, the California Coastal Commission staff concurred that the proposed project is consistent with the previous Coastal entitlements.

**CALIFORNIA PUBLIC TRUST DOCTRINE**

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. 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: Jul 13, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington  
Date: Jul 13, 2022