



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

Project: Modification of an Existing Wireless Communications Substation by Verizon Wireless at Shelter Pointe
Location: 1407 Shelter Island Drive "B" San Diego, CA 92106
Parcel No.: 001-016
Project No.: 2022-040
Applicant: Leticia Smith, Project Manager, Smartlink, 3300 Irvine Ave., Ste 300 Newport Beach, California 92660
Date Approved: Jun 6, 2022

PROJECT DESCRIPTION

The proposed project would involve the modification of an existing wireless communications substation facility by Leticia Smith on behalf of Verizon Wireless (Applicant) in the city of San Diego, California.

The work to be completed by the proposed project would include:

- Remove and replace twelve (12) mounted panel antennas
- Remove nine (9) existing remote radio units
- Remove twenty-four (24) existing 7/8" COAX cables
- Remove six (6) existing RULO
- Install seven (7) new remote radio units
- Install six (6) new Raycap boxes
- Install three (3) new Hybriflex cables
- Install one (1) new DC Up-Converter
- Upgrade/replace DC power plant and add two (2) new 30A breakers

The remote radio units, Raycap boxes, and Hybriflex cables would be installed within an existing equipment shelter. The panels that are being removed and replaced are a part of an existing 50' high monopine tree. All Antenna and their components would be concealed utilizing monopine foliage coverings to match the existing design.

A maximum of two parking spaces would be utilized for this construction project. This project would be conducted by a two-man team with one work truck and one manlift.

Construction of the proposed project is anticipated to occur in Summer 2022, and would take approximately 3 weeks to complete, with ongoing maintenance and repairs 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.

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, replacement, and repair of components at an existing wireless communications 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: 1 - Shelter Island/La Playa (Precise Plan Figure 4)

Land Use Designation: Harbor Services

The proposed project conforms to the certified Port Master Plan because it would involve the modification, maintenance, replacement and repair of components at an existing wireless communications 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) Water main, sewer, electrical, gas, or other utility extensions of reasonable length to serve such construction

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 involve the modification, maintenance, replacement and repair of components at an existing wireless communications facility. This project 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: Jun 6, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Jun 6, 2022