



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

Project: Modification of Existing Wireless Facilities by New Cingular Wireless at the San Diego Convention Center
Location: 111 West Harbor Drive San Diego, California 92101
Parcel No.: 019-017
Project No.: 2022-068
Applicant: Nidhi Khasakia, Project Manager, MD7 LLC, 10590 West Ocean Air Drive, Suite 2500 San Diego, CA 92130
Date Approved: Aug 30, 2022

PROJECT DESCRIPTION

The proposed project would involve the modification of an existing wireless communications facility by New Cingular Wireless (Applicant) in the city of San Diego, California.

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

- Remove six (6) existing panel antennas
- Remove three (3) existing radio remote units (RRUs) and three (3) existing Tower Mounted Antennas (TMAs)
- Remove existing antenna support angles at all sectors
- Decommission one (1) existing RBS 3206 cabinet
- Install four (4) new Air 6449 Antennas
- Install four (4) new Ericsson Air Antennas
- Install three (3) new panel antennas
- Install three (3) new RRUs
- Install two (2) new DC-12 surge suppressors rack at equipment level
- Install four (4) new DC-9 surge suppressors at antenna level
- Install eight (8) new 2#8 AWG DC cables from DC-9 to antennas
- Install eight (8) new 50A DC Breakers for new air antennas
- Install five (5) new fiber jumpers
- Install one (1) new battery rack
- Install one (1) new Vertiv 7100 power plant
- Install four (4) new 180Ah battery strings in new battery rack
- Install two (2) new 180Ah battery strings in new power plant
- Install one (1) new 180Ah battery string in existing power plant
- Install twelve (12) new Vertiv -48V eSURE R48-2000e3 rectifiers in new power plant
- Install three (3) new Vertiv -48 eSURE R48-2000e3 rectifiers in existing power plant
- Extend existing FRP enclosure
- Install new antenna support angles at all sectors

Construction of the proposed project is anticipated to occur in approximately Fall 2022 and would take approximately one (1) month 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 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 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: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Commercial Recreation

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 Categorical 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:
Abigail Haynam
Assistant Planner
Development Services

Signature: Abigail Haynam
Date: Aug 30, 2022

Deputy/Assistant General Counsel

Signature: Rebecca Harrington
Date: Aug 30, 2022