



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

Project: Modification of an Existing Wireless Facility by MD7 LLC on behalf of Dish Wireless at Coronado Cays Yacht Club

Location: 30 Caribe Cay Boulevard, Coronado, CA 92118

Parcel No.: 046-005

Project No.: 2023-028

Applicant: Erin Knight, Land Use Manager, MD7 LLC, 10590 West Ocean Air Dr. Suite 250 San Diego, CA 92130

Date Approved: Mar 9, 2023

PROJECT DESCRIPTION

The proposed project would involve modification of an existing wireless facility by MD7 LLC (Applicant) on behalf of Dish Wireless (Dish) in the city of Coronado, California. All work for this project would be completed within the Coronado Cays Yacht Club leasehold. Dish Wireless has acquired and would modify the existing Sprint/T-Mobile facility located on the rooftop cupola of the existing building. Dish also would install auxiliary equipment and cabinetry for the wireless facility at one ground location, west of the existing Coronado Cays Yacht Club building, on the leasehold. Work to specifically complete the proposed project would involve:

Cupola tower location:

- Install three (3) panel antennas
- Install jumpers
- Install six (6) remote radio units (RRUs)
- Install over voltage protection device (OVP)
- Install three (3) proposed hybrid cables

Ground Location:

- Install one (1) power protection cabinet
- Install one (1) equipment cabinet
- Install one (1) telco-fiber box
- Install one (1) global positioning system unit
- Install one (1) safety switch
- Install one (1) fiber network interface device

The construction crew will utilize standard equipment, and the work truck would park within the Coronado Cays Yacht Club during construction.

Construction of the proposed project is anticipated to occur in April 2023 and would take approximately three (3) weeks to complete. 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 Categorical 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 involve no expansion of use beyond that previously existing and would consist of construction of new, small 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: 8 - Silver Strand South (Precise Plan Figure 21)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve modification of an existing wireless 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 negligible or no expansion of use beyond that previously existing and would involve the installation of small new structures.

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: Mar 9, 2023

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: Mar 9, 2023