



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

Project: Installation of Wireless Telecommunications Equipment by Dish Wireless at Sheraton San Diego Hotel & Marina
Location: 1380 Harbor Island Drive, San Diego, CA 92101
Parcel No.: 006-003
Project No.: 2023-138
Applicant: Kerrigan Diehl, Agent, Plancom, Inc., 16776 Bernardo Center Drive, Suite 203, San Diego, CA 92128; (760) 587-3003
Date Approved: 05/20/2024

PROJECT DESCRIPTION

The proposed project would involve the installation of wireless telecommunications equipment on the rooftop of the Sheraton San Diego Hotel & Marina (Tenant) by Dish Wireless, LLC (Applicant) in the city of San Diego, California. The small, new equipment would be co-located with existing telecommunications facilities on the rooftop of the hotel. Most equipment would be contained and painted to match the exterior of the building. Work to specifically complete the proposed project would involve the following:

- Installation of three (3) panel antennas
- Installation of six (6) RRHs
- Installation of one (1) equipment cabinet
- Installation of ancillary components including utility boxes

Construction of the proposed project is anticipated to occur in approximately Summer 2024 and would take approximately two (2) weeks to complete, with ongoing maintenance and repairs as needed. Construction would require a work truck and crew to complete the project, and all project staging would occur within the Tenant's leasehold. The proposed project requires a sublease to Dish Wireless, LLC for installation, operation, and maintenance of wireless telecommunications equipment on the rooftop of the Sheraton San Diego Hotel & Marina.

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 Exemption: CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures

3.c. New Construction or Conversion of Small Structures: 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 Section of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it would involve the installation of small, new wireless telecommunications equipment and facilities in small structures. 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 involve the installation of wireless telecommunications equipment 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 Exclusion: Section 8.c: New Construction or Conversion of Small Structures

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 Section of the District's *Coastal Development Permit Regulations* as identified above. This is appropriate for the proposed project because it would involve the installation of small, new wireless telecommunications equipment that would involve negligible or no 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)(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.

RANDA CONIGLIO
Acting President/CEO

Determination by:
Lillian Mattes
Associate Planner
Development Services

Signature: Lillian Mattes
Date: 05/20/2024

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri
Date: 05/17/2024