



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

Project: Co-location of Verizon Wireless Telecommunications Equipment on an Existing Facility at Embarcadero Marina Park South
Location: 200 Marina Park Way, San Diego, CA 92101
Parcel No.: 019-067, 019-062
Project No.: 2024-090
Applicant: Rodney Philhower, Project Manager, PlanCom, Inc., 302 State Place, Escondido, CA 92029; 619-200-2260
Date Approved: 1/30/2025

PROJECT DESCRIPTION

The proposed project would be for the co-location of wireless telecommunications equipment on an existing faux eucalyptus tree and construction of an equipment room in Embarcadero Marina Park South (EMPS) by Plancom, Inc., the authorized agent for Cellco Partnership dba Verizon Wireless (Applicant). The proposed project would involve installation of telecommunications equipment on the existing T-Mobile/Vertical Bridge-operated 50-foot-high faux eucalyptus tree and construction of an unmanned wireless telecommunications equipment room abutting the existing equipment room on the south end of EMPS. The faux eucalyptus tree at EMPS was previously operated by Sprint but has since changed operators and is now operated by T-Mobile and Vertical Bridge. The proposed project would not increase the height of the existing faux eucalyptus tree.

Work to complete the proposed project would involve the following:

- Installation of the following on the existing T-Mobile/Vertical Bridge-operated faux eucalyptus tree:
 - Six (6) Verizon Panel Antennas
 - Twelve (12) Verizon Radio Units behind the antennas
 - Three (3) Raycap DC surge suppressors
 - Three (3) hybrid cables (one per sector) going from the radio equipment to surge suppressors
- Installation of a 9-foot-4-inch-wide x 23-foot-long x 10-foot-high equipment room abutting the existing T-Mobile/Vertical Bridge equipment room on a new concrete pad. The new equipment room would be built to match the abutting equipment room, using concrete block enclosure walls and a standing seam metal mansard roof. The new equipment room would include the following:
 - Installation of one (1) Verizon E/911 GPS Antenna atop the roof
 - Installation of one (1) northeast-facing light to be mounted adjacent to the entrance of the equipment room (not facing the San Diego Bay)
 - Installation of a fiber service connection; this would require approximately 120 feet of trenching for a conduit path from the proposed equipment room to the existing faux Eucalyptus tree
 - Installation of backup batteries within the equipment room (with a total energy rating of approximately 50 kWh)
 - Installation of a 200-amp electrical service utilizing a conduit from an existing transformer to connect to the existing T-Mobile meter for power; this would require approximately 12 feet of trenching from an existing handhole to the proposed equipment room
- Adjust the rolled curb and parking lot driveway such that there is a 12-foot-wide gap between the northern corner of the proposed equipment room and the edge of the walkway adjacent to the parking lot

- Maintain functionality of the existing irrigation system, relocate the up-lighting, and plant Foothill Sedge (*Carex tumulicola*) shrubs in the existing planter adjacent to the rolled curb
- Restoration of any disturbed soils

The proposed project would require a work crew, hand tools, and a work truck at the project site. Work would commence in early 2025 and would take approximately 4 months to complete. Construction hours would be Monday-Friday from 7:00am-4:30pm. No closures of the waterfront promenade would occur as part of the proposed project. Additionally, the parking lot at EMPS would remain open throughout construction. During certain phases of construction, access would be limited on the walkway adjacent to the parking lot, landscape area, and conduit path located between the proposed equipment room and existing faux eucalyptus tree. It is estimated that the affected walkway would be temporarily closed and fenced off for approximately three (3) weeks of work, in which pedestrians would be routed around the fenced off area. The turf area within the conduit path and the landscaped area would also be temporarily closed and fenced off for approximately eight (8) weeks during construction, with pedestrians being routed around the fenced off areas. The proposed project, once complete, would not create any impediments to public access at EMPS (including the walkways and promenade) because the walls of the proposed equipment room would be located behind the existing paver boundaries contiguous with the walkway that passes through the project site (see Attachment 1).

The proposed project would require an amendment to the existing Tidelands Use and Occupancy Permit (TUOP) to the Applicant for their use of approximately 216 square feet (sq ft) of land area directly adjacent to the existing equipment room and to occupy portions of the existing faux eucalyptus tree located at EMPS in the city of San Diego, California. The areas proposed for use under this TUOP are proposed to be used only and exclusively for constructing a fully enclosed equipment room on a poured-in-place concrete pad with standing seam metal roof, to install antennas, remote radio units and other related equipment, with fiber and power conduits running from the new equipment room to the faux eucalyptus tree, for the maintenance of utility wires, poles, cables, conduits, and pipes to the equipment and antenna spaces and to modify, maintain, repair, operate, and remove antennas, equipment, cabinets, utility connections and related equipment and for no other purpose whatsoever without the prior written consent of the Executive Director of District in each instance. The Applicant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials.

It is anticipated that the TUOP would have a total term of approximately five (5) years. The TUOP may be terminated by the District or Tenant as a matter of right and without cause at any time upon providing 90 days' notice in writing to the other party of such termination.

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

The proposed project, including without limitation, installation of telecommunications equipment on the existing T-Mobile/Vertical Bridge-operated faux eucalyptus tree and construction of an unmanned wireless telecommunications equipment room abutting the existing equipment room on the south end of EMPS, is in substantial conformance with the Addendum to the Final Negative Declaration for the Sprint Embarcadero Marina Park South Telecommunications Project (ND Addendum) (UPD #ND-2014-70; SCH No. 2014081004, Clerk Document No. 66829) prepared and adopted by the District on June

20, 2017 (Resolution No. 2017-079). The ND Addendum was prepared pursuant to the California Environmental Quality Act (CEQA) and analyzed the construction and operation of the installation of telecommunications equipment on the existing T-Mobile/Vertical Bridge-operated faux eucalyptus tree and construction of an unmanned wireless telecommunications equipment room abutting the existing equipment room on the south end of EMPS. Pursuant to Section 15378(c) of the State CEQA Guidelines, the proposed project is not a separate project for CEQA purposes but is a subsequent discretionary approval related to a previously approved project. (CEQA Guidelines § 15378(c); *Van de Kamps Coalition v. Board of Trustees of Los Angeles Comm. College Dist.* (2012) 206 Cal.App.4th 1036.) Additionally, pursuant to CEQA Guidelines Sections 15162 and 15163, and based on the review of the entire record, including without limitation, the ND Addendum, the District finds and recommends that the proposed project does not require further environmental review as: 1) no substantial changes are proposed to the project and no substantial changes have occurred that require major revisions to the previous ND Addendum due to the involvement of new significant environmental effects or an increase in severity of previously identified significant effects; and 2) no new information of substantial importance has come to light that (a) shows the project will have one or more significant effects not discussed in the previous ND Addendum, (b) identifies significant impacts more severe than those analyzed in the previous ND Addendum, (c) shows that mitigation measures or alternatives are now feasible that were identified as infeasible and those mitigation measures or alternatives would reduce significant impacts, or (d) shows mitigation measures or alternatives which are considerably different from those analyzed in the previous ND Addendum would substantially reduce one or more significant effects on the environment. Because none of these factors have been triggered, pursuant to CEQA Guidelines § 15162(b), the District has determined no further analysis or environmental documentation is necessary. Accordingly, the proposed project is merely a step in the furtherance of the original project for which environmental review was performed and no supplemental or subsequent CEQA has been triggered, and no further environmental review is required.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve the co-location of wireless telecommunications equipment on an existing faux eucalyptus tree and construction of an equipment room 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; Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

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.

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.

AND/OR

8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but not limited to:

- (2) New gardening or landscaping.
- (6) Minor trenching or backfilling where the surface is restored.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would involve negligible expansion of use beyond that previously existing, would involve negligible change of existing use of the property, and would not involve the removal of mature, scenic trees.

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.

Scott Chadwick
President/CEO

Determination by:
Justin Huitema
Assistant Planner
Development Services

Signature: Justin Huitema
Date: 1/30/2025

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 1/30/2025

Attachment 1

Dennis Dock
224 Marina Park Way
San Diego, CA 92101



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
11/13/2024

Photosimulation of proposed telecommunications site