



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

Project: Boldyn Networks Decommissioning of Two Small Cell Sites on Pacific Highway and North Harbor Drive
Location: 1490 Pacific Hwy, San Diego, CA 92101
 1003 N Harbor Dr, San Diego, CA 92101
Parcel No.: 017-011, 018-009
Project No.: 2024-109
Applicant: Belinda Bolaños, Project Manager, TJT Communications, Inc. dba Coastal Communications, 2701 Loker Ave West, Ste. 120, Vista, CA 92010; (760) 929-0947
Date Approved: 1/15/2025

PROJECT DESCRIPTION

The proposed project would involve the decommissioning of two (2) small cell sites on Pacific Highway and North Harbor Drive by Boldyn Networks, contracted by Coastal Communications (Applicant), in the city of San Diego, California. Work to specifically complete the proposed project would involve the removal of small cell antenna and associated equipment from streetlight poles at two (2) sites: 1490 Pacific Highway (Site 1) and 1003 North Harbor Drive (Site 2). The proposed project would also include issuance of a Right of Entry License Agreement (ROELA) to enter upon Site 1 to allow for the proposed activities.

Proposed activities at both sites would consist of the removal of an existing vault/handhole, each 30-inches-long and 17-inches-wide, and short segments of conduit associated with each vault; the segment of conduit at Site 1 would be two (2) feet long, and the segment at Site 2 would be five (5) feet long. Approximately 45 square feet of existing sidewalk would be removed to facilitate proposed activities at Site 2, which would be replaced in-kind following completion of work. Associated node equipment attached to the nearby existing streetlight, including wideband antenna, equipment cube with radio and UE relay and connecting coax, would also be removed.

The proposed project is anticipated to approximately occur in early 2025 and would take approximately two (2) days per site, or approximately four (4) days total, to complete. Equipment required for completion of the proposed project would include a bucket truck, an underground F-650, a 3-yard mini dump, and a concrete truck would be on-site when needed, with no additional heavy equipment anticipated. The Applicant would be responsible for implementing a Traffic Control Plan and coordinating with the contractor as needed. There would be no full lane closures at either site, and flagger(s) would be present to assist pedestrians navigate construction.

The area proposed for use under the ROELA would be used by the Applicant and their authorized agent(s) and contractor(s) for the purpose of the removal of small cell antennas and associated equipment that includes vault and conduit from two (2) streetlight poles, as well as ingress and egress in support of those activities. It is anticipated that the ROELA would have a total term of approximately one (1) year, or upon completion of the work, whichever occurs earlier. The ROELA may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours' written notice to the Applicant 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

Categorical Exemptions: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities and CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land

3.a. Existing Facilities: 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.d. Minor Alterations to Land: Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to:

- (1) Filling of earth on previously disturbed land with material compatible with the natural features of the site.
- (7) Minor trenching and backfilling where the surface is restored.

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 because it would consist of the removal of small cell antennas and associated equipment that would involve no expansion of use beyond that previously existing and would not involve the removal of mature, scenic trees. 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: Streets

The proposed project conforms to the certified Port Master Plan because it would involve the removal of small cell antennas and associated 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 Exclusions: Section 8.a: Existing Facilities 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, 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.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:

- (3) Filling of earth into previously excavated land with material compatible with the natural

features of the site;

- (6) Minor trenching or backfilling where the surface is restored.

The proposed project is determined to be Categorically Excluded pursuant to the Section of the District's *Coastal Development Permit Regulations* as identified above because it would consist of the removal of small cell antennas and associated equipment that would involve no expansion of use beyond that previously existing 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
Acting President/CEO

Determination by:
Davin Cox
Assistant Planner
Development Services

Signature: _____
Date: 1/15/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 1/15/2025