



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

Project: Electrical and HVAC Equipment Replacement by San Diego Convention Center Corporation at the San Diego Convention Center
Location: 111 West Harbor Drive, San Diego, CA 92101
Parcel No.: 019-005 and 019-003
Project No.: 2026-024
Applicant: Anselmo Martinez, Director of Engineering and Capital Projects, San Diego Convention Center Corporation, 111 W. Harbor Drive, (858) 585-3525
Date Approved: 6/17/2026

PROJECT DESCRIPTION

The proposed project would involve replacement of an existing switchgear, backup generator, and chiller/boiler equipment inside the Convention Center’s central plant by the San Diego Convention Center Corporation (“Applicant”) in the city of San Diego, California. The project would replace aging infrastructure with new equipment to provide appropriate heating, ventilation, air conditioning (HVAC) and electrical power service to the Convention Center. Work to specifically complete the proposed project would involve the following:

- **Generator and Switchgear Replacement** - Replacement of existing switchgear and backup generator. New equipment would be delivered via the Convention Center’s loading docks, and all work would be internal within the Convention Center. The size and capacity of the new switchgear and generator would be the same as existing. Construction would begin in October 2027 and complete in January 2028
- **Central Plant Renovation** – Phased removal and replacement of all existing boilers, chillers, pumps and associated equipment in the Central Plant.

A crane would be placed on a portion of the Marriott Marquis’s parking lot near the entrance of the Convention Center’s parking garage accessed through Harbor Drive for removal and replacement of equipment. For the safety of the public during removal, delivery, and replacement of equipment, temporary closures of the second-floor mezzanine pathway and the “Canyon Path” would be necessary. Applicant shall provide a Public Access Program for District’s review and approval 45 days before the commencement of any closures. The Public Access Plan shall detail public access to promenade, including relevant signage and detours through the “Grant Stairway” as well as through the “Marina Walk”. The projected dates for the Canyon Path and mezzanine path closures are:

- August – September 2027
- February – March 2028
- August – September 2028
- February – March 2029

Construction of the proposed project is anticipated to occur between August 2027 and March 2029 and would take approximately 1.5 years to complete with ongoing installations, modifications, maintenance, and removal as needed. If any removal and delivery date is completed early, all access shall be opened immediately.

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, Tenant 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 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction.

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

AND/OR

3.b. Replacement or Reconstruction: Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

2) Replacement or reconstruction of marine terminal facilities, and marine oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, piles, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above because it involves the replacement of existing mechanical equipment with no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the replacement/reconstruction of an existing facility, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity. 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 replacement of existing mechanical equipment within an existing facility, consistent with the existing certified Land Use designation(s). 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.b: Replacement or Reconstruction;

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:

- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances;
- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services

AND/OR

8.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The proposed project is determined to be Categorical Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above because it would involve negligible or no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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.

For the portion of the proposed project located outside of the District's Coastal Act approval authority, additional approvals may be required from other agencies.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(5) of the Port Act, which allows For the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses.. 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:
Luis Duran
Senior Planner
Development Services

Signature: Luis Duran
Date: 6/17/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 6/17/2026