



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

Project: Interior Parking and Security Improvements by ACE Parking at the Convention Center & Bayfront Parking Garages
Location: Convention Center Parking Garage (underground at the Convention Center); 111 West Harbor Drive, San Diego, CA 92101
 Bayfront Parking Garage (adjacent to the Hilton Bayfront Hotel); 1 Park Boulevard, San Diego, CA 92101
Parcel No.: 019-046, 019-050
Project No.: 2026-061
Applicant: Erickson Williams, Regional Director, ACE Parking, 645 Ash Street, San Diego, CA 92101; 760-641-3091
Date Approved: 5/15/2026

PROJECT DESCRIPTION

The proposed project would involve replacement and improvement of existing parking and security infrastructure by ACE Parking (Applicant) on behalf of the San Diego Unified Port District (District) at the Convention Center Parking Garage and Bayfront Parking Garage (adjacent to the Hiton Bayfront Hotel) in the city of San Diego, California. Work to specifically complete the proposed project is as follows:

Parking Equipment and Infrastructure

- Convention Center Parking Garage
 - Removal of existing attendant booths, red/green light systems and other existing parking control equipment within the parking garage and at existing entry/exit points on Harbor Drive, Marriott, and Convention Way. One existing attendant booth would remain in place at each of the three (3) aforementioned entry/exit points.
 - Improvements to include installation of:
 - Vehicle detection loops
 - License plate recognition equipment
 - Pay station kiosks
 - Parking barrier gates
 - Pay on foot stations located adjacent to elevator access points
 - Digital open/closed lane signage for inbound and outbound traffic
 - Central power and network load centers to be installed in the existing parking booths
 - Fiber data network to be installed in overhead conduits
- Bayfront Parking Garage
 - Removal of existing attendant booths, red/green light systems and other existing parking control equipment within the parking garage and at existing entry/exit points at Park Boulevard, Gulls Street and Switzer Street. One (1) existing attendant booth would remain in place at the Park Boulevard and Switzer Steet entry/exit points.
 - Improvements to include installation of:
 - Construction of a concrete island at the Park Boulevard entry/exit point to measure 30 feet long x 3 feet wide.
 - Vehicle detection loops
 - License plate recognition equipment
 - Pay station kiosks
 - Parking barrier gates
 - Pay on foot stations located adjacent to elevator access points
 - Digital open/closed lane signage for inbound and outbound traffic
 - Central power and network load centers to be installed in existing parking booths
 - Fiber data network to be installed in overhead conduits

Security Equipment - Close Circuit Television System (CCTV)

- Convention Center Parking Garage
 - Remove existing CCTV system
 - Install replacement CCTV system, including additional camera views to support remote security monitoring of the facility
 - Installation of horn speakers and ancillary equipment for system operations
- Bayfront Parking Garage
 - Remove existing CCTV system
 - Install replacement CCTV system, including additional camera views to support remote security monitoring of the facility
 - Installation of horn speakers and ancillary equipment for system operations

Construction of the proposed project is anticipated to occur in approximately late-2026, and would take approximately six (6) weeks to complete with ongoing modifications, maintenance, and removal as needed. Equipment required for the proposed project would consist of a forklift, work trucks, hand tools and a scissor lift. No temporary closures are anticipated for the sidewalk or promenade adjacent to the project sites. Any temporary lane closures to the garages would be staggered such that parkers could still access the entry/exit lanes which aren't under construction. None of the entry/exit points would have all lanes closed at once during construction.

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

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:

- (3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment;

AND/OR

3.c. New Construction or 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:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

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 would involve negligible expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use and would consist of installation of small new 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: 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 and improvement of existing parking and security infrastructure at the Convention Center Parking Garage and Bayfront Parking Garage 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:

- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances;

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:

- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures.

The proposed project is determined to be Categorically Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above because it would involve negligible expansion of use beyond that previously existing and would involve 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.

SCOTT CHADWICK
President/CEO

Determination by:
Justin Huitema
Planner I
Development Services

Signature: Justin Huitema
Date: 5/15/2026

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 5/15/2026