



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Rooftop BMU Replacement by Manchester Grand Hyatt
Location: 1 Market Pl, San Diego, CA 92101
Parcel No.: 019-001
Project No.: 2026-117
Applicant: Dena Roady, General Manager, Manchester Grand Hyatt, 1 Market Place, San Diego, CA 92101, (619) 358-6995
Date Approved: 9/16/2026

PROJECT DESCRIPTION

The proposed project is a like-for-like equipment replacement of one (1) building maintenance unit (BMU) located atop the Harbor Tower at Manchester Grand Hyatt (Applicant) in the city of San Diego, California. The BMU, a permanent piece of rooftop equipment used to safely access exterior components of the building for maintenance and cleaning, has reached the end of its typical service life, has been decertified, and is now in need of replacement.

Work to specifically complete the proposed project would involve utilizing a helicopter for removal of the existing unit from the rooftop, placement of a new unit, and transfer of the decommissioned unit to an offsite location. The current BMU sits and moves on existing steel tracks which would remain in place. Utilizing hand tools, the BMU would be removed in eight (8) sections, and the new BMU equipment would be similarly installed in eight (8) sections onto the existing tracks.

A temporary ground-based equipment staging area would be established on Galleon Way, between Manchester Grand Hyatt and Marriot Marquis for the new BMU unit and expired unit after removal. Upon arrival, the helicopter would proceed along the planned flight path and hover in place above the neighboring Marriott Marquis while ground crews on the rooftop would connect the "longline" cable and rigging configuration which allows the helicopter to load and carry materials to and from the staging area and Harbor Tower.

The aircraft would lift the expired equipment vertically from its current mounting on top of the Hyatt, then place the unit down in the staging area. Once detached, the new equipment would be connected and lifted from the staging area and positioned into place by workers located atop the Hyatt. This sequence would be repeated for the planned eight (8) BMU installation sections.

The helicopter would perform all removal and replacement activities and then vacate the area; it would never land in the project area, only hover over the designated area and flight path.

Per flight regulations, the flight plan outlines a required closure radius for the project to ensure safety during operations. Temporary closures required for the proposed project would include Galleon Way, the pool decks, top two (2) floors, and rooftop of both the Hyatt and Marriott Marquis, the area surrounding Sally's Restaurant, and portions of the southern facing Marriott Marquis outdoor space. Closure of the adjacent promenade and retail businesses would be avoided.

Construction of the proposed project is anticipated to occur in December 2026, would take approximately one (1) day to complete, and would require approximately ten (10) workers in four (4) trucks to complete the work.

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 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, including but not limited to:
- (9) Restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment to meet current standards of public health and safety or permit requirements, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

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.

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. These are appropriate for the proposed project because a like-for-like replacement of a building maintenance unit would involve 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 of an existing structure, would be located on the same site as the structure replaced, and would have 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 a like-for-like replacement of a building maintenance unit, 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 and 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:
- (4) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health, safety, District policy, or as required by contractual conditions.

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 Categorically Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because a like-for-like replacement of a building maintenance unit would involve no expansion of use beyond that previously existing, would be located on the same site as the structure replaced, and will have 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.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all 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:
Kelly Cunningham
Planner I
Development Services

Signature: Kelly Cunningham
Date: 9/16/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 9/16/2026