



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

Project: Improvement of Trellis and Use of Seaport Village Lot of Parking Lot by Manchester Grand Hyatt  
Location: 1 Market Place, San Diego CA 92101  
Parcel No.: 019-100  
Project No.: 2026-122  
Applicant: Dena Roady, General Manager, Manchester Grand Resorts, L.P., 1 Market Place, San Diego, CA 92101  
Date Approved: 10/6/2026

**PROJECT DESCRIPTION**

The proposed project would involve the temporary use of portion of the parking lot space at Seaport Village by Manchester Grand Hyatt (Hyatt) in the city of San Diego, California. The use of the parking lot space would be to accommodate the refinishing of the trellis located atop the Seaport towers which cover the mechanical cooling towers.

Work to complete the proposed project would involve the use of a crane to remove the existing approximate 8-foot trellis from atop the cooling towers and place it within the designated area of the parking lot for refinishing. Following refinishing, the trellis would be lifted by crane and reinstalled atop the colling towers.

The proposed project would occur in Fall 2026 and take approximately 5 days to complete. Up to approximately 41 parking spaces would be temporarily utilized in the outdoor parking lot at the corner of Market Place and Kettner Boulevard, southwest of the Hyatt. The staging area for the proposed project would be within the designated parking space area and require temporary fencing. The project would require approximately up to 12 workers on Monday and Friday and up to 4 workers on Tuesday, Wednesday and Thursday and would park in the Hyatt parking lot. Equipment used during the project would include a crane, pressure washers, hand tools, and vacuums for water reclamation. There would be no road closure required for this project and there would be traffic control during crane lifts.

The proposed project is a Right of Entry License Agreement (ROELA) to Retrofit Technology LLC, (Licensee) to enter certain property located in the city of San Diego, California. The area proposed for use under this ROELA would be used by the Licensee and their authorized agents and contractors for the purpose of temporary use of the parking lot as a crane placement, staging, laydown, work, and access area for the trellis refurbishment and repainting, as well as ingress and egress in support of those activities. No new development, construction, or increase in the size of the area is proposed or authorized as part of the ROELA.

It is anticipated that the ROELA would have a total term of approximately seven (7) days, 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' notice in writing to the Licensee 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.

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**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:

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:

(6) Minor temporary use of land having negligible or no permanent effects on the environment.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above because it would consist of a temporary use of a space that would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use and would result in no permanent effects on the environment, 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: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve a temporary use of a space 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 Exclusion: 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.

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.

(5) Minor temporary uses of land and water having negligible or no permanent effects on the environment, including festivals, boating activities, parades, and running or bicycling events.

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 consist of a temporary use of a space that would involve negligible or 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)(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:  
Betsy Viramontes  
Planner I  
Development Services

Signature: Betsy Viramontes  
Date: 10/6/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri  
Date: 10/6/2026