



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

Project: TUOP Renewal to O’Neill Wetsuits, LLC, for Warehouse Space at National City National Distribution Center
Location: 1022 Bay Marina Drive, National City, CA 91950
Parcel No.: 027-058
Project No.: 2026-051
Applicant: Lorraine Senesky, Materials and Compliance Manager, O’Neill Wetsuits, LLC, 1022 Bay Marina Drive, Suite 105, National City, CA 91950; (619) 993-7565
Date Approved: 5/6/2026

PROJECT DESCRIPTION

The proposed project is a renewal of an existing Tidelands Use and Occupancy Permit (TUOP) to O’Neill Wetsuits, LLC (Tenant) for their continued use of approximately 43,930 square feet (sq. ft.) of land area (Premises), use of non-exclusive common areas located within an industrial center commonly known as the National Distribution Center (NDC), and minor in-kind improvements in the city of National City, California. The warehouse space proposed for use under this TUOP is currently and is proposed to be used only and exclusively for the purpose of general storage, distribution, warehouse and repair of wetsuits and related products, and other standard operations. The Tenant’s parking is in a joint-use area with other tenants at the NDC.

It is anticipated that the TUOP would have a total term of approximately five (5) years. The TUOP may be terminated by the District or Tenant as a matter of right and without cause at any time upon providing sixty (60) days’ notice in writing to the other party of such termination. As a condition of the TUOP renewal, the following improvements would be completed by the Tenant no later than December 31, 2026:

- Replacement of one (1) existing Heating, Ventilation, and Air Conditioning (HVAC) rooftop unit.
- Replacement of one (1) dock roll-up door at the rear warehouse space.
- Replacement of one (1) dock roll-up door at the front warehouse space.
- Upgrade of electrical equipment including a new circuit breaker and dedicated circuit system.

No new use or increase in the size of the Tenant’s TUOP area is proposed or authorized as part of this TUOP. The Tenant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the Premises and any common use areas including those regulating stormwater and hazardous materials.

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; 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:

- (1) Repair, maintenance or minor alteration of existing mooring facilities, floats, piers, piles, wharves, bulkhead, revetment, buoys, or similar structures; marine terminal facilities; airport facilities; and commercial industrial, or recreational facilities.
- (4) New and renewed short-term tenancy agreements which do not result in change in the existing use. This exemption does not apply to any new development associated with the

activities of the tenant. This exception is also inapplicable if the cumulative impact of continuing the existing use or conditions in the same place, over time, is significant.

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 Sections of the District's *Guidelines for Compliance with CEQA* as identified above because it consists of a renewal of an existing TUOP for storage and warehouse purposes, and minor, in-kind improvements including replacement of HVAC, roll up doors and electrical equipment 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 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: 5 - National City Bayfront (Precise Plan Figure 15)

Land Use Designation: Marine Related Industrial

The proposed project conforms to the certified Port Master Plan because it consists of a renewal of an existing TUOP for storage and warehouse purposes, and minor, in-kind improvements including replacement of HVAC, roll up doors and electrical 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; 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.

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.
- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

The proposed project is determined to be Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it consists of a renewal of an existing TUOP for storage and warehouse purposes, and minor, in-kind improvements including replacement of HVAC, roll up doors and electrical equipment that would involve no expansion of use beyond that previously existing and would be located essentially on the same site 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:
Davin Cox
Planner I
Development Services

Signature: _____
Date: 5/6/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 5/6/2026