



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

Project: Point Loma Marina Tasting Room and Trash Enclosure at America's Cup Harbor
Location: 4890 North Harbor Drive, San Diego, CA 92101
Parcel No.: 003-059, 003-061
Project No.: 2026-094
Applicant: Shaun Sumner, President/CEO, Lighthouse Land Advisory, 9655 Granite Ridge Drive, Suite 200, San Diego, CA 92123; (619) 929-1058
Date Approved: 10/5/2026

PROJECT DESCRIPTION

The proposed project is for the enhancement of an existing outdoor breezeway to accommodate a tasting room venue at Point Loma Marina adjacent to America's Cup Harbor in the city of San Diego, California. The proposed project would also include the reconfiguration of existing waste-management facilities and a lease amendment to the existing lease agreement (Lease Amendment No. 7) between the San Diego Unified Port District and Point Loma Marina, LLC (Tenant) for the relocation of five (5) parking spaces.

Installation of the outdoor tasting room (see Attachment 1) would involve the conversion of approximately 5,400 square feet (sqft) of outdoor breezeway into an outdoor tasting room featuring temporary bar installations, seating, vendor infrastructure, and other amenities customary to a tasting room environment intended to serve as a visitor-serving venue and would remain accessible for shared use by marina tenants and members of the public. Improvements to specifically complete the outdoor tasting room would include the following:

- Installation of up to two (2) modular shipping container bar units.
- Placement of freestanding chairs, café tables, umbrellas, and fire pits.
- Installation of string patio lighting, low-volume speakers, and outdoor televisions.
- Installation of supplemental seating and shade elements to existing site furniture and planters.

Improvements for the tasting room would retrofit existing infrastructure in addition to the placement of modular fixtures and furniture on an already paved site. All furniture and fixtures would be temporary by nature and could be removed as necessary. Implementation of the outdoor tasting room would not require any ground disturbance, grading, or modifications to existing site utilities.

In addition to the outdoor tasting room, the proposed project would involve the reconfiguration of existing waste-management facilities (see Attachment 2) to support effective marina maintenance and remove service-related functions from visible public areas. Work to specifically install the new trash enclosure would include the following:

- Demolition and replacement of approximately 1,414 sqft of existing asphalt with concrete immediately north of the current maintenance workshop building where there are currently five (5) parking spaces, where four (4) spaces are used for vehicle parking and one (1) space is used for parking for up to four (4) motorcycles.
- Installation of new fence enclosure surrounding the new concrete pad to house new waste-management equipment immediately north of the current maintenance workshop building.
- Relocation of existing waste-handling equipment from the current maintenance workshop building to the newly fenced area. Re-use the existing maintenance shed for tool storage and equipment maintenance only.
- Relocation of four (4) vehicle parking spaces to a paved area adjacent to the main entrance of Point Loma Marina. Relocation of four (4) motorcycle spaces throughout the parking area within the Tenant leasehold.

The existing lease agreement currently allows the proposed location for the displaced parking spaces to be used for temporary automobile staging for the purposes of loading, unloading, and the temporary

staging of automobiles for no more than 90 minutes. The proposed Lease Amendment No. 7 would allow for approximately 2,151 sqft of land area delineated as Parcel No. 5 for use by the Tenant as a public parking lot. Therefore, the displaced parking as a result of installation of the trash enclosure would be replaced onsite ensuring the proposed project would not result in the removal of public parking spaces from the on-site parking supply.

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 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)

The proposed project was adequately covered in the America's Cup Harbor Redevelopment and Port Master Plan Amendment for Shelter Island Planning District Final Program Environmental Impact Report (FPEIR) (SCH #2000091043; UPD #83356-EIR-332; Clerk Document No. 44566), certified by the District on May 21, 2002 (Resolution No. 2002-119), the Addendum to the FPEIR (Resolution No. 2008-209) approved by the District, dated September 19, 2008, the Second Addendum to the FPEIR, which was adopted by the Board on September 16, 2014 (Resolution No. 2014-181), and the Third Addendum to the FPEIR, which was adopted by the Board on January 15, 2015 (Resolution No. 2015-07). The proposed project is not a separate project for CEQA purposes but is a subsequent discretionary approval related to a previously approved project. (CEQA Guidelines 15378(c); *Van de Kamps Coalition v. Board of Trustees of Los Angeles Comm. College Dist.* (2012) 206 Cal.App.4th 1036.) Additionally, pursuant to CEQA Guidelines Sections 15162 and 15163, and based on the review of the entire record, including without limitation the America's Cup Harbor Redevelopment and Port Master Plan Amendment for Shelter Island Planning District FPEIR and addenda, the District finds that the proposed project would not require further environmental review and is merely a step in furtherance of the original project for which environmental review was performed and no supplemental or subsequent CEQA has been triggered, and no further environmental review is required.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 1 - Shelter Island/La Playa (Precise Plan Figure 4);

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the installation of visitor-serving tasting room amenity and reconfiguration of waste-management facilities 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

The proposed tasting room is consistent with the Coastal Development Permit (CDP) for the Point Loma Marina, LLC – Phase Two Project (CDP-2010-03; Clerk Document No. 56884) approved for issuance by the District on October 7, 2008 (Resolution No. 2008-209). Additionally, the proposed trash enclosure and parking space reconfiguration is consistent with the CDP as amended for the North Harbor Drive Realignment Project (CDP-2014-02; Clerk Document No. 62476) approved for issuance by the District on October 10, 2014 (Resolution No. 2014-182). Consequently, no additional action under the California Coastal Act is required at this time.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(6) of the Port Act, which allows for the establishment, improvements, and conduct of small boat harbors, marinas, aquatic playgrounds, and similar

recreational facilities, and for the construction, reconstruction, repair, maintenance, and operation of all works, buildings, facilities utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses, including, but not limited to, snack bars, cages, restaurants, motels, launching ramps, and hoists, storage sheds, boat repair facilities with cranes and marine ways, administration buildings, public restrooms, bait and tackle shops, chandleries, boat sales establishments, service stations and fuel docks, yacht club buildings, parking areas, roadways, pedestrian ways, and landscaped areas. 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.

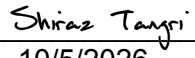
SCOTT CHADWICK
President/CEO

Determination by:

Davin Cox
Planner I
Development Services

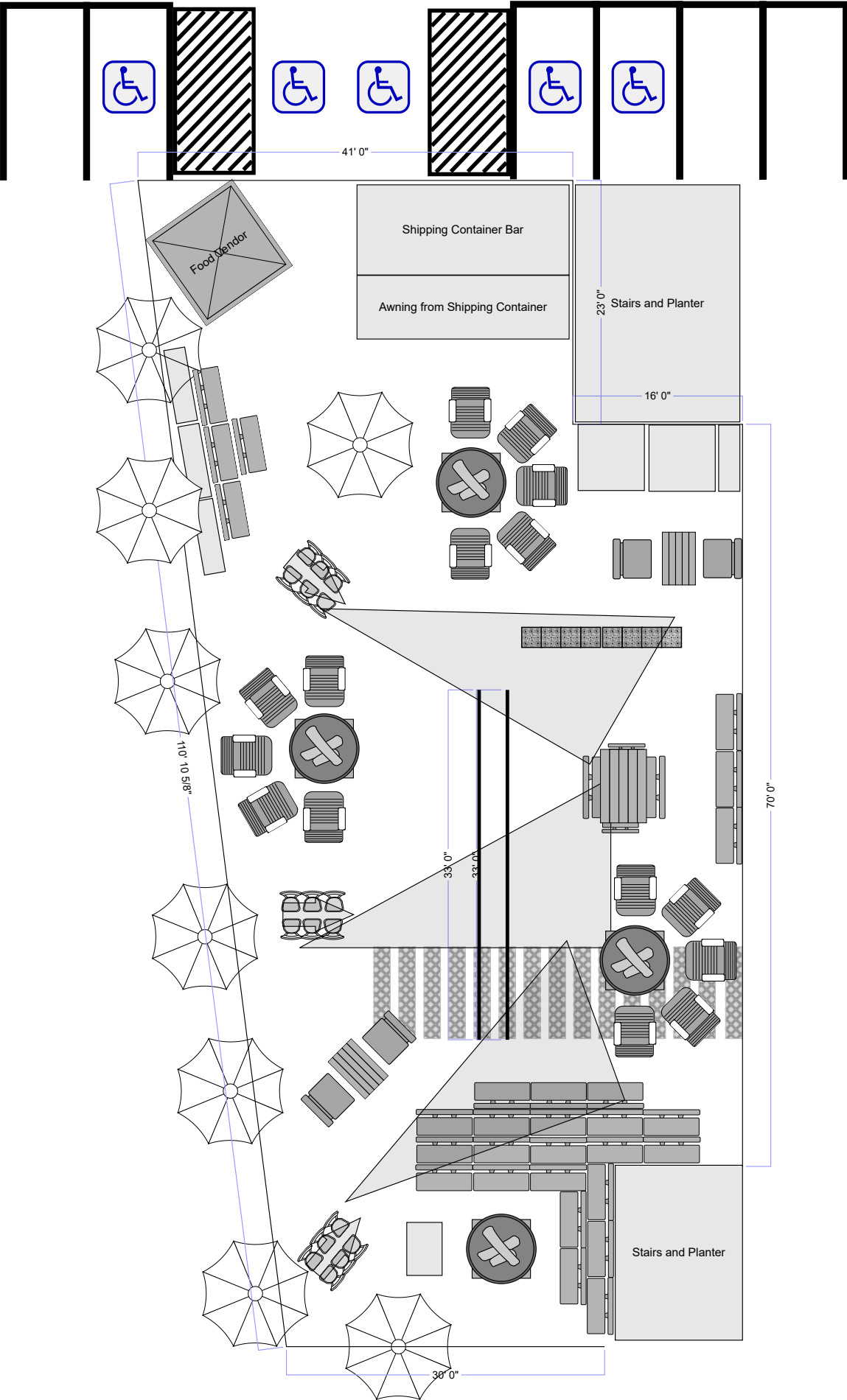
Signature: 
Date: 10/5/2026

Assistant/Deputy General Counsel

Signature: 
Date: 10/5/2026

Attachment:

1. Point Loma Marina Tasting Room Site Plan
2. Proposed Trash Enclosure Location and Relocation of Parking Spaces



Attachment 2

