



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Lease Agreement to Nielsen Beaumont Marine, Inc. at Shelter Island
Location: 2636 Shelter Island Drive, San Diego, CA 92106
Parcel No.: 003-035
Project No.: 2026-127
Applicant: Troy Nielsen, Vice President, Maritime Operations, Nielsen Beaumont Marine, Inc.,
 2420 Shelter Island Drive, San Diego, CA 92106; (619) 222-4255,
Date Approved: 10/5/2026

PROJECT DESCRIPTION

The proposed project is a lease agreement (Lease) between the San Diego Unified Port District and Nielsen Beaumont Marine, Inc. (Lessee) for their use of approximately 20,255 square feet (sqft) of land area and approximately 8,758 sqft of water area, inclusive of all surface and subsurface areas, in the city of San Diego, California. The areas for use under this Lease are proposed to be used only and exclusively for the purpose of the sale, service, rental, leasing, demonstration, and related use of marine equipment and vessels, including without limitation kayaks, paddleboards, personal watercraft, dinghies, boats, and similar vessels and equipment, and office space for maritime-related purposes, and mooring for boats, yachts, yacht brokerage, and charter vessels limited to the four (4) slips located on the water area only and all uses which are normally and customarily ancillary or incidental to any or all of the foregoing. No new development, construction, or increase in the size of the property is proposed or authorized as part of the proposed Lease, and the Lessee would be required to submit a separate application for the additional review and approval of any new use, development, and/or construction.

It is anticipated the Lease would have a total term of approximately five (5) years. The Lease may be terminated by the District or Lessee as a matter of right and without cause at any time upon providing thirty (30) days' notice in writing to the other party of such termination.

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 Exemption: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities

- 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:
 - (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.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section) of the District's *Guidelines for Compliance with CEQA* as identified above because it is a real estate agreement 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. 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: 1 - Shelter Island/La Playa (Precise Plan Figure 4)

Land and Water Use Designations: Marine Sales and Services and Marine Services Berthing

The proposed project conforms to the certified Port Master Plan because it would involve a real estate agreement consistent with the existing certified Land and Water Use designations. 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 project would be a new real estate agreement continuing the existing use of the site. The proposed project does not constitute "development" as defined in Section 30106 of the California Coastal Act, or "new development" pursuant to Section 1.a. of the District's Coastal Development Permit Regulations. Therefore, issuance of a Coastal Development Permit or exclusion finding is not required.

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: _____ 10/5/2026

Assistant/Deputy General Counsel

Signature: _____ Shiraz Tangri
Date: _____ 10/5/2026