



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753 5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER
37-10/08/2026-0846
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT	LEAD AGENCY EMAIL	DATE 10/08/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0846	

PROJECT TITLE
LEASE AGREEMENT TO NIELSEN BEAUMONT MARINE INC. AT SHELTER ISLAND

PROJECT APPLICANT NAME TROY NIELSEN, VICE PRESIDENT, MARITIME OPERATIONS, NIELSEN BEAUMONT MARINE, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-222-4255
PROJECT APPLICANT ADDRESS 2420 SHELTER ISLAND DRIVE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92106

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency	☐ School District	☐ Other Special District	☐ State Agency	☒ Private Entity
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CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227 50	\$	0 00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	0 00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850 00	\$	0 00
☒ County documentary handling fee		\$	50 00
☐ Other		\$	0 00

PAYMENT METHOD

☐ Cash	☒ Credit	☐ Check	☐ Other	TOTAL RECEIVED	\$	50 00
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SIGNATURE x	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, SILVIA LUNA, Deputy
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Payment Reference # AUTH 088320/ORDER:228329486



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Oct 08, 2026 08:54 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000814
State Receipt # 37100820260846

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

LEASE AGREEMENT TO NIELSEN BEAUMONT MARINE, INC. AT SHELTER ISLAND

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type)

Posted 10/8/26

Filed by SILVIA LUNA
Deputy County Clerk

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption**CEQA Guidelines Appendix E**

To ■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

From: ■ San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

Project Title Lease Agreement to Nielsen Beaumont Marine, Inc at Shelter Island

Project Applicant: Troy Nielsen, Vice President, Maritime Operations, Nielsen Beaumont Marine, Inc , 2420 Shelter Island Drive, San Diego, CA 92106, (619) 222-4255

Project Location – Specific 2636 Shelter Island Drive, San Diego, CA 92106

Project location – City San Diego

Project Location – County San Diego

Description of Nature, Purpose, and Beneficiaries of Project 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.

Name of Public Agency Approving Project San Diego Unified Port District (SDUPD)

Exempt Status (Check one) ☐ Ministerial (Sec 21080(b)(1), 15268),
☐ Declared Emergency (Sec 21080(b)(3), 15269(a)),
☐ Emergency Project (Sec 21080(b)(4), 15269(b)(c)),
☒ **Categorical Exemption(s): Existing Facilities (SG § 15301) (Class 1)**
☐ Statutory Exemption State code number

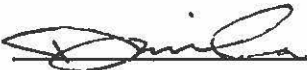
Reason Why Project is Exempt: The proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and Section 3 a of the District's *Guidelines for Compliance with CEQA*. It is a real estate agreement that 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. Section 3 a of the District's *CEQA Guidelines* is as follows:

- 3 a **Existing Facilities (SG § 15301) (Class 1)** 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 District has determined none of the six exceptions to the use of a categorical exemption apply to this project
(CEQA Guidelines Section 15300.2)

Lead Agency Contact Person and Telephone Number Davin Cox, (619) 686-6293

Signature  **Date** 10/8/26 **Title** Planner I

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR/Clerk



San Diego County



Transaction #: 9315912
Receipt #: 2026390465

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 10/08/2026
Cashier Location: SD

Print Date: 10/08/2026 8:54 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000914 Date: 10/08/2026 8:54AM Pages: 3

State Receipt # 37-10/08/2026-0846

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00