STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

OFFICE OF THE SECRETARY

PHONE
(302) 739-9000

October 25, 2026

E. Thomas Harvey, IV
Governor Lea Road, LLC
405 East Marsh Lane, Suite 1
Newport, DE 19804

RE: CZA-449SD Governor Lea Road Status Decision

Dear Mr. Harvey:

The Delaware Department of Natural Resources and Environmental Control ("DNREC") has reviewed Governor Lea Road, LLC's September 2, 2026, request for a Coastal Zone Act ("CZA") Status Decision. Ten Bears Environmental Associates submitted the request on behalf of Governor Lea Road, LLC, to construct a 353,500 square foot (ft^2) warehouse building with vehicle loading docks at 750 Governor Lea Road, New Castle, DE 19720.

Based on the analysis of the information provided by the applicant, previous status decisions, considering 7 *Del. C*. Chapter 70 and the *Regulations Governing Delaware's Coastal Zone* ("CZA Regulations"), and after consultation with legal counsel, DNREC has determined that the proposed activity is a use not regulated, and does not require a CZA standard permit.

Please be advised that this CZA Status Decision does not exempt the facility from other applicable statutory and regulatory requirements. Additionally, this decision was made with the understanding that no entity (including owners or tenants) shall use the proposed warehouse for manufacturing or heavy industry purposes. If a future tenant intends to utilize this warehouse for any alternative use, including a manufacturing or heavy industry operation, this status decision will be nullified and a new status decision will be required.

Notice of this decision is intended to be published on November 11, 2026, and a copy of the legal notice is attached for your records. There is a fourteen (14) day appeal period following the date of publication of the enclosed legal notice. If you have any questions about this decision, please contact Eddie Meade with DNREC Division of Climate, Coastal and Energy's Coastal Programs Section at (302)739-9283.

Sincerely,



Gregory Patterson
Secretary

Enclosure
cc: Clay Greer, Ten Bears Environmental Associates