

**CEQA and COASTAL DETERMINATIONS
and Notice of Approval**

Project: San Diego International Boat Show
Location: Safe Harbor Sunroad Marina, 955 Harbor Island drive, San Diego, CA 92101
Parcel No.: 007-019, & 007-017
Project No.: 2024-023
Applicant: Jeremy Grewal, Regional Vice President, SHM Sunroad, LLC. (955 Harbor Island Drive, San Diego, CA 92101, (805) 276-6116).
Date Approved: 5/17/2024

PROJECT DESCRIPTION

Safe Harbor Sunroad Marina, located at 955 Harbor Island Drive, San Diego, CA 92101, will host an annual four-day boat show in June (www.SDIBS.com).¹ Setup begins approximately 10 days before the start of the event, and breakdown will finish approximately four days after the event.² The event will have a land-based and a water-based component as further described below. This approval will cover the 2024 event, as well as subsequent annual boat shows, provided that such subsequent events include all required project features as listed below, are within the same temporary footprint for the land and water components, as well as duration (approximately 17 days from setup to breakdown), and are within substantially the same operating and environmental conditions described in this CEQA/Coastal determination.

The land portion of the event will occur within the special event spaces located in the Coasterra Restaurant (880 Harbor Island Dr, San Diego, CA 92101), as well as the northern portion of the Coasterra Restaurant's parking lot. Additional event space will extend into the northeast portion of the Safe Harbor Marina parking lot. The land portion of the event will operate within the parameters as well as the Conditions of Approval set forth in California Coastal Commission's issued Coastal Development Permit CDP: A-6-PSD-13-005 for the Coasterra Restaurant (Clerk's Document No. 64237). According to the attached email dated May 9, 2024, California Coastal Commission staff concurs that a portion of the land component of this temporary event is in substantial conformance to the California Coastal Commission's CDP: A-6-PSD-13-005 (Attachment 1). The land and water components of the San Diego International Boat Show located at the Safe Harbor Sunroad Marina and adjoining Coasterra parking lot, are generally described below:

Land Component:

The San Diego International Boat Show will have a land component across the northern portion of Coasterra's parking lot, extending west into the northeastern portion of the Safe Harbor Marina Parking lot, encompassing approximately 75 parking stalls between the two portions of at-grade parking lots. Temporary fencing will be installed around the land portion of the event without impeding the coastal access to and around Coasterra Restaurant. The event will consist of approximately 60 to 90 tents (10' x 10' or 10' x 20') with no more than 400 square feet configured with contiguous tents without the required fire break. The City of San Diego Fire Marshal will approve and inspect the setup prior to the start of the event. The land component will begin setup two days before the event, and finish breakdown by two days after the four day event. The event will feature amplified music, a variety of vendors, up to three food trucks, two 40 foot bathroom trailers, and various outdoor generators. Extra security personnel and medics will be onsite during the duration of the event. All handicapped spaces affected within the event space will be temporarily relocated within the respective parking lots. Wheel stops shall be installed in the Coasterra parking lot along the row of parking spaces that are adjacent to the tent vendors and event space for safety reasons.

Coastal Development Permit A-6-PSD-13-005 Special Condition 3.c. for the Coasterra Restaurant states "A minimum of 10 spaces on the site shall be designated for public parking only from dawn to dusk." The event will not impede the restaurant's public access perimeter walkway, which shall remain open and free to the public, along with the 10 required free public parking spaces on site. Additional wayfinding signage will be implemented to ensure awareness of the public access walkway, and free public parking during the

¹ 2024 Boat Show Dates/Times: Thursday, June 20, until Sunday, June 23/ Event hours are from 10:00 AM to 7:00 PM, Thursday through Saturday, and 10:00 AM to 5:00 PM on Sunday.

² 2024 Boat Show Setup/Breakdown Dates: Setup begins on Monday, June 10, and breakdown will finish on Thursday, June 27.

setup, during the four-day event, and during the final breakdown. During setup the 10 required free public parking stalls will be temporary relocated closer to the Coasterra Restaurant in parking spaces B1 to B10 (Attachment 2), accompanied by 12 wayfinding signs (2 large A-Frame, and 10 smaller signs indicating the spaces). During the event, the 10 required free public parking spaces will be available, along with 26 additional free public parking spaces as a concession for this public event. As shown below, Figures 1-4 indicate the location of the free public parking, valet, event areas and shuttle stops during the temporary event:

Figure 1- Coasterra Parking Lot Setup During the Event

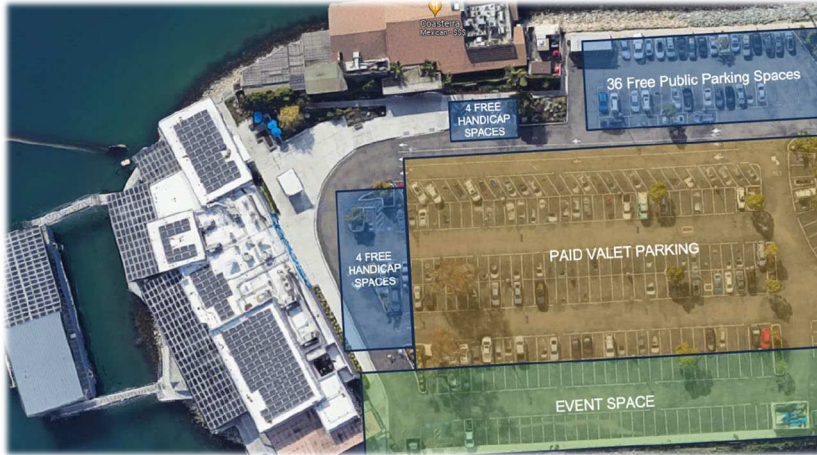


Figure 2- NE Part of Safe Harbor Marina Parking Lot

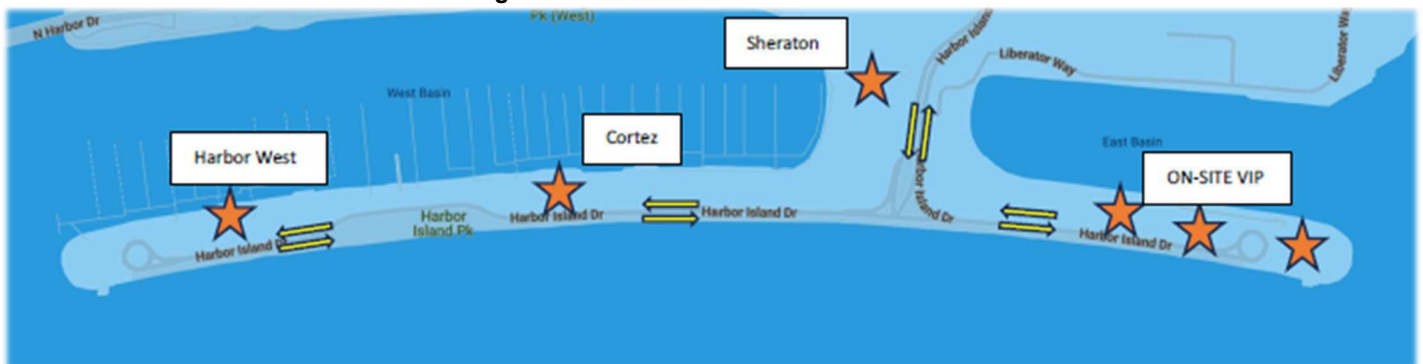


Figure 3- North Part of Coasterra's Parking Lot



The Applicant will provide a free shuttle during the four day event, circulating Harbor Island counterclockwise making six stops to the parking lots shown below:

Figure 4- Free Boat Show Shuttle Route



Water Component:

The existing docks K, L and M, as well as their associated existing boat slips on the east portion of the Safe Harbor Marina will be utilized from one day before the event to three days after the event (approximately one week), for the temporary display of various yachts. To accommodate the event, approximately 60 to 80 vessels will be relocated to other boat slips throughout San Diego Bay. A total of 24 (10' x 20') temporary aluminum dock floats will be delivered by four trucks to the Coasterra parking lot approximately 10 days

before the start of the event.³ The dock floats will be staged, and loaded/unloaded into/out of the water with a pivoting forklift boom during high tide. The pedestrian walkway from Harbor Island Drive to the Coasterra Restaurant will be temporarily rerouted through Safe Harbor Marina as shown on the loading/unloading site plan (Attachment 2). Furthermore, the 10 free public parking spaces will be relocated as well. A total of 23 wayfinding signs will be utilized during the setup and breakdown dates.

The 24 dock floats will be towed over, and side tied to the dinghy dock located on the southside of Docks L and M. The dock floats will be secured a day before the event in position to create two safe pedestrian walkways between Docks M and L, and Docks L and K (20 dock floats) as shown below on Figure 5. Four additional dock floats (broker buildout) are proposed on the northside of Dock L within an existing boat and dock footprints. An eelgrass survey was conducted on May 6, 2024, and indicates that the areas under existing boat and dock footprints have no signs of eelgrass and have been identified as areas that do not support the growth of eelgrass (Attachment 3). The eight proposed helical anchors (one square foot each) required to secure the dock floats in place shall be anchored under the existing footprints of the vessels in the marina boat slips, as well as the dock fingers of the respective boat slips, as indicated on the approved site plan (Attachment 2) for no more than seven days. Therefore, the eight anchors will not impact any eelgrass because they shall be located in areas where eelgrass does not exist nor grow as shown below in Figure 6.

Figure 5- Temporary Dock Float Configuration

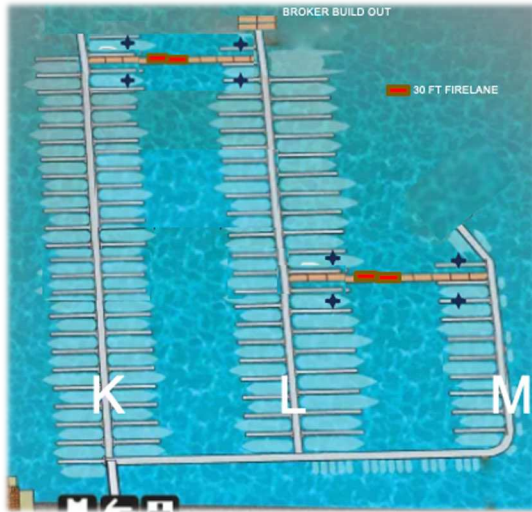
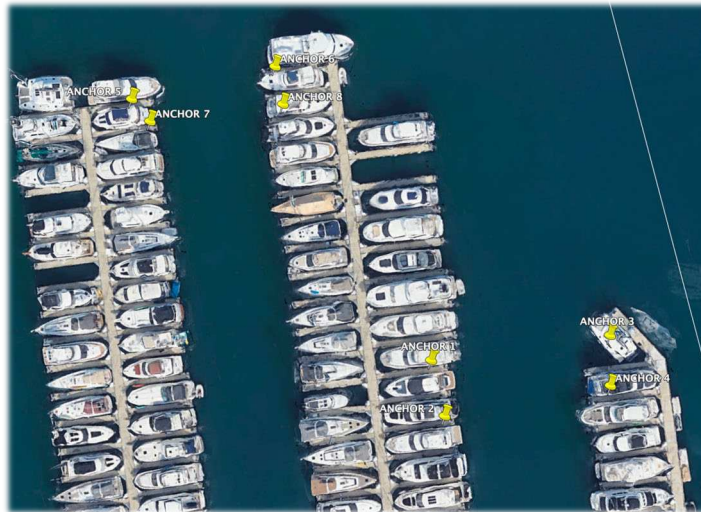


Figure 6- Boat Footprint and Proposed Anchor Locations



The Marina is equipped with fire pumps, and life rings will be placed nearby for added safety. Emergency access for the Harbor Police vessels has been coordinated internally. The Bay Watch Commanders of Harbor Police will have on duty personnel operate the emergency access quick dock release maneuver for opening up boat access through the temporary dock floats prior to the start of the event, to ensure that emergency response on the water between the docks (M & L, L & K) will not be impaired. No vessels shall be located within the fire access lanes of the temporary dock floats as shown above in Figure 5.

The following project features shall apply:

1. Subsequent annual Boat Shows are required to submit to the District a complete application with supporting exhibits at least 180 days prior to the setup date for the temporary event of the respective year, to verify whether the event is in substantial conformance to this CEQA and Coastal Determination "CATDET".
2. During setup and during breakdown the 10 required free public parking stalls will be temporary relocated closer to the Coasterra Restaurant in parking spaces B1 to B10, accompanied by 12 signs (2 large A-Frame, and 10 smaller signs indicating the spaces). During the event, the 10 required free public parking spaces will be available, along with 26 additional free public parking

³ 2024 Dock Float Loading/Unloading Dates: Loading Monday, June 10th to Tuesday, June 11th. Unloading: Wednesday, June 26th to Thursday, June 27th.

spaces as a concession for this public event. Furthermore, paid valet, along with a free shuttle service from adjacent parking lots in the area will be offered.

3. The eight proposed helical anchors (one square foot each) shall be anchored under the existing footprints of the vessels in the marina boat slips, as well as the dock fingers of the respective boat slips, as indicated on the approved site plan (Attachment 2) for no more than seven days.
4. No vessels shall be located within the fire access lanes of the temporary dock floats as shown above in Figure 5.

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 Applicant and 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)
CATEGORICAL DETERMINATION

Categorical Exemptions: SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures; SG §15304, Class 4/Section 3.d: Minor Alterations to Land; and SG §15311, Class 11/Section 3.i: Accessory Structures.

- 3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:
- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

AND/OR

- 3.d. Minor Alterations to Land (SG § 15304) (Class 4): Includes minor alterations in the condition of land, water and or vegetation not involving removal of mature, scenic trees, including, but not limited to:
- (6) Minor temporary use of land having negligible or no permanent effects on the environment.

AND/OR

- 3.i. Accessory Structures (SG § 15311) (Class 11): Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:
- (1) Construction or placement of minor mooring facilities, floats, buoys or similar structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities.

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. This is appropriate for the proposed project because it is a temporary four day event within two existing adjacent parking lots and adjoining marina, which will have negligible effects on the environment. Furthermore, 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: 2 – Harbor Island/Lindbergh Field (Precise Plan Figure 9)
 Land/ Water Use Designations: Commercial Recreation/ Recreation Boat Berthing

The proposed temporary event conforms to the certified Port Master Plan because it promotes the visitor serving use of both commercial recreation, as well as recreation boat berthing, which are consistent with the existing certified land use designations. The proposed temporary four day event would not change the use of the site, nor would it interrupt or expand the existing conforming uses of the site.

LOCAL COASTAL STAFF CONCURRENCE

A portion of the land component of this temporary event will operate within the parameters, and Conditions of Approval as set forth in California Coastal Commission's issued CDP: A-6-PSD-13-005. Please see email dated May 9th, 2024, for California Coastal Commission staff's concurrence that the aforementioned land component of this temporary event is in substantial conformance to CDP: A-6-PSD-13-005 (Attachment 1). The event will not impede the restaurant's public access perimeter walkway, which shall remain open and free to the public, along with the 10 required free public parking spaces on site. Additional wayfinding signage will be implemented to ensure awareness of the public access walkway, and free public parking during the setup, during the four-day event, and during the final breakdown. During setup and during breakdown the 10 required free public parking stalls will be temporary relocated closer to the Coasterra Restaurant in parking spaces B1 to B10, accompanied by 12 signs (2 large A-Frame, and 10 smaller signs indicating the spaces). During the event, the 10 required free public parking spaces will be available, along with 26 additional free public parking spaces as a concession to the public for the event. Furthermore, paid valet, along with a free shuttle service from adjacent parking lots in the area will be offered.

CATEGORICAL DETERMINATION

Categorical Exclusions: Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land:

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (1) Accessory structures, including, but not limited to: on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures;

AND/OR

8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but limited to:

- (5) Minor temporary uses of land and water having negligible or no permanent effects on the environment, including festivals, boating activities, parades, and running or bicycling events;

The Safe Harbor Marina parking lot, and water component of the proposed temporary event is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit*

Regulations as identified above. Furthermore, the water component of the proposed temporary event align closely to the above exclusions in particular for the following reasons:

- The 24 temporary dock floats (200 square feet each) that will be in place for approximately seven days, which will result in negligible shading effects for the eelgrass below.
- The eight proposed helical anchors (one square foot each) will be anchored under the existing footprints of the vessels in the marina boat slips, as well as the dock fingers of the respective boat slips for approximately seven days. According to the recent eelgrass survey memo dated 5-16-2024 (Attachment 3), these areas have no signs of eelgrass, and have been identified as areas that do not support the growth of eelgrass.

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

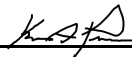
The proposed temporary event complies with Section 87.(a)(1) of the Port Act as follows:

- (a) The tide and submerged lands conveyed to the district by any city included in the district shall be held by the district and its successors in trust and may be used for purposes in which there is a general statewide purpose, as follows:
- (1) establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation;

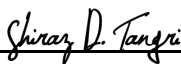
The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Therefore, the proposed temporary event is consistent with the Public Trust Doctrine.

RANDA CONIGLIO
Acting President/CEO

Determination by:
Kevin Parker, AICP
Senior Planner
Development Services

Signature: 
Date: 05/17/2024

Deputy/Assistant General Counsel

Signature: 
Date: 05/17/2024

Attachments:

Attachment 1- CDP Concurrence Email from Coastal Staff, Dated May 9, 2024

Attachment 2- Site Map of Event/ Loading & Unloading Map

Attachment 3- Eelgrass Survey

From: Lasiter, Melody@Coastal
To: Kevin Parker, Lilly, Diana@Coastal; Leslie, Kanani@Coastal
Cc: Wileen Manaais
Subject: RE: Temporary Event- Boat Show- Concurrence of substantial conformance with CDP: A-6-PSD-13-005 (Sunroad Enterprises)
Date: Thursday, May 9, 2024 12:58:29 PM
Attachments: image001.png
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image003.png
image004.png
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image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image014.png

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Hi Kevin,

Thank you for the update. For the landside portion of the project, we agree that it substantially conforms to CDP A-6-PSD-13-005.

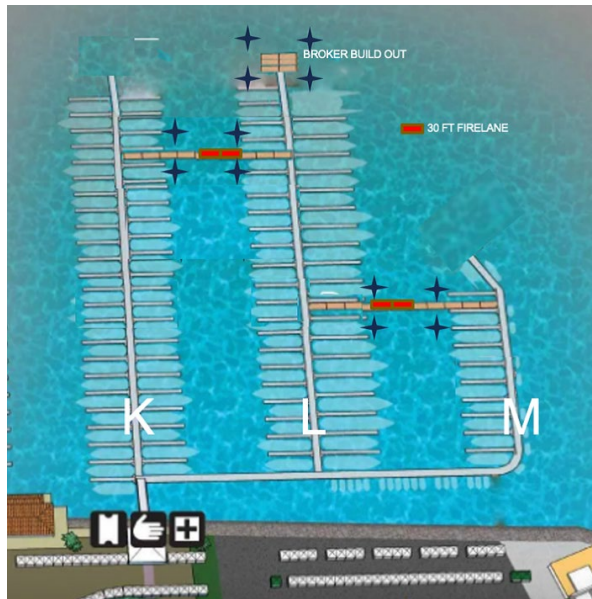
Best,
Melody

From: Kevin Parker <kparker@portofsandiego.org>
Sent: Tuesday, May 7, 2024 10:24 AM
To: Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>; Leslie, Kanani@Coastal <Kanani.Leslie@coastal.ca.gov>
Cc: Wileen Manaais <wmanaais@portofsandiego.org>
Subject: RE: Temporary Event- Boat Show- Concurrence of substantial conformance with CDP: A-6-PSD-13-005 (Sunroad Enterprises)

Hi Melody,

Good morning. I wanted to provide an update to the waterside portion of the boatshow. The Applicant for the boat show has reduced their footprint since we last communicated (see below). There will be 26 (200) temporary high-grade aluminum dock floats for a total of 5,200 SF. There will also be 12 helical anchors (1 SF) for a total of 12 SF, placed in areas that do not support the growth of eelgrass. A preconstruction eelgrass study was conducted yesterday, which will assist in locating the anchors in areas that do not support the growth of eelgrass.

Please see the attached exhibits for additional information. The Applicant has been in communication with Robert Smith of ACOE, and has been working towards a path of approval through NWP11.



I'm available if you would like to discuss or if you have any questions.

Thanks,

Kevin

Kevin Parker, AICP
Senior Planner, Development Services

3165 Pacific Highway, San Diego, CA 92101
Direct (619) 686-6281 Cell (619) 643-2654



connect:

Port administration offices are open Monday-Thursday and every other Friday from 8am-5pm.
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From: Kevin Parker
Sent: Monday, May 6, 2024 1:03 PM
To: Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>; Leslie, Kanani@Coastal <Kanani.Leslie@coastal.ca.gov>
Cc: Wileen Manaais <wmanaais@portofsandiego.org>
Subject: RE: Temporary Event- Boat Show- Concurrence of substantial conformance with CDP: A-6-PSD-13-005 (Sunroad Enterprises)

Hi Melody,

Good afternoon. I wanted to provide an update for the Boat Show at Safe Harbor Sunroad. They have divers in the water today from Rincon conducting a preconstruction Eelgrass study. The notion is that there may not be any significant amounts of eelgrass in that area. The Applicant has also decided not to move forward with the groups of docks at the ends of docks K, L and M, reducing the footprint of the temporary floating docks in half.

Do you have any thoughts about the landside of the event? If not would you be able to send a quick email to confirm "I would like to obtain local Coastal Staff's concurrence that the land-portion of the event is in substantial conformance with CCC CDP: A-6-PSD-13-005 (Sunroad Enterprises)."

I'm looking to draft the CATDET this week for the boat show. Let me know if you would like to setup a call or discuss any further. Thank you so much.

Have a great day,

Kevin

Kevin Parker, AICP
Senior Planner, Development Services

3165 Pacific Highway, San Diego, CA 92101
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From: Kevin Parker
Sent: Tuesday, April 30, 2024 2:47 PM
To: Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>; Leslie, Kanani@Coastal <kanani.leslie@coastal.ca.gov>
Cc: Wileen Manaolis <wmanaolis@portofsandiego.org>
Subject: RE: Temporary Event- Boat Show- Concurrence of substantial conformance with CDP: A-6-PSD-13-005 (Sunroad Enterprises)

Hi Melody,

Thank you for your email.

To answer your question, yes, there may be some eelgrass in the area based off of the Port's 2020 Survey (the 2023 survey hasn't been published yet). However, there are many areas in the existing marina and temporary event site that do not support the growth of eelgrass.
The proposed project is for 20 (1 SF) anchors to be hand secured only in the areas that do not support eelgrass. The ACOE is aware of the proposed 2024 temporary event, has reviewed the exhibits, and is working with the Applicant on their approval process. Please see attached email correspondence between ACOE and NOAA from 2017 reflecting the same sentiment that the temporary boat shows historically have had negligible effects to the eelgrass in the area.

I hope this helps. Let me know if you have any additional questions, or if you would like to talk further.

Have a great day,

Kevin

Kevin Parker, AICP
Senior Planner, Development Services

3165 Pacific Highway, San Diego, CA 92101
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From: Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>
Sent: Tuesday, April 30, 2024 9:03 AM
To: Kevin Parker <parker@portofsandiego.org>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>; Leslie, Kanani@Coastal <kanani.leslie@coastal.ca.gov>
Cc: Wileen Manaolis <wmanaolis@portofsandiego.org>
Subject: Re: Temporary Event- Boat Show- Concurrence of substantial conformance with CDP: A-6-PSD-13-005 (Sunroad Enterprises)

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Hi Kevin,

I apologize for the delay on this. Would the anchors be located in eelgrass?

Best,
Melody

From: Kevin Parker <parker@portofsandiego.org>
Sent: Monday, April 8, 2024 10:57 AM
To: Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>; Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>; Leslie, Kanani@Coastal <kanani.leslie@coastal.ca.gov>
Cc: Wileen Manaolis <wmanaolis@portofsandiego.org>
Subject: Temporary Event- Boat Show- Concurrence of substantial conformance with CDP: A-6-PSD-13-005 (Sunroad Enterprises)

Good morning,

I would like to provide the following information to local Coastal Staff about a proposed San Diego International Boat Show temporary event that will be occurring this June in Harbor Island. Also, I would like to obtain local Coastal Staff's concurrence that the land-portion of the event is in substantial conformance with CCC **CDP: A-6-PSD-13-005** (Sunroad Enterprises). In addition, I would like to provide early notification that District Staff plans to issue a Coastal Act Exclusion for the water portion of this event (which is under Port coastal permitting jurisdiction). The San Diego International Boat Show temporary event is generally described below:

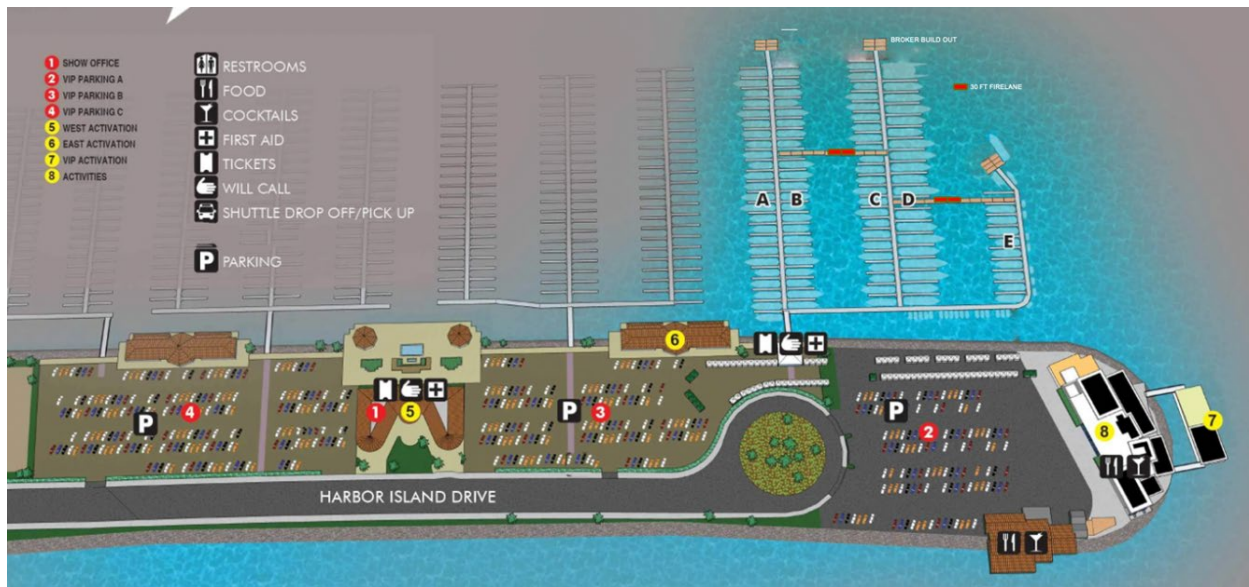
Project Description:

Safe Harbor Sunroad Marina, located at 955 Harbor Island Drive, San Diego, CA 92101, will host a four-day boat show starting on Thursday, June 20, 2024, until Sunday, June 23, 2024 <https://www.northropandjohnson.com/events/san-diego-international-boat-show> (Please see exhibits below). Setup will begin on Monday, June 10, 2024, and breakdown will finish on Thursday, June 27, 2024. The event will have a land-based and a water-based component. The land portion of the event will occur within the special event spaces located in the Coasterra Restaurant (880 Harbor Island Dr. San Diego, CA 92101), as well as the northern portion of the Coasterra Restaurant's parking lot. Additional event space will extend onto the northeast portion of the Safe Harbor Marina parking lot. The land portion of the event will operate within the parameters, as well as the Conditions of Approval, set forth in California Coastal Commission's issued **CDP: A-6-PSD-13-005**.

The event will not impede the restaurant's public access perimeter walkway, which shall remain open and free to the public, along with the 10 required free public parking spaces on site. Additional wayfinding signage will be implemented to ensure awareness of the public access walkway, and free public parking during the setup, during the four-day event, and during the final breakdown. During setup (Monday, June 10th- Tuesday, June 11th) and during breakdown (Wednesday, June 26th- Thursday, June 27th), the 10 required free public parking stalls will be temporary relocated closer to the Coasterra Restaurant in parking spaces B1 to B10, accompanied by 12 signs (2 large A-Frame, and 10 smaller signs indicating the spaces). During the event, the 10 required free public parking spaces will be available, along with 26 additional free public parking spaces as a concession for this public event. Furthermore, paid valet, along with a free shuttle service from adjacent parking lots in the area will be offered.

The water component of this project consists of the temporary installation of approximately 40 (10' x 20') aluminum dock floats to provide a circular walkway from Dock M on the far east to Dock K, on the eastern portion of Safe Harbor Sunroad Marina. The dock floats will serve as a walkway, as well as additional dock space for the featured yachts for sale. The dock floats will be secured to one another and held in place with 20 (1 square foot each) a Sealflex/ Helix anchoring system. Two temporary dock floats between Docks K & L, and two temporary dock floats between L & M, will serve strictly as a walkway only, allowing harbor police boat access to the two fingers of the marina if needed, with a quick release system. The proposed project is under review with Army Corps of Engineers for compliance with Nation Wide Permit 11. The RWQCB has indicated that they will not need to review this project, and have deferred to the ACOE. The Port plans to process a **Coastal Exclusion** for the water component of this temporary event. The following exhibits below are the overall event, loading/unloading plan, land and water component:

OVERALL EVENT



LOADING/UNLOADING PLAN

Setup: Monday, June 10th to Tuesday, June 11th (Unloading)

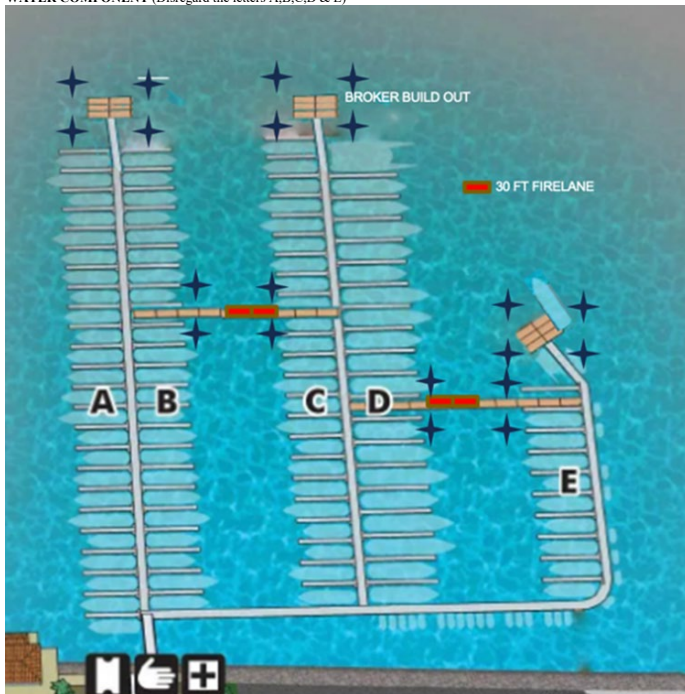
Breakdown: Wednesday, June 26th to Thursday, June 27th (Loading)



LAND COMPONENT



WATER COMPONENT (Disregard the letters A,B,C,D & E)



If you have any questions, feel free to reach out and we can discuss via Teams. We can also include this as an item for our monthly liaison meeting next week if you would like.

Thank you,

Kevin Parker, AICP

Kevin Parker, AICP
Senior Planner, Development Services

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Attachment 2



Setup: Monday, June 10th to Tuesday, June 11th (Unloading)
Breakdown: Wednesday, June 26th to Thursday, June 27th (Loading)



- Portion of Sidewalk temporarily closed during loading and unloading operations
- Offsite ADA sidewalk access rerouted to Coasterra public access walkway
- 3 Barricade A-frame signage blocking off the work site/staging area for safety
- 8 redirect offsite pedestrian access to Coasterra
- 2 A-frame signs and 10 small signs, notifying the location of the free public parking



Memorandum

To: Sunroad Marina

From: Paua Marine Research Group

Contact: Adam Obaza, Adam@pauamarineresearch.com

Date: 5/16/2024

Subject: Eelgrass and *Caulerpa* Surveys at Sunroad Marina, San Diego Bay, CA

San Diego Bay is a large, tidally driven coastal estuary with substantial acreage of eelgrass (*Zostera marina*) in southern California. Because *Z. marina* grows in shallow subtidal habitat, it is often subject to degradation from coastal development projects, such as overwater structure construction and dredging, that may reduce light penetration or physically remove plants. In addition, the invasive algae, *Caulerpa* spp., has been recorded in San Diego Bay within recent years. Historic successful eradication of *Caulerpa* occurred prior to large-scale ecological damage as a result of early detection. *Caulerpa* may infest shallow subtidal habitats of varying substrates and may be spread through disturbance. Subtidal surveys are an integral component of actions to avoid, minimize, and mitigate impacts to *Z. marina* and from *Caulerpa*. As part of an upcoming project with impacts to the subtidal, Paua Marine Research Group has partnered with Sunroad Marina to survey the area surrounding the San Diego International Boat Show, in San Diego Bay, CA. This report contains the results of a *Z. marina* and *Caulerpa* survey completed on May 6, 2024.

Project Activity

Sunroad marina will display 125 to 175 vessels across aisles K, L, and M (Figure 1) as part of the San Diego International Boat Show. Twenty-four temporary docks (10' x 20') made of high-grade aluminum and anchored with a helical anchor system will be added to allow better traffic flow or guests and offer build out opportunities for brokers and dealers. Helical anchors and Seaflex will be installed to securely fasten the docks in place. No piles will be used in the production of this show, minimizing the environmental impact. A total of 8 helical anchors (1 ft² each) will be temporarily installed (Figure 2 and Figure 3). All docks and anchors will be removed within one week of installation.

Subtidal Surveys

Methods

Two divers performed eelgrass and subtidal algae surveys in San Diego Bay on May 6, 2024, at five locations within and around Sunroad Marina: the tips of Dock K, L, and M, as well as sections of channels between each of those fingers and a reference site just east of the seawall (Figure 1). Divers swam transects throughout the project area searching for *Caulerpa*. As an eelgrass bed was located, divers mapped it using a Trimble R1 GNSS receiver linked with a smartphone. This mapping was accomplished by a single diver outlining the eelgrass bed perimeter while towing a Pelican float as a second diver followed this path with the Trimble R1. This receiver, enabled with real-time SBAS correction, provides sub-meter accuracy during mapping. Data were exported to the Trimble Terraflex cloud system for review and are available as shapefiles. Density data were

collected at all eelgrass beds by counting shoots within a PVC quadrat (0.07 m²) and scaled up to attain a shoots/m² measurement.



Figure 1. Survey area (white) of Sunroad Marina, San Diego Bay, CA. The work area directions were provided to PMRG. The easternmost polygon “Ref” represents the reference bed survey area. Dock identifiers “K”, “L”, and “M” are denoted north of their terminus.

Results

Visibility on site ranged from five to seven feet and water temperature was 66°F. Depths ranged from 12 to 15 feet, with the channel between docks K and L, and the tips of all three docks being shallower than the channel between docks L and M. Sediments were primarily unconsolidated sand and silt. No species of *Caulerpa* were found. The brown algae, *Sargassum muticum*, and a few senesced *Undaria pinnatifida* individuals, a non-native brown algae were found on site. *Gracilaria* sp. was the most abundant macroalgae. The non-native bryozoan, *Zoobotryon verticillatum* and tunicate, *Styela plicata*, were commonly found on the substrate. Spotted sand bass (*P. maculatofasciatus*), shiner surfperch (*Cymatogaster aggregata*), round ray (*Urobatis halleri*), and diamond turbot (*Hypsopsetta guttulata*) were documented in the survey area, as was an angel shark (*Squatina californica*). Images of the survey are found in Appendix I.

An eelgrass bed was nearly continuous throughout the survey area (Figure 2), with the exception of directly underneath docks and vessels. To document possible baywide trends in comparison with local project related impacts, a reference site was also surveyed east of the survey area (Figure 2). Density (n = 50) was 100 shoots/m² +/- 39.7 shoots/m² (SD) in the project area and 108.6 shoots/m² +/- 50.5 shoots/m² (SD, N=10) in the reference bed. There was little to no habitat suitable for eelgrass that was bare, and these data suggest expansion from baywide surveys conducted and made available on EcoAtlas.org (Figure 2 insert).



Figure 2. Map of eelgrass distribution in project area and reference site. Proposed placement of helical anchors are represented by white pins. Also inserted is a map from ecoatlas.org that summarizes previous baywide surveys conducted across the project area.



Figure 3. Zoomed in map of eelgrass and helical anchor placements. In this image, black multidirectional arrows represent anchors. A different symbol was used to stand out more in the higher resolution map.

Conclusions

Eelgrass occupies almost the entire survey area, with the exception of areas shaded by docks and vessels. The fish assemblage was diverse, and no macroalgae was present in notable abundance on site. No *Caulerpa* was found on the site. The helical anchors used by Sunroad marina as part of the San Diego International Boat Show, are taugh, with no chain drag across the substrate. All eight anchors will be placed underneath docks and vessels where eelgrass does not grow. Shading from temporary dock structures would cover more eelgrass habitat than impacted by the helical anchors, but the stressor duration should be below the threshold for detectable impacts.

Appendix I. Photos



Angel shark in eelgrass



Gracilaria sp. adjacent to eelgrass



Representative healthy eelgrass in project area