



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: San Diego International Boat Show at Harbor Island East Basin
Location: 955 Harbor Island Drive, San Diego, California 92101
Parcel No.: 007-019, 007-017
Project No.: 2025-039
Applicant: Joshua Hester, General Manager, SHM Sunroad, LLC (Marina), 955 Harbor Island Drive, San Diego, California 92101; 619-574-0736
Date Approved: 5/28/2025

PROJECT DESCRIPTION

The proposed project would be for the annual San Diego International Boat Show event (Event) at Safe Harbor Sunroad in Harbor Island East Basin by SHM Marina, LLC (Tenant). Approximately 2,000 visitors would be expected to attend the pre-show Event (one (1) day) and approximately 7,000 daily visitors would be expected to attend the Event (three (3) days) This approval would cover the San Diego International Boat Show Event annually, beginning in 2025, provided that the Event remains within approximately the same temporary footprint for the land and water components, time of year, duration (approximately 13 days from setup to breakdown), and operating and environmental conditions described in this project description. The Tenant would be responsible for coordinating the Event with applicable agencies, including the City of San Diego, fire department, Coast Guard, and US Army Corps of Engineers. Further details on the proposed project are as follows:

Land Component

The Safe Harbor Sunroad eastern parking lot, pool, and lounge would comprise the land component of the Event. Approximately 75 spaces in the parking lot would be covered in temporary tents and booths used for displaying vehicles, vessels, and other related services and products. The pool and lounge would be activated with musical performances and associated entertainment and would be subject to the City of San Diego Noise Ordinance. The parking lot would also include the check-in areas and walkway entrance to the docks. Small Generators would be used to power specific areas of the on-land activation. Existing restrooms, including ADA options, are available at the project site, but additional restrooms would be available via restroom trailers brought in for the Event. The Event would offer both paid onsite and offsite parking. A shuttle would run during the Event to take guests to and from offsite parking locations. Onsite parking would be offered within the Tenant's leasehold, while offsite parking locations would include suitable parking lots in the general vicinity of the project site. Designated onsite and offsite parking locations for the Event would not utilize public parking spaces.

Water Component

The water component would involve the display of approximately 175 vessels across Safe Harbor Sunroad docks. Approximately 45 temporary aluminum floating dock segments (10 feet x 20 feet (ft)) would be added between the dock aisles to create temporary docks. The floating docks would be secured to the existing marina with brackets and would not require an anchoring system or piles, so no bay-bottom disturbance would occur. Due to the temporary nature of the dock placement and no bay-bottom disturbance, no impacts to eelgrass are anticipated. Approximately three (3) to five (5) days prior to the show, existing vessels in Safe Harbor Sunroad docks being used for the event would be moved to other Safe Harbor Marinas in the area to create space for the show vessels. The floating dock segments would be delivered to the project site via trucks and offloaded with a long-reach forklift. The loading in/out of the floating dock segments would occur from the north-facing marina side of the Coasterra restaurant (Coasterra) parking lot (Attachment A), requiring the temporary use of approximately 10 parking spaces, and would involve using a long-reach forklift to lift the floating dock segments over the riprap and into the water during high tide. Once in the water, the floating dock segments would be connected to one another to create floating docks and pushed in place using a work boat. As stated, the floating docks would not require use of anchors or piling.

Public Access

Load In/Out (North end of Coasterra Parking Lot)

The sidewalk and approximately 10 parking spaces at the north end of Coasterra's parking lot would be temporarily closed during load in/out operations of the floating docks. During the load in/out operations, pedestrians walking on the marina-facing sidewalk would be rerouted to the south-facing Bay side promenade. Signage would be posted throughout the project site at least 72 hours before the temporary closures, and barriers would be placed adjacent to the load in/out location for the safety of pedestrians. None of the ADA parking spaces in the Coasterra lot would be affected by the Event. Additionally, none of the free public parking on the south end of the Coasterra leasehold would be affected by the proposed project. The temporary sidewalk closures, temporary parking space closures and rerouting of pedestrians at the load in/out location would last for a total of approximately four (4) days, two (2) for load in and two (2) for load out of the floating docks. No staging of equipment would occur within the load in/out location.

Safe Harbor Sunroad Parking Lot

The southern perimeter of the Safe Harbor Sunroad eastern parking lot would be fenced off with barricades during and following the Event for a total of approximately five (5) days. The barricades would not impede or block any part of the sidewalk adjacent to Harbor Island Drive nor the promenade facing the San Diego Bay. During the Event, the marina-facing sidewalk to the east and west of the land component area would remain accessible to the public, however within the land component area, the sidewalk would only be accessible to Event attendees, with pedestrians being rerouted to the sidewalk south of the fenced off area. Signage to reroute pedestrians would be placed at least 72 hours before barricades are put up.

The 2025 SDIBS Event would involve a Right of Entry Permit (ROE) to SHM Sunroad, LLC to enter approximately 58,140 square feet of property located at 1500 W Palm Street (parking lot) in the city of San Diego, California. The ROE would allow SHM Sunroad, LLC and their authorized agent(s) and contractor(s) to use the parking lot for vehicle parking and ingress and egress for vehicle parking. It is anticipated that the ROE would have a total term of approximately one (1) week. The ROE may be terminated by District, or by SHM Sunroad, LLC as a matter of right and without cause at any time upon providing twenty-four (24) hours' written notice to the other party of such termination. No new development, construction, or increase in the size of the area is proposed or authorized as part of the ROE.

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)

CATEGORICAL DETERMINATION

Categorical Exemptions: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities; CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land; and CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with CEQA Section 3.i: Accessory Structures

- 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.

AND/OR

3.d. **Minor Alterations to Land:** 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:** 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
- (5) Placement of temporary use items such as portable rest rooms

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above because it would be for an annual boat show temporary event that would involve negligible expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. 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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land and Water Use Designations: Commercial Recreation and Recreational Boat Berthing

The proposed project conforms to the certified Port Master Plan because it would involve an annual boat show temporary event 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.

LOCAL CALIFORNIA COASTAL COMMISSION (CCC) STAFF CONCURRENCE

On May 21, 2025, local CCC staff concurred via email that utilizing a portion of the north end of the Coasterra parking lot for the load in/out of floating docks for the Event would be in substantial conformance with the CCC-issued Coastal Development Permit A-6-PSD-13-005 for the Coasterra Restaurant (Attachment B).

CATEGORICAL DETERMINATION

Categorical Exclusions: Section 8.a: Existing Facilities and Section 8.d: Minor Alterations to Land

- 8.a. Existing Facilities: The 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

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 not 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 proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would be for an annual boat show temporary event that would involve negligible expansion of use beyond that previously existing and would not involve the removal of mature, scenic trees.

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 project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving 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:
Justin Huitema
Assistant Planner
Development Services

Signature: Justin Huitema
Date: 5/28/2025

Assistant/Deputy General Counsel

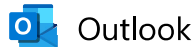
Signature: Shiraz Tangri
Date: 5/28/2025

Attachments:

Attachment A – Load In/Out Location
Attachment B – CCC Staff Concurrence

- # Attachment A

Attachment B



Re: Temporary Event - Boat Show - Concurrence of substantial conformance with CDP A-6-PSD-13-005

From Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>

Date Wed 5/21/2025 9:51 AM

To Justin Huitema <jhuitema@portofsandiego.org>; Leslie, Kanani@Coastal <kanani.leslie@coastal.ca.gov>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>

Cc Wileen Manaois <wmanaois@portofsandiego.org>; Michelle Chan <mchan@portofsandiego.org>; Juliette Orozco <jorozco@portofsandiego.org>

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Thank you Justin. We do not have any additional questions.

Best,
Melody

From: Justin Huitema <jhuitema@portofsandiego.org>

Sent: Tuesday, May 20, 2025 5:54 PM

To: Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>; Leslie, Kanani@Coastal <Kanani.Leslie@coastal.ca.gov>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>

Cc: Wileen Manaois <wmanaois@portofsandiego.org>; Michelle Chan <mchan@portofsandiego.org>; Juliette Orozco <jorozco@portofsandiego.org>

Subject: Re: Temporary Event - Boat Show - Concurrence of substantial conformance with CDP A-6-PSD-13-005

Hi Melody,

Yes, I can confirm there would be no impacts to eelgrass from the dock and that the required free parking would be maintained during the San Diego International Boat Show (SDIBS).

The floating docks would be secured to the existing marina with brackets and would not require an anchoring system, so no bay-bottom disturbance would occur. Due to the temporary nature of the dock placement and no bay-bottom disturbance, no impacts to eelgrass are anticipated.

Additionally, the required free parking within the Coasterra leasehold would remain available to the public throughout the event.

I hope this helps and please let me know if Coastal staff have any follow-up questions. Thank you!

Best Regards,
Justin Huitema

Assistant Planner, Development Services Department

3165 Pacific Highway, San Diego, CA 92101

Office: 619-821-1952
Cell: 619-990-5610
Email: jhuitema@portofsandiego.org



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From: Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>
Sent: Monday, May 19, 2025 10:57 AM
To: Justin Huitema <jhuitema@portofsandiego.org>; Leslie, Kanani@Coastal <kanani.leslie@coastal.ca.gov>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>
Cc: Wileen Manaois <wmanaois@portofsandiego.org>; Michelle Chan <mchan@portofsandiego.org>; Juliette Orozco <jorozco@portofsandiego.org>
Subject: Re: Temporary Event - Boat Show - Concurrence of substantial conformance with CDP A-6-PSD-13-005

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Hi Justin,

Can you confirm that there would be no impacts to eelgrass from the dock and that the required free parking would be maintained during the event? If that is the case, we agree that the portion of the project located on the Coasterra site complies with the CDP for that development.

Best,
Melody

From: Justin Huitema <jhuitema@portofsandiego.org>
Sent: Monday, May 19, 2025 10:25 AM
To: Leslie, Kanani@Coastal <Kanani.Leslie@coastal.ca.gov>; Lasiter, Melody@Coastal <Melody.Lasiter@coastal.ca.gov>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>
Cc: Wileen Manaois <wmanaois@portofsandiego.org>; Michelle Chan <mchan@portofsandiego.org>; Juliette Orozco <jorozco@portofsandiego.org>
Subject: Re: Temporary Event - Boat Show - Concurrence of substantial conformance with CDP A-6-PSD-13-005

Good morning,

I just wanted to follow up on my previous email regarding the proposed San Diego International Boat Show. The CatDet would need to be sent out for its appeal period by next Wednesday (5/28), so I would greatly appreciate if you could review this by then.

Please let me know if you have any questions!

Best Regards,
Justin Huitema

Assistant Planner, Development Services Department

3165 Pacific Highway, San Diego, CA 92101
Office: 619-821-1952
Cell: 619-990-5610
Email: jhuitema@portofsandiego.org



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From: Justin Huitema

Sent: Tuesday, May 13, 2025 12:46 PM

To: Leslie, Kanani@Coastal <kanani.leslie@coastal.ca.gov>; Lasiter, Melody@Coastal <melody.lasiter@coastal.ca.gov>; Lilly, Diana@Coastal <diana.lilly@coastal.ca.gov>

Cc: Wileen Manaois <wmanaois@portofsandiego.org>; Michelle Chan <mchan@portofsandiego.org>; Juliette Orozco <jorozco@portofsandiego.org>

Subject: Temporary Event - Boat Show - Concurrence of substantial conformance with CDP A-6-PSD-13-005

Good Afternoon,

In regard to the proposed 2025 San Diego International Boat Show (SDIBS) that would be occurring this June 19-22 in Harbor Island, I would like to provide early notification that District Staff plans to issue a Coastal Act exclusion for the water and land portions of this event that are within CDP and Coastal Act exclusion authority of the District. Also, I would like to obtain local Coastal Staff's concurrence that the portion of the event located within the Coasterra Leasehold is in substantial conformance with CCC CDP A-6-PSD-13-005 (Sunroad Enterprises).

The SDIBS CatDet from last year (see attached Project No. 2024-023 CatDet) was found to be in substantial conformance with CDP A-6-PSD-13-005 and was approved to cover subsequent SDIBS events, but due to project changes, the District is updating the CatDet. The CatDet for this year would cover the 2025 event, as well as subsequent SDIBS events, provided that such subsequent events are within approximately the same temporary footprint for the land and water components, duration (approximately 13 days from setup to breakdown), and operating and environmental conditions described in the project description (see attached Project Description for 2025 SDIBS). The primary changes for 2025 (and future SDIBS events) are as follows:

- The landside component of the project would take place in the SHM Sunroad, LLC eastern parking lot (adjacent to Coasterra). Last year the land component was held in the Coasterra parking lot.
- The floating dock load in/out location would be in the northern end of the Coasterra parking lot and would be the only activity to occur within the Coasterra leasehold. Last year, the floating dock load in/out location was in the south end of the Coasterra parking lot.
- Up to approximately 45 temporary aluminum floating dock segments (10 feet x 20 feet) would be placed in approximately the same locations as last year and would require no anchoring systems of any kind. Last year approximately 24 floating dock segments were proposed to be used with eight (8) anchors.

The Tenant is currently coordinating the event with applicable agencies, including the City of San Diego, fire department, Coast Guard, and US Army Corps of Engineers (the proposed project is under review

with US Army Corps of Engineers for compliance with Nation Wide Permit 11).

Please confirm if Coastal staff concurs that the portion of the event located within the Coasterra Leasehold is in substantial conformance with CCC CDP A-6-PSD-13-005. If you have any questions or concerns, please let me know!

Best Regards,
Justin Huitema

Assistant Planner, Development Services Department

3165 Pacific Highway, San Diego, CA 92101

Office: 619-821-1952

Cell: 619-990-5610

Email: jhuitema@portofsandiego.org



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