



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 37-05/22/2024-0409  
 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 05/22/2024
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0409
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PROJECT TITLE  
 SAN DIEGO INTERNATIONAL BOAT SHOW

PROJECT APPLICANT NAME JEREMY GREWAL REGIONAL VICE PRESIDENT, SHM SUNROAD LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 805-276-6116
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PROJECT APPLICANT ADDRESS 955 HARBOR ISLAND DRIVE	CITY SAN DIEGO	STATE CA	ZIP CODE 92101
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PROJECT APPLICANT (Check appropriate box)  
 Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

Cash     Credit     Check     Other    TOTAL RECEIVED    \$    50.00

SIGNATURE X <i>Ol-2</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
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Payment Reference #: AUTH 098357



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**  
May 22, 2024 09:42 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000435  
State Receipt # 37052220240409

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

**SAN DIEGO INTERNATIONAL BOAT SHOW**

**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):

<p><b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>May 22, 2024</u></b></p> <p>Posted <u>May 22, 2024</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>
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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:** San Diego International Boat Show

**Project Applicant:** Jeremy Grewal, Regional Vice President, SHM Sunroad, LLC., 955 Harbor Island Drive, San Diego, CA 92101, (805) 276-6116

**Project Location – Specific:** Safe Harbor Sunroad Marina, 955 Harbor Island Drive, San Diego, CA 92101

**Project location – City:** San Diego

**Project Location – County:** San Diego

**Description of Nature, Purpose, and Beneficiaries of Project:** 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](http://www.SDIBS.com)).<sup>1</sup> Setup begins approximately 10 days before the start of the event, and breakdown will finish approximately four days after the event.<sup>2</sup> 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

<sup>1</sup> 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.

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

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 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

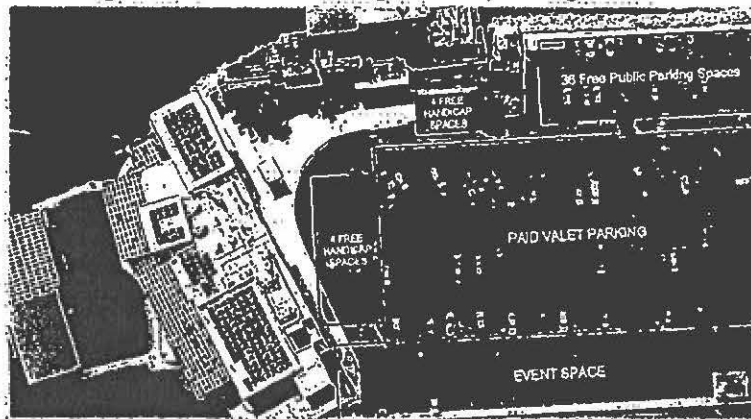


Figure 2- NE Part of Safe Harbor Marina Parking Lot

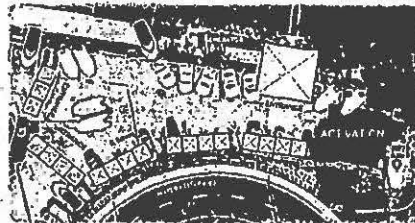
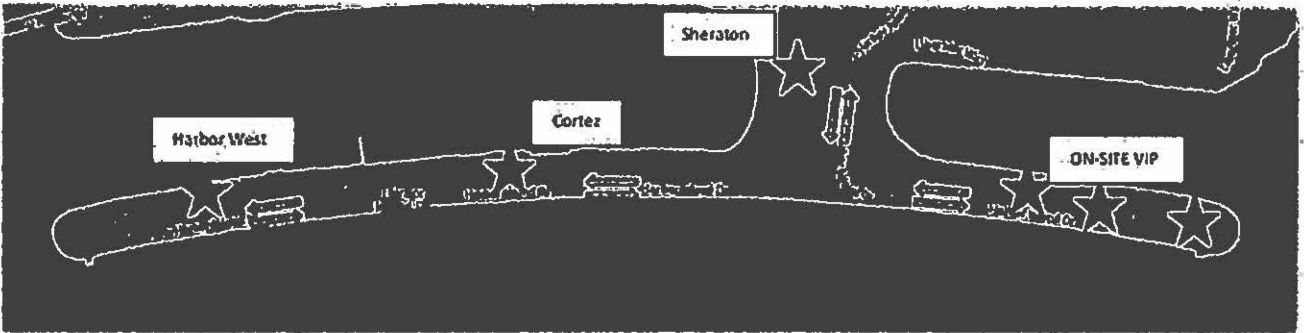


Figure 3- North Part of Coasterra's Parking Lot



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.<sup>3</sup> 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 footprint. 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.

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

Figure 5- Temporary Dock Float Configuration

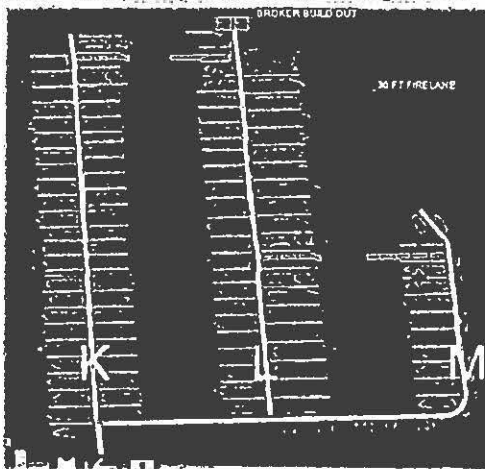
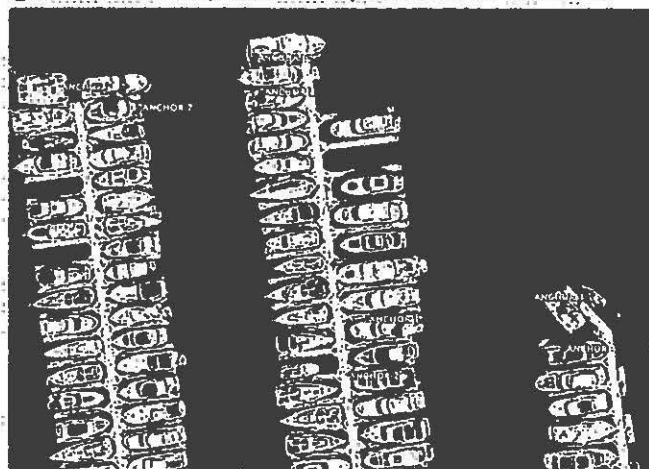


Figure 6- Boat Footprint and Proposed Anchor Locations



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 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.

**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 Exemptions: New Construction or Conversion of Small Structures (SG § 15303) (Class 3), Minor Alterations to Land (SG § 15304) (Class 4), and Accessory Structures (SG § 15311) (Class 11)**
- 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 Sections 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures), and Sections 3.c.(2), 3.d.(6), and 3.i.(1) of the District's *Guidelines for Compliance with CEQA* because the proposed project is a temporary four day event within two existing adjacent parking lots and adjoining marina, which will have negligible effects on the environment. The aforementioned Sections of the District's CEQA Guidelines are as follows:

- 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.

**Lead Agency Contact Person and Telephone Number:** Davin Cox, (619) 821-6293

**Signature:**  **Date:** 5/22/24 **Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

**Date received for filing at OPR/Clerk:**



San Diego County



Transaction #: 7801849  
Receipt #: 2024180460

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](http://www.sdarcc.gov)

Cashier Date: 05/22/2024  
Cashier Location: SD

Print Date: 05/22/2024 9:43 am

Payment Summary

Total Fees	\$100.00
Total Payments	\$100.00
Balance:	\$0.00

<b>Payment</b>	
VITALCHEK PAYMENT	\$100.00
<b>Total Payments</b>	<b>\$100.00</b>
<b>Filings</b>	
CEQA - NOE	FILE #: 2024-000434 Date: 05/22/2024 9:42AM Pages: 3
	State Receipt # 37-05/22/2024-0408
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
CEQA - NOE	FILE #: 2024-000435 Date: 05/22/2024 9:42AM Pages: 6
	State Receipt # 37-05/22/2024-0409
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
<b>Grand Total - All Documents:</b>	<b>\$100.00</b>