Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023110463

Project Title: East Harbor Island Redevelopment/ Topgolf and Waterfront Park Project (formerly East Harbor Island Redevelopment/ Topgolf Project and Port Master Plan Amendment)

Lead Agency: San Diego Unified Port District | Contact Person: Megan Hamilton
Mailing Address: 3165 Pacific Highway | Phone: (619)380-0765
City: San Diego | Zip: 92101 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: San Diego
Cross Streets: Harbor Drive and Liberator Way | Zip Code: 92101
Longitude/Latitude (degrees, minutes and seconds): 32 ° 43 ′ 41 ″N/ 117 ° 11 ′ 24 ″ W Total Acres: 37.8 Acres
Assessor's Parcel No.: n/a | Section: n/a | Twp.: n/a | Range: n/a | Base: n/a
Within 2 Miles: State Hwy #: 5 and 163 | Waterways: San Diego Bay
Airports: San Diego Int'l and NASNI | Railways: San Diego MTS, Amtrak | Schools: High Tech K-12, Washington St. Charles Academy

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☒ Redevelopment ☒ Coastal Permit ☒ Other: Port Master Plan Amendment

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☒ Recreational: 10.1 Acre Waterfront Park
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type Realignment of Liberator Way
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☒ Other: 67,030 gross sqft Topgolf visitor-serving attraction with 4.5 acre outfield

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☒ Biological Resources
☒ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☒ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balan e
☒ Public Services/Facilities
☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☒ Other: Energy, GHG, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: Industrial
Business Park, Open Space, Harbor Services

Project Description: *(please use a separate page if necessary)*

The Project proposes the redevelopment of a portion of East Harbor Island (EHI) within the San Diego Unified Port District's (District's) jurisdiction in the City of San Diego. Project components include the demolition of three rental car facilities and airport construction staging facilities, realignment of Liberator Way, redevelopment of 9.8 acres for a Topgolf visitor-serving attraction, and development of an approximately 10.1-acre waterfront park and promenade offering public coastal access along the waterfront. The Topgolf visitor-serving attraction would include a three-story, 46-foot-high, 67,030-gross-square-foot building that would include 108 hitting bays, as well as restaurants, bars, lounges, a rooftop entertainment area, and retail uses. A 4.5-acre turf outfield would be enclosed by netting supported by poles ranging from 90 to 170 feet high. A Topgolf parking lot would provide 289 parking spaces. The Liberator Way realignment would include parking, pedestrian sidewalks, and planting buffers and would require reconfiguration and/or modification of the North Harbor Drive and Harbor Island Drive intersections. The waterfront park recreational features would include a 20-foot-wide waterfront promenade and active and passive uses, such as plaza areas, a pavilion, playgrounds, cultural uses, seating, shade structures, public art, and a restroom.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
X	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 11		Public Utilities Commission
X	Caltrans Division of Aeronautics	X	Regional WQCB # 9
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
X	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of	X	State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Federal Aviation Administration, USFWS
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date July 8, 2026 Ending Date August 24, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Harris and Associates
Address: 2375 Northside Drive, Suite 125
City/State/Zip: San Diego, CA 92108
Contact: Kelsey Hawkins
Phone: (619) 481-5020

Applicant: See Attachment A for Applicants
Address:
City/State/Zip:
Phone:

Signature of Lead Agency Representative: M Hamilton **Date:** July 7, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment A: Applicants for the East Harbor Island Redevelopment/ Topgolf and Waterfront Park Project (formerly East Harbor Island Redevelopment/ Topgolf Project and Port Master Plan Amendment)

District Engineering-Construction
San Diego Unified Port District
3165 Pacific Highway
San Diego, CA 92101
(619) 686-6200

Todd Waldo, Director of Real Estate and Development
Topgolf USA SDP, LLC
8750 N. Central Expressway, Suite 1200
Dallas, TX 75231
(412) 973-4455

Andre Jaksich, Regional Director
Avis Budget Group, Inc
15820 International Boulevard
Tukila, WA 98188
(650) 616-0145

Kevin Chen, Planning and Design Manager
The Hertz Corporation
8501 Williams Road
Estero, FL 33928
(973) 849-7690

William Bettison, Group Property Development
Enterprise Rent-A-Car Company
333 City Boulevard West, Suite 1115
Orange, CA 92868
(657) 221-4513