



**NOTICE OF AVAILABILITY of a
DRAFT ENVIRONMENTAL IMPACT REPORT for the
SHELTER ISLAND COMMERCIAL FISHING WHARF PROJECT**

Notice is hereby given that the **San Diego Unified Port District (District)**, as lead agency under the California Environmental Quality Act, has prepared a Draft Environmental Impact Report (EIR) for the Shelter Island Commercial Fishing Wharf Project (Project). The Draft EIR is available for a 45-day public review period. This notice is intended to notify agencies and members of the public that may be interested in the Project as to the availability of the Draft EIR, and the procedures for public review and comment on the Draft EIR.

Project Title: Shelter Island Commercial Fishing Wharf Project (UPD #EIR-2024-104, SCH #2024120926)

Project Applicant: Driscoll Marina, Ltd. (Demolition Component);
San Diego Unified Port District (Waterside Redevelopment Component)

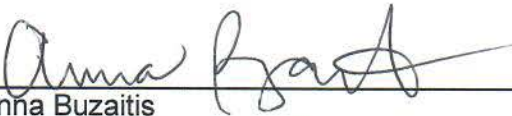
Project Location: 4918 North Harbor Drive, San Diego, in San Diego County, California

Project Description Summary: The proposed project is the modernization of the existing commercial fishing wharf in Shelter Island, often referred to as Driscoll's Wharf. Proposed actions would include a Demolition Component, which is a condition of the lease with the existing tenant (Driscoll Marina Ltd.), and a Waterside Redevelopment Component. Driscoll Marina Ltd. is the project proponent for the Demolition Component, which would remove Piers 4, 5, 6, 7, and 8; demolish Building E and the underlying concrete pad of a removed storage shed; and remove all soil, groundwater, and sediment contaminants from the leased premises. Driscoll Marina Ltd., is responsible for the Demolition Component as part of the end-of-lease obligations, except removal of Pier 4, for which the District is the project proponent. The District is also the project proponent for the Waterside Redevelopment Component, which includes the reconstruction and subsequent operation of Piers 4, 5, 6, 7, and 8, including new gangways, headwalks connecting piers, and a floating wave attenuator to the east of the existing wharf. Coastal Development Permits (CDPs) are required to implement the proposed project.

Probable Environmental Effects: The Draft EIR analyzes potentially significant environmental effects to: Air Quality; Biological Resources; Cultural Resources; Energy; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; and, Transportation.

Availability of Draft EIR: The Draft EIR, and the appendices to the Draft EIR, are available for public review during normal business hours at the Office of the District Clerk, 3165 Pacific Highway, San Diego, CA 92101-1128. The Draft EIR can be viewed online at: <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents>. The Draft EIR is also available for review at the San Diego Central Library, 330 Park Blvd, San Diego, CA 92101 and the Point Loma/Hervey Branch Library, 3701 Voltaire St, San Diego, CA 92107. For assistance, please call Lily Tsukayama, Acting Assistant Director, Planning Department at (619) 686-8199.

Public Comments on the Draft EIR: The Draft EIR is available for a 45-day public review period that starts on **April 22, 2026** and ends at 5:00 p.m. on **June 11, 2026**. Comment letters stating specific environmental concerns regarding the Draft EIR should be mailed to: San Diego Unified Port District, Attn: Lily Tsukayama, Planning Department, 3165 Pacific Highway, San Diego, CA 92101-1128 or emailed to tsukayama@portofsandiego.org.



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San Diego Unified Port District

Date: 4/15/26