

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 # 2024120926

Project Title: Shelter Island Commercial Fishing Wharf Project

Lead Agency: San Diego Unified Port District Contact Person: Lily Tsukayama
 Mailing Address: 3165 Pacific Highway Phone: 619-686-8199
 City: San Diego Zip: 92101 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Diego/Shelter Island
 Cross Streets: North Harbor Drive, Nixie Way Zip Code: 92106

Longitude/Latitude (degrees, minutes and seconds): 32 ° 43 ' 25 " N / 117 ° 13 ' 17 " W Total Acres: 9.8

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-5, I-8, SR-163 Waterways: San Diego Bay

Airports: San Diego International Airport, North Island Naval Air Station Railways: NA Schools: Cabrillo Elementary School, High Tech Elementary, Midd

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 12000 Acres 9.8 Employees 1 Transportation: Type _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Educational: _____ Power: Type _____ MW _____
 Recreational: _____ Waste Treatment: Type _____ MGD _____
 Water Facilities: Type Commercial Fishing MGD _____ Other: Demo 12000 sf building and redevelop commercial fishing piers

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Commercial Fishing (land), Commercial Fishing Berthing (water) and Navy Small Craft Berthing (water)

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

The proposed project is the modernization of the existing commercial fishing marina at the existing Driscoll's Wharf (Driscoll's) leasehold area. Proposed actions would include a demolition component, which is a condition of the lease with the existing tenant (Driscoll Marina Ltd.), and a waterside development component. The demolition component would remove Piers 4, 5, 6, 7, and 8; demolish Building E; and remove all soil, groundwater, and sediment contaminants from the leased premises. The tenant, Driscoll Marina Ltd., is responsible for all of 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 the project proponent for the waterside development component. The District proposes to reconstruct and operate Piers 4, 5, 6, 7, and 8, which would also include new gangways, headwalks connecting piers, and a floating wave attenuator to the east of the existing leasehold. Coastal Development Permits (CDPs) are required to implement the proposed project. The project is designed to address existing deficiencies related to the age and condition of structures, and outdated operational conditions at the existing piers. Specifically, the project includes the following components: the Demolition Component and the Waterside Development Component. The Demolition Component consists of the following: demolition of the fish offloading pier (Pier 4); demolition of Piers 5 through 8; demolition of one landside building (Building E, also known as Building 4922); and removal of soil, groundwater, and sediment contaminants in various areas throughout site, as needed. The Waterside Development Component consists of the following: reconstruction of up to three floating dock piers (Piers 5, 7, and 8) and associated structures, such as new gangways and headwalks connecting the piers; construction of a floating platform to replace the existing Pier 6 for vessel loading and unloading; reconstruction of Pier 4 for unloading of fish, seafood, and related equipment; and installation of a floating wave attenuator east of the marina (outside of the existing leasehold).

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date April 22, 2026 Ending Date June 11, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental, Inc</u>	Applicant: <u>Port of San Diego/Driscoll Marina, Ltd.</u>
Address: <u>2550 Fifth Avenue, Suite 640</u>	Address: <u>3165 Pacific Hwy</u>
City/State/Zip: <u>San Diego, CA 92103</u>	City/State/Zip: <u>San Diego, CA 92101</u>
Contact: <u>Claudia Watts</u>	Phone: <u>619-686-8199</u>
Phone: <u>619-500-8584</u>	

Signature of Lead Agency Representative:  Date: 4/15/2026

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