



**NOTICE OF PREPARATION  
of a  
DRAFT ENVIRONMENTAL IMPACT REPORT  
and  
NOTICE of PUBLIC SCOPING MEETING**

**PROJECT TITLE:** SHELTER ISLAND COMMERCIAL FISHING WHARF  
PROJECT (UPD #EIR-2024-104)

**APPLICANT:** Driscoll Marina, Ltd. (Demolition Component);  
San Diego Unified Port District (Waterside Development Component)

**LOCATION:** 4918 North Harbor Drive in San Diego, in San Diego County, California

**REFERENCE:** California Code of Regulations, Title 14, Sections 15082(a), 15103, 15375

The San Diego Unified Port District (District) will be the Lead Agency in preparing an Environmental Impact Report (EIR) for the project identified above (project). The District is soliciting input and feedback from various agencies, stakeholders, and the public pertaining to the scope and content of the environmental information that will be included in the EIR. For certain agencies, this may be germane to statutory responsibilities in connection with the proposed project. An agency may need to use the proposed project's EIR when considering its permit or other approval for the project. The project description, location, and possible environmental effects of the proposed project are contained in the attached materials.

Due to the time limits mandated by state law, your comments must be sent at the earliest possible date but no later than 30 days after issuance of this notice. **Comments regarding environmental concerns will be accepted until 5:00 p.m. on Friday, January 24, 2025**, and should be mailed to: San Diego Unified Port District, Planning Department, Attn: Lily Tsukayama, 3165 Pacific Highway, San Diego, CA 92101 or emailed to: [lsukayama@portofsandiego.org](mailto:lsukayama@portofsandiego.org).

**A virtual public scoping meeting regarding the proposed EIR will be held via Microsoft Teams on Wednesday, January 15, 2025, at 5:30 p.m. Click [here](#) to join the virtual meeting on Wednesday, January 15, or contact Lily Tsukayama for the link to the virtual meeting. For questions on this notice, contact Lily Tsukayama at (619) 686-8199 or [lsukayama@portofsandiego.org](mailto:lsukayama@portofsandiego.org).**

For questions on this Notice of Preparation, please contact Lily Tsukayama, Program Manager, Planning Department, at (619) 686-8199.

Signature:   
\_\_\_\_\_  
Lesley Nishihira, AICP  
Assistant Vice President, Planning

Date: 12/19/24

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San Diego Unified Port District  
3165 Pacific Highway  
San Diego, CA 92101

**NOTICE OF PREPARATION  
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DRAFT ENVIRONMENTAL IMPACT REPORT  
for the  
SHELTER ISLAND COMMERCIAL FISHING WHARF PROJECT  
(UPD #EIR-2024-104)**

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 a small hazardous material storage shed; 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.

Publication of this Notice of Preparation (NOP) initiates the District's environmental review and analysis of the project pursuant to the California Environmental Quality Act (CEQA). The NOP is the first step in the CEQA process. It describes the project and is distributed to responsible agencies, trustee agencies, involved federal agencies, and the general public. As stated in CEQA Guidelines Section 15375, the purpose of the NOP is "to solicit guidance from those agencies as to the scope and content of the environmental information to be included" in the Environmental Impact Report (EIR). The NOP provides an opportunity for agencies and the general public to comment on the scope and content of the environmental analysis of a project.

## **PROJECT LOCATION AND EXISTING SETTING**

The project site is within and directly adjacent to the Driscoll's Wharf leasehold, located on District property, at 4918 North Harbor Drive in San Diego, California. The leasehold encompasses 2.9 acres of landside area, and 5.7 acres of waterside area. The portion of the project site that is directly adjacent to the Driscoll's Wharf leasehold area is an approximately 0.7 -acre area where the floating wave attenuator is proposed. Figure 1 provides a project vicinity map.

The Driscoll's Wharf leasehold is bordered to the north by Nixie Way on Naval Base Point Loma Harbor Drive Annex, and the water-side area is located within the northeast area of America's Cup Harbor. Access to the project site is provided via Nixie Way from North Harbor Drive.

The project site is one of two commercial fishing wharves in San Diego Bay. The landside portions of the project site include surface parking, office buildings, outdoor storage areas, and other facilities related to the commercial fishing industry. The waterside portion of the project site includes a loading and offloading commercial fishing wharf (Pier 4) and a marina (Piers 5, 6, 7, and 8) for commercial fishing vessels.

## **LAND AND WATER USE DESIGNATIONS**

The District's Port Master Plan (PMP) governs the land and water uses on District Tidelands that the State Legislature has granted to the District, as trustee, and for which the District has regulatory duties and proprietary responsibilities. The PMP establishes 10 planning districts covering approximately 5,500 acres of District jurisdiction. The project site is within Planning District 1 (Shelter Island). The Planning District 1 water designations include, but are not limited to, Recreational Boat Berthing, Marine Services and Sportfishing Berthing, Commercial Fishing Berthing, and Open Bay/Water. Land use designations include, but are not limited to, Commercial Recreation, Marine Sales and Services, Commercial Fishing, Sportfishing, Open Space, Park/Plaza, and Promenade. The designations within the project site are Commercial Fishing (land), Commercial Fishing Berthing (water) and Navy Small Craft Berthing (water).

## **BACKGROUND**

The project site is currently and was historically used as a wharf for commercial fishing and recreational vessels. It was constructed in the early 1950's, and Driscoll Marina Ltd. has leased the project area from the District since 1992.

Commercial fishing is identified as a high-priority use under the California Coastal Act (Sections 30234 and 30234.5), and "fisheries" are one of the five Public Trust uses that the District is charged with promoting under the Public Trust Doctrine and the San Diego Unified Port District Act (Port Act).

The project is needed to address deficiencies related to the age and condition of structures. Most of the existing structures have reached the end of their useful life (e.g., Piers 5, 6, 7, and 8; Building E) and modernization of the wharf is needed if commercial fishing operations are to continue on the project site.

## **BRIEF PROJECT DESCRIPTION**

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, as described more below.

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);
- Demolition of a hazardous materials storage shed; and
- Removal of soil, groundwater, and sediment contaminants in various areas throughout site, as needed.

Figure 2 is an aerial photo that identifies the existing project site and the areas that are part of the Demolition Component.

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).

Figure 3 provides a site plan for the proposed Waterside Development Component.

## **ENVIRONMENTAL CONSIDERATIONS**

### **Probable Environmental Effects to be Addressed in the EIR**

Based on the initial study environmental checklist analysis (Attachment A), the District has determined that the following environmental topics will be included and analyzed in the EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation

The EIR would also address feasible mitigation measures, a reasonable range of alternatives, and additional mandatory sections as required by CEQA. The District would also prepare a mitigation monitoring and reporting program to address the potential significant impacts of the project.

### **Effects Determined to be Less than Significant During Preparation of the Initial Study**

Based on the initial study environmental checklist analysis (Attachment A), it has been determined that implementation of the project would not have the potential to result in significant impacts to the following resource areas:

- Aesthetics
- Agriculture and Forestry Resources
- Geology/Soils
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

## NOTICE OF PREPARATION COMMENTS

The Notice of Preparation is available for a 30-day public review period that starts on **Thursday, December 19, 2024 and ends at 5:00 p.m. on Friday, January 24, 2025.** Written comments will be accepted until 5:00 p.m. on Friday, January 24, 2025. Comments regarding the scope and content of the environmental information that should be included in the EIR and other environmental concerns should be mailed to:

San Diego Unified Port District  
Attn: Lily Tsukayama, Planning Department  
3165 Pacific Highway  
San Diego, CA 92101  
or emailed to: [itsukayama@portofsandiego.org](mailto:itsukayama@portofsandiego.org)

## PUBLIC SCOPING MEETING

A virtual public scoping meeting regarding the proposed EIR will be held via Microsoft Teams on **Wednesday, January 15, 2025, at 5:30 p.m.** Click [here](#) to join the virtual meeting on Wednesday, January 15, or contact Lily Tsukayama for the link to the virtual meeting. For questions on this notice, contact Lily Tsukayama at (619) 686-8199 or [Itsukayama@portofsandiego.org](mailto:Itsukayama@portofsandiego.org)

The District, as Lead Agency pursuant to CEQA, will review the public comments on the NOP to determine which issues should be addressed in the EIR.

Other opportunities for the public to comment on the environmental effects of the project include, but are not limited to, the following.

- A minimum 45-day public review period for the Draft EIR
- A public hearing where the Board of Port Commissioners will consider certification of the EIR and issuance of the CDP

For questions regarding this Notice of Preparation, please contact Lily Tsukayama at (619) 686-8199 or [itsukayama@portofsandiego.org](mailto:itsukayama@portofsandiego.org).

## ATTACHMENTS

Figure 1: Project Vicinity Map

Figure 2: Existing Project Site and Demolition Component

Figure 3: Proposed Site Plan for Waterside Development Component

Attachment A: Initial Study Environmental Checklist



**Figure 1 Project Vicinity**

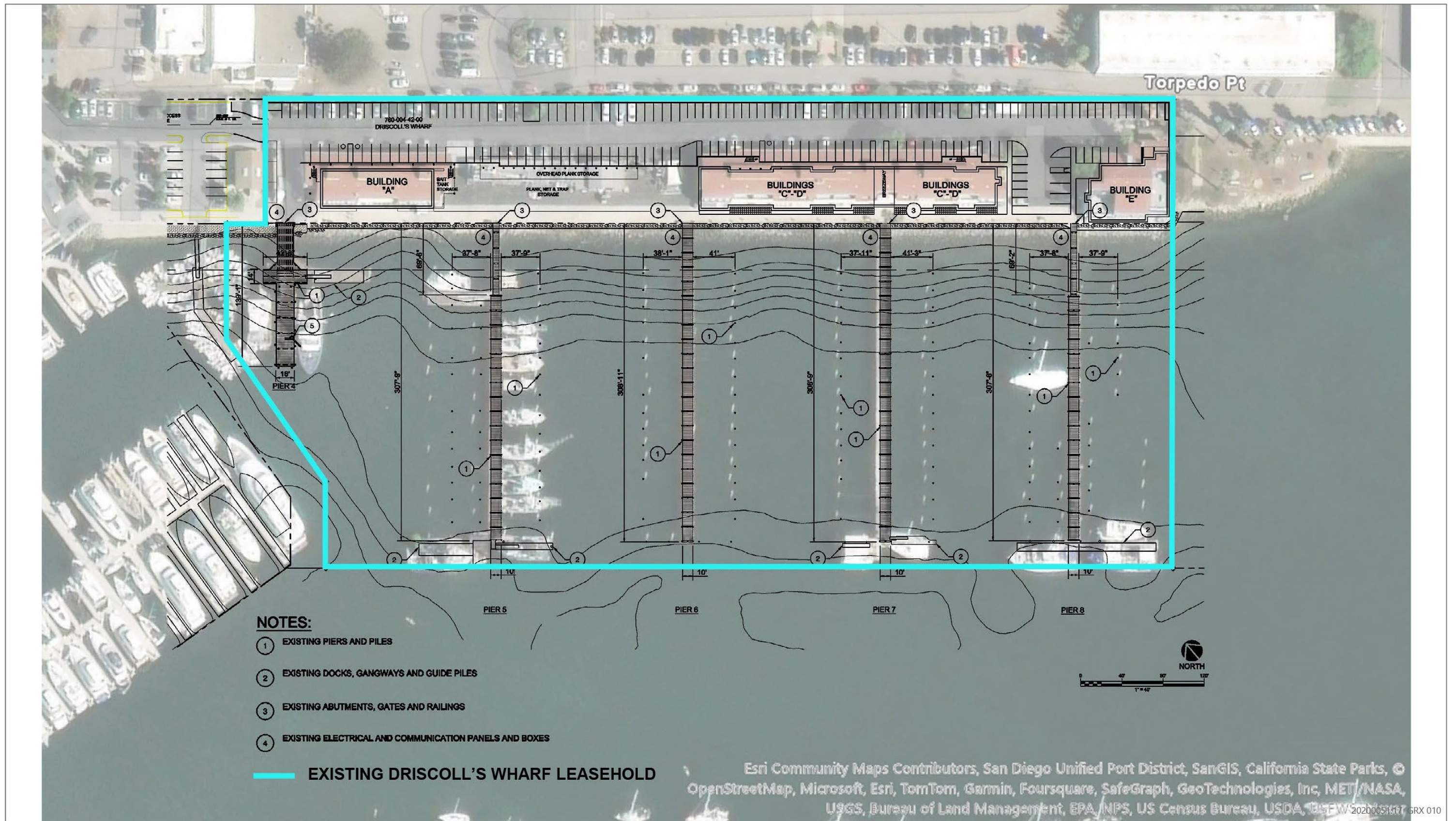


Figure 2 Existing Project Site and Demolition Component

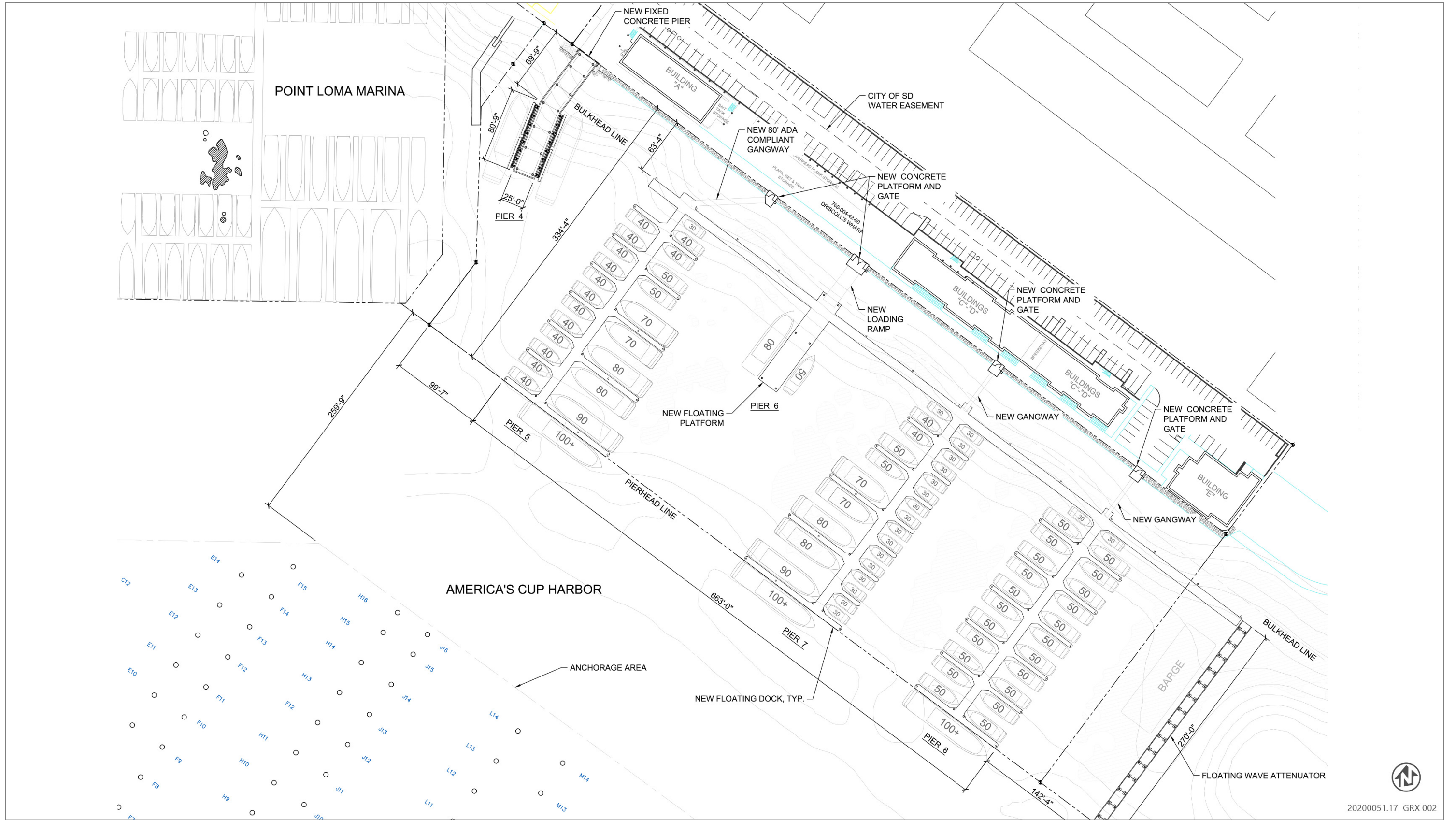


Figure 3 Proposed Site Plan for Waterside Development Component