

# 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

<b>SCH #</b>
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**Project Title:** Seaport San Diego Redevelopment Project

Lead Agency: San Diego Unified Port District Contact Person: Wileen Manaos  
 Mailing Address: 3165 Pacific Highway Phone: (619) 686-6419  
 City: San Diego Zip: CA County: San Diego

**Project Location:** County: San Diego City/Nearest Community: San Diego  
 Cross Streets: Kettner Blvd., Pacific Hwy., N. Harbor Dr., W. Harbor Dr., G St. Zip Code: 92101

Longitude/Latitude (degrees, minutes and seconds): 32 ° 42 ' 41.021 " N / 117 ° 10 ' 13.853 " W Total Acres: 102

Assessor's Parcel No.: N/A Section: N/A Twp.: N/A Range: N/A Base: N/A

Within 2 Miles: State Hwy #: SR-75 Waterways: San Diego Bay

Airports: San Diego International Airport, NAS North Island Railways: San Diego MTS Schools: Multiple (Charter School of San Diego, Monarch School, I

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input checked="" type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input checked="" type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____              |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____   | <input checked="" type="checkbox"/> Transportation: Type _____   |
| <input checked="" type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                      | <input type="checkbox"/> Mining: Mineral _____   |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____                  | <input type="checkbox"/> Power: Type _____ MW _____  |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                             | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____   |
| <input checked="" type="checkbox"/> Educational: Environmental education facility                         | <input type="checkbox"/> Hazardous Waste: Type _____   |
| <input checked="" type="checkbox"/> Recreational: Parks, plazas, urban public beach, floating docks/piers | <input checked="" type="checkbox"/> Other: 2.7 million sf of mixed-use landside development, 561,400 sf of waterside redevelopment |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____   |  |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Landside: Commercial Fishing, Commercial Recreation, Park/Plaza, Streets; Waterside: Boat Navigation Corridor, Commercial Fishing Berthing, Recreational Boat Berthing, Specialized Berthing

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

The Project proposes redevelopment of the landside portion of the site with approximately 2.7 million square feet of mixed-use development spread across seven landside planning blocks (Blocks A through G) and redevelopment of the waterside portion of the site with approximately 561,400 square feet of floating docks and piers spread across five waterside planning zones (Zones 1 through 5). Landside development would consist of hotels, retail, restaurants, health/wellness facilities, blue/marine technology offices, environmental education facilities, entertainment facilities, a new commercial fishing operations building, and public recreation uses (including an expanded promenade with shoreline stabilization features, elevated Green Strand walkway, plazas, parks, and an urban public beach). The proposed Project would also include the extension of the existing US Pierhead Line approximately 354 feet west from the existing US Pierhead Line to accommodate the proposed waterside improvements within Zones 2, 3, 4, and 5.

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".

<input 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 checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>11</u>	<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 checked="" 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 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"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Federal Aviation Administration, USACE, NMFS, USFWS</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>CA Division of the State Architect</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 14, 2023 Ending Date October 16, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: <u>HDR Engineering, Inc.</u>	Applicant: <u>1HWY1, LLC</u>
Address: <u>401 B Street, Suite 1110</u>	Address: <u>10301 Meanley Drive, Suite 225</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>San Diego, CA 92131</u>
Contact: <u>Kelly Czechowski</u>	Phone: <u>858-875-0011</u>
Phone: <u>(858) 712-8222</u>	

Signature of Lead Agency Representative: *Kelly Czechowski* Date: 9/13/23

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