

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 # 2018121054

Project Title: National City Bayfront Projects & Plan Amendments

Lead Agency: San Diego Unified Port District (SDUPD) Contact Person: Anna Buzaitis, Program Manager
Mailing Address: 3165 Pacific Highway Phone: (619)686-7263
City: San Diego Zip: 92101 County: San Diego

Project Location: County: San Diego City/Nearest Community: National City
Cross Streets: Marina Way, Bay Marina Drive, Tidelands Avenue, Civic Center Drive Zip Code: 91950
Longitude/Latitude (degrees, minutes and seconds): 32 ° 39 ' 9.88 " N / 117 ° 6 ' 35.99" W Total Acres: ~73 Acres
Assessor's Parcel No.: Various Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: I-5, SR-54 Waterways: San Diego Bay; Sweetwater Channel
Airports: N/A Railways: BNSF Schools: Kimball Elementary

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: PMPA

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type Realign & close roads; add RR tracks
 Commercial: Sq.ft. _____ Acres ~23 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres ~19 Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: Pepper Park expansion- approx. 2.54 acres Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: RV Park, 4 hotels, expanded marina; ext. of bikeway

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: GHG

Present Land Use/Zoning/General Plan Designation:

Marine Terminal, Marine Related Industrial, Commercial Recreation, Recreational Boat Berthing, Park/Plaza, Street, Open Space

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

(1) Changes to land and water use designations, incl. Balanced Plan, in SDUPD's Port Master Plan; (2) Amendments to National City's LCP, General Plan, Harbor District Specific Plan, Zoning Code, & Bicycle Master Plan; (3) Construction and operation of a RV park, modular cabins, dry boat storage, up to 4 hotels, and an expanded marina by GB Capital Holdings; (4) Construction and operation of a rail connector track and storage track by Pasha; (5) Closure of Tidelands Ave btwn Bay Marina Dr & W. 32nd St, & W. 28th St btwn Tidelands Ave & Quay Ave by Pasha; (6) Construction and operation of hotel, restaurant, retail, and/or a combination of visitor-serving commercial development north of Bay Marina Dr and the potential partial closure or narrowing of Bay Marina Dr to through vehicular traffic by the City; and (7) Construction and operation of Seg. 5 of the Bayshore Bikeway.

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 checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" 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 checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #11 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #9 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" 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 #5 | <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 checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" 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 Wednesday, September 29, 2021 Ending Date Wednesday, November 17, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>Please see attached list</u>
Address: <u>525 B Street, Ste 1700</u>	Address: _____
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: _____
Contact: <u>Mary Bilse</u>	Phone: _____
Phone: <u>(858) 444-3972</u>	

Signature of Lead Agency Representative:  Date: 9/29/21

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

Applicants/Project Proponents for “National City Bayfront Projects & Plan Amendments” EIR

Applicant 1

Applicant 1: San Diego Unified Port District, Attn: Anna Buzaitis

Address: 3165 Pacific Highway

City/State/Zip: San Diego, CA 92101

Phone: (619) 686-7263

Applicant 2

Applicant 2: City of National City, Attn: Martin Reeder

Address: 1243 National City Boulevard

City/State/Zip: National City, CA 91950

Phone: (619) 336-4313

Applicant 3

Applicant 3: Pasha Automotive Services, Attn: Sophie Silvestri

Address: 1309 Bay Marina Drive

City/State/Zip: National City, CA 91950

Phone: (619) 419-1139

Applicant 4

Applicant 4: GB Capital Holdings, LLC, Attn: Greg Boeh

Address: 3201 Marina Way

City/State/Zip: National City, CA 91950

Phone: (619) 325-9396