

SAN DIEGO UNIFIED PORT DISTRICT

MEMORANDUM

Date: November 9, 2023

To: Board of Port Commissioners

Via: Shaun D. Sumner
Vice President, Business Operations
ssumner@portofsandiego.org

From: Wileen C. Manaois
Director, Development Services
wmanaois@portofsandiego.org

Megan Hamilton
Senior Planner, Development Services
mhamilton@portofsandiego.org

Subject: Agenda-Related Materials - Final Mitigated Negative Declaration for the Harbor Island West Marina Redevelopment Project

The purpose of this memo is to provide the Board with the Final Mitigated Negative Declaration (MND) for the Harbor Island West Marina Redevelopment Project (Project) proposed by HIW Associates, L.P. (HIW), which will be considered at the November 14, 2023 Board meeting.

The proposed Project, located at 2040 Harbor Island Drive in San Diego, would completely redevelop the landside and waterside marina facilities. Landside improvements include demolishing and replacing existing buildings, parking and landscaping, and waterside improvements include replacing existing aged dock structures and reconfiguring slips to accommodate a wider range of recreational vessel sizes and create more slip opportunities for a greater diversity of boaters. Demolition and construction activities are planned to begin by mid-2024 and would be completed in 2026.

Staff will request that the Board, as lead agency under the California Environmental Quality Act (CEQA), adopt the Final MND and the Mitigation, Monitoring and Reporting Program (MMRP) for the Project at the November 14, 2023 Board meeting. Staff will also request that the Board grant concept approval, authorize issuance of an appealable Coastal Development Permit (CDP), and grant an option to lease agreement with HIW.

The Final MND contains the one comment letter received during the Draft MND public review period, District responses to those comments, resulting minor clarifications to the Draft MND (shown in strikeout/underline), and the MMRP. Notice of the upcoming Board meeting was distributed to the commenter on November 3, 2023.

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The Final MND entitled "Harbor Island West Marina Redevelopment Project" (Volume 1 and Volume 2: Appendices), as well as the Draft MND, are available for download on the District's website at: <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents>.

A paper copy of the Final MND has been placed in the Commissioners' Office and is on file in the Office of the District Clerk.

Please contact Megan Hamilton at (619) 686-8113 or via email at mhamilton@portofsandiego.org, or Wileen Manaois at (619) 686-6282 or via email at wmanaois@portofsandiego.org with any questions.