

## Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # TBD

Lead Agency: Port of San Diego

Project Title: Harbor Island West Marina Redevelopment

Project Location: San Diego

*City*

San Diego

*County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project is for the repair, maintenance, replacement and redevelopment of the Harbor Island West Marina. Three (one single-story and two two-story) existing retail, office and marina buildings will be demolished and replaced with two two-story buildings with the same height as existing (45 feet above grade) but a smaller building footprint of approximately 15,600 sf. The existing parking lot and landscaping will be removed and replaced and will include an additional 17 parking spaces for a total of 380 parking spaces and parking for bicycles. The existing pool and jacuzzi will be reconstructed. An existing public viewing deck will be renovated and a 12-foot wide public promenade along the waterfront will be added. Utilities and lighting will be upgraded. The waterside portion of the project consists of demolishing and replacing the existing deteriorated docks. Existing concrete piles will either be reused or replaced with an overall reduction in number of piles from 326 to 313. The slightly reconfigured dock system and associated reconfigured slips will result in a small decrease in the overall number of slips (from 620 to 603) but will accommodate a wider range of vessel sizes including an increase in the number of slips (57) that accommodate smaller vessels. Construction will occur in two phases and is anticipated to begin in 2020 and take two years. The marina will remain operational during construction. There will be no increase in operational capacity at the site following completion of the project. The project applicant is seeking a new 40-year lease to allow for construction, operation and maintenance of the Harbor Island West Marina. An appealable Coastal Development Permit (CDP) is required.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential significant affects to biological resources including potential noise and turbidity impacts to sensitive marine species would be reduced to less than significant through use of a soft start pile driving technique, biological monitoring, and the use and monitoring of silt curtains. Potential significant disturbance impacts to nesting birds would be reduced to less than significant by conducting ornamental tree removal outside of bird breeding season. Or, if nesting season cannot be avoided, conducting nesting bird surveys to verify no nests are present.

Potential significant impacts to geology and soils would be reduced to less than significant through compliance with recommendations of the geotechnical studies.

Potential impacts to hazards and hazardous material would be reduced to less than significant by conducting sediment sampling and implementing remediation measures.

Potential significant impacts to water quality would be reduced to less than significant through: implementation of best management practices during hydraulic jetting related to silt curtains, debris handling, surface boom, utility boat, equipment inspection, navigation restrictions, structure demolition, and, daily inspection; water quality (turbidity) monitoring; silt curtain installation procedures and specifications; and, visual water quality monitoring.

Potential impacts to recreation would be mitigated to less than significant through implementation of mitigation measures described above for biological resources, geology and soils, hazards and hazardous materials and hydrology and water quality.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Please provide a list of the responsible or trustee agencies for the project.

- San Diego Regional Water Quality Control Board – Stormwater Construction General Permit (including the development and implementation of a Storm Water Pollution Prevention Plan) and Clean Water Act Section 401 Water Quality Certification.
- U.S. Army Corps of Engineers – Clean Water Act Section 404 and Rivers and Harbors Act Section 10 permit application for discharge of "fill" materials and structures to waters of the U.S.
- National Marine Fisheries Service – Consultation for impacts to Essential Fish Habitat
- Federal Aviation Administration notification and approval.