



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

**PROJECT TITLE: NASSCO FLOATING DRY DOCK REPLACEMENT AND WATERFRONT IMPROVEMENT PROJECT (UPD #EIR-2023-006)**

**APPLICANT:** General Dynamics-NASSCO

**LOCATION:** 2798 East Harbor Drive in San Diego, in San Diego County, California

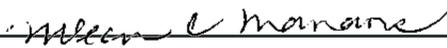
**REFERENCE:** California Code of Regulations, Title 14, Sections 15082(a), 15103, 15375

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, February 24, 2023**, and should be mailed to: San Diego Unified Port District, Development Services Department, Attn: Scott Vurbeff, Senior Planner, 3165 Pacific Highway, San Diego, CA 92101 or emailed to: [svurbeff@portofsandiego.org](mailto:svurbeff@portofsandiego.org).

**A virtual public scoping meeting to solicit comments on the scope of the proposed EIR will be held on Thursday, February 16, 2023 at 5:00 p.m. If you wish to attend the virtual scoping meeting, please email a request to attend to Scott Vurbeff at [svurbeff@portofsandiego.org](mailto:svurbeff@portofsandiego.org) to receive a link to participate in the meeting.**

For questions on this Notice of Preparation, please contact Scott Vurbeff, Senior Planner, Development Services Department, at (619) 821-2307.

Signature:   
Wileen C. Manaois  
Director, Development Services

Date: Jan 23, 2023

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

**NOTICE OF PREPARATION**  
**of a**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**for the**  
**NASSCO FLOATING DRY DOCK**  
**REPLACEMENT AND WATERFRONT**  
**IMPROVEMENT PROJECT**  
**(UPD #EIR-2023-006)**

The proposed project includes the repair, maintenance, and replacement of several existing in-water facilities used to repair military and other vessels within the General Dynamics NASSCO (NASSCO) leasehold area. Specifically, NASSCO is proposing to remove and replace the existing floating dry dock and supporting infrastructure, demolish and construct a new Repair Complex Wharf, repair quay walls and revetments along identified stretches of shoreline, and perform as-needed programmatic repair or replacement of selected structural support piles throughout the project site. There would be no increase in operational capacity following completion of the proposed project. A Non-appealable Coastal Development Permit (CDP) is required to implement the proposed project.

Publication of this Notice of Preparation (NOP) initiates the San Diego Unified Port District's (District) 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 review of a project.

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2022040595) was previously published in April 2022 to disclose the potential environmental effects of the project. The Draft IS/MND found that the proposed project would result in less-than-significant impacts related to Aesthetics, Agriculture and Forestry Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Transportation, Utilities and Service Systems, and Wildfire and potentially significant impacts related to Air Quality, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality. In response to comments

received on the Draft IS/MND, the District has decided to prepare an EIR for the project.

The Draft IS/MND and Appendices can be accessed through the following links:

- <https://pantheonstorage.blob.core.windows.net/ceqa/NASSCO-Floating-Dry-Dock-Replacement-WIP-DRAFT-MND.pdf>
- <https://pantheonstorage.blob.core.windows.net/ceqa/NASSCO-Floating-Dry-Dock-Replacement-WIP-Appendices-A-H.pdf>

## **EXISTING SETTING**

The project site is located on and adjacent to San Diego Bay within the NASSCO leasehold, located at 2798 East Harbor Drive in San Diego, California. Although the NASSCO leasehold encompasses 126 acres of tideland area, project improvements would occur on approximately 2.2 acres of water-side facilities within the leasehold. The NASSCO leasehold is situated in a highly industrialized area and is bordered to the north by Harbor Drive, a major north-south transportation corridor that connects the San Diego International Airport, waterfront, Convention Center, Gaslamp District, Ballpark District, and Barrio Logan. The San Diego Bay borders the project site to the south and west. Heavy industry land uses to the northwest of the project site include a ship repair facility operated by BAE Systems. Military land uses to the east and southeast of the project site include Naval Base San Diego. Land uses north of the project site across Harbor Drive and the railroad right of way include military, light industry, and commercial and office land uses.

## **LAND AND WATER USE DESIGNATIONS**

The project site is in an urbanized area that is developed entirely with maritime-related industrial uses. The land use designation for the project site is Marine Related Industrial (Land) and Specialized Berthing (Water). The project site is located within the Harbor Drive Industrial Subarea of Planning District 4, Tenth Avenue Marine Terminal, of the District's certified Port Master Plan.

## **BACKGROUND**

The proposed project is needed to address deficiencies related to the age and condition of structures, shoreline sloughing, and operational conditions at the existing dry dock. Absent these activities, the NASSCO shipyard would not be able to safely function in supporting various shipbuilding and repair operations.

The current floating dry dock, built in 1983, has reached the end of its useful life and requires replacement to meet safety standards. Specifically, the existing floating dry dock and mooring dolphins do not meet U.S. Navy's MIL-STD-1625D, Department of Defense Standard Practice: Safety Certification Program for Drydocking Facilities and Shipbuilding Ways for U.S. Navy Ships, which is the current standard for all floating dry docks and associated infrastructure. The existing Repair Complex Wharf is located landward of the existing floating dry dock. Currently, the wharf provides limited laydown and space for offices. However, it is in disrepair and would need to be replaced to fully use this area of the facility.

The project would also include repair of the failed revetment and exposed shoreline present throughout the NASSCO leasehold, including shoreline segments from Lot 20 to Pier 12, floating dry dock approach pier to Berth 8, Ways to Building Dock, Berth 2 to Berth 3, Berth 4 to Berth 5, and Berth 6 to Navy Base Quay Wall. Proposed repairs include placement of stabilizing material (mostly rock riprap) to address existing damage and prevent future damage from wave action and to maintain existing safe operation of the NASSCO shipyard. Finally, the project includes programmatic repair and/or replacement of damaged piles that support Berths 2, 3, 4, 5, 6, and Pier 12 and the floating dry dock approach pier and the Berth 1 Platform. The proposed repairs are necessary to restore the structural integrity of these piers, extend their service lives, and provide safe mooring berths for new construction and repair vessels.

## **BRIEF PROJECT DESCRIPTION**

The proposed project includes the following elements:

- Removal and replacement of the existing floating dry dock and construction of supporting infrastructure;
- Improvements to the Repair Complex Wharf;
- Repairs to the quay wall revetment along stretches of shoreline throughout the NASSCO leasehold, which includes shoreline segments Lot 20 to Pier 12, floating dry dock approach pier to Berth 8, Ways to Building Dock, Berth 2 to Berth 3, Berth 4 to Berth 5, and Berth 6 to Navy Base Quay Wall; and
- As-needed structural repair and/or replacement of selected piles at Berths 2, 3, 4, 5, 6, at Pier 12 and the floating dry dock approach pier, and at the Berth 1 Platform.

The proposed project includes replacement of the existing floating dry dock with a new floating dry dock of similar characteristics and the same functionality. Improvements to supporting infrastructure (i.e., replacing mooring dolphins and utilities and reconfiguring the existing approach pier) are required to comply with current standards and codes. The proposed mooring dolphins are designed to meet the required seismic and wind loading requirements outlined in this standard. The proposed approach pier modification and subsequent mechanical and utility modifications are required to allow for the relocation of the floating dry dock during the launch of new construction vessels within the NASSCO leasehold.

Overall, the proposed structures would result in a net increase in overwater coverage area and in-water fill. Up to 957 piles supporting the various wharves and piers would be repaired or replaced. Approximately 100 piles would be repaired or replaced per year over a period of approximately 10 years. The project would not expand the existing use of the project site or increase shipbuilding and repair operations; rather, the project would improve the safety and efficiency of NASSCO's shipbuilding operations. The project would not result in any additional employees other than the up to 10 construction contract workers needed during construction.

Most project components (i.e., floating dry dock replacement and modification, Repair Complex Wharf improvements, and quay wall revetment repairs [berths 2-5]) are anticipated to be constructed between 2024 and 2026; however, as-needed quay wall repairs may extend to 2028 and structural pile repair and replacement may extend to 2035.

All proposed construction elements would be waterside (in-water and/or over water). NASSCO would be required to maintain all existing operational and maintenance BMPs in compliance with NASSCO's individual National Pollutant Discharge Elimination System (NPDES) Permit (Order R9-2016-0116) and facility BMP Plan Manual. Stormwater runoff from the NASSCO facility, including the new overwater structures, would be captured and contained in the existing stormwater diversion system for subsequent discharge to the San Diego Metropolitan Sanitary Sewer System.

## **ENVIRONMENTAL CONSIDERATIONS**

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

The District has determined that the following environmental topics will be included and analyzed in the EIR:

- Air Quality
- Biological Resources
- Energy
- Geology and Soils
- 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 existing conditions present at the project site and a review of the project, it has been determined that implementation of the project would not result in significant impacts to the following resource areas:

- Aesthetics
- Agriculture and Forestry Resources
- Cultural Resources
- 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 minimum 30-day public review period that starts on **Wednesday, January 25, 2023 and ends at 5:00 p.m. on Friday, February 24, 2023.** Written comments will be accepted until 5:00 p.m. on Friday, February 24, 2023. 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: Scott Vurbeff, Senior Planner  
Development Services Department  
3165 Pacific Highway  
San Diego, CA 92101

or emailed to: [svurbeff@portofsandiego.org](mailto:svurbeff@portofsandiego.org)

## PUBLIC SCOPING MEETING

A virtual public scoping meeting to solicit comments on the scope and content of the proposed EIR for the project will be held on Thursday, February 16, 2023 at 5:00 p.m. If you wish to attend the virtual scoping meeting, please email a request to attend to Scott Vurbeff at [svurbeff@portofsandiego.org](mailto:svurbeff@portofsandiego.org) to receive a link to participate in the meeting.

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 meeting before the Board of Port Commissioners to consider certification of the EIR

For questions regarding this Notice of Preparation, please contact Scott Vurbeff, Development Services Department, at (619) 821-2307 or [svurbeff@portofsandiego.org](mailto:svurbeff@portofsandiego.org).

## ATTACHMENTS

Figure 1: Project Vicinity Map  
Figure 2: Proposed Site Plan

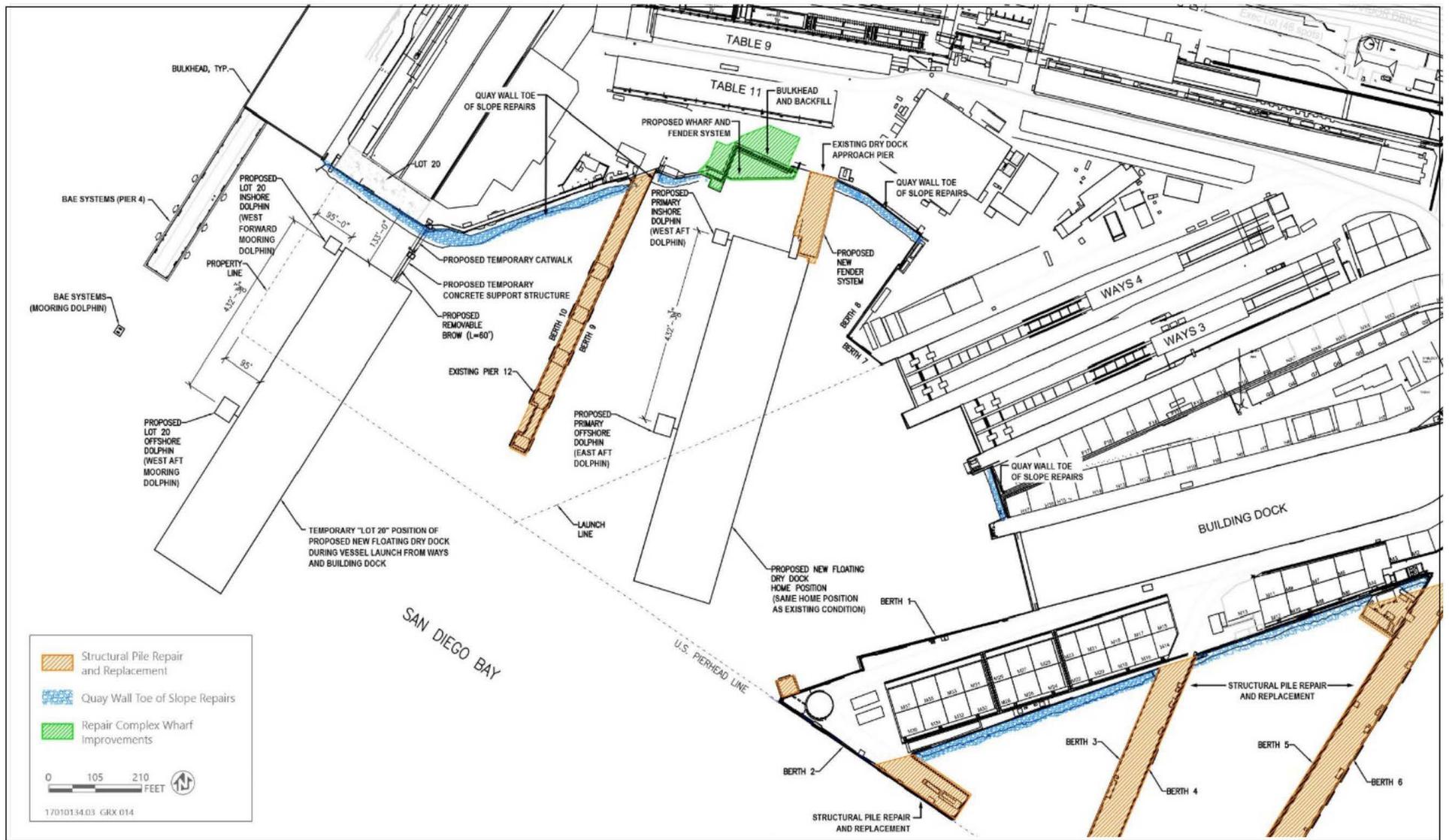


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**Figure 1**  
**Vicinity Map**

NASSCO Floating Dry Dock Replacement and Waterfront Improvement Project



Source: Figure by Anchor QEA, LLC in 2021; adapted by Ascent Environmental in 2021.

**Figure 2 Proposed Site Plan**

San Diego Unified Port District  
 NASSCO Floating Dry Dock Replacement Waterfront Improvement Project