



**NOTICE OF AVAILABILITY of a  
DRAFT ENVIRONMENTAL IMPACT REPORT for the  
EAST HARBOR ISLAND REDEVELOPMENT/TOPGOLF AND  
WATERFRONT PARK PROJECT  
(UPD #EIR-2023-134; SCH #2023110463) and  
NOTICE OF AVAILABILITY/COMPLETION OF  
DRAFT PORT MASTER PLAN AMENDMENT**

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Notice is hereby given that the **San Diego Unified Port District (District)**, as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (EIR) (UPD #EIR-2023-134; SCH #2023110463) for the East Harbor Island Redevelopment/Topgolf and Waterfront Park Project (Project). The EIR has been prepared pursuant to CEQA. A copy of the Draft Port Master Plan Amendment for the Project is also being made available for public review pursuant to California Code of Regulations, Title 14, Section 13627. This notice is intended to inform agencies and members of the public who may be interested in the Project as to the availability of the Draft EIR and the procedures for public review and comment on the Draft EIR and Port Master Plan Amendment.

**Project Title:** East Harbor Island Redevelopment/Topgolf and Waterfront Park (formerly East Harbor Island Redevelopment/Topgolf Project and Port Master Plan Amendment)  
(UPD #EIR-2023-134; SCH #2023110463)

**Project Applicant:** Topgolf International, LLC; Avis Rent A Car System, LLC, Enterprise Mobility, The Hertz Corporation, and San Diego Unified Port District

**Project Location:** East Harbor Island, North Harbor Drive and Liberator Way, San Diego, California 92101 in San Diego County

**Project Description Summary:** The Project proposes the redevelopment of a portion of East Harbor Island (EHI) within the San Diego Unified Port District's (District's) jurisdiction in the City of San Diego. Project components include the demolition of three rental car facilities and airport construction staging facilities, realignment of Liberator Way, redevelopment of 9.8 acres for a Topgolf visitor-serving attraction, and development of an approximately 10.1-acre waterfront park and promenade offering public coastal access along the waterfront. The Topgolf visitor-serving attraction would include a three-story, 46-foot-high, 67,030-gross-square-foot building that would include 108 hitting bays, as well as restaurants, bars, lounges, a rooftop entertainment area, and retail uses. A 4.5-acre turf outfield would be enclosed by netting supported by poles ranging from 90 to 170 feet high. A Topgolf parking lot would provide 289 parking spaces. The Liberator Way realignment would include parking, pedestrian sidewalks, and planting buffers and would require reconfiguration and/or modification of the North Harbor Drive and Harbor Island Drive intersections. The waterfront park recreational features would include a 20-foot-wide waterfront promenade and active and passive uses, such as plaza areas, a pavilion, playgrounds, cultural uses, seating, shade structures, public art, and a restroom.

The Project site includes hazardous recognized environmental conditions, including the former Harbor Drive Test Facility site; a storm drain system, drum storage areas, abandoned pits, the Avis Car Rental site, the Hertz Car rental site, the Enterprise Car Rental site, the Harbor Police Headquarters site and a parking lot (refer to Draft EIR Sections 3.7.1.1 and 3.7.1.2 for additional information). However, none of these sites are on any of the lists pursuant to California Government Code, Section 65962.5.

**Significant Environmental Effects:** The Draft EIR determined that the Project would result in significant environmental effects in the following areas: Aesthetics, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, and Transportation. All significant environmental effects would be reduced to a less than significant level with mitigation except Greenhouse Gas Emissions and Transportation, which would remain significant and unavoidable.

**Availability of the Draft EIR:** The Draft EIR, Port Master Plan Amendment, and all documents referenced in the Draft EIR, are available for public review during normal business hours at the San Diego Unified Port District Office of the District Clerk, 3165 Pacific Highway, San Diego, California 92101, and online at <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents>. The Draft EIR is also available for review at the San Diego Central Library, 330 Park Boulevard, San Diego, California 92101.

**Public Comments on the Draft EIR:** The Draft EIR is available for public review starting on **July 8, 2026**, and ending at 5:00 p.m. on **August 24, 2026**. Written comment letters stating specific environmental concerns with the Draft EIR should be mailed to San Diego Unified Port District, Attn: Megan Hamilton, Development Services Department, 3165 Pacific Highway, San Diego, California 92101-1128 or emailed to [mhamilton@portofsandiego.org](mailto:mhamilton@portofsandiego.org). **All comments must be submitted in writing and must be received by 5:00 p.m. on August 24, 2026.**

**Public Hearing:** A public hearing on the Project approvals, Port Master Plan Amendment, and EIR will be scheduled at a time and date to be determined subsequent to the close of the Draft EIR public review period.



\_\_\_\_ July 8, 2026 \_\_\_\_ Date

Megan Hamilton  
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