



NOTICE OF PREPARATION of a

DRAFT ENVIRONMENTAL IMPACT REPORT

and NOTICE OF PUBLIC SCOPING MEETING for the

EAST HARBOR ISLAND REDEVELOPMENT/TOPGOLF PROJECT AND

PORT MASTER PLAN AMENDMENT

Notice is hereby given that the San Diego Unified Port District (District), as lead agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the "East Harbor Island Redevelopment/Topgolf Project and Port Master Plan Amendment."

La traducción en español de la postal NOP está disponible en:

<https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqacoastal-act-notices>

Project: East Harbor Island Redevelopment/Topgolf Project and Port Master Plan Amendment (UPD #EIR 2023-134)

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

Project Location: The Project area is approximately 43 acres of land generally bounded to the north by North Harbor Drive and the San Diego International Airport, to the west by Harbor Island Drive, to the south by Liberator Way and the East Basin portion of San Diego Bay, and to the east by the Convair Lagoon portion of San Diego Bay. A portion of the Project area is planned for redevelopment (East Harbor Island redevelopment area).

Brief Project Description: The Project would redevelop portions of East Harbor Island. Project components include a Port Master Plan Amendment (PMPA), demolition and removal of existing structures and improvements, realignment of Liberator Way, redevelopment of approximately 10 acres for the Topgolf entertainment complex, public realm improvements, and future redevelopment of adjacent parcels. The existing San Diego Harbor Police headquarters on the western side of East Harbor Island would remain in place. A PMPA would be required to change the land use designation of the Project area from Industrial Business Park, Open Space, and Harbor Services to Commercial Recreation and Park/Plaza to allow for hotels, restaurants, a convention center, recreational vehicle parks, specialty shopping, pleasure craft marinas, water-dependent educational and recreational program facilities and activities, dock and dine facilities, and sportfishing, as well as an array of active and passive recreational uses, including a shoreline promenade, and to add the East Harbor Island Redevelopment/Topgolf Project to the PMP's Project List for Planning District 2 per Section 30711 of the California Coastal Act.

Environmental Considerations: The EIR will address the following potential Project-related and cumulative environmental effects of the proposed Project: aesthetics, air quality, biological resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, Tribal Cultural Resources, and utilities and service systems, as well as other potential impacts identified during the NOP process.

Availability of the NOP and Initial Study: The NOP is available for public review online at <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents>. For questions on this NOP, please contact the District Development Services Department at (619) 686-6419.

Public Comments on the NOP: The NOP is available for a minimum 30-day public review period that **starts on Friday, November 17, 2023, and ends at 5:00 p.m. on Monday, December 18, 2023. Written comments will be accepted until 5:00 p.m. on Monday, December 18, 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, Development Services Department, Attn: Megan Hamilton, Senior Planner, 3165 Pacific Highway, San Diego, CA 92101, or emailed to EHITopgolf@portofsandiego.org.

Public Scoping Meeting: One public scoping meeting will be held to solicit comments on the scope of the proposed EIR. The meeting will be held virtually on **December 7, 2023, at 5:00 p.m.**

Join on your computer, mobile app, or room device

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 241 246 889 553

Passcode: EJqjwF

Or call in (audio only)

+1 619-535-7686, 608167433#

Phone Conference ID: 608 167 433#