



San Diego Unified Port District  
P.O. Box 120488  
San Diego, California 92112-0488  
(619) 686-6283

**REVISED NOTICE OF PREPARATION  
of a  
DRAFT ENVIRONMENTAL IMPACT REPORT**

**PROJECT TITLE:** "NORTH EMBARCADERO PORT MASTER PLAN AMENDMENT PROJECT" (SCH #2009101026)

**LOCATION:** North Embarcadero Area of Planning District 3, Centre City Embarcadero

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

The San Diego Unified Port District (District) will be Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified above. We need to know any of your agency's issues pertaining to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency may need to use the EIR prepared by out agency when considering your permit or other approval for the project.

Revisions to the Notice of Preparation issued on October 18, 2010 as well as the proposed project's description, location, and the possible environmental effects 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 not later than 30 days after receiving this notice. **Comments regarding environmental concerns will be accepted until 5:00 p.m. on Monday, April 4, 2011**, and should be mailed to: San Diego Unified Port District, Environmental & Land Use Management Department, 3165 Pacific Highway, San Diego, CA 92101, or emailed to [jhirsch@portofsandiego.org](mailto:jhirsch@portofsandiego.org). Please provide the name of a contact person for your agency. For questions on this Notice of Preparation, please contact James Hirsch, Senior Redevelopment Planner, at (619) 686-7269.

**A public scoping meeting regarding the proposed EIR will be held on Wednesday, March 16, 2011 at 6:00 p.m. at the Embarcadero Planning Center (former Coral Reef Restaurant), 585 Harbor Lane, San Diego, California 92101.**

Signature:  Date: 3/3/11  
Darlene Nicandro  
Director, Environmental & Land Use Management



**NOTICE OF A PUBLIC SCOPING MEETING  
and REVISED NOTICE OF PREPARATION for  
a DRAFT ENVIRONMENTAL IMPACT REPORT  
for the  
NORTH EMBARCADERO  
PORT MASTER PLAN AMENDMENT**

Publication of this Notice of a Public Scoping Meeting and Revised Notice of Preparation (NOP) for the North Embarcadero Port Master Plan Amendment is in compliance with the California Environmental Quality Act (CEQA). **This NOP is a revision from the Port's October 18, 2010 NOP, (SCH Number 2009101026), as described below and with new revised wording shown underlined.** Public comments are requested within thirty (30) days following receipt of the revised NOP in accordance with CEQA Guidelines §15082. Comments are solicited regarding the scope and content of the environmental evaluation for significant issues as well as reasonable mitigation or alternatives that address those issues for the Lead Agency to consider addressing in an Environmental Impact Report (EIR). The San Diego Unified Port District (Port) is Lead Agency. **Comments will be accepted until 5:00 p.m. on April 4, 2011.** Comments should be addressed as follows:

**Re: North Embarcadero PMPA**  
San Diego Unified Port District,  
Environmental and Land Use Management Department,  
P.O. Box 120488, San Diego, CA, 92112-0488.

VIA EMAIL: [jhirsch@portofsandiego.org](mailto:jhirsch@portofsandiego.org)

**All comments previously submitted for the NOP issued on October 18, 2010 will be considered. It is not necessary to resend the previously submitted comments.** Comments may also be submitted at the public scoping meeting to be held on Wednesday, March 16, 2011 from 6:00 – 8:30 p.m. at the Embarcadero Planning Center (formerly Coral Reef Restaurant), 585 Harbor Lane, San Diego, California 92101. The Port will conduct additional public workshops of the Citizens Advisory Committee for the PMPA over the following year which will be publicly noticed.

**PROJECT DESCRIPTION**

The Port requires preparation of an EIR under CEQA for the North Embarcadero Port Master Plan Amendment (PMPA). The intent of the PMPA is to create a clear, simple, and consistent Port Master Plan for the North Embarcadero portions of the City Centre Embarcadero Planning District (Planning District 3) through modifications to the text,

tables, and graphics. Planning District 3 is generally bounded by Pacific Highway to the east, Laurel Street to the north, and the Bay to the west and south. The North Embarcadero portion of Planning District 3 encompasses the Port's waterfront from the Laurel Street / North Harbor Drive intersection in the northwest to and including the G Street Mole Park in the southeast.

The original 2009 Notice of Preparation (NOP) for the proposed North Embarcadero EIR & PMPA included the following PMPA components:

- Adjust the Port Master Plan boundary to incorporate the Navy Pier;
- Assign land use designation(s) and future projects to the Navy Pier including a park;
- Remove reference and graphic providing a new curvilinear pier at West Grape Street;
- Change Commercial Recreation use on B Street Pier to Marine Terminal;
- Incorporate the constraints of homeland security requirements on maritime facilities and public access;
- Incorporate a bay front shuttle;
- Incorporate a new youth hostel as a permitted use;
- Specify excursion facility locations;
- Recognize the G Street Mole park as a memorial park;
- Assign development parameters and standards to 1220 Pacific Highway, the Navy facility;
- Incorporate Geographic Information Systems (GIS) into the delineation and area calculations throughout Planning District 3; and
- Incorporate other PMP text, land use and graphic modifications, as needed.

After public hearings at the California Coastal Commission on the proposed North Embarcadero Visionary Plan Phase 1 Project in February and April 2010, and four public workshops held by the Port regarding the North Embarcadero, the Port proposed a revised NOP to include the following additional PMPA components:

- Clarify the North Embarcadero planning limits within the larger Planning District 3, Centre City Embarcadero;
- Develop policies to provide low-cost visitor serving facilities consistent with the Coastal Act;
- Evaluate potential new multi-use/parking facility at West Grape Street and Pacific Highway;
- Identify and analyze a minimum of 2.5 acres of additional open space and public access opportunities that will include, but not be limited to the following options:
  - An open space set back in line with the center of the west wall of the County Administration Building, (approximately 205 feet), along the east side of North Harbor Drive from West Broadway to West Hawthorne Street including the US Navy property, Holiday Inn property and Solar Turbine's parking lot property. The County Administration Center property is excluded from this setback because it is not in the Port's jurisdiction. The Lane Field property setback would be 150 feet along Harbor Drive;

- Narrowing North Harbor Drive between West Grape Street and West Broadway and providing additional open space on the west (bay front) side of North Harbor Drive;
  - Closing portions of North Harbor Drive and West Harbor Drive;
  - Closing West Broadway from Pacific Highway to North Harbor Drive; and
  - Narrowing portions of North Harbor Drive and making it one-way for vehicular traffic.
- Incorporate a comprehensive evaluation of parks, plazas and/or other public open space in the North Embarcadero area, including an evaluation of the size and functionality of existing and planned spaces;
  - Identify opportunities to enhance pedestrian-oriented circulation and program events to activate open spaces along the North Embarcadero waterfront;
  - Evaluate potential new multi-use/parking facility at West Grape Street and Pacific Highway;
  - Evaluate potential new parking facilities to support North Embarcadero uses;
  - Identify transit stations;
  - Identify and delineate the California Coastal Trail along the Embarcadero waterfront;
  - Incorporate by reference the NEVP Parking Management Plan; and
  - Reconfigure the land use designations at the foot of West Broadway to recognize current property ownership and permitting jurisdictions.

Consistent with the Memorandum of Understanding (MOU) between the District, Lane Field San Diego Developers, LLC, and the San Diego Navy Broadway Complex Coalition--on file in the Office of the District Clerk as Document No. 57019--the Port (or "District" for the purposes of the following section) is amending the Revised Notice of Preparation to provide that the scope of the study of additional open space described in the preceding section will be as follows:

In the North Embarcadero PMPA, the District must study, at a minimum, (i) one alternative for an average 205-foot setback adjacent to North Harbor Drive as presently aligned, running from Hawthorn to the prolongation of "B" Street; and (ii) one alternative for the realignment of North Harbor Drive to the east of its present location, with the 205-foot-average setback to the immediate west of the realigned North Harbor Drive, to the immediate east of the promenade planned under the NEVP adjacent to San Diego Bay, and again running from Hawthorn to the prolongation of "B" Street. The purpose of the 205-foot setback under these two alternatives is the same as the Setback Park/Plaza. The project description and the NOP for the North Embarcadero PMPA must also be revised to include the study of these alternatives, which shall be studied on an equal footing with the primary project that is the subject of the NOP and not merely as two alternatives among the range of reasonable alternatives that must be studied under CEQA for any project. The study may include an economic analysis of the funding, feasibility, and impacts of the alternatives.

- (1) The eastern boundary of the setback may be curvilinear or otherwise articulated so long as the gross land area within the setback is the same as if the eastern boundary were drawn as a straight line.
- (2) The District must request from the City of San Diego Redevelopment Agency that funds be set aside for Future NEVP Phases identified through the North Embarcadero PMPA.

- (3) The District reserves the right to consider other alternatives in the North Embarcadero PMPA, including those without a 205-foot setback.
- (4) Except as expressly prohibited in this MOU, the Coalition has the right to fully participate in the public environmental review and public processes for the North Embarcadero PMPA.
- (5) Alternatives evaluated in the North Embarcadero PMPA must consider enhanced pedestrian connectivity within, to, and from the waterfront, and traffic circulation strategies that prioritize pedestrians over cars.

Both the land use changes and descriptions for potential facilities would be part of the PMPA. Changes to the components listed above or the addition of new components may occur as a result of public comments and/or through internal processes.

### **ENVIRONMENTAL CONSIDERATIONS**

The EIR will address the following probable environmental effects of the Proposed Project: land use and planning, traffic, parking, climate change, air quality, geotechnical issues, hydrology and water quality, public facilities, recreation, cumulative impacts, and others as identified as part of the NOP process. The EIR will also address a reasonable range of alternatives, cumulative impacts, and additional mandatory sections as required by CEQA, and will include a mitigation monitoring and reporting program. The effects of the proposed PMPA, as well as the consistency with the Coastal Act, will also be addressed in the EIR.

### **COMMENTS**

**This NOP is available for a 30-day public review period that starts on Thursday, March 3, 2011 and ends at 5:00 pm on Monday, April 4, 2011.** 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, Environmental & Land Use Management Department, 3165 Pacific Highway, San Diego, CA 92101, or emailed to [jhirsch@portofsandiego.org](mailto:jhirsch@portofsandiego.org).

### **PUBLIC SCOPING MEETING**

**A public scoping meeting to solicit comments on the scope and content of the EIR for the proposed project will be held on Wednesday, March 16, 2011 at 6:00 p.m. at the Embarcadero Planning Center (former Coral Reef Restaurant), 585 Harbor Land, San Diego, CA 92101.**

For questions regarding the NOP, please contact James Hirsch, Senior Redevelopment Planner, at (619) 686-7269.

### **ATTACHMENT**

**Figure 1. Project Location and Components**

**Figure 1**

**North Embarcadero Port Master Plan Location and Components**

