

**NOTICE OF PREPARATION  
OF A  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

**PROJECT TITLE:** "Old Police Headquarters and Park Project"  
(UPD #83356-SEIR-635)

**APPLICANT(S):** GMS Realty, LLC  
c/o Bruce Walton

**LOCATION:** Center City Embarcadero Planning District 3

The San Diego Unified Port District will be the Lead Agency and intends to prepare a Supplemental Environmental Impact Report (SEIR) document for the project identified above and described in the attached Notice of Preparation (NOP). We request your comments in connection with this project.

A copy of the Initial Study ( ) is, (x) is not, attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response by mail to John Helmer, Manager, Planning Services at the address shown above. Please provide the name of the contact person for your agency.



**JOHN HELMER**  
Manager, Planning Services

Date: September 27, 2004

**DISTRIBUTION:**

Office of Planning and Research, State  
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**SANDAG**

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Port Tenants Association  
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Save Our Heritage Organization  
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Sierra Club  
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Environmental Health Coalition  
San Diego Bay Keeper  
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San Diego Bicycle Coalition  
San Diego Convention & Visitors Bureau

San Diego Chamber of Commerce  
Gaslamp Quarter Association  
Gaslamp Quarter Foundation  
East Village Association  
Downtown Partnership  
Hotel/Motel Association  
International Association of Machinists  
International Longshoremen &  
Warehouse Union  
Inter City Business Association  
City Front Terrace Home Owners Assoc.  
Harbor View Home Owners Association  
Harbor Club Home Owners Association  
Marina Park Homeowners Association  
Meridian Residential Association  
Park Row Homeowners Association  
Watermark Homeowners Association  
Columbia Place Homeowners Assoc.  
Harbor View Community Council  
Downtown Residents Group  
Centre City Project Area Committee  
Southeast San Diego Dev. Committee  
Uptown Community Planning Group  
Balboa Park Collaborative

Campbell Shipyards  
R.E. Staite Engineering Inc.  
Chart House Enterprises  
Manchester Resorts  
Marriott Hotel & Marina  
San Diego Convention Center  
San Diego Padres  
Catellus Development  
Burlington Northern Santa Fe  
Ace Parking  
Seaport Village  
SDG&E  
SD Harbor Excursion  
Hornblower Yachts Inc.  
San Diego Rescue Mission  
St. Vincent DePaul  
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Harborside Refridgerated Services  
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San Diego Union Tribune  
San Diego Daily Transcript

San Diego Central Library-Downtown  
San Diego County Libraries  
Other Interested Individuals and Groups

NOTICE OF PREPARATION  
OF A  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT  
for the "Old Police Headquarters & Park" Project  
(UPD #83356-SEIR-635)

Notice is hereby given that the San Diego Port District has prepared a Notice of Preparation (NOP) for a Draft Supplemental Environmental Impact Report (SEIR) for the South Embarcadero Redevelopment Program I & Port Master Plan Amendment for the "Old Police Headquarters & Park Project." The proposed SEIR will supplement SCH #97051014.

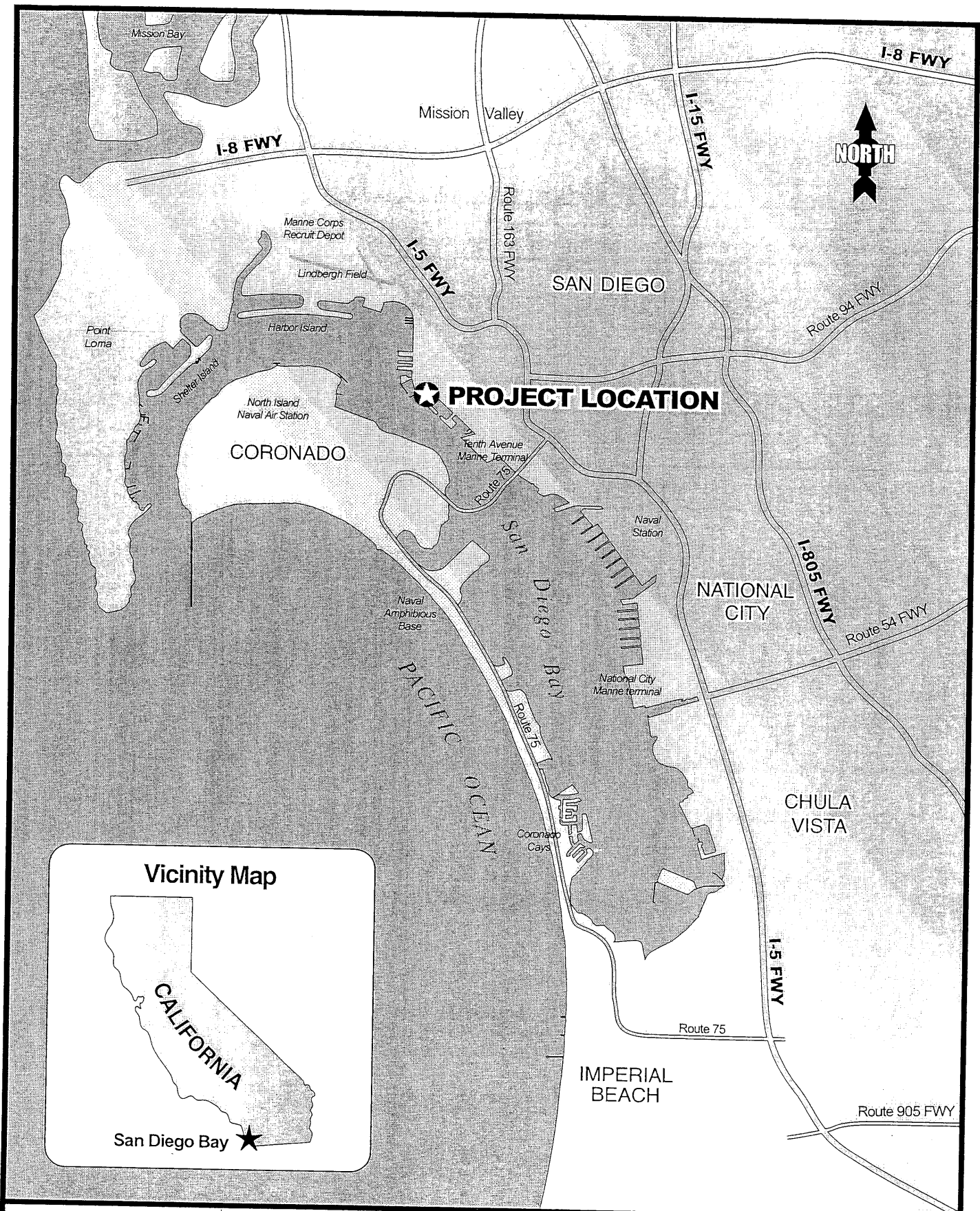
The proposed project is an amendment to the San Diego Unified Port District's South Embarcadero Redevelopment Program I and Port Master Plan (PMP) Amendment No. 26, which were approved by the Port District Board of Commissioners and the California Coastal Commission in 1998. The proposed Amendment area is located in the San Diego waterfront and is bounded by Harbor Drive on the northwest, Kettner Boulevard on the northeast and San Diego Bay on the southeast and southwest. The project consists of the following components:

1. Retain the existing Old Police Headquarters (OPH) and refurbish it with a mix of specialty retail, entertainment and restaurant uses. Rehabilitation of the OPH will ensure an efficient, contemporary use while preserving and restoring historic features. Non-historic building additions will be demolished, retaining approximately 90,000 square feet of the existing structure.
2. Provide new public park and plaza areas Pacific Coast Highway and the waterfront and new plaza areas along Harbor Drive, Pacific Coast Highway and Kettner Boulevard.
3. Retain the commercial fish activities along the waterfront, but reconfigure the use by modifying the existing facility with a structure that will efficiently accommodate commercial fish activities as an integrated component of the overall project design.
4. Amend a portion of the PMP Land Use Plan to redesignate areas from "Commercial Recreation" to "Park/Plaza" and other areas from "Park/Plaza" to "Commercial Recreation".
5. Provide parking through a combination of one or more of the following: (a) on-site surface parking; (b) on-site street parking; (c) on-site valet/tandem service parking; (d) off-site shared parking agreements; (e) parking structure; and (f) a shuttle system linking the new 2,000-space parking structure located adjacent to the Convention Center to the refurbished OPH, new park and plaza areas and other facilities and destinations along and in the Embarcadero promenade and waterfront area.

The SEIR will address the following probable environmental effects: visual resources, historic/cultural resources, traffic/parking, public facilities, recreation.

The NOP is available for public review at the office of the District Clerk, San Diego Unified Port District, 3165 Pacific Hwy., San Diego; and the Downtown Central Library, 820 E Street, San Diego. The NOP can be viewed at the Port of San Diego's web site: [www.portofsandiego.org](http://www.portofsandiego.org). A personal copy may also be requested by contacting John Helmer, Manager, Planning Services at (619) 686-6283.

Comments regarding environmental concerns should be addressed to the San Diego Unified Port District, Land Use Planning Department, P.O. Box 120488, San Diego, California, 92112-0488. Public comments on the NOP will be accepted until October 27, 2004. **A public scoping meeting will be held on Wednesday, October 27, 2004 from 3:00 – 5:00 p.m. at the Embarcadero Planning Center (formerly the Coral Reef Restaurant), 585 Harbor Lane, San Diego, CA 92101.**



Location Map

Old Police Headquarters and Park Project

DATE: 09/04

