



NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT 2701 NORTH HARBOR DRIVE DEMOLITION PROJECT UPD #83356-EIR-713; SCH #2007101004

Notice is hereby given that the San Diego Unified Port District (SDUPD), as lead agency under the California Environmental Quality Act, has prepared a Draft Environmental Impact Report (EIR) for the 2701 North Harbor Drive Demolition Project. The approximately 46-acre Project site is located in the northwest portion of downtown San Diego west of Pacific Highway and I-5. The Project site is located directly adjacent and surrounded to the north, east and west by the San Diego International Airport, and to the south by North Harbor Drive, the U.S. Coast Guard and San Diego Bay.

The Proposed Project is anticipated to be conducted in three phases over a 24- to 30-month period and consists of the following components: (1) Removal of approximately 50 existing structures (approximately 1 million s.f. of floor area) including office and support buildings, manufacturing buildings, warehouses, and sheds. All structure slabs, footings, foundations, grade beams, piles or portions of piles, and pile caps will be demolished, removed and disposed of; (2) Removal of all asphalt, concrete and other paving materials; (3) Removal and disposal of all hazardous and contaminated demolition materials as required by regulatory agencies, including but not limited to, ACMs, LBP, and PCBs that are attached to, affixed to, or imbedded in building materials, concrete, or other building components; (4) Removal and disposal of chlorofluorocarbons in any refrigeration and air conditioning units remaining; (5) Cutting, capping, and removal, replacement or relocation of underground piping and utility systems, including sewer mains, storm drains, water mains, underground/open concrete storage vaults, sumps and pits within the site boundary excluding the 54- and 60-inch storm drains, but including the laterals thereto. Also to be removed are any underground storage tanks that have received prior regulatory closure in accordance with state and local regulations; (6) Capping storm drain and sanitary sewer laterals entering the site. An existing 30-inch storm drain will be removed, replaced and connected to the remaining 54-inch storm drain; (7) Removal of all on-site landscaping, including associated irrigation pipes and valve boxes.

The Draft EIR analyzes potentially significant environmental effects to: aesthetics; air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; transportation and traffic; and utilities and service systems. The Project site includes areas present on the lists enumerated under §65962.5 of the Government Code and are discussed in Section 4.6, Hazards and Hazardous Materials, of the Draft EIR. The Draft EIR also analyzes three Proposed Project alternatives.

The Draft EIR and all documents referenced in the Draft EIR are available for public review during normal business hours at the Office of the District Clerk, SDUPD, 3165 Pacific Highway, San Diego, CA 92101. A CD copy of the Draft EIR can be obtained by contacting Candice D. Magnus, Associate Redevelopment Planner, at (619) 686-6283. The Draft EIR can be viewed online at <http://www.portofsandiego.org/>. The Draft EIR is also available for review at the following libraries:

- San Diego Central Library (820 E Street, San Diego, CA 92101)
- San Diego Public Library – Mission Hills Branch (925 W. Washington St., San Diego, CA 92103)
- San Diego Public Library – Point Loma/Hervey Branch (3701 Voltaire St., San Diego, CA 92107)

The 45-day public review period starts **Monday, April 27, 2009** and ends at **5:00 pm on Wednesday, June 10, 2009**. Comments on the Draft EIR should be addressed to the San Diego Unified Port District, Land Use Planning Department, 3165 Pacific Highway, San Diego, CA 92101.