



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

Publication of this Notice of a Public Scoping Meeting and Notice of Preparation (NOP) initiates the Port District's compliance with the California Environmental Quality Act (CEQA) for the proposed Amendment to the Port Master Plan. The NOP is the first step in the CEQA process. Public comments are requested within thirty (30) days of NOP receipt in accordance with the 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 November 2, 2009**. Comments should be addressed as follows:

**Re: North Embarcadero PMPA**

San Diego Unified Port District,  
Land Use Planning Department,  
P.O. Box 120488, San Diego, CA, 92112-0488.

Comments may also be submitted at the **Public Scoping Meeting to be held on Thursday, October 15, 2009 at 5:00 – 7:00 p.m. at the Embarcadero Planning Center (formerly Coral Reef Restaurant) at 585 Harbor Lane, San Diego, California.**

**PROJECT DESCRIPTION**

The Port requires preparation of an EIR under the CEQA for the North Embarcadero Port Master Plan Amendment (PMPA). The intent of the PMPA is to create a clear, simple, and consistent PMP 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 encompasses the Port's waterfront from the Laurel Street / North Harbor Drive intersection in the northwest to the 8<sup>th</sup> Avenue / Harbor Drive intersection in the southeast. Planning District 3 is generally bounded by Pacific Highway to the east, Harbor Drive to the north, and the Bay to the east and south. The proposed PMPA components include the following:

- 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 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 Bayfront 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
- Incorporate Port Geographic Information Systems (GIS) into the delineation and area calculations throughout Planning District 3
- Incorporate other PMP text, land use and graphic modifications as needed

Both land use changes only 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. No permits for specific developments would be issued as a result of this PMPA and the CEQA evaluation.

## **ENVIRONMENTAL CONSIDERATIONS**

The EIR will address the following probable environmental effects: land use and planning, traffic, parking, climate change, air quality, 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, as required by the CEQA. The effects of the proposed PMPA, as well as the consistency with the Coastal Act, will also be addressed in the EIR.