



## NOTICE OF RECIRCULATION & AVAILABILITY

### **REVISED DRAFT ENVIRONMENTAL IMPACT REPORT CHULA VISTA BAYFRONT MASTER PLAN AND PORT MASTER PLAN AMENDMENT UPD #83356-EIR-658; SCH #2005081077**

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Notice is hereby given that the San Diego Unified Port District (SDUPD), as lead agency, has prepared and is recirculating a Revised Draft Environmental Impact Report (EIR) for the Chula Vista Bayfront Master Plan (CVBMP) and Port Master Plan Amendment. The approximately 556-acre master plan area is located west of Interstate 5 in the City of Chula Vista, CA, under both the SDUPD and the City of Chula Vista planning jurisdictions.

The Proposed Project is proposed to be implemented in four phases over an approximately 24-year period, and consists of redevelopment of the Sweetwater, Harbor, and Otay Districts with a variety of uses such as: park, open space, ecological buffers, cultural, recreational, residential, hotel and conference space, mixed use office/commercial recreation, and retail. This includes specific development projects such as the proposed Gaylord Entertainment resort and convention center and the proposed Pacifica Companies residential development, as well as roadway and infrastructure system improvements to serve the Proposed Project area. CVBMP redevelopment also includes proposed in-water uses, including: a reconfigured marina basin and boat slips, a new commercial harbor, and realignment of the existing navigation channel.

The Revised Draft EIR analyzes potentially significant effects to: traffic and circulation; aesthetics/visual quality; hydrology/water quality; air quality; noise; terrestrial and marine biological resources; hazards and hazardous materials/public safety; public services; public utilities; seismic/geological hazards; energy; and, cumulative. The master plan area includes sites present on the lists enumerated under §65962.5 of the Government Code and are discussed in Section 4.12, Hazards and Hazardous Materials/Public Safety, of the Revised Draft EIR.

The Revised Draft EIR contains numerous updates and revisions to the previously circulated Draft EIR. Because the revisions are substantial, the SDUPD has determined it necessary to recirculate the entire Revised Draft EIR for public review and comment. Pursuant to CEQA Guidelines Section 15088.5(f)(1), reviewers are advised that new comments must be submitted on this Revised Draft EIR, and the SDUPD will respond in writing in the Final EIR only to those comments and not to those submitted on the previously circulated Draft EIR.

The Revised Draft EIR and all documents referenced in the Revised 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 Revised Draft EIR can be obtained by contacting Lesley Nishihira, Associate Redevelopment Planner, at (619) 686-6283. The Revised Draft EIR can be viewed online at <http://www.portofsandiego.org/>. The Revised Draft EIR is available at the following locations:

- Downtown/Central Branch – San Diego City Library (820 E Street, San Diego, CA 92101)
- South County Branch – San Diego County Library (500 Third Avenue, Chula Vista, CA 91910)
- Civic Center Branch – Chula Vista City Library (365 F Street, Chula Vista, CA 91910)
- South Chula Vista Branch – Chula Vista City Library (389 Orange Avenue, Chula Vista, CA 91911)
- Eastlake Branch – Chula Vista City Library (1120 Eastlake Parkway, Chula Vista, CA 91915)

The 45-day public review period starts **Friday, May 23, 2008** and ends **5 pm Tuesday, July 8, 2008**. Comments on the Revised Draft EIR should be addressed to the San Diego Unified Port District, Land Use Planning Department, P.O. Box 120488, San Diego, CA 92112-0488.