



**Final Master
Environmental Impact Report**

for the proposed

**North Embarcadero
Alliance Visionary Plan**

April 2000

FINAL MASTER
ENVIRONMENTAL IMPACT REPORT

(UPD #83356-EIR-351; SCH #99031037)

for the proposed

NORTH EMBARCADERO
ALLIANCE VISIONARY PLAN

Lead Agency

SAN DIEGO UNIFIED PORT DISTRICT
3165 Pacific Highway
San Diego, CA 92112

in conjunction with

CITY OF SAN DIEGO
COUNTY OF SAN DIEGO
CENTRE CITY DEVELOPMENT CORPORATION
U.S. NAVY

Environmental Consultant

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April 2000

Foreword

This Final Master Environmental Impact Report (Final MEIR) has been prepared in accordance with the requirements of the California Environmental Quality Act (California Public Resources Code Section 21000, et seq., [revised December 1998] herein, CEQA) and the State of California CEQA guidelines, as amended February 1999 (California Administrative Code, Title 14, Section 15000, et seq.). This document in combination with the Draft MEIR and its technical appendices circulated for public review constitute the Final MEIR for the North Embarcadero Alliance Visionary Plan. The purpose of the Final EIR is to provide the decision making body, in this case the North Embarcadero Alliance (Alliance) and respective governing boards, and Responsible Agencies (e.g., Coastal Commission) with environmental impact information relative to the proposed North Embarcadero Visionary Plan project. The second purpose of the Final MEIR is to communicate public concerns regarding environmental issues addressed in the Draft MEIR. The Alliance and respective governing boards must consider the information contained in this Final MEIR prior to approving the proposed project.

The Final MEIR

This Final MEIR, in compliance with Section 15132 of the State CEQA guidelines, includes the following:

Section 1.0 Foreword

This section introduces and outlines the contents of the Final MEIR.

Section 2.0 Errata

This section contains a list of minor corrections found in the body of the Draft MEIR where text has either been added (underlined) or deleted (strike-out) for clarification purposes.

Section 3.0 Response to Comments

This section includes the comments received on environmental issues raised during the public review process for the Draft MEIR as well as the responses to comments. Each comment is assigned a comment number (that corresponds to a response number) and response that appears on the same page. The comment letters and responses are preceded by a list of agencies, organizations, and individuals who commented on the Draft MEIR along with the identification of comment numbers.

Section 4.0 Final MEIR Text Revisions

This section contains revisions to the Draft MEIR which were developed in responding to comments received during the Draft MEIR public review period.

Section 5.0 Mitigation Monitoring and Reporting Program

This section contains the Mitigation Monitoring and Reporting Program (MMRP) for the project, which has been prepared by the Alliance pursuant to Public Resources Code Section 21081.6.

The Draft MEIR

The Draft MEIR for the North Embarcadero Alliance Visionary Plan (UPD# 83356-EIR-351; SCH #99031037) that was previously circulated for public review is an integral part of the Final MEIR. The Draft MEIR and technical appendices were not reprinted due to their very large sizes (combined, over 1,500 pages). Additionally, no changes to the Draft MEIR technical appendices were required in responding to comments received on the Draft MEIR. Both the Draft MEIR and technical appendices are available for review at the Port District office of the District Clerk located at 3165 Pacific Highway, San Diego and during regular business hours (i.e., Monday through Friday 8 a.m. to 5 p.m).

The Draft MEIR was available for a 45-day public review period from December 13th, 1999 to January 26th, 2000. A notice of availability of the Draft MEIR was published in the San Diego Daily Transcript and the Union Tribune. A public workshop was held on December 9, 1998 to explain the content of the Draft MEIR and processing. The Draft MEIR public review distribution list, which identifies the agencies, individuals and special interest groups that were provided a copy of the Draft MEIR, is available for review at the Port District office of the District Clerk during regular business hours. Copies of the Draft MEIR were also made available for public viewing at the Port District office of the District Clerk and at City of San Diego Downtown Central Public library, located at 820 E Street, San Diego.

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•Section 1•

Errata

1 Errata

This section contains a list of several revisions to the Final MEIR for clarification purposes based on a review of the Draft MEIR. Each listing is described by Draft MEIR section and subject.

Section 4.13 Public Utilities - Elimination of Significant Water and Sewer Impact

Based on initial consultation with the City of San Diego Water Department, the City indicated that the downtown water and sewer system would not be adequate to serve the Visionary Plan area and that the proposed project would result in a significant impact to public utilities. However, based on further review of this issue, the City has determined that there is sufficient water capacity in the existing Centre City water system to meet the future demand of the North Embarcadero Visionary Plan project. Sufficient sewer capacity will be provided with construction of the South Pacific Trunk Sewer, which is currently scheduled to be complete by the end of April 2002 as a Capital Improvement Project. This additional information has been added to the Final MEIR in Response to Comment 6.

Accordingly, the significant impact to water and sewer has been deleted from the Executive Summary, Chapter 4 and Chapter 6 of the Final MEIR.

▪Section 2▪

Comments on Draft EIR and Responses