



**NOTICE OF AVAILABILITY of a
DRAFT ENVIRONMENTAL IMPACT REPORT for the
WETLAND MITIGATION BANK AT POND 20 &
PORT MASTER PLAN AMENDMENT**

Notice is hereby given that the **San Diego Unified Port District (District)**, as lead agency under the California Environmental Quality Act, has prepared a Draft Environmental Impact Report (EIR) for the "Wetland Mitigation Bank at Pond 20 and Port Master Plan Amendment (PMPA)" (Project). The Draft EIR is available for a 45-day public review period. This notice is intended to notify agencies and members of the public that may be interested in the Project as to the availability of the Draft EIR, and the procedures for public review and comment on the Draft EIR.

Project Title: Wetland Mitigation Bank at Pond 20 and PMPA (UPD #EIR-2019-010), SCH #2019060167)

Project Applicant: San Diego Unified Port District

Project Location: Palm Avenue (State Route 75) between 13th Street and 16th Street, San Diego, CA in San Diego County

Project Description Summary: The project includes two primary components: (1) project-level environmental evaluation of the creation of a wetland mitigation bank within the District-owned portion of Pond 20, which was historically used as salt evaporation pond (Bank Parcel); and (2) program-level environmental evaluation of the incorporation of Parcels A, B, and C into the District's PMP, and assign land use designations. The project-level component includes associated construction and long-term operation and maintenance activities of the wetland mitigation bank within the Bank Parcel. Construction would be entirely within the existing berms of Pond 20. The District is proposing a PMPA to incorporate the Bank Parcel into the District's Port Master Plan (PMP) and assign a land use designation of "wetlands." For the program-level component, Parcels A, B, and C are District-owned property; however, currently these areas are not formally incorporated into the PMP. Parcels A, B, and C are located immediately adjacent to Pond 20, but entirely outside of the Pond 20 berms, and would be assigned a "commercial recreation" land use designation.

Probable Environmental Effects: The Draft EIR analyzes potentially significant environmental effects to: aesthetics, air quality, biological resources, cultural resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, and utilities and service systems. The Draft EIR finds that the project impacts to greenhouse gas emissions, noise, and transportation would remain significant and unavoidable even with the incorporation of mitigation measures.

Availability of Draft EIR: The Draft EIR, and all documents referenced in the Draft EIR, can be viewed online at: www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents. For assistance, call Lily Tsukayama, Associate Planner at (619) 686-8199.

Public Comments on the Draft EIR: The Draft EIR is available for a 45-day public review period that starts on August 20, 2020 and ends at 5:00 p.m. on October 5, 2020. Comment letters stating specific environmental concerns with the Draft EIR should be mailed to: San Diego Unified Port District, Attn: Lily Tsukayama, Planning Department, 3165 Pacific Highway, San Diego, CA 92101-1128 or emailed to Itsukayama@portofsandiego.org.

Lesley Nishihira
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San Diego Unified Port District

Date: Aug 18, 2020