



NOTICE OF PREPARATION of a DRAFT ENVIRONMENTAL IMPACT REPORT and NOTICE OF PUBLIC SCOPING MEETING for the SEAPORT SAN DIEGO REDEVELOPMENT PROJECT

Notice is hereby given that the San Diego Unified Port District (District), as lead agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the “Seaport San Diego Redevelopment Project.”

Las traducciones al español y tagalo de la postal NOP están disponibles en:

Available ang mga pagsasalin sa Spanish at Tagalog ng NOP postcard sa:

<https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqacoastal-act-notices>

Project: Seaport San Diego Redevelopment Project (UPD #EIR-2022-117)

Project Applicant: 1HWY1, LLC

Project Location: The Project site is comprised of approximately 102 acres of land and water located in the San Diego Unified Port District, in San Diego County, CA. The Project site is generally bounded by the San Diego Bay to the west, Kettner Blvd. to the south, Pacific Highway and North and West Harbor Dr. to the east, and G Street and Tuna Harbor Park to the north, with the USS Midway Museum to the north.

Brief Project Description: The Project proposes redevelopment of the landside portion of the site with approximately 2.7 million square feet of mixed-use development spread across seven landside planning blocks (Blocks A through G) and redevelopment of the waterside portion of the site with approximately 561,400 square feet of floating docks and piers spread across five waterside planning zones (Zones 1 through 5). Landside development would consist of hotels, retail, restaurants, health/wellness facilities, blue/marine technology offices, environmental education facilities, entertainment facilities, a new commercial fishing operations building, and public recreation uses (including an expanded promenade with shoreline stabilization features, elevated Green Strand walkway, plazas, parks, and an urban public beach). The proposed Project would also include the extension of the existing US Pierhead Line approximately 354 feet west from the existing US Pierhead Line to accommodate the proposed waterside improvements within Zones 2, 3, 4, and 5.

Environmental Considerations: The EIR will address the following potential Project-related and cumulative environmental effects of the proposed Project: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions and climate change, hazards and hazardous materials, hydrology and water quality, land use and planning, noise and vibration, transportation and traffic, tribal cultural resources, utilities and service systems, as well as other potential impacts identified during the NOP process.

Availability of the NOP and Initial Study: The NOP is available for public review online at <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents> or at the Office of the District Clerk, 3165 Pacific Highway, San Diego, CA 92101. For questions on this NOP, please contact the District Development Services Department at (619) 686-6419.

Public Comments on the NOP: The NOP is available for a minimum 30-day public review period that **starts on Thursday, September 14, 2023 and ends at 5:00 p.m. on Monday, October 16, 2023. Written comments will be accepted until 5:00 p.m. on Monday, October 16, 2023.** Comments regarding the scope and content of the environmental information that should be included in the EIR and other environmental concerns should be mailed to: San Diego Unified Port District, Development Services Department, 3165 Pacific Highway, San Diego, CA 92101, or emailed to: SeaportSD@portofsandiego.org.

Public Scoping Meeting: Two public scoping meetings will be held to solicit comments on the scope of the proposed EIR. The first meeting will be held in person on **Wednesday, September 27, 2023, at 5:00 p.m.** at the District Administration Building, Training Room, 3165 Pacific Highway, San Diego, CA 92101. The second meeting will be a virtual scoping meeting to be held on **Thursday, September 28, 2023, at 5:30 p.m.** via Zoom: <https://hdrinc.zoom.us/j/92520367342?pwd=S2h5SEVsK2J5NkxEVE1SMFd4RW5oZz09> (Meeting Passcode: 561630, Webinar ID: 925 2036 7342).