



**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING
FOR THE
EAST HARBOR ISLAND REDEVELOPMENT/TOPGOLF PROJECT AND
PORT MASTER PLAN AMENDMENT**

- PROJECT TITLE:** East Harbor Island Redevelopment/Topgolf Project and Port Master Plan Amendment
- APPLICANT:** Topgolf, USA; Avis Rent A Car System, LLC; Enterprise Mobility; The Hertz Corporation; and the San Diego Unified Port District
- LOCATION:** The Project area consists of approximately 43 acres of land generally bounded to the north by North Harbor Drive and the San Diego International Airport, to the west by Harbor Island Drive, to the south by Liberator Way and the East Basin portion of San Diego Bay, and to the east by the Convair Lagoon portion of San Diego Bay.
- REFERENCE:** California Code of Regulations, Title 14, Sections 15082(a), 15103, 15375
- DATE:** November 17, 2023

The San Diego Unified Port District (District) will be the lead agency in preparing an Environmental Impact Report (EIR) for the proposed East Harbor Island Redevelopment/Topgolf Project and Port Master Plan Amendment (Project). The District is soliciting input and feedback from various agencies, stakeholders, and the public pertaining to the scope and content of the environmental information that will be included in the EIR. For agencies with jurisdiction over affected resources or approval authority for the Project, the District seeks information that is relevant to your statutory responsibilities in connection with this Project. An agency may need to use the Project's EIR when considering permits or other approvals for the Project. The Project description, location, and its possible environmental effects are contained in the attached materials.

Due to the time limits mandated by state law, comments must be sent at the earliest possible date but no later than 30 days after the issuance of this notice. **Comments regarding environmental concerns will be accepted until 5:00 p.m. on December 18, 2023**, and should be mailed to San Diego Unified Port District, Development Services Department, Attn: Megan Hamilton, Senior Planner, 3165 Pacific Highway, San Diego, California 92101, or emailed to EHITopgolf@portofsandiego.org.

A public scoping meeting regarding the proposed EIR will be held on December 7, 2023, beginning at 5:00 p.m. The meeting can be accessed remotely using the following link and passcode or telephone number:

Join on your computer, mobile app, or room device

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 241 246 889 553

Passcode: EJqjwF

Or call in (audio only)

+1 619-535-7686,,608167433#

Phone Conference ID: 608 167 433#

For questions regarding this Notice of Preparation, please contact the Development Services Department at (619) 686-6419.



Signature

Wileen C. Manaois

Director, Development Services Department

November 17, 2023

Date



San Diego Unified Port District
3165 Pacific Highway
San Diego, California 92101

**NOTICE OF PREPARATION
of a
DRAFT ENVIRONMENTAL IMPACT REPORT
for the
EAST HARBOR ISLAND REDEVELOPMENT/TOPGOLF PROJECT
and
PORT MASTER PLAN AMENDMENT
(UPD #EIR 2023-134)**

Publication of this Notice of Preparation (NOP) initiates the San Diego Unified Port District's (District's) compliance with the California Environmental Quality Act (CEQA) for the proposed East Harbor Island Redevelopment/Topgolf Project and Port Master Plan Amendment (Project). The NOP is the first step in the Environmental Impact Report (EIR) process. It describes the Project and is distributed to responsible agencies, trustee agencies, cooperating federal agencies, and the general public. As stated in CEQA Guidelines (Guidelines), Section 15375, the purpose of the NOP is "to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR." The District is the CEQA lead agency, and Topgolf, USA (Topgolf); Avis Rent A Car System, LLC (Avis); Enterprise Mobility (Enterprise); The Hertz Corporation (Hertz); and the District are the applicants/proponents.

The NOP provides information describing the Project, its location, and its probable environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the Draft EIR. The District encourages responsible and trustee agencies, the California Office of Planning and Research, interested parties, and the general public to provide their comments to the District so that the District can ensure that the Draft EIR meets their needs. The District has also prepared a Draft Initial Study for the Project, which is attached to this NOP.

Project Location

The Project area is approximately 43 acres of land generally bounded to the north by North Harbor Drive and the San Diego International Airport, to the west by Harbor Island Drive, to the south by Liberator Way and the East Basin portion of San Diego Bay, and to

the east by the Convair Lagoon portion of San Diego Bay (Figure 1, Regional Location, and Figure 2, Project Area). A portion of the Project area is planned for redevelopment (East Harbor Island redevelopment area).

Existing Conditions

The Project area is currently occupied by the San Diego Harbor Police headquarters; Avis, Enterprise, and Hertz rental car companies; and San Diego International Airport. Existing structures include several one- and two-story buildings, various shade structures, parking lots, fencing, and walkway pavement. Much of the Project area shoreline is covered with riprap. Topographically, the East Harbor Island redevelopment area is relatively level with a gentle gradient down to San Diego Bay.

Land Use

The Project is within the East Harbor Island Subdistrict of Planning District 2 of the Port Master Plan (PMP). The majority of the existing land use designation is Industrial Business Park, which permits a range of industrial and business uses sited in developments that emphasize clustering of buildings, extensive landscaping, and shared open space. There is also a small amount of Open Space and Harbor Services land use designations.

Project Description Summary

The Project proposes to redevelop portions of East Harbor Island. Project components include a PMP Amendment (PMPA), demolition and removal of existing structures and improvements, realignment of Liberator Way, the redevelopment of approximately 10 acres for the Topgolf entertainment complex, public realm improvements, and future redevelopment of adjacent parcels. The existing San Diego Harbor Police headquarters located on the western side of East Harbor Island would remain in place. Refer to Figure 2.

Demolition

The Project would include the demolition of three rental car facilities: Hertz, Enterprise, and Avis. Specifically, demolition of the approximate 12.2-acre Hertz facility at 3202 North Harbor Drive would include the removal of all buildings and canopies, an aboveground storage tank, two aboveground oil tanks, three underground fuel storage tanks, associated fuel piping and dispensers, paving surfaces, and all associated structural components. Demolition of the approximate 7.1-acre Enterprise facility, located at 3280 North Harbor Drive, would include the removal of the customer service maintenance building; fleet fueling canopy, including all structures, equipment, facilities, and utility lines serving the fuel/wash building; and underground fuel storage tanks and related piping. Demolition of the approximate 8.8-acre Avis facility located at 3180 North Harbor Drive

would include the complete removal of an existing storage building, a maintenance building, a security kiosk, an office building and associated canopy, fuel dispensers and related equipment, aboveground storage tanks, paving surfaces, and all associated structural components.

Liberator Way Realignment

The realignment of Liberator Way would accommodate both vehicular and pedestrian traffic. The newly realigned street would include a 66-foot right-of-way with a 40-foot street width, including space for parallel parking on either side of the roadway, and 8 feet of sidewalk on the northern side of the street. A minimum 9-foot parkway would be established on both sides of the bike/sidewalk, separating the roadway from the sidewalk, and would include drought-tolerant, enhanced landscaping and street trees. The streetscape would include street lighting, crosswalks at Liberator Way and Harbor Island Drive, benches, and trash receptacles.

Topgolf Entertainment Complex

Topgolf proposes to redevelop approximately 10 acres of the East Harbor Island redevelopment area (Topgolf Project) with a 70,700-gross-square-foot visitor-serving attraction with associated restaurant and retail uses. The proposed three-level building has a maximum height of approximately 50 feet. The building would include 102 hitting bays, which would face east toward a 4.5-acre artificial turf outfield enclosed by a polyester barrier netting system suspended on poles that would range between 90 and 170 feet in height. Patrons would hit golf balls from the hitting bays toward 10 lighted target areas in the outfield area. Hitting bays would include high-top and lounge seating with television screens and include overhead speakers providing amplified music. The complex would also include a full-service restaurant, a bar, lounges, a rooftop entertainment area including a sky patio, a corporate/event meeting space, and a family entertainment area with games.

Vehicular access to the Topgolf entertainment complex from the east would be off North Harbor Drive via Liberator Way and from the west off Harbor Island Drive via Liberator Way. Pedestrians would access the Topgolf entertainment complex via a 60-foot-wide walkway connecting an existing multi-use pathway adjacent to North Harbor Drive and a proposed sidewalk adjacent to Liberator Way. The parking lot would include approximately 293 parking stalls, including Americans with Disabilities Act parking stalls and electric vehicle stalls. Overflow parking would be made available to Topgolf through future development of the adjacent parcels.

Public Realm Improvements

Public realm improvements are proposed on approximately 10.8 acres as contemplated in the Draft Port Master Plan Update (PMPU). The park/plaza area could include a 15- to 20-foot-wide waterside promenade, a step-down area, a water-based hand launched, non-motorized watercraft launch area, a water-based transfer point, and other health and wellness features. Landscaping would integrate drought-tolerant species, including those native to the San Diego County Coastal Zone.

Adjacent Parcels Use

Future development of adjacent parcels, west of the Topgolf Project site, as a result of the land use designation changing from Industrial Business Park to Commercial Recreation is not known at this time.

Port Master Plan Amendment

The Project would require a PMPA to change the land use designations from Industrial Business Park, Open Space, and Harbor Services to Commercial Recreation and Park/Plaza (Figure 2) to allow for overnight accommodation uses including hotels, restaurants, retail, entertainment attractions, a convention center, recreational vehicle parks, specialty shopping, pleasure craft marinas, water-dependent educational and recreational program facilities and activities, dock and dine facilities, and sportfishing, as well as an array of active and passive recreational uses, including a shoreline promenade, and to add the East Harbor Island Redevelopment/Topgolf Project to the PMP's Project List for Planning District 2 per Section 30711 of the California Coastal Act. As noted below, if the PMPU is certified prior to approval of the Project, no PMPA would be required.

The Project would also involve subsequent issuance of Coastal Development Permit(s) and associated real estate agreement(s).

Port Master Plan Update

As a separate and unrelated action, the District is in the process of updating its certified PMP. The District has circulated for public review a PMPU Draft Program EIR (PMPU Draft PEIR) and is now preparing the PMPU Final PEIR and Draft PMPU. The District anticipates seeking Board of Port Commissioners (Board) certification of the PMPU Final PEIR and approval of the PMPU in 2024. Following approval of the PMPU, the District will seek certification of the PMPU by the California Coastal Commission (CCC). The CCC-certified PMPU must be adopted by the Board and then returned to the CCC for final acceptance (collectively called the "certified PMPU"). The EIR for this Project will analyze the Project's consistency with both the existing PMP and the Draft PMPU.

Environmental Considerations

The Draft EIR will address the following potential Project-related and cumulative environmental effects as described in the Initial Study prepared for the Project (attached):

- Aesthetics
- Air quality
- Biological resources
- Energy
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Noise
- Public services
- Transportation
- Tribal Cultural Resources
- Utilities and service systems

The Draft EIR will also address other potential impacts identified during the NOP process, identify feasible mitigation measures and a reasonable range of alternatives, and include the other additional mandatory sections required by CEQA. The Environmental Initial Study Checklist is attached.

NOP Comments

This NOP is available for a 30-day public review period that starts on November 17, 2023, and ends at 5:00 p.m. on December 18, 2023. The NOP is available for public review online at: <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-coastal-act-notices?page=0>. Written comments regarding the scope and content of the environmental information that should be included in the EIR and other environmental concerns should be emailed to EHITopgolf@portofsandiego.org or mailed to:

San Diego Unified Port District
Development Services Department
Attn: Megan Hamilton, Senior Planner
3165 Pacific Highway
San Diego, California 92101

Public Scoping Meeting

A public scoping meeting to solicit comments on the scope and content of the EIR for the Project will be held on December 7, 2023, beginning at 5:00 p.m. The meeting can be accessed remotely via the following link and passcode or telephone number:

Join on your computer, mobile app, or room device

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 241 246 889 553

Passcode: EJqjwF

Or call in (audio only)

[+1 619-535-7686,,608167433#](tel:+16195357686608167433)

Phone Conference ID: 608 167 433#

The District, as the CEQA lead agency, will review the public comments received during the scoping period to determine what issues should be addressed in the EIR. Other opportunities for the public to comment on the potential environmental effects of the Project are as follows:

- A minimum 45-day public review and comment period for the Draft EIR
- A public hearing for the Board of Port Commissioners to consider certification of the Final EIR

For questions regarding this NOP, please contact the District Development Services Department at (619) 686-6419.

Attachments

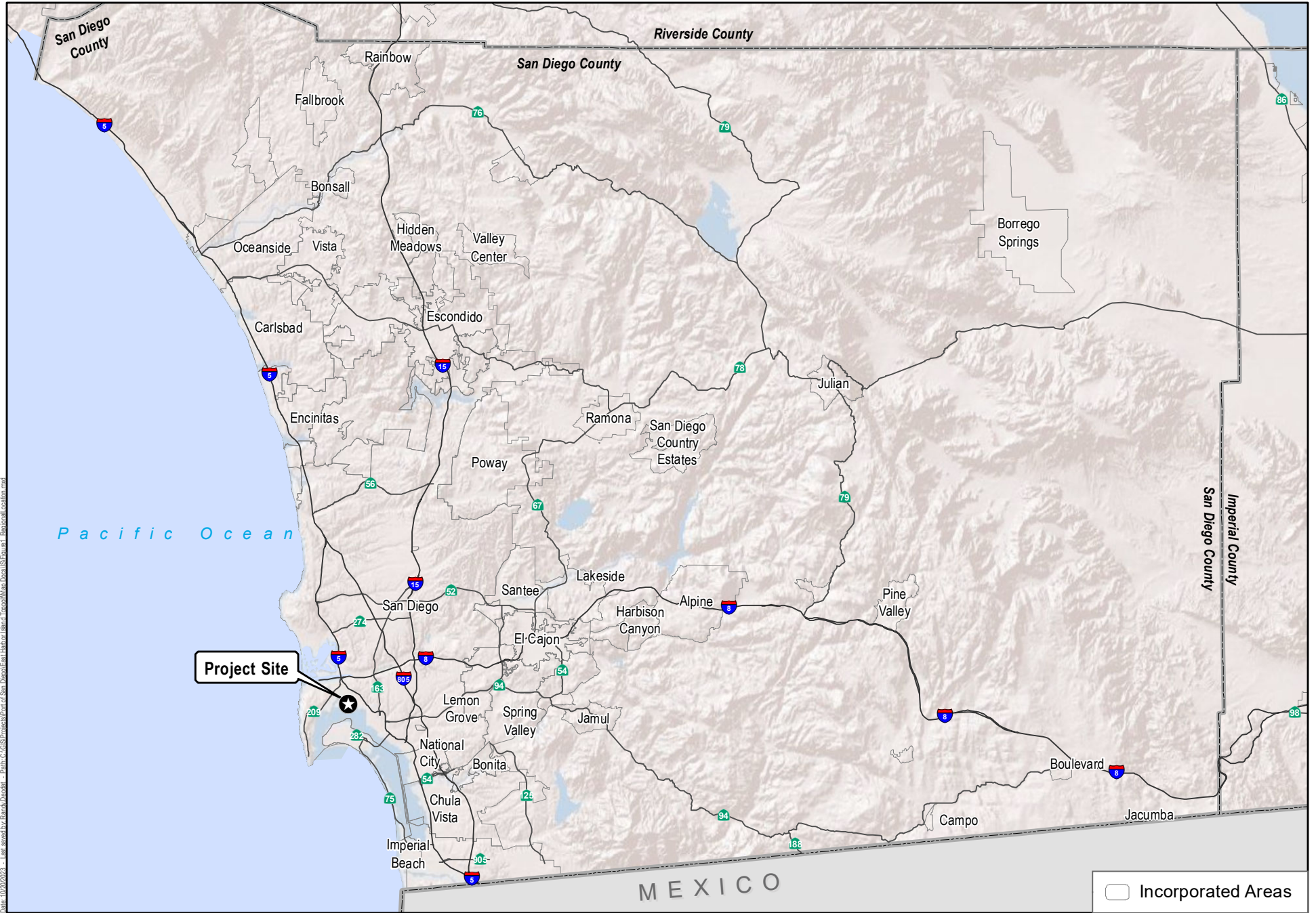
Figure 1: Regional Location

Figure 2: Project Area

Figure 3a: Topgolf Project Profile

Figure 3b: Topgolf Project Elevations

Environmental Initial Study Checklist



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○ Incorporated Areas

Source: ESRI 2023.

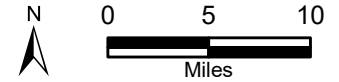


Figure 1
Regional Location

East Harbor Island Redevelopment/Topgolf Project

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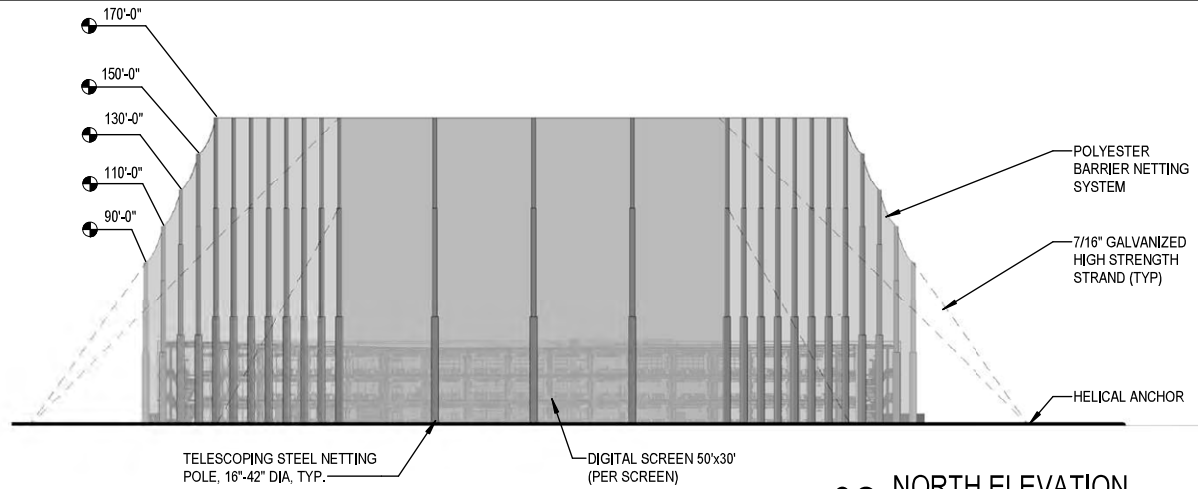


| | |
|---|--|
|  | Project Area - 42.98 acres |
|  | Topgolf Project Site - 9.37 acres |
|  | Existing Harbor Police Headquarters - 4.16 acres |
| Proposed Water and Land Use Designations | |
|  | Commercial Recreation - 25.65 acres |
|  | Park/Plaza - 14.77 acres |
|  | Proposed for improvement - 10.79 acres |
|  | Streets - 2.56 acres |
|  | Promenade |

Source: Port of San Diego 2023.

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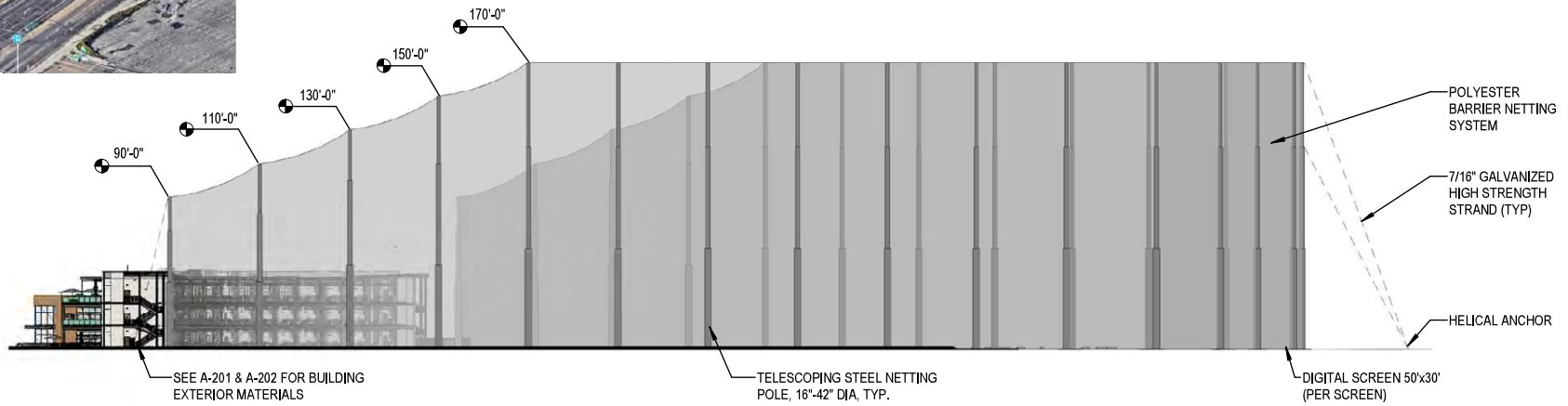
Path: C:\GIS\Projects\City of Perris\Valley Industrial Project\Map Docs\NOP



02 NORTH ELEVATION

SCALE: 1/64" = 1'-0"

05/09/2022



01 EAST ELEVATION

SCALE: 1/64" = 1'-0"

The outfield spans just over 4.5 acres and includes 10 underground targets for golfers to hit into. The outfield is surrounded by a polyester barrier netting system suspended on poles that range between 90' and 170' in height from the building's FFE.

Source: Port of San Diego 2023.



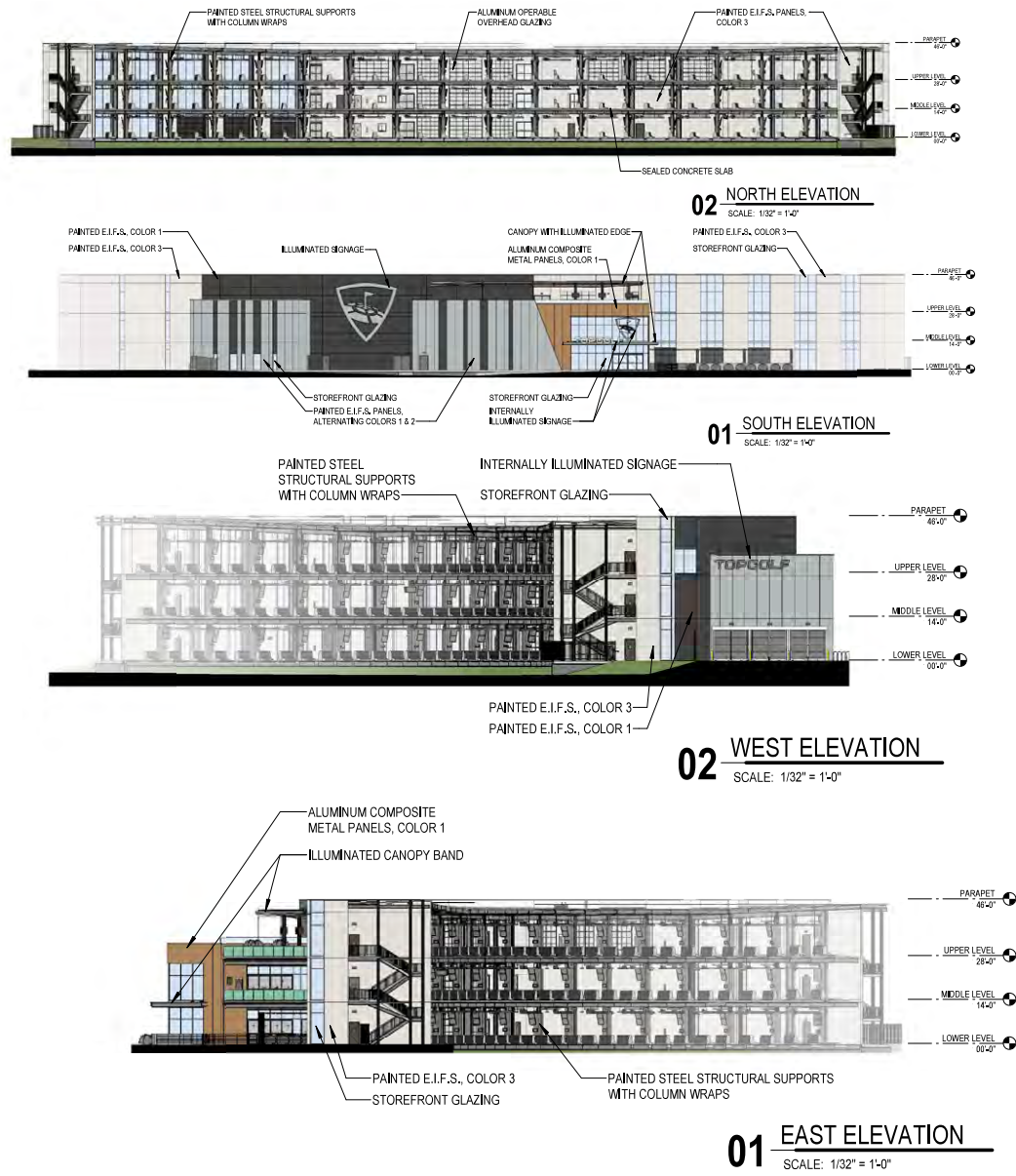
Harris & Associates

Figure 3a

Topgolf Project Profile

East Harbor Island Redevelopment/Topgolf Project

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In total, the building stands 46'-0" in height. The building is clad with storefront glazing, colored EFIS and composite metal panels.

Source: Port of San Diego 2023.



Harris & Associates

Figure 3b

Topgolf Project Elevations

East Harbor Island Redevelopment/Topgolf Project

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