



Date of Notice: October 1, 2024

PUBLIC NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

ENGINEERING & CAPITAL PROJECTS DEPARTMENT

NOTICE OF PREPARATION: The City of San Diego (City), as the Lead Agency, has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision-makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the environmental impact report when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on October 1, 2024. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego CEQA website at <https://www.sandiego.gov/ceqa> under the "Notice of Preparation and Scoping Meetings" tab.

PUBLIC NOTICE OF SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes and Section 15082 of the CEQA Guidelines, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. The meeting will be held by the City of San Diego's Engineering & Capital Projects Department on **October 16, 2024**, from 6:00 to 7:30 p.m. in the cafeteria at Mission Bay High School located at 2475 Grand Ave., San Diego, CA, 92109. **Please note that depending on the number of attendees, the meeting could end earlier than 7:30 p.m.** Written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting. Requests for translation services to offer public comment may be made by contacting CIP-CEQA@sandiego.gov at least two business days prior to the meeting date. The City is committed to addressing language translation requests swiftly in order to maximize public participation.

HOW TO SUBMIT COMMENTS: Comments on this Notice of Preparation document will be accepted for 30 calendar days following the issuance of this notice and must be received by November 1, 2024. When submitting comments, please reference the project name, **Mission Bay Park Improvements Program EIR**, in the subject line. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document.

Comment letters may be submitted electronically via e-mail at CIP-CEQA@sandiego.gov. The City requests that all comments be provided electronically; however, if a hard copy submittal is necessary, it may be submitted to **Nancy Graham, Program Manager, City of San Diego Engineering & Capital Projects Department, 525 B St., MS 908A, San Diego, CA 92101**.

GENERAL PROJECT INFORMATION:

- **PROJECT NAME:** Mission Bay Park Improvements Program EIR
- **COMMUNITY PLAN AREAS:** Mission Bay Park, Pacific Beach, Mission Beach
- **COUNCIL DISTRICT:** 1 and 2

PROJECT HISTORY: On November 4, 2008, Proposition C was approved by City of San Diego voters. This proposition brought about an amendment to the City Charter by introducing Section 55.2. The purpose of this section is to allocate a portion of the lease revenue generated from Mission Bay Park for capital improvements within Mission Bay Park and other Regional Parks. This designated fund is known as the Mission Bay Park Improvement Fund (Improvement Fund). The Improvement Fund is utilized to carry out a series of prioritized projects outlined in City Charter Section 55.2.

To ensure proper oversight and allocation of funds, Proposition C established the Mission Bay Park Improvement Fund Oversight Committee (Oversight Committee). The Oversight Committee is responsible for supervising the prioritized project list funded by the Improvement Fund within the Improvement Zone. It also verifies that the funds are appropriately collected, segregated, retained, and allocated in accordance with City Charter Section 55.2.

The proposed project is an improvement program with specific elements to be implemented throughout Mission Bay Park, including location-specific elements. These elements align with the priority project list identified by the Oversight Committee.

PROJECT LOCATION: The proposed program is located within the Mission Bay Park Improvement Zone (Improvement Zone), as defined in City Charter Section 55.2. Regionally, the Improvement Zone is located in the westernmost portion of central City of San Diego, as shown in Figure 1. The Improvement Zone, which is comprised of approximately 164 acres, encompasses Mission Bay Park, along with additional areas in all directions; the specific extent of the Improvement Zone is shown in Figure 2. Generally, the Improvement Zone is bound by the communities of Pacific Beach to the north, Ocean Beach to the south, Mission Beach to the west, and Interstate 5 (I-5) to the east. Within the Improvement Zone are various identified sites for

planned location-specific elements to be analyzed under the program EIR. An overview map of these elements is provided in Figure 2.

PROJECT DESCRIPTION: The proposed project is a program that is specifically intended to address issues related to water quality and water circulation improvements, habitat improvements, and visitor-serving improvements, in specifically identified areas. The program includes the implementation of the following elements: wetland and water quality improvements, shoreline restoration, expansion of habitat preserves, bicycle and pedestrian improvements, restoration of seawall bulkhead, and deferred maintenance activities. Wetland and water quality improvements are focused within several specific areas, including 1) North Fiesta Island, 2) Tecolote Creek and Fiesta Island Causeway, and 3) Cudahy Creek. Shoreline restoration would occur at several locations including 1) Vacation Island NW, 2) Vacation Island NE, 3) Vacation Island SW, 4) Ventura Cove, 5) Crown Point, 6) West Sail Bay, 7) Bonita Cove, and 8) Bahia Point. Expansion of habitat preserves and upland habitats would occur at Fiesta Island and the San Diego River floodway levee. Bicycle and pedestrian improvements would occur bay-wide with four main locations identified as key areas; 1) Rose Creek Bike Path, 2) Fiesta Island Causeway, 3) Ocean Beach Bike Path, 4) Robb Field Gateway Connectivity; and include several elements, including missing portions or gaps in bicycle and pedestrian paths, signage*, sustainable lighting*, and parking lot repairs*. The restoration of the seawall bulkhead would occur along the oceanfront at Pacific Beach and Mission Beach. Deferred maintenance would occur bay-wide and include maintenance of the following facilities: playgrounds, comfort stations, furnishings, and parking lot repairs (including stormwater best management practices, called BMPs). A Preliminary Engineering Report (PER) will be prepared up to 30% complete design for each of these location-specific elements.

The EIR will analyze the 30% design PERs at a project level, while bay-wide elements will be analyzed at a program level. The proposed program may also include amendments to the Mission Bay Park Master Plan and Local Coastal Program.

PROJECT ACCESS: Regional access to the program site is provided by Interstate (I)-5 from the north and south, and I-8 from the east. Access to each individual element of the program is provided by local roadways surrounding Mission Bay Park.

PROJECT INFRASTRUCTURE: Infrastructure associated with the program includes stormwater drains, culverts and outfalls, and transportation infrastructure such as bikeways, sidewalks, comfort stations, signage, and parking lots.

OFF-SITE IMPROVEMENTS: Offsite improvements are not part of the proposed program.

CONSTRUCTION AND PHASING: The program includes up to 30% design of several elements, which would be analyzed in the EIR at a project level. A conceptual construction duration for each of these elements is analyzed as part of the EIR. The timing for programmatic elements such as shoreline stabilization and bike and pedestrian improvements is not defined although consideration for sequencing elements within the program will be evaluated.

* indicates activities exempt from CEQA but are to be included in the EIR for purposes of disclosure.

APPLICANT: City of San Diego, Engineering & Capital Projects Department and the Parks and Recreation Department

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed program may result in significant environmental impacts in the following areas: **Air Quality; Biological Resources; Energy, Geology and Soils, Greenhouse Gas Emissions, Historic Resources (Built Environment and Archaeological Resources), Health and Safety, Hydrology and Water Quality, Land Use, Noise, Recreation, Tribal Cultural Resources, and Cumulative.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in an alternative format, call the Engineering & Capital Projects Department at (619) 533-4207 or email CIP-CEQA@sandiego.gov. Your request should include the suggested format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact Nancy Graham at (619) 236-6891. For information regarding public meetings/hearings on this project, call the Engineering & Capital Projects Department at (619) 533-4207 or email engineering@sandiego.gov. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **October 1, 2024**.

Carrie Purcell
Deputy Director
Engineering & Capital Projects Department

ATTACHMENTS: NOP Distribution List
Figure 1: Regional Site Location
Figure 2: Project Site

NOP Distribution:

Federal

- US EPA Region 9 (19)
- US Fish and Wildlife Service (23)
- USDA Natural Resources Conservation SRVS (25)
- US Army Corps of Engineers Los Angeles District (26)

State of California

- California Department of Fish and Wildlife (32)
- California Environmental Protection Agency (37A)
- California Natural Resources Agency (43)
- CA Regional Water Quality Control Board (44)
- California Coastal Commission (47)
- California Transportation Commission (51)
- California State Coastal Conservancy (54)
- State Water Resources Control Board (55)
- CA State Lands Commission (62)

County of San Diego

- County Environmental Coordinator (68)
- County Department of Environmental Health and Quality (74)
- Gary Erbeck (75)
- Mark McPherson (76)
- San Diego County Regional Airport Authority (110)
- San Diego County Parks Department (232)
- John-Ross Glueck

City of San Diego

- Park & Recreation Board (77)
- MMC (77A/180)
- Park Development (93)
- Environmental Service Department (93A)
- City Attorney (93C)
- Mayor's Office (91)
- Councilmember Joe LaCava, Council District 1
- Councilmember Jennifer Campbell, Council District 2
- Councilmember Stephen Whitburn, Council District 3

- Councilmember Henry L. Foster, Council District 4
- Councilmember Marni Von Wilpert, Council District 5
- Councilmember Kent Lee, Council District 6
- Councilmember Raul Campillo, Council District 7
- Councilmember Vivian Moreno, Council District 8
- Council President Sean Elo-Rivera, Council District 9

City Libraries

- Library Department of Government Documents (81)
- Central Library (81A)
- Balboa Branch Library (81B)
- Beckwourth Branch Library (81C)
- Benjamin Branch Library (81D)
- Carmel Mountain Ranch Branch Library (81E)
- Carmel Valley Branch Library (81F)
- City Heights/Weingart Branch Library (81G)
- Clairemont Branch Library (81H)
- College-Rolando Branch Library (81I)
- Kensington-Normal Heights Branch Library (81K)
- La Jolla/Riford Branch Library (81L)
- Linda Vista Branch Library (81M)
- Logan Heights Branch Library (81N)
- Malcom X Library & Performing Arts Center (81O)
- Mira Mesa Branch Library (81P)
- Mission Hills Branch Library (81Q)
- Mission Valley Branch Library (81R)
- North Clairemont Branch Library (81S)
- North Park Branch Library (81T)
- Oak Park Branch Library (81U)
- Ocean Beach Branch Library (81V)
- Otay-Mesa Nestor Branch Library (81W)
- Pacific Beach/Taylor Branch Library (81X)
- Paradise Hills Branch Library (81Y)
- Point Loma/Hervey Branch Library (81Z)
- Rancho Bernardo Branch Library (81AA)

City Libraries (continued)

- Rancho Peñasquitos Branch Library (81BB)
- READ/San Diego (81CC)
- San Carlos Library Branch Library (81DD)
- San Ysidro Branch Library (81EE)
- Scripps Miramar Ranch Branch Library (81FF)
- Serra Mesa Branch Library (81GG)
- Skyline Hills Branch Library (81HH)
- Tierrasanta Branch Library (81II)
- University Heights Branch Library (81KK)

City Planning Department

- Kelly Stanco (87)
- Rebecca Malone
- Elena Pascual
- Sameera Rao
- Julia Chase
- Jonathan Avila
- Kristen Forburger

Economic Development Department

Jim Mandlerj

Parks and Recreation

- Andrew Field
- Karen Dennison
- Tom Tomlinson
- Mayra Medel
- Milton Clark
- Mike Rodrigues
- Cristobal Amezcua
- Michelle Abella-Shon
- Ryan Barbrick
- Cristobal Amezcua
- Cherlyn Cac

Engineering and Capital Projects

- Rania Amen
- Luis Schaar
- Carrie Purcell
- Nancy Graham
- Nicholas Ferracone
- Jamie Kennedy
- Tyler Sherer

Sustainability and Mobility Department

- Christine Mercado
- Heather Werner
- Phil Trom

Other Municipal Governments/Agencies

- San Diego Association of Government (SANDAG) (108)

Other Interested Organizations, Groups, and Individuals

- The Daily Transcript (135)
- Rancho Santa Ana Botanic Garden at Clairemont (161)
- The San Diego River Park Foundation (163)
- The San Diego River Coalition (164)
- Sierra Club San Diego Chapter (165)
- Neighborhood Canyon Creek & Park Groups (165A)
- San Diego Natural History Museum (166)
- San Diego Audubon Society (167)
- Jim Peugh (167A/324)
- San Diego River Conservancy (168)
- Environmental Health Coalition Inc (169)
- CA Native Plant Society (170)
- AECOM Environmental Inc (178)
- Citizens Coordinate for Century 3 (179)
- EC Allison Research Center (181)
- Endangered Habitats League (182)
- The Surfrider Foundation (183)
- Vernal Pool Society (185)
- San Diego Tracking Team (187)
- Carmen Lucas (206)
- South Coastal Information Center (210)
- San Diego Historical Society (211)
- San Diego Archaeological Center (212)
- Save Our Heritage Organisation (214)
- Ron Christman (215)
- Michael Beck (215B)
- Intertribal Cultural Resources Council (216)
- Campo Band of Mission Indians (217)
- San Diego County Archaeological Society Inc (218)
- Native American Heritage Commission (222)

Other Interested Organizations, Groups, and Individuals (continued)

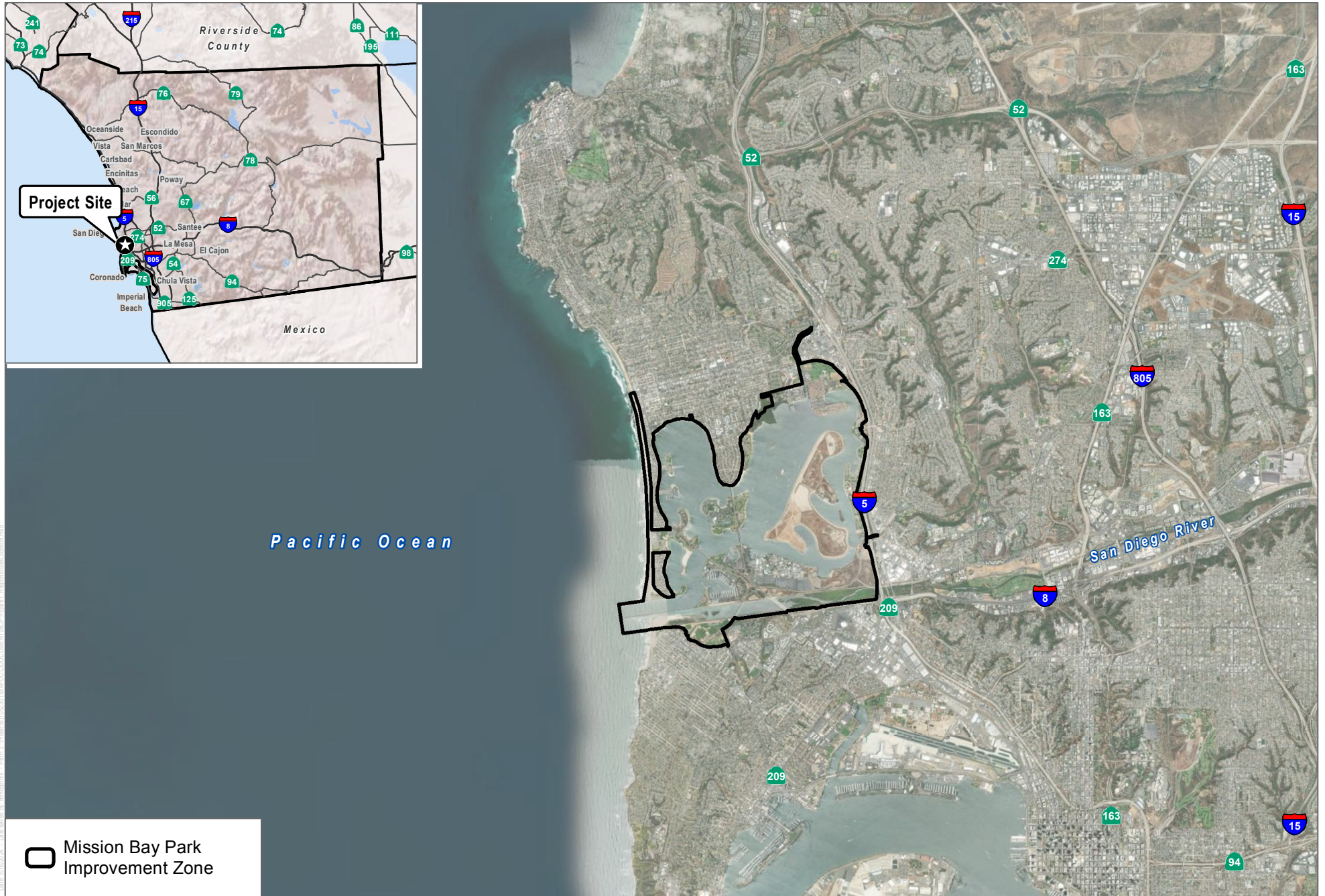
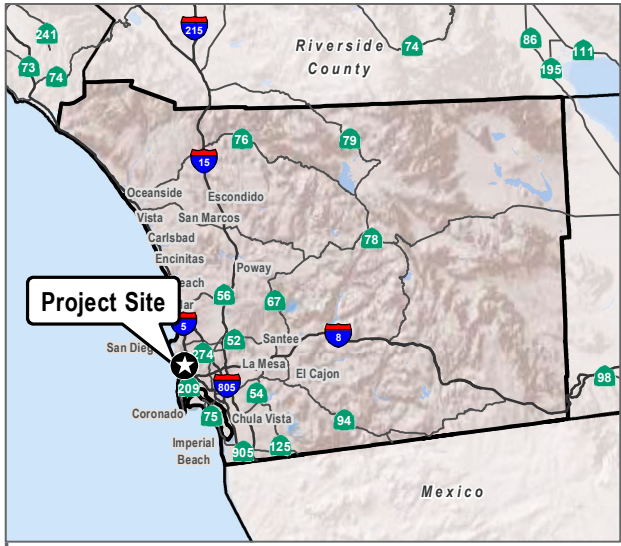
- Kumeyaay Cultural Heritage Preservation (223)
- Kumeyaay Cultural Repatriation Committee (225)
- Tribal Distribution (225A-S)
- Balboa Park Committee (226)
- Barrio Logan Committee (240)
- Clairemont Mesa Community Planning Group (248)
- University of San Diego (251)
- Kearny Mesa Community Planning Group (265)
- La Jolla Community Planning Group (275)
- City Heights Community Planning Group (287)
- Eastern Area Community Planning Group (302)
- Midway-Pacific Highway Community Planning Group Chair (307)
- Robin Madaffer (308)
- Justine Nielsen (308A)
- Surfers Tired of Pollution (318)
- Mission Bay Park Committee (318A)
- San Diego Coastkeeper (319)
- Friends of Rose Canyon (320)
- Pat Gallagher (322A)
- Mission Bay Lessees (323)
- Citizens Coordinate for Century 3 (324A)
- Mission Beach Precise Planning Board (325)
- Navajo Community Planning Group (336)
- Carmel Mountain Ranch/Sabre Springs Community Planning Group (344)
- Carmel Valley Community Planning Group (350)
- Del Mar Mesa Community Planning Group (361)
- North Park Community Planning Group (363)
- Ocean Beach Planning Board (367)
- Old Town San Diego Community Planning Group (368)
- CA State Parks (371)
- Beach and Bay Press (372)
- Friends of Rose Canyon (373)
- Pacific Beach Town Council (374)
- Pacific Beach Planning Group (375)
- Crown Point Assn (376)
- Pacific Beach Historical Society (377)
- Pacific Highlands Ranch Community Planning Group (377A)
- Black Mountain Ranch Community Planning Group (380)
- San Diego Gas & Electric (381)
- Peninsula Community Planning Group (390)
- Ranch Bernardo Community Planning Group (400)
- San Dieguito River Valley Conservancy (422)
- San Pasqual Community Planning Group (426)
- San Ysidro Community Planning Group (433)
- Torrey Hills Community Planning Group (444A)
- Chollas Valley (Encanto Neighborhoods) Planning Group (449A)
- East Elliot/Tierra Santa Community Council (462)
- Torrey Pines Community Planning Group (469)
- University Community Planning Group (480)
- Richard Drury
- Molly Greene
- John Stump
- College Area Community Planning Group
- Community Planners Committee (CPC)
- Downtown Community Planning Group
- Greater Golden Hill Community Planning Group
- Kensington-Talmadge Community Planning Group
- Linda Vista Community Planning Group
- Midway-Pacific Highway Community Planning Group
- Mira Mesa Community Planning Group
- Miramar Ranch North
- Mission Bay Park Committee
- Mission Valley Community Planning Group

Other Interested Organizations, Groups, and Individuals (continued)

- Normal Heights Community Planning Group
- North City Subarea 2 Chair
- Otay Mesa Community Planning Group
- Otay Mesa-Nestor Community Planning Group
- Pacific Beach Community Planning Group
- Rancho Encantada Community Planning Group
- Rancho Peñasquitos Community Planning Group
- Scripps Miramar Ranch Community Planning Group
- Serra Mesa Community Planning Group
- Skyline-Paradise Hills Chair
- Southeastern San Diego Community Planning Group
- Torrey Highlands Community Planning Group Chair
- Rewild Mission Bay Coalition Members
- San Diego County Bicycle Coalition
- San Diego Mountain Biking Association
- Moment Bicycles
- Uptown Bicycles
- Gravelstoke
- Adams Avenue Bicycles
- Rouleur Brewing Company
- Celo Pacific Bicycle Racing Team
- Major Taylor Cycling Club San Diego
- Ranchos Cycling Club
- Bike the Coast SD
- Bike Buddies Cycling Club
- Black Girls Do Bike
- Challenged Athletes Foundation
- Sports 5 Exceptional Athletes
- ZLAC Rowing Club
- Mission Bay Yacht Club
- Mission Bay Aquatic Center
- Tower Beach Club
- Mission Beach Women's Club
- Bluewater Vacation Homes
- Just Kayak Paddleboard Rentals
- Yacht Rental San Diego
- Adventure Water Sports
- Pacific Beach Tennis Club
- Mission Bay Youth Baseball
- Ikuna Koa Outrigger Canoe Club
- San Diego Mission Bay Boat & Ski Club
- Mission Bay RV Resort
- Action Sport Rentals
- San Diego Canoe & Kayak Team
- Seacamp San Diego
- BSA Camp Fiesta Island
- San Diego Dragon Boat Team
- Discover Mission Bay
- SeaWorld San Diego
- Hubbs SeaWorld Research Institute
- Freedom Boat Club San Diego
- Dana Landing Marina
- Blue Seas Fabrication
- Fastlane Sailing & Kayaking
- Dana Landing
- Fishing Charters of San Diego
- Novia Loca Sportfishing
- The Dana on Mission Bay
- Hyatt Regency Mission Bay Span and Marina
- Red Marlin San Diego
- Seaforth Boat Rental
- Tailwalker Whale & Dolphin Adventures
- Osprey Yacht Charters
- Kraken Sportfishing
- Sportsmen's Seafood
- H2O Jetski Rentals
- Ironclad Sportfishing
- Fish Further Charters
- No Patience Sportfishing & Seafood
- AWOL Sport Fishing
- Brothers Sportfishing
- Seaforth Sportfishing
- Ranch Events
- Notary Public Class
- Marina Village Conference Center
- San Diego Crew Classic
- San Diego Parasail Adventures
- Net Zero Expeditions
- Offshore Blue Adventures
- Driscoll Mission Bay
- Paradise Point Resort & Spa
- San Diego Bayfair
- San Diego Rowing Club
- Bahia Resort Hotel

Other Interested Organizations, Groups, and Individuals (continued)

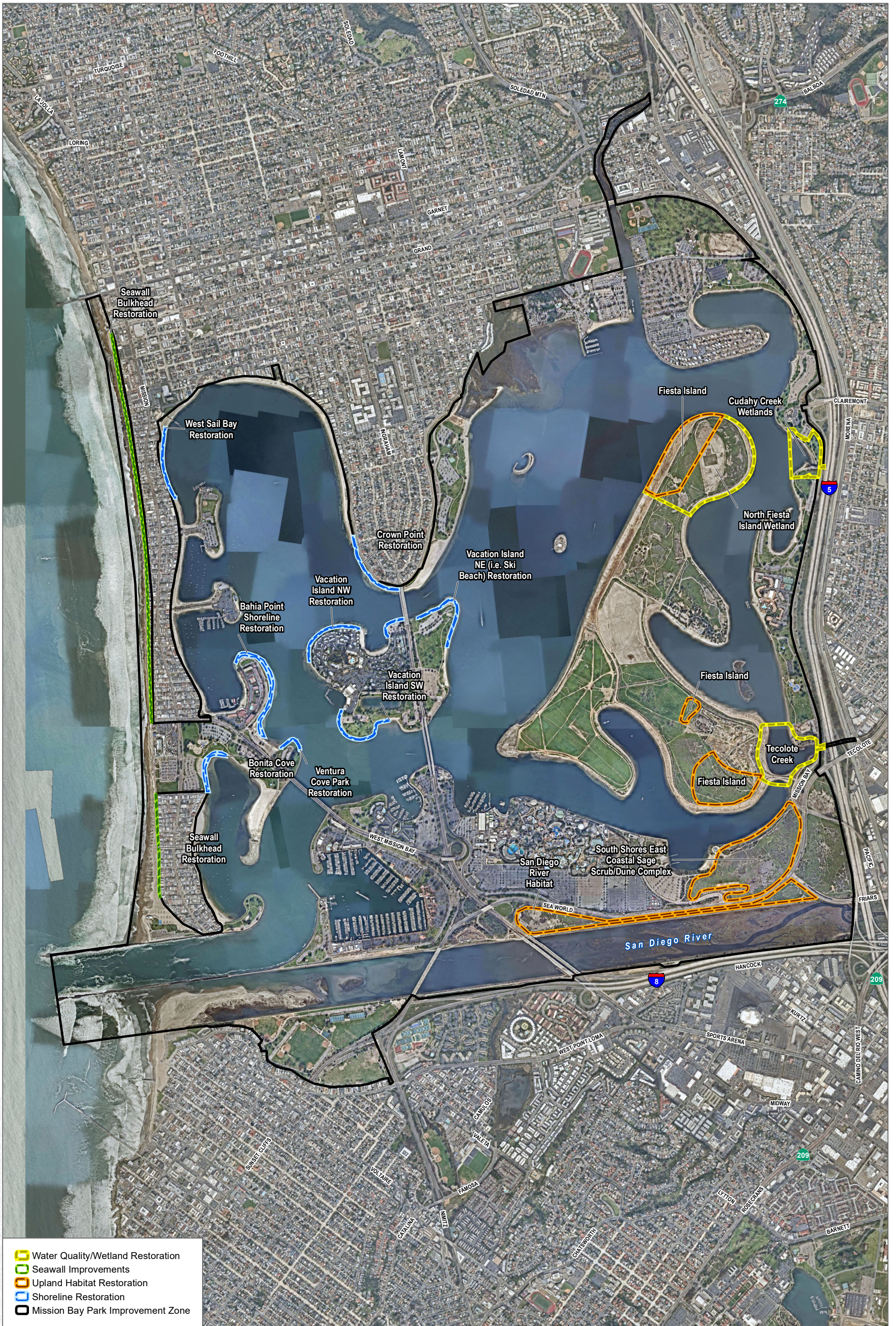
- Belmont Park
- Mission Beach Surfing School
- Adams Community Recreation Group
- Allied Gardens Community Recreation Group
- Azalea Community Recreation Group
- Balboa Park Committee
- Balboa Park/Morley Field Community Recreation Group
- Black Mountain Park Citizen's Advisory Committee
- Carmel Valley Community Recreation Group
- Chollas Valley Community Recreation Group
- City Heights Community Recreation Group
- Colina de Sol Recreation
- Community Parks I Committee
- Community Parks II Committee
- Dolores Magdaleno Memorial Recreation
- Doyle Community Recreation Group
- Dusty Rhodes Community Recreation Group
- Encanto Recreation Group
- Greater North Clairemont Community Recreation Group
- Kearny Mesa Community Recreation Group
- La Jolla Community Recreation Group
- Linda Vista Community Recreation Group
- Los Pensacitos Canyon Citizens' Advisory Committee
- Martin Luther King Jr. Community Recreation Group
- Mira Mesa Community Recreation Group
- Mission Bay Park Improvements Fund Oversight Committee
- Mission Trails Regional Park Citizens' Advisory Committee
- Mission Trails Regional Park Task Force
- Mountain view Community Recreation Group
- Municipal Gold Committee
- Nobel Community Recreation Group
- North Park Recreation Group
- Ocean Beach Community Recreation Group
- Ocean View Hills Recreation Group
- Open Space Canyons Advisory Committee
- Otay Mesa Recreation Group
- Otay Valley Regional Park Citizens' Advisory Committee
- Pacific Highlands Ranch Community Recreation Group
- Paradise Hills Community Recreation Group
- Parks and Recreation Board
- Point Loma Community Recreation Board
- Rancho Bernardo Recreation Board
- Rancho Penasquitos Community Recreation Group
- Robb Field Community Recreation Group
- Robert Egger Sr South Bay Recreation Group
- San Carlos/Lake Murray Community Recreation Group
- San Diego Civic Dance Association
- San Diego Regional Park Improvement Fund Oversight Committee
- San Ysidro Recreation Group
- Santa Clara/Pacific Beach Community Recreation Group
- Scripps Ranch Community Recreation Group
- Serra Mesa Community Recreation Group
- Skyline Hills Community Recreation Group
- South Clairemont Community Recreation Group
- Stockton Community Recreation Group
- Therapeutic Recreation and Age Well Services
- Tierrasanta Community Recreation Group
- University Heights Community Recreation Group
- Willie Henderson Sports Complex



SOURCE: SANGIS 2023



FIGURE 1
Regional Site Location
Mission Bay PEIR



SOURCE: SANGIS 2023



FIGURE 2
Project Site
Mission Bay PEIR