



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 24, 2025

# NOTICE OF AVAILABILITY DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009733

---

The City of San Diego (City), as the Lead Agency, has prepared a draft Environmental Impact Report (EIR) for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft EIR and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS: Comments on this draft EIR must be received by close of business on May 8, 2025** to be included in the final document considered by the decision-making body. When submitting comments, please reference the project name and number, Midway Rising / PRJ-1106734, in the subject line. The City requests that all comments be provided electronically via email at: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: **Anne B. Jarque, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

**GENERAL PROJECT INFORMATION:**

- Project Name: Midway Rising Specific Plan
- Project No.: PRJ-1106734
- SCH No.: 2023120451
- Community Plan Area: Midway-Pacific Highway
- Council District: 2

**PROJECT DESCRIPTION:** GENERAL PLAN and COMMUNITY PLAN AMENDMENT to the Midway-Pacific Community Plan to redesignate the site from Community Commercial-Residential Permitted (0-44 dwelling units/acre (du/ac)) to Mixed Community Village (0-72 du/ac), Adoption of a SPECIFIC PLAN, REZONE from CC-3-6 (Community-Commercial) to RMX-2 (Mixed-Use Residential), an ORDINANCE propose the Midway Rising Entertainment Center District overlay, a VESTING TENTATIVE MAP, various EASEMENT VACATIONS, and a SITE DEVELOPMENT PERMIT to adopt the Midway Rising Specific Plan that would establish goals, policies, development standards, and architectural guidelines for a transit-oriented development with a range of land uses. Buildout of the Midway Rising Specific Plan would allow for approximately 4,254 housing units, including up to 2,000

affordable units, public parks and open space, a multi-purpose Entertainment Center, and up to 130,000 square feet of commercial uses. The Project would also include infrastructure improvements on- and off-site, including extensions and/or upgrades of existing water, sewer, storm drain, drainage, roadways, bike paths, transit, mobility and pedestrian facilities. The Specific Plan would encompass the City-owned Sports Arena site, which includes other commercial buildings, totaling 49.23-acres located at 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard. The site is zoned CC-3-6 and designated for Community Commercial-Residential Permitted (0-44 du/ac) and the Midway-Pacific Highway Community Plan area. Additionally, the site is located in the following overlays: Airport Land Use Compatibility Overlay Zone (San Diego International Airport (SDIA) and NAS North Island); Airport Influence Areas Overlay Zone (SDIA – Review Areas 1 and 2; NAS North Island – Review Area 2); Airport FAA Part 77 Noticing Areas Overlay Zone (SDIA notification threshold at 70 feet through 100 feet AMSL and NAS North Island notification threshold at 181 feet through 206 feet AMSL); Airport Noise Contours (CNEL) Overlay Zone (SDIA 60-65 CNEL – partially within); Community of Concern: Low; Community Plan Implementation Overlay Zone: Type B, Complete Communities Mobility Zone 2; Complete Communities Housing Solutions FAR Tier 2.5 Coastal (2.5 FAR); Parking Standards Transit Priority Areas Overlay Zone; Transit Priority Area Overlay Zone; Sustainability Development Area; and partially within the Transit Area Overlay Zone. **The site is included on a list compiled pursuant to California Government Code, Section 65962.5, for hazardous waste sites.** (Assessor Parcel Number: 441-590-04.)

**APPLICANT:** Midway Rising, LLC.

**RECOMMENDED FINDING:** The draft EIR determined the proposed project would result in significant environmental effects in the following areas: **Land Use, Transportation and Circulation, Historical and Tribal Cultural Resources, Noise, Health and Safety, and Air Quality.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft EIR, and/or supporting documents in an alternative format, please email the Development Services Department at [DSDEASNoticing@sanidiego.gov](mailto:DSDEASNoticing@sanidiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**Additional Information:** For environmental review information, contact Anne B. Jarque at (619) 557-9753. For information regarding public meetings/hearings on this project, contact Development Project Manager Martha Blake, at (619) 446-5375. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on March 24, 2025.

Raynard Abalos  
Deputy Director  
Development Services Department