



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 18, 2023

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

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009733

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 a Subsequent 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 (California Public Resources Code, Section 21000 et seq.). The Subsequent EIR will be tiered from the Midway-Pacific Highway Community Plan Update Revised Final Program EIR (SCH# 2015111013). According to California Code of Regulations, Title 14, Section 15062(b), a lead agency shall prepare a Subsequent EIR when changes to a project or its circumstances occur, or new information becomes available after certification of a previous EIR. 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 EIR when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on December 18, 2023. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City's 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. A pre-recorded presentation will be made accessible to the public and available for viewing from December 18, 2023, through January 17, 2024.

HOW TO REVIEW THE PRESENTATION: Members of the public will be able to access the link to watch a pre-recorded presentation via livestream at

<https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between December 18, 2023, at 12:00 a.m. through January 17, 2024, at 12:00 p.m.

HOW TO SUBMIT COMMENTS: Comments on this Notice of Preparation will be accepted for 30 days following the issuance of this notice and **must be received no later** than January 17, 2024. When submitting comments, please reference the project name, Midway Rising Project, and project number, PRJ-1106734 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 email at DSDEAS@sandiego.gov. The City requests that all comments be provided electronically; however, if a hard copy submittal is necessary, it may be submitted to **Anne Jarque, Senior Planner, City of San Diego, Development Services Department, 1222 First Avenue, MS 501, San Diego, California 92101**.

GENERAL PROJECT INFORMATION:

- **Project Name/Number:** Midway Rising / PRJ-1106734
- **Community Area:** Midway-Pacific Highway Community Plan
- **Council District:** 2

PROJECT DESCRIPTION: A request for a 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)) and Mixed Commercial Residential (0-73 (du/ac)) to Mixed Commercial Residential (0-109 du/ac), SPECIFIC PLAN, REZONE from CC-3-6 and CC-3-8 to CC-3-8 and CC-3-9, VESTING TENTATIVE MAP, various EASEMENTS, 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 (TOD) with a range of land uses within four planning areas. Buildout of the Midway Rising Specific Plan would allow for approximately 4,627 housing units, including 2,000 affordable units, public parks and open space, a multi-purpose Entertainment Center, and up to 145,000 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 combined 52.04-acres specific plan site is located at 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard and 3467, 3487, and 3495 Kurtz Street. The Specific Plan would encompass the City-owned Sports Arena site (49.2 acres, APN 441-590-04) and three privately-owned parcels along Kurtz Street (2.84 acres, APNs 441-330-01, 441-330-11, and 441-330-12). The site is zoned CC-3-6 and CC-3-8 (Commercial-Community) and designated for Community Commercial-Residential Permitted (0-44 du/ac) and Mixed Commercial Residential (0-73 du/ac) in 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); Coastal Height Limitation Overlay Zone (although has been deemed not enforceable through

Ordinance O-21508); Community of Concern: Low; Community Plan Implementation Overlay Zone: Type B, the three privately owned parcels are not within CPIOZ-B; Complete Communities Mobility Zone 2; Complete Communities Housing Solutions FAR Tier 2.5 Coastal (2.5 FAR); North Bay Redevelopment Project area; 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.**

APPLICANT: Midway Rising, LLC.

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed Project may result in significant environmental impacts in the following areas: **Land Use; Transportation and Circulation; Historical and Tribal Cultural Resources; Geologic Conditions; Noise; Health and Safety; Hydrology and Water Quality; Visual Effects and Neighborhood Character; Air Quality; Greenhouse Gas Emissions; Public Services and Facilities; Public Utilities; Biological Resources; Paleontological Resources, and Cumulative.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this notice or any additional information in an alternative format, please email the Development Services Department at 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 the senior planner, Anne Jarque, at (619) 557-7953. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, on the fifth floor of the Development Services Department. For information regarding public meetings/hearings on this Project, contact the Development Project Manager, Martha Blake, at (619) 446-5375. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on December 18, 2023.

Raynard Abalos
Deputy Director
Development Services Department

Attachments: Notice of Preparation Distribution
Figure 1: Regional Location
Figure 2: Vicinity Map
Figure 3: Site Map
Figure 4: Planning Area Map

Notice of Preparation Distribution:

Federal Agencies

Federal Aviation Administration (1)
Marine Corps Recruit Depot Facilities Division (14)
U.S. Fish & Wildlife Service Field Office (Carlsbad) (23)

State Agencies

Caltrans District 11 (31)
California Department of Fish and Wildlife (32)
Department of Toxic Substances (39)
State Historic Preservation Office (41)
Regional Water Quality Control Board (44)
State Clearinghouse (46A)
California Transportation Commission (51)
California Department of Transportation (51A)
California Highway Patrol (58)

County of San Diego

Air Pollution Control District (65)
Department of Environmental Health and Quality (76)

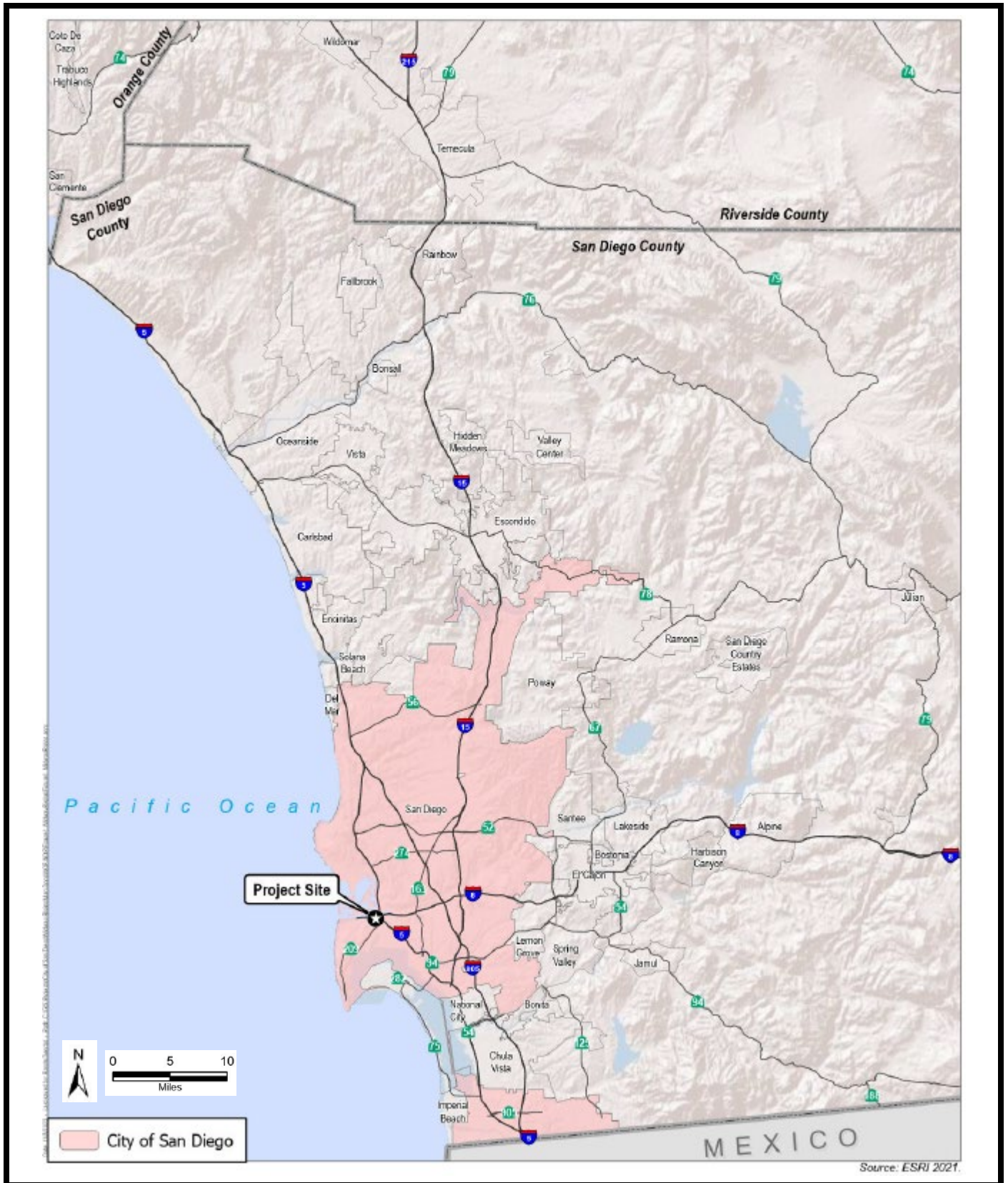
City of San Diego

Mayor's Office (91)
Councilmember LaCava, District 1 (MS 10A)
Councilmember Campbell, District 2 (MS 10A)
Councilmember Whitburn, District 3 (MS 10A)
Councilmember Montgomery, District 4 (MS 10A)
Councilmember von Wilpert, District 5 (MS 10A)
Councilmember Lee, District 6 (MS 10A)
Councilmember Campillo, District 7 (MS 10A)
Councilmember Moreno, District 8 (MS 10A)
Councilmember Elo-Rivera, District 9 (MS 10A)
Department of Real Estate and Airport Management , Christina Bibler (MS 56D)
Transportation Review, Ann Gonsalves (78)
Water and Wastewater Review, Gary Nguyen (86A, 86B)
Fire-Rescue Department, Tyler Larson (MS 604)
Police Department, Brian Schimpf
Environmental Services Department, Jane Marie Fajardo (MS 1103A)
Public Utilities Department, Sandra Carlson (MS 901)
Central Library, Government Documents (81 & 81A)
Mission Hills Branch Library (81Q)
Mission Valley Library (81R)
Ocean Beach Branch Library (81V)
Point Loma/Hervey Branch Library (81Z)
Historical Resources Board (87)
San Diego Housing Commission (88)

Midway Pacific Community Planning Group (307)
Mission Valley Planning Group (331)
Ocean Beach Planning Board (367)
Old Town San Diego Community Planning Board (368)
Peninsula Community Planning Board (390)
Uptown Planners (498)

Other Interested Organizations, Groups and Individuals

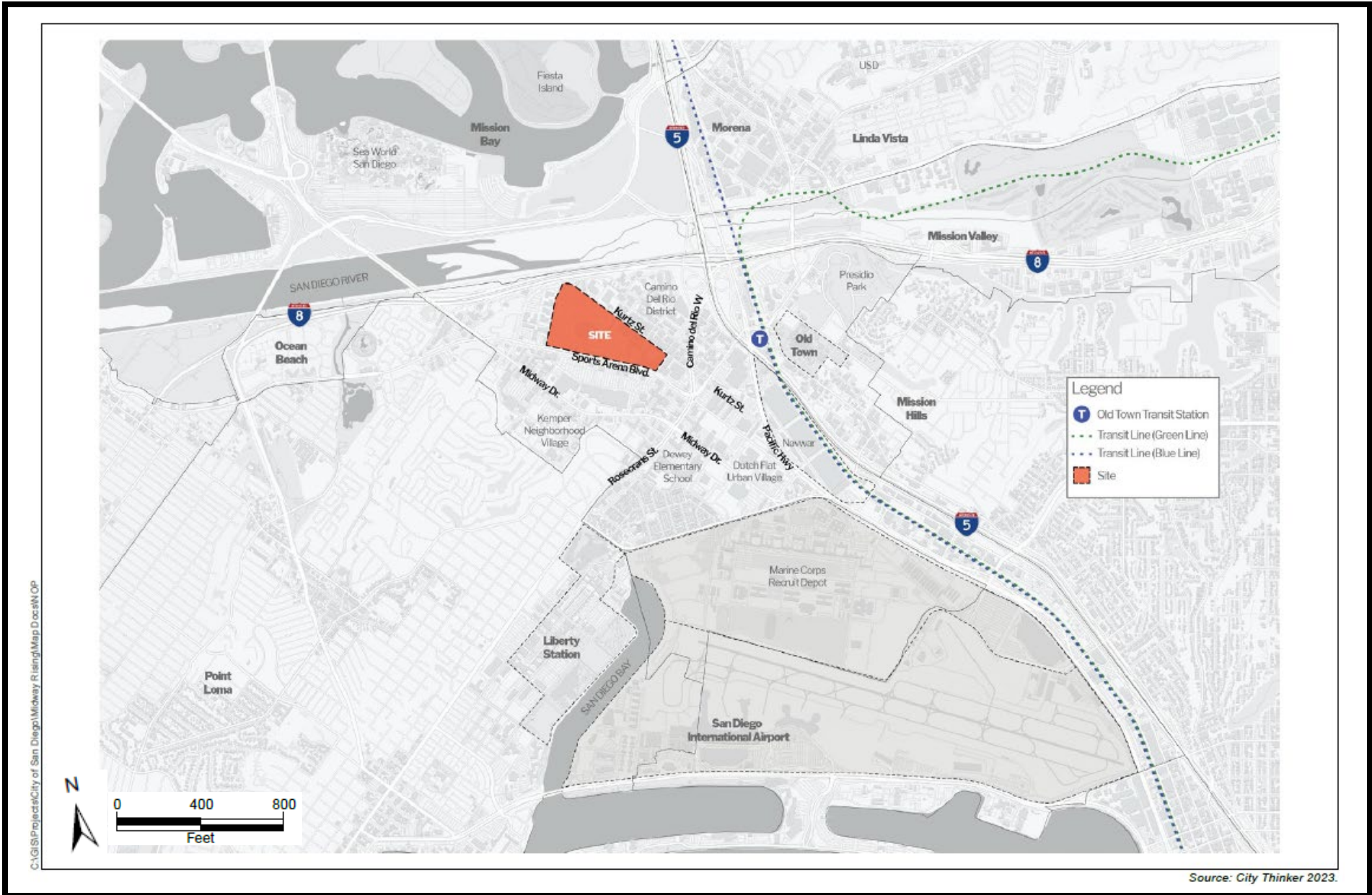
San Diego Association of Governments (108)
San Diego County Regional Airport Authority (110)
Metropolitan Transit System (112)
San Diego Gas & Electric (114)
San Diego Unified School District (125)
San Diego Chamber of Commerce (157)
Old Town Chamber of Commerce (369)
San Diego Natural History Museum (166)
Sierra Club (165)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
San Diego Coastkeeper (173)
Endangered Habitats League (182 & 182A)
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
San Diego County Archaeological Society, Inc. (218)
Public Notice Journal (144)
Richard Drury
Molly Green
John Stump
Kevin Johnston
Applicant, Midway Rising, LLC
Applicant, Bowman
Consultant, Sedona Pacific Corporation
Consultant, Harris & Associates

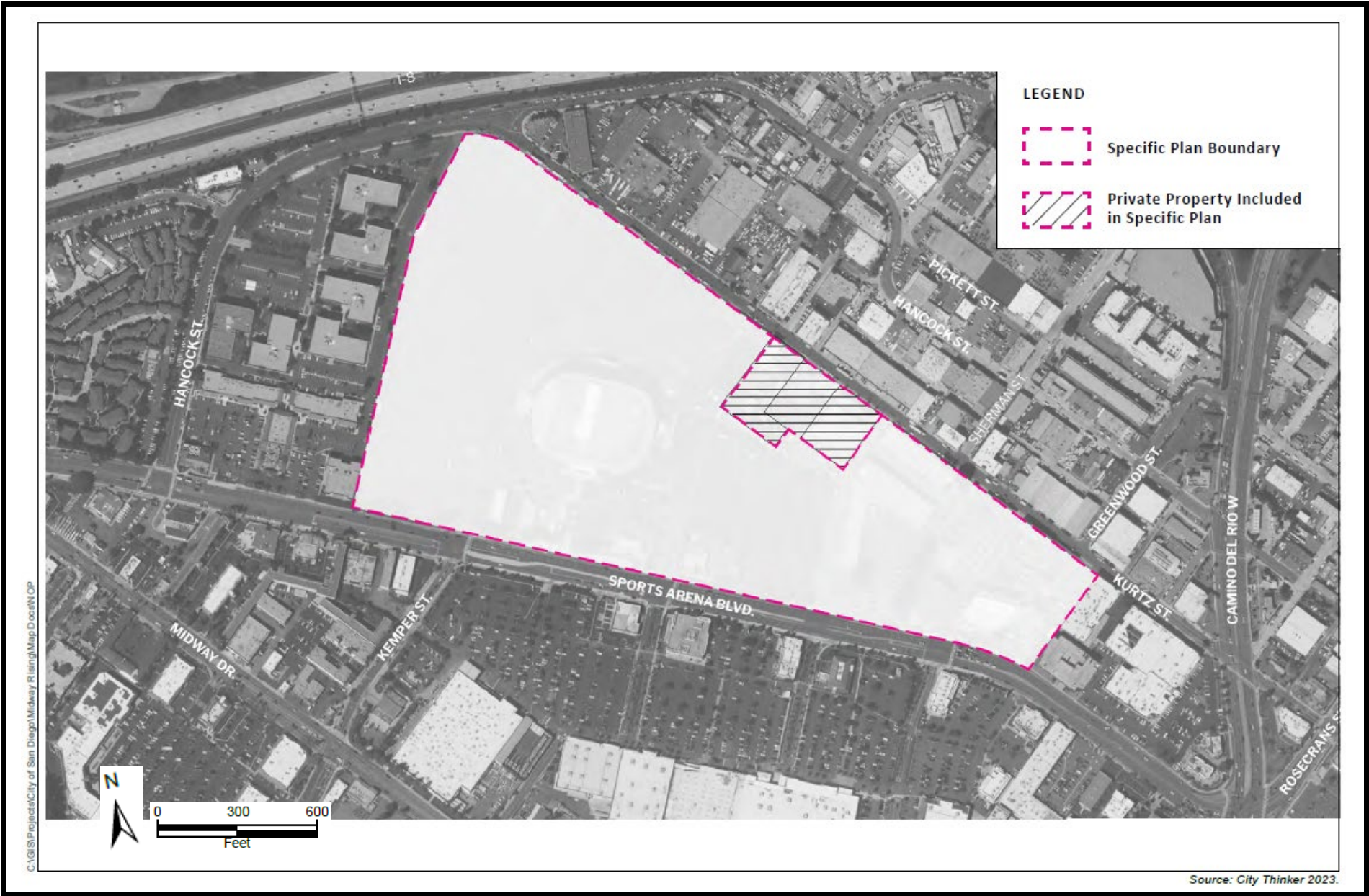


Regional Location

Midway Rising / PRJ-1106734
 Development Services Department

**FIGURE
 No. 1**





Site Map

Midway Rising / PRJ-1106734
 Development Services Department

