PUBLIC NOTICE: The City of San Diego (City) as the Lead Agency under the California Environmental Quality Act (CEQA) has determined that the project described below will require preparation of a Supplemental Environmental Impact Report (SEIR) to the Midway-Pacific Highway Community Plan Update Final Program Environmental Impact Report (PEIR) in compliance with CEQA. This Notice of Preparation (NOP) of an SEIR and Scoping Meeting was publicly noticed and distributed on Friday, March 11, 2022. This Notice was published in the San Diego Daily Transcript. This Notice and accompanying Initial Study was placed on the City’s Planning Department website at: https://www.sandiego.gov/planning/programs/ceqa and on the City’s CEQA website at: https://www.sandiego.gov/ceqa/meetings.

SCOPING MEETING: The City of San Diego will hold a public scoping meeting on Wednesday, March 23, 2022, from 4:00 to 5:30 PM online via Zoom. Please note that depending on the number of attendees, the meeting could end earlier than 5:30 PM. The public scoping meeting can be accessed at: https://us06web.zoom.us/j/82089449361?pwd=WFp1Z01CamdXTTMbWZScVdGQXVQQQT09. Go to “Join a Meeting.” Meeting ID: 820 8944 9361 Passcode: 278038. To access the webinar via phone, please call +1 669 900 6833 and enter the meeting information.

Written comments regarding the proposed SEIR’s scope can be sent to the following address: Elena Pascual, Senior Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. You may also e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name in the subject line. All comments must be received no later than Monday, April 11, 2022. Responsible and Trustee agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An SEIR incorporating public input will then be prepared and distributed for the public to review and comment.

PROJECT NAME: Removal of the Midway-Pacific Highway Community Planning Area from the Coastal Height Limit
LOCATION: Midway-Pacific Highway Community Planning Area
COMMUNITY PLANNING AREA: Midway-Pacific Highway
COUNCIL DISTRICT: 2
History of the Project

Final PEIR for the Midway–Pacific Highway Community Plan Update

The Final PEIR for the Midway–Pacific Highway Community Plan Update (CPU) analyzed the environmental impacts associated with implementing the Midway–Pacific Highway CPU and associated discretionary actions. The Midway–Pacific Highway CPU provides detailed, community-specific policy direction to implement the City of San Diego’s General Plan with respect to the distribution and arrangement of land uses (public and private); the street, multimodal mobility, and transit network; provision of parks and public facilities; community-wide and site-specific urban design guidelines; and recommendations to preserve and enhance historical and cultural resources within the Midway–Pacific Highway Community Planning Area. Figure 1 shows the Midway–Pacific Highway Community Planning Area boundary. The Final PEIR also analyzed associated discretionary actions required to implement the Midway–Pacific Highway CPU, including amendments to the General Plan to incorporate the CPU as a component of the General Plan Land Use Element and incorporate the Mixed Commercial Residential land use designation, rezoning of land to be consistent with the CPU, amendments to the City’s certified Local Coastal Program to incorporate the CPU, and amendments to the Community Plan Implementation Overlay Zone (CPIOZ) related to the CPU area to repeal the existing CPIOZ areas and adopt new CPIOZ areas. Other discretionary actions included the adoption of amendments to the San Diego Municipal Code (Municipal Code) to include a new Commercial–Office zone, a new Commercial–Neighborhood zone, corresponding parking requirements, and application of the Residential Tandem Parking Overlay Zone to the Midway–Pacific Highway Community Planning Area; and a comprehensive update to the Impact Fee Study.

Project Location

The Midway–Pacific Highway Community Planning Area is an urbanized community that encompasses approximately 1,324 acres of relatively flat area and is located in west–central San Diego, to the north of the San Diego International Airport, south of Mission Bay Park, between the north end of the Peninsula Community Planning Area to the west, and the Old Town San Diego Community Planning Area to the east. The Midway–Pacific Highway Community Planning Area is comprised of three areas: the Midway area, which consists mainly of an urbanized commercial core; the narrow Pacific Highway corridor, which runs along Interstate 5 from the southern end of the Midway area south to Laurel Street; and the Marine Corps Recruit Depot. A portion of the Pacific Highway Corridor is within the Coastal Zone and subject to the California Coastal Act as implemented by the Midway–Pacific Highway Local Coastal Program and zoning regulations. The Midway–Pacific Highway Community Planning Area is urbanized and generally characterized as a mix of commercial and industrial areas, with some residential areas. Most of the Midway–Pacific Highway Community Planning Area is located within a transit priority area as shown in Figure 2.

Project Description

The project is a proposed ballot measure that would amend the Municipal Code to exclude the Midway–Pacific Highway Community Planning Area from the existing 30–foot height limit on buildings constructed in the Coastal Height Limit Overlay Zone.

This measure does not approve any specific development. Any proposed future development must comply with all governing laws at the time a development application is submitted to the
City of San Diego (City). Building height would still be regulated by other zoning laws in the Municipal Code.

Voters in the City approved a citizens’ initiative measure in 1972 that limited the height of buildings in the City to 30 feet in the Coastal Zone. Voters adopted the original language and are thus asked in this measure to consider an amendment to the law to remove the Midway-Pacific Highway Community Planning Area from the height limitation.

As defined in the 1972 ballot measure, and now as part of the Municipal Code, the geographic boundaries of the Coastal Zone include the City’s land and water area from the northern City limits, south to the border of Mexico, extending seaward to the outer limit of the City’s jurisdiction and inland to Interstate 5.

The Midway-Pacific Highway Community Planning Area contains approximately 1,324 acres of land. The approximate boundaries of the Midway-Pacific Highway Community Planning Area are Interstate 8 on the north, the San Diego International Airport on the south, Interstate 5 on the east, and Lytton Drive on the west. The Midway-Pacific Highway Community Planning Area includes the land surrounding Midway Drive and Sports Arena Boulevard, including the Pechanga Arena San Diego.

If approved by a majority vote of those qualified voters who vote on the ballot measure, the ballot measure would amend the law in the Municipal Code to change the height limit in the area defined as the Midway-Pacific Highway Community Planning Area. The amendments would take effect after the results of the election are certified in a resolution of the City Council.

APPLICANT: City of San Diego Planning Department, 9485 Aero Drive, San Diego, CA 92123

RECOMMENDED FINDING: Pursuant to CEQA Guidelines Section 15060(d), the proposed ballot measure project may result in new significant environmental impacts in the following areas: Visual Effects and Neighborhood Character.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice in alternative format, call the Planning Department at (619) 235-5200 OR (800) 7352929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For environmental review information, please contact Elena Pascual at (619) 533-5928 or EPascual@sandiego.gov. For information regarding public meetings/hearings on this project, please contact the Project Manager, Rebecca Malone at (619) 446-5371 or RMalone@sandiego.gov. This Notice was published in the San Diego Daily Transcript and distributed on Friday, March 11, 2022.

Heidi Vonblum
Interim Director
Planning Department

ATTACHMENTS: Figure 1: Regional Location Map
Figure 2: Transit Priority Area Map
Figure 1: Regional Location Map
Figure 2: Transit Priority Area Map
DISTRIBUTION LIST:

Copies of the NOP were distributed to the following individuals, organizations, and agencies:

**FEDERAL GOVERNMENT**
Federal Aviation Administration (1)
Naval Facilities Engineering Command, SW Division, Environmental Planning (12)
Marine Corps Recruit Depot Facilities Div. (14)
Environmental Protection Agency (19)
U.S. Fish and Wildlife Service (23)
Army Corps of Engineers (26)

**STATE OF CALIFORNIA**
Caltrans District 11 (31)
Department of Fish and Wildlife (32)
Cal Recycle (35)
California Environmental Protection Agency (37A)
California Highway Patrol (58)
Department of Toxic Substance Control (39)
Housing and Community Development (38)
Natural Resources Agency (43)
Regional Water Quality Control Board, Region 9 (44)
State Clearinghouse (46A)
California Coastal Commission (47)
California Air Resources Board (49)
California Transportation Commission (51)
California Department of Transportation (51A)
Native American Heritage Commission (56)
California Public Utilities Commission

**COUNTY OF SAN DIEGO**
Air Pollution Control Board (65)
Planning and Land Use (68)
Public Works (72)
Department of Environmental Health (76)

**CITY OF SAN DIEGO**
Office of the Mayor (91)
Council President Elo-River, District 9
Councilmember LaCava, District 1
Councilmember Campbell, District 2
Councilmember Whitburn, District 3
Council President Pro Tem Montgomery Steppe, District 4
Councilmember von Wilpert, District 5
Councilmember Cate, District 6
Councilmember Campillo, District 7
Councilmember Moreno, District 8

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Rebecca Malone
Elena Pascual
Jordan Moore
Tara Ash-Reynolds
Sureena Basra

Department of Real Estate and Airport Management
Penny Maus
Niki McGinnis

Libraries
Central Library, Government Documents (81 & 81A)
Mission Hills Branch Library (81Q)
Ocean Beach Branch Library (81V)
Point Loma/Hervey Branch Library (81Z)

Other City Governments
San Diego Association of Governments (108)
San Diego Unified Port District (109)
San Diego County Regional Airport Authority (110)
Metropolitan Transit System (112/115)
San Diego Gas & Electric (114)

School Districts
San Diego Unified School District (125)
San Diego Community College District (133)

Community Planning Groups or Committees
Community Planning Committee (194)
Balboa Park Committee (226A)
Black Mountain Ranch–Subarea I (226C)
Otay Mesa–Nestor Planning Committee (228)
Otay Mesa Planning Committee (235)
Barrio Logan Planning Group (240)
Downtown Community Planning Council (243)
Clairemont Mesa Planning Committee (248)
Greater Golden Hill Planning Committee (259)
Serra Mesa Planning Committee (263A)
Kearny Mesa Community Planning Group (265)
Linda Vista Community Planning Committee (267)
La Jolla Community Planning Association (275)
City Heights Area Planning Committee (287)
Kensington–Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Eastern Area Planning Committee (302)
Midway–Pacific Highway Community Planning Group (307)
Mira Mesa Community Planning Committee (310)
Mission Beach Precise Planning Board (325)
Mission Valley Planning Group (331)
Navajo Community Planners, Inc. (336)
Carmel Mountain Ranch Community Planning Group
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
North Park Planning Committee (363)
Ocean Beach Planning Board (367)
Old Town Community Planning Board (368)
Pacific Beach Community Planning Committee (375)
Pacific Highlands Ranch – Subarea III (377A)
Rancho Peñasquitos Planning Board (380)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Community Planning Group (406B)
San Pasqual – Lake Hodges Planning Group (426)
San Ysidro Planning and Development Group (433)
Scripps Miramar Ranch Planning Group (437)
Miramar Ranch North Planning Committee (439)
Skyline Paradise Hills Planning Committee (443)
Torrey Hills Community Planning Board (444A)
Southeastern San Diego Planning Committee (449)
Encanto Neighborhoods Community Planning Group (449A)
College Area Community Planning Board (456)
Tierrasanta Community Council (462)
Torrey Highlands – Subarea IV (467)
Torrey Pines Community Planning Board (469)
University City Community Planning Group (480)
Uptown Planners (498)
Fairbanks Country Club Community Planning Group
Mission Bay Park Committee
North City Subarea 2 Community Planning Group
Rancho Encantada Community Planning Group

Other Agencies, Organizations and Individuals
Old Town Chamber of Commerce (369)
San Diego Chamber of Commerce (157)
Building Industry Association (158)
San Diego River Park Foundation (163)
San Diego River Coalition (164)
Sierra Club (165)
San Diego Canyonlands (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Jim Peugh (167A)
San Diego River Conservancy (168)
Environmental Health Coalition (169)
California Native Plant Society (170)
San Diego Coastkeeper (173)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182 & 182A)
League of Women Voters (192)
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)
Clint Linton (215B)
Frank Brown – Inter-Tribal Cultural Resource Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society Inc. (218)
Kuumeyaay Cultural Heritage Preservation (223)
Kuumeyaay Cultural Repatriation Committee (225)
Hancock Street Neighborhood Business Association

NATIVE AMERICAN DISTRIBUTION
Barona Group of Capitan Grande Band of Mission Indians (225A)
Campo Band of Mission Indians (225B)
Ewiiapaayp Band of Mission Indians (225C)
Inaja Band of Mission Indians (225D)
Jamul Indian Village (225E)
La Posta Band of Mission Indians (225F)
Manzanita Band of Mission Indians (225G)
Sycuan Band of Mission Indians (225H)
Viejas Group of Capitan Grande Band of Mission Indians (225I)
Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Ipai Nation of Santa Ysabel (225L)
La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
Rincon Band of Luiseno Indians (225Q)
San Luis Rey Band of Luiseno Indians (225R)
Los Coyotes Band of Luiseno Indians (225S)