



NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT and NOTICE OF PUBLIC SCOPING MEETING for the WETLAND MITIGATION BANK AT POND 20 and PORT MASTER PLAN AMENDMENT

Notice is hereby given that the San Diego Unified Port District (District), as lead agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the "Wetland Mitigation Bank at Pond 20 and Port Master Plan Amendment (PMPA)."

Project Title: Wetland Mitigation Bank at Pond 20 and PMPA (UPD #EIR-2019-010)

Project Applicants/Proponents: San Diego Unified Port District

Project Location: Palm Avenue (State Route 75) between 13th Street and 16th Street, San Diego, CA 92154

Description: The project includes two primary components: (1) project-level environmental evaluation of the creation of a wetland mitigation bank within the District-owned portion of Pond 20, which was historically used as a salt evaporation pond (Bank Parcel); and (2) program-level environmental evaluation of the incorporation of Parcels A, B, and C into the District's Port Master Plan (PMP), and assign land use designations to the project site. The District is proposing a PMPA to incorporate the Bank Parcel into the District's PMP, and assign a land use designation of "wetlands." Parcels A, B, and C are District-owned property; however, currently these areas are not formally incorporated into the PMP. Parcels A, B, and C are located immediately adjacent to Pond 20, but entirely outside of the Pond 20 berms, and would be assigned a "commercial recreation" and/or "wetlands" land use designation.

Environmental Considerations: The Draft EIR will address the following potential project-related and cumulative environmental effects of the proposed project: aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, noise, public services, transportation, tribal cultural resources, utilities/service systems, and other potential impacts identified during the NOP process. The EIR will also address feasible mitigation measures and a reasonable range of alternatives, and the additional mandatory sections required by CEQA.

Availability of the NOP: The complete NOP is available for public review at the District Office of the District Clerk, 3165 Pacific Hwy, San Diego, CA 92101 and online at <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqacoastal-act-notices>. A copy of the NOP can also be obtained by contacting Ashley Wright in the District's Planning Department at (619) 686-6549.

Public Comments on the NOP: The NOP is available for a public review period that starts on Thursday, June 20, 2019 and ends at 5:00 pm on Monday, July 22, 2019. Comments regarding the scope and content of the environmental information that should be included in the EIR and other environmental concerns should be mailed to: San Diego Unified Port District, Planning Department, 3165 Pacific Hwy, San Diego, CA 92101, or emailed to awright@portofsandiego.org.

Public Scoping Meeting: A public scoping meeting open house to solicit comments on the scope and content of the EIR for the proposed project will be held on **Wednesday, July 10, 2019 from 6:00 p.m. to 8:00 p.m.** at the Dempsey Holder Safety Center, 950 Ocean Lane, Imperial Beach, CA 91932.