



THE CITY OF SAN DIEGO

Date of Notice: January 21, 2021

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

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008609

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**NOTICE OF PREPARATION:** The City of San Diego 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 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 January 21, 2021. 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 "Draft Documents For Public Review" tab.

**PUBLIC NOTICE OF SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. On March 17, 2020, California Governor Gavin Newsom issued Executive Order N-29-20, relating to the convening of public meetings in the State of California in response to the COVID-19 pandemic. The Executive Order outlined requirements for public meetings to take place telephonically or electronically without the need for the public or agencies to attend in person. Therefore, in lieu of a public scoping meeting to be held in person, a pre-recorded presentation will be made accessible to the public and available for viewing from January 21, 2021 through February 22, 2021.

**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.marinerscovescopingmeeting.com/>. The link and pre-recorded presentation will remain available for viewing between January 21, 2021 at 12:00AM through February 22, 2021 at 12:00PM.

**HOW TO SUBMIT COMMENTS:** Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and must be received no later than February 22, 2021. When submitting comments, please reference the project name and number (Mariners Cove/No. 663418). 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: [DSDEAS@sanidiego.gov](mailto:DSDEAS@sanidiego.gov). Due to the COVID-19 pandemic and State orders, non-essential City staff are working remotely. The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

E. Shearer-Nguyen  
Development Services Department  
1222 First Avenue, MS-501  
San Diego, CA 92101

**GENERAL PROJECT INFORMATION:**

- **Project Name / Number:** Mariners Cove / 663418
- **Community Area:** Ocean Beach
- **Council District:** 2

**PROJECT DESCRIPTION:** A VESTING TENTATIVE MAP; EASEMENT VACATION (water and drainage facilities); SITE DEVELOPMENT PERMIT; and a COASTAL DEVELOPMENT PERMIT to demolish and redevelop 500 multi-family residential units and subsequent construction of 772 multi-family residential units with subterranean parking, onsite amenities and open space. More specifically, the project would include a variety of housing units, ranging from studio apartments to 1-, 2- and 3-bedroom units, as well as townhomes, which would be made available for rent, of which 300 would be included as affordable units. The project would include indoor and outdoor residential amenity/recreational facilities (comprised of a café, fitness center, pool, bike paths, passive outdoor recreational spaces, and dog parks,) and provide internal pedestrian pathways linking the residential buildings to these facilities. The project would also construct various site improvements, including internal infrastructure improvements, comprising hardscape, landscaping, utilities, and internal roadways, which would connect with existing public infrastructure adjacent to the project site. The approximate 31-acre project site is located 4392 West Point Loma Boulevard. The General Plan designates the site Multifamily Residential, whereas the Ocean Beach Community Plan designates the site Medium Density Residential (15-29 units per acre) and zoned RM-2-4 (Residential-Multiple: 1 dwelling unit for each 1,750 square feet of lot area). Additionally, the site is within the Sensitive Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-appealable Area – 2 and Deferred Certification), Airport Influence Area (San Diego International Airport (SDIA)), Airport Land Use Compatibility Noise Contours (SDIA), Airport Approach Overlay Zone (SDIA), Airports Safety Zones (SDIA), Federal Aviation Administration (FAA) part 77 Noticing Area (SDIA and North Island Naval Air Station (NINAS)), Parking Impact Overlay Zone, Transit Priority Area, and Fire Hazard Sensitivity Zone (Very High). (LEGAL DESCRIPTION: Parcel 2 of Parcel Map No. 12389, In the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, October 22, 1982, as File No. 82-325813.) **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** AIMCO

**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, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect and Neighborhood Character, Water Quality, and Wildfire.

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice or any additional information in an alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, contact the environmental analyst, Elizabeth Shearer-Nguyen at (619) 446-5369. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, Martin Mendez at (619) 446-5309.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on January 21, 2021.

Raynard Abalos  
Deputy Director  
Development Services Department

**ATTACHMENTS:** Distribution List  
Figure 1: Project Location  
Figure 2: Site Plan  
Figure 3: Proposed Project Blocks

## NOP-Scoping Meeting Distribution:

### Federal

U.S. Fish & Wildlife Service (23)

### State of California

Caltrans, District 11 (31)

Department of Fish and Wildlife (32)

Department of Toxic Substance Control (39)

State Clearinghouse (46)

California Coastal Commission (47)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

California Native American Heritage Commission (56)

California Highway Patrol (58)

### 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 Cate, District 6 (MS 10A)

Councilmember Campillo, District 7 (MS 10A)

Councilmember Moreno, District 8 (MS 10A)

Councilmember Elo-Rivera, District 9 (MS 10A)

### *Development Services Department*

Environmental Analysis Section – Elizabeth Shearer-Nguyen

### *Fire-Rescue Department*

Larry Trame

### *San Diego Police Department*

Brian Schimpf

Transportation Development - DSD (78)

Development Coordination (78A)

Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Historical Resources Board (87)

City Attorney (93C)

### Other Interested Organizations, Groups and Individuals

San Diego Association of Governments (108)

San Diego Regional County Airport Authority (110)

San Diego Transit Corporation (112)

Metropolitan Transit Systems (115)

San Diego Unified School District (132)

Other Interested Organizations, Groups and Individuals - continued

Sierra Club (165)  
San Diego Natural History Museum (166)  
San Diego Audubon Society (167)  
Mr. Jim Peugh (167A)  
California Native Plant Society (170)  
Endangered Habitats League (182)  
Endangered Habitats League (182A)  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organization (214)  
Ron Christman (215)  
Clint Linton (215B)  
Frank Brown – Inter-Tribal Cultural Resources Council (216)  
Campo Band of Mission Indians (217)  
San Diego County Archaeological Society, Inc. (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (225 A-S)  
Ocean Beach Planning Board (367)  
Ocean Beach Town Council (367A)  
Ocean Beach Merchants Association (367B)  
The Peninsula Beacon (367C)  
Midway-Pacific Highway (307)  
Peninsula Community Planning Group (390)  
Peninsula Chamber of Commerce (391)  
Point Loma village Association (395)  
Cint Linton, lipay Nation of Santa Ysabel  
Lisa Cumper, Jamul Indian Village  
Jesse Pinto, Jamul Indian Village  
Angelina Gutierrez, San Pasqual Band of Indians  
John Stump | [mrjohnstump@cox.net](mailto:mrjohnstump@cox.net)  
Richard Drury, Lozeau Drury LLP  
Komalpreet Toor, Lozeau Drury LLP  
Stacey Osborne, Lozeau Drury LLP  
Jim Peugh  
Leon Scales  
Derek Ullian, AIMCO, Applicant  
Elizabeth Ocampo-Vivero, M.W. Steele Group  
Jennifer Sucha, DUDEK Environmental Inc., Consultant





## Project Location

Environmental Analysis Section Project No. 663418

CITY OF SAN DIEGO - DEVELOPMENT SERVICES

Mariners' Cove Redevelopment Project



FIGURE

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