



THE CITY OF SAN DIEGO

**DATE OF NOTICE: August 11, 2023**

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

## **DEVELOPMENT SERVICES DEPARTMENT**

WBS # L-22001.1.02.02

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**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 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 August 11, 2023. 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 "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 August 11, 2023 through September 11, 2023.

**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 August 11, 2023 at 12:00am through September 11, 2023 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 September 11, 2023**. When submitting comments, please reference the project name and number, Ocean Beach Pier Renewal, PRJ-1100822, 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 e-mail at: [DSDEAS@sandiego.gov](mailto: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 B. Jarque, Senior Planner, City of San Diego, Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101.**

**GENERAL PROJECT INFORMATION:**

- **Project Name / Number:** Ocean Beach Pier Replacement, PRJ-1100822
- **Community Area:** Ocean Beach
- **Council District:** 2

**PROJECT DESCRIPTION:** A SITE DEVELOPMENT PERMIT and COASTAL DEVELOPMENT PERMIT for the removal and replacement of the approximately 2,583 linear feet (54,080 square-foot/1.24 acres) Ocean Beach Pier (HRB Site Number 1500). The project site is located at the western terminus of Niagara Avenue between Newport Avenue and Narragansett Avenue west of Ocean Front Way in the Ocean Beach.

The main portion of the existing pier is approximately 2,022 feet long and extends in a northwesterly direction from the shore. Two legs extend in a northerly and southerly direction forming a tee at the outboard end of the pier. The north leg is approximately 193 feet long and the south leg is approximately 368 feet long. A widened portion of the pier supports a building for a restaurant, restrooms, and a small store.

The existing pier would be demolished, the piles would be removed and cut to below the mudline. Demolition and construction would take approximately 18 months. The replacement pier would be in the same location, constructed out of new concrete piles and supporting structures, with possible design features, such as steel shade canopies or other buildings. The adjacent public parking lot located at 5072 Niagara Avenue would be used for on-site staging.

The project site is also located within the California Coastal Commission's Coastal Permit Jurisdiction and the City's Coastal Appealable, Coastal Beach and Bluffs and Coastal Height Limit Overlay Zone(s). The site is zoned Commercial-Community (CC-4-2), designated as a Resource-Based Park in the Ocean Beach Community Plan and Local Coastal Program, and on the western edge of the Newport Commercial District subarea.

**The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

LEGAL DESCRIPTION: Assessor's Parcel Numbers: N/A (Ocean Beach Pier), 448-081-33-00 (Adjacent Parking Lot).

**APPLICANT:** City of San Diego, Engineering & Capital Projects

**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: **Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Health and Safety, Historic Resources (Built Environment and Archaeological Resources), Hydrology, Land Use, Noise, Paleontological, Public Services and Facilities, Public Utilities, Transportation, Tribal Cultural Resources, Visual Quality and Neighborhood Character, Water Quality, 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@sandiego.gov](mailto:DSDEASNoticing@sandiego.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 environmental analyst, Anne B. Jarque at (619) 557-7953. 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 Development Project Manager, Catherine Rom at (619) 446-5277. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on August 11, 2023.

Raynard Abalos  
Deputy Director  
Development Services Department

**Attachments:** NOP Distribution List  
Figure 1: Regional Vicinity Map and Project Location

Notice of Preparation Distribution:

Federal Agencies

Federal Aviation Administration (1)  
U.S. Coast Guard (11)  
U.S. Environmental Protection Agency (U.S. EPA) (19)  
U.S. Fish & Wildlife Service Field Office (Carlsbad) (23)  
U.S. Army Corps of Engineers, Los Angeles District (26)

State Agencies

California Department of Fish and Wildlife (32)  
State Water Resources Control Board (36)  
Regional Water Quality Control Board (44)  
State Historic Preservation Office (41)  
Department of Water Resources (45)  
State Clearinghouse (46A)  
California Coastal Commission (47, 48)  
State Lands Commission (Sacramento) (62)  
California Air Resources Board (49)  
California Boating & Waterways (52)  
California Coastal Conservancy (54)  
Native American Heritage Commission (56)

County of San Diego

Air Pollution Control District (65)  
Department of Environmental Health Land & Water Divisions (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)  
Parks & Recreation Department Design Review Committee (77)  
Transportation Review (78)  
Development Coordination (78A)  
Fire and Life Safety Services (79)  
San Diego Fire - Rescue Department Logistics (80)  
Library Dept. Government Documents (81)  
Central Library (81A)  
Ocean Beach Library (81V)  
Park and Recreation Board (83)

Department of Real Estate and Airport Management (85)  
Water Review (86A)  
Wastewater Review (86B)  
Historical Resources Board (87)  
Parks and Recreation Department (89)  
Park Development (93)  
Environmental Services Department (93A)  
Facilities Financing (93B)  
City Attorney (93C)

*Development Services Department*

Environmental Analysis Section, Anne Jarque  
Current Planning, Craig Patton  
Development Project Management, Catherine Rom  
Mitigation & Monitoring Coordination, Sam Johnson

*Planning Department*

Community Planning & Housing, Melissa Garcia  
Park Planning, Martin Flores  
Public Spaces  
Historic Preservation Planning, Suzanne Segur  
Environmental Policy, Rebecca Malone

*Engineering & Capital Projects*

Delpha Genova  
Nicole Fortier  
Elizabeth Schroth-Nichols

Other Interested Organizations, Groups and Individuals

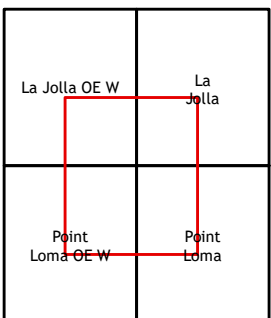
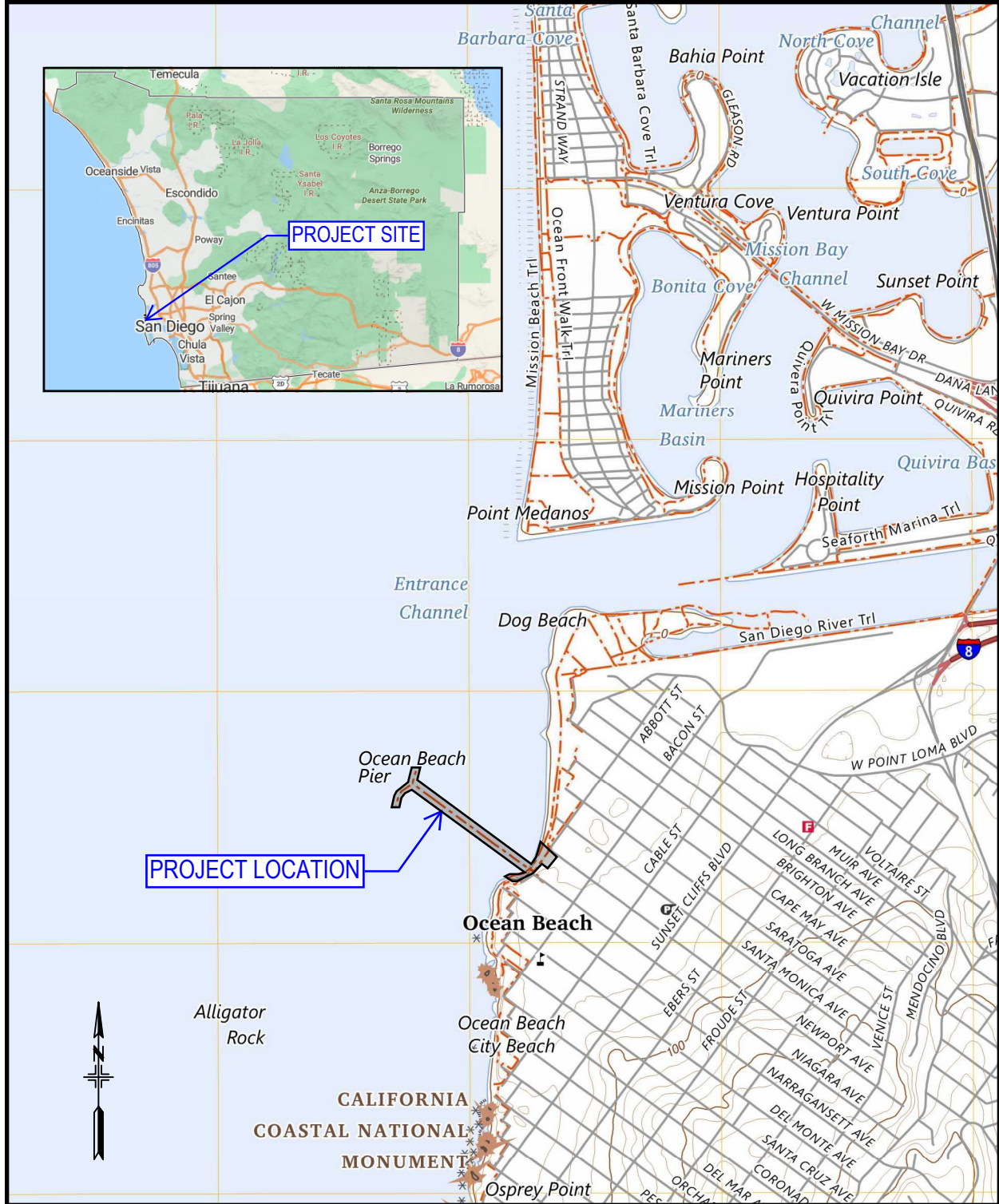
San Diego Association of Governments (108)  
Chamber of Commerce (157)  
Sierra Club (165)  
San Diego Audubon Society (167)  
Mr. Jim Peugh (167A)  
California Native Plant Society (170)  
Endangered Habitats League (182A)  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
San Diego History Center (211)  
Save Our Heritage Organisation (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)  
Native American Heritage Commission (222)

Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (225 A-S) (Public Notice & Location Map Only)  
San Diego County Regional Airport Authority (110)  
San Diego Gas & Electric (114)  
Public Notice Journal (144)  
San Diego Chamber of Commerce (157)  
San Diego Natural History Museum (166)  
San Diego Audubon Society (167)  
San Diego Coastkeeper (173)  
San Diego Council of Divers Inc (177)  
San Diego Natural History Museum (213)  
Ocean Beach Community Planning Board (367)  
Ocean Beach Town Council, Inc. (367A)  
Ocean Beach Merchants Association (367B)  
The Peninsula Beacon (367C)  
Richard Drury  
Molly Green  
John Stum  
Kevin Johnston  
Barbara Iacometti  
Ralph Teyssier  
Mike Akey  
Isabel Clark  
Bill Klees  
Virginia Lingham  
Duanne Shinnick  
Jeff Moore  
Noah DesRosiers  
Geoff Page  
Frank Rosso  
Harry Bubbins  
Mark Winki  
Corey Bruins  
Andrea Schlageter  
Denny Knox  
Stu Seymour  
Nicole Ueno

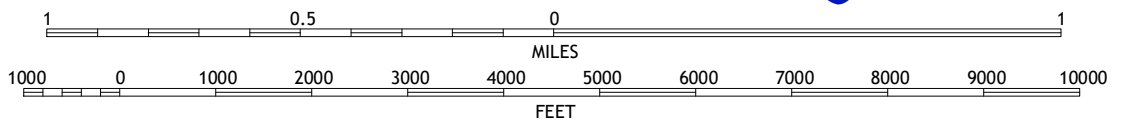
# Ocean Beach Pier Replacement Project

475<sup>000m</sup> E UTM                      76                      77                      78

36<sup>26000m</sup> N UTM



SCALE: 1:24 000



## ROAD CLASSIFICATION

Expressway		Local Connector	
Secondary Hwy		Local Road	
Ramp		4WD	
Trail			
Project Limits		Interstate Route	

Figure 1: Vicinity and Location Map