



Peninsula Community Planning Board
1220 Rosecrans Street PMB 549
San Diego, CA 92106
pcpbsd@gmail.com

April 3, 2026

RE: OPPOSITION – SB 958 (Weber Pierson): CEQA Exemption for Midway Rising Specific Plan

Dear Senators,

On behalf of the Peninsula Community Planning Board (PCPB), the duly appointed advisory body to the City of San Diego for the San Diego community of Point Loma, we write in strong opposition to SB 958. This bill would exempt the Midway Rising Specific Plan from the requirements of the California Environmental Quality Act (CEQA), eliminating a critical layer of public accountability for one of the largest and most consequential development projects in San Diego's history. We respectfully ask the Legislature to reject this legislation.

A Dangerous Precedent for Project-Specific CEQA Exemptions

Perhaps the most consequential harm of SB 958 is not what it does to the Midway Rising project specifically, but what it invites statewide. This bill would establish a legislative template for bypassing CEQA through project-specific exemptions — a tool that well-resourced developers and industries will not hesitate to use again.

Consider the wave of large-scale data center development currently sweeping California. These facilities — often spanning hundreds of acres — generate substantial and well-documented environmental impacts: enormous water consumption for cooling systems, significant diesel generator emissions during outages and testing, major transmission infrastructure requirements, and intense pressure on already-strained electrical grids. Many are proposed near residential communities or in regions with existing air quality or water supply constraints. Under current law, CEQA requires that these impacts be disclosed, analyzed, and mitigated before approvals are granted. Local communities have standing to participate and, if necessary, to challenge inadequate review.

If SB 958 becomes law, the next data center developer — or the next large warehouse complex, the next industrial facility, the next controversial mixed-use project anywhere in the state — will arrive in Sacramento with a comparable argument: our project is of statewide economic importance, an EIR has already been completed, further review would only delay job creation. The Legislature will have already demonstrated its willingness to accept that logic. The Midway Rising exemption will be Exhibit A in every future lobbyist's brief.

CEQA's categorical and statutory exemptions already provide a principled, transparent mechanism for streamlining review of projects with demonstrated low impact. What SB 958 proposes is something categorically different: a one-off political carve-out for a single named project that its own environmental review found to have significant, unmitigated impacts. Legislating away accountability for a project of this kind does not streamline environmental review — it weaponizes the legislative process against it. The communities that will bear the consequences of this and future projects deserve better.

CEQA Is the Right Process — Not an Obstacle to Remove

The PCPB is not opposed to the redevelopment of the Midway site or to the creation of affordable housing. We support smart, responsible growth that genuinely serves our communities. What we oppose is a legislative shortcut that tells impacted communities that their concerns related to unmitigated traffic, noise, contamination, and broken promises are no longer legally cognizable — the project will proceed regardless.

CEQA exists precisely for projects of this scale and complexity. The fact that the SEIR already identifies four categories of significant, unmitigated impacts is not an argument for eliminating review — it is the argument for preserving it. We urge the Legislature to allow the CEQA process to proceed, require the City to genuinely address the deficiencies identified, and hold the Midway Rising team accountable to the commitments that earned public support.

The SEIR Itself Identifies Significant, Unmitigated Impacts

The PCPB submitted detailed comments in May 2025 on the Midway Rising Subsequent Environmental Impact Report (SEIR PRJ-1106734, SCH No. 2023120451) — the same document SB 958 asks the Legislature to treat as final and sufficient. That SEIR openly identifies at least four impact areas as significant and unmitigated: land use, transportation, historic resources, and noise. These are not technical deficiencies that can be papered over by legislative declaration. They represent real, lasting harms to the residents of our communities that the project, as designed, cannot mitigate away.

SB 958 would strip the public of the ability to challenge these admitted deficiencies in court or through administrative process. Exempting a project from CEQA does not eliminate the environmental impacts — it simply eliminates accountability for them.

The Peninsula Community Planning Board unanimously opposes SB 958 and respectfully asks the California legislature to reject this bill.

Sincerely,

Eric Law
Chair, Peninsula Community Planning Board

cc: *Assemblymember Tasha Boehner*
Cassandra.Patterson@sen.ca.gov – Chief of Staff
Elizabeth.Bojorquez@sen.ca.gov – Legislative Director
Albert.Parnell@sen.ca.gov – District Director