



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

STAY OPEN San Diego Hotel and Port Master Plan Amendment Project (UPD #MND-2020-131)

Notice is hereby given that the **San Diego Unified Port District (District)**, as lead agency under the California Environmental Quality Act, has prepared and plans to adopt a Mitigated Negative Declaration (MND) for the STAY OPEN San Diego Hotel and Port Master Plan Amendment (PMPA) Project (project). The Draft MND is available for a minimum 30-day public review period. This notice is to notify agencies and members of the public that may be interested in the project as to the availability of, and the procedures for, public review of and comment on the Draft MND.

Project Title: STAY OPEN San Diego Hotel and Port Master Plan Amendment (PMPA) Project (UPD #MND-2020-131)

Project Applicant: STAY OPEN San Diego, LLC.

Project Location: San Diego Unified Port District Annex Building, 3125 Pacific Highway, San Diego, California 92101-1128 in San Diego County

Project Description Summary: The project proposes to develop the southern half of the existing District Annex Building and part of the adjacent parking lot into the STAY OPEN branded hotel. The project includes a two-story, approx. 31,000 square-foot (sf) hotel and approx. 49,000 sf landscaped parking area. The project includes: (1) hotel accommodations for maximum 294 overnight guests including POD rooms with 226 beds and 17 private rooms; (2) common areas including an atrium, lobby indoor/outdoor bar and café (maximum 286 seats), and rooftop restaurant and bar (maximum 179 seats); (3) 85 vehicle parking spaces and 6 motorcycle spaces including limited parking for restaurant patrons and overnight parking for hotel guests and dedicated space for shared transportation vehicles (scooters and bicycles); (4) approx. 11,000 sf of landscaped, pervious surface area in the parking lot, approx. 7,000 sf more than the existing 4,000 sf; (5) approx. 5,000 sf storm water treatment basin; and (6) a PMPA to allow for accommodations and associated amenities, including a restaurant, on the project site; the PMPA would change the land use designation from "Aviation Related Industrial" to "Commercial Recreation." The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Proposed Findings: The Draft MND identifies potentially significant environmental impacts for biological resources, cultural resources, and geology and soils. The Draft MND finds that the project, with incorporation of mitigation measures, would have no significant environmental impacts.

Availability of the Draft MND: The Draft MND, and all documents referenced in the Draft MND, are available for public review during normal business hours at the San Diego Unified Port District Office of the District Clerk, 3165 Pacific Highway, San Diego, CA 92101-1128. The Draft MND can be viewed online at www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-coastal-act-notices.

Public Comments: The Draft MND is available for a 30-day public review period that starts on **Tuesday, August 17, 2021, and ends at 5:00 p.m. on Friday, September 17, 2021**. Comment letters stating specific environmental concerns with the Draft MND should be sent to: San Diego Unified Port District, Attn: Anna Buzaitis, Planning Department, 3165 Pacific Highway, San Diego, CA 92101-1128 or emailed to abuzaiti@portofsandiego.org. Comments are due at 5:00 p.m. on September 17, 2021.