



**NOTICE OF PREPARATION  
OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
for the “Sunroad Harbor Island Hotel & Port Master Plan Amendment”  
(UPD #83356-EIR-783)**

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Notice is hereby given that the San Diego Unified Port District has prepared a Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR) for the “Sunroad Harbor Island Hotel & Port Master Plan Amendment.”

The proposed project involves the redevelopment of one leasehold located on the east end of Harbor Island in Subarea 23 of the Harbor Island/Lindbergh Field Planning Area District 2 of the Port Master Plan. This leasehold, located at 955 Harbor Island Drive in the City of San Diego, is currently leased by Sunroad Marina Partners, LP. The leasehold is currently developed with a 600-slip marina, support buildings for the marina and surface parking; however, the proposed redevelopment only affects the landside of this leasehold. The traffic circle and a portion of the four lane roadway located at the east end of Harbor Island Drive are also included in the proposed redevelopment. The proposed components of the project are described as follows:

- Demolition of one existing locker building and some parking located east of the existing marina building.
- Construction of a limited service hotel totaling approximately 95,000 square feet, consisting of up to 210 rooms, limited meeting space (approximately 5,000 square feet), and common areas.
- Removal of the traffic circle and realignment of the road and lease lines. The open space use in the middle of the existing traffic circle will be relocated.
- Reconfiguration of existing paved areas as necessary to accommodate ingress and egress to the hotel and surface parking.
- Enhanced public access along the Harbor Island East Basin.
- Realignment of existing sewer, water, and utility lines.

The EIR will address the following probable environmental effects: traffic/circulation/parking, coastal access, aesthetics, air quality, biological resources, recreation, geotechnical, cumulative impacts, and others as identified as part of the Notice of Preparation process. The EIR will also address a reasonable range of alternatives, as required by CEQA. The proposed project will require an amendment to the Port Master Plan to address any needed reconfiguration and text changes. The effects of the proposed Port Master Plan Amendment, as well as the project’s consistency with the Coastal Act, will be analyzed in the EIR.

The NOP is available for public review at the office of the District Clerk, San Diego Unified Port District, 3165 Pacific Highway, San Diego. The NOP may be viewed at the Port’s web site: [www.portofsandiego.org](http://www.portofsandiego.org). A copy may also be requested by contacting Anna Buzaitis, Assistant Redevelopment Planner, at (619) 686-7263.

Comments regarding environmental concerns should be addressed to the San Diego Unified Port District, Land Use Planning Department, P.O. Box 120488, San Diego, California, 92112-0488. **Public comments on the NOP will be accepted until January 20, 2009 at 4:00 p.m.**

**A public scoping meeting regarding the proposed EIR will be held on Thursday, January 15, 2009 at 5:00 p.m. at the Embarcadero Planning Center (formerly Coral Reef Restaurant) at 585 Harbor Lane, San Diego, California.**