

NOTICE OF AVAILABILITY

Notice is hereby given that the San Diego Unified Port District (District) has prepared an Initial Study and Addendum to the Master Environmental Impact Report (MEIR) for the North Embarcadero Alliance Visionary Plan (NEVP) for the Lane Field Hotel Development Project (Proposed Project). The Proposed Project is located on a 5.7-acre site at the northeast corner of Harbor Drive and Broadway Street, directly across from the San Diego Bay and the B Street Pier Cruise Ship Terminal in San Diego, CA. The Proposed Project includes:

- Prolongation of "C" Street to approximately 20 feet to the north of its original location, which may be flanked by retail shops/restaurants, and landscaping to enhance pedestrian walkways.
- Construction of an approximately 200-foot tall hotel located on the parcel north of the prolongation of "C" Street, between Pacific Highway and Harbor Drive, which would include a hotel lobby, approximately 275 guest rooms and suites, approximately 30,000 sq. ft. of retail and restaurants, ballrooms, meeting rooms, a health club, and a terrace deck that will provide access to the public.
- Construction of an approximately 275-foot tall hotel located on the parcel south of the prolongation of "C" Street, between Pacific Highway and Harbor Drive, which would include approximately 525 guest rooms and suites, approximately 50,000 sq. ft. of retail uses, including restaurants and shopping, ballrooms, meetings rooms, pools, and a third floor terrace deck that will provide access to the public.
- An approximately 1,276 space public and private parking garage in a two-level subterranean parking facility is proposed to be located beneath the two hotel towers.
- Construction of the Proposed Project would include demolition of the existing surface parking lot and removal of all surface features. The estimated duration of construction is approximately 30 months.

The North Embarcadero Alliance Visionary Plan Master EIR (NEVP MEIR) was developed to streamline later environmental review for subsequent projects identified within its scope. The NEVP MEIR was certified by the District Board of Port Commissioners (BPC) in 2000 and has been reviewed and determined to be still legally adequate for purposes of "tiering" under the California Environmental Quality Act (CEQA) (BPC Resolution No. 2006-131). The District prepared an Initial Study that found that the potential environmental impacts associated with the construction and operation of the Proposed Project were described in the NEVP as part of the Lane Field concept and evaluated in the NEVP MEIR. Therefore, the Proposed Project is eligible for streamlined review under CEQA Guidelines §15176 and §15177. The Initial Study also determined that: 1) the Project will not result in the creation of any new significant impacts not previously identified in the 2000 NEVP MEIR; 2) all relevant Mitigation Measures contained in the Mitigation Monitoring and Reporting Program for the 2000 NEVP MEIR have been incorporated into the Project; 3) there are not any new or additional alternatives not examined in the 2000 NEVP MEIR. Based on the findings contained within this Initial Study, the Port determined the Project is within the scope of the NEVP MEIR and no additional environmental review is required. The Port has prepared an Addendum to the NEVP MEIR in order to clarify minor changes in the Project Description.

The Initial Study and Addendum to the MEIR is available for review during normal business hours at the District's Office of the District Clerk, 3165 Pacific Highway, San Diego, CA 92101. A personal copy may be obtained by contacting the Land Use Planning Department at (619) 686-6583. Copies of the certified Final NEVP MEIR are available at the office listed above and are also available at the San Diego Central Library, 820 E Street, San Diego, CA. Copies may also be viewed on the District web page at www.portofsandiego.org. Comments regarding the applicable mitigation measures taken from the 2000 NEVP MEIR should be addressed to the San Diego Unified Port District, Land Use Planning Department, P.O. Box 120488, San Diego, CA 92112-0488. Comments will be accepted until 5:00 p.m. on December 7, 2007. The BPC will conduct a public hearing and will be asked to adopt the Initial Study/Addendum to the MEIR and

approve an appealable Coastal Development Permit for the Project at its December 11, 2007 meeting. The meeting will begin at 9:00a.m in the National City Civic Center, 1243 National City Boulevard, National City, CA 91950.