



**NOTICE OF AVAILABILITY of a
DRAFT ENVIRONMENTAL IMPACT REPORT for the
FIFTH AVENUE LANDING PROJECT AND PORT MASTER PLAN AMENDMENT
(UPD #EIR-2016-06; SCH #2016081053)**

Notice is hereby given that the **San Diego Unified Port District (District)**, as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (EIR) for the Fifth Avenue Landing Project and Port Master Plan Amendment (proposed project). The Draft EIR is available for a minimum 45-day public review period. This notice is intended to notify agencies and members of the public that may be interested in the proposed project as to the availability of the Draft EIR, and the procedures for public review and comment on the Draft EIR.

Project Title: Fifth Avenue Landing Project and Port Master Plan Amendment
(UPD #EIR-2016-06; SCH #2016081053)

Project Applicant: Fifth Avenue Landing, LLC

Project Location: Fifth Avenue Landing, Convention Way and Marina Park Way, San Diego, California 92101 in San Diego County

Project Description Summary: The Project Applicant, Fifth Avenue Landing, LLC, proposes a commercial and recreational bayside redevelopment on approximately 5 acres of land and 13 acres of water area in San Diego, California. The landside development components include an up to 850-room, approximately 498-foot-high, 44-story, market-rate hotel tower with approximately 55,600 square feet of meeting space; an up to 565-bed approximately 82-foot-high lower-cost, visitor-serving hotel; approximately 263 onsite parking spaces; 6,000 square feet of visitor-serving retail establishments; approximately 85,490 square feet of public plaza and park areas; and a new water transportation center. The waterside development components include a marina expansion with up to 50 new slips to allow for both small and larger vessels, and the continued operation of the existing in-Bay water transportation ferry and water taxi service. The proposed project also includes a Port Master Plan Amendment. It is estimated that project construction will take approximately 30 months.

Probable Environmental Effects: The Draft EIR analyzes potentially significant environmental effects of the proposed project on: aesthetics and visual resources; air quality and health risk; biological resources; cultural resources; geology and soils; greenhouse gas emissions and climate change; hazards and hazardous materials; hydrology and water quality; land use and planning; noise and vibration; public services and recreation; transportation, circulation and parking; tribal cultural resources; utilities and energy use; and cumulative impacts. The project site includes areas present on the lists enumerated under §65962.5 of the Government Code and are discussed in Section 4.7, Hazards and Hazardous Materials, of the Draft EIR.

Availability of the Draft EIR: The Draft EIR, and all documents referenced in the Draft EIR, 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 EIR can be viewed online at <https://www.portofsandiego.org/environment/environmental-downloads/land-use-planning.html>. The Draft EIR is also available for review at the San Diego Central Library, 330 Park Boulevard, San Diego, CA 92101. For a CD copy of the Draft EIR, contact Dana Sclar, Senior Planner, at dsclar@portofsandiego.org or (619) 400-4765.

Public Comments on the Draft EIR: The Draft EIR is available for a minimum 45-day public review period that starts on Wednesday, December 13, 2017, and ends at 5:00 p.m. on Tuesday, January 30, 2018. Comment letters stating specific environmental concerns with the Draft EIR should be mailed to: San Diego Unified Port District, Attn: Dana Sclar, Development Services Department, 3165 Pacific Highway, San Diego, CA 92101-1128 or emailed to dsclar@portofsandiego.org. **Comments are due at 5:00 p.m. on January 30, 2018.**

Wileen C. Manaos

Date: December 11, 2017

Wileen C. Manaos
Director, Development Services