



**NOTICE OF AVAILABILITY and NOTICE OF INTENT TO ADOPT a
MITIGATED NEGATIVE DECLARATION for the
HARBOR ISLAND WEST MARINA REDEVELOPMENT PROJECT
(UPD #MND-2013-80)**

Notice is hereby given that the **San Diego Unified Port District (District)**, as lead agency under the California Environmental Quality Act (CEQA), has prepared, and plans to adopt, a Mitigated Negative Declaration (MND) for the Harbor Island West Marina Redevelopment Project (project). The Draft MND is available for a 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 and comment on the Draft MND.

Project Title: Harbor Island West Marina Redevelopment Project (UPD #MND-2013-80)
Project Applicant: Harbor Island West Associates, LP.
Project Location: 2040 Harbor Island Drive, San Diego, California 92101 in San Diego County

Project Description Summary: The project is for the repair, maintenance, replacement and redevelopment of the Harbor Island West Marina. Three (one single-story and two two-story) existing retail, office and marina buildings will be demolished and replaced with two two-story buildings with the same height as existing (45 feet above grade) but a smaller building footprint. The existing parking lot and landscaping will be removed and replaced and will include an additional 17 parking spaces and parking for bicycles. The existing pool and jacuzzi will be reconstructed. An existing public viewing deck will be renovated and a public promenade along the waterfront will be added. Utilities and lighting will be upgraded. The waterside portion of the project consists of demolishing and replacing the existing deteriorated docks. Existing concrete piles will either be reused or replaced. The slightly reconfigured dock system and associated reconfigured slips will result in a small decrease in the overall number of slips but will accommodate a wider range of vessel sizes including an increase in the number of slips that accommodate smaller vessels. Construction will occur in two phases and is anticipated to begin in 2020 and take two years. The marina will remain operational during construction. There will be no increase in operational capacity at the site following completion of the project. The project applicant is seeking a new 40-year lease to allow for construction, operation and maintenance of the Harbor Island West Marina. An appealable Coastal Development Permit (CDP) is required.

Probable Environmental Effects: The Draft MND analyzes potentially significant environmental effects of the proposed project on: biological resources; geology and soils; hazards and hazardous material; hydrology and water quality; and, recreation. The Draft MND finds that the project, with the incorporation of mitigation measures, will have no significant impacts on the environment.

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 <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents>. The Draft MND is also available for review at the San Diego Central Library, 330 Park Boulevard, San Diego, CA 92101. For a copy of the Draft MND, contact Megan Hamilton, Associate Planner, at mhamilton@portofsandiego.org or (619) 686-8113.

Public Comments on the Draft MND: The Draft MND is available for a 30-day public review period that starts on Thursday, December 5, 2019 and ends at 5:00 p.m. on Monday, January 6, 2020. Comment letters stating specific environmental concerns with the Draft MND should be mailed to: San Diego Unified Port District, Attn: Megan Hamilton, Development Services Department, P.O. Box 120488, San Diego, CA 92112-0488 or emailed to mhamilton@portofsandiego.org.

A handwritten signature in blue ink, appearing to read "Wileen C. Manaos".

Date: December 5, 2019

Wileen C. Manaos
Director, Development Services
San Diego Unified Port District