

STEVE VAUS, Mayor
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CITY OF POWAY

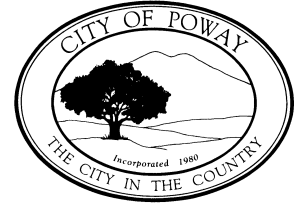


EXHIBIT A

CITY OF POWAY NEGATIVE DECLARATION

1. Name and Address of Applicant: Serendipity Hospitality LP, 3830 Valley Centre Drive #705, San Diego, CA 92130

2. Project Name and Brief Description of Project: Serendipity Hotel; Environmental Assessment, Specific Plan Amendment (SPA) 20-002, Conditional Use Permit (CUP) 20-004 and Development Review (DR) 20-005: A proposal to amend the South Poway Specific Plan to allow hotel buildings to contain five stories and be subject to a 60-story height limit on parcels that: a) have a land use designation of South Poway Commercial (SPC); b) are less than two acres; c) are adjacent to Scripps-Poway Parkway, between Community Road and Danielson Street; d) and demonstrate the proposed building will have negligible visual impacts. The proposal includes the construction and operation of a five-story, 59-foot tall, 34,899 square-foot hotel at a vacant lot located at 14082 Stowe Drive, APN 323-481-19, in the SPC land use designation.

3. In accordance with Resolution 83-084 of the City of Poway, implementing the California Environmental Quality Act of 1970, the City of Poway City Council has found that the above project will not have a significant effect upon the environment and has approved a Negative Declaration. An Environmental Impact Report will not be required.

4. This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the Initial Study and Checklist.

5. The decision of the City Council of the City of Poway is final.

Contact Person: Scott Nespor Phone: (858) 668-4656

Attachments:

1. Environmental Initial Study