OCEAN PROTECTION COUNCIL

Prop 68 Letter of Intent

Project Name: Creating 21 Acres of Coastal Salt Marsh and Upland Habitats Along the Chula Vista Bayfront

The LOI package should be no more than 8 pages total, including the summary information and eligibility question responses (3 pages), text, preliminary budget table(s), and project schedule. Any maps and pictures portraying the project location will not be included in the 8-page total.

Summary Information

Contact Information			
Organization	San Diego Unified Port District		
Contact Person	Laura Wagner		
Position/Title	Management Analyst - Government and Civic Relations		
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Mailing Address	Post Office Box 120488, San Diego, CA 92112		
Federal Tax ID#	95-2241453		

Project Information					
Project Name	Creating 21 Acres of Coastal Salt Marsh and Upland Habitats Along the Chula Vista Bayfront				
Amount Requested	$500,000	**Total Project Cost**	$621,000	**Non-State Leveraging Funds**	$121,000
Project Duration (in years)	1 year				

Location Information	
County	San Diego
Specific Location (address/cross streets)	The city of Chula Vista, West of Interstate 5 at E Street, South of San Diego Bay National Wildlife Refuge: beginning at F&G Street Marsh Entrance Chanel terminating midway to Gunpowder Point Drive

Latitude	32 ° 38'08" N	**Longitude**	117 ° 06'26" W
Point representing the lat/long (e.g. parking lot, center of site, etc.)	Center of Site		

Eligibility Questions

Applicant Eligibility

1. Is your organization a:

   ☐ Private entity

   ☐ Nonprofit organization (including community-based organizations) that qualifies under Section 501(c)(3) of the Internal Revenue Service

   ☒ Local, State, or Federal Agency

   ☐ Public or Private University

   ☐ California Native American tribes, including federally recognized Native American Tribes and non-federally recognized Native American tribes included on the contact list maintained by the Native American Heritage Commission

Project Eligibility

2. Please briefly describe how the proposed project will support adaptation to climate change:

   Our project will produce final design plans for the creation of approximately 21 acres of coastal marsh and upland scrub habitat. This project will improve water quality and reduce storm surge and sea-level rise impacts on the uplands park, Bayshore bike path, and the adjacent severely underserved community. The proposed project will bolster the shoreline by creating sea level rise transgression areas, planting native coastal sage scrub, and enhancing tidal connections to adjacent wetlands.

3. Can the proposed project be completed by March 2026?

   ☒ Yes

   ☐ No

4. Please indicate which of the following purposes of Prop 68, Chapter 10 will be addressed by the proposed project (check all that apply):

   ☒ Assisting coastal communities, including communities reliant on commercial fisheries with adaptation to climate change.

   ☐ Ocean Acidification, hypoxia, or oxygen-minimum zones, including interactions with local water quality.

   ☒ Sea Level Rise, including the development of local, regional, or statewide adaptation planning, analyses, and implementation.

   ☒ Habitat Restoration and Protection to adapt to or mitigate climate change, including nature-based infrastructure.

5. Please indicate which of the following priorities of this solicitation round will be addressed by the proposed project (check all that apply):

   ☐ Coastal Habitat Mapping

   ☐ Contaminated Sites

   ☐ Socio-economic Impacts of Sea-Level Rise

   ☒ Implementation Project

6. Does the proposed project involve any planning component, including: conceptual design plans, feasibility, preliminary project scoping, and monitoring associated with environmental permitting?

   ☒ Yes

   ☐ No

7. Which phases are included in the proposed project? (check all that apply)

   ☒ Project Planning/Design/Engineering

   ☐ Property Acquisition

   ☐ Restoration Implementation/Construction

   ☐ Research

   ☐ Other (please briefly describe):_____

   _____

8. Will the project deliver sustainable outcomes in the long term (around 15 – 30 years)?

   ☒ Yes

   ☐ No

9. Does the project require funding for costs associated with environmental permitting? OPC Prop 68 Guidelines do not allow for this.

   ☐ Yes

   ☒ No

10. Will the project benefit diverse populations? Please refer to the Solicitation Instructions under Section II, C. Additional Project Characteristics when responding to this question.

    ☒ Yes, Severely Disadvantaged Community

    ☐ Yes, Disadvantaged Community

    ☐ No

Please refer to the LOI Instructions for the following prompts and tables.

Project Description

(In 2-3 paragraphs, please describe the proposed project)

The proposed project will prepare final designs, plans, and specifications for the creation of 21 acres of coastal wetland and coastal scrub habitat. The project is located south of the San Diego Bay National Wildlife Refuge (Refuge) and will serve as a habitat buffer between the Refuge and the future Sweetwater Park. This is an implementation project which will provide on-the-ground resilience to climate change through coastal habitat restoration for the adjacent historically disadvantaged community of West Chula Vista, which is vulnerable to the effects of climate change, including sea-level rise and storm surges. This project will provide long-term benefits to the community and support OPC's first strategic plan goal, especially objective 1.1 (Build Resiliency to Sea-Level Rise, Coastal Storms, Erosion, and Flooding). This project specifically aligns with targets 1.1.1 (Ensuring coastal resiliency from Sea Level Rise) and 1.1.7 (creating coastal wetlands).

The expected direct results at the end of this proposed grant will include creating final design plans and specifications for the construction of 21 acres of coastal salt marsh and transitional/uplands coastal sage scrub habitat. The Port has previously completed its CEQA entitlements for the 21-acre project area. The Port will be working in parallel via staff time to obtain the remaining permits including a Coastal Development Permit (obtained after 60% construction design submittal), Army Corp of Engineers Nationwide 27 permit, and San Diego Regional Water Quality Control Board Section 401 Water Quality Certification. Once the drawings, plans, and specifications are finalized and the necessary permits are secured, the proposed project will be shovel-ready. Design plans will include excavating uplands to elevations that support wetlands habitat and creating a tidal channel extending from the F&G Street Marsh Entrance Channel, terminating midway to Gunpowder Point Drive. Construction will include grading and stabilizing channel slopes to provide a sea-level rise transgression area that supports tidal mudflats, as well as low, mid, and high coastal salt marsh habitat. A mix of native vegetation

including Diegan coastal sage scrub and maritime succulent scrub species will be planted in an upland refugia area to aid in flood protection, and protect the park from storm surge, and sea-level rise. The proposed project area is adjacent to the Sweetwater Marsh Unit of the San Diego Bay National Wildlife Refuge, a key stopover for migratory birds on the Pacific Flyway. Shoreline improvements will support resting and feeding areas for thousands of migratory birds including the eared grebe, red-necked phalarope, Western snowy plover, endangered light-footed Ridgway's rail, and endangered California least tern. San Diego Bay serves as habitat for the threatened Eastern Pacific green sea turtle, and as nursery habitat for many juvenile commercial and recreational fish species, such as the California halibut and spotted sand bass. Furthermore, the bay provides a habitat for topsmelt and slough anchovies, a critical forage base for important migratory species.

The Port has the institutional capacity to complete the project as it is one of the several entities that have jurisdiction in managing the project area. The Port has an established record of completing wetlands and other water quality improvement projects in coordination with the San Diego Regional Water Quality Control Board including the installation of several projects across San Diego bay, including design and installation of the San Diego Bay Native Oyster Living Shoreline; removal of over 350 tons of marine debris from the former A-8 Anchorage; restoration and enhancement of 280 acres of wetlands at the Chula Vista Wildlife Reserve and former salt Ponds 10, 10A and 11; creation of 11 acres of mitigation wetlands at the D Street Fill; and the construction of the Sweetwater Bike and Pedestrian Path.

Community Engagement and Partnerships and Collaboration

(Please briefly describe how the project team is engaging the Community in the development and implementation of your project)

This proposed project will provide resiliency from coastal hazards such as sea-level rise, storm surges, and erosion to the adjacent underserved community of West Chula Vista. The key stakeholders involved in the project are members of the Wildlife Advisory Group (WAG), an advisory group established to provide environmental guidance and feedback on the redevelopment of the Chula Vista Bayfront. The WAG consists of Chula Vista residents, local businesses, environmental nonprofits, environmental education groups, Refuge, and natural resource agencies who are tasked with developing a Natural Resources Management Plan that goes above and beyond environmental protections required by federal, state, and local laws and regulations. The WAG presently meets quarterly to provide environmental guidance and feedback on various Chula Vista Bayfront redevelopment projects. The Port has also hosted three public meetings specifically for Chula Vista community members, which included families, working professionals, and various community organizations, to obtain feedback on the development of the adjacent Sweetwater Park which includes the 21-acre restoration project area.

Preliminary Budget

Please refer to the LOI Instructions for the following tables.

Project Budget

Task Number (add rows as needed)	Task Name	OPC Funds Requested to Complete Task	Matching Funds (Includes in-kind)	Total Cost
1	Project Initiation/ Procurement of Services	$ 30,000	$ 25,000	$ 55,000
2	Environmental Mapping/ Topographical Surveys	$ 250,000	$ 12,000	$ 137,838
3	60% Construction Documents	$ 115,000	$ 33,000	$ 91,662
4	100% Design Documents	$ 75,000	$ 37,000	$ 72,238
5	Final Construction Documents	$ 30,000	$ 14,000	$ 34,785
		$		$
		$	$	$
Total		**$ 500,000**	**$ 121,000**	**$ 621,000**

Sources of Potential or Secured Match Funding

Source	Amount	Status of funding (secured, applied, etc.)	State of CA Funds? (Y/N)
In-Kind (100 staff hours)	$ 121,000	Secured	N
	$		
	$		
Total	**$ $121,000**		

Project Schedule

Add or remove task rows as needed.

Year 1

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Task 1												
Task 2												
Task 3												
Task 4												
Task 5												

Year 2

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Task 1												
Task 2												
Task 3												
Task 4												
Task 5												

Year 3

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Task 1												
Task 2												
Task 3												
Task 4												

Major Deliverable Milestones

Task	Deliverable Name	Estimated Due Date
Task 1: Project Initiation/ Procurement of Services	Quarterly Reporting	Reporting Annually: April 3rd July 7th Oct 2nd Dec 29th
Task 2: Environmental Mapping/ Topographical Surveys	Complete Biological Map along with a Topographical Survey, Sediment Analysis, and Hydraulic Study	7/1/2023
Task 3: 60% Construction Documents	Completed Plans will include Demolition, Grading/Drainage, Irrigation, Planting, and Construction cost estimates/ specifications	9/1/2023

Task 4: 100% Design Documents	100% Construction Documents	10/2/2023
Task 5: Final Construction Documents	Finalized Construction Documents	12/29/2023