



National City Bayfront Projects & Balanced Plan Port Master Plan Amendment

Board of Port Commissioners
October 11, 2022

Agenda No. 19
File No. 2022-0278



Staff Recommendation

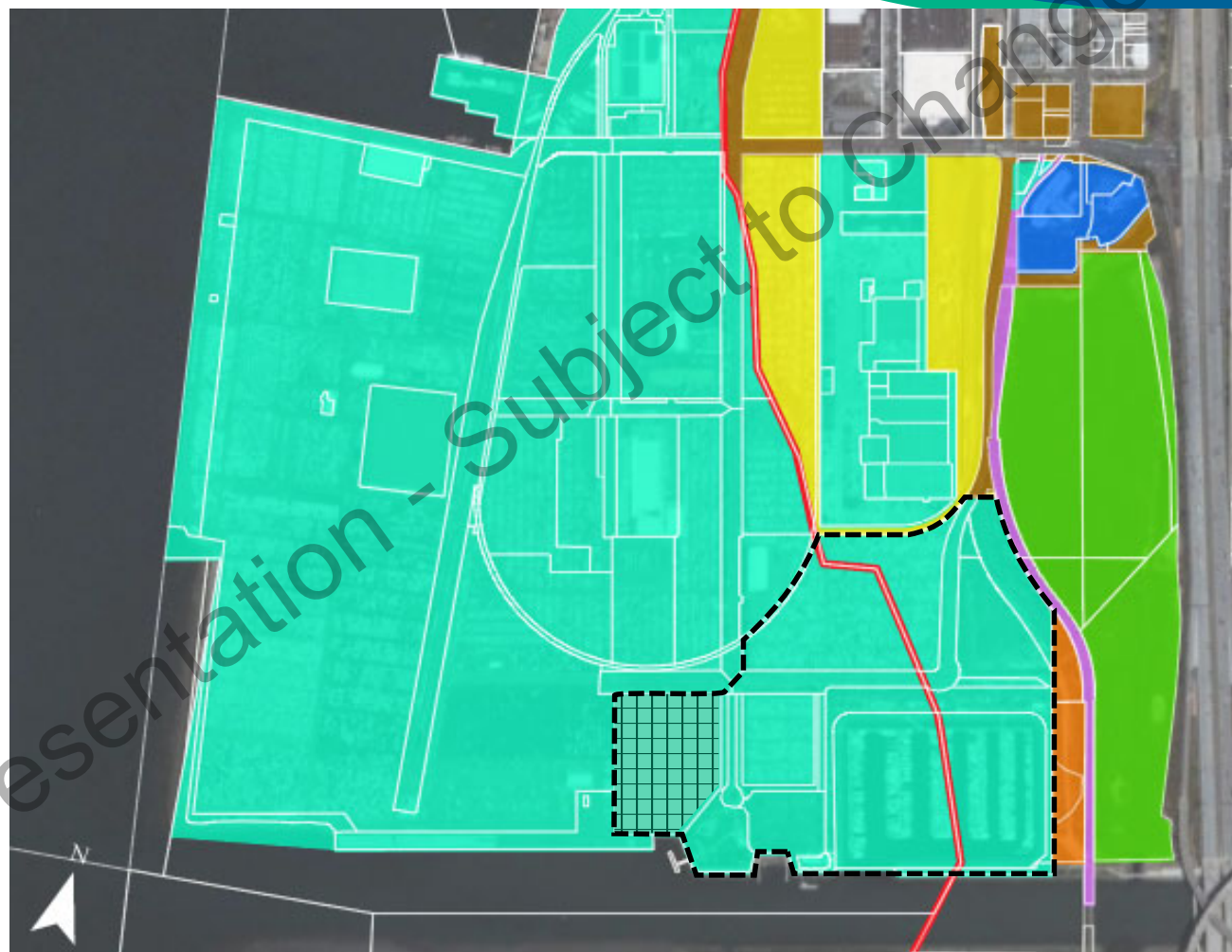
- A)** Adopt Resolution Certifying Final EIR, Adopting Findings of Fact and Statement of Overriding Considerations, Adopting Mitigation Monitoring and Reporting Program, Directing Filing of Notice of Determination
- B)** Adopt Resolution Approving “National City Balanced Plan” Port Master Plan Amendment, and Directing Filing of All or a Portion of the Port Master Plan Amendment with the California Coastal Commission for Certification

Items A and B need separate motions and votes.

Ownership

National City Bayfront

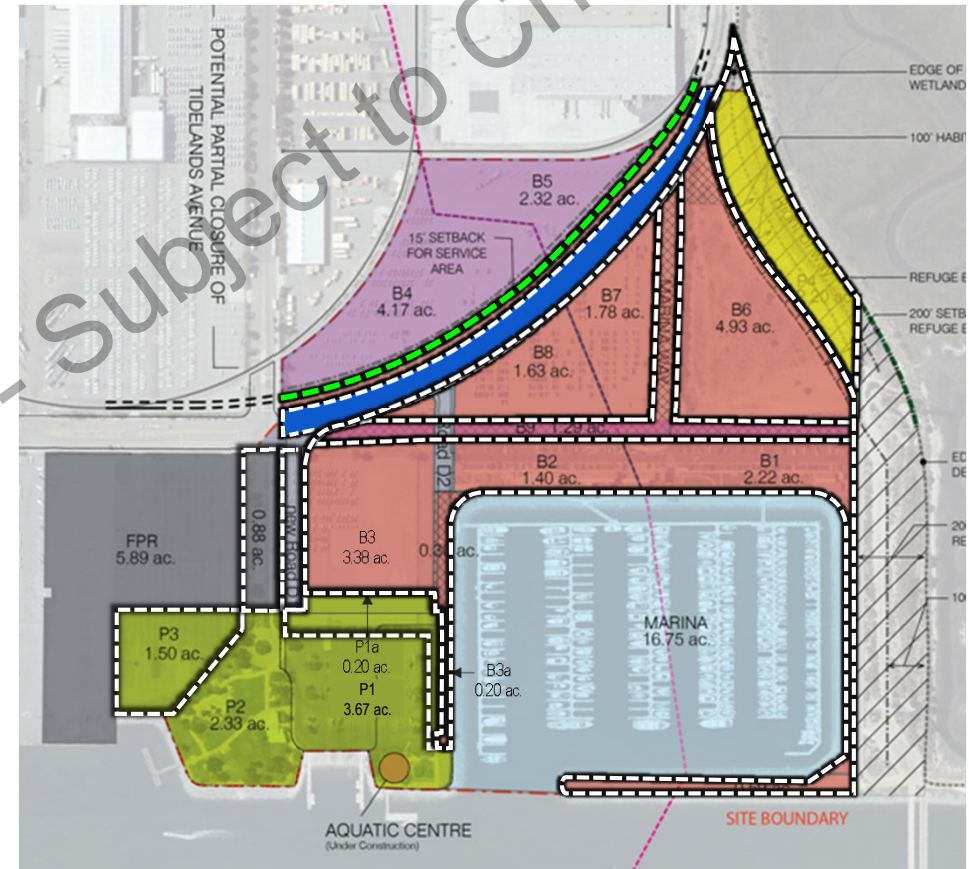
-  National City Marina District
-  First Point of Rest
-  Port of San Diego
-  Marina Gateway (Sycuan)
-  City of National City
-  USFWS
-  MTS
-  SDG&E
-  BNSF
-  Mean High Tide Line



EIR Project Components

Balanced Plan Component

- Adds 2.5 acres of park space
- Reconfigure first point of rest
- Realignment of Marina Way
- Connector rail
- More contiguous commercial footprint
- Buffer area
- Pedestrian, bicycle, and view corridors

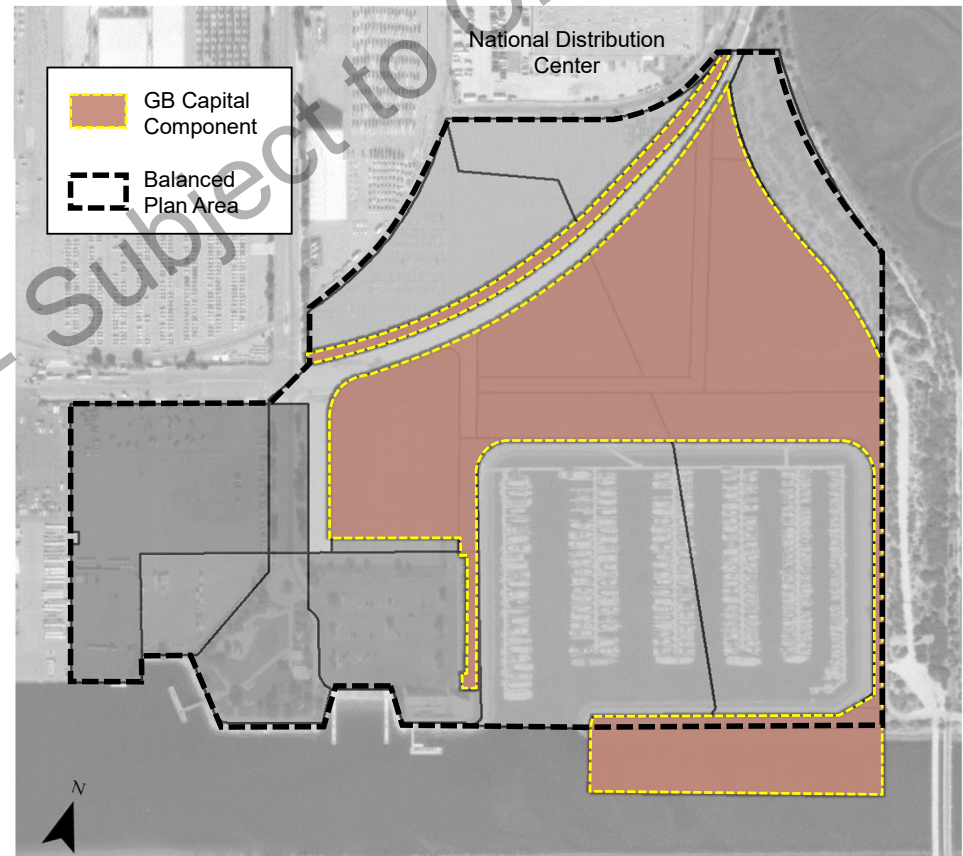


GB Capital Component

Commercial Recreation Development

- Phase 1: RV park, modular cabins, dry boat storage, expanded marina
- Phase 2: Up to 4 hotels [*when economically viable*]

EIR Project Components



Pasha Rail Improvements Component

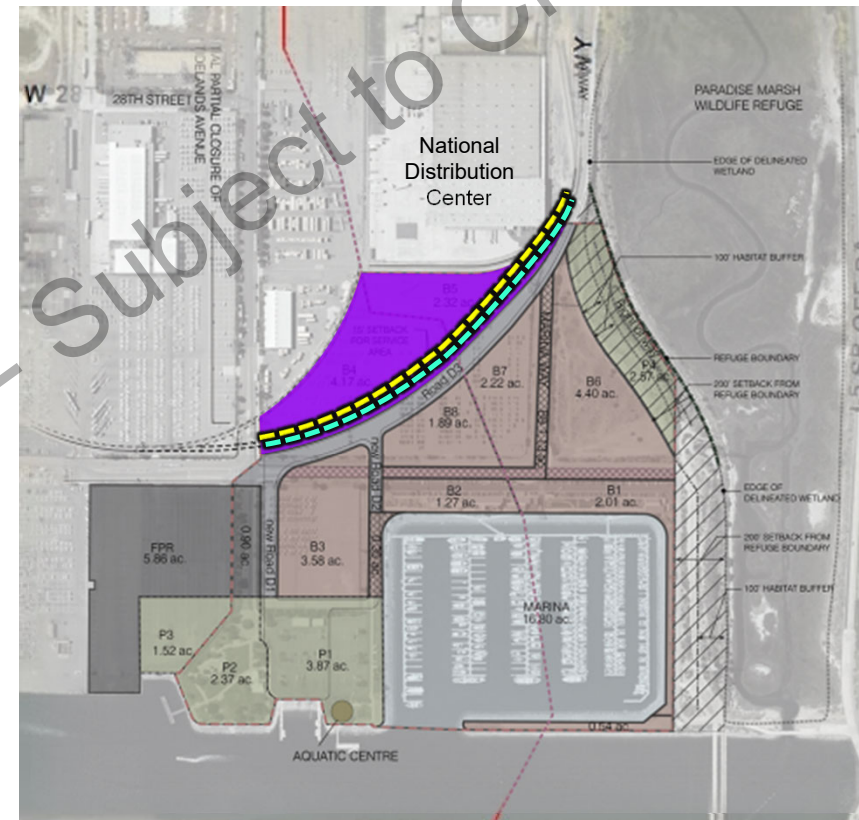
Connector Rail Track

- Connect existing BNSF National City Yard to marine terminal
- Results in reduced maneuvering and quicker train build times

Storage Rail Track

- Potential storage track inside main track
- Store empty railcars here, instead of on main on-terminal rail ladder

EIR Project Components



EIR Project Components

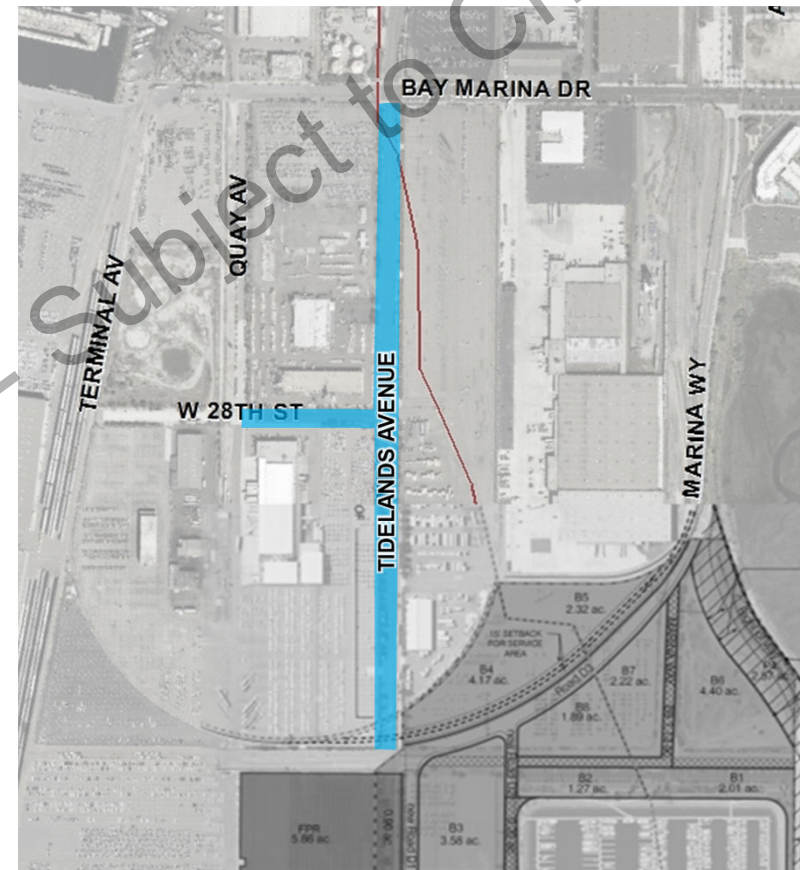
Pasha Road Closures Component

Closure of roadways

- Tidelands Avenue, between Bay Marina Drive and 32nd Street
- 28th Street, between Tidelands Avenue and Quay Avenue

Occur in two phases

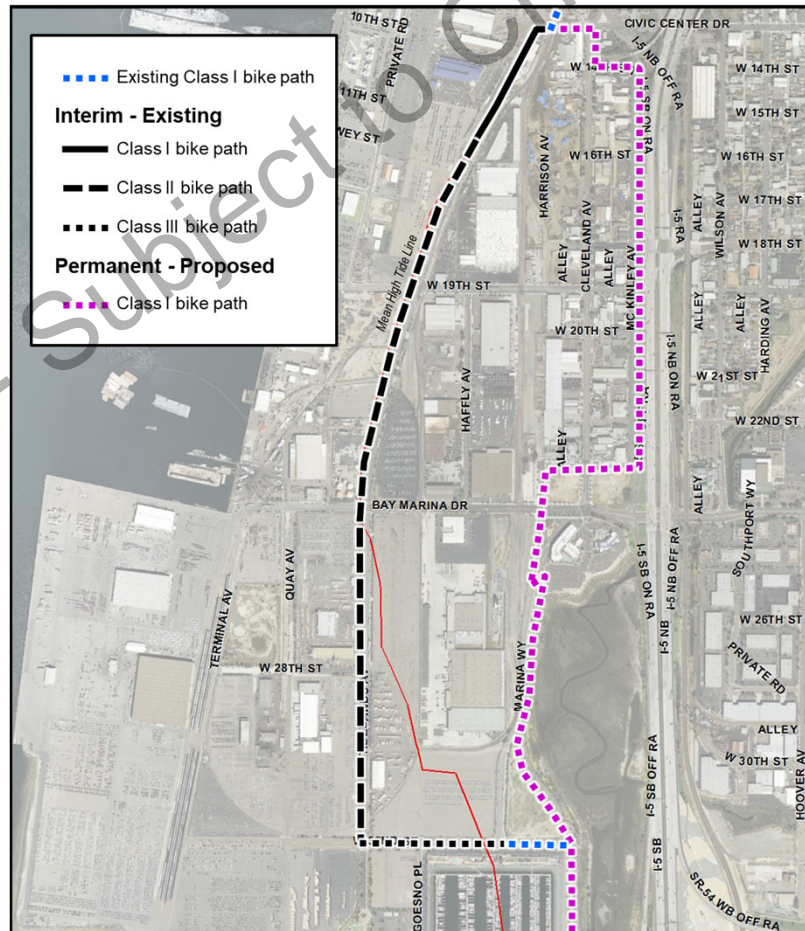
- Phase 1: Tidelands Avenue south of 28th Street
- Phase 2: Tidelands Avenue north of 28th Street + 28th Street



Bayshore Bikeway Component

- Construction and operation of bike path
- Sited outside of active marine terminal areas
- Within District and City jurisdiction

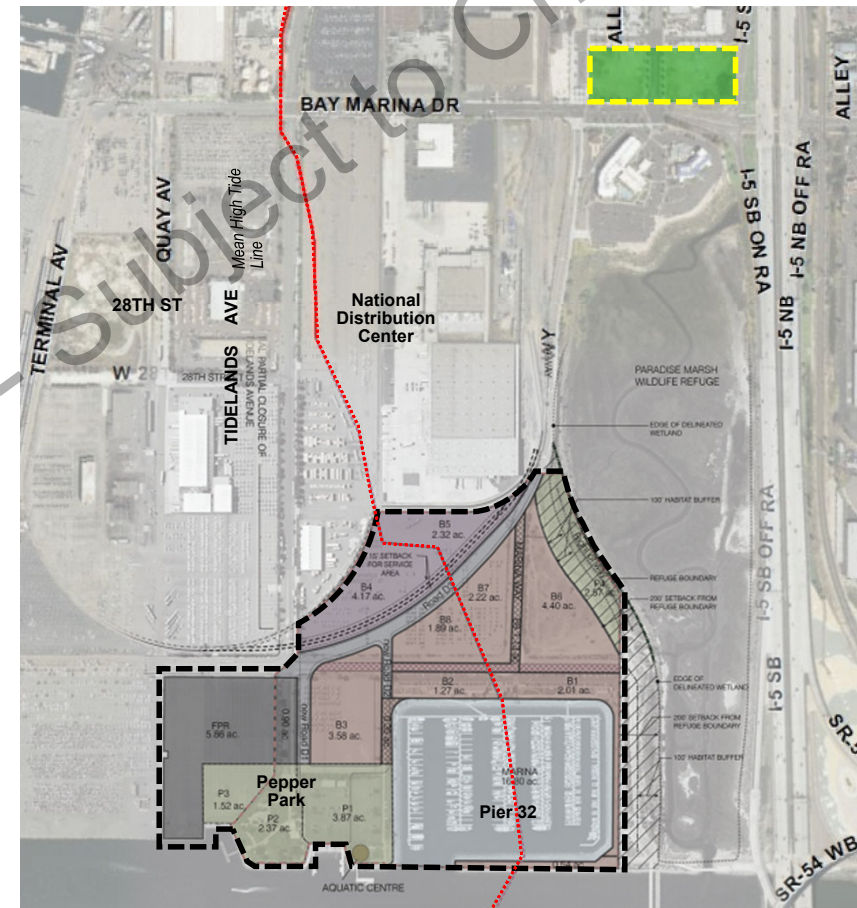
EIR Project Components



EIR Project Components

City Program – Development Component

- Outside of District jurisdiction
- Visitor-serving commercial development
 - For example: hotel, restaurant, retail
- Amendments to City planning documents:
 - Local Coastal Program
 - Harbor District Specific Area Plan
 - General Plan
 - Land Use Code
- City is Responsible Agency for EIR



Environmental Impact Report

Draft Environmental Impact Report

- Public review in accordance with CEQA Guidelines §15087
- 50-day public comment period
- September 29, 2021 – November 17, 2021
- 24 letters received

Draft Environmental Impact Report

Less than Significant Impacts

Resource Area

- Hydrology and Water Quality
- Population and Employment
- Public Services and Recreation

Draft Environmental Impact Report

Less than Significant Impacts after Mitigation

Resource Area

- Aesthetics and Visual Resources
- Air Quality and Health Risk
- Biological Resources
- Cultural Resources, Tribal Cultural Resources, Paleontological Resources
- Energy
- Hazards and Hazardous Materials
- Land Use and Planning
- Utilities and Service Systems

Draft Environmental Impact Report

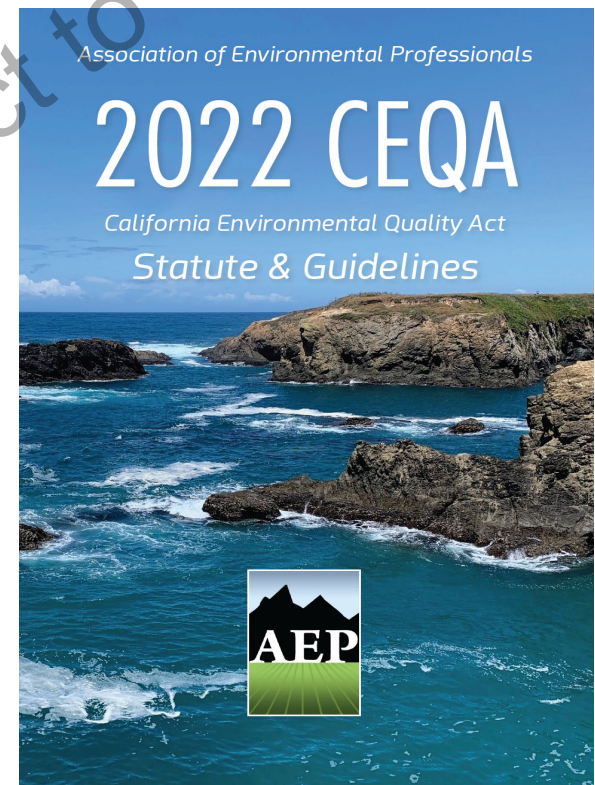
Significant and Unavoidable Impacts

Resource Area

- **Greenhouse Gas Emissions – Project-level and cumulative**
(Targets in 2025 & 2050 *by All Project Components*)
- **Noise and Vibration – Project-level only**
(Exceedance of Noise Standards *by Balanced Plan, Bayshore Bikeway Component, City Program – Development Component, GB Capital Component, Pasha Road Closures Component*)
- **Transportation, Circulation and Parking – Project-level and cumulative**
(Exceedance of Employment-Based VMT *by GB Capital Component and City Program – Development Component*)

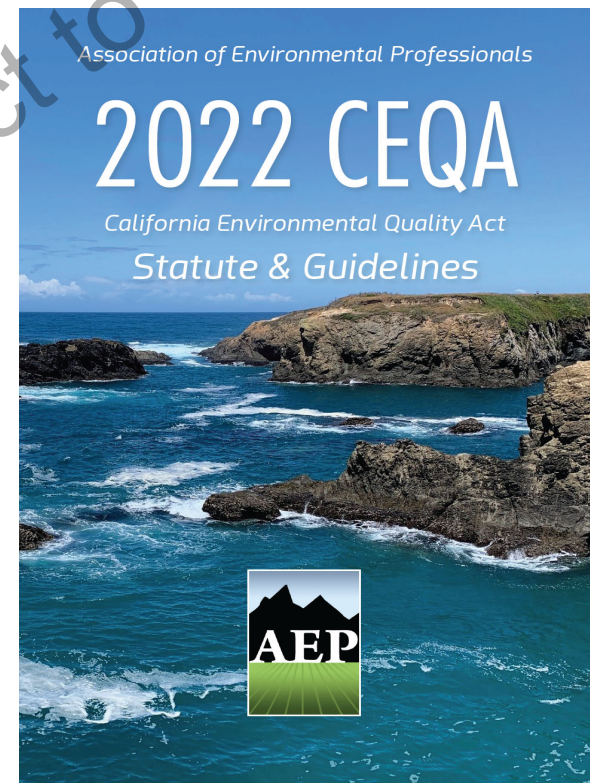
CEQA Guidelines Requirements

- **Responses to Comments**
(CEQA Guidelines §15088)
- **Final Environmental Impact Report**
(CEQA Guidelines §15089)



CEQA Guidelines Requirements

- **Findings of Fact & Statement of Overriding Considerations**
(CEQA Guidelines §§ 15091 & 15093)
- **Project Benefits for Overriding Considerations:**
 - Temporary and permanent job creation
 - Economic stimulation for District, City, Region
 - Furthering the District's commitment to lower cost visitor and recreational facilities



Port Master Plan Amendment

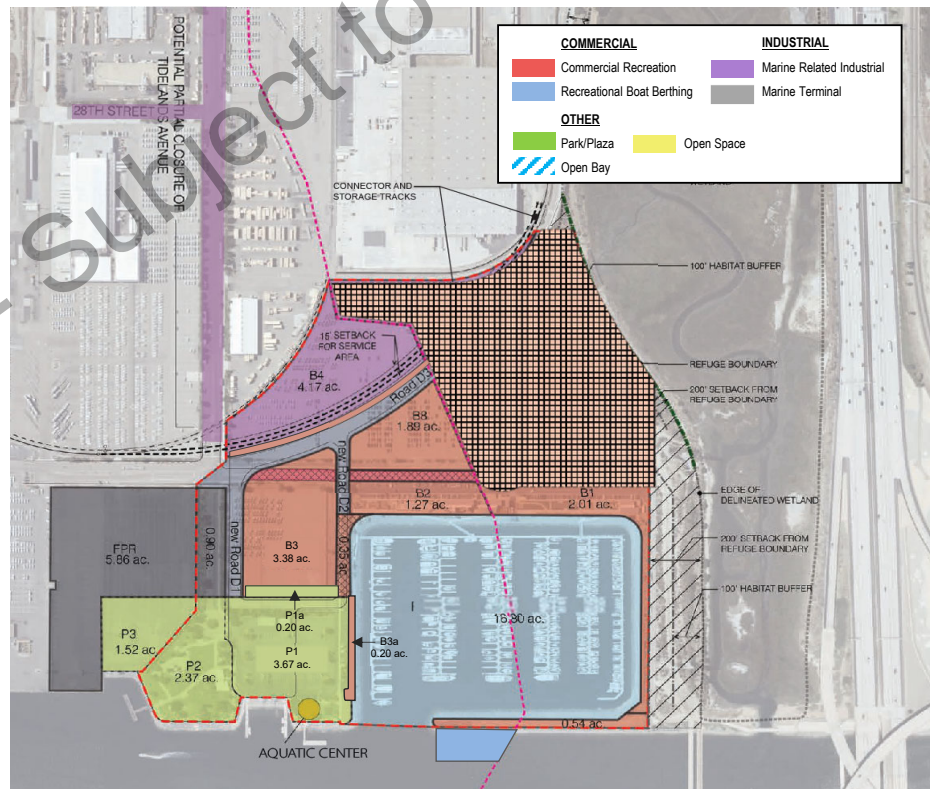
- **Changes to National City Bayfront (Planning District 5):**
 - Text
 - Acreage table
 - Project list
 - Land use and subarea maps



Port Master Plan Amendment

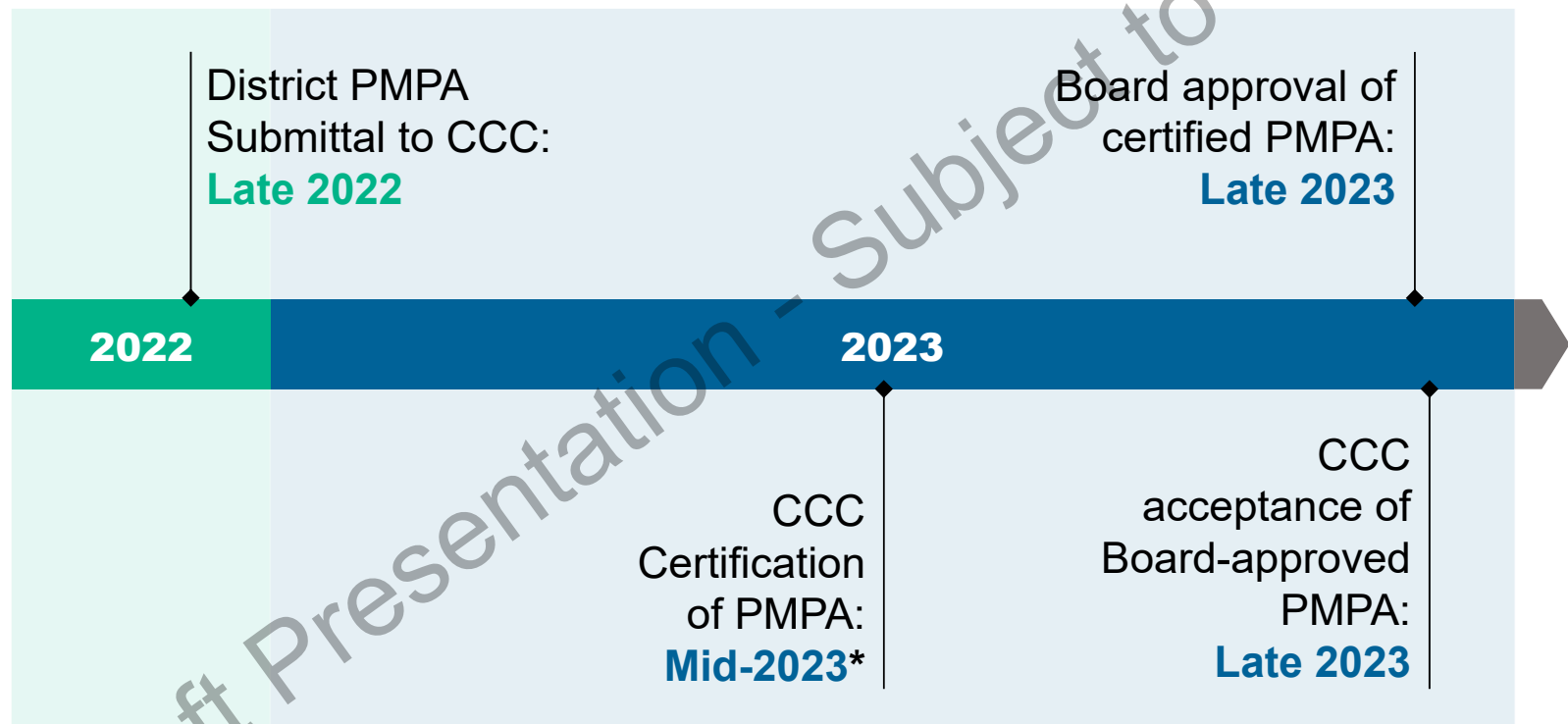
Clarify Jurisdictional Boundaries

- Incorporate District-owned uplands into Port Master Plan
- Approximately 11 acres
- Apply Marine Related Industrial, Commercial Recreation, or Street land use designation



Port Master Plan Amendment

Next Steps



* Anticipate amendment to City's Local Coastal Program will be processed concurrently with PMPA

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