

PRESENTATION AND DIRECTION TO STAFF ON THE FRAMEWORK FOR THE PREPARATION OF A DRAFT TRUST LANDS USE PLAN FOR THE SUBMERGED LANDS AND TIDELANDS GRANTED TO THE DISTRICT THROUGH SENATE BILL 507

Board of Port Commissioners
April 12, 2023
File No. 2023-0093
Agenda No. 19



Today's Presentation Agenda: April 12th, 2023 BPC

1. Background
2. Integrated Planning
3. Maps
4. Timeline

Draft Presentation - Subject to Change

SB 507 and Trust Lands Use Plan

Senate Bill 507 (Atkins, 2019)

- Granted submerged lands within San Diego Bay to the Port of San Diego
- Requires the Port to prepare a Trust Lands Use Plan for the granted area
- Trust Lands Use Plan must be submitted to the California State Lands Commission by Jan 1, 2024

Trust Lands Use Plan

- Must describe any proposed development, preservation, or other uses for area granted under SB 507
- Can be prepared as an amendment to the Port Master Plan
- Trust Lands Use Plan must be certified by the California Coastal Commission for the Port to issue coastal development permits within the area granted by SB 507



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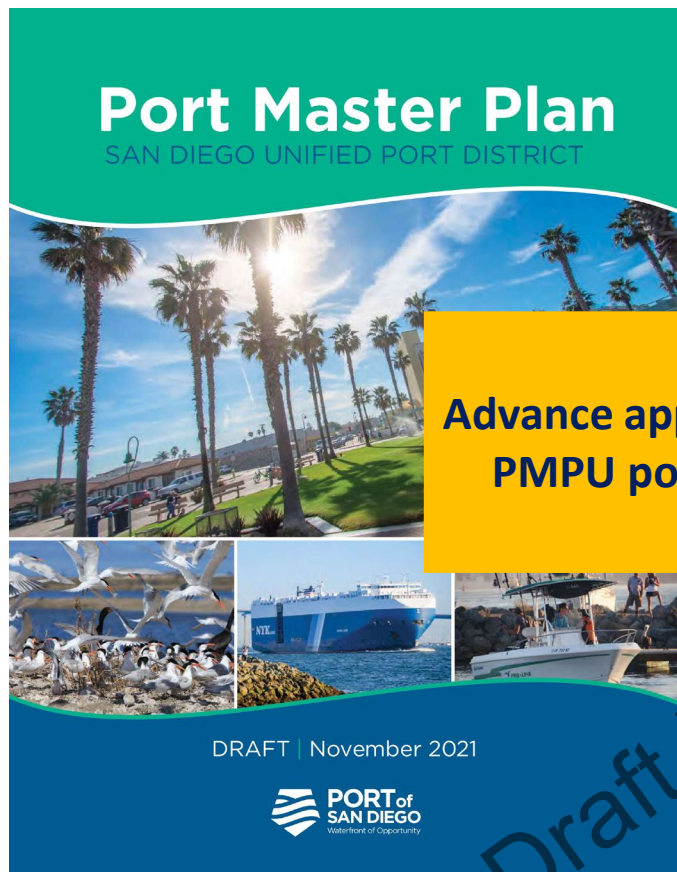
Port Master Plan Blueprint

The Port Master Plan provides a mix of goals, policies, and standards to guide existing uses and activities, as well as future development, activation, and management of Tidelands.



Draft Presentation - Subject to Change

SB507 Trust Lands Use Plan



Advance applicable
PMPU policies



New
Policies &
Planning
Districts



Trust Lands
Use Plan



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PMPU & TLUP Discussion Draft - Contents

1. Background

2. User Guide

3. Elements

4. Planning Districts

5. Appendices

Water and Land Use

Mobility

Ecology

Safety and Resiliency

Environmental Justice

Economics

Draft Presentation - Subject to Change

Draft PMPU - Contents

1. Background

2. User Guide

3. Elements

4. Planning Districts

5. Appendices*

PD1 Shelter Island

PD2 Harbor Island

PD3 Embarcadero

PD4 Working Waterfront

PD5 National City Bayfront*

PD6 Chula Vista Bayfront*

PD7 South Bay* (*Pond 20 Only*)

PD8 Imperial Beach Oceanfront

PD9 Silver Strand

PD10 Coronado Bayfront

Draft Presentation - Subject to Change

TLUP Discussion Draft - Contents

1. Background

2. User Guide

3. Elements

4. **Planning Districts**

5. Appendices

Draft Presentation - Subject to Change

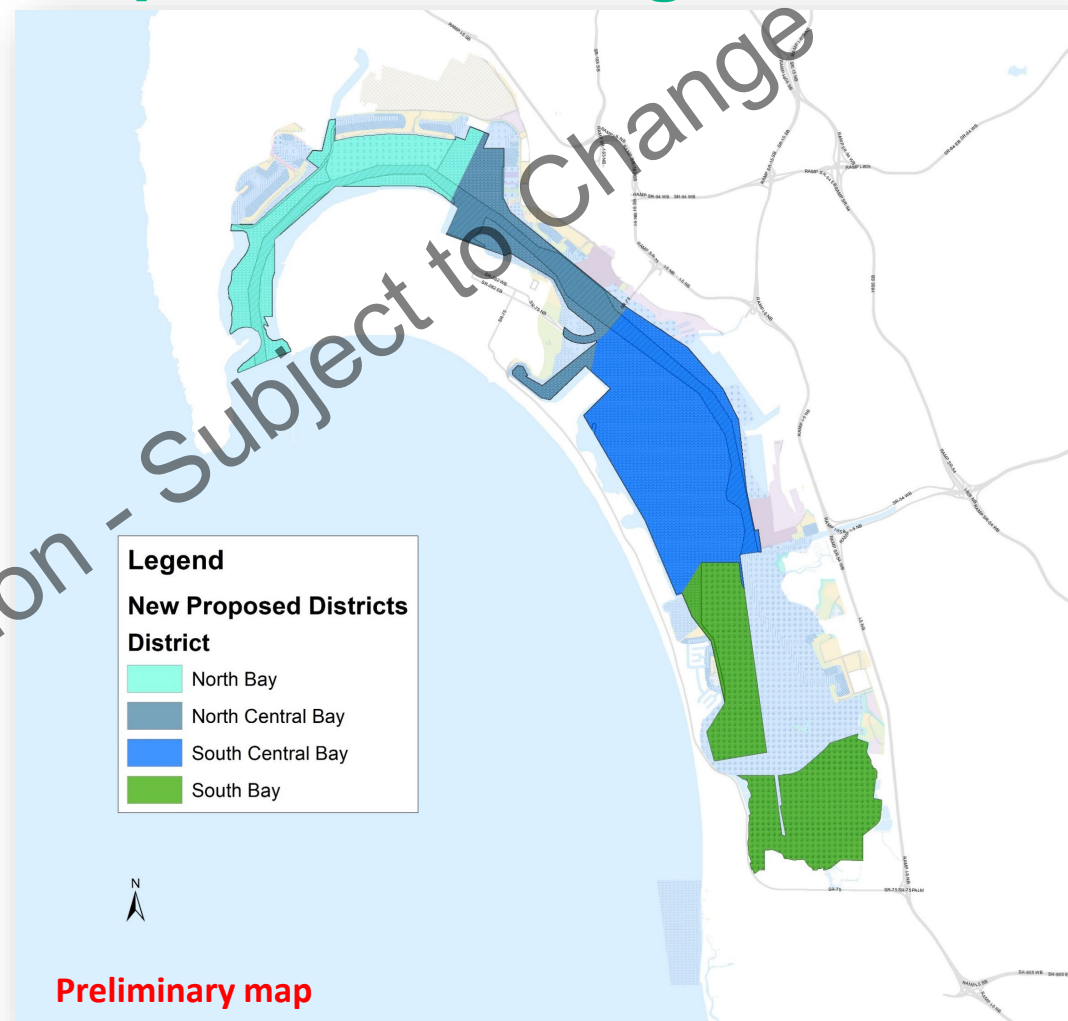
PD11 North Bay

PD12 North Central Bay

PD13 South Central Bay

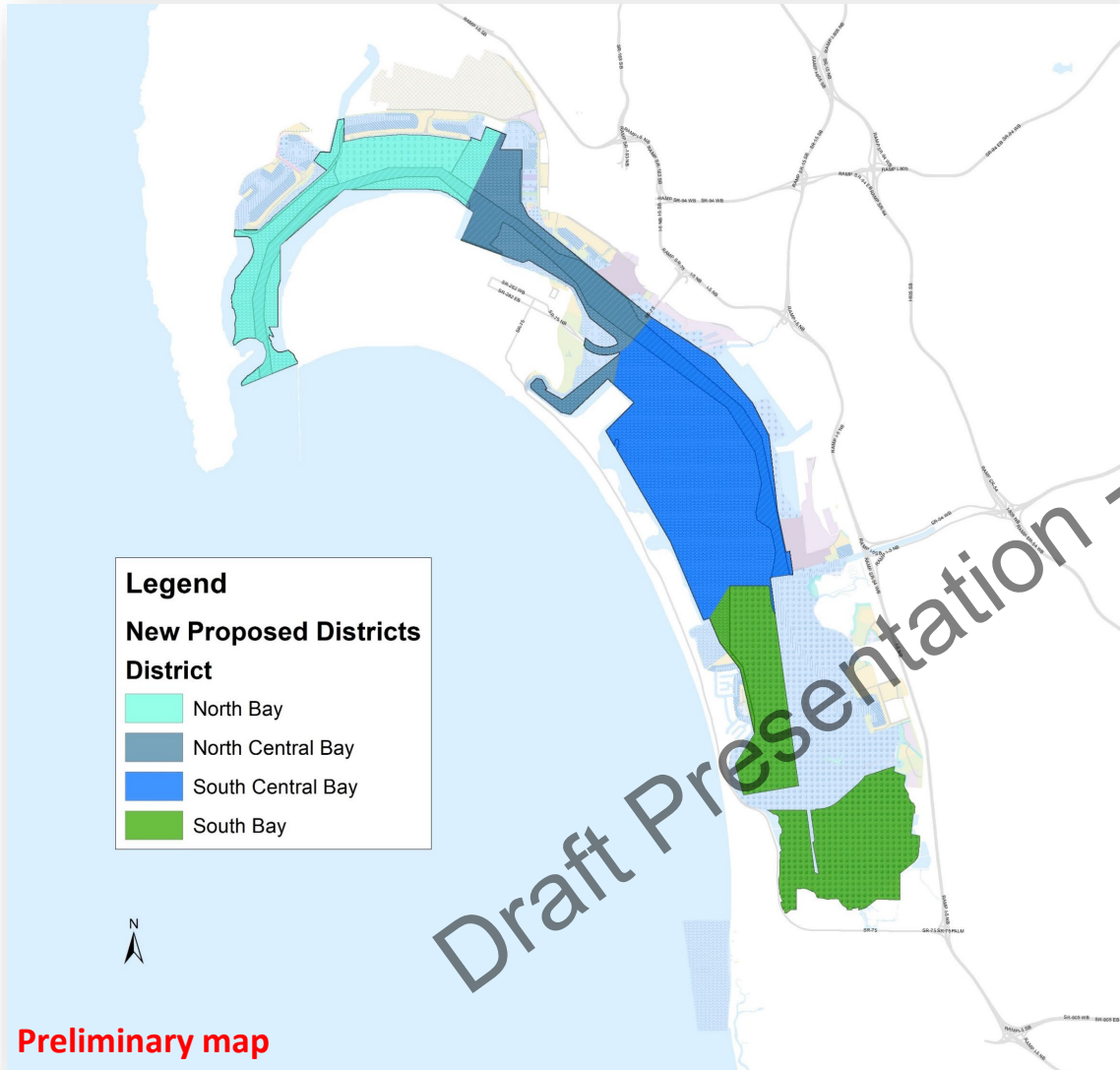
PD14 South Bay

SB507 Trust Lands Use Plan: Proposed Planning Districts



Port of San Diego and Navy Region Southwest, *San Diego Bay Integrated Natural Resources Management Plan, 2013*

SB507 Trust Lands Use Plan: Proposed Planning Districts



North Bay: 1,530 Acres*

North Central Bay: 1,145 Acres*

South Central Bay: 3,023 Acres*

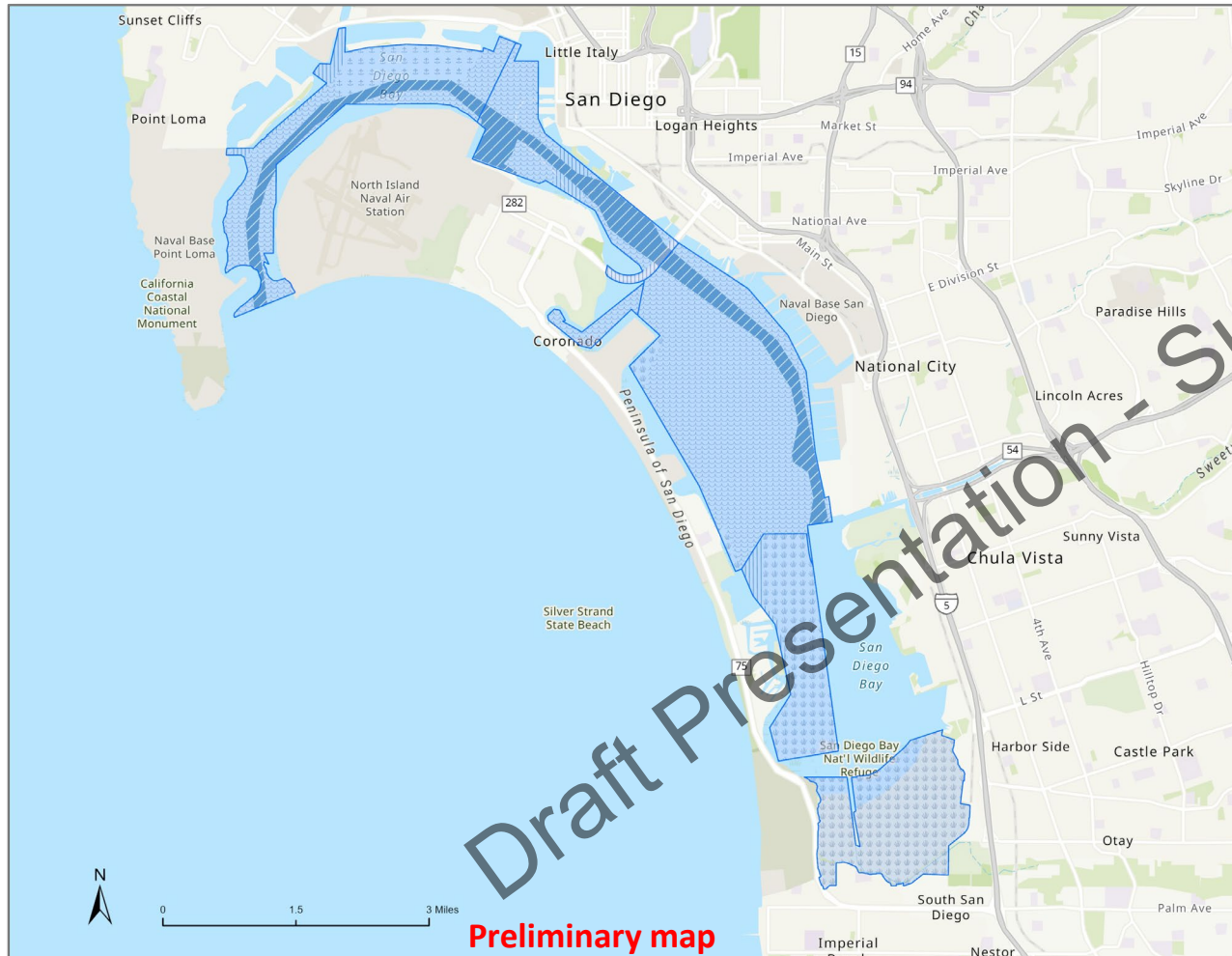
South Bay: 2,311 Acres*

Total: 8,010 Acres*

*Approximate, acreage values not finalized

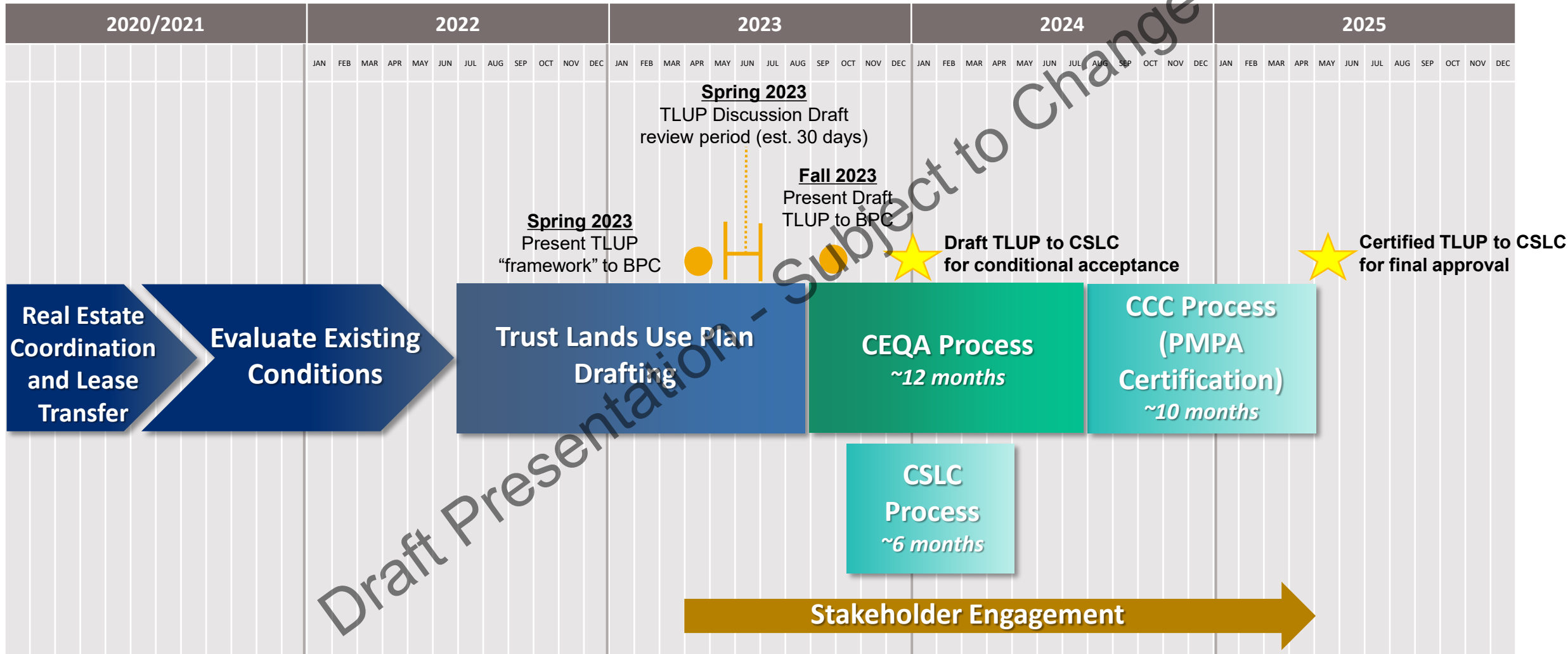
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SB507 Trust Lands Use Plan: Proposed Water and Land Use Designations



Water Uses	8,005.1 acres
Anchorage	
Conservation/Inter-tidal	
Industrial & Deep Water Berthing	
Navigation Channel (<i>new potential designation</i>)	
Navigation Corridor	
Open Bay / Water	
Land Uses	5.1 acres
Recreation Open Space	
Total Water and Land Use Acres	8,010.2

SB 507 Trust Lands Use Plan Timeline



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