



San Diego Unified Port District

3165 Pacific Hwy.
San Diego, CA 92101

Meeting Minutes

Board of Port Commissioners

Tuesday, May 11, 2021

1:00 PM

Virtual Meeting

A. Roll Call.

Present: 7 - Commissioner Bonelli, Commissioner Castellanos, Commissioner LeSar, Commissioner Malcolm, Commissioner Moore, Commissioner Naranjo, and Chairman Zucchet

Excused: 0

Absent: 0

B. Closed Session Report Out.

Thomas A. Russell, General Counsel, announced that the Board considered the items on the Closed Session Agenda, and stated that no reportable action was taken.

C. Public Communications.

The following member(s) of the public addressed the Board with non agenda-related comments: None

D. Board Committee Reports.

Commissioner LeSar provided a report on the Accessibility Advisory Committee. Highlights of the meeting included: an update on the shared mobility device draft ordinance; a discussion of ferry accessibility at Coronado Ferry Landing; and an update on electric vehicle charging stations.

E. Commissioners' Reports.

Commissioner Moore announced that the Port celebrated a momentous point in the history of the Chula Vista Bayfront - the completion and opening of the first two major redevelopment projects – the Sweetwater Bicycle Path & Promenade, and the Sun Outdoors San Diego Bay RV resort. These monumental achievements are the beginning of the transformation of the Chula Vista Bayfront as envisioned by the Port, the City of Chula Vista, and the Chula Vista community. The Sweetwater Path is a new multi-use pedestrian and bicycle path that connects Bayside Park and other Harbor District amenities to Sweetwater Marsh, the Living Coast Discovery Center and the new RV resort in the northern area of the Chula Vista Bayfront. The project was funded in part by an Urban Greening Grant from the California Natural Resources Agency. Urban greening projects like this help to mitigate greenhouse gas emissions, lower vehicles miles traveled, encourage active transportation, reduce urban heat island temperatures, while contributing to healthy, vibrant, communities and activities. The Sun Outdoors RV resort, located at E Street and Bay Boulevard, includes a mix of RV sites and vacation cottage rentals with a variety of resort amenities. Commissioner Moore thanked the partners at the City of Chula Vista for their work on both projects, the California Natural Resources Agency for the grant funding for Sweetwater Path, Sun Communities for the

RV resort, and a very large, dedicated team from the Port that includes dozens of staff members spread across almost every department at the Port. Commissioner Moore thanked Shaun Sumner, Adam Meyer, Mark Mcintire, and Stephanie Shook, in particular, for all their hard work and dedication to help bring this project forward.

Commissioner Castellanos announced that he had the pleasure of celebrating the opening of Televisa California's new studio at Seaport Village on April 29th. Commissioner Castellanos explained that for over 60 years, XEWT Channel 12 has broadcasted Spanish-language entertainment and news programming from its studio in Tijuana to its viewers in the San Diego-Baja/Cali-Baja region. Viewers will see live and taped segments from Seaport Village on shows like the popular morning show, "¡QUÉ BUEN DÍA! Commissioner Castellanos shared that he, along with San Diego Mayor Todd Gloria, National City Mayor Alejandra Sotello Solis, and Chula Vista City Councilwoman Jill Galvez, joined Televisa's president, Patricia Alvarez in cutting the ribbon to mark the studio's opening. The studio is a continuation of the Port's recent revitalization efforts, which have resulted in exciting new tenants and leasing activity from the likes of Mike Hess Brewing, Mr. Moto Pizza, Spill the Beans, and Malibu Farm.

Commissioner Naranjo provided a report regarding the April 20th AB 617 Steering Committee meeting. The Air District staff provided a status update on the AB 617 CERP, which included an announcement that Phase II of the DRAFT AB 617 CERP would be released for a three-week public review period from April 19th to May 7th. Following the public review, Air District staff plans to bring an updated Phase II CERP document back to the Steering Committee in June. The Air Pollution Control Board is expected to take action on the CERP in July, so it can go to the California Air Resources Board for final action later this year or early next year. Commissioner Naranjo and Port staff also presented an overview of the Port's MCAS Discussion Draft to the committee.

Commissioner Naranjo then announced that she attended the first SANDAG Bayshore Bikeway Working Group meeting on April 28, highlights included status reports on the Chollas Creek Bikeway, the Bayshore Bikeway segment 5 in National City, the Barrio Logan segment, and the Border to Bayshore Bikeway. The group also received updates on the Bayshore Bikeway signage improvements projects and projects related to the Bayshore Bikeway.

Commissioner Naranjo next provided a report on the virtual Pepper Park Community Workshop held on Thursday, May 6. Commissioner Naranjo explained that 100 members of the community joined to discuss the future expansion of Pepper Park on the National City Bayfront. The workshop was promoted and offered in three languages - English, Spanish and Tagalog – a first for Port public outreach, which the Port received a lot of great feedback on that aspect. Many great comments were received about what the community would like to see in the park – like ways that National City's culture and history could be incorporated into the park through art, education, and activation; improved access to the water; and improved access to the park itself via walking, bike, public transportation. Port and KTU&A staff are now in the process of reviewing and evaluating the comments received, they will be drafting a summary report, and then will develop a plan for next steps in the design process. Videos of the workshop are available now at portofsandiego.org/nationalcitybayfront. Port staff is working to post the workshop transcripts, the questions received during the workshop along with answers to those questions, as well as all comments received during and following the meeting. Commissioner Naranjo encourages the community to view the videos and continue to provide input and send questions to ncbayfront@portofsandiego.org until Monday, May 24th. Commissioner Naranjo thanked the community for their past, present and future participation in this important public outreach and engagement process. The goal for

Pepper Park is to incorporate features and recreation opportunities that will help transform the park into a resource that both visitors and residents will cherish for years to come.

Commissioner Bonelli provided a report on the SANDAG Transportation Policy Committee. Commissioner Bonelli shared that SANDAG is nearing the culmination of the long planning process with the release of their 2050 Regional Transportation Plan which entails \$163 billion in funding. Commissioner Bonelli explained that he has been advocating for the Harbor Drive 2.0 project (a multi-jurisdictional, multi-modal corridor that moves people and goods/freight) to get the project in the forefront to get funding for design and implementation. Commissioner Bonelli also shared that during the meeting there was an interesting discussion regarding the effects of tele-working/tele-commuting. Initially the impression was that there would be less vehicles miles and less vehicles on the road, however, recent data shows that this is not the case, tele-working/tele-commuting allowed more discretionary trips. It may have helped with alleviating congestion during peak travel times, but not total trips or miles traveled. Commissioner Bonelli also shared that SANDAG has added a Social Equity component to their project planning process which will be used to strategically place whatever mode, programs, services, to focus on low-income communities, communities of color, and seniors to provide better access to jobs, schools, health facilities, and shopping.

F. President's Report.

Joe Stuyvesant, President/CEO began by announcing that Tracey Sandberg, Chief Technology Officer, was recognized by the San Diego Business Journal as a Women of Influence in Technology. Ms. Sandberg was featured in a special section of the San Diego Business Journal that was published on April 26. Ms. Sandberg has more than 33 years of experience in technology. She was responsible for leading the recovery of the Port's infrastructure and applications after a cyber event in late 2018, and she led the transition of the Port's office-based workforce to work from home during a global pandemic and provided 24/7 IT support. Mr. Stuyvesant also announced that Ms. Sandberg was recently promoted to Chief Technology Officer.

Mr. Stuyvesant then recognized Annette Walton. Mr. Stuyvesant announced that Ms. Walton retired on April 30, 2021. Mr. Stuyvesant shared that Ms. Walton was hired on July 19, 2001 and has been the voice and the face of the Port for 20 years. Ms. Walton began her career with the Purchasing Department when they operated the print shop and mailroom. At that time, she was a Central Services Technician. Ms. Walton's legacy will be that she was there for people--the public, staff, tenants, stakeholders, the Board--everyone. In 2011, Ms. Walton was awarded The Chairman's Cup, the highest employee honor, for her customer service, by outgoing Chair Dukie Valderrama. Ms. Walton will be truly missed by all those she helped over the last 20 years. Mr. Stuyvesant asked Ms. Walton if she would like to say anything. Ms. Walton stated that she wanted to say thank you very much for everything.

Commissioner Malcolm, Commissioner Castellanos, Commissioner Moore, and Chairman Zucchet, provided comments--wished Annette the best, a happy retirement, and that she will be greatly missed.

Mr. Stuyvesant then announced that May is Maritime Month at the Port of San Diego. It's our region's unique celebration of National Maritime Day, which is May 22, and pays special tribute to the merchant marines and the global benefits the maritime industry provides. Mr. Stuyvesant encouraged everyone to visit the Port's website at portofsandiego.org/maritime-month to read about the great stories of some of the people that make up our working waterfront. Mr. Stuyvesant explained that every year for

Maritime Month, the CEO and the Chairman provide a proclamation honoring individuals or organizations who make an impact on our maritime industry. This year Mr. Stuyvesant presented the proclamation for Maritime Month 2021 to Bruce Cummings, Brion Bargo, Darren Correa, Chris Anderson, David Carillo, Ian Fidel, Carson Gill, Isaac Gutierrez, Russel Keltner, Kyle Link, Tyrone Moody, Anthony Palombit, Luis Plancarte, Chris Sharp, and Evan Warren. Mr. Stuyvesant added that during the pandemic, our wharfingers never skipped a beat and never stopped the flow of cargo and operations for the Port of San Diego and region. Additionally, they collaborated with local agencies and stakeholders to assist with approximately 8,000 cruise passenger disembarkations during the onset of COVID. They planned and supported two large military operations at the Tenth Avenue Marine Terminal. They worked with the Commercial Fishermen to implement COVID health protocols ensuring public safety in our region.

Mr. Stuyvesant then announced that he is very pleased to report that--unless something changes--this will be his last COVID update. The Port has been fortunate that there has been no COVID-positive cases among employees in over three months, and for the employees that did contract COVID have for the most part recovered. Mr. Stuyvesant added that it is starting to get much busier around the Tidelands as people feel more comfortable going out. This positive trend will continue as those staff who have been working from home will begin returning to their offices starting June 1, 2021. Finally, the Port Administration Building will be reopened to the public beginning Monday, June 14, 2021.

G. District Clerk's Announcements.

Sally Raney, Deputy District Clerk, announced that additional agenda-related materials were received by the Board for the following items: Action Item 13 - File No. 2021-0192; Action Item 14 - File No. 2021-0072; and Action Item 15 - File No. 2021-0119.

Additionally, staff requests that the Board consider to following items to be continued to a future Board meeting: Action Item 11 - File No. 221-0226, and Action Item 18 - File No. 2021-0218.

Ms. Raney then announced the Board action is no longer required for: Consent Item 9 - File No. 2021-0210 and Action Item 17 - File No. 2021-0129.

On a motion by Commissioner Castellanos, seconded by Commissioner Malcolm, the Board approved the requested docket changes. The motion carried by the following vote:

Yeas: 7 - Bonelli, Castellanos, LeSar, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 0

Absent: 0

Abstain: 0

Recused: 0

APPROVAL OF MINUTES

[2021-0227](#) Approval of minutes for:

April 13, 2021 - CLOSED SESSION

April 13, 2021 - BPC MEETING

On a motion by Commissioner Castellanos, seconded by Commissioner LeSar, the Board approved the minutes. The motion carried by the following vote:

Yeas: 7 - Bonelli, Castellanos, LeSar, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 0

Absent: 0

Abstain: 0

Recused: 0

CONSENT AGENDA

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted the Consent Agenda as follows: Resolution 2021-061; Resolution 2021-062; Resolution 2021-063; Resolution 2021-064; Ordinance 3007, Ordinance 3008; Resolution 2021-065; Resolution 2021-066; and Ordinance 3009. The motion carried by the following vote:

Yeas: 7 - Bonelli, Castellanos, LeSar, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 0

Absent: 0

Abstain: 0

Recused: 0

1. [2021-0071](#) RESOLUTION PROCLAIMING SUPPORT OF NATIONAL PUBLIC WORKS WEEK, MAY 16-22, 2021

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Resolution 2021-061 as part of the Consent Agenda.

2. [2021-0137](#) RESOLUTION AUTHORIZING AMENDMENT NO. 3 TO THE MEMORANDUM OF AGREEMENT (MOA) WITH THE U.S. ARMY CORPS OF ENGINEERS FOR EXPEDITED AND PRIORITY REVIEW OF DISTRICT PROJECTS, FOR AN ADDITIONAL \$90,000 AND A NEW NOT TO EXCEED TOTAL OF \$465,000 AND EXTENDING THE MOA THROUGH DECEMBER 31, 2022. FUNDS FOR THE CURRENT FISCAL YEAR ARE BUDGETED

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Resolution 2021-062 as part of the Consent Agenda.

3. [2021-0183](#) RESOLUTION AUTHORIZING AN AGREEMENT WITH THE CALIFORNIA COASTAL CONSERVANCY TO ACCEPT \$890,000 IN GRANT FUNDING TO CONSTRUCT AND CONDUCT LONG-TERM MONITORING OF A 2.5 ACRE NATIVE OYSTER LIVING SHORELINE PROJECT AT THE CHULA VISTA WILDLIFE RESERVE AND GRANTING INDEMNITY TO THE CALIFORNIA COASTAL CONSERVANCY

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Resolution 2021-063 as part of the Consent Agenda.

4. [2021-0184](#) RESOLUTION AUTHORIZING AN AGREEMENT WITH THE BUILDERS INITIATIVE TO ACCEPT \$700,000 IN GRANT FUNDING TO SUPPORT THE NATIVE OYSTER LIVING SHORELINE PROJECT AT THE CHULA VISTA WILDLIFE RESERVE, RESTORATIVE AQUACULTURE PLANNING, AND BLUE ECONOMY COORDINATION

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Resolution 2021-064 as part of the Consent Agenda.

5. [2021-0203](#) SEAPORT VILLAGE:

A) ORDINANCE GRANTING A LEASE TO ALEXCO-USA, INC. DBA ZYTOUN GOURMET MEDITERRANEAN FOR A GREEK AND MEDITERRANEAN RESTAURANT LOCATED AT 881 W. HARBOR DRIVE, SUITE W-13 IN SAN DIEGO FOR A 10-YEAR TERM

B) ORDINANCE GRANTING A LEASE TO SKUBIC ENTERPRISES, LLC DBA OLD HARBOR DISTILLING COMPANY FOR A FAST-CASUAL RESTAURANT AND CRAFT TASTING ROOM LOCATED AT 809 W. HARBOR DRIVE, SUITE E4-A IN SAN DIEGO FOR A 10-YEAR TERM PLUS ONE 5-YEAR OPTION TO EXTEND (FOR A TOTAL POTENTIAL TERM OF 15 YEARS)

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Ordinance 3007 and 3008 as part of the Consent Agenda.

6. [2021-0207](#) ADOPT A RESOLUTION AMENDING THE BOARD OF PORT COMMISSIONERS' MAY MEETING DATES FOR CALENDAR YEAR 2021

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Resolution 2021-065 as part of the Consent Agenda.

7. [2021-0215](#) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH DOLE FRESH FRUIT COMPANY, REGARDING LOW CARBON FUEL STANDARD (LCFS) CREDITS GENERATED FROM THE SHORE POWER PLUG LOCATED AT THE TENTH AVENUE MARINE TERMINAL FOR USAGE COVERING THE PERIOD FROM JANUARY 1, 2021 THROUGH DECEMBER 31, 2030.

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Resolution 2021-066 as part of the Consent Agenda.

8. [2021-0220](#) ORDINANCE GRANTING AN AMENDED AND RESTATED LEASE WITH HIGH SEAS MARINE ENTERPRISES, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, TO UPDATE LEASE PROVISIONS AND EXTEND THE TERM OF THE LEASE BY 10 YEARS FOR AN EXTENSION FEE OF \$500,701.

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Ordinance 3009 as part of the Consent Agenda.

9. [2021-0210](#) RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AWARDED CONTRACT NO. 2020-26 TO [name of contractor] IN THE AMOUNT OF \$ [recommended award amount] FOR THE SAND REPLENISHMENT AT KELLOGG BEACH FY 2021 PROJECT, AS AUTHORIZED BY THE BOARD IN THE FY 2021 MAJOR MAINTENANCE PROGRAM AND OBLIGATED AS A RESULT OF GRANT FUNDING RECEIVED PURSUANT TO THE PASSAGE OF ASSEMBLY BILL 3101 IN SEPTEMBER 1978

Board action is no longer required for this item because the lowest responsible and responsive bid is within staff's authority to award.

Board action is no longer required for this item.

PUBLIC HEARING AGENDA

10. [2021-0087](#) AMENDMENT OF SAN DIEGO UNIFIED PORT DISTRICT TARIFF NO. 1-G, RATES AND CHARGES, AND UPDATED FORMAT AND LANGUAGE
- A. RESOLUTION FINDING THE AMENDMENT TO THE SAN DIEGO UNIFIED PORT DISTRICT TARIFF NO. 1-G, RATES AND CHARGES, TO INCREASE RATES, ADD NEW RATES, AND UPDATE TARIFF FORMAT AND LANGUAGE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS SPECIFIED UNDER SECTION 15273 OF THE CEQA GUIDELINES
- B. CONDUCT A PUBLIC HEARING AND ADOPT AN ORDINANCE AMENDING THE SAN DIEGO UNIFIED PORT DISTRICT TARIFF NO. 1 -G, RATES AND CHARGES, ADD NEW RATES, AND UPDATE TARIFF FORMAT AND LANGUAGE

Josefina Khalidy, Principal, Maritime Business, addressed the Board with staff's report and presentation regarding Public Hearing Agenda Item 10 - File No. 2021-0087 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk).

Chairman Zucchet opened the Public Hearing for comments. No public came forward to speak.

Chairman Zucchet closed the Public Hearing.

No Commissioner comments were provided.

On a motion by Commissioner Castellanos, seconded by Commissioner Bonelli, the Board adopted Resolution 2021-067 and Ordinance 3010. The motion carried by the following vote:

Yeas: 7 - Bonelli, Castellanos, LeSar, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 0

Absent: 0

Abstain: 0

Recused: 0

11. [2021-0226](#) SUNROAD HIE HOTEL PARTNERS, L.P.'S PROPOSED SUNROAD HARBOR ISLAND EAST HOTEL PROJECT AT 851 HARBOR ISLAND DRIVE IN SAN DIEGO:

A) ADOPT RESOLUTION GRANTING CONCEPT APPROVAL TO SUNROAD HIE HOTEL PARTNERS, L.P. FOR THE SUNROAD HARBOR ISLAND EAST HOTEL PROJECT

B) CONDUCT PUBLIC HEARING AND ADOPT RESOLUTION AUTHORIZING ISSUANCE OF AN APPEALABLE COASTAL DEVELOPMENT PERMIT TO SUNROAD HIE HOTEL PARTNERS, L.P. FOR THE SUNROAD HARBOR ISLAND EAST HOTEL PROJECT

The Board will consider staff's request to continue this item to a future Board meeting.

This item was continued to a future Board meeting.

ACTION AGENDA

12. [2021-0125](#) A. RESOLUTION ADOPTING THE FY 2022 PRELIMINARY BUDGET AND SETTING THE DATE FOR PUBLIC HEARING ON THE BUDGET AS JUNE 15, 2021
- B. RESOLUTION AUTHORIZING THE USE OF OPERATING RESERVES TO FUND THE BUDGET DEFICIT OF APPROXIMATELY \$12.6M WHICH INCLUDES THE \$2.8M PREVIOUSLY APPROVED SEAPORT VILLAGE TENANT IMPROVEMENT PROJECT

Robert DeAngelis, CFO/Treasurer, addressed the Board with staff's report and presentation regarding Action Agenda Item 12 - File No. 2021-0125 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Mr. DeAngelis then turned the presentation to Joe Stuyvesant, President/CEO, to discuss human capital strategy for the proposed FY 2022 budget. Mr. Stuyvesant then turned the presentation back to Mr. DeAngelis to review the timeline, provide a recap of the April preliminary budget presentation, and review staff recommendations.

The following member(s) of the public addressed the Board with agenda-related comments: None

Commissioner LeSar and Commissioner Castellanos, and Chairman Zucchet provided comments.

On a motion by Commissioner Malcolm, seconded by Commissioner LeSar, the Board adopted Resolution 2021-068 and Resolution 2021-069. The motion carried by the following vote:

Yeas: 7 - Bonelli, Castellanos, LeSar, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 0

Absent: 0

Abstain: 0

Recused: 0

13. [2021-0192](#) ORDINANCE AMENDING SAN DIEGO UNIFIED PORT DISTRICT CODE, ARTICLE 4, SECTION 4.37 - REGULATION OF SIX PAC CHARTER VESSELS, TO SECTION 4.37 - REGULATION OF CHARTER VESSEL OPERATIONS IN SAN DIEGO BAY AND DISTRICT TIDELANDS

Annette Dahl, Department Manager, Real Estate, addressed the Board with staff's report and presentation regarding Action Agenda Item 13 - File No. 2021-0192 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Ms. Dahl then turned the presentation over to Simon Kann, Deputy General Counsel, to review the concerns heard at the January stakeholder meeting, and the proposed changes to the ordinance. Mr. Kann then turned the presentation back to Ms. Dahl to discuss the next steps and staff recommendation.

The following member(s) of the public addressed the Board with agenda-related comments: Troy Sears, Next Level Sailing; Sharon Cloward, President, San Diego Port Tenants Association; and Frank Ursitti, President, United Sport Fishers of San Diego.

Chairman Zucchet invited staff to respond to public comments received. Mark Stainbrook, Chief of Harbor Police, and Mr. Kann, responded. Commissioner Bonelli and Commissioner Malcolm provided comments and asked clarifying questions. Mr. Kann responded.

On a motion by Commissioner Bonelli, seconded by Commissioner Malcolm, the Board adopted Ordinance 3011. The motion carried by the following vote:

Yeas: 7 - Bonelli, Castellanos, LeSar, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 0

Absent: 0

Abstain: 0

Recused: 0

14. [2021-0072](#) CHULA VISTA BAYFRONT

(A) ORDINANCE AUTHORIZING 66-YEAR HOTEL GROUND LEASE BETWEEN THE DISTRICT AND RIDA CHULA VISTA, LLC (RIDA) FOR A RESORT HOTEL LOCATED IN THE CITY OF CHULA VISTA, WITH CONDITIONS; AND

(B) RESOLUTION CONSENTING TO THE MANAGEMENT AGREEMENT BETWEEN RIDA AND MARRIOTT INTERNATIONAL INC., WITH CONDITIONS

Shaun Sumner, Vice President, Real Estate, Engineering, and Facilities, addressed the Board with staff's report and presentation regarding Action Agenda Item 14 - File No. 2021-0072 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Mr. Sumner then turned the presentation over to Stephanie Shook, Department Manager, Real Estate, to provide overview of the leasing and operations agreements, the major changes to the hotel ground lease, the Gaylord Pacific management agreement, and staff recommendations.

The following member(s) of the public addressed the Board with agenda-related comments: None

Commissioner Moore, Commissioner Castellanos, Commissioner Malcolm, and Commissioner Bonelli, provided comments and asked clarifying questions. Ms. Shook, and Elizabeth Alonso, Deputy General Counsel, responded.

On a motion by Commissioner Moore, seconded by Commissioner Malcolm, the Board adopted Ordinance 3012 and Resolution 2021-070. The motion carried by the following vote:

Yeas: 7 - Bonelli, Castellanos, LeSar, Malcolm, Moore, Naranjo, and Zucchet

Nays: 0

Excused: 0

Absent: 0

Abstain: 0

Recused: 0

15. [2021-0119](#) PRESENTATION AND DIRECTION TO STAFF ON THE MARITIME CLEAN AIR STRATEGY (MCAS), INCLUDING AN OVERVIEW OF THE COMMENTS AND THEMES RECEIVED DURING PUBLIC REVIEW OF THE MCAS DISCUSSION DRAFT AND STAFF'S APPROACH TO UPDATING THE DOCUMENT

Jason Giffen, Vice President, Planning, Environment, and Government Relations, addressed the Board with staff's report and presentation regarding Action Agenda Item 15 - File No. 2021-0119 (A copy of the staff report, presentations and any agenda-related materials are on file with the Office of the District Clerk). Mr. Giffen then turned the presentation over to Maggie Weber, Senior Planner, Planning, to review what the Maritime Clean Air Strategy MCAS is, the regulatory setting, and the state guidance and complementary regional efforts. Ms. Weber then turned the presentation over to Simon Kann, Deputy General Counsel, to provide the legal complexity spectrum regarding prospective MCAS implementation tools. Mr. Kann then turned the presentation back to Ms. Weber to discuss the approach reflected within the discussion draft, the public engagement efforts and timeline, common public comment themes received, the proposed approach to revise the MCAS based on comments received and new sections. Ms. Weber then turned the presentation over to Larry Hofreiter, Program Manager, Planning, to discuss matters that arose during the public engagement process that staff would like to get further direction on before revising the MCAS. Mr. Hofreiter then turned the presentation back to Ms. Weber to discuss the next steps and close out the presentation.

The following member(s) of the public addressed the Board with agenda-related comments: Jose Rodriguez, Vice Mayor of National City; Micah Mitrosky, IBEW Local 569; Sophie Silvestri, Pasha Automotive Services; Sharon Cloward, San Diego Port Tenants Association; Sarah Marsh, Dole Fresh Fruit; Marcos Holguin, International Longshore and Warehouse Union Locals 29 and 94; Jack Monger, Industrial Environmental Association; Larry Schmitz, Terminalift; Danny Serrano, Environmental Health Coalition (provided presentation with time ceded by Angelica Estrada, Monserrat Hernandez, and Allie Fen); Colleen Clemenson, Director of Regional Planning, SANDAG; Dennis Dubard, General Dynamics/NASSCO; Elisabeth Wing; Frank Plant, Harborside Refrigerated Services; Jack Shu, Councilmember, City of La Mesa, and Board member of SANDAG and the Air Pollution Control District; Lydia Pellecer, Environmental Manager, BAE Systems, Inc.; Lea Urguby; Marcus Bush, Councilmember, City of National City; Maritza Garcia; Naomi (No last name provided); Anthony Soniga, President, International Longshore and Warehouse Union Local 29; Silvia Calzada; Todd Roberts, Marine Group Boat Works; Vanessa Garcia, Senior Public Affairs Manager, SDG & E; Angelica Ramirez; Alicia Sanchez; Carla Nava; Margarita Moreno; and Maria C. Villanueva.

Commissioner Naranjo, Commissioner Malcolm, Commissioner Castellanos, Commissioner Moore, Commissioner Bonelli, Commissioner LeSar, and Chairman Zucchet, provided comments and asked clarifying questions. Mr. Kann, Mr. Giffen, Philip Gibbons, Program Manager, Energy & Sustainability, responded, and Mr. Hofreiter responded.

Commissioner Malcolm left at 6:00 pm and was excused for the remainder of the meeting.

16. [2021-0154](#) REVIEW AND CONSIDERATION OF DRAFT PROPOSED BOARD AGENDA FOR THE JUNE 15, 2021 MEETING
- On a motion by Commissioner Castellanos, seconded by Commissioner LeSar, the Board approved the proposed June agenda. The motion carried by the following vote:
- Yeas: 6 - Bonelli, Castellanos, LeSar, Moore, Naranjo, and Zucchet
- Nays: 0
- Excused: 1 - Malcolm
- Absent: 0
- Abstain: 0
- Recused: 0
17. [2021-0219](#) MONTHLY REPORTING OF FINANCIAL RESULTS AND DIRECTION TO STAFF
- Board action is no longer required for this item.
- Board action is no longer required for this item.**
18. [2021-0218](#) PRESENTATION FROM THE PORT AUDITOR ON BEST PRACTICES RELATED TO EXTERNAL AUDIT AND DIRECTION TO STAFF
- The Board will consider staff's request to continue this item to a future Board meeting.
- This item was continued to a future Board meeting.**
19. [2021-0221](#) WIRELESS COMMUNICATION FACILITIES ON DISTRICT TIDELANDS:
- A) ORDINANCE AMENDING THE SAN DIEGO UNIFIED PORT DISTRICT CODE TO ADD ARTICLE X, SECTION X.XX - REGULATION OF WIRELESS COMMUNICATION FACILITIES ON DISTRICT TIDELANDS
- B) RESOLUTION RESCINDING BOARD RESOLUTION 2014-227 ADOPTING BOARD OF PORT COMMISSIONERS (BPC) POLICY 772 - GUIDELINES FOR CONDUCTING PROJECT CONSISTENCY REVIEW FOR WIRELESS COMMUNICATIONS FACILITIES
- The Board will consider staff's request to continue this item to a future Board meeting.
- This item was continued to a future Board meeting.**

OFFICER'S REPORT

20. [2021-0216](#) OFFICER'S REPORT

MONTHLY NOTIFICATION OF CHANGE ORDERS PURSUANT TO BPC POLICY NO. 110:

A) Change Order No. 1 to Contract No. 2020-03 with Ahrens Mechanical / Increases Contract by \$7,788.00 and Extends Term thru 05-14-21 - VOID

B) Change Order No. 1 to Contract No. 2020-08 with Ahrens Mechanical / Increases Contract by \$7,788.00 and Extends Term thru 05-14-21

MONTHLY NOTIFICATION OF COST RECOVERY USER FEE WAIVERS GRANTED BY THE EXECUTIVE DIRECTOR PURSUANT TO BPC POLICY NO. 106:

None to Report

MONTHLY NOTIFICATION OF RENT REVIEWS CONSENTED TO ADMINISTRATIVELY PURSUANT TO BPC POLICY NO. 355 AS AMENDED ON JANUARY 10, 2017:

None to Report

MONTHLY NOTIFICATION OF ENCUMBRANCES CONSENTED TO ADMINISTRATIVELY PURSUANT TO BPC POLICY NO. 355 AS AMENDED ON JANUARY 10, 2017:

None to Report

MONTHLY NOTIFICATION OF LEASE AMENDMENTS CONSENTED TO ADMINISTRATIVELY PURSUANT TO BPC POLICY NO. 355 AS AMENDED ON JANUARY 10, 2017:

None to Report

*Secretary, Board of Port Commissioners
San Diego Unified Port District*

ATTEST:

Clerk of the San Diego Unified Port District