



**NOTICE OF INTENT TO ADOPT a  
MITIGATED NEGATIVE DECLARATION for the  
TRUST LANDS USE PLAN  
(UPD #MND-2025-016)**

Notice is hereby given that the **San Diego Unified Port District (District)**, as lead agency under the California Environmental Quality Act (CEQA), has prepared, and intends to adopt, a Mitigated Negative Declaration (MND) for the Trust Lands Use Plan. The MND is available for an approximately 30-day public review period and agencies and members of the public may provide comments as specified below.

**Project Title:** Trust Lands Use Plan (UPD #MND-2025-016)  
**Project Applicant:** San Diego Unified Port District  
**Project Location:** Approximately 8,000 acres of granted trust lands in and around San Diego Bay (approximately 7,900 acres of submerged lands within San Diego Bay and approximately 100 acres of Tidelands in the Cities of San Diego, Imperial Beach, and Coronado)

**Project Description Summary:**

The Trust Lands Use Plan (TLUP or Project) sets a comprehensive vision for the San Diego Unified Port District (District) management of the approximately 8,000 acres granted under Senate Bill 507 (SB 507) as chaptered in Section 5.7 of the San Diego Unified Port District Act. The purpose of the TLUP is to: direct future use of SB 507 granted trust lands (TLUP Area) including future development, preservation and other uses; facilitate a diverse range of uses and activities including, but not limited to, safe navigation, commerce, fisheries, and recreation; provide a broad range of proposed public improvements; and promote environmental stewardship of Tidelands. The TLUP contains six elements: Water and Land Use, Mobility, Ecology, Safety and Resiliency, Environmental Justice, and Economics. These elements provide the policy foundation and direction for the future development and planned improvements that are contemplated in the TLUP. Each element includes goals, objectives, and policies that apply throughout the TLUP Area. The TLUP also includes TLUP Area Development Standards which establish requirements for the physical development of a site. Within the TLUP Area there are four new Planning Districts (PDs): North Bay (PD11), North Central Bay (PD12), South Central Bay (PD13), and South Bay (PD14). Each planning district includes special allowances, planned improvements, and site-specific development standards specific to that planning district. There is also a TLUP Implementation and Development Conformance chapter, which discusses standards for consistency with the TLUP for future potential development, consistent with the California Coastal Act.

**Probable Environmental Effects:** The MND analyzes the Project's potentially significant environmental effects to the following resource areas: air quality; biological resources; cultural resources, geology and soils; greenhouse gas emissions; hydrology and water quality; noise; public services; and recreation. The MND states that the Project's impacts, with the incorporation of mitigation measures, will be less than significant.

**Availability of an MND:** The MND, and all documents referenced in the MND, are available for public review during normal business hours at the San Diego Unified Port District Office of the District Clerk, 3165 Pacific Highway, San Diego, CA 92101-1128. The proposed MND and TLUP may be viewed online at <https://www.portofsandiego.org/public-records/port-updates/notices-disclosures/ceqa-documents>. The MND is also available for review at the following libraries: San Diego Central Library (330 Park Boulevard, San Diego, CA 92101), National City Public Library (1401 National City Blvd, National City, CA 91950), Chula Vista Public Library (365 F Street, Chula Vista, CA 91910), Imperial Beach Public Library (810 Imperial Beach Blvd, Imperial Beach, CA 91932), and Coronado Public Library (640 Orange Avenue, Coronado, CA 92118). For a copy of the MND, contact Dennis Campbell, Program Manager, at [dcampbell@portofsandiego.org](mailto:dcampbell@portofsandiego.org) or (619) 686-7218.

**Public Comments on the MND:** The MND is available for an approximately 30-day public review period starting on Friday, February 21, 2025, and ending on Monday, March 27, 2025, at 5:00 P.M. Comment letters stating specific environmental concerns regarding the TLUP should be mailed to: San Diego Unified Port District, Attn: Dennis Campbell, Planning Department, P.O. Box 120488, San Diego, CA 92112-0488 or emailed to [TLUP@portofsandiego.org](mailto:TLUP@portofsandiego.org).

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Date: February 20, 2025