



San Diego Unified Port District

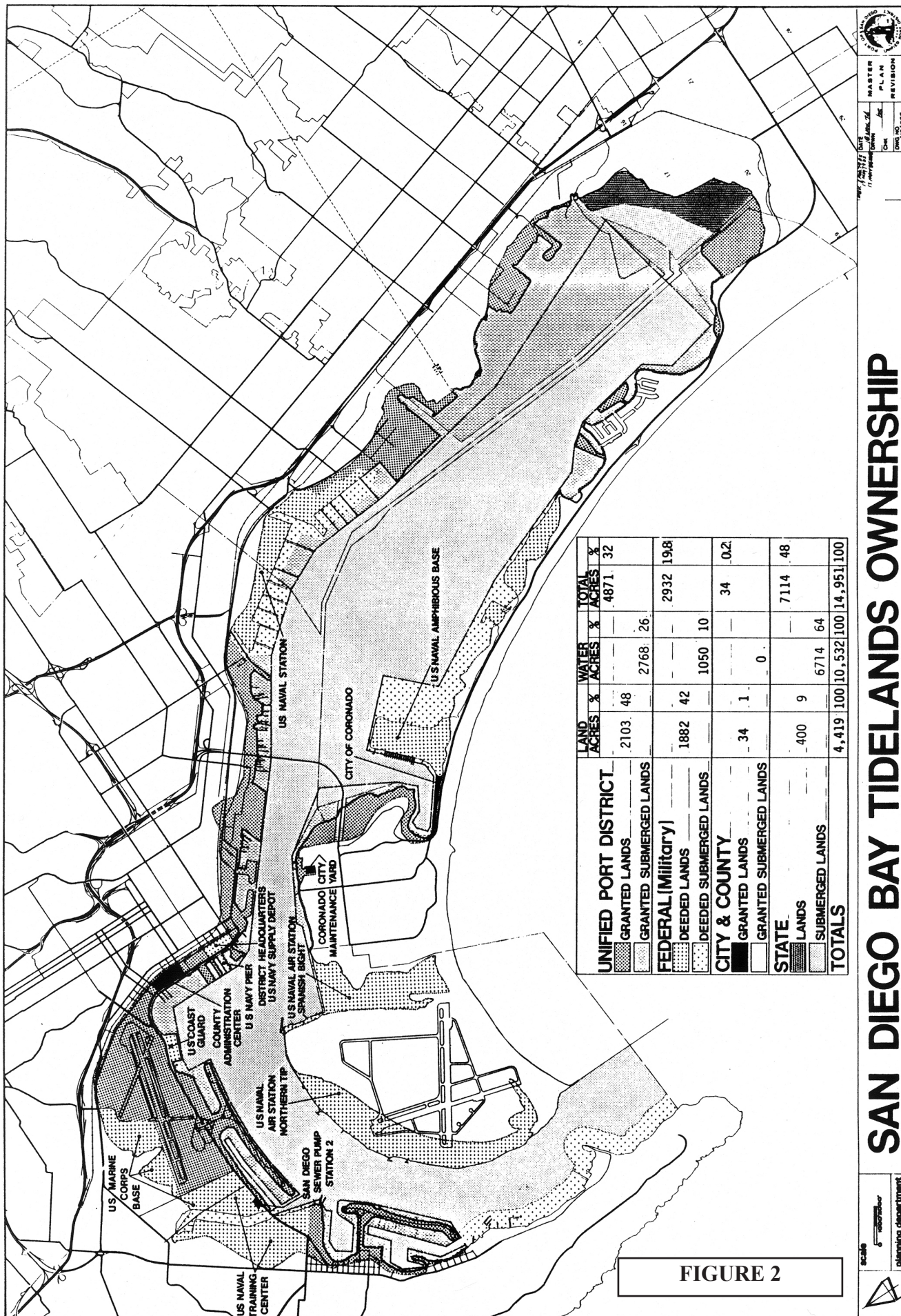
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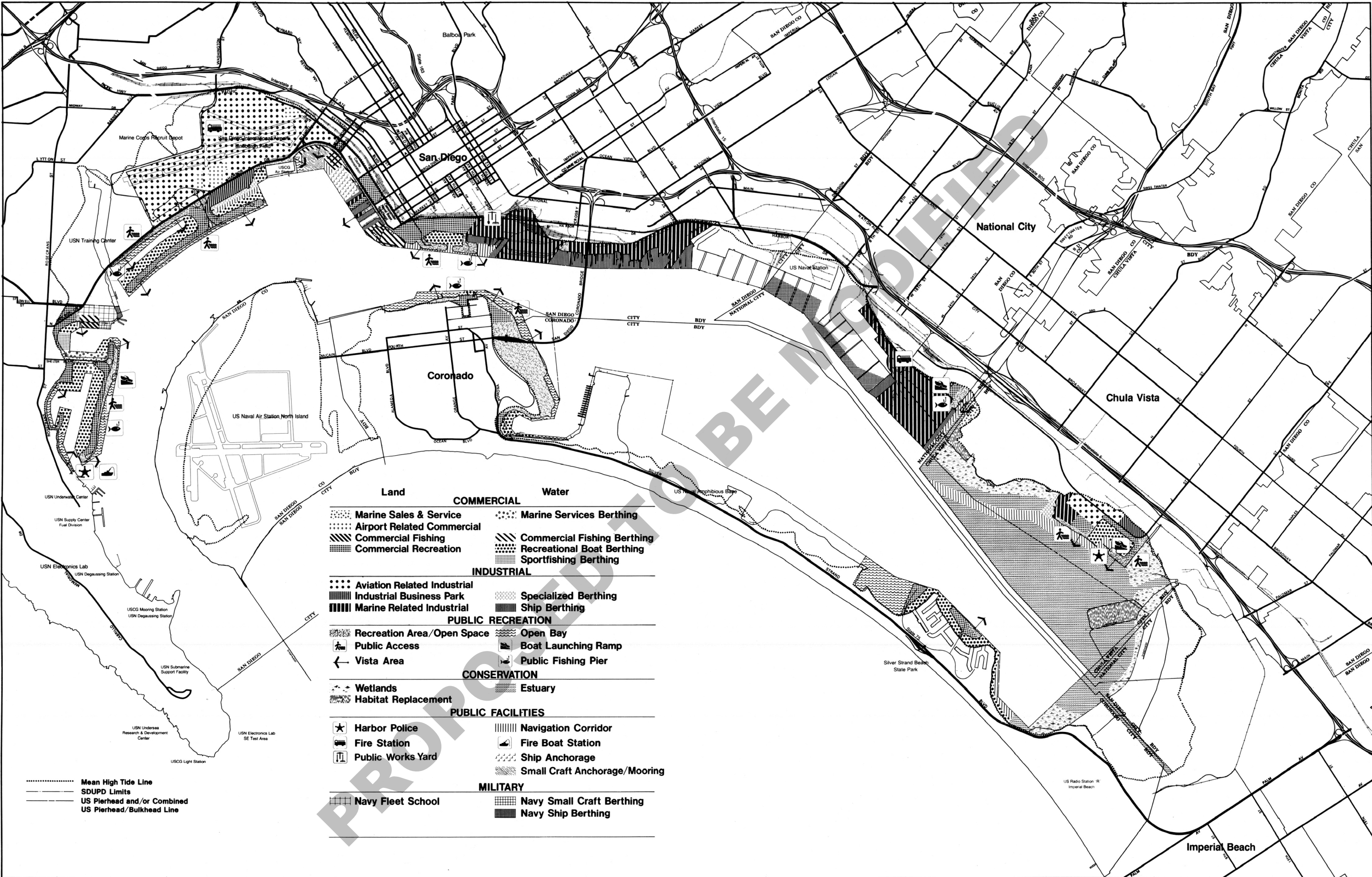
***Wetland Mitigation Bank at Pond 20
Port Master Plan Amendment***

Existing/Proposed Plan Text

March 2021

Note: Text to be deleted shown ~~stricken~~ and text to be added shown underlined.





scale

0 2000 feet

0 500m 1km

Planning Department

LAND AND WATER USE ELEMENT

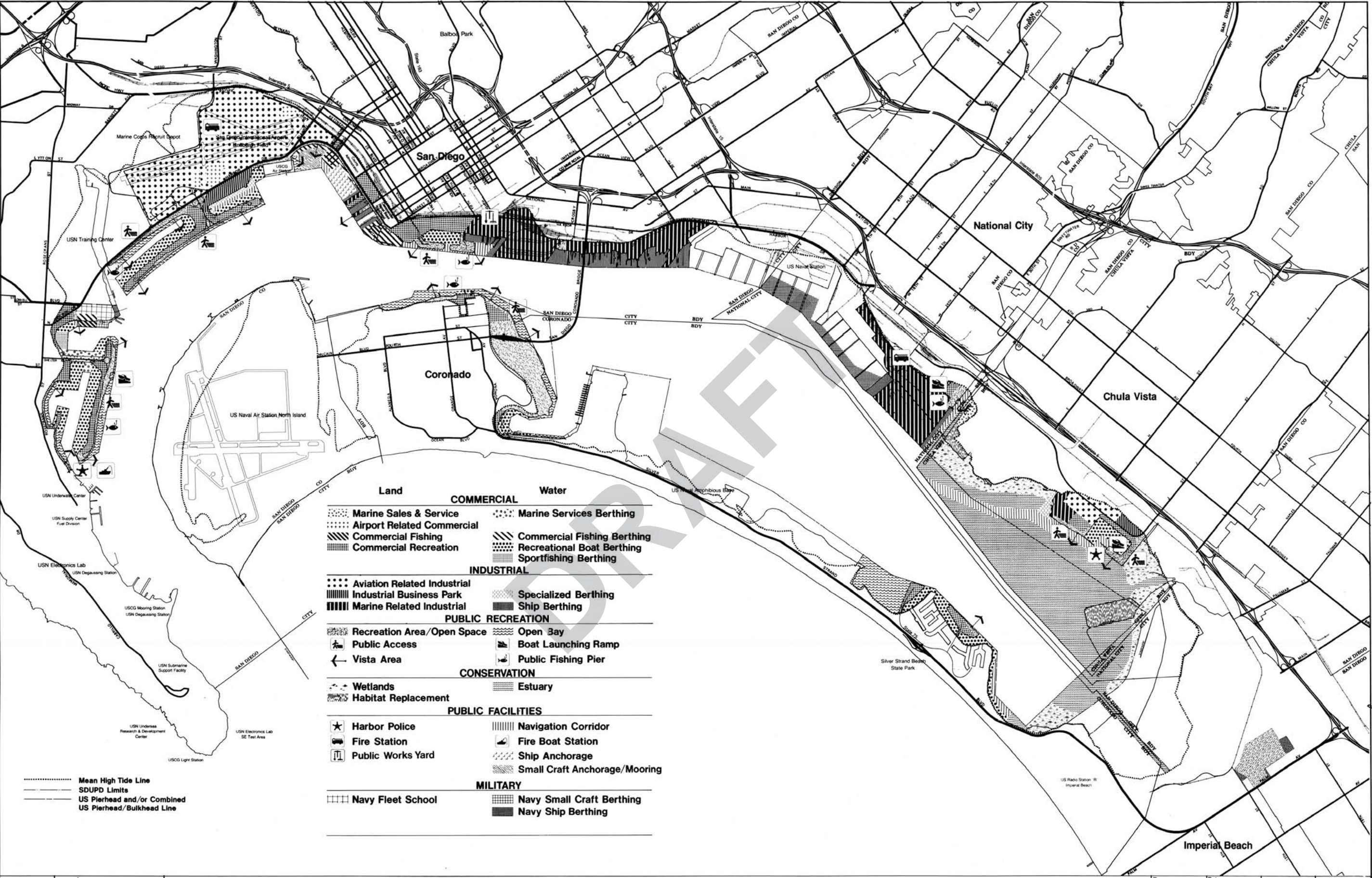
Figure 2a

Rev
P. 18 DEC. 79 - KS
P. 17 JULY 85 - KS
P. 12 AUG. 92 - MMW

Date
17 DEC. 79

Drn	Chk
Base	
No	

Master Plan



Land	Water
COMMERCIAL <div> <div></div> Marine Sales & Service <div></div> Airport Related Commercial <div></div> Commercial Fishing <div></div> Commercial Recreation </div>	<div> <div></div> Marine Services Berthing <div></div> Commercial Fishing Berthing <div></div> Recreational Boat Berthing <div></div> Sportfishing Berthing </div>
INDUSTRIAL <div> <div></div> Aviation Related Industrial <div></div> Industrial Business Park <div></div> Marine Related Industrial </div>	<div> <div></div> Specialized Berthing <div></div> Ship Berthing </div>
PUBLIC RECREATION <div> <div></div> Recreation Area/Open Space <div></div> Public Access <div></div> Vista Area </div>	<div> <div></div> Open Bay <div></div> Boat Launching Ramp <div></div> Public Fishing Pier </div>
CONSERVATION <div> <div></div> Wetlands <div></div> Habitat Replacement </div>	<div> <div></div> Estuary </div>
PUBLIC FACILITIES <div> <div></div> Harbor Police <div></div> Fire Station <div></div> Public Works Yard </div>	<div> <div></div> Navigation Corridor <div></div> Fire Boat Station <div></div> Ship Anchorage <div></div> Small Craft Anchorage/Mooring </div>
MILITARY <div> <div></div> Navy Fleet School </div>	<div> <div></div> Navy Small Craft Berthing <div></div> Navy Ship Berthing </div>

..... Mean High Tide Line
 - - - - - SDUPD Limits
 - - - - - US Pierhead and/or Combined
 - - - - - US Pierhead/Bulkhead Line

scale

0 2000 feet

0 500m 1km

Planning Department

LAND AND WATER USE ELEMENT

Figure 2a

Rev
 P. 18 Dec. 14 - KS
 P. 17 July 85 - KS
 P. 12 Aug. 92 - MMW

Date
 17 DEC. 19
 Dm Chk
 Base
 No

Master Plan

TABLE 1 FROM CURRENT PMP

TABLE 1: SAN DIEGO BAY TIDELANDS BY OWNERSHIP

	LAND		WATER		TOTAL	
	Acres	%	Acres	%	Acres	%
Federal (military).....	1,882	43.0 <u>42.0</u>	1,050.....	10.0	2,932.....	19.8
State of California	12	0.3	6,490.....	61.0	6,502.....	43.0
County and City	34	0.7	0.....	0	34.....	0.2
Unified Port District.....	2,491 <u>2,586</u>	56.0 <u>57.0</u>	2,992.....	29.0	5,483 <u>5,578</u>	37.0
Totals	4,419<u>4,514</u>	100	10,532.....	100	14,951<u>15,046</u>	100

TABLE 3 FROM CURRENT PMP

TABLE 3: EXISTING TIDELANDS AND SUBMERGED LANDS CONVEYED OR GRANTED TO THE SAN DIEGO UNIFIED PORT DISTRICT

	SAN DIEGO	NATIONAL CITY	CHULA VISTA	CORONADO	TOTALS
Shoreline (in miles)	16.6	2.8	4.8	8.9	33.1
Tidelands * (in acres).....	1,550.8 <u>1,646</u>	396.0	209.7	313.2	2,469.7 <u>2,564.9</u>
Submerged Lands (in acres)	868.0	286.1	1,479.8	379.4	3,013.3
Total (in acres)	2,418.8<u>2,514</u>	682.1	1,689.5	692.6	5,483.0<u>5,578.2</u>

* Includes 421.3 acres of salt ponds.

TABLE 4 FROM CURRENT PMP

TABLE 4: PORT MASTER PLAN LAND AND WATER USE ALLOCATION SUMMARY

LAND USE	ACRES	WATER USE	TOTAL ACRES	ACRES	% of TOTAL
COMMERCIAL	457.9 469.6	COMMERCIAL	388.6	846.5 858.2 15 14.9 %
Marine Sales and Services.....	9.1	Marine Services Berthing	17.7		
Airport Related Commercial	38.0				
Commercial Fishing.....	8.3	Commercial Fishing Berthing	18.8		
Commercial Recreation	398.2 409.9	Recreational Boat Berthing	341.0		
Sportfishing	4.3	Sportfishing Berthing	11.1		
INDUSTRIAL	1163.8	INDUSTRIAL	212.0	1375.8 24 23.9 %
Aviation Related Industrial.....	152.9	Specialized Berthing.....	164.8		
Industrial Business Park	69.5	Terminal Berthing	47.2		
Marine Related Industrial.....	323.7				
Marine Terminal	149.6				
International Airport	468.1				
PUBLIC RECREATION	407.5	PUBLIC RECREATION	681.3	1088.8	... 18.9 19 %
.....	[413.7*]		[1095.0*]	
Open Space	66.9	Open Bay/Water.....	681.3		
Park/Plaza	211.0				
.....	[217.2*]				
Golf Course	97.8				
Promenade.....	31.8				
CONSERVATION	485.3 568.8	CONSERVATION	1084.6	1569.9 1653.4	.. 28 28.7 %
Wetlands	375.8 459.3	Estuary	1084.6		
Habitat Replacement.....	109.5				
PUBLIC FACILITIES	236.3	PUBLIC FACILITIES	387.9	624.2 10.8 4 %
Harbor Services.....	2.6	Harbor Services.....	10.5		
City Pump Station.....	0.4	Boat Navigation Corridor	274.3		
Streets	233.3	Boat Anchorage.....	25.0		
.....		Ship Navigation Corridor	53.9		
.....		Ship Anchorage.....	24.2		
MILITARY	25.9	MILITARY	125.6	151.5 2.6 3 %
Navy Fleet School	25.9	Navy Small Craft Berthing	6.2		
.....		Navy Ship Berthing.....	119.4		
TOTAL LAND AREA	2776.7 2871.9	TOTAL WATER AREA	2880.0		
MASTER PLAN LAND AND WATER ACREAGE TOTAL				5656.7 5751.9 **	...100%

*Includes 6.3 acres of rooftop park/plaza & inclined walkway

** Does not include 6.3 acres of rooftop park/plaza & inclined walkway

SOUTH BAY SALT LANDS:

PLANNING DISTRICT 9

Precise Plan Concept

Planning District 9 comprises the land and water areas at the extreme southerly end of San Diego Bay. The land is uniformly flat except for the slight elevations of the salt pond dike network. The water is very shallow. Because of an unusual annexation history, parts of three cities - San Diego, National City and Coronado - occupy this Planning District and the political boundaries of two other cities - Chula Vista and Imperial Beach - form mutual borders with the outside edges of the Planning District.

Identified concerns in land use planning include: the compatibility and routing of access corridors for pedestrian and bike path extensions around the bay; a localized desire for a public launching and marina facility, befitting the amenities and resources of a small coastal city which currently has no marina facilities; and the possible transition of land use from the industrial production of salt to mariculture, or a return of the area to a natural bay for wildlife preservation or wetland mitigation banking. The Plan Concept proposes the utilization of the area for habitat conservation, small-scale commercial recreation, and to retain the retention of the open space character of South San Diego Bay.

Land and Water Use Allocations

A total of approximately 798-893 acres of Port District tidelands is included in this Planning District. Use allocations proposed include wetlands, estuary and salt ponds, and commercial recreation, and follow the basic use guidelines discussed in Section III of the Master Plan under the Commercial, Public Recreation, and Conservation categories.

South Bay Salt Lands Planning Subareas

In the following narrative, the Planning District has been divided into four subareas (**Figure 24**), to focus attention upon conditions and plan concepts for small areas.

Wildlife Preserve

This subarea is unleased and is proposed to be set aside and possibly enhanced for conservation purposes. The subarea is primarily shallow water, although an 8.5-acre parcel of vacant land, located at the northwest corner of the Planning District and adjacent to State Highway 75, is included. Immediately to the south of the parcel, on uplands, is an area managed by the County of San Diego as a wildlife preserve and nature interpretive area. The plan allocation would add to this conservation area.

Coronado Salt Ponds and South Bay Salt Ponds

Most of Planning District 9 was leased prior to the formulation of the Port District directly from the State of California by Western Salt Company for the production of salt through evaporation. The leased areas comprise these two planning subareas. Existing State law provides that the 612.23-acre lease of water and salt ponds will revert to State control in 1984. As was mentioned in Section I (*page 6*), the transfer will increase State controlled tidelands in San Diego Bay to about 48 percent of the total. The Department of Fish and Game will be given management responsibility and will need to address the multiple demands in the area for a continuation of salt production, a reversion to a natural bay, the potential for mariculture, and whether marina facilities for Imperial Beach are possible. Until that time, the Master Plan recommends continuation of the current environment. When the management plan for the area is designed by the State Department of Fish

and Game, the Port District should be advised so that nearby developments will be coordinated-

South Bay Salt Ponds

This subarea includes both leased and unleased areas. A parcel is leased to San Diego Gas and Electric Company for a warm water outlet and dispersal area as part of the South Bay Power Generating Plant operation. The remaining area is submerged bay tidelands, including the terminus channel of the Otay River. The water area remaining under Port District control is included in the Estuary classification.

Pond 20

This subarea is unleased and was purchased by the District in 1998 from the Western Salt Company. This was part of a larger land acquisition, the majority of which was transferred to the California State Lands Commission and includes a lease to the United States Fish & Wildlife Service to create the South San Diego Bay Unit of the National Wildlife Refuge. The District retained ownership rights to this subarea pursuant to California Senate Bill 1896 (2002), with the charge of utilizing the area for economic development, subject to the Public Trust.

This subarea is divided into two main areas, a mitigation bank parcel (83.5 acres) and three parcels (Parcel A, west of the mitigation bank parcel - 2.7 acres; Parcel B, east of the mitigation bank parcel and just north of Palm Avenue – 1 acre; and Parcel C, east of the mitigation bank parcel and just south of the Otay Valley Regional Park – 8 acres) surrounding the mitigation bank parcel. The majority of the mitigation bank parcel is proposed to be a mitigation bank, referred to as the Wetland Mitigation Bank at Pond 20, which involves the creation and the on-going maintenance and monitoring of tidal wetland habitat and upland buffer habitat. To reconnect tidal hydrology to the Wetland Mitigation Bank at Pond 20, a berm breach of approximately 75 feet in length would occur at the northwestern portion of the mitigation bank parcel

and would be partially within the San Diego National Wildlife Refuge. After the berm is breached, the network of constructed tidal channels would facilitate distribution of tidal flows to the mitigation bank. Implementation of the mitigation bank would allow the District to establish a mitigation credit program that could compensate for future off-site impacts from other public and private development projects under Section 404 of the Clean Water Act, the California Coastal Act, the Porter-Cologne Water Quality Control Act, and the California Eelgrass Mitigation Policy. The Wetland Mitigation Bank at Pond 20 would complement surrounding land uses by expanding valuable wetland habitat adjacent to the San Diego Bay National Wildlife Refuge, providing essential wetland functions and services for adjacent communities, including storm surge, flood protection, and stormwater buffering.

The three parcels surrounding the mitigation bank parcel are proposed for commercial recreation uses that are compatible with the adjacent uses and character of the area and also complement the surrounding open space and natural resource areas. Any development that is proposed at a future date on the undeveloped portions of Parcels A, B, and/or C would need to comply with the proposed uses permitted under the commercial recreation designation and would be subject to a future amendment to the Port Master Plan. The southern portion of Parcel B includes an approximate 0.2 acre area that is currently paved and developed with commercial recreation uses. Additionally, uses such as a convention center, pleasure craft marina, dock and dine facilities, and sportfishing would not be allowed on Parcels A, B, and C.

TABLE 22 FROM CURRENT PMP

**TABLE 22: Precise Plan Land and Water Use Allocation
SOUTH BAY SALT LANDS: PLANNING DISTRICT 9**

~~This subarea is predominantly submerged bay tidelands, including the terminus channel of the Otay River. The water area remaining under Port District control is included in the Estuary classification.~~

LAND USE	ACRES	WATER USE	ACRES	TOTAL ACRES	% of TOTAL
CONSERVATION	275.5 <u>192.0</u>	CONSERVATION	605.5	797.5 <u>881</u>	.400 <u>.99</u> %
Wetlands	192.0 <u>275.5</u>	Estuary	185.3		
		Salt Ponds	420.2		
COMMERCIAL	11.7			11.7	1%
Commercial Recreation	11.7				
TOTAL LAND AREA.....	192 <u>287.2</u>	TOTAL WATER AREA	605.5		
PRECISE PLAN LAND AND WATER ACREAGE TOTAL				797.5 <u>892.7</u> 100%

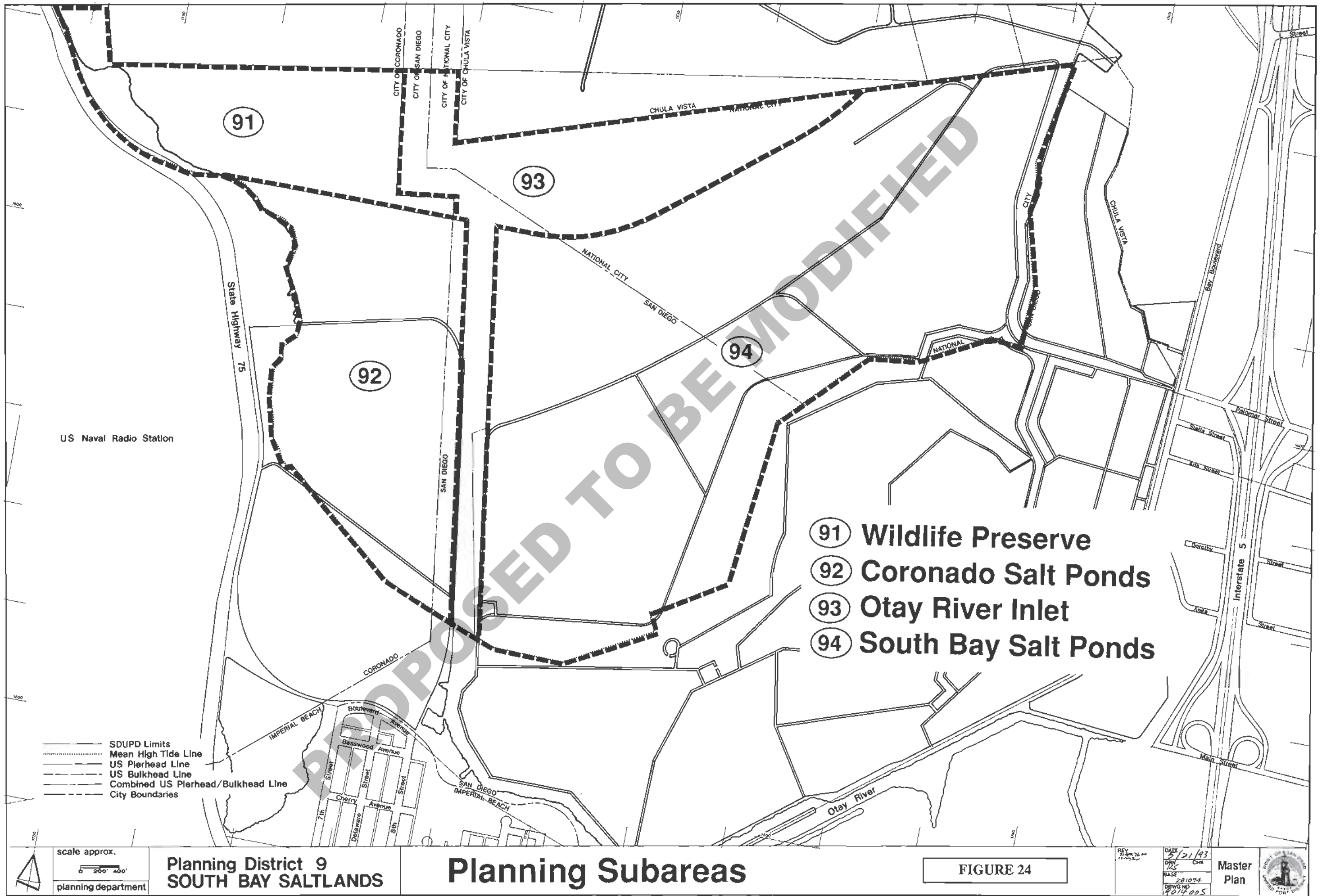
Project List

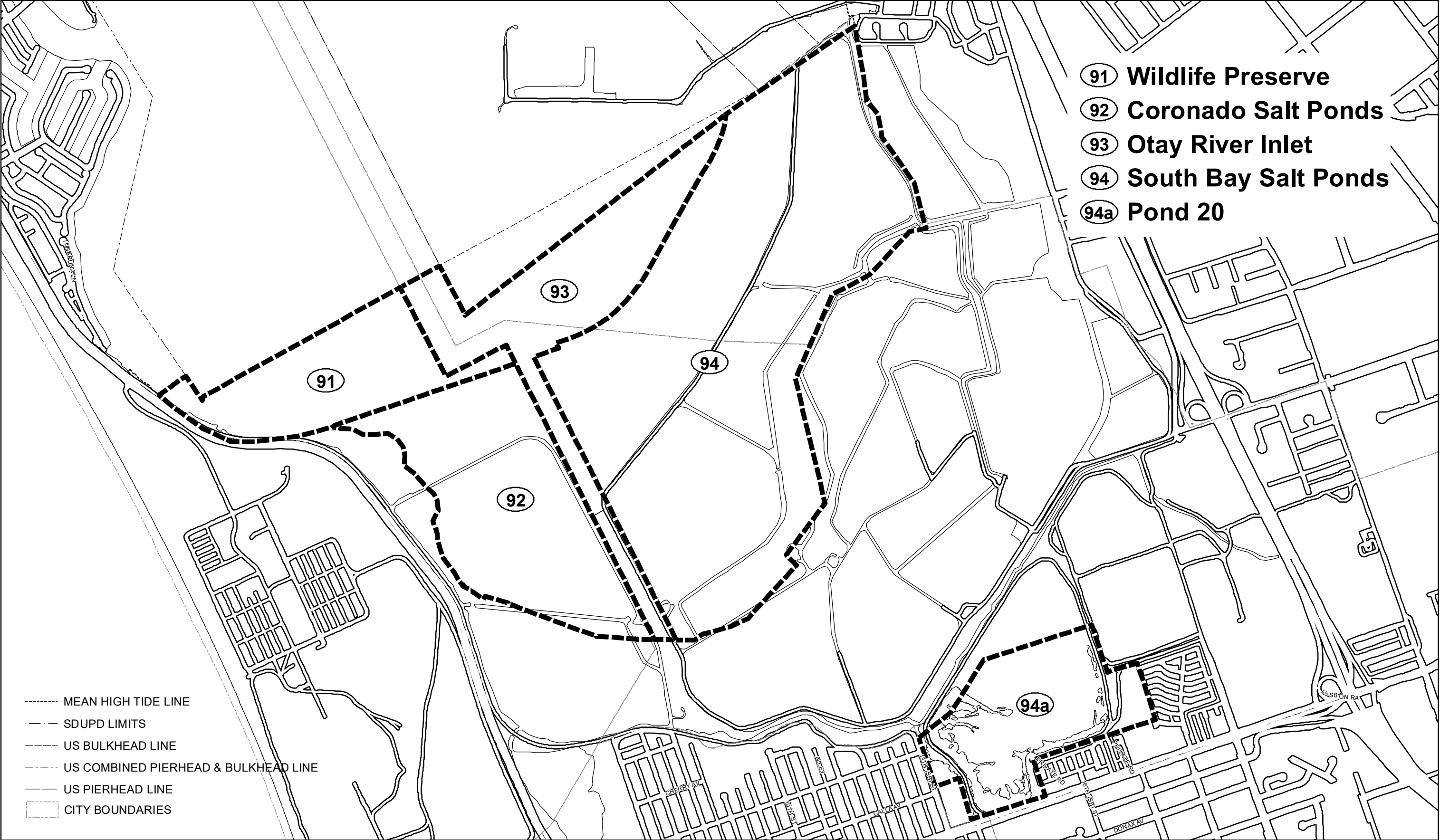
~~No specific projects are identified, although it is anticipated that some environmental enhancement or mitigation project may be identified later as plans are implemented around the bay.~~

SOUTH BAY SALT LANDS:
PLANNING DISTRICT 9

	SUBAREA	DEVELOPER	APPEALABLE	FISCAL YEAR
1. WETLAND MITIGATION BANK: Create wetland habitat on Pond 20 Mitigation Bank Parcel to be used as a mitigation bank	94a	P	N	2022-23

P – Port District N – No



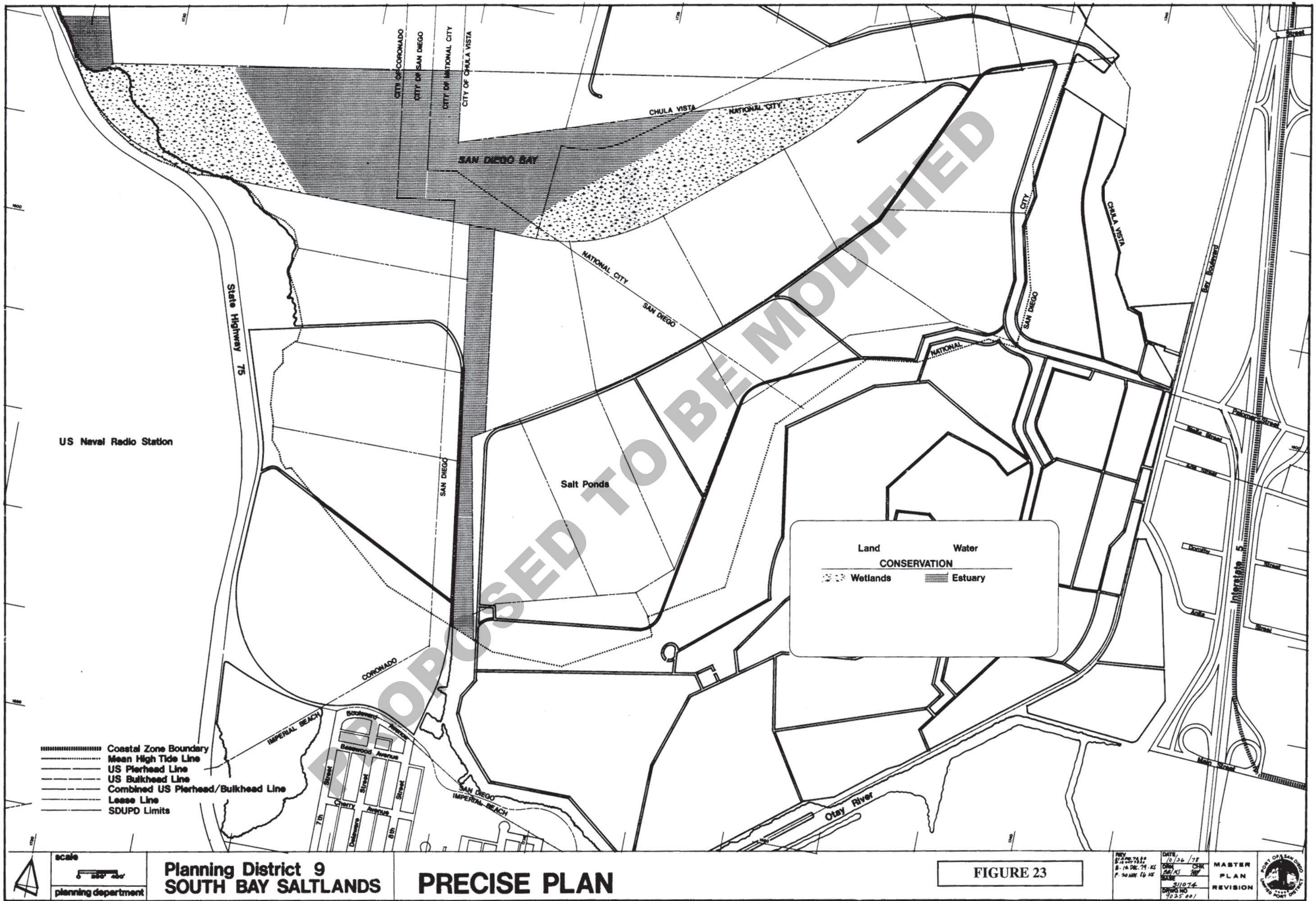


Planning District 9
SOUTH BAY SALTLANDS

Planning Subareas

Figure 24

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0 310 620 1,240 Feet

Planning District 9
SOUTH BAY SALTLANDS

PRECISE PLAN

Figure 23

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