THE PORT’S JURISDICTION

3,535 Acres of Water
2,403 Acres of Land
PORT OF SAN DIEGO BUDGET FOR FY 2016-2017

- Real Estate Development - Portfolio Management: $94,017,800 (53.3%)
- Maritime: $38,063,200 (21.6%)
- Port as a Service - Parking: $16,954,900 (9.6%)
- Harbor Police: $15,065,400 (8.6%)
- Misc.: $10,290,400 (5.8%)
- Aquaculture & Blue Technology: $200,000 (0.1%)
- Attractions & Advertising: $1,800,000 (1.0%)

TOTAL REVENUE: $176,371,700
CURRENT PORT MASTER PLAN:
Organizing Principles

Governing Documents
- Port Act
- Public Trust Doctrine
- Public Access
- Commerce
- Navigation
- Fisheries
- Environmental Stewardship

Coastal Act

Chapter 3:
Coastal Resources
Planning and Management Policies

Chapter 8:
Ports: General Findings,
Provisions, Policies,
Implementation and Contents for a Port Master Plan

Port Master Plan (1980)

Project Focus

Port Master Plan Amendments
SAN DIEGO REGION:
Then and now…

North Embarcadero

San Diego Convention Center
INTEGRATED PLANNING:
A New Planning Paradigm

IDEA

Bold and pragmatic leadership has seized the opportunity to modernize our approach to planning

Potential Outcome of Integrated Planning
A world class Bayfront providing a well-balanced variety of opportunities in and around the Bay that attract people, provide public benefits and optimize the return on investment
Create a Sense of Place

Develop Iconic Destinations

Integrate Adjacent Uses
THE PORT MASTER PLAN UPDATE OBJECTIVES

• Advance a “Market Ready” approach for development

• Provide a streamlined permitting process to potentially eliminate piecemeal amendments – yet still be in compliance with Port Act and Coastal Act

...while increasing the flexibility for the District to explore Public Trust development options
THE PORT MASTER PLAN UPDATE OBJECTIVES

Provide greater certainty for:

• Individual Customers (Developers, Investors, Port Tenants)
• The Community at large
• Other Stakeholders (Public Agencies and Public Interest Groups)
• The District itself
The Port Master Plan
Update Objectives

Balance the needs between development and natural resources while enhancing the District’s fiscal sustainability.
## INTEGRATED PLANNING:
### Port Master Plan Update

<table>
<thead>
<tr>
<th>FY 13/14</th>
<th>FY 14/15</th>
<th>FY 15/16</th>
<th>FY 16/17</th>
<th>FY 17/18</th>
<th>FY 18/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jul-Dec</td>
<td>Jul-Dec</td>
<td>Jul-Dec</td>
<td>Jul-Dec</td>
<td>Jul-Dec</td>
<td>Jul-Dec</td>
</tr>
<tr>
<td>Jan-Jun</td>
<td>Jan-Jun</td>
<td>Jan-Jun</td>
<td>Jan-Jun</td>
<td>Jan-Jun</td>
<td>Jan-Jun</td>
</tr>
</tbody>
</table>

**Vision Process: Guiding Principles**

**Framework Report**

**Draft Port Master Plan Update**

**CEQA Environmental Review**

**Coastal Commission Certification**

**Board Meetings, Workshops, and Study Sessions**

---

**Planning Process**
INTEGRATED PLANNING: From an Idea to a Vision

Extensive Public Engagement:

Input from individuals, stakeholders, agencies and member cities critical to setting a 50-year vision
One Bay, Rich Diversity

Values and Standards

• Achieve synergy among partnering agencies and stakeholders
• Promote clean air, healthy communities, and environmental justice
• Ensure job creation, prudent economic policies, and financial sustainability
• Preserve the working Port as a dynamic and thriving element of the region’s economy and cultural history
• Incorporate state of the art sustainability practices
One Bay, Rich Diversity

Planning Principles

1. Honor the Water
2. Guarantee the Public Realm
3. Celebrate Nature and Ecology
4. Create a Comprehensive Open Space Plan
5. Provide Easy Mobility on Land and Water
6. Streamline the Approval Process
INTEGRATED PLANNING:
Port Master Plan Update

FY 13/14
- Jul-Dec
- Jan-Jun

FY 14/15
- Jul-Dec
- Jan-Jun

FY 15/16
- Jul-Dec
- Jan-Jun

FY 16/17
- Jul-Dec
- Jan-Jun

FY 17/18
- Jul-Dec
- Jan-Jun

FY 18/19
- Jul-Dec
- Jan-Jun

Vision Process: Guiding Principles
Framework Report
Draft Port Master Plan Update
CEQA Environmental Review
Coastal Commission Certification
Board Meetings, Workshops, and Study Sessions
FRAMEWORK REPORT

Purpose

• Concluded Visioning Effort
• Informs Drafting of Port Master Plan Update
• Describes Comprehensive Ideas for Potential Goals, Objectives and Policies
INTEGRATED PLANNING: From an Idea to a Vision

Integrated Planning:

Lays the groundwork for the formation of goals, policies and development concepts that will guide the update of the Port Master Plan.
INTEGRATED PLANNING:
Port Master Plan Update

**STEP 1**
- Develop Revised Land and Water Use Table and Crosswalk

**STEP 2**
- Planning Updates incorporating modifications and Boundary Map Adjustments

**STEP 3**
- Existing PMP “Paper” Maps and Acreage Tables
- Translate PMP “Paper” Maps into GIS Maps and Updated Acreage Tables
- Create Updated GIS PMP Maps and Acreage Tables based on Revised Land and Water Uses
- Create Finalized GIS PMPU Maps and Acreage Tables with Revised Land and Water Uses
INTEGRATED PLANNING:
Port Master Plan Update

STEP 1

Existing PMP "Paper" Maps and Acreage Tables

Translate PMP "Paper" Maps into GIS Maps and Updated Acreage Tables
INTEGRATED PLANNING: Port Master Plan Update

**STEP 1**
- Develop Revised Land and Water Use Table and Crosswalk

**STEP 2**
- Create Updated GIS PMP Maps and Acreage Tables based on Revised Land and Water Uses
INTEGRATED PLANNING:
Port Master Plan Update

STEP 1

Existing PMP 'Paper' Maps and Acreage Tables

STEP 2

Translate PMP 'Paper' Maps into GIS Maps and Updated Acreage Tables

STEP 3

Create Updated GIS PMP Maps and Acreage Tables based on Revised Land and Water Uses

Planning Updates incorporating modifications and Boundary Map Adjustments

Create Finalized GIS PMPU Maps and Acreage Tables with Revised Land and Water Uses
STREAMLINE THE PROCESS:
Consolidation of Land and Water Uses

<table>
<thead>
<tr>
<th>Current PMP</th>
<th>PMP Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 Land Use Designations</td>
<td>10 Land Use Designations</td>
</tr>
<tr>
<td>+15 Water Use Designations</td>
<td>+10 Water Use Designations</td>
</tr>
<tr>
<td>35 Use Designations</td>
<td>20 Use Designations</td>
</tr>
</tbody>
</table>

CONSOLIDATION = GREATER FLEXIBILITY
**POST MASTER PLAN UPDATE:**

**Document Contents**

| 1. | Introduction |
| 2. | Planning Organization |
| 3. – 8. | Elements |
| 9. | Planning Districts 1-10 |
| 10. | Regulatory Process & Implementation |
| 11. | California Coastal Act Compliance |
| 12. | Definitions/Glossary |

**Cross-Connecting Themes**

| 3. | Land and Water Use |
| 4. | Mobility |
| 5. | Coastal Access & Recreation |
| 6. | Natural Resources |
| 7. | Safety and Resiliency |
| 8. | Economic Development |
POST MASTER PLAN UPDATE:
Public Engagement

BPC Workshop #1:
March 9, 2017
• Reorganization Approach
• Land and Water Use Tables
• Goals for Land and Water Use Element

NOP/Scoping Meeting: Late March/April 2017

Public Open House #2:
Mid-May 2017
• South Bay

BPC Workshop #2:
April 27, 2017
• Goals: Planning Districts
• Goals: Mobility Element
• Goals: Economic Development Element

BPC Workshop #3:
May 25, 2017
• Goals: Coastal Access & Rec. Element
• Goals: Natural Resources Element
• Goals: Resiliency & Safety Element

BPC Meeting:
July 11, 2017
• Staff presents Draft PMPU for EIR Project Description
• Kick-off of two-week PMPU Discussion Draft public review

Draft EIR Review Begins: Sept 2017

Public Open House #1:
March 23, 2017
• North Bay

Draft Review (2 weeks)

Ongoing Individual Stakeholder Meetings

25

PMPU Discussion

Final EIR Certification: Late 2017/Early 2018