Integrated Planning
Port Master Plan Update

PRESENTATION AND DIRECTION TO STAFF ON THE PORT MASTER PLAN UPDATE REGARDING THE FOLLOWING TOPICS:

A) PLANNING DISTRICT 6 (CHULA VISTA BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

B) PLANNING DISTRICT 2 (HARBOR ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

C) PLANNING DISTRICT 1 (SHELTER ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
TODAY’S WORKSHOP:

A) PLANNING DISTRICT 6
- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

B) PLANNING DISTRICT 2
- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

C) PLANNING DISTRICT 1
- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

CONCLUSION AND NEXT STEPS
INTEGRATED PLANNING PROCESS

Vision Statement and Guiding Principles
Framework Report
Draft Port Master Plan Update
Baywide and Planning District Goals
Baywide Policy Concepts
Planning Districts Policy Concepts & Maps
CEQA Environmental Review
Coastal Commission Certification

Public Engagement and Stakeholder Outreach

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<tr>
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Port Master Plan Update:

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2. – 7. Elements
8. Planning Districts 1-10
9. Definitions/Glossary

1. Shelter Island
2. Harbor Island
3. Embarcadero
4. Working Waterfront
5. National City Bayfront
6. Chula Vista Bayfront
7. South Bay
8. Imperial Beach Oceanfront
9. Silver Strand
10. Coronado Bayfront
Port Master Plan Update:
TIERED BAYWIDE GOALS & POLICIES APPROACH

Baywide Goals

Baywide Policies

Planning District Goals & Policies
PROJECTS  POLICIES
Planning District Policy Concepts & Updated Land and Water Use Maps
## Planning District 6 – Chula Vista Bayfront

### Current State

- Home to the recently master planned Chula Vista Bayfront, with variety of commercial, industrial, recreational, and open space uses
- Surrounded on three sides by sensitive resources areas
- Well-used park and beach areas, along with a boat launch facility
- Limited opportunities for visitor-serving commercial activities
- Multiple scenic vista vantage points
- Limited streets extensions to the water

### Future State

- Home to the Chula Vista Bayfront, a world-renowned destination
- High quality habitat with protective buffer areas and restoration opportunities
- Well-connected signature parks and public realm spaces contributing to more than 50% of the Planning District’s area and enhancing existing connections to water areas and boat launch facilities
- Regionally-benefitting resort hotel and convention center, along with visitor-serving amenities creating a vibrant waterfront destination
- Lower-cost visitor-serving overnight accommodations providing a balance of amenities at an intensity appropriate to the adjacent refuge area
- Enhanced street connections to the water
Planning District 6
Goals
Policy Concepts
Map
GOALS
Planning District 6

- Coordinated visitor-serving commercial and recreational activities, natural resources management, and public access improvements that provide jobs along the waterfront and connect more people to the Bay consistent with the Chula Vista Bayfront Master Plan

- An active Bayfront destination that is responsive to future market demands and is primed to attract visitors and business investment
PD 6 POLICY CONCEPT: THE WORK IS ALREADY DONE!

Maintain the Chula Vista Bayfront Planning District as certified in 2012
Planning District 6: Chula Vista Bayfront
Land and Water Use Map
Planning District 6: Chula Vista Bayfront
Land and Water Use Map
## Public Trust and Land/Water Use Alignment

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The order of the Public Trust categories do not indicate a priority or preference.
Planning District 6: Summary Acreage Allocation

- Environmental Stewardship: 27%
- Recreation: 4%
- Fishing: 4%
- Navigation/Institutional: 3%

The order of the Public Trust categories do not indicate a priority or preference.
A) PLANNING DISTRICT 6

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion
Vision Statement & Guiding Principles:

“Honor the Water”

“Guarantee the Public Realm”

“Create a Comprehensive Open Space Plan”

“Provide Ease of Mobility on Land and Water”

“Promote Clean Air, Healthy Communities, and Environmental Justice”

BPC Acceptance: August 2014

Framework Report Comprehensive Ideas:

“Open Space Can Create a Sense of Place”

“Open Space Can Help Guide the Growth of Water-Oriented Businesses”

“Expand Available Park Space or Improve Existing Parks to Provide Greater Opportunities for the Public to Access the Waterfront and Enjoy Amenities”

Provide a Variety of Gathering Spaces for Multiple Purposes Situated in Small, Medium, and Large Configurations”

BPC Acceptance: November 2015
Vision Statement & Guiding Principles:

“Guarantee the Public Realm”

“Provide Ease of Mobility on Land and Water”

“Promote Clean Air, Healthy Communities, and Environmental Justice”

“Achieve Solidarity Among Partnering Agencies and Shareholders”

BPC Acceptance: August 2014

Framework Report Comprehensive Ideas:

“Green Necklace”

“Enhance Public Access and Connection to the Waterfront”

“Strengthen Connections and Transition Nodes, particularly Transfers from One Mode to Another”

“Provide Adequate Parking and Consideration of Parking Management Strategies”

“Work closely with neighboring jurisdictions to improve multi-modal transportation system”

BPC Acceptance: November 2015
A variety of recreational experiences

Development and activities respectful and compatible with the environment

Flexible and coordinated mobility and parking

Interconnected Green Necklace

Interconnected

Safe and efficient system of multi-modal connections

Meaningful public access to open space along the waterfront

Strong coordination and communication with agencies and stakeholders

A vibrant, internationally acclaimed waterfront

Land and water uses that contribute to the generation of commerce

Coordinated growth and development

District Tidelands accessible to all people

A system of interconnected open space and recreational areas

Opportunities for the public interact with the Bay

Leverage public and private partnerships

A financially sustainable District

Integrated land, water, and transportation planning
Port Planning Districts

Planning District 2: Harbor Island
## Planning District 2 – Harbor Island

### Current State

- Over five miles of waterfront lined with an assortment of visitor-serving and recreational uses on the north end of San Diego Bay
- Conveniently located south the San Diego International Airport, close to Downtown San Diego and the Point Loma Peninsula
- Close proximity to regional roadways and freeways
- Panoramic scenic vistas of San Diego Bay and city lights
- Linear recreational park setting with shoreline path and play areas.

### Future State

- An integrated five miles of waterfront that provides an enhanced year-round experience for all visitors
- An easily accessible location to reach and enjoy, with improved public access opportunities and interconnected with the Green Necklace
- New or enhanced visitor-serving commercial amenities and recreational areas that complement ongoing reinvestment in the area
- Panoramic scenic vistas of San Diego Bay and city lights
- Optimally activated public realm, especially at the water’s edge
Planning District 2
Goals
Policy Concepts
Map
Planning District 2
Goals
Policy Concepts
Map
GOALS
Planning District 2

- An entry gateway that highlights the unique visitor-serving, public access, and recreational opportunities available throughout District Tidelands

- A Planning District that is primed to attract business investment focused on Visitor-Serving Recreation Commercial development

- Mobility improvements that capitalize on the Planning District’s proximity to the San Diego International Airport, downtown San Diego, and regional transportation systems
PD 2 POLICY CONCEPT #1:
EFFICIENTLY MOVE PEOPLE TO AND THROUGHOUT THE PLANNING DISTRICT

Facilitate efficient regional connections, passthrough, and routing to destinations within and adjacent to the Planning District.
PD 2 POLICY CONCEPT #2: NORTH HARBOR DRIVE MOBILITY & ACCESS

A safe, efficient, convenient, and environmentally sustainable system of multi-modal connections for all users and modes to and from neighboring jurisdictions and throughout the Planning District.
Encourage a flexible and coordinated mobility system that enables regional economic growth
Coordinate and partner with transportation agencies and neighboring jurisdictions to plan, operate, maintain, and/or improve a cohesive and connected regional mobility system.
PD 2 POLICY CONCEPT #3: ACTIVATE PACIFIC HIGHWAY CORRIDOR

Coordinate with the City of San Diego to ensure consistency in goals between Port Master Plan and Midway Community Plan.
Planning District 2: Harbor Island
West Harbor Island and East Harbor Island Sub-Districts
Plan and design for a balance of uses that improve the year-round experience of Harbor Island for all visitors.
PD 2 POLICY CONCEPT #5: MAXIMIZE CO-BENEFITS IN DESIGN

Maximize coastal access, environmental stewardship, and optimization of resources in design and planning.
Prioritize safe access for all users and modes
PD 2 POLICY CONCEPT #7: PROVIDE ACCESS TO THE WATER

Promote water access for a variety of vessels
PD 2 POLICY CONCEPT #8: IMPLEMENT GREEN NECKLACE

Require continuous shoreline public walkways
PD 2 POLICY CONCEPT #9: CELEBRATE TIDELAND RESOURCES

Protect and preserve panoramic scenic vistas at the water’s edge
PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE

Reduce current width of Harbor Island Drive and reconfigure on-street public parking with no net loss of spaces to gain Recreation Open Space

Existing Potential Reconfiguration
PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE

Locate walkways and amenity zones adjacent to the water
PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE
Activate Recreation Open Space with Pavilions
PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE
Activate Recreation Open Space with visitor-serving nodes and linkages
Pavilions and nodes should be located in direct proximity to visitor services.
PD 2 POLICY CONCEPT #11: ACTIVATE RECREATION OPEN SPACE

Clusters of up to three pavilions or nodes should be allowed within a ¼ mile of one another.
Planning District 2: Harbor Island
East Harbor Island Sub-District
PD 2 POLICY CONCEPT #12: ENHANCE THE CHARACTER OF HARBOR ISLAND

Plan for increase in Visitor-Serving Recreational Commercial uses
Support increase in development intensity for East Harbor Island Sub-District
RECAP – PROVIDE FLEXIBILITY FOR DEVELOPMENT

**CURRENT**
Traditional Arrangement

**FUTURE**
Introduce Overlay Areas

Sample for discussion purposes only
PD 2 POLICY CONCEPT #14: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Allow Overlay Area for flexibility in land use configuration

Overlay Area

- **Overlay:**
  - Industrial / Roadway approx 1.3 acres
  - Recreation Open Space approx 12.4 acres
  - Visitor-Serving Recreation Commercial approx 24.0 acres
PD 2 POLICY CONCEPT #14: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Guarantee the Public Realm with a minimum of 30% of the Overlay Area as Recreation Open Space
Position new open space predominantly adjacent to the shoreline with linkages throughout the site to maximize the user experience within the Overlay Area.
Visitor-Serving Recreation Commercial development should complement and integrate with the public realm in the Overlay Area
PD 2 POLICY CONCEPT #15: ALLOW FOR LOCAL CONNECTIONS

Coordinate with the San Diego County Regional Airport Authority to ensure vehicular and pedestrian connections between East Harbor Island.
Planning District 2: Harbor Island
West Harbor Island Sub-District
PD 2 POLICY CONCEPT #16: PROVIDE FOR ECONOMIC DEVELOPMENT OPPORTUNITIES

Allow Visitor-Serving Recreation Commercial at Spanish Landing
Planning District 2

Goals

Policy Concepts

Map
Planning District 2: Harbor Island
Land and Water Use Map
Planning District 2: Summary Acreage Allocation

The order of the Public Trust categories do not indicate a priority or preference.
B) PLANNING DISTRICT 2

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion
Port Planning Districts

Planning District 1: Shelter Island
Planning District 1 – Shelter Island

**Current State**

- Over five miles of waterfront lined with a diverse assortment of land and water uses like commercial fishing, sportfishing, boating and boatyards, visitor-serving commercial, and recreation

- Located on the San Diego Bay side of the Point Loma Peninsula, conveniently near vibrant upland communities, Cabrillo National Monument, and the entrance to San Diego Bay

- Home to the busiest boat launch in California

- Linear recreational park setting along the bayside with shoreline path and play areas, complemented by the La Playa Path on the basin side of the Planning District

- Panoramic scenic vistas of San Diego Bay and city lights

**Future State**

- Over five miles of integrated waterfront that provides an enhanced year-round experience for all visitors in balance with water dependent businesses and the community character

- An easily accessible location to reach and enjoy, with improved public access opportunities and interconnected with the Green Necklace

- New or enhanced visitor-serving commercial amenities and recreational areas that complement ongoing reinvestment in the area

- Panoramic scenic vistas of San Diego Bay and city lights

- Optimally activated public realm, especially at the water’s edge
Planning District 1

Goals

Policy Concepts

Map
GOALS
Planning District 1

- Strong water-dependent marine services and commercial fishing industries that provide for long-term economic viability and growth
- A vibrant waterfront that provides direct shoreline access and a variety of land- and water-based development and recreation activities that attract visitors and business investment on Shelter Island
- Enhanced public access, mobility, and wayfinding solutions that increase convenient and safe access to, from, and throughout Shelter Island
Planning District 1

Goals

Policy Concepts

Map
Planning District 1: Shelter Island
Sub-Districts
PD 1 POLICY CONCEPT #1: ENHANCE CHARACTER OF SHELTER ISLAND
Plan and design for a diverse balance of uses
PD 1 POLICY CONCEPT #2: MAXIMIZE CO-BENEFITS IN DESIGN

Maximize coastal access, environmental stewardship, and optimization of resources in design and planning.
PD 1 POLICY CONCEPT #3: PROVIDE ACCESS TO THE WATER

Promote water access for a variety of vessels
PD 1 POLICY CONCEPT #4: IMPLEMENT GREEN NECKLACE

Require continuous shoreline public walkways
PD 1 POLICY CONCEPT #5: CELEBRATE TIDELAND RESOURCES

Protect and preserve view extension corridors and scenic vistas
PD 1 POLICY CONCEPT  #6: ENHANCE CHARACTER OF SHELTER ISLAND

Plan for increase in Visitor-Serving Recreational Commercial uses
PD 1 POLICY CONCEPT #7: ENHANCE CHARACTER OF SHELTER ISLAND

Support increase in development intensity
Planning District 1: Shelter Island
West Shelter Island Sub-District
PD 1 POLICY CONCEPT #8: CONTINUE TO PROVIDE COASTAL ACCESS AREAS

Continue to provide coastal access areas and allow for interaction with the water in a safe manner.
PD 1 POLICY CONCEPT #9: RECOGNIZE THE LA PLAYA TRAIL
PD 1 POLICY CONCEPT #9: RECOGNIZE THE LA PLAYA TRAIL

Preserve historic marker as an important part of the historic La Playa Trail
PD 1 POLICY CONCEPT #10: EXPAND PUBLIC ACCESS OPPORTUNITIES

Carry forward existing obligation to transition private piers
PD 1 POLICY CONCEPT #11: ENHANCE PUBLIC ACCESS - WEST ANCHORAGE LANE

Improve connection between La Playa Trail and Anchorage Lane at Talbot Street
PD 1 POLICY CONCEPT #11: ENHANCE PUBLIC ACCESS - WEST ANCHORAGE LANE

Enhance existing walkway connecting Shelter Island Drive to Cañon Street
PD 1 POLICY CONCEPT #12: IMPROVE SHELTER ISLAND ENTRY WAY CORRIDOR

Enhance the Shelter Island arrival experience with an improved roadway design.
PD 1 POLICY CONCEPT #13: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Allow Overlay Area for flexibility in land use configuration

Overlay Area

- **Overlay**:
  - Industrial / Roadway approx 0.8 acres
  - Marine Sales and Services approx 2.0 acres
  - Recreation Open Space approx 1.3 acres
  - Visitor-Serving Recreation Commercial approx 1.2 acres
PD 1 POLICY CONCEPT #13: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Marine Sales and Services uses should be near water areas for optimum functionality within the Overlay Area.
PD 1 POLICY CONCEPT #13: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Guarantee the Public Realm with a minimum of 30% of the Overlay Area as Recreation Open Space
Visitor-Serving Recreation Commercial uses in the Overlay Area should complement the vibrant upland communities while honoring Shelter Island’s coastal-dependent uses.
PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE
PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

Reconfigure Shelter Island Drive public parking areas with no net loss of spaces to create more Recreation Open Space.
PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

Convert roadway to Recreation Open Space
PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

Locate walkways and amenity zones adjacent to the water
PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

Activate Recreation Open Space with Pavilions
PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

Activate with visitor-serving nodes and linkages
PD 1 POLICY CONCEPT #15: ACTIVATE RECREATION OPEN SPACE

Pavilions and nodes should be located in direct proximity to visitor services
PD 1 POLICY CONCEPT #15: ACTIVATE RECREATION OPEN SPACE

Clusters of up to three pavilions or nodes should be allowed within a ¼ mile of one another
Planning District 1: Shelter Island
East Shelter Island Sub-District
PD 1 POLICY CONCEPT #16: OPTIMIZE LAND USES ON SHELTER ISLAND DRIVE

Expand Visitor-Serving Recreation Commercial opportunities
Planning District 1: Shelter Island
Land and Water Use Map
The order of the Public Trust categories do not indicate a priority or preference.
C) PLANNING DISTRICT 1

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion
Next Steps
### Integrated Planning: Port Master Plan Update

#### Public Engagement Timeline

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**Ongoing Stakeholder and Agency Involvement**

- Rev12/07/2017
Integrated Planning Port Master Plan Update

PRESENTATION AND DIRECTION TO STAFF ON THE PORT MASTER PLAN UPDATE REGARDING THE FOLLOWING TOPICS:

A) PLANNING DISTRICT 6 (CHULA VISTA BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

B) PLANNING DISTRICT 2 (HARBOR ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

C) PLANNING DISTRICT 1 (SHELTER ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP