

Agenda Item No. 2  
File No. 2018-0494

# **Integrated Planning Port Master Plan Update**

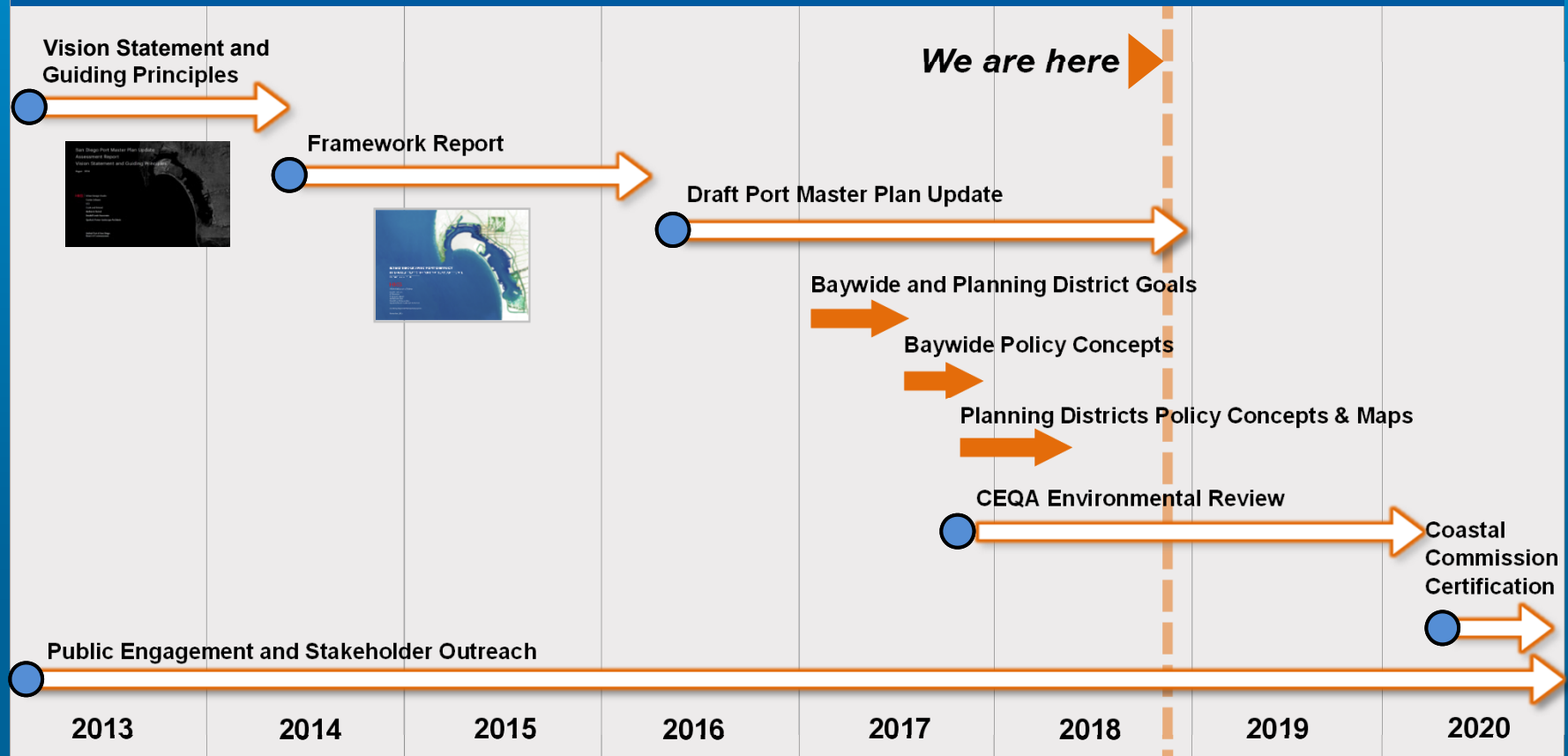
**PRESENTATION AND DIRECTION TO STAFF ON THE PORT  
MASTER PLAN UPDATE – DRAFT GOALS AND POLICY  
CONCEPTS FOR THE ENVIRONMENTAL JUSTICE ELEMENT**



**Board of Port Commissioners**

November 1, 2018

## INTEGRATED PLANNING PROCESS



10/23/2018

**VISION  
STATEMENT  
& GUIDING  
PRINCIPLES**

**FRAMEWORK  
REPORT**

**PMPU  
GOALS**

**PMPU  
POLICY  
CONCEPTS**

**OBJECTIVES**

- Market Ready
- Streamline Permit Process
- Certainty with Flexibility
- Balance Development with Natural Resources while Enhancing Fiscal Sustainability

# Port Master Plan Update: Document Contents

**1. Introduction**

**2. – 7. Elements**

**8. Planning Districts 1-10**

**9. Definitions/Glossary**

## Cross-Connecting Themes

- 2. Land and Water Use
- 3. Mobility
- 4. Coastal Access & Recreation
- 5. Natural Resources
- 6. Resiliency and Safety
- 7. Economic Development
- ❖ Environmental Justice



## Integrated Planning Vision Informing Environmental Justice Goals and Policy Concepts

### **Vision Statement & Guiding Principles:**

“Guarantee the Public Realm”

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

“Provide Easy Mobility on  
Land and Water”

“Incorporate State-of-the-Art  
Sustainability Practices”

### **Framework Report Comprehensive Ideas:**

“Healthy Bay and Healthy  
Communities”

“Smart Mobility”

“Green Necklace”

“Comprehensive Public  
Access and Recreation”



PROJECTS



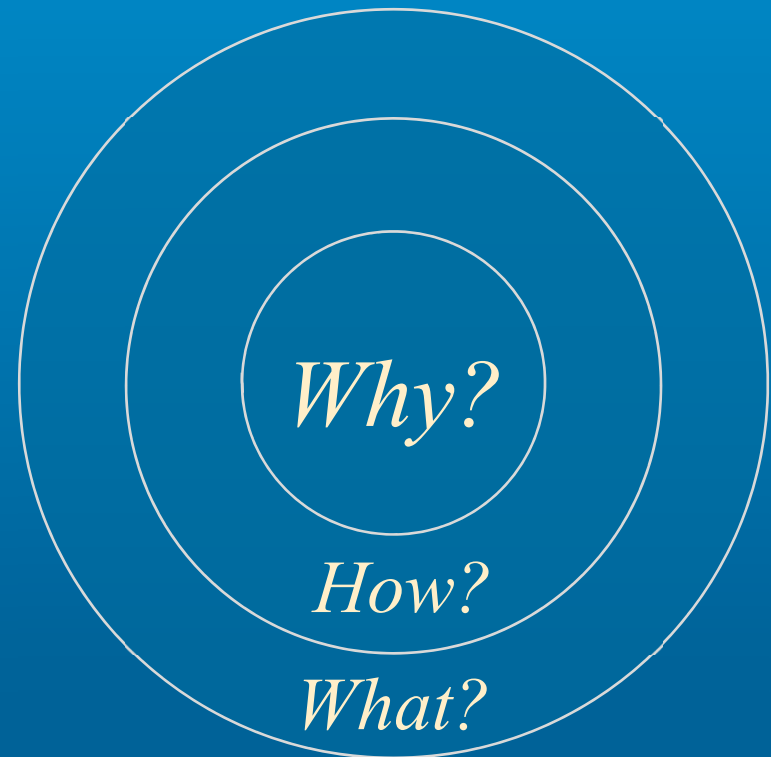
POLICIES



*“Start with...  
WHY?”*

| Simon Sinek

*Motivational speaker and organizational consultant*



## | Environmental Justice Element: *The Why*

1. Requested during Integrated Planning public engagement
2. State agencies are actively evolving goals and policies
3. Opportunity to align approach with stakeholder input and agency action

## | Requested during Integrated Planning public engagement



| State agencies are actively evolving goals and policies

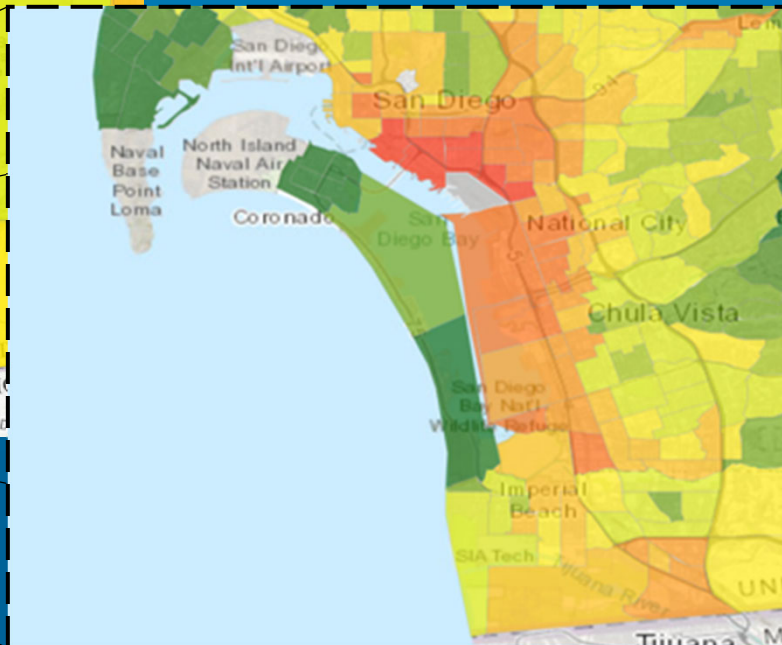
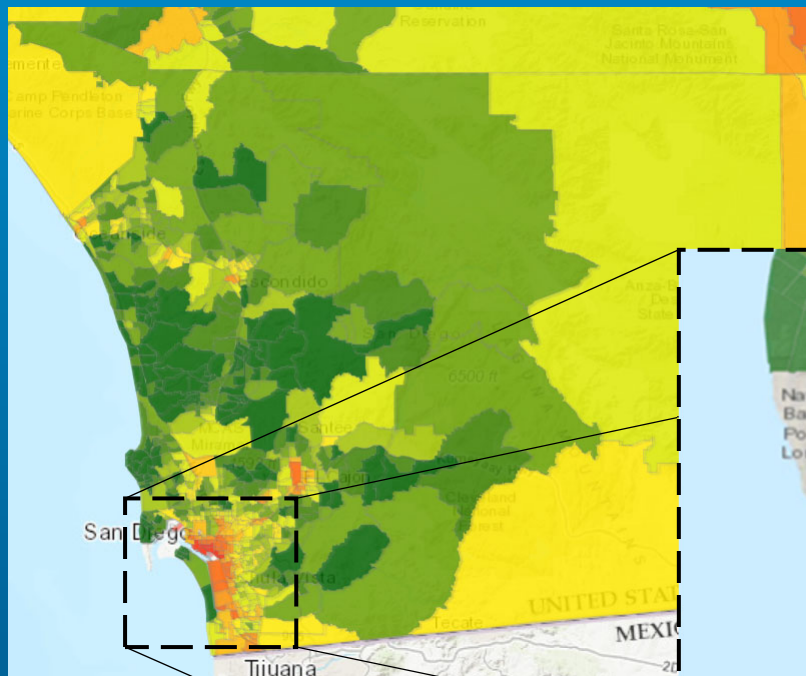




## State agencies are actively evolving goals and policies

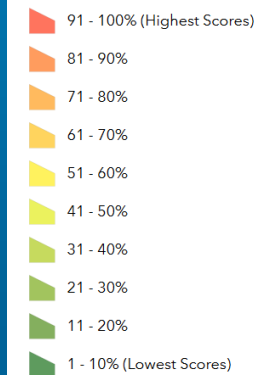


**CalEPA**  
California Environmental  
Protection Agency



### Legend

#### CalEnviroScreen 3.0 Results (June 2018 Update)



#### CalEnviroScreen 3.0 Results

High Pollution, Low Population





| State agencies are actively evolving goals and policies



## California Coastal Commission

- Amended Coastal Act to include sections 30301(f) and 30604(h) pursuant to AB 2616
  - *Commission required to include one member that resides in and works directly with disproportionately burdened communities in the state*
  - *Agencies authorized to consider environmental justice when taking actions on CDPs*
- Draft Environmental Justice Policy Statement (2018)
  - *Intended to ensure low-cost coastal access and recreational opportunities for all*
  - District Staff participated in agency-level Draft Environmental Justice Policy Statement discussions throughout 2018

November 7, 2018: Public review comment period

| State agencies are actively evolving goals and policies



## State Lands Commission

- Draft Environmental Justice Policy (2018)
  - *All communities equitably share in the environmental benefits and burdens*
  - District Staff provided public comment on the Draft Environmental Justice Policy at State Land Commission board meetings and participated in agency led roundtable discussions from June through October 2018

December 3, 2018:  
Anticipated adoption of Final Environmental Justice Policy

| State agencies are actively evolving goals and policies

## California Air Resources Board



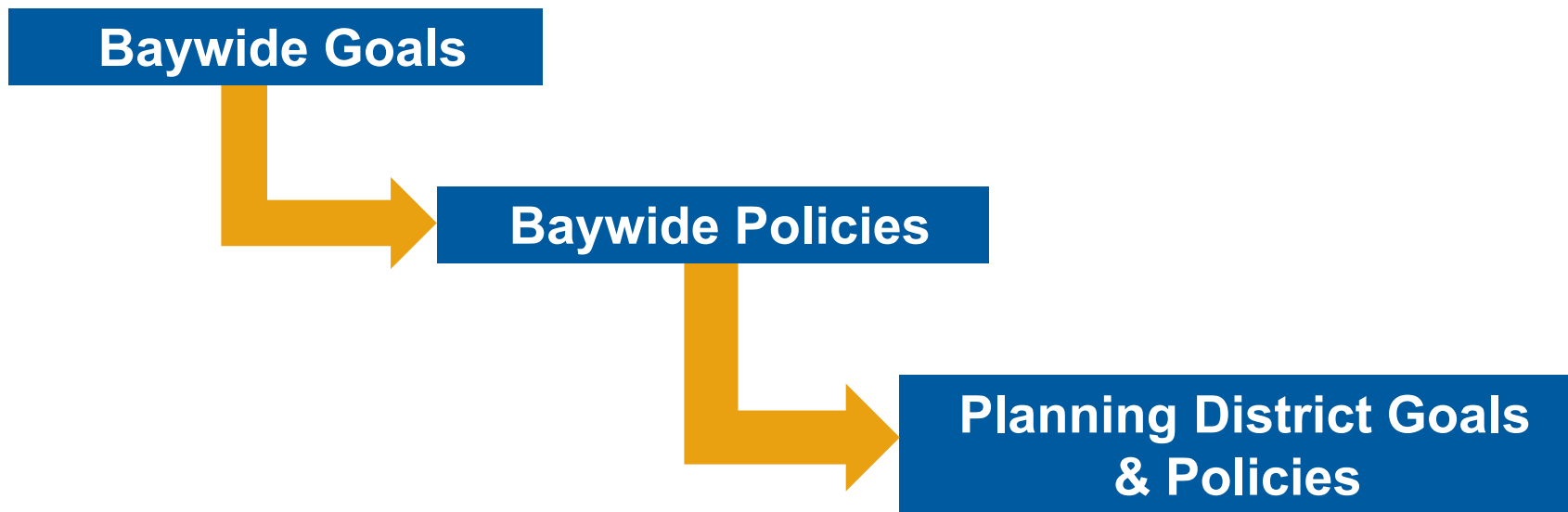
AB 617 Nonvehicular air pollution: criteria air pollutants and toxic air contaminants (2017)

- *Requires the state board to develop a uniform statewide system of annual reporting of emissions of criteria air pollutants and toxic air contaminants for use by certain categories of stationary sources*
- District Staff participating on steering committee focusing on additional air quality monitoring in Portside communities

July 1, 2019: Target date for completing installation of monitoring equipment as guided by steering committee

Opportunity to align approach with stakeholder input and agency action

## Port Master Plan Update: Tiered Baywide Goals & Policies Approach



Opportunity to align approach with  
stakeholder input and agency action



## Environmental Justice: Defined

The fair treatment of people of all races, cultures, and incomes, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies

*(Government Code section 65040.12 and Public Resources Code Section 72000)*

## Integrated Planning Guiding Principle

**Promote clean air, healthy communities,  
and environmental justice**

*Seek to achieve environmental justice which shall be defined as: working to reduce the cumulative health burdens on neighboring communities and ensure fair treatment of people of all races, cultures and incomes in developing, adopting, implementing and enforcing environmental laws, regulations and policies*

*(Board accepted, August 2014)*

## Environmental Justice = EJ



Pollution Reduction (PR)



Public Health (PH)



Public Access (PA)



Economic Opportunity (EO)



Public Engagement (PE)

$$PR + PH + PA + EO + PE = EJ$$

## Environmental Justice = EJ



**Pollution Reduction (PR)**



Public Health (PH)



Public Access (PA)



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## EJ Policy Concepts: Pollution Reduction





## RECAP

Board Accepted Goal:

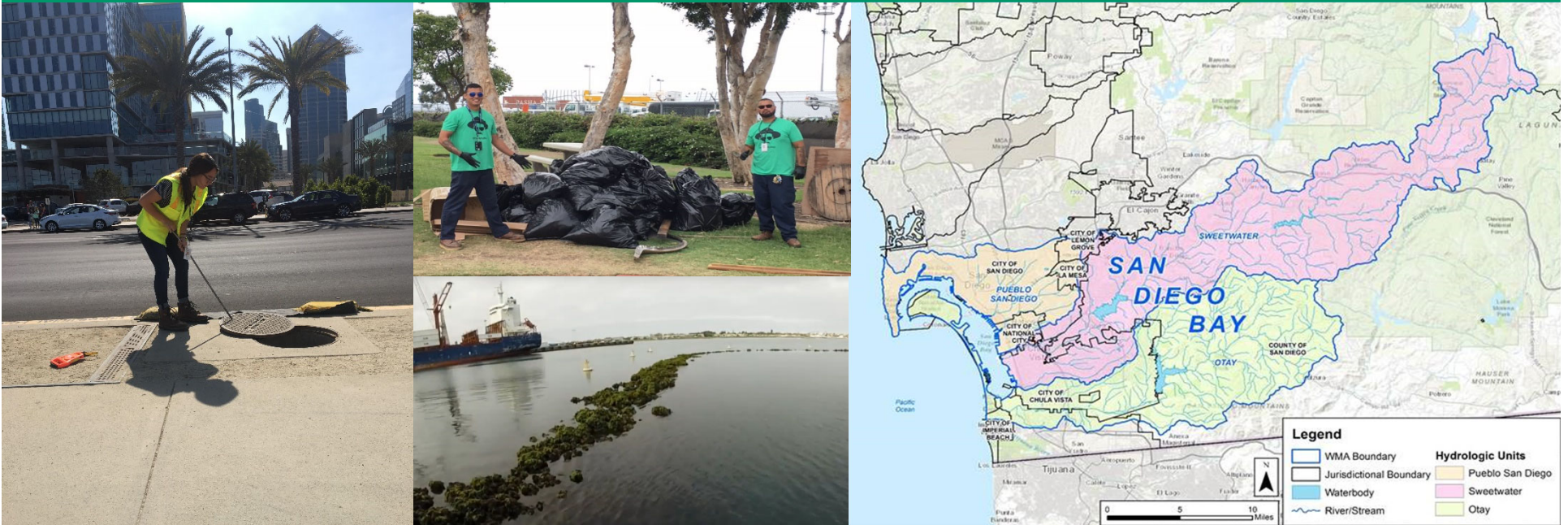
# NATURAL RESOURCES

- Healthy air that is clean, clear, and breathable and healthy waters and ecosystems that are swimmable, fishable, farmable, and optimize beneficial water uses in and around disadvantaged communities adjacent to District Tidelands for improved quality of life



## EJ Policy Concept #1: Pollution Reduction

Encourage the long-term protection and enhancement of San Diego Bay and the Pacific Ocean's beneficial water uses through coordinated watershed planning, pollution prevention, and stormwater program implementation







## EJ Policy Concept #2: **Pollution Reduction**

Promote use of District Tidelands and resources to facilitate the development and growth of renewable and clean energy production





## EJ Policy Concept #3: **Pollution Reduction**

Promote clean transportation and zero emission vehicles





## EJ Policy Concept #4: **Pollution Reduction**

Collaborate with stakeholders, tenants, and operators to implement sustainable freight strategies, consistent with environmental and operational regulations and plans





Proposed Goal:

# ENVIRONMENTAL JUSTICE

- Land and facilities that support sustainable activities and development on District Tidelands



## EJ Policy Concept #5: **Pollution Reduction**

Continue implementing innovative waste management solutions



# #ThatsMyBay

## Meet Hang-On Hank!

When it comes to securing trash in your vehicle or on your boat ... DON'T BLOW IT ...

## Take Care of Your Trash

San Diego Bay doesn't just belong to all of us - it belongs to each of us.







## EJ Policy Concept #6: **Pollution Reduction**

Allow for proactive tideland and submerged land remediation to accommodate future development that is sustainable and healthy







## EJ Policy Concept #7: **Pollution Reduction**

Continue to implement predevelopment or redevelopment remediation as a part of the land entitlement process

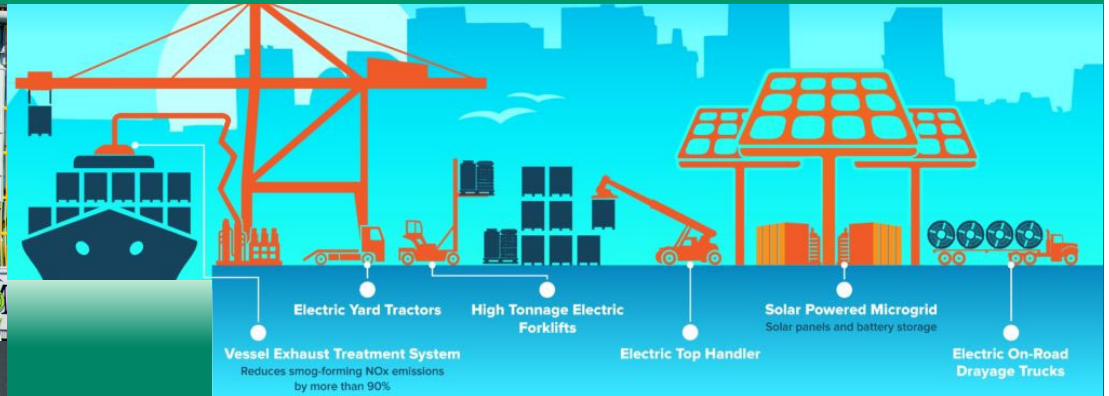






## EJ Policy Concept #8: Pollution Reduction

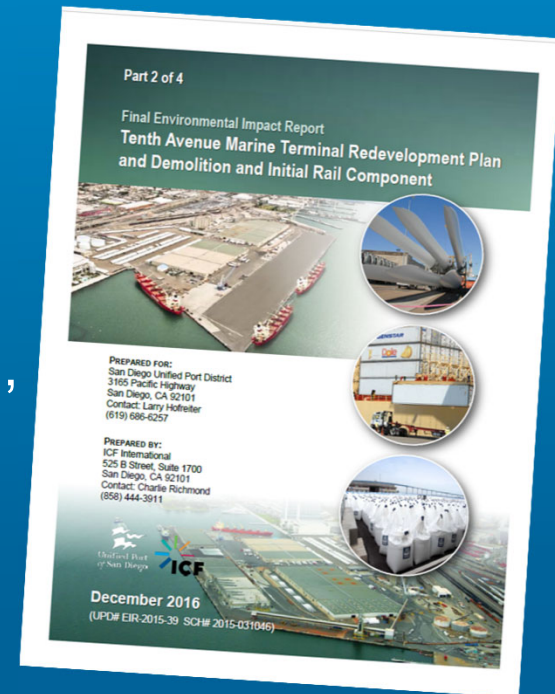
Promote transition to clean, modern, and efficient terminal facilities based on market demand



## Tenth Avenue Marine Terminal Redevelopment Plan

- Respond to agency and community environmental concerns
- Ensure redevelopment of a clean, modern, and efficient terminal
- Reduce future pollution while quadrupling future potential cargo throughput

(December 2016)



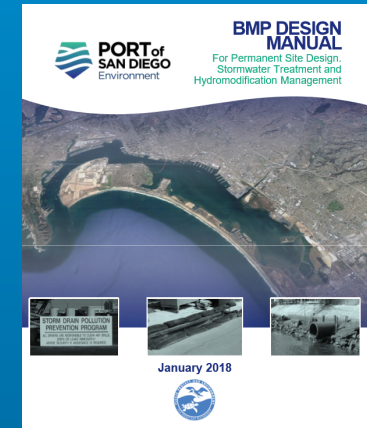
## Current District Programs

### Storm Water Pollution Prevention

- Provides long-term protection and enhancement of San Diego Bay and the Pacific Ocean's beneficial water uses through coordinated watershed planning, pollution prevention, and storm water program implementation

### Green Business Network

- District tenant training program intended to improve operational efficiency and sustainable business practices



## Environmental Justice = EJ



Pollution Reduction (PR)



**Public Health (PH)**



Public Access (PA)



Economic Opportunity (EO)



Public Engagement (PE)

$$PR + \mathbf{PH} + PA + EO + PE = EJ$$





## EJ Policy Concepts: Public Health





RECAP

Board Accepted Goal:

## NATURAL RESOURCES

- Healthy air that is clean, clear, and breathable; and healthy waters and ecosystems that are swimmable, fishable, farmable, and optimize beneficial water uses in and around disadvantaged communities adjacent to District Tidelands for improved quality of life





## EJ Policy Concept #1: **Public Health**

Promote clean air and water for healthy communities





## EJ Policy Concept #2: **Public Health**

Continue to implement programs that promote thriving and healthy communities that are safe to live, work, and play on and adjacent to District Tidelands







## EJ Policy Concept #3: **Public Health**

Promote and expand swimmable water opportunities







## EJ Policy Concept #4: **Public Health**

Promote and expand fishable water opportunities for recreational and subsistence anglers at District public fishing piers and facilities







## EJ Policy Concept #5: Public Health

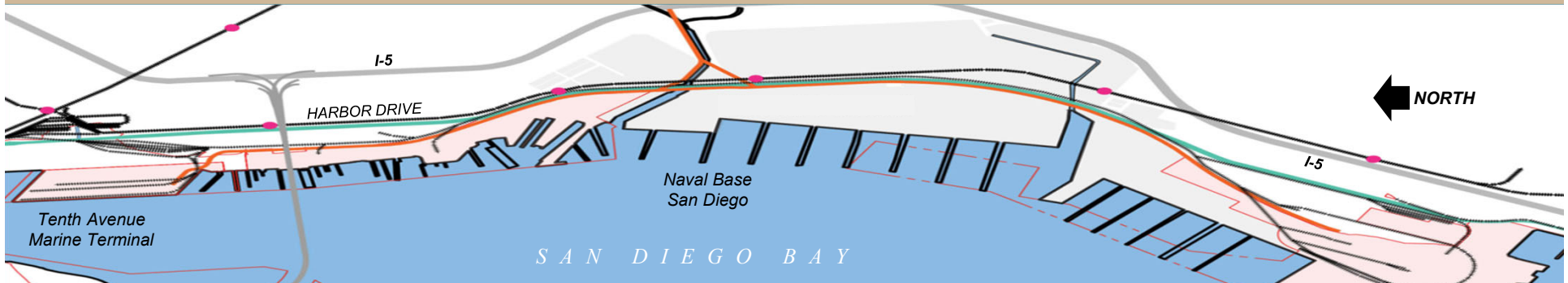
Sustain regional maritime capacity in balance with environmental stewardship by encouraging compatible uses within transition zones





## EJ Policy Concept #6: Public Health

Provide a diversity of roadway and waterway mobility options and develop parking management strategies to reduce impacts to disadvantaged communities adjacent to District Tideland



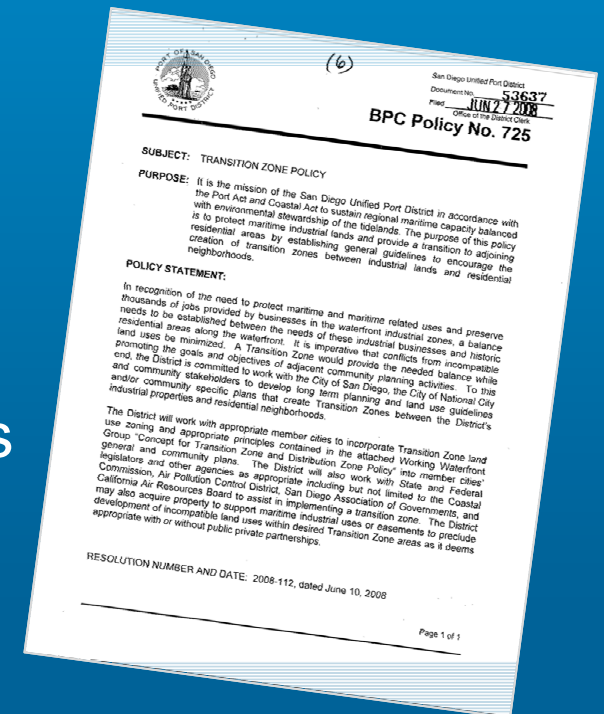


## Applied Action Example: Public Health

### BPC 725 – Transition Zone Policy

Protect maritime industrial lands and provide a transition to adjoining residential areas by establishing general guidelines to encourage the creation of transition zones between industrial lands and residential neighborhoods

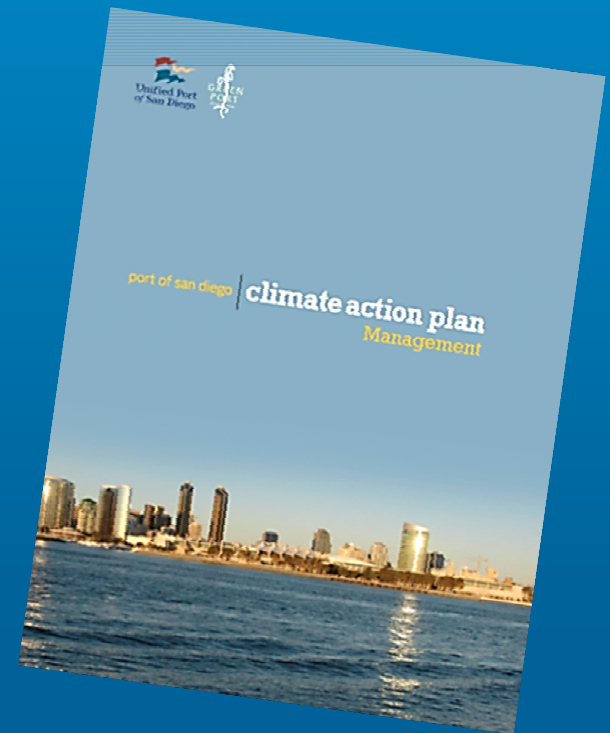
(June 2008)



## Climate Action Plan

- The Port of San Diego was one of the first ports in the nation to adopt a Climate Action Plan
- Includes goals to reduce greenhouse gas emissions relative to a 2006 baseline by 10% by 2020 and 25% by 2035

(December 2013)





## Environmental Justice = EJ



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Economic Opportunity (EO)

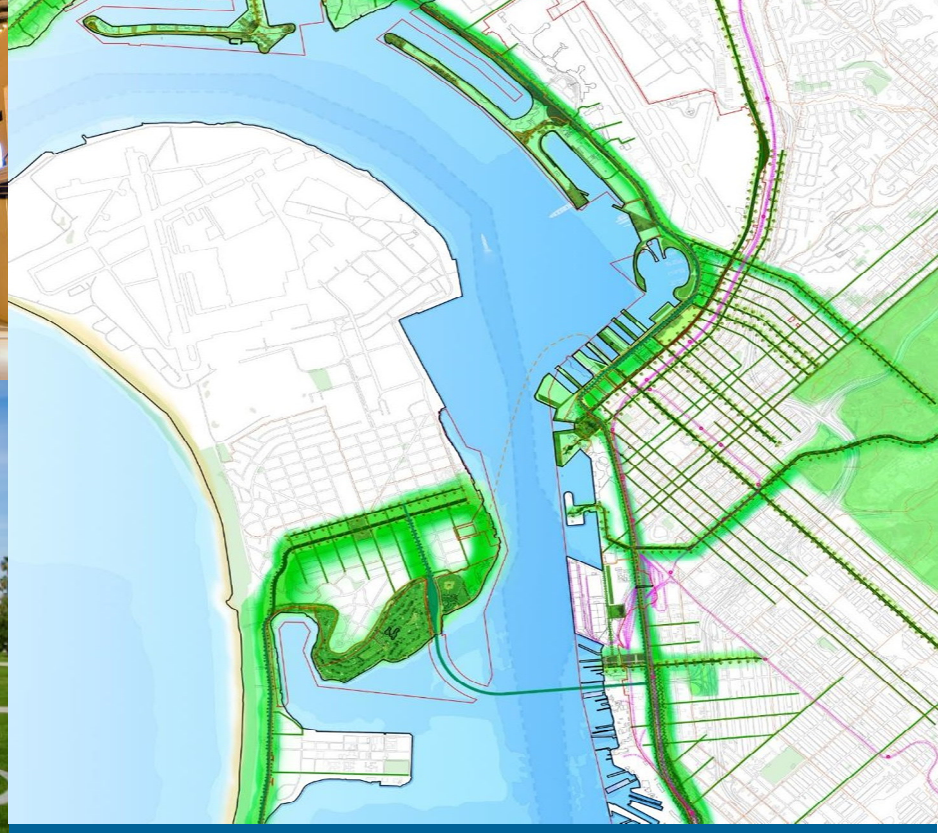


Public Engagement (PE)

$$PR + PH + \text{PA} + EO + PE = EJ$$



## EJ Policy Concepts: **Public Access**



## RECAP



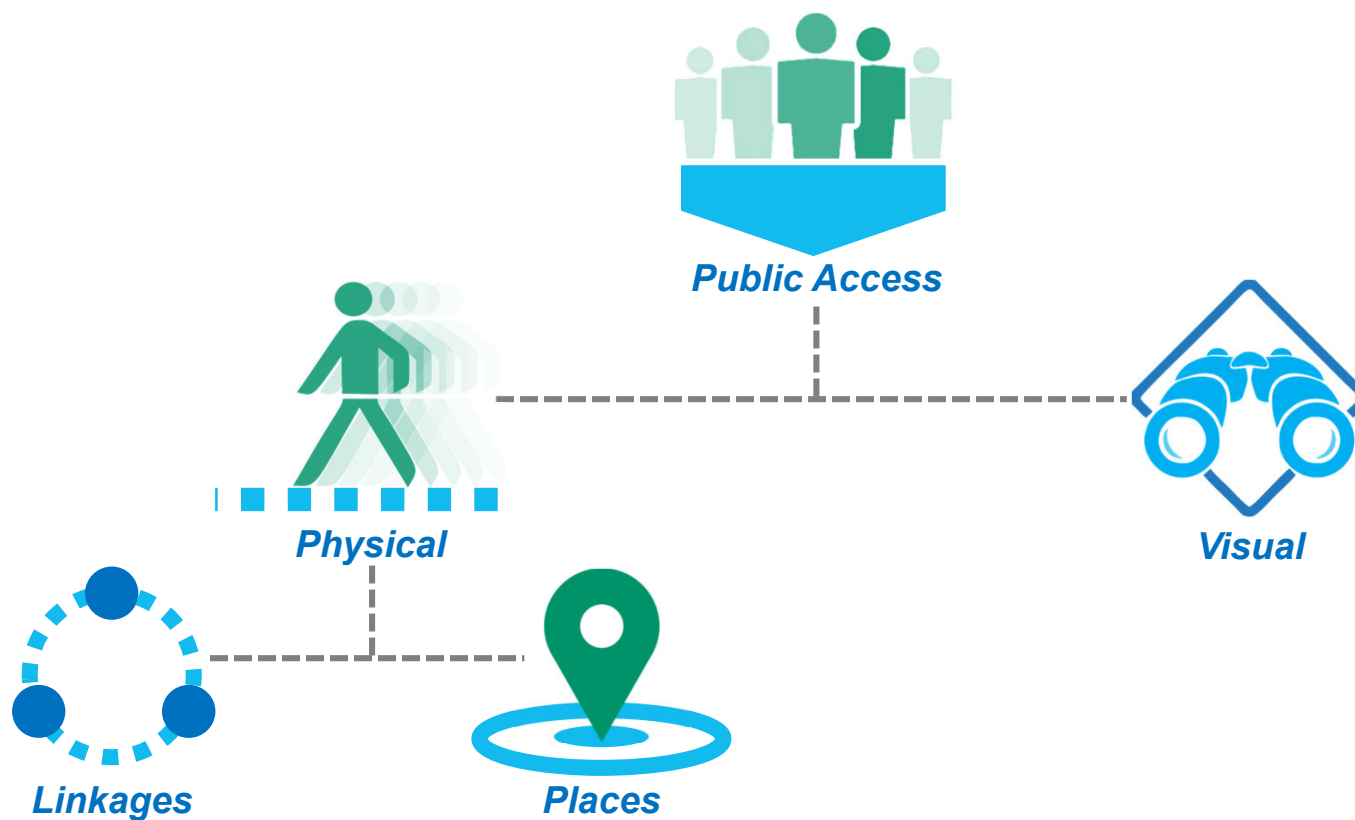
Board Accepted Goal:

# COASTAL ACCESS & RECREATION

- District Tidelands accessible to adjacent disadvantaged communities with consideration of public safety and resource protection constraints

## RECAP

# Public Access







## EJ Policy Concept #1: Public Access

Encourage integration of roadway and walkway systems connecting upland and disadvantaged communities to improve Baywide and local coastal access





## EJ Policy Concept #2: **Public Access**

Require all coastal accessways, docks, piers, pedestrian facilities, and Recreation Open Space areas to be open to the public with consideration of public safety and resource protection constraints

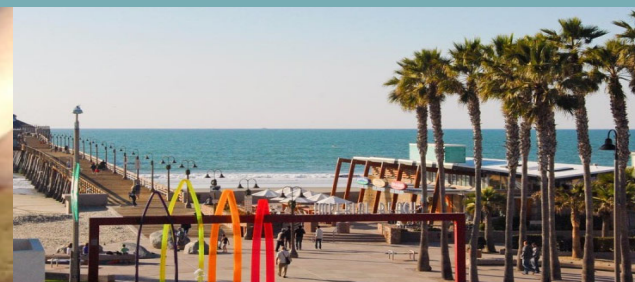






## EJ Policy Concept #3: **Public Access**

Encourage, and provide for, a range of lower-cost visitor serving waterside and water-oriented recreational facilities that provide an opportunity for the public to touch and interact with the water





## EJ Policy Concept #4: **Public Access**

Explore and expand opportunities for public transit nodes and linkages with disadvantaged communities







## EJ Policy Concept #5: **Public Access**

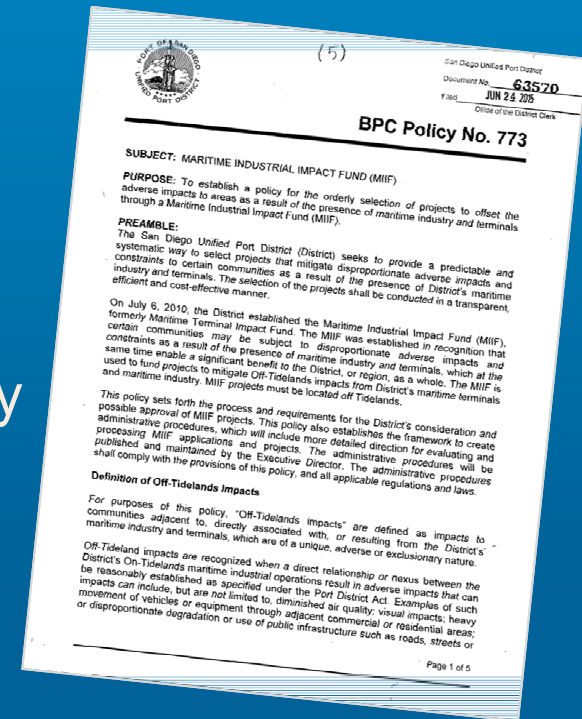
Implement enduring climate resiliency and adaptation strategies to protect public access on District Tidelands which also serve adjacent disadvantaged communities



## BPC 773 – Maritime Industrial Impact Fund

For the orderly selection of projects to offset the adverse impacts to areas as a result of the presence of maritime industry and terminals through a Maritime Industrial Impact Fund

(June 2015)



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Public Health (PH)



Public Access (PA)



**Economic Opportunity (EO)**



Public Engagement (PE)

$$PR + PH + PA + \mathbf{EO} + PE = \mathbf{EJ}$$





## EJ Policy Concepts: **Economic Opportunity**





Proposed Goals:

# ECONOMIC OPPORTUNITY

- Access to economic opportunities on District Tidelands for workers and residents in adjacent disadvantaged communities





## EJ Policy Concept #1: **Economic Opportunity**

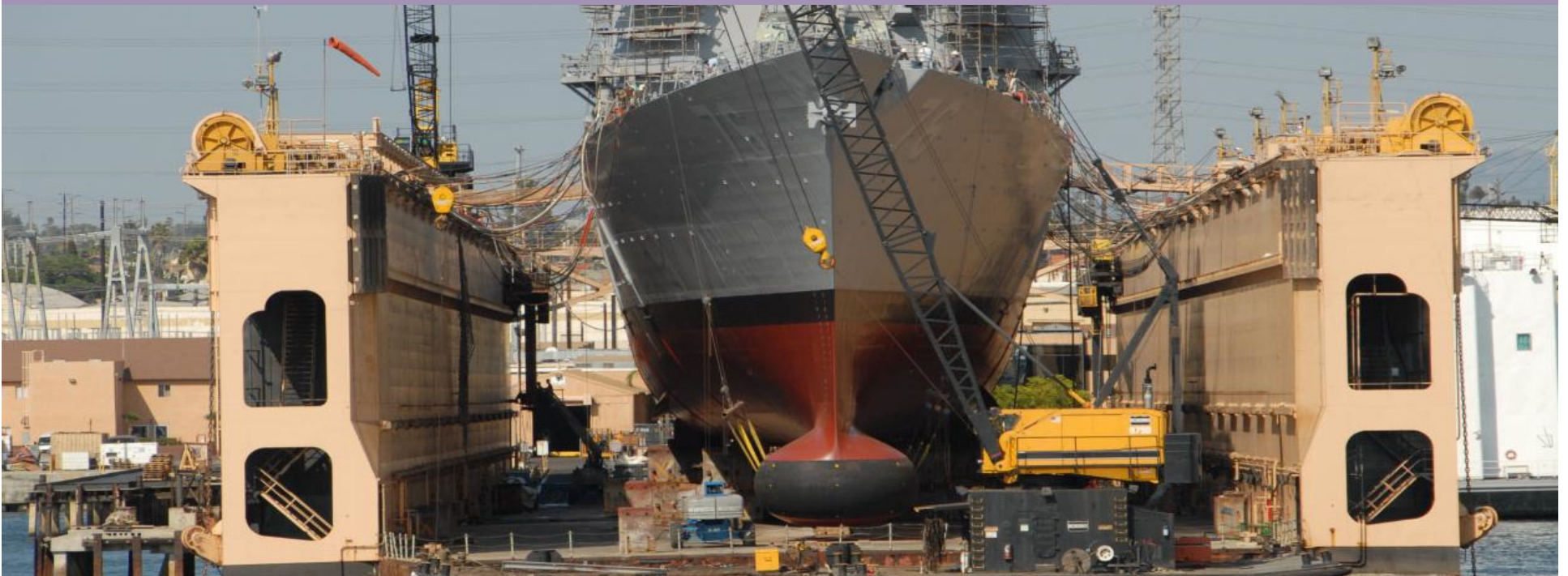
Promote access to quality employment on District Tideland for workers and residents in adjacent disadvantaged communities





## EJ Policy Concept #2: **Economic Opportunity**

Work with potential lessees early in the planning process to develop projects that will reduce impacts and provide benefits to disadvantaged communities



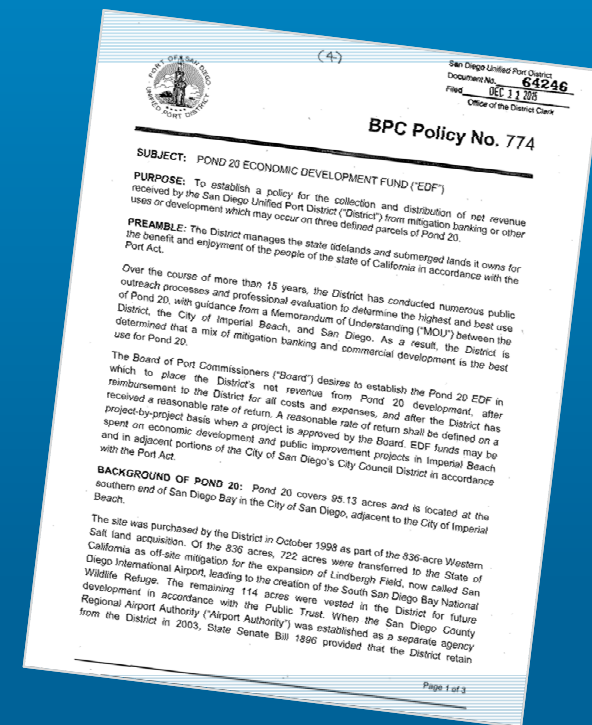


## Applied Action Example: Economic Opportunity

### BPC 774 – Pond 20 Economic Development Fund

For the collection and distribution of net revenue received by the District from mitigation banking or other uses or development which may occur on three defined parcels of Pond 20

(December 2015)



## Applied Action Example: Economic Opportunity

### Chula Vista Bayfront Master Plan and Settlement Agreement

(May 2010)

### Tenth Avenue Marine Terminal Redevelopment Plan

(December 2016)



| Applied Action Example: Economic Opportunity

## Public-Private Partnerships at Port Terminals to Provide Electric Vehicles

TransPower



BYD



TerminaLift





## Environmental Justice = EJ



Pollution Reduction (PR)



Public Health (PH)



Public Access (PA)



Economic Opportunity (EO)



**Public Engagement (PE)**

$$PR + PH + PA + EO + PE = EJ$$



## EJ Policy Concepts: Public Engagement





Proposed Goal:

# PUBLIC ENGAGEMENT

- Accessible information and opportunity to participate in the District's public decision-making process



## EJ Policy Concept #1: Public Engagement

Proactively engage disadvantaged communities during the planning, decision-making, and implementation of District actions, programs, policies, and activities







## EJ Policy Concept #2: Public Engagement

Expand efforts to include disadvantaged communities in environmental education opportunities



# Environmental Education

- Robust educational outreach focused on grades K-8 in disadvantaged communities
- Diverse visitor and student education provided by several Port tenants like the Midway Museum, the Maritime Museum, and Hornblower



## Port Master Plan Update

**8**

AWARDS



**7.6M**

POINTS OF  
CONTACT



**155**

ROADSHOW &  
STAKEHOLDER  
MEETINGS



**610**

ATTENDEES

Workshops



Open Houses



# DRAFT GOALS AND POLICY CONCEPTS FOR THE ENVIRONMENTAL JUSTICE ELEMENT

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

**SAN DIEGO UNIFIED PORT DISTRICT**

**REQUEST TO SPEAK**  
*Submit completed form to staff prior to Chair announcing the agenda item.*

<input type="checkbox"/> Non Agenda Public Comment	
Agenda Item No. <b>2</b>	
Date: _____	

<input type="checkbox"/> In Favor	<input type="checkbox"/> In Opposition	<input type="checkbox"/> Neutral
<input type="checkbox"/> Other (specify) _____		

**PERSONAL INFORMATION:**

**The information requested below is voluntary.**  
Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: \_\_\_\_\_  
(Please Print)

Organization or Affiliation: \_\_\_\_\_  
(if applicable)

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

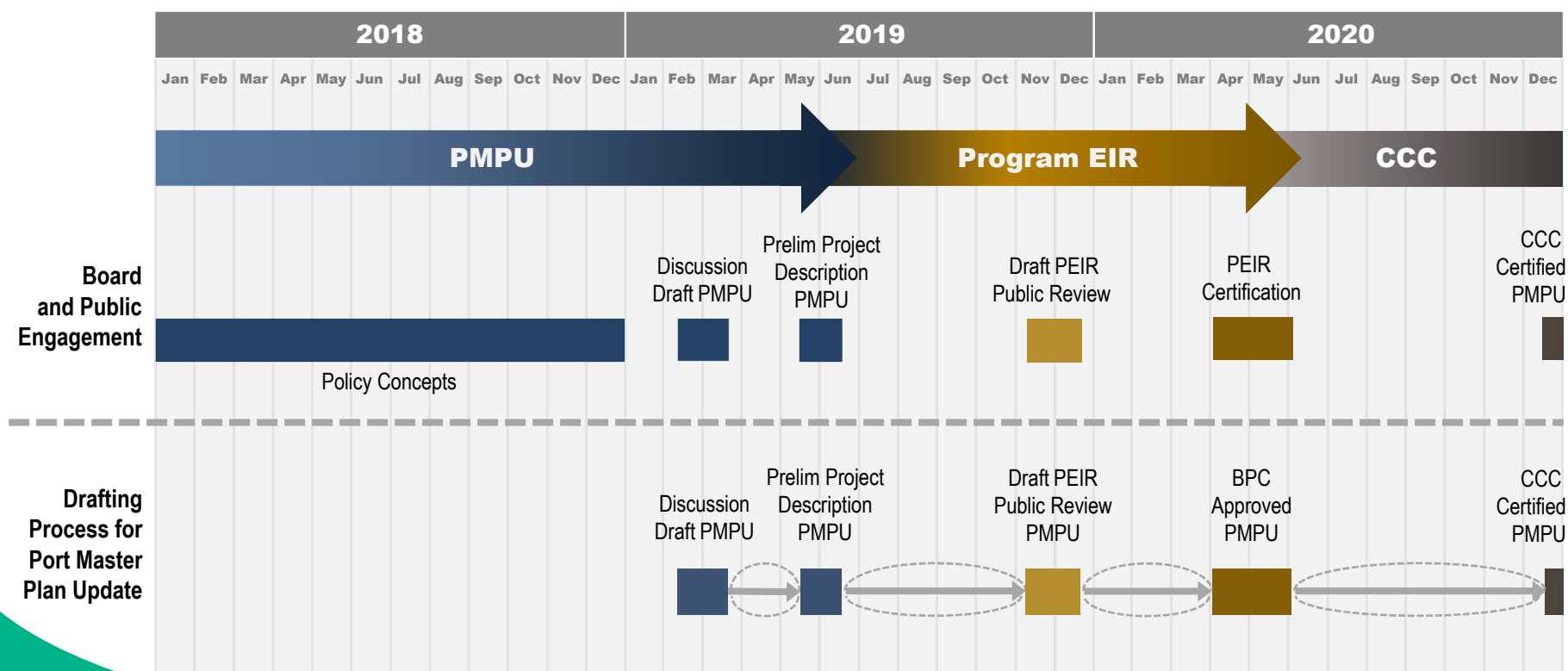




# Next Steps

# Integrated Planning: Port Master Plan Update

## Drafting Process



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