

# Port of San Diego

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# Port Master Plan Update

# Port of San Diego

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## What is the Port of San Diego?

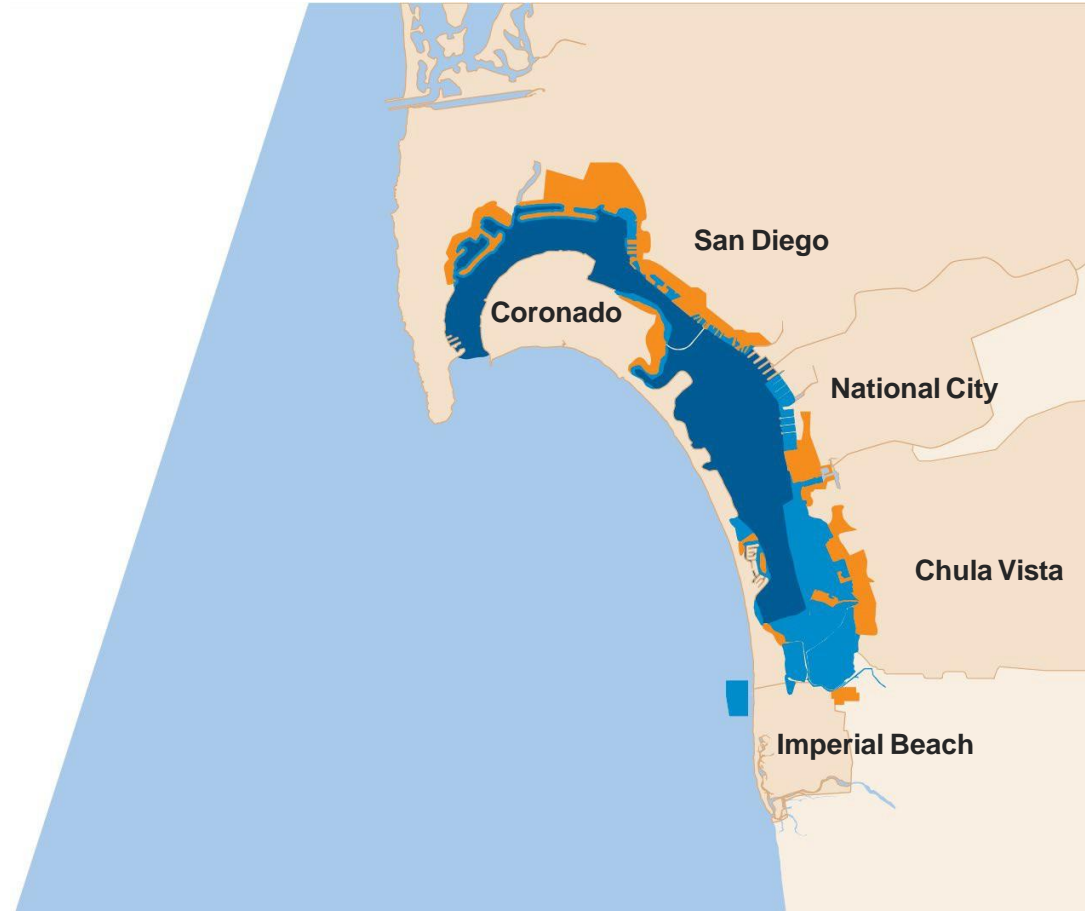
# Port of San Diego Jurisdiction

**34**  
miles of waterfront

**2,404**  
acres of Port Tidelands

**3,677**  
acres of Submerged  
Tidelands

Approximately  
**8,355**  
acres of new Submerged Tidelands  
(subject to survey) as of January 1,  
2020



# Legislative Framework

## Port Act

San Diego  
Unified Port  
District Act  
(1962)

## Public Trust

Common Law  
Doctrine of  
the Public  
Trust

## Coastal Act

California  
Coastal Act  
(1976)

# The Port Act and Tidelands Trust Doctrine



Details responsibility on behalf of the people of the State of California



Manage San Diego Bay and the Waterfront 'Tidelands'



Promote commerce, navigation, fisheries, recreation, and environmental stewardship



# Port Tideland & Public Coastal Access



# Port of San Diego Port Master Plan

# Why do we need a Port Master Plan?

*The Port Master Plan protects and promotes coastal uses and coastal access, and allows for and encourages a diverse range of uses around San Diego Bay*



2

marine terminals

5

public piers

9

museums & attractions

18

hotels

22

parks

70

artworks

78

restaurants

80+

sponsored events





Harbor Island

Embarcadero

Tenth Avenue

Marine Terminal

National City Bayfront

Coronado Bayfront

Shelter Island

Chula Vista Bayfront

Silver Strand

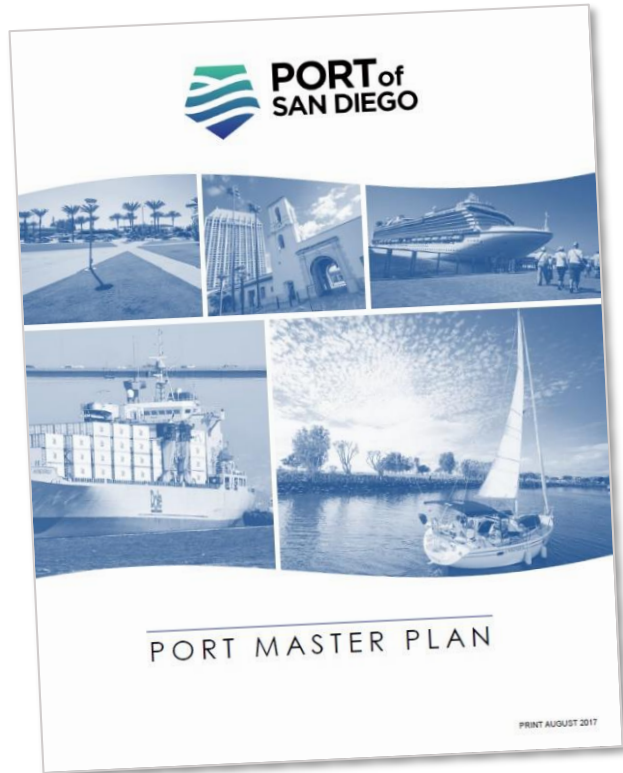
South Bay

# Port Master Plan Planning Districts

Imperial Beach Oceanfront



# Current Port Master Plan



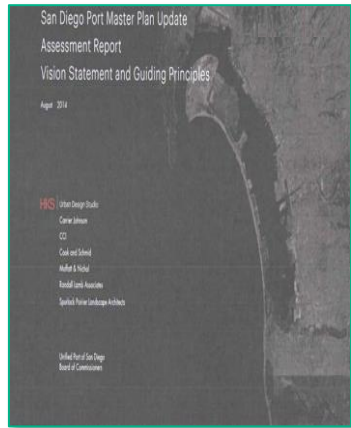
- Guides development and special events on Port property
- Adopted by the Port's Board of Port Commissioners in 1972
- Certified by the California Coastal Commission in 1981
- There have been over 40 location-specific amendments to this Port Master Plan that have been certified by the California Coastal Commission

# Port Master Plan Update

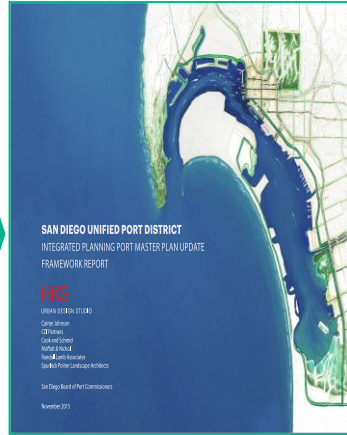


**PORT of  
SAN DIEGO**  
Waterfront of Opportunity

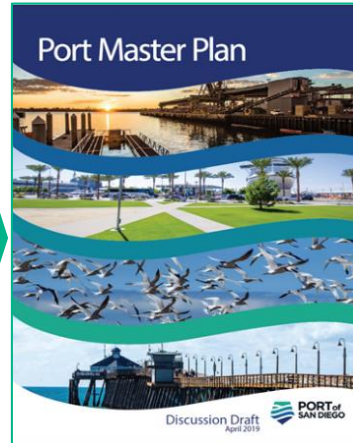
# PMPU Milestones



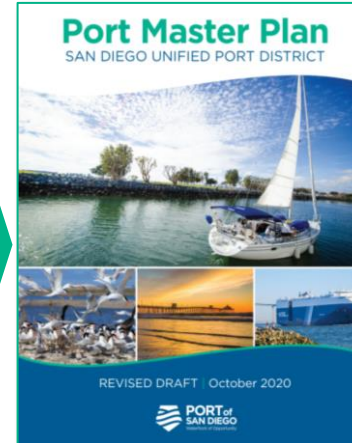
**Vision Statement and Guiding Principles  
2013-2014**



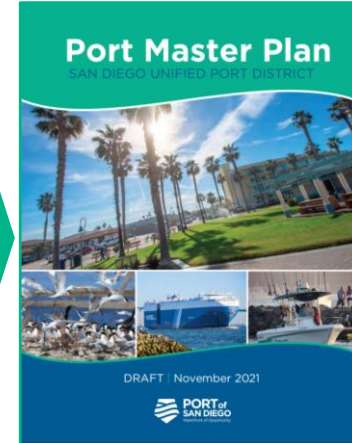
**Framework Report  
2014-2015**



**Discussion Draft  
2016-2019**



**Revised Draft  
PMPU  
2019-2020**



**Draft PMPU  
2020-2021**

# 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



# The Port Master Plan Update *Objectives*

## Provide greater certainty for:

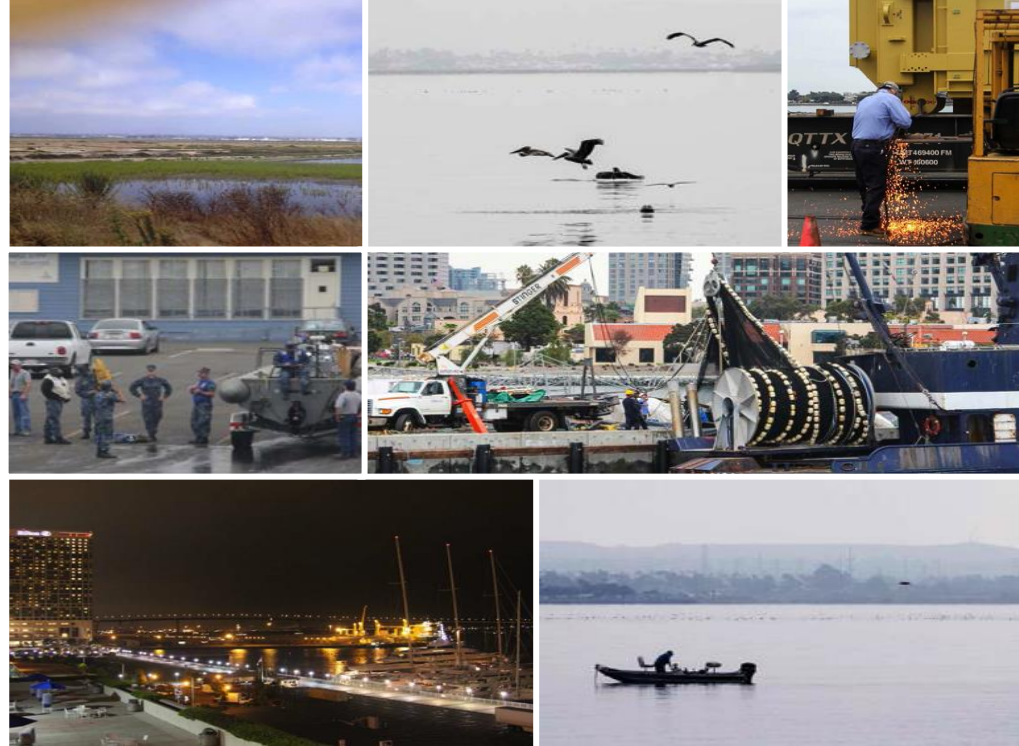
- Individual Customers (Developers, Investors, Port Tenants)
- The Community at large
- Other Stakeholders (Public Agencies and Public Interest Groups)
- The District itself



... while increasing the **flexibility** for the District to explore Public Trust development options

# The Port Master Plan Update *Objectives*

- Balance the needs between development and natural resources while enhancing the District's fiscal sustainability



# Draft Port Master Plan Update

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## *Document Contents*



# Port Master Plan Blueprint

The Port Master Plan provides a mix of goals, policies, and standards to guide existing uses and activities, as well as future development, activation, and management of Tidelands.



# Draft PMPU

## Contents

1. Background

2. User Guide

3. Elements

4. Baywide Development Standards

5. Planning Districts

6. Appendices



Water and Land Use



Mobility



Ecology



Safety and Resiliency



Environmental Justice



Economics

# Draft PMPU - Contents

## 1. Background

## 2. User Guide

## 3. Elements

## 4. Planning Districts

## 5. Appendices\*

- PD1 Shelter Island
- PD2 Harbor Island
- PD3 Embarcadero
- PD4 Working Waterfront
- PD5 National City Bayfront\*
- PD6 Chula Vista Bayfront\*
- PD7 South Bay *\*(Pond 20 Only)*
- PD8 Imperial Beach Oceanfront
- PD9 Silver Strand
- PD10 Coronado Bayfront

# Draft PMPU

## Planning Districts

- PD1** Shelter Island
- PD2** Harbor Island
- PD3** Embarcadero
- PD4** Working Waterfront
- PD5** National City Bayfront\*
- PD6** Chula Vista Bayfront\*
- PD7** South Bay (*Pond 20 Excluded\**)
- PD8** Imperial Beach Oceanfront
- PD9** Silver Strand
- PD10** Coronado Bayfront

\* Not included in the PMPU



Figure PD4.0 - Tidelands consist of ten planning districts.



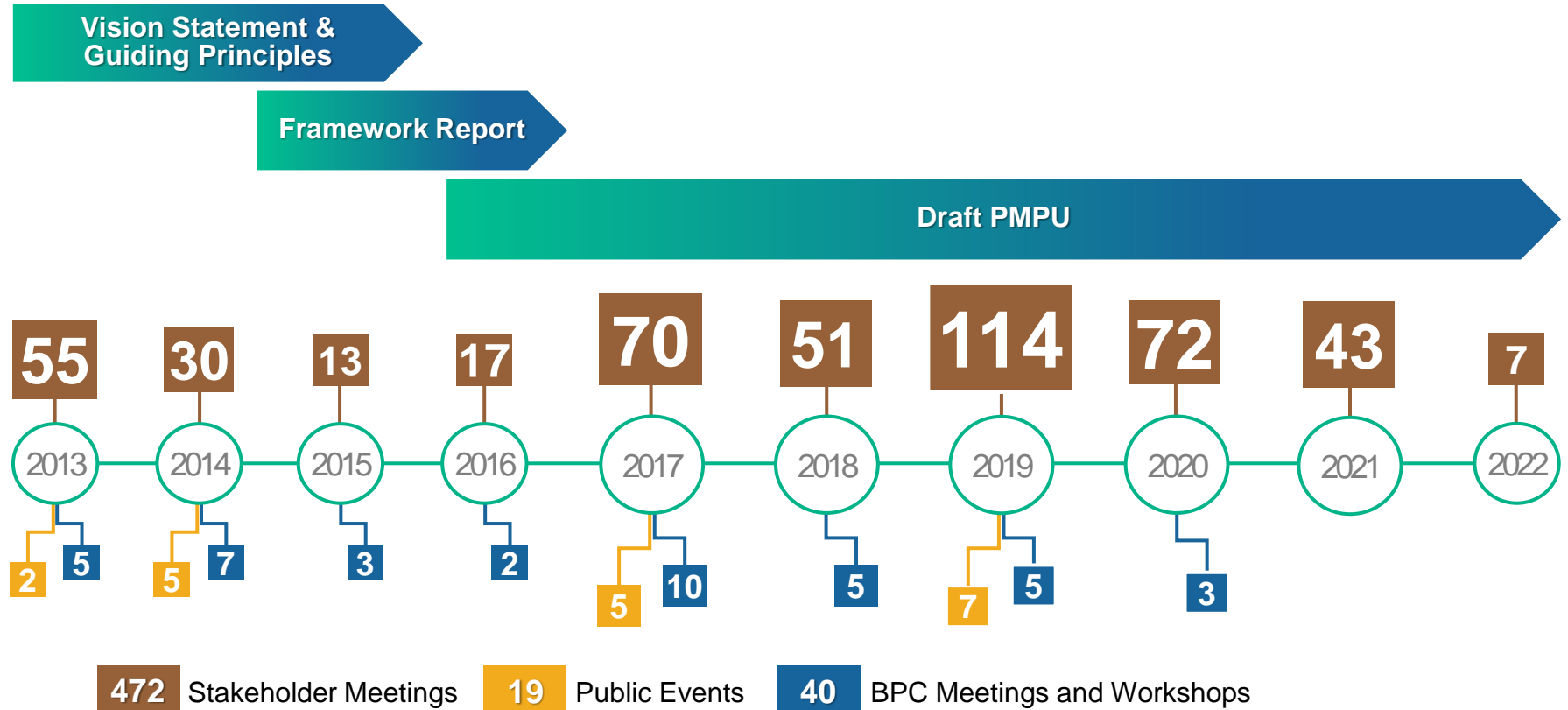
**PROJECTS**



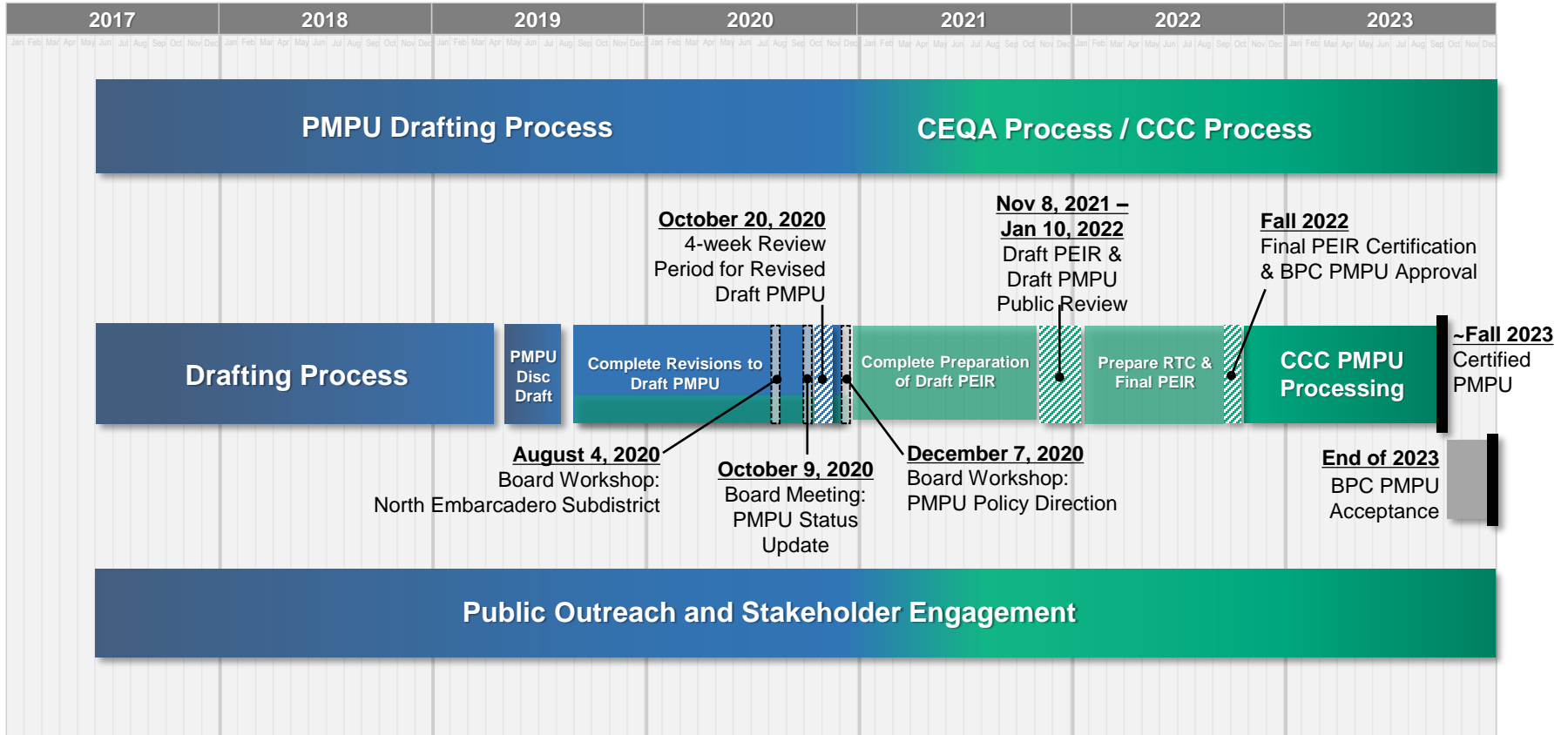
**GOALS**

# Draft PMPU Next Steps

# PMPU Public Outreach and Stakeholder Engagement

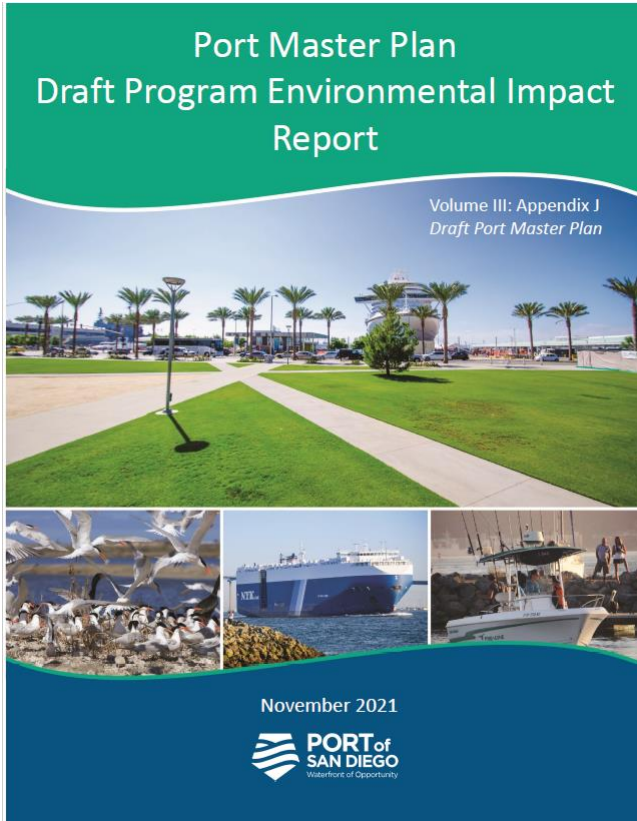


# Port Master Plan Update Timeline





# STAY INVOLVED!



- **Sign up for email update and find links to PMPU documents on PMPU webpage:**  
[www.portofsandiego.org/pmpu](http://www.portofsandiego.org/pmpu)

# Port of San Diego Port Master Plan Update