

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
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September 20, 2012

**TO: COMMISSIONERS AND INTERESTED PARTIES****Th24e****FROM: CHARLES LESTER, EXECUTIVE DIRECTOR****SUBJECT: ADOPTION AND CERTIFICATION OF PORT OF SAN DIEGO  
BOUNDARY MAP AMENDMENT #6 (Chula Vista Bayfront Master  
Plan) for Commission review at its meeting of October 10-12, 2012****SUMMARY**

Section 30710 of the California Coastal Act requires that the Coastal Commission adopt maps delineating the jurisdictional boundaries of the four major port areas within the coastal zone. As provided for in Section 13601(a) of the Commission's Code of Regulations, port boundary maps may be amended to modify the legal geographic boundary if such boundary has changed. This is the sixth boundary amendment requested by the Port of San Diego.

Since the original map adoption by the Commission, the Port of San Diego has acquired additional land previously within the boundaries of the City of Chula Vista's Local Coastal Program (LCP). In addition, existing Port-owned land is being transferred out of the public trust and into private ownership within the City's LCP's boundaries.

Pursuant to the San Diego Unified Port District Act, such acquisition or interest in land transfers land management authority, including coastal development permit authority for the entirety of the parcel to the Port of San Diego. However, under Section 30715 of the Coastal Act, the Port District cannot actually issue coastal development permits for the area until the Commission approves an amendment to Port Master Plan to incorporate the area into the certified Port Master Plan and designates a land use for the area. Until that time, coastal development permit jurisdiction for development in the area reverts back to the Coastal Commission. In the case of the proposed land area, the Commission approved Port Master Plan Amendment 6-PSD-MAJ-41-11 (Chula Vista Bayfront) in August 2012 to redesignate the newly acquired land areas for multiple land uses, including Commercial Recreation, Industrial Business Park, Park/Plaza, Open Space, Promenade, Street, Wetlands, RV/Camping, Bike Trail, and Wetlands uses. The Commission also approved a concurrent LCPA for the City of Chula Vista (LCPA #1-11 (CVBMP)) to add a new land use designation of Residential, Commercial Thoroughfare, and Commercial Recreation to the areas transferring into City jurisdiction. These uses are described in detail in the approved PMPA and LCPA.

Exhibit #1 shows the land exchanges and acquisitions proposed and required by the proposed PMPA. The first is for the site of the South Bay Power Plant, which was previously designated for General Industrial uses in the certified City of Chula Vista LCP. The approximately 120-acre site is almost entirely upland of the historic Mean High

Tide Line (MHTL). State law authorizes the Port District to acquire property upland of the historic mean high tide line. Title to this property was transferred to the Port District in 1999. The area has been designated Industrial Business Park, Commercial Recreation and RV Park, Park/Plaza, Open Space, and Street in the PMP.

The second site that has been acquired is the J Street Park. This 2.71 acre site was previously designated Parks & Recreation in the City's LCP, and has been designated Park/Plaza in the PMP. The site was purchased by the Port in 2002.

The third site is the land exchange commonly referred to as the Pacifica Land Exchange. This land swap involves the transfer of 97 acres of privately owned land in the City of Chula Vista to the Port District in exchange for approximately 33 acres of public trust lands transferred to private ownership and into the City's LCP jurisdiction. This requires the abandonment of the public trust on the 35 acres, and the placement of the 97 acres into the public trust. This exchange required the authorization of the State Lands Commission, which has approved the transfer. However, the property will not actually be transferred until various mandatory legislative actions have occurred. The 97 acres of land being transferred to the Port was previously designated in the certified City LCP for a variety of high density residential and commercial recreation development, and park land. The approved land uses for the area in the Port are Park/Plaza, Commercial Recreation (an RV/camping site) and Open Space.

The fourth site is also a land exchange which required a transfer of the public trust and approval by the State Lands Commission. The 14-acre Goodrich parcel was previously designated for Industrial Business Park in the PMP, and in 1991 was exchanged for approximately 25 acres of land previously designated General Industrial in the City. The area newly incorporated into the Port District is approved to be designated Commercial Recreation and developed with a variety of uses, including a hotel, retail, parking, and other commercial recreation uses. The new City parcel has been designated for General Industrial uses.

Section 13601(c) requires that the commission shall, after reviewing the material prepared by the Executive Director, at public hearing adopt, certify and file with the Port District the amendment to such port boundary map. The subject port boundary map amendment will officially recognize the change that has occurred in the Port District's boundary.

### **STAFF RECOMMENDATION**

- I. **MOTION:**            *I move that the Commission adopt the Port of San Diego Boundary Map Amendment No. 6.*

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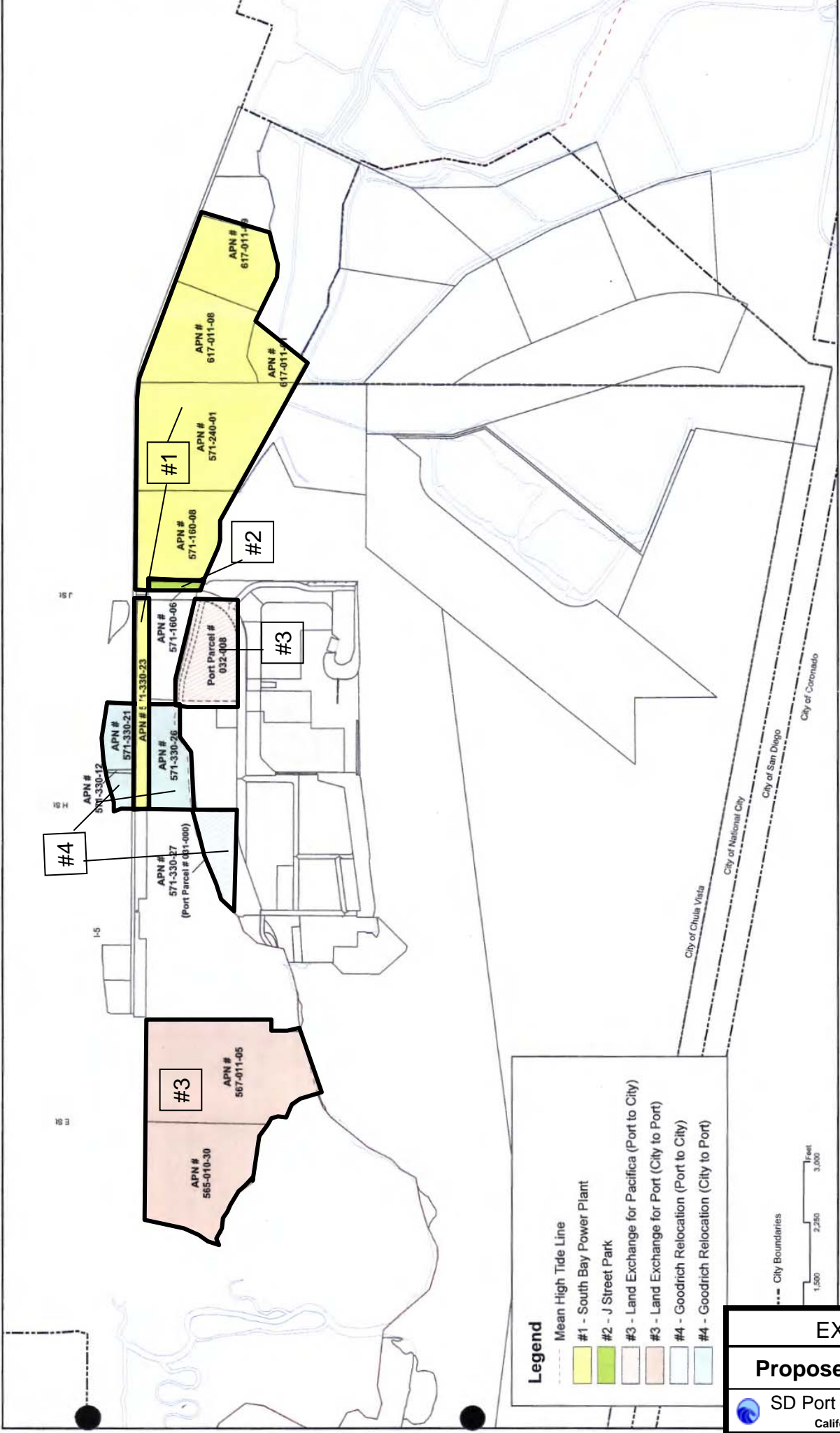
**STAFF RECOMMENDATION OF CERTIFICATION:**

Staff recommends a **YES** vote. Passage of this motion will result in certification of the port boundary map amendment and adoption of the following resolution. The motion to certify passes only upon an affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO CERTIFY PORT MASTER PLAN AMENDMENT:**

The Commission hereby certifies the Port of San Diego Boundary Map Amendment No. 6 (CVBMP) on the grounds that the amendment is consistent with Chapter 3 and Chapter 8 of the Coastal Act and the Commission's implementing regulations.

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**Legend**

- Mean High Tide Line
- Yellow #1 - South Bay Power Plant
- Green #2 - J Street Park
- Light Blue #3 - Land Exchange for Pacifica (Port to City)
- Light Orange #3 - Land Exchange for Port (City to Port)
- Light Blue #4 - Goodrich Relocation (Port to City)
- Light Orange #4 - Goodrich Relocation (City to Port)

**EXHIBIT NO. 1**

**Proposed Land Transfers**

SD Port Boundary #6 CVBMP  
California Coastal Commission

**Planning District 7 - Chula Vista Bayfront**

