



News Release

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Contact: Marguerite Elicone (619) 686-6281

Port of San Diego Capital Development Program Identifies 11 High-priority Projects

March 14, 2008 – The recently approved five-year Capital Development Program for fiscal years 2009-2013 includes a variety of projects that will benefit public access, the environment, the economy and recreation in the Port's five member cities...

The Capital Development Program is a planning tool that assists the Port with implementing capital projects and determining funding sources for these projects. There are 42 projects in the program, with 31 of those already approved and underway. This year, 11 new projects were added and were deemed high priority.

The Port has allocated \$95.9 million to continue funding all of the projects. This total reflects \$74.4 million included in the current Capital Development Program and \$21.5 million that the Board of Port Commissioners designated for the fiscal year 2009-2013 Capital Development Program. Following is a list of the 11 high priority projects.

1. Providing shore power at the Tenth Avenue Marine Terminal, Cruise Ship Terminal and Broadway Pier: At its March 4, 2008 meeting, the Board of Port Commissioners heard an update on the Port's Clean Air Program. At that meeting, they directed staff to move aggressively on the development of shore power capabilities to allow ships at berth to be powered by electricity rather than diesel fuel. The Board directed that \$1.5 million be applied to the development of this capability. The California Air Resources Board will require that shore power, also known as cold ironing, be available at the Cruise Ship Terminal, Broadway Pier and Tenth Avenue Marine Terminal by 2014. Under the state regulations, if cold ironing is not available at the Port's Tenth Avenue Marine Terminal, cargo vessels will not be allowed to dock there, resulting in the loss of valuable trade business. In addition, cruise vessels would not be permitted to berth if there were no shore power available. This project is intended to improve air quality in the areas surrounding the terminals.

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2-2-2 Port of San Diego Capital Development Program Identifies 11 High-priority Projects

2. Funding for preparation of Environmental Impact Report for wetlands mitigation in the Chula Vista area: An Environmental Impact Report needs to be prepared for a project to restore a wetlands area in the City of Chula Vista. The Port needs to clean up the area because it contains contaminated material left over from a previous business.
3. Relocation of the public restroom at Pepper Park in National City:
The relocation of the restroom will facilitate the development of the National City Aquatic Center. The restroom is in need of repair and is located in an area essential for the new Aquatic Center. The new restroom will be in compliance with the Americans with Disabilities Act (ADA) requirements and is expected to save the Port money in maintenance and repairs.
4. Additional funding for the Palm Avenue Street End Improvement Project in Imperial Beach: This project, already a part of the Capital Development Program, required supplemental funding. It is an extensive project that will provide environmental benefits, public access, public art and improved safety to the oceanfront in Imperial Beach. A seating area with artwork and landscaping will be constructed at the foot of Palm Avenue. Ramps will be installed on both sides of the plaza to allow beach access for emergency vehicles and to provide beach access for the disabled. The project also includes a unique stormwater diversion element.
5. Preliminary design for the cruise ship terminal at the B Street Pier:
Improving cruise facilities at the B Street Pier in San Diego is vital in order to keep pace with the growing cruise industry. Over 260 cruise visits are scheduled for 2008. Each one of those visits brings about \$2 million in economic impact to the regional economy. If the Port doesn't have the facilities to support the expanding business, it could lose cruise calls.
6. Additional funding for the former BF Goodrich South Campus Pavement and Demolition Project: The South Campus Demolition Project is an ongoing Capital Development Project on Port tidelands in the City of Chula Vista. In 2007, the Port completed the demolition of 63 industrial buildings that were part of the former BF Goodrich property. Additional demolition is needed to remove the remaining building foundations, slabs and underground utilities. The project will clear the area for development of the Chula Vista Bayfront Master Plan.
7. Conference Center Site Demolition: This project includes demolishing three industrial buildings and the Chula Vista RV Park at Marina Parkway on Port tidelands in Chula Vista. It also includes removing pavement and utilities from the surrounding streets. The work will make way for a

3-3-3 Port of San Diego Capital Development Program Identifies 11 High-priority Projects

proposed conference center and hotel on the Chula Vista waterfront. The development will have a significant economic impact on the City of Chula Vista by attracting out of town visitors and new businesses to the area.

8. Feasibility study of a parking garage on Grape Street: The Port has tentative plans to develop a parking facility near the Grape Street area at Harbor Drive in San Diego. This would assist with the expanded cruise ship facilities and need for additional parking on the Embarcadero of San Diego Bay. A feasibility study will be conducted to define what type and what size parking facility could be built in the area to assist with cruise ship parking and parking for the many harbor activities.
9. Imperial Beach sand replenishment: This is an Army Corps of Engineers project that would help replenish sand on the shoreline of Imperial Beach. The Port will be assisting with the cost. The project will have recreational benefits for the City of Imperial Beach by improving areas where sand has been eroded by high tides.
10. Marine Terminal Enhancements: This is a new project to make improvements to the Tenth Avenue and National City Marine Terminals to meet the needs of growing cargo operations. The project includes engineering, planning and preliminary design to make the improvements. It also includes demolition work, paving and improvement of storage areas. By making improvements to the terminals, the Port is expected to increase its maritime operations, resulting in additional revenue and a major economic boost to the regional economy.
11. Purchase property to create an industrial transition zone: The Port is committed to protecting the maritime-related businesses and industries along the waterfront in San Diego and National City. These businesses generate about \$7.6 billion annually in economic impact to the region and provide more than 42,000 well-paying jobs. A transition zone is needed to help ensure compatible land uses around these businesses. Much of the area within the transition zone is under the jurisdiction of the cities of San Diego and National City. The Port is working with these two member cities and asking that planners consider the transition zone when updating municipal General Plans. Money set aside by the Port for the project would be used to purchase land adjacent to the two marine terminals. The project is designed to protect jobs and the movement of goods at the marine terminals. Additionally, it would help protect the public from noise and lights associated with maritime and industrial businesses by prohibiting residential development next to the maritime businesses.

The Port of San Diego is a public benefit corporation and special government

4-4-4 Port of San Diego Capital Development Program Identifies 11 High-priority Projects

entity. Created in 1963 by an act of the California legislature, the Port manages San Diego harbor and administers the public lands along San Diego Bay. The Port has operated without tax dollars since 1970 and has been responsible for \$1.5 billion in public improvements in its five member cities – Chula Vista, Coronado, Imperial Beach, National City and San Diego. With a \$10.6 billion economic impact on the San Diego region, the Port oversees two maritime cargo terminals, a cruise ship terminal, 16 public parks, various wildlife reserves and environmental initiatives, a Harbor Police department and the leases of over 600 tenant businesses around San Diego Bay.