

AGENDA RELATED MATERIALS

July 15, 2025

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Comments on the Pangaea Proposal, Item N-1

Port Commission meeting on July 15, 2025

The J Street Marsh is one of the most environmentally important areas of San Diego Bay. It is immediately West of the proposed development. The J St. Marsh has a unique combination of Bay Water, seasonal fresh water, and seasonal nutrient and soil inputs. It also has severe risks, especially from Sea Level Rise and from litter from the watershed. Any development on this site needs to either accommodate or include several important environmental measures. Including and featuring them would have significant value to the public, the environment, and the attractiveness of the development itself. This current proposal shows no understanding or interest in protecting these values and should be rejected. Perhaps the company would come back with a more knowledgeable proposal for this unique site that would be suitable for a negotiation agreement.

An area along the west side of the site should be preserved and graded to allow Shoreline Retreat to offset the loss of intertidal wetlands that is occurring due to Sea Level Rise. Those very valuable wetlands are being dramatically reduced each decade. This site is probably the most important place in the whole Bay to extend their incredible wildlife support, water quality, and carbon sequestration values.

The project needs to include a broad natural habitat buffer between the development and the J Street Marsh to support and protect the adjacent wildlife from the disturbance of the activity from the development.

The two Stadiums need to be eliminated or at least moved to the Northwest end of the site to reduce the noise impact on the wildlife in the adjacent Saltworks, that are managed for the protection of many at-risk and endangered species.

The project needs to leave room for expansion of water quality measures to improve water from the J Street, L Street, and Telegraph Canyon drainages that enter the Bay through the site, to protect the water quality of the Bay. Facilities to remove litter from these input waters, especially plastic, are

especially important for the Bay, its wildlife, and its fisheries. Unfortunately, the project intends to underground some of the drainages instead.

The project needs to incorporate a water quality basin to remove fertilizers and chemicals from the irrigation runoff from the project's own extensive landscaping, so it does not degrade the water quality of the Bay. These water quality improvement measures can be designed to also have significant scenic, recreational, and wildlife viewing value.

For safety reasons, analysis needs to be conducted to determine if space in this area needs to be set aside for future tide gates and stormwater pumps to protect Western Chula Vista from flooding during future high tides. The flood risk could be especially significant for situations in which very high tides occur during major rain events unless addressed.

In conclusion, a sports-oriented facility, such as Pangaea could be designed to include, accommodate, and feature the environmental protections needed for this unique site. But the current Pangaea proposal totally ignores the environmental value of the site and the potential that featuring its value could increase the value of their facilities. The Port should not enter into a formal agreement regarding this project until the proposal is significantly improved to show respect for and knowledge about the intrinsic value of this unique site. There are plenty of other less significant sites in the Bayfront for a proposal such as this one.

James Peugh

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