

# A3

Aquaculture & Commercial Fishing

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### **White Paper to address Commercial Fisheries Revitalization and Aquaculture as a possible complementary component of this response to RFP 16-04ME- World Class Waterfront Development Opportunity**

May 2nd 2016

#### **1. BACKGROUND**

In April of 2010 the Commercial Fisheries Revitalization Plan, (CFRP) Preferred Alternative Implementation Plan was adopted by the Port of San Diego. That comprehensive Report which cost approximately \$750,000, was the result of a multiyear collaboration of all interested stakeholders. **After reviewing multiple options it concluded that linking the redevelopment of Tuna Harbor, Driscoll's Wharf in Americas Cup Harbor with the then fledgling Aquaculture initiative had the opportunity to become the model for facilitating a public/private partnership to revitalize our fishing industry and the jobs associated with it, and also show San Diegans, and the Nation, how to solve the problem of our worldwide seafood shortage and our dependence on imported seafood.**

The RFP referenced above asks respondents to re envision the approximately 70 acre parcel , which includes 40 acres of land and 30 acres of water which includes Tuna Harbor, following the Port's Framework Plan and Guiding Principals. By its nature any plan for this site would need to consider the potential relocation of the historic Chesapeake Fish Processing Facility as well as a possible redesign for the Tuna Harbor area. Any discussion would therefore need to consider the sensitivities of the provisions of the California

Coastal Act, the Port Act, and Port Master Plan which specifically protect the historic fishing uses and their support facilities on our waterfront.

#### **2. CURRENT SITUATION**

As stated in the RFP the site is one of the most important sites along San Diego Bay and comes with high expectaions from the public and the District to create a one-of-a-kind, internationally recognized destination. To accomplish this goal fish processing and using Tuna Harbor solely for commercial fishing may not be the best use at this time.

The Seaport Project described and envisioned in the attached Proposal depicts the need to relocate of the existing Chesapeake Fish Facility to an alternate offsite location and the redesign of Tuna Harbor to accommodate both commercial fishing and recreational boating. Without a viable option for suitable relocation of these existing uses, execution would be difficult if not impossible.

In the intervening years since the CFRP referred to above was adopted, there have been a number of changes in the status quo. The most significant has been the advancement of efforts for a sustainable Aquaculture initiatives not envisioned in the 2010 report. A number of entities have been actively moving forward with significant efforts to build and operate Aquaculture operations in the United States as well as Mexican waters close by. The District has made it a focus to facilitate and stimulate new Aquaculture initiatives in the Bay and on Tidelands.

## A3

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We have taken the initiative to work with Rose Canyon Fisheries and an associated fish processor to explore requirements for joint facilities on the same site. We have also had a number of meetings with representatives of the San Diego commercial fishing interests to explore their preferences and requirements related to Tuna Harbor and other locations on the bay including Driscoll Wharf.

The existing lease on the Driscoll Wharf property identified in the CFRP report has continued to "burn" off and is set to expire in 2023. With District cooperation a number of options exist to attain control of the Driscoll Wharf site in the short term or at a minimum in 2023.

#### 3. VISION

To create a model for synergistically linking the development of the 70 acre site which is the subject of this RFP with the Driscoll Wharf site to bring together the following interrelated aspects:

- a. Aquaculture
- b. Fish Processing
- c. Revitalization of the commercial fishing industry in San Diego Bay
- d. Creation of more viable commercial fishing berths closer to the open ocean
- e. Resolution of Entitlement issues associated with the Seaport Project
- f. Blue Tech location with associated joint infrastructure
- g. A retail downtown fish market on the scale of Pikes Market in Seattle

#### 4. PROJECT

##### **Aquaculture, Fish processing and Blue Tech Incubator**

Subject to the timing and availability of the site, the following concept would be implemented at the Driscoll Wharf site and be a partner site for the redevelopment of Tuna Harbor to facilitate the moving of some of the commercial fishing berths and the existing fish processing from the Seaport site.

As shown on the attached exhibit the project envisions the following land and water improvements:

- Small satellite retail market complimenting the seaport site
- Two fish processing facilities
- Land based Aquaculture facility
- Blue tech incubator facility
- New berths for commercial fishing vessels

##### **Potential Tenants**

- Santa Monica Seafood dba Chesapeake Fish Company
- Golden Harbor Seafood
- Rose Canyon Fisheries
- Blue Tech TBD

##### **Retail Fish Market**

As part of the Seaport Project a fish market similar to Pikes Fish Market in Seattle would be designed and built as part of the Public Market. This could be operated by one of the new fish processing facilities located at the Driscoll Wharf site.

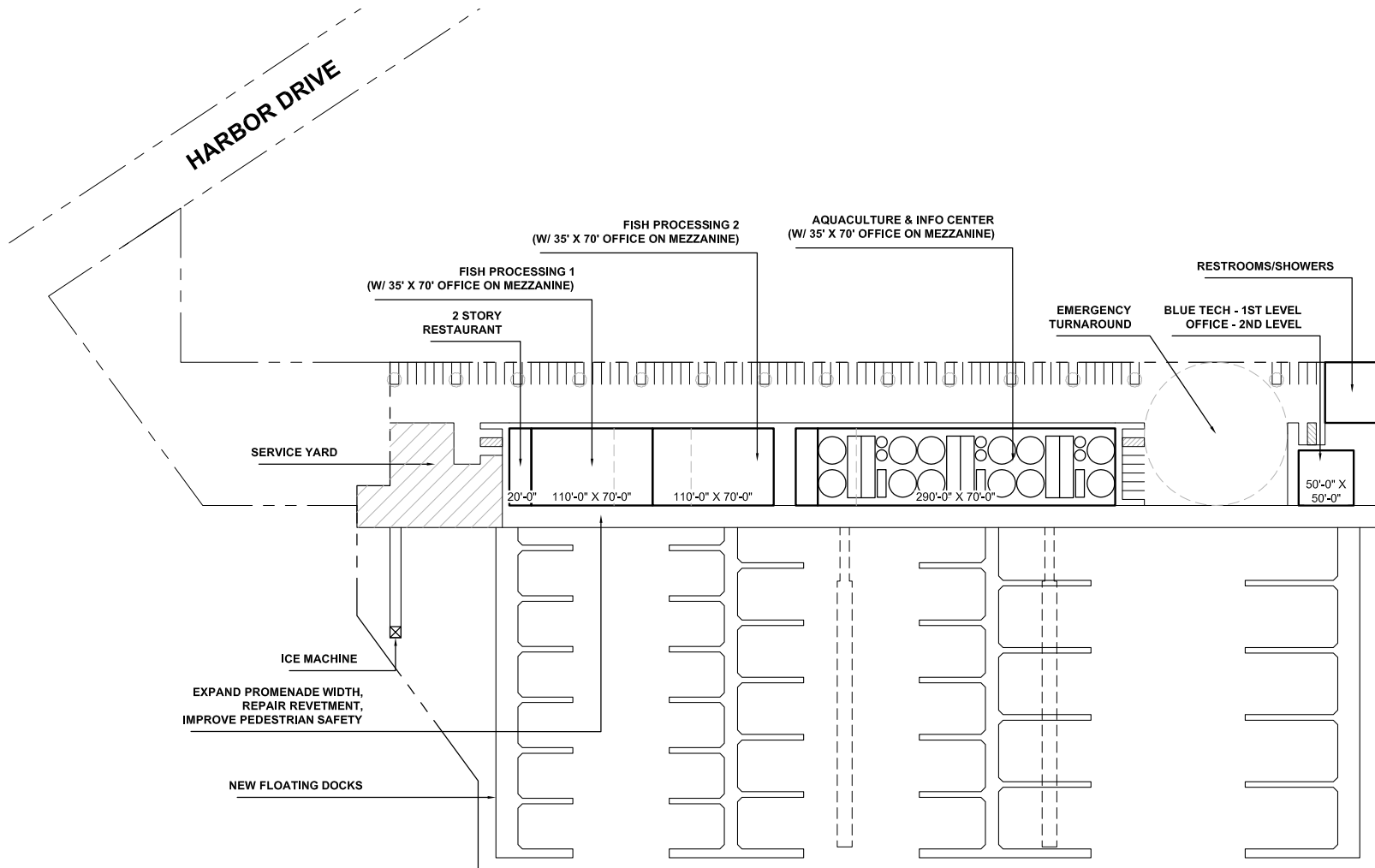
##### **Conclusion**

The redevelopment of Tuna Harbor, Driscoll's Wharf in Americas Cup Harbor with Aquaculture has the opportunity to become the model for facilitating a public/private partnership to revitalize our fishing industry and the seafood industry jobs associated with it, and to also show San Diegans and the Nation how to solve the problem of our worldwide seafood shortage. A number of options exist for the developer of Seaport which includes Tuna Harbor to partner with the District to achieve all the goals discussed above.

##### **Exhibits**

Conceptual Plan for Driscoll Wharf

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DESIGN CONCEPT - DRAFT  
DRISCOLL'S WHARF  
APRIL 27, 2016

