

To: IB Area Chamber of Commerce  
From: Roger Benham [roger@Pond20forUs.com](mailto:roger@Pond20forUs.com)

SUBJECT: Pond 20 - The "View Corridor" Scam

Dear Members:

Having been involved in Pond 20 issues for many years, including the fact that I played there as a boy, I believe that I have a well-informed perspective about the issues regarding the choice of economic development vs land mitigation.

So the reader understands my position on the matter, it is my opinion that most of the people in the IB Area that are informed of their options believe that Pond 20 should be used for the economic development of the IB Area, and that 0% should be used for "mitigation" of development projects to the North, or outside of the 91932 and 92154 area codes.

This opinion is based on the following facts: A) in addition to vast amounts of the TJ River Valley, approximately 90% of the former Western Salt land has already given away to "mitigate" economic development to the North without any vote or referendum by the local community (a majority of this mitigation land has yet to have any restoration work conducted, see Figure 1), B) Pond 20 (the last 10% of the Western Salt land) was promised by the Port District for economic development to benefit the people of the IB Area, C) Pond 20 is not classified as a "wetland" and has been officially deemed suitable for economic development projects, and most importantly, D) the IB Area needs economic development more than our rich neighbors to the North.

It is my opinion that the local environmental nonprofits have very little justification to support their efforts to give a majority of away Pond 20 to mitigate development projects to the North, other than their self-serving aspirations. Their track record shows that they want the community of the IB Area to have as little information about their options for Pond 20 as possible.

I have found that when debating the issue, and you expose that "mitigation" is not in the best interest of the citizens of the IB Area, they pull the "Viewshed" or, "View Corridor" card.

### **"View Corridor"**

Again, I know Pond 20 like the back of my hand, and I am totally confused about this "View Corridor" argument?

Are they trying to argue that the Hotel Del Coronado, Glorietta Bay, and the Coronado Golf Course are not nice views? Aren't the tourist flocking in to see these incredible sights? Aren't the homes in the immediate area of these attractions some of the most desirable in the world? Aren't the businesses in the vicinities of these beautiful developments thriving? Isn't the community of Coronado proud of these beautiful elements in their city? In fact, these are exactly the types of "Views" that the IB Area desperately needs.

Why is it that when the IB Area finally has an opportunity for a beautiful “view” offered by world-class development, that all of sudden it becomes a threat? This is an important question, and you may find that the answer lies in the real motives of the local environmental nonprofits. It appears any prosperity for the IB Area is a threat to their power-base.

Another very important question – would not the economic development of Pond 20 enhance the “View Corridor”? Conceptual drawings of homegrown ideas show that the whole community of the IB Area would have access to enhanced viewing corridors from perches **within Pond 20 itself!** Incredible view perches could be designed offering vistas to the North, East, South, and West, much superior to views offered by another “non-profit” land banking mitigation project.

I can only guess that the “View Corridor” offered by the environmental nonprofits is a park bench sitting off of Palm Avenue, perched behind a sign that says “Keep Out” (they call this “open” space, but it is really should be called “closed space”). I guess for the people of the IB Area, if you want access to the Bay front you have to drive to Liberty Station in Point Loma, see Figure 2.

There at Liberty Station you can see a mile long bay front access with parks, public amenities, multitudes of groups and families picnicking, children playing, sporting activities, people fishing from the shore line, businesses thriving, swimmers and sailboats, outdoor events, etc, etc, ..... and yes,..... a beautiful “view corridor”.

To add insult to injury, the Western Salt land, from right here in the IB Area, was given away to “mitigate” this accessible Bayfront taxpayer-funded “open space” development at Liberty Station, enjoyed and used by the Point Loma Community. And what do we get? Since the Western Salt land was given to Liberty Station in in 1989, huge portions have yet to be restored and when they are, guess who gets the bill – yes, we the taxpayer?

The situation has become very imbalanced, and we need to wake up before the nonprofit environmental groups deny the IB Area this once in a lifetime opportunity to use the 95 acres of Pond 20 for our own benefit.

What do you think?

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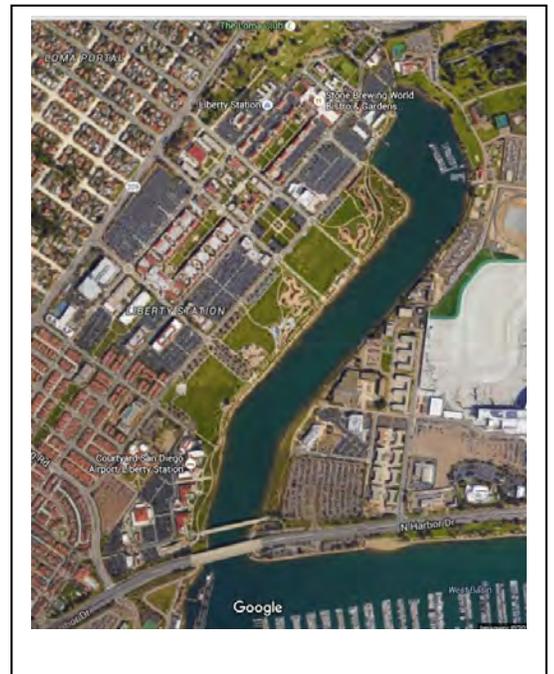
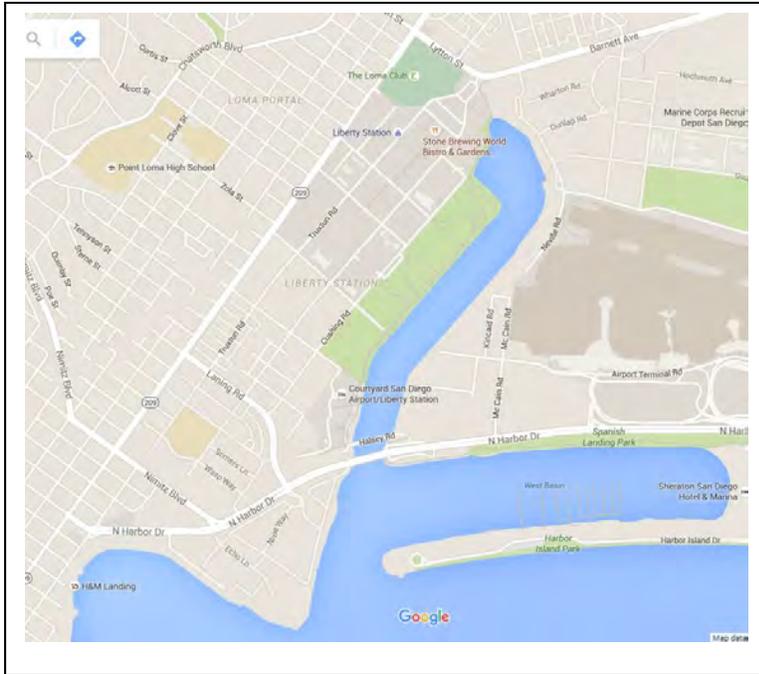


**Figure 1** - The 95 acre Pond 20 is perfectly situated to benefit the communities of the IB Area, and is the rarest opportunity for prosperity we have ever been given. Pond 20 is now being taken away by special interest groups seeking to use Pond 20 for “mitigation”, instead of the “economic development” promised by the Port District. The Port District has neglected public input and ignored specific needs of the IB Area.

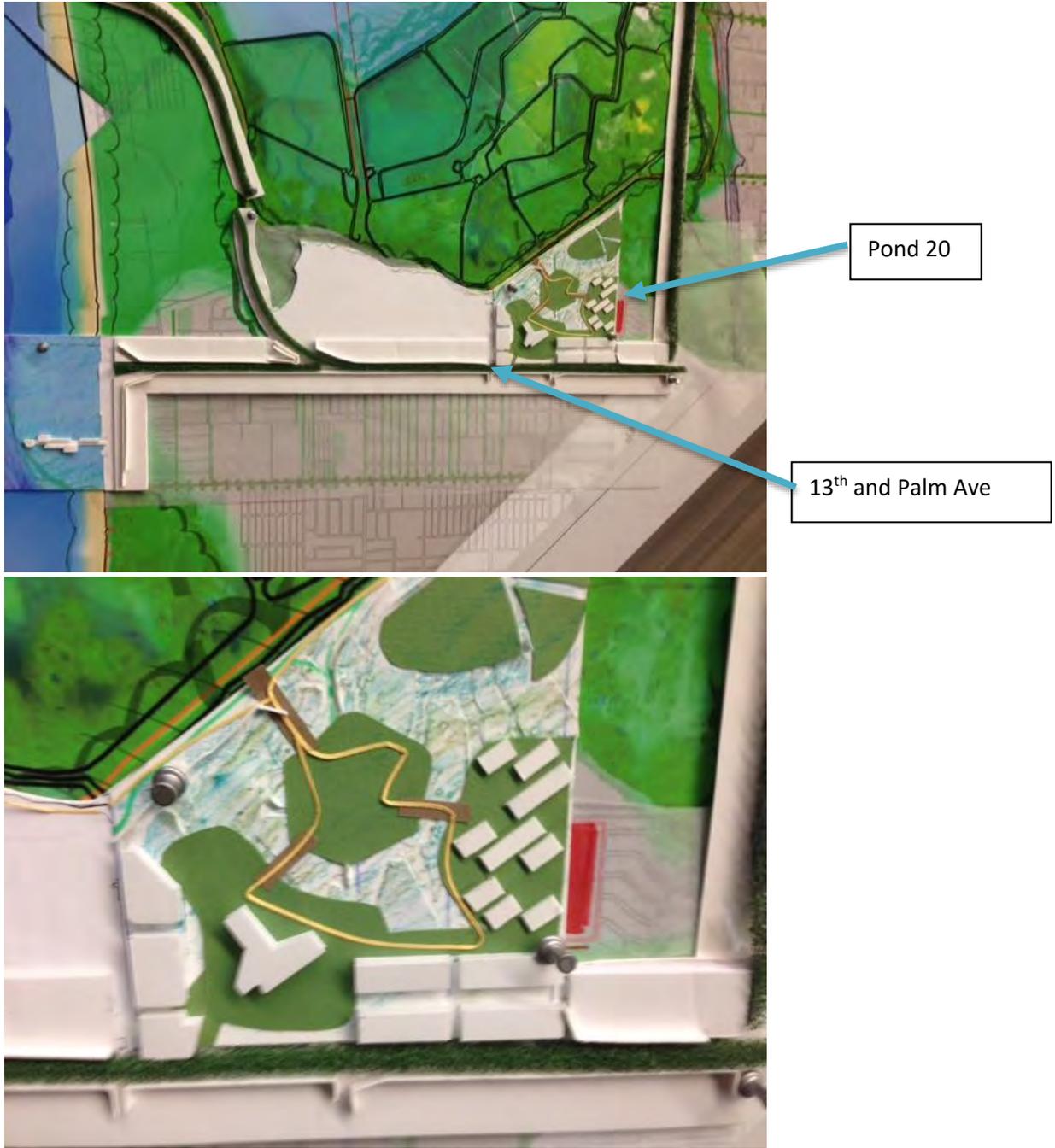
**Fact 1**- Since the 1998 giveaway of Western Salt land to “mitigate” projects to the North, only portions along the “scenic route” to Coronado and Chula Vista Marina have had attempted restoration.

**Fact 2** - A majority of the Western Salt mitigation land already given away has not been restored. Since there are large amounts of unrestored land, why is the Port District giving away a majority of Pond 20 for additional mitigation banking? Reversing on their promise and offering only “two small sites”, is wrong, considering that the IB Area needs economic help more than neighboring communities.

**Fact 3&4** - Only about 2% of Pond 20 is classified as “wetland” and the remaining has been deemed suitable for Development. Advanced economic development can accommodate foreseen sea level rise, and coexist with natural environment.



**Figure 2** – Liberty Station was made possible by a generous gift from the IB Area around 1998 when a majority of the Western Salt property was used to “mitigate” for the multi \$billion economic and public amenities for the people of the Point Loma Area. When you visit Liberty Station you will see a mile long bay front access with parks, public amenities, multitudes of groups and families picnicking, children playing, sporting activities, people fishing from the shore line, businesses thriving, swimmers and sailboats, paddle boarders, outdoor events, etc, etc, ..... and yes,..... a beautiful “view corridor”.



**Figure 3** - These pictures from a Nov 20, 2014, presentation by a high profile architecture firm hired by Port District show “Liberty Station style” (Point Loma) economic and public amenities at Pond 20. Imagine the enhancement of the “View Corridor” by this type of project at Pond 20.

Why was this rejected? Why did the Port District deny the local public the opportunity to provide input and comments? Why is the Port District renegeing on their promise and denying economic development for the IB Area, and fast-tracking the “mitigation” of Pond 20?