

CALIFORNIA COASTAL COMMISSION

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RECORD PACKET COPY May 25, 2000

Tue 29b

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: **ADOPTION AND CERTIFICATION OF PORT OF SAN DIEGO BOUNDARY MAP AMENDMENT #4** (National City Distribution Center) for Commission review at its meeting of June 13-16, 2000

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 fourth 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 located within the corporate limits of the City of National City. The land consists of a 22.14 acre parcel, currently improved with approximately 332,000 sq.ft. of warehouse and office improvements, located south of West 24th Street, between Tidelands Avenue and Harrison Avenue, at 1000-1022 West 24th Street in the City of National City (see Exhibit #1). The site is east of the 24th Street Marine Terminal. The Port District acquired the land from a private company in December 1999. The Port has provided proof of ownership of the parcel.

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 designate a land use for the area. The Port District has indicated its intent to submit a Port Master Plan amendment in the near future to designate land uses for the newly acquired land areas. Until that time, coastal development permit jurisdiction for development in the area will revert back to the Coastal Commission.

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

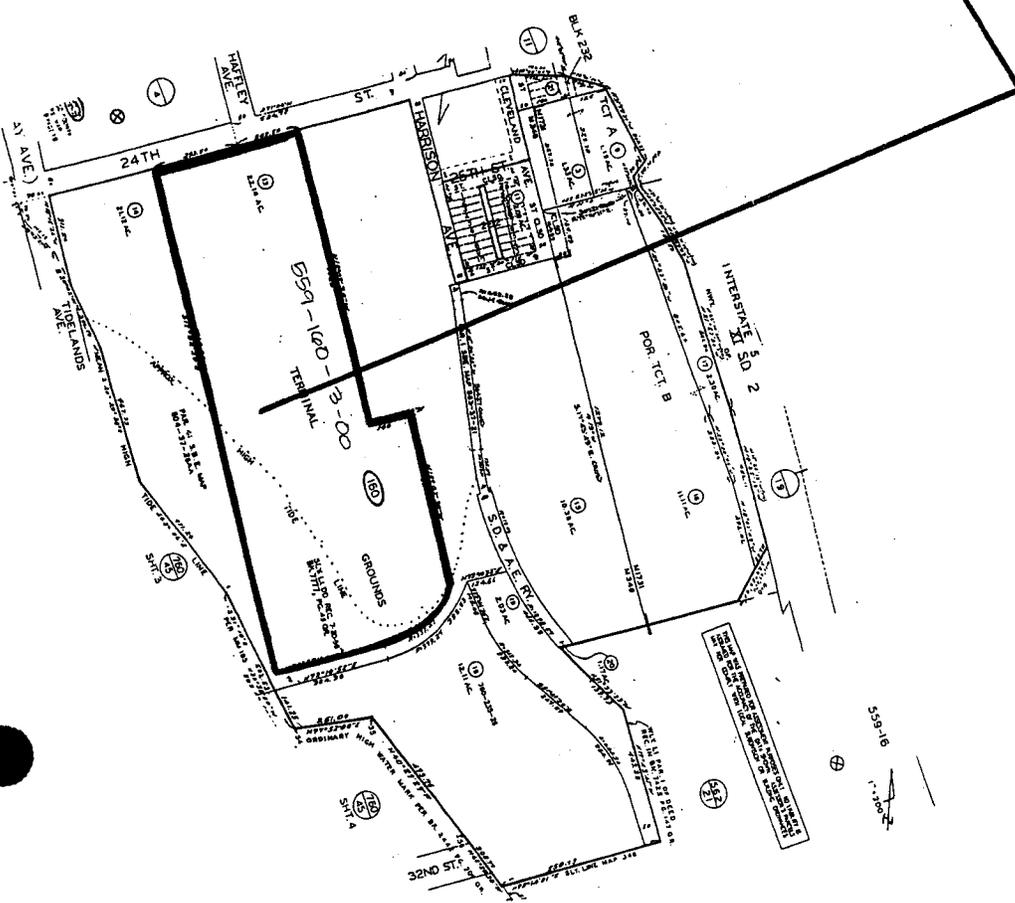
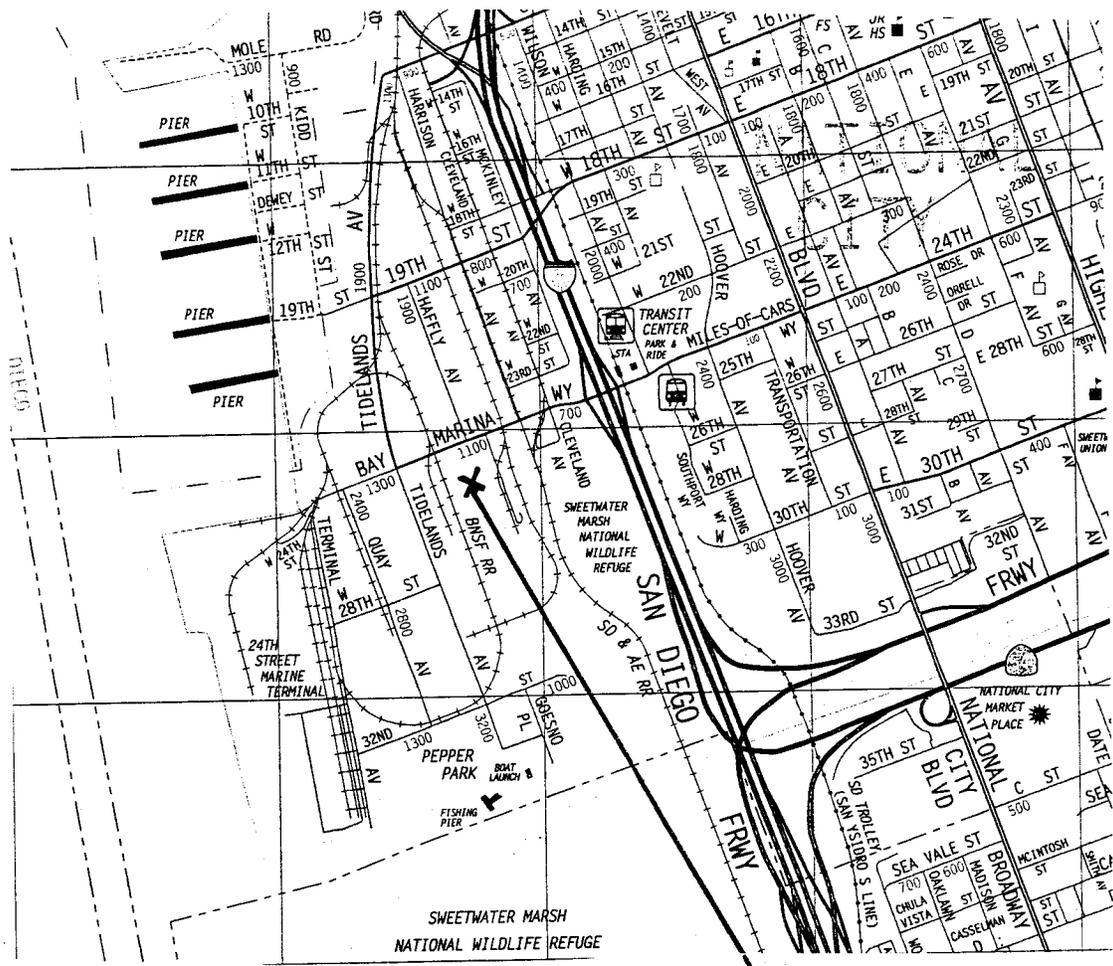
I. **MOTION:** *I move that the Commission adopt the Port of San Diego
Boundary Map Amendment No. 4.*

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. 4 (National City Distribution Center) on the grounds that the amendment is consistent with Chapter 8 of the Coastal Act and the Commission's implementing regulations.



SITE

Exhibit 1
 San Diego Port District
 Boundary Amendment #4
 Location Map

Re Authorization to Purchase]
Property in the City of]
National City]
_____]

RESOLUTION 99-248

WHEREAS, the San Diego Unified Port District (District) and WDP National City Associates, a California General Partnership, have reached agreement on the terms and purchase price for approximately 22.14 acres, improved with approximately 332,000 square feet of warehouse and office improvements, located at 1000-1022 West 24th Street in the City of National City (Project); and

WHEREAS, the District has completed a majority of its due diligence contingencies with respect to the physical plant and financial analysis for said Project, however, there are outstanding contingencies that remain, including without limitation (i) final environmental review and (ii) receiving approval of the purchase of said property from the State Lands Commission of the State of California prior to the close of escrow; and

WHEREAS, the District desires to open an escrow account to effectuate the purchase of said property, NOW, THEREFORE,

BE IT RESOLVED by the Board of Port Commissioners of the San Diego Unified Port District, as follows:

1. That the Executive Director or his authorized representative is hereby authorized to purchase, on behalf of the District, approximately 22.14 acres of land, improved with approximately 332,000 square feet of warehouse and office improvements, commonly known as the National Distribution Center, located at 1000-1022 West 24th Street in the City of National City from WDP National City Associates, a California

Exhibit 2
San Diego Port District
Boundary Amendment #4
Resolution

General Partnership, for an amount not to exceed Sixteen Million Five Hundred Thousand Dollars (\$16,500,000.00), plus an amount not to exceed Fifty Thousand Dollars (\$50,000.00) to cover closing costs, legal fees and consulting fees related to said purchase.

2. This Project is Categorically Exempt under the California Environmental Quality Act (CEQA), Section 15061 (b)(3), and Resolution 97-191, General Rule. The property acquisition "is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment". In this case, it can be seen with certainty that there is no possibility that the activity in question, i.e., a land transfer, may have a significant effect on the environment (83356-X-463).

3. That the Executive Director or his authorized representative is hereby authorized to execute the Escrow Instructions and other necessary documents related to said purchase, including the Certificate of Acceptance.

BE IT FURTHER RESOLVED that unless agreed to by District and WDP National City Associates, a California General Partnership, escrow shall not close unless and until the following conditions have been met: (i) final environmental approval; (ii) the State Lands Commission of the State of California has approved the purchase of said property, and (iii) except for minor and inconsequential matters, all due diligence contingencies have been met. In the event any of the foregoing conditions are not met, the above authorization to purchase said property shall be null and void and of no further force or effect.

ADOPTED this 28th day of October, 1999.

SW
10/28/99

