

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the proposed amendment to Coastal Development Permit No. 6-00-167-A1 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE A PERMIT AMENDMENT:

The Commission hereby approves the coastal development permit amendment on the ground that the development as amended and subject to conditions, will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment.

II. Special Conditions.

The permit is subject to the following conditions:

1. Prior Conditions of Approval. All special conditions adopted by the Coastal Commission as part of the original permit action or any subsequent amendments, except as specifically modified or replaced herein, remain in full force and effect.

III. Findings and Declarations.

The Commission finds and declares as follows:

1. Project History/Amendment Description. The original project involved demolishing approximately 2,083,260 sq.ft. of existing buildings and the removal of underground utilities at the former Naval Training Center. The subject site is located on the southeast side of Rosecrans Street, north of Harbor Drive, and northwest of Nimitz Boulevard in the Point Loma community of the City of San Diego. Approximately 1,566,421 sq.ft. of structures on the site will remain standing. Redevelopment of the site

will be reviewed under a future Local Coastal Program Amendment from the City of San Diego.

Although no new structures are proposed through this application, because the soils on the site are subject to liquefaction, before any development can occur in the future, the soils on the site must be recompacted. Recompaction and preparation of the soil is a typical process associated with the development of any vacant site or the redevelopment of any site with soils subject to liquefaction. Three different methods of soil recompaction will be used on the site: deep dynamic compaction (DDC), vibro-compaction (stone column), and simple removal and recompaction. The type of compaction used depends upon the type of soil and the proximity of existing buildings. For example, DDC involves dropping heavy weights from a crane. This technique is relatively inexpensive, but can damage nearby existing structures. So this method will be used only in areas no closer than 200 feet from the buildings which are to remain on the site.

The project does not involve constructing grading pads or preparing the site for a particular type of development. The project will lower the existing grade of portions of site 1-2 feet, because the soil will be compacted more tightly. Future construction of the site would most likely require the importation of fill as a result. But nothing in the proposed amendment would predispose any particular type of development on the site, or any development at all, in the future.

During the soil recompaction process, the City expects that two existing storm drains on the site may be damaged. With one exception, those storm drains will be replaced in the same location with the same size pipe, and thus, the replacement does not require a coastal development permit. An approximately 250 foot long segment of one drainpipe will be relocated approximately 100 feet east to a more direct alignment than the existing pipe. No changes to the storm drain inlet or outfall are proposed.

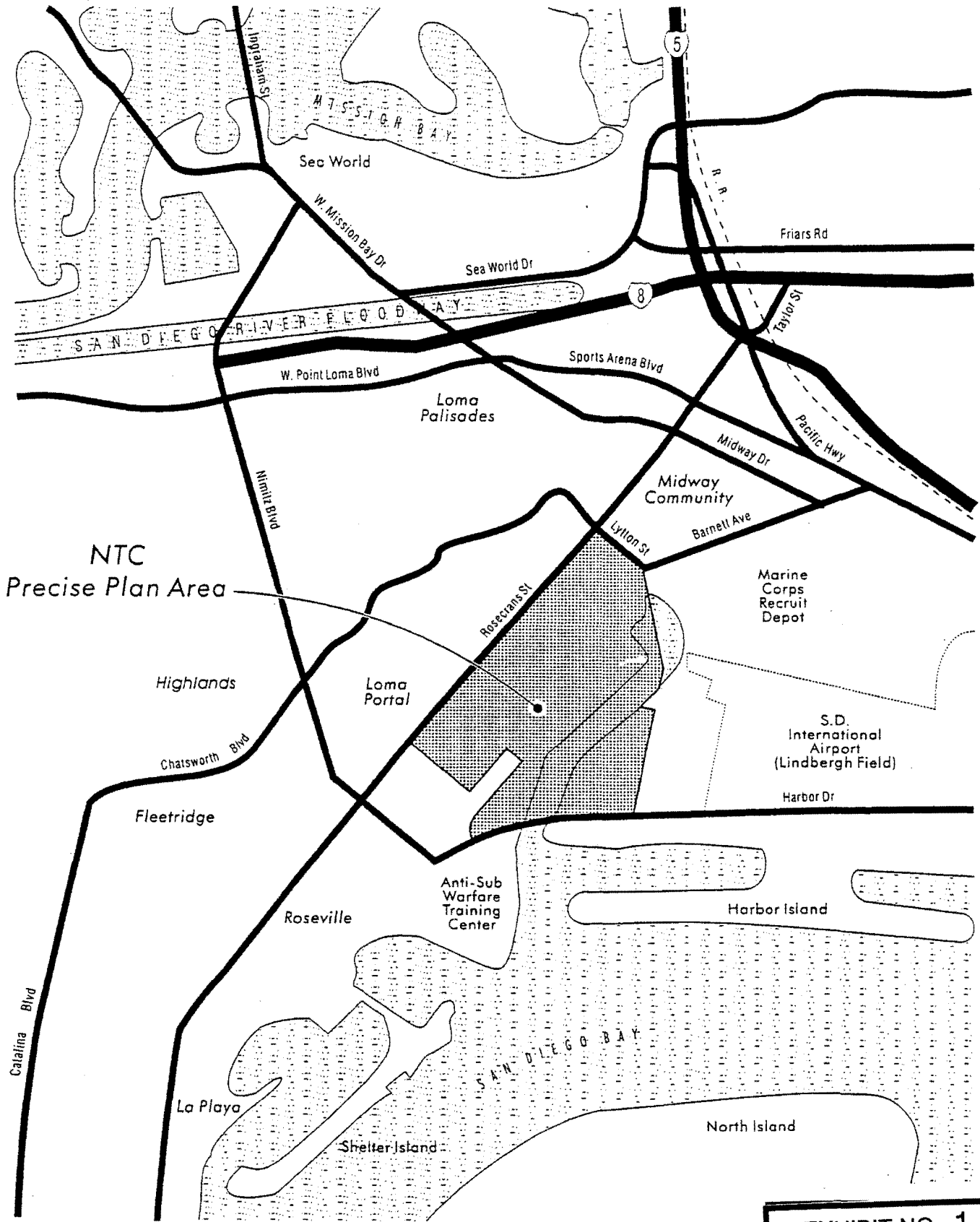
2. Consistency with Chapter 3 Policies of the Coastal Act. The City has prepared a Storm Water Pollution Prevention Plan (SWPPP) which would apply to the proposed project. The SWPPP contains a detailed list of required Best Management Practices (BMPs) for storm drain protection, spill prevention control, vehicle and equipment cleaning, fueling and maintenance, erosion and sedimentation control and on-site and off-site runoff control. The original project was conditioned to conform to the biological resources/water quality protection policies of the Coastal Act by implementing the SWPPP. Special Condition #1 of the subject amendment requires the applicant to comply with the conditions of the original permit. The small segment of the storm drain being relocated will not have any change in the amount of type of runoff in the drain. Water quality improvements and upgrades will be required in association with future development of NTC and the Local Coastal Program Amendment currently being reviewed by Commission staff. No other impacts to coastal resources are anticipated from the proposed permit amendment.

3. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The proposed project is located on a site that was previously a U.S. Naval Training Center under the jurisdiction of the federal government. The majority of the site has now been transferred to the City of San Diego or soon will be. However, the site will remain within the Commission coastal permit jurisdiction until such time as the Commission approves an LCP for the area and the City assumes permitting authority. In addition, a portion of the site will remain within the Commission's original jurisdiction as public trust lands. As conditioned, no impacts to coastal resources will result from the proposed soil recompaction. Therefore, the Commission finds that approval of the proposed amendment will not prejudice the ability of the City of San Diego to prepare a certifiable Local Coastal Program for the area.

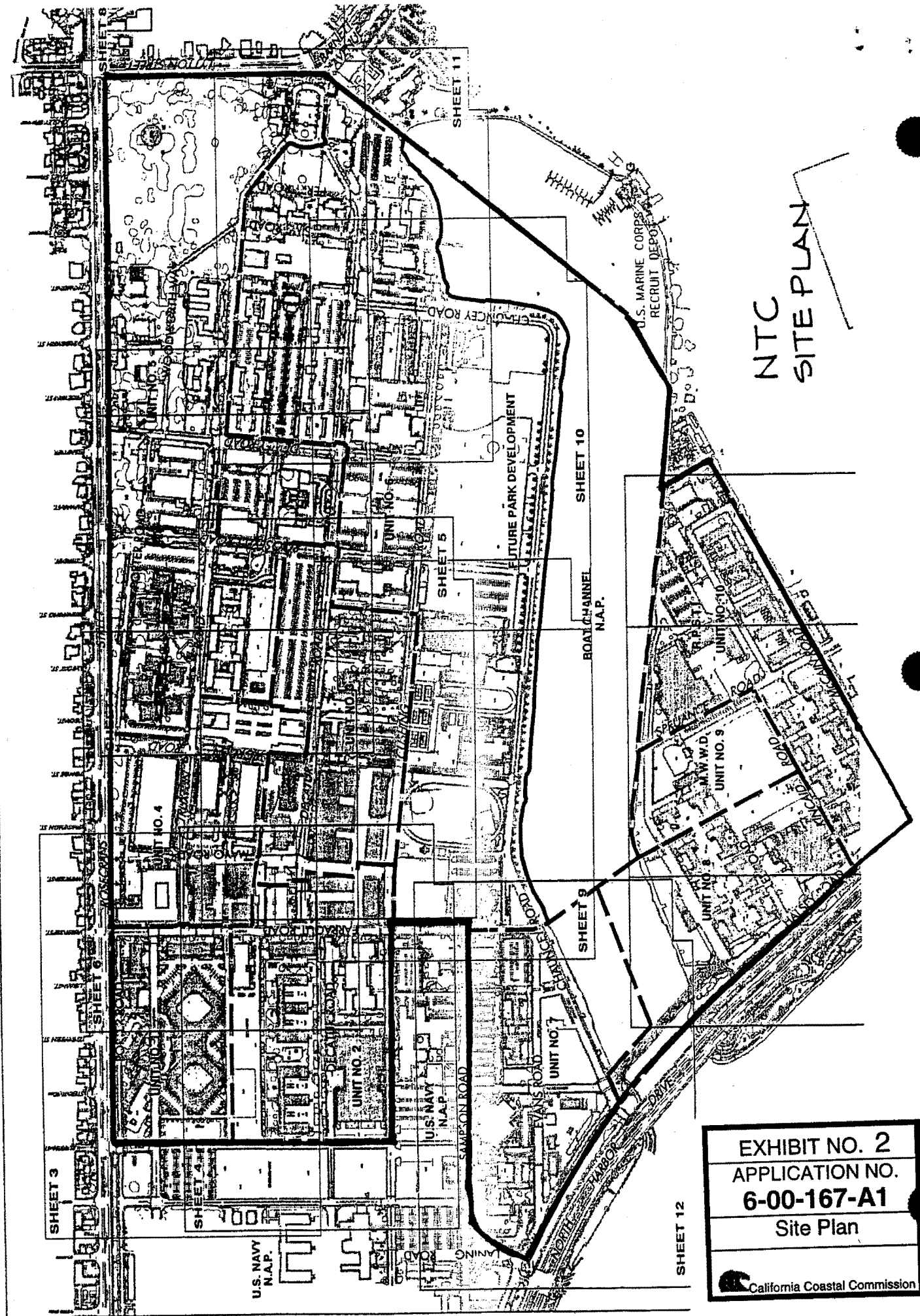
4. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permit Amendments to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed amendment has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. Mitigation measures, including compliance with the conditions placed on the original permit for implementation of the SWPPP, will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed amendment is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



Approximate Scale: 1"=2500'
Rick Planning Group 7-19-00

EXHIBIT NO. 1
APPLICATION NO.
6-00-167-A1
Location Map
California Coastal Commission



NTC
SITE PLAN

EXHIBIT NO. 2
APPLICATION NO.
6-00-167-A1
Site Plan
California Coastal Commission

SHEET 12

SHEET 10

SHEET 5

SHEET 11

SHEET 3

SHEET 4

SHEET 8

SHEET 7

SHEET 1

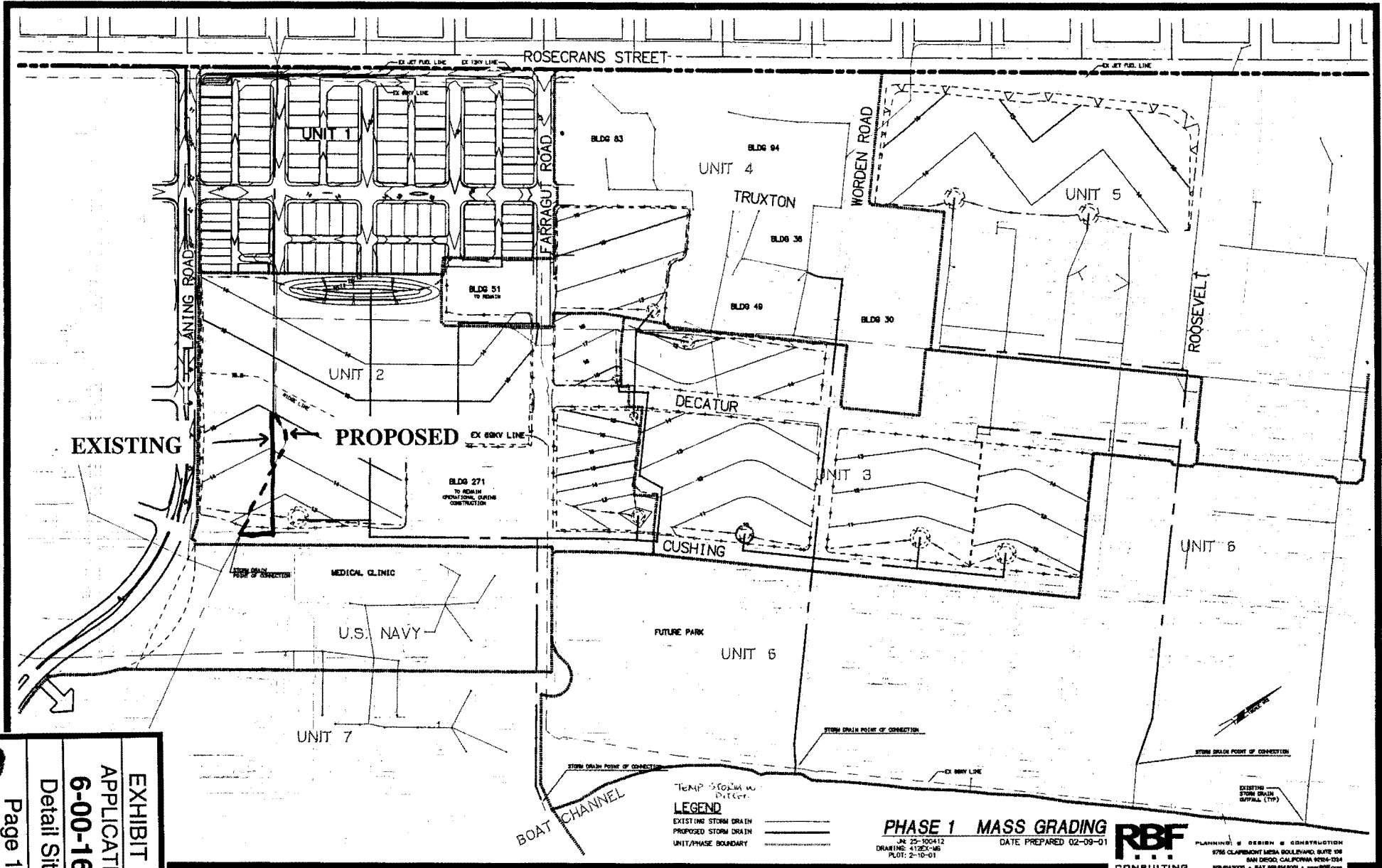
U.S. NAVY
N.A.P.

BOAT CHANNEL
N.A.P.

U.S. MARINE CORPS
RECRUIT DEPOT

FUTURE PARK DEVELOPMENT

U.S. NAVY
N.A.P.



PHASE 1 MASS GRADING

DATE PREPARED 02-09-01
 JUN 25-100412
 DRAWING: 412EX-16B
 PLOT: 2-10-01



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EXHIBIT NO. 3
APPLICATION NO.
6-00-167-A1
 Detail Site Plan
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 California Coastal Commission

