

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

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San Diego, CA 92108
(619) 767-2370

RECORD PACKET COPY May 24, 2001

Tue 6d

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: **ADOPTION AND CERTIFICATION OF PORT OF SAN DIEGO
BOUNDARY MAP AMENDMENT #5** (Naval Training Center/Airport)
for Commission review at its meeting of June 12-15, 2001

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 fifth 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 previously owned by the Federal Government as part of the former Naval Training Center, San Diego (NTC). The land consists of an irregularly shaped 51.84-acre parcel, currently improved with minor improvements. The Port District's Airport Development Group has several temporary office trailers located in the southeast corner of the site, and there are some concrete pads on the site. The parcel is located west of the San Diego International Airport Lindbergh Field, east of McCain Road, north of North Harbor Drive and the existing City of San Diego sewer facility, and south of the U.S. Marine Corps Recruit Depot in the City of San Diego (see Exhibit #2). The Port District acquired the land from the Navy through a quitclaim deed on February 14, 2001. 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. Until that time, coastal development permit jurisdiction for development in the area reverts back to the Coastal Commission. In the case of the proposed land area, the Port District has concurrently submitted a Port Master Plan amendment to designate the newly acquired land area for "Industrial - International Airport" uses.

Port District's acquisition of land does not grant the status as public trust lands. In this particular case, a portion of the land which has been granted to the Port District is the

subject of a pending property settlement and exchange between the Port District, the State Lands Commission, and the City of San Diego to formally establish the boundaries of public trust lands on NTC, including the subject property. The agreement has been approved by the State Lands Commission but is not expected to be signed by the governor and executed until later in 2001.

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

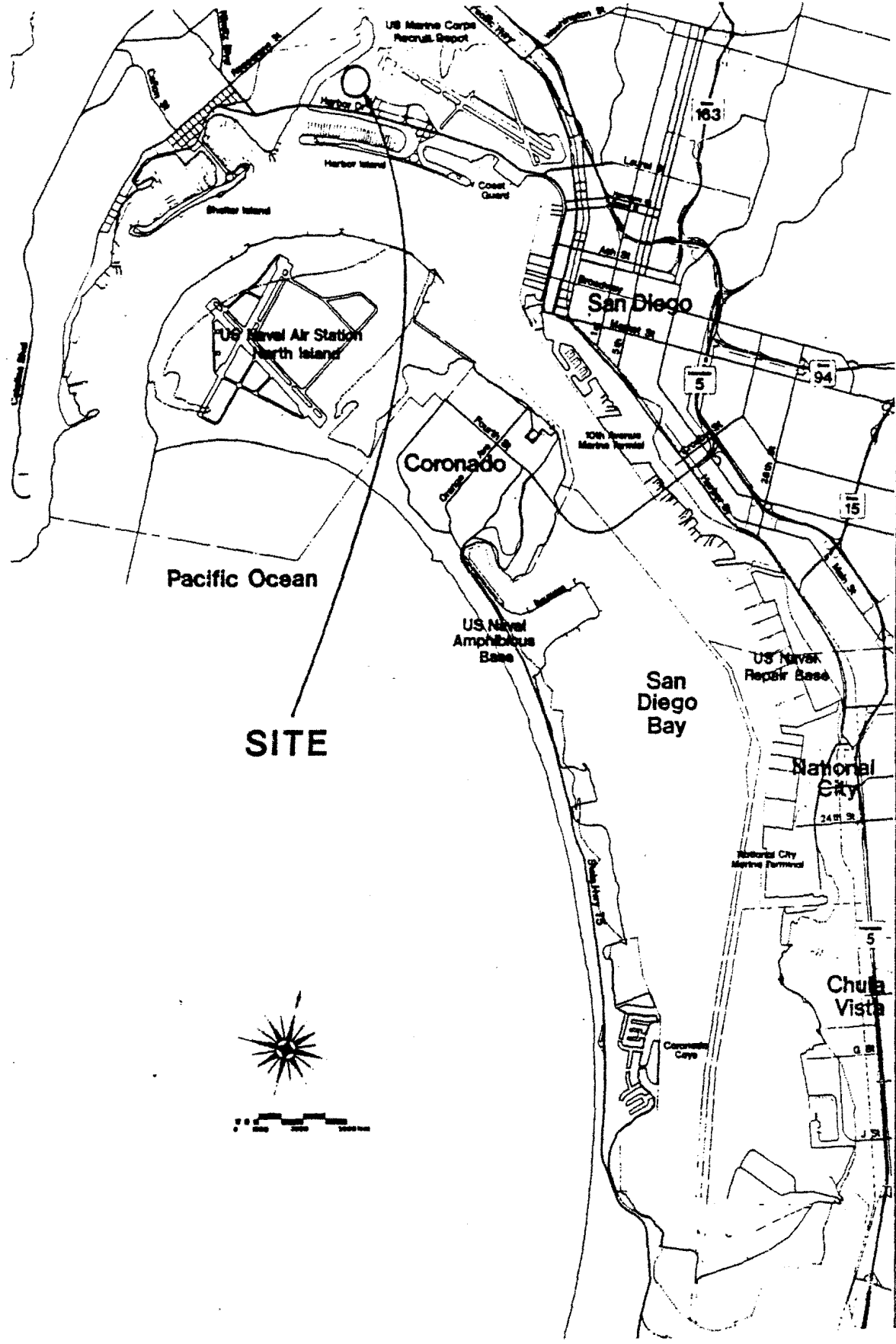
I. MOTION: *I move that the Commission adopt the Port of San Diego Boundary Map Amendment No. 5.*

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. 5 (NTC/Airport) on the grounds that the amendment is consistent with Chapter 8 of the Coastal Act and the Commission's implementing regulations.



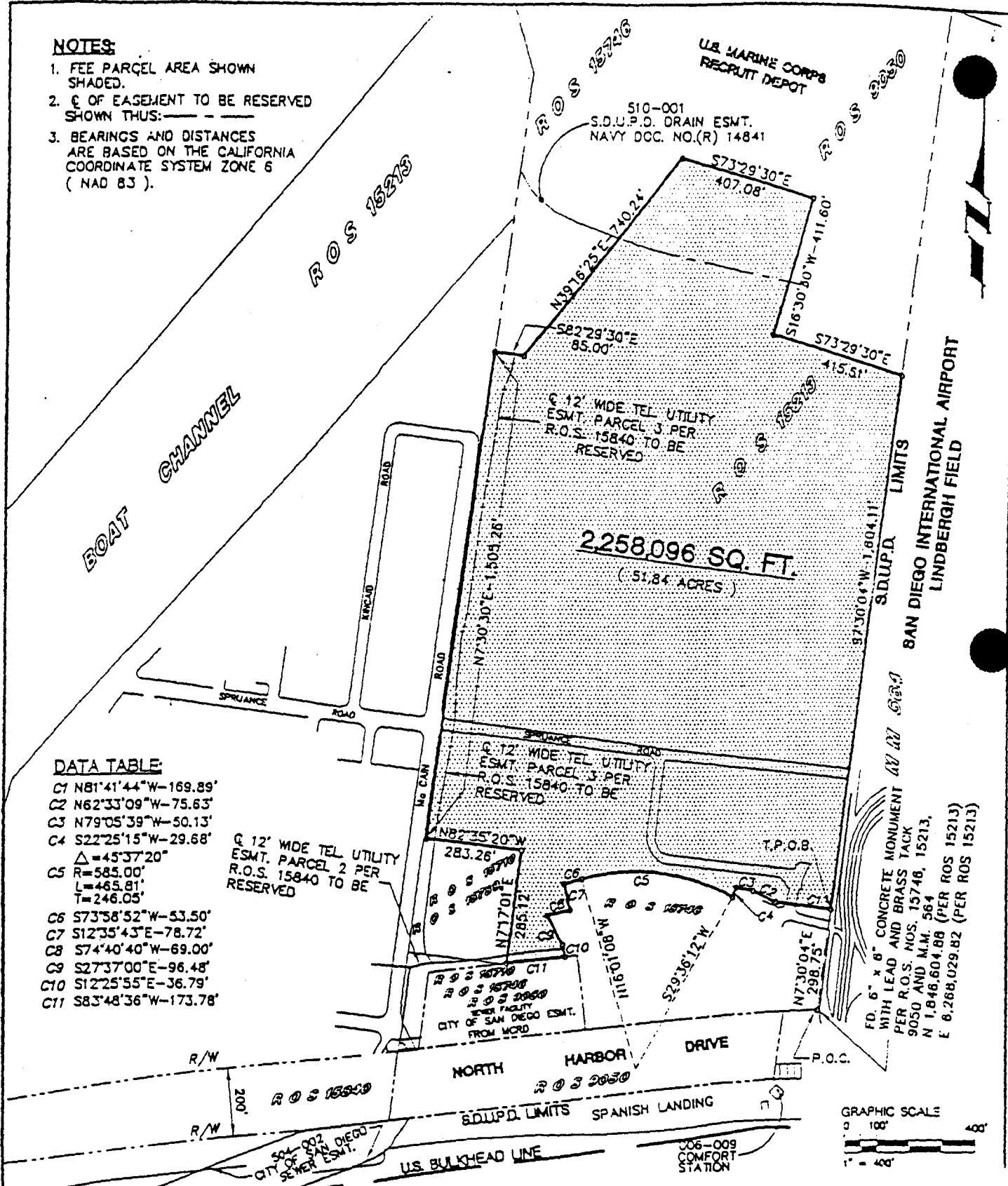
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	scale	Airport Employee Parking Lot Site Location
	Environ. Review	

San Diego Port District
Boundary Amendment #5
Exhibit #1
Location Map

NOTES:

1. FEE PARCEL AREA SHOWN SHADED.
2. E OF EASEMENT TO BE RESERVED SHOWN THUS: ---
3. BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 6 (NAD 83).



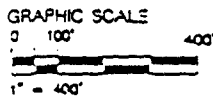
DATA TABLE:

- C1 N81°41'44"W-169.89'
- C2 N62°33'09"W-75.63'
- C3 N79°05'39"W-50.13'
- C4 S22°25'15"W-29.68'
- Δ=45°37'20"
- C5 R=585.00'
- L=465.81'
- T=246.05'
- C6 S73°58'52"W-53.50'
- C7 S12°35'43"E-78.72'
- C8 S74°40'40"W-69.00'
- C9 S27°37'00"E-96.48'
- C10 S12°25'55"E-36.79'
- C11 S83°48'36"W-173.78'

Q 12' WIDE TEL UTILITY
ESMT. PARCEL 2 PER
R.O.S. 15840 TO BE
RESERVED

Q 12' WIDE TEL UTILITY
ESMT. PARCEL 3 PER
R.O.S. 15840 TO BE
RESERVED

FD. 6" x 6" CONCRETE MONUMENT
WITH LEAD AND BRASS TACK
PER R.O.S. NOS. 15746, 15213,
N 1,846,604.88 (PER ROS 15213)
E 8,268,029.82 (PER ROS 15213)



DRAWN Agnor Santonil
 CHECKED *[Signature]*
 REVIEWED *[Signature]*
 APPROVED *[Signature]*
 SR. DIRECTOR, PUBLIC WORKS

**SAN DIEGO UNIFIED PORT DISTRICT
 NTC LAND TRANSFER
 WITHIN CORPORATE LIMITS OF SAN DIEGO**

San Diego Port District
 Boundary Amendment #5
 Exhibit #2
 Land Transfer Site

Elizabeth Moore-Stump
Elizabeth Moore-Stump
District Clerk
San Diego Unified Port District

Date: 10/13/08

No. Pages: 3

Re Amendment of Port District]
Master Plan - Former Naval]
Training Center Land Transfer]

RESOLUTION 2000-166

WHEREAS, the San Diego Unified Port District (District) anticipates that the United States Navy (Navy), as part of the Base Realignment and Closure process for the Naval Training Center (NTC), will transfer property to the District within the next few weeks, said property consists of approximately Fifty Two (52) acres of Navy surplus land located at the former NTC area of Camp Nimitz in the City of San Diego; and

WHEREAS, the District has an adopted Master Plan which has been certified by the California Coastal Commission; and

WHEREAS, said Master Plan was prepared, adopted and certified pursuant to the Port District Act, the California Coastal Act and other applicable laws; and

WHEREAS, a proposed Plan Amendment for the former Naval Training Center Land has been prepared and processed; and

WHEREAS, a Final Negative Declaration pursuant to the California Environmental Quality Act, State CEQA Guidelines, and Port District procedures relative to said Amendment has been prepared and adopted and its contents considered and certified, NOW, THEREFORE,

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

That upon transfer of the said approximately Fifty Two (52) acre parcel of land from the Navy to the District, the Master Plan of the Port District will be amended by

incorporating therein the Master Plan Amendment, to be placed on file in the office of the District Clerk as Document No. 40913, pertaining to said former Naval Training Center Land Transfer.

BE IT FURTHER RESOLVED that upon transfer of said approximately Fifty Two (52) acre parcel of land from the Navy to the District, the Executive Director or his designated representative is hereby authorized and directed to transmit said Master Plan Amendment, together with all relevant factual information, the adopted Final Negative Declaration, and the Coastal Act consistency analysis to the California Coastal Commission for its review, approval and certification pursuant to the California Coastal Act, and that said Amendment will take effect automatically and be deemed fully certified upon Coastal Commission approval pursuant to Public Resources Code Section 30714. This action by the Board of Port Commissioners constitutes formal adoption of the Coastal Commission's certification of the referenced Amendment.

ADOPTED this 25th day of July, 2000.

SW
7/25/00

**Former Naval Training Center Land Transfer
Port Master Plan Amendment
Requested Boundary Map Modification
March 2001**

The Port boundary map for the San Diego Unified Port District (Port District) was adopted by the California Coastal Commission pursuant to Pub. Res. Code Sec. 30710 in 1977. The Port District now requests an amendment to that map, pursuant to the Coastal Commission's regulations at Title 14, Sec.13601(a)(3), to reflect a change in the Port District's legal boundary within the City of San Diego, as described and documented below:

- A. State law authorizes the Port District to acquire tidelands property formerly under the ownership of the Federal Government
- B. The Port District acquired the parcels that are the subject of the present boundary amendment (APN 450-790-04-00, Port Parcel 010-001) in February 2001 from the U.S. Navy (see attached San Diego County Assessor map 450, quitclaim deed, legal description, and Port District Property Map Parcel 010-001)
- C. At the time the Port acquired the subject parcel, it was the property of the Federal Government
- D. The Port Master Plan, as proposed to be amended, designates APN 450-790-04-00 for International Airport

