

RESOLUTION NUMBER R-285349

ADOPTED ON FEBRUARY 13, 1995

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ACTING UPON A REQUEST BY THE UNITED
STATES NAVY FOR SUPPORT OF NAVY FAMILY
HOUSING AT THE NAVAL TRAINING CENTER.

WHEREAS, in 1993 the Base Realignment and Closure Commission recommended, and Congress and the President approved, the closure of a substantial portion of the Naval Training Center military installation ("NTC") located in the City of San Diego; and

WHEREAS, the Council of The City of San Diego has been officially recognized by the United States Department of Defense as the Local Redevelopment Authority ("LRA") responsible for the closure of the NTC; and

WHEREAS, the United States Navy has requested the LRA to support the construction of a Navy family housing project at NTC consisting of up to five hundred (500) dwelling units; and

WHEREAS, by formal action taken on December 5, 1994, the LRA voted to support the general concept of developing up to five hundred (500) units of Navy family housing at NTC; and

WHEREAS, the LRA further directed the City Manager to work with the Navy, the community and the Naval Training Center Reuse Planning Committee to resolve details related to development and siting (footprint) of the Navy housing project at NTC and to return to the City Council no later than February 16, 1995 with recommendations for resolution of those development issues; NOW, THEREFORE,

BE IT RESOLVED, by the LRA that after consideration of several alternative development footprints and the recommendations from City staff, Naval Officials and the Naval Training Center Reuse Planning Committee, the LRA supports the development of the Navy housing project upon certain land to be retained in fee by the federal government, as depicted on the footprint identified and attached to this resolution as Exhibit A.

BE IT FURTHER RESOLVED, that the LRA also supports retention of ownership by the federal government of certain land at NTC for the Navy to develop as a public park in conjunction with the Navy housing project, as depicted on the footprint identified and attached to this resolution as Exhibit A.

BE IT FURTHER RESOLVED, that the LRA also supports retention of ownership by the federal government of certain land at NTC for use by the Navy as a gas station and a medical/dental facility, as depicted on the footprint identified and attached to this resolution as Exhibit A.

BE IT FURTHER RESOLVED, that the LRA respectfully requests the Secretary of the Navy to promptly issue a Determination of Surplus for that portion of NTC which has been ordered closed and is outside of the areas identified in Exhibit A set aside for retention by the federal government.

BE IT FURTHER RESOLVED, that certain development issues directly related to the Navy housing project are considered critical development issues for the local community and the Navy.

BE IT FURTHER RESOLVED, that the Navy agrees to support The City of San Diego to accomplish and the City Manager is hereby directed to diligently pursue the following:

1. After construction of the public park, as identified on Exhibit A, the Navy will support federal legislation which would convey title of the public park site at no cost to The City of San Diego.

2. The Navy will support federal legislation to encumber title of the land identified on Exhibit A and used by the Navy for its housing project with an express condition which requires that the property be transferred to The City of San Diego at no cost if at any time in the future the land is no longer utilized by the Navy for housing of military personnel or their families.

3. The Navy will support federal legislation to encumber title of the land identified on Exhibit A and used by the Navy for its gas station or medical/dental facility with express conditions requiring the land to be transferred to The City of San Diego at no cost if at any time in the future the land is no longer utilized by the Navy for a gas station or a medical/dental facility.

BE IT FURTHER RESOLVED, that other direct and indirect impacts of the Navy housing project may adversely affect the local community. In particular, the Navy housing project will not provide mitigation impact fees to the San Diego Unified School District in an amount sufficient to expand school facilities to accommodate the additional students generated by the Navy housing project. In addition, upon the land retained by the federal government for the Navy housing project the LRA will

be precluded from recommending tax and revenue generating reuse of that valuable portion of NTC, thus hindering the ability of the LRA to plan for financing the redevelopment of the remainder of NTC. Therefore, the City Manager is hereby directed to use best efforts and due diligence to obtain federal assistance through changes in legislation or any other possible and necessary means, to mitigate for the impacts caused by the Navy's retention of the land identified in Exhibit A.

APPROVED: JOHN W. WITT, City Attorney

By

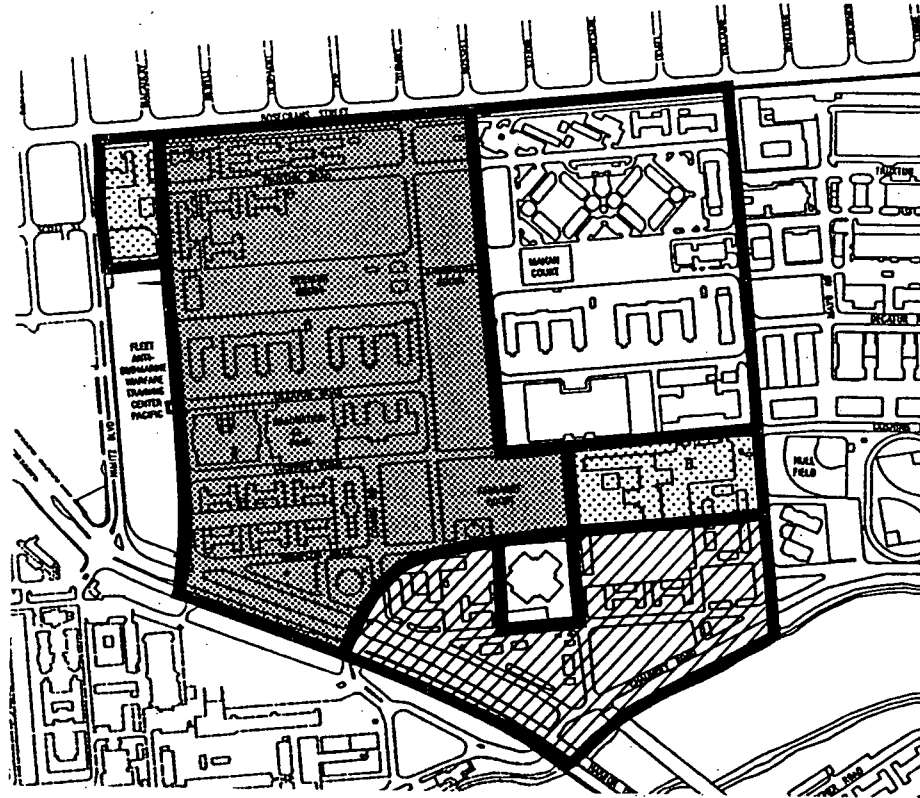


Richard A. Duvernay
Deputy City Attorney

RAD:lc
01/31/95
02/21/95 REV.
Or.Dept:Mgr.
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C. Reuse Committee's Recommended Option

Approximately 87 Acres to Navy Ownership as follows:



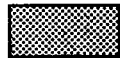


-  Navy Housing - ~ 59 acres for ~ 500 units at 8.5 du/ac
-  Navy ownership for other use - ~ 10 acres for gas station and medical/dental center
-  Park Site - ~ 18 acres to be developed by Navy and and then titled to City

EXHIBIT A