

RESOLUTION NUMBER R- 287661

ADOPTED ON JUL 16 1996

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DIRECTING ENVIRONMENTAL ANALYSIS FOR THE CAMP NIMITZ AND RESIDENTIAL SUBAREAS OF THE NTC REUSE CONCEPT PLAN AND PROVIDING DIRECTION WITH RESPECT TO THE HOMELESS ASSISTANCE ELEMENT OF THE NTC REUSE CONCEPT PLAN.

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

WHEREAS, a Reuse Concept Plan has been approved by the Naval Training Center Reuse Committee, a citizens advisory group to the LRA, which contains subareas which include Education, Historic Core, Waterfront/Recreation, Residential, Camp Nimitz and the Homeless Element; and

WHEREAS, the Council has previously considered and acted upon the recommendations of the Naval Training Center Reuse Committee with respect to the Education, Historic Core and Waterfront/Recreation Subareas; and

WHEREAS, the Council has now considered the recommendations of the Naval Training Center Reuse Committee and all maps, exhibits, and written documents pertaining to the

Residential and Camp Nimitz Subareas and the Homeless Assistance Element; NOW

THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as the LRA, as follows:

1. With respect to the Camp Nimitz Subarea:
  - a. That environmental analysis be conducted in accordance with the California Environmental Quality Act ("CEQA") and the National Environmental Policy Act ("NEPA") for the Camp Nimitz Subarea with the preferred alternative to be consistent with the NTC Reuse Concept Plan approved by the Naval Training Center Reuse Committee, with the modifications as reflected in rough scale on Exhibit 1; and
  - b. That the parcel identified for airport use will encompass an area of approximately 15 acres rather than the 10.5 acres. This is a distance of approximately 500 feet from the west wall of the current IAP Terminal under construction; and
  - c. That an additional 4 acres on the south part of the proposed airport expansion area and contiguous to the MWWD pump station property line be provided for possible airport RON parking, terminal expansion or other airport related facilities; and
  - d. That the environmental analysis address all proposed uses for the Camp Nimitz Subarea including all aspects of the Regional Public Safety Institute, one 650 room hotel, an MWWD/SDSU water quality analysis lab and airport expansion. Additionally, the environmental impact report ("EIR") should address the City Manager's alternative as part of the EIR process, as reflected on Exhibit 2; and
  - e. That the City ultimately receive title to the property; and

f. That the San Diego Unified Port District commissioners who are city representatives are directed not to support any legal challenge by the Port District on this issue.

2. With respect to the Residential Subarea: That environmental analysis be conducted in accordance with the California Environmental Quality Act ("CEQA") and the National Environmental Policy Act ("NEPA") for the Residential Subarea with the preferred alternative to reflect up to 350 market-rate housing units within this Subarea.

3. With respect to the Homeless Assistance Element:

a. That the City Manager is directed to work with the NTC Reuse Homeless Subcommittee to develop a financing and implementation plan which would establish up to 150 transitional housing units in Council District 2 to satisfy the Homeless Assistance Element of the NTC Reuse Plan; and

b. That the implementation plan may include acquisition or rehabilitation of existing transitional housing units to be managed by nonprofit homeless providers; and

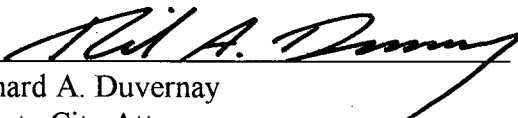
c. That the financing to implement this Homeless Assistance Element should utilize all or a portion of the following: proceeds from the sale of the land designated for market-rate housing in the Residential Subarea of NTC or from other revenue generated from redevelopment at NTC or from 20 percent of the tax increment generated from all private development at NTC. Housing Commission staff is directed to seek support of housing dollars to contribute to the Homeless Assistance Element including possible bond financing against future tax increment. The determination of the source of funding for this purpose shall be totally at the discretion of the City; and

d. That the population served by the Homeless Assistance Element be individuals and families who are physically and emotionally prepared to lead a self-sufficient lifestyle; and

e. That the Homeless Assistance Element provide the type of structured social support environment that meets the needs of low-income homeless and is located in proximity to training and employment opportunities. The City Manager is also directed to work with City Council Members, the Community College District, and the homeless providers to determine how job training and employment assistance can be accommodated within the Educational Subarea; and

f. That the City Manager is directed to return to Council in September with an off-site homeless assistance and financing implementation plan.

APPROVED: JOHN W. WITT, City Attorney

By   
Richard A. Duvernay  
Deputy City Attorney

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# SAN DIEGO INTERNATIONAL



EXHIBIT 1

R-287661

**CITY MANAGER PROPOSAL  
TO CITY OF SAN DIEGO CITY COUNCIL  
FOR REUSE OF CAMP NIMITZ ON NTC  
JUNE 25, 1996**

**CAMP NIMITZ COMPROMISE PROPOSAL**

City Manager would support Port District request for Public Benefit Conveyance of that portion of Camp Nimitz as shown on attached map and approximately one hundred thirty-five thousand (135,000) square feet of land area on the main side of NTC. City Manager's support would be conditioned as follows:

1. San Diego Unified Port District ("District") will revise their Public Benefit Conveyance Application ("Application") to reflect the boundaries on attached map. District will affirmatively state that it has identified a critical need only for those portions of NTC shown on the attached map and described in this agreement. The Port District acknowledges that an exchange of tidelands on the remainder of Camp Nimitz may be necessary to implement the Public Safety Academy.

2. City and District will cooperate in the relocation of the Least Tern Nesting area to a site off NTC as the preferred alternative, provided this plan is approved by the U.S. Fish and Wildlife Service and all other affected local, State and Federal agencies and the Navy. The City and the District will use their best efforts to obtain approval of an implementation plan for the relocation prior to the conveyance of any portion of Camp Nimitz to the City or the District.

If the City and District are unsuccessful in obtaining approval of an off-site location for the Least Tern Nesting area by the time of conveyance of any portion of Camp Nimitz, the City will make available an area on Camp Nimitz, west of McCain Road, of such size, location and configuration approved by the U.S. Fish and Wildlife Service.

The District will pay all reasonable design, construction and implementation costs to prepare and assure the successful relocation of the existing Least Tern Nesting colony. However, in the event that an off-site alternative is pursued, the District shall not be obligated to pay the cost of land acquisition.

3. District will amend its application to include approximately one hundred thirty-five thousand (135,000) square feet of land area on the west side of the channel for airport related uses. Selected area must be mutually agreeable and the use shall be consistent with the NTC land use plan.

**EXHIBIT 2**

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4. Conveyance to the District of the requested Camp Nimitz property will occur as soon as possible through the BRAC process after the Record of Decision.

5. City shall acquire title for City's portion of Camp Nimitz in a form and manner that will not preclude the possibility of future District use if the need for such use arises and it is determined by the City Council that any or all of the Public Safety Academy Project should not proceed.

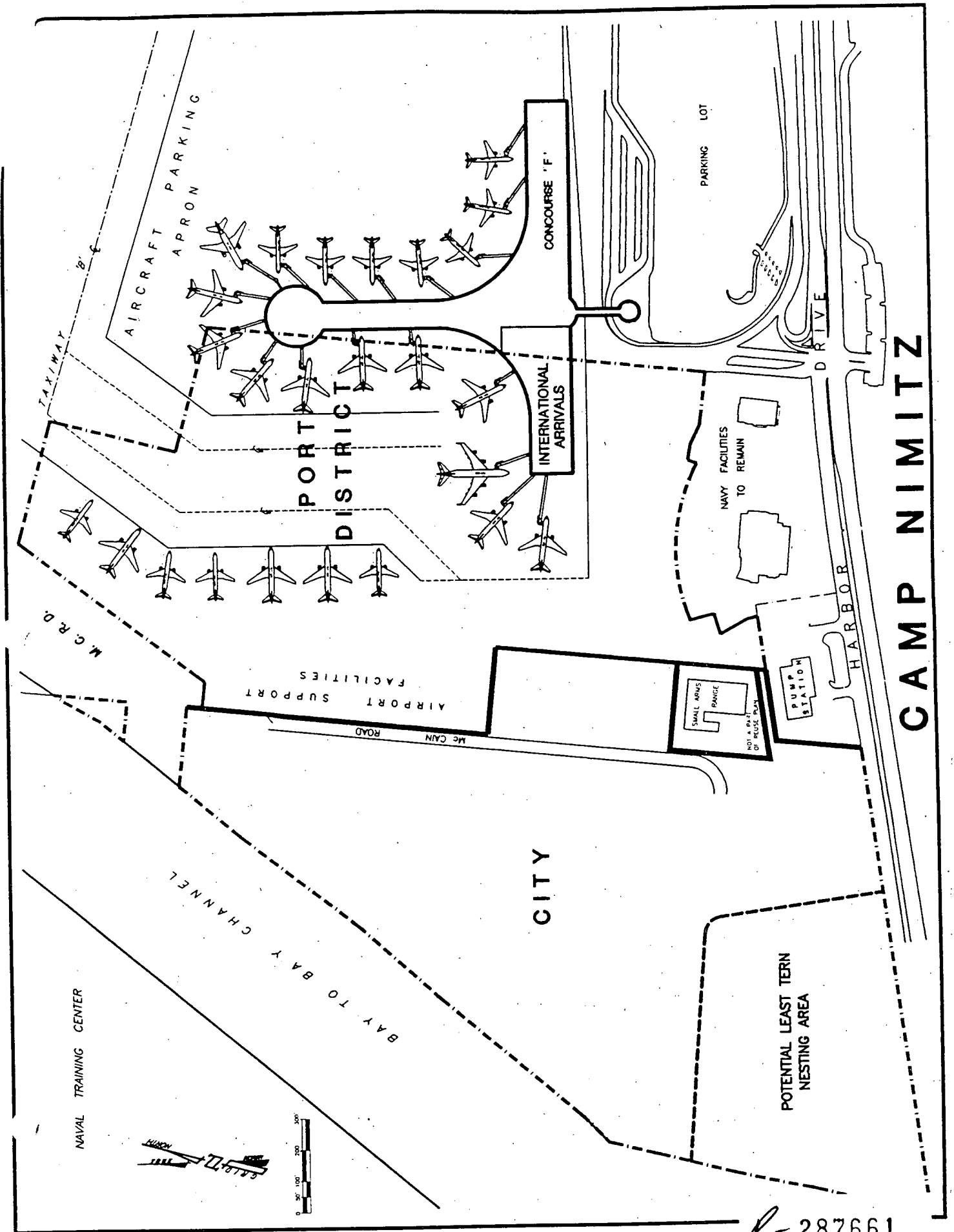
6. District will use its reasonable best efforts to secure FAA funding toward the sound attenuation of facilities to be reused on Camp Nimitz. If funding is approved by the FAA, the District's share will not exceed twenty percent (20%) of the costs.

7. McCain Road will remain open to service for both District and City uses on Camp Nimitz. This may include Public Access. Modifications to the improvements or alignment of McCain Road may be allowed by mutual agreement.

8. Subject to FAA regulations, District will favorably consider financial contributions to the design and construction of improved circulation elements between Camp Nimitz and the western portion of NTC as they relate to the use of Camp Nimitz or the portion of the western portion used for airport related activities noted in Item 3 above.

9. District and City will assist and cooperate with each other in meeting the above requirements.

# CAMP NIMITZ



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