

April 10, 2024

California Coastal Commission
San Diego District
7575 Metropolitan Drive #103
San Diego, CA 92108

Subject: Coastal Development Permit Application for the Naval Training Center H-Barracks Temporary Safe Parking (Phase 1), Future Sprung Structures (Phase 2), and Ancillary Facilities

Dear California Coastal Commission,

The City of San Diego Engineering & Capital Projects Department is respectfully submitting a Coastal Development Permit application for the Naval Training Center (NTC) H-Barracks Temporary Safe Parking (Phase 1), Future Sprung Structures (Phase 2), and Ancillary Facilities project (Project).

Project Location and Scope

The Project site is to be located on the southern portion of the property bound by North Harbor Drive to the south, McCain Road to the east, Kincaid Road to the west, and Spruance Road to the north within the Point Loma community of San Diego. A vicinity map is shown on the attached improvement plans. The Project proposes to immediately install safe parking on-site (Phase 1), installing future sprung structures (Phase 2), and ancillary facilities (Phases 1 and 2).

Phase 1: Installation of approximately 190 parking spaces (177 standard and 13 accessible) for safe parking with striping and markings, Americans with Disabilities Act (ADA) paths of travel, a 20-foot-wide concrete fire lane/access lane, vehicular entrance/exit gates and a pedestrian entrance along the east side of Kincaid Road accessing the Project site, and water laterals/stubouts and electrical utilities for necessary support services. The installation of the two vehicular entrance gates and pedestrian entrance gate would result in the permanent removal of small segments of existing concrete sidewalk and curb and gutter and minor removal of ornamental landscaping, including one small tree and approximately 45 linear feet of shrubs, along the perimeter of the western property line in order to complete the improvements. No other vegetation is proposed to be removed. Other ancillary facilities include solar panel outdoor lighting (3,000 Kelvin temperature) (see attached solar lighting specifications), administrative office trailers, chain-link fence with screening, drinking fountains and handwash stations, cell phone charging stations, portable toilet trailers, storage, covered trash collection area, check-in guard station, closed-circuit television (CCTV), shower trailers, fenced pet relief turf area, gathering area, and a designated smoking area as denoted on the plan sheets. Phase 1 does not include any habitable structures. See attached Phase 1 Improvement Plan for a full project description.

Phase 2 (future phase): Installation of two (2) sprung structure shelters, designated personal storage areas, and ancillary facilities. Each sprung structure would have a maximum height

of 41 feet, width of 100 feet and length 180 feet (18,000 square feet each) and occupancy of 300 individuals per structure. A visual simulation has been provided for Phase 2 as viewed looking north from N. Harbor Drive at the Project site. Installation of the sprung structures and designated personal storage areas would result in the removal of safe parking and retain approximately 26 parking stalls (22 standard spaces and 4 accessible spaces) on-site for staff parking. Other improvements associated with Phase 1 would remain on-site and additional improvements for Phase 2 would include sewer, water and electrical utility extensions to service the site, additional fencing and administrative office trailers, and other associated improvements as shown on the Phase 2 Improvement Plans.

A noise technical report (NTR) was prepared by Dudek to assess the exterior aviation and traffic noise levels on-site as well as interior noise levels of the sprung structures. Both habitable sprung structures would ensure interior noise levels do not exceed 45 dBA CNEL consistent with the City of San Diego's General Plan and municipal code requirements and California Building Code (Sec. 1206.4) with the use of highly acoustically absorptive materials. The NTR concluded that exterior noise levels on the southern portion of the site where the two habitable sprung structures are to be located would not exceed 65 dBA CNEL from the combination of traffic and aviation noise levels.

All facilities would be temporary as the site will ultimately be the site for a future City Public Utilities facility. The City of San Diego is requesting a Coastal Development Permit to allow temporary use of the site for a period of up to five years. At this time, the timing for implementation of Phase 2 is unknown as funding would first need to be identified prior to start of work. The City of San Diego is exploring funding options that could be pursued to fit within this five-year window.

Construction Duration and Staging

Duration of construction for Phase 1 is expected to last up to three (3) months to complete, and duration for construction of Phase 2 (if enacted), is expected to last up to five (5) months. Construction activities will not prevent public access to the surrounding beaches or park facilities. Construction staging will occur on the Project site. Both Phase 1 and Phase 2 will require implementation of a Water Pollution Control Plan in accordance with the State's Municipal Separate Storm Sewer System (MS4) permit (to be provided by the Contractor prior to construction). Construction phasing plans for both Phase 1 and Phase 2 are included in the application package.

Noticing Package

The requisite noticing package and hard copy of this application package will be delivered to the California Coastal Commission's San Diego District Office.

If you have any questions regarding this application package, please contact me via email at JArnhart@sandiego.gov or by phone at (619) 533-5275.

Sincerely,



James Arnhart
Program Manager

Attachments: 1. CCC Coastal Development Permit Application
2. Phase 1 – Improvement Plans
3. Phase 2 – Improvement Plans
4. Phase 1 – Construction Phasing Plans
5. Phase 2 – Construction Phasing Plans
7. Phase 2 – Visual Simulation
8. Noticing Package (Parcel Map)
9. Noticing Package (Address List)
10. Proof of Ownership
11. Solar Lighting Specifications
12. Noise Technical Report

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