

2. EXISTING CONDITIONS

2.0 EXISTING CONDITIONS

In this Section, existing conditions which have a significant effect on the reuse plan are identified.

2.1 BUILDINGS AND STRUCTURES

A. Number and Location

In 1993, at the time base closure was announced, NTC accommodated approximately 270 buildings containing nearly four million square feet of floor area. Development of the Base occurred in phases over a period of 70 years, with the original building program - as well as subsequent military reuse of buildings - often a direct response to national priorities. As a result, facilities used for housing, teaching, and administration are scattered throughout the base, although clusters of such uses do occur.

Of the entire 550-acre Naval Training Center site, approximately 80 percent or 430 acres are the subject of this plan.¹ Within this reuse area are approximately 200 structures, of which 52 have been designated as contributing to an Historic District. Generally, all structures within the 435 acres fall into six principal use categories:

Barracks/Housing - Living quarters for recruits, enlisted personnel, officers.

Classrooms/Training - Classrooms and other training facilities.

Administration - Offices, commercial and quasi-commercial uses, mess halls and food service areas.

Recreation - Playing fields, swimming pools, gyms, bowling center.

Storage - Warehouses and storehouses.

Maintenance - Garages, laundries, carpenter shops, other workshops.

¹ Principal areas excluded from this plan are: 59 acres to be developed for military housing and approximately 12 acres for a medical building and parking on the southwestern portion of the site; all portions of the base south of Harbor Drive (Fleet Anti-Submarine Warfare Training Center); an area east of the boat channel surrounding the cogeneration plant (Facility No. 566); and a small arms range and other facilities on the southeast portion of the base near the City of San Diego sewer pump station (Facility Nos. 564, 565, 600).

See Figure 3, NTC Site Area, for a map of buildings and structures.

B. Building Condition

Table 2 contains a descriptive list of buildings at NTC including the Navy use of buildings, the size, number of stories, and year of construction, and the Navy's estimated cost for repairing a building to a condition adequate to carry out the intended use ("Unfunded Deficiency"). When summed, the unfunded deficiencies at NTC total \$28.6 million.

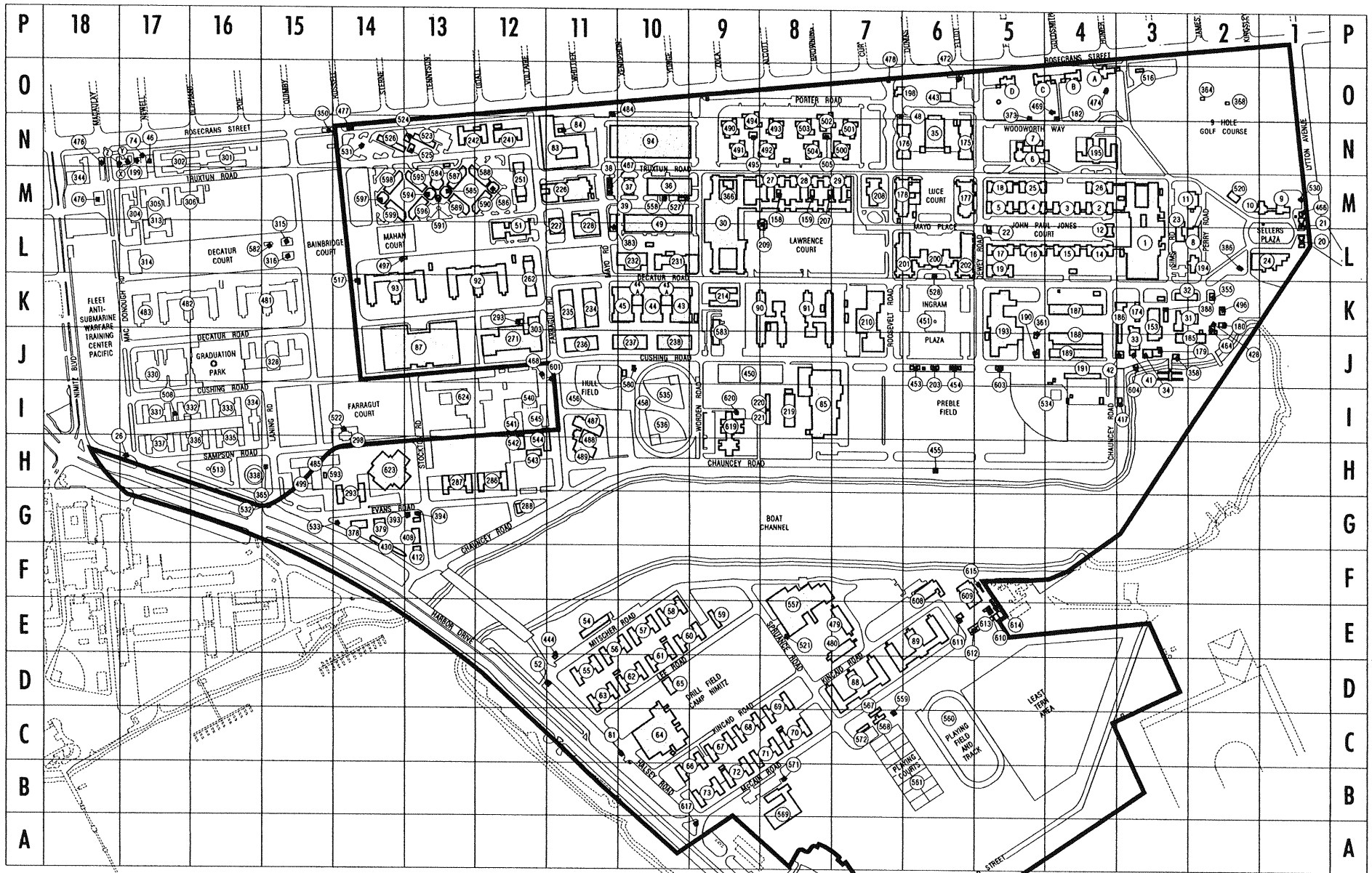
The extent of unfunded deficiencies gives a crude indication of building condition. Renovation costs associated with high unfunded deficiencies may be impractical. Because the Navy calculated unfunded deficiencies based upon their own programmatic needs (e.g., to renovate a bunk room or install a chemistry lab), this measure may not be applicable to renovations for other uses. Furthermore, this measure of unfunded deficiencies does not include expenses related to any asbestos clean-up determined not to be a health and safety issue, handicap accessibility, or providing new energy sources for individual buildings since steam, not gas, was then anticipated as the principal energy source on the Base.

Once ownership of NTC is transferred from the Navy to the City (or some other non-federal entity), most buildings will come under City jurisdiction for the first time. Most will be vacant.

Under San Diego's Municipal Code, when the use in a building changes, a permit may be required. This need for a permit triggers a range of additional conditions, including the satisfaction of code requirements. While recently-constructed buildings may only require modest upgrades to satisfy San Diego's building codes, this is not likely to be the case for the majority of buildings within the reuse planning area. It should also be noted, however, that the Historic Building Code - as well as recent special legislation governing structures in surplus military bases - allows additional time for bringing historic buildings into code compliance.

2.2 INFRASTRUCTURE

On- and off-site infrastructure systems were evaluated regarding capacity/constraints, system operation and maintenance, and capacity or connection charges. That evaluation, which appeared in the October 1994 *Conditions and Considerations* report, surveyed off-site transportation, on-site street system, storm drains, street lights, water system, sewer system, steam system, power system, gas system, and telephone system.



Scale in Feet (approx.)
 200 100 0 200 400 600 800 1000

7-14-98

figure 3
 NTC Site Area
 NTC Reuse Plan

TABLE 2: NTC BUILDING DESCRIPTION						
A	B	C	D	E	F	G
Bldg No.	Map Grid	Navy Use	Area Sq Ft	Stories	Year Built	Unfunded Deficiencies
1	M3	Community Facilities Bldg	75,670	1	1922	\$412,138
2	M4	Enlisted Barracks	12,658	2	1922	\$15,542
3	M4	Enlisted Barracks	12,658	2	1922	\$17,763
4	M5	Enlisted Barracks	12,658	2	1922	\$9,398
5	M5	Enlisted Barracks	12,658	2	1922	\$23,317
6	N5	Medical Admin	8,666	1	1922	\$40,485
7	N5	Dispensary/Eye Clinic	3,638	1	1942	\$29,305
8	M2	Office/Storage	3,313	1	1922	\$14,712
9	M1	Telephone Exchange (CATS)	3,893	1	1922	\$27,756
10	M1	Golf Clubhouse	3,503	1	1922	\$39,349
11	M2	Old Child Care Center	6,888	1	1922	\$2,638
12	M4	Navy Relief	2,807	1	1922	\$12,502
14	L4	Enlisted Barracks	12,658	2	1923	\$49,640
15	L4	Enlisted Barracks	12,658	2	1923	\$68,775
16	L5	Enlisted Barracks	12,658	2	1923	\$107,125
17	L5	Enlisted Barracks	12,658	2	1923	\$66,408
18	M5	Enlisted Barracks	12,658	2	1923	\$72,746
19	L5	Enlisted Barracks	12,658	2	1923	\$124,288
20	L1	Gate House #1	981	1	1923	\$19,808
21	M1	Pass/Decal Office	1,048	1	1922	\$20,473
22	L5	Pump House/Heating System	520	1	1924	\$5,912
23	M3	Naval Investigative Service	5,469	1	1924	\$5,745
24	L1	MWR Club	16,080	1	1923	\$14,135
25	M5	Enlisted Barracks	12,181	2	1924	\$747,167
26	M4	Enlisted Barracks	13,361	2	1924	\$228,401
27	M8	Enlisted Barracks	29,390	2	1932	\$175,179
28	M8	Recruit Barracks	29,390	2	1932	\$308,235
29	M7	Recruit Barracks	29,390	2	1932	\$414,815
30	M9	Community Services Mall	64,219	1	1932	\$94,601
31	K2	Utilities Shop	8,865	1	1937	\$25,255
32	K2	Exchange Warehouse	6,010	1	1937	\$79,492
33	K3	Self help Weld Shop	5,965	1	1940	\$40,562
34	J3	Paint Shop	2,160	1	1940	\$7,527
35	N6	Auditorium 1	20,365	1	1941	\$1,895,442
36	M10	Air Conditioning School	25,704	1	1941	\$11,676

A	B	C	D	E	F	G
Bldg No.	Map Grid	Navy Use	Area Sq Ft	Stories	Year Built	Unfunded Deficiencies
37	M10	Welding School	5,304	1	1941	\$5,998
38	M11	Compressed Air Plant	720	1	1941	\$0
39	M11	Switch House	720	1	1941	\$4,020
41	J3	Kennel	1,440	1	1941	\$4,523
42	J3	Paint-Oil Storehouse	1,900	1	1942	\$7,008
43	K10	General Warehouse	25,713	1	1942	\$88,412
44	K10	Warehouse	21,965	1	1942	\$50,789
45	K10	Warehouse	21,965	1	1942	\$45,522
46	N17	School Building	4,060	1	1942	\$21,186
48	O6	Film Storage	99	1	1942	\$0
49	L10	Machinery Repair School	38,862	1	1942	\$2,507
51	L12	Pattern Maker Mold Training Bldg	23,938	2	1952	\$0
52	D11	Gate #11A	371	1	1953	\$15,034
54	E11	Exchange Retail Store	3,145	1	1955	\$20,878
55	D11	Recruit Barracks	17,734	2	1954	\$70,826
56	E11	Recruit Barracks	17,734	2	1954	\$72,502
57	E10	Recruit Barracks	17,734	2	1956	\$94,096
58	E10	Enlisted Barracks	17,734	2	1956	\$53,658
59	E9	Medical Clinic Office	2,910	1	1955	\$0
60	E9	Recruit Barracks	17,734	2	1956	\$43,383
61	D10	Recruit Barracks	17,734	2	1954	\$93,527
62	D10	Recruit Barracks	17,734	2	1954	\$65,958
63	D11	Recruit Barracks	17,734	2	1954	\$47,244
64	C10	Food Service Galley #18	53,910	1	1955	\$1,884,284
65	D10	Regimental HQ	3,145	1	1954	\$6,312
66	C9	Recruit Barracks	17,734	2	1954	\$5,773
67	C9	Recruit Barracks	17,734	2	1954	\$15,973
68	C9	Recruit Barracks	17,734	2	1956	\$8,819
69	D8	Recruit Barracks	17,734	2	1956	\$46,472
70	C8	Recruit Barracks	17,734	2	1956	\$81,351
71	C8	Recruit Barracks	17,734	2	1956	\$6,745
72	B9	Recruit Barracks	17,734	2	1954	\$38,882
73	B9	Recruit Barracks	17,734	2	1954	\$51,004
74	N17	Storage Vault	121	1	1951	\$0
75	O9	Storage	66	1	1944	\$2,312
77	M1	Storage Vault	36	1	1943	\$0
81	C10	Chlorinator Bldg	120	1	1953	\$0
83	N11	Communications School	99,266	3	1962	\$355,698
84	J8	Air Conditioning Bldg for Bldg 83	918	1	1962	\$437,363

A	B	C	D	E	F	G
Bldg No.	Map Grid	Navy Use	Area Sq Ft	Stories	Year Built	Unfunded Deficiencies
85	J8	Bowling Alley	54,790	1	1965	\$55,889
87	J13	Messhall	89,404	1	1967	\$0
88	D7	Recruit Barracks	90,567	3	1967	\$354,843
89	E6	Recruit Barracks	90,567	3	1967	\$629,880
90	K8	Enlisted Barracks	70,600	4	1967	\$142,350
91	K8	Enlisted Barracks	70,600	4	1967	\$112,208
92	K12	Recruit Barracks	90,567	3	1968	\$567,724
93	K12	Recruit Barracks	90,567	3	1968	\$512,791
94	N10	School	247,667	3	1969	\$1,241,897
153	K3	Carpenter Shop	11,412	1	1938	\$24,406
158	M8	Storage	560	1	1941	\$0
159	M8	Laundry Facility	560	1	1941	\$5,817
174	K3	Pest Control/Paint Storage	3,330	1	1940	\$6,980
175	N6	School Bldg	26,455	2	1941	\$25,289
176	N6	School Bldg	22,984	2	1941	\$940,761
177	M6	Library	12,814	1	1941	\$50,604
178	M6	Navy Exchange	41,048	2	1942	\$39,366
179	J3	Marine Issue (Boat House)	1,600	1	1941	\$15,108
180	K2	CPO Club Storage	576	1	1941	\$10,727
185	K2	Public Works Shop Building	8,500	1	1942	\$36,748
186	K3	Security Office Bldg	7,434	1	1942	\$54,250
187	K4	Storage	15,100	1	1942	\$21,181
188	K4	PWC Material Storage	12,080	1	1942	\$0
189	J4	Automotive Hobby Shop	12,230	1	1942	\$51,051
190	J5	Transportation Office	720	1	1942	\$10,052
191	J4	Recreation Bldg	6,172	1	1942	\$2,800
193	K5	Enlisted Personnel Club	53,636	2	1942	\$38,386
194	L2	Administrative Office Bldg	4,255	1	1942	\$23,595
195	N4	Hospital Dispensary/Navy Band	17,352	1	1942	\$91,498
198	O6	Gate House #3	1,637	1	1942	\$7,662
199	N17	Garage Qtrs X	835	1	1942	\$0
200	L6	NTC HQ Bldg	9,723	1	1942	\$27,218
201	L6	Personnel/Staff Civil Engr Offices	23,104	2	1942	\$77,296
202	L6	Personnel Support Office	23,104	2	1942	\$32,993
207	M7	Laundry	560	1	1942	\$18,019
208	M7	North Chapel	7,868	2	1942	\$0
209	L8	Office Bldg	2,395	1	1942	\$0
210	K7	Admin, Gym, Pool	41,994	2	1942	\$385,347
214	K9	Navy Campus Counseling	9,962	1	1941	\$86,183

A	B	C	D	E	F	G
Bldg No.	Map Grid	Navy Use	Area Sq Ft	Stories	Year Built	Unfunded Deficiencies
219	I8	Handball Court	10,395	1	1942	\$12,811
220	I8	Locker Room\Office	1,244	1	1942	\$9,358
221	I8	Locker Room	1,200	1	1942	\$18,290
226	M11	Dry Clean, Tailor, Plants, Del Taco	24,443	1	1942	\$209,054
227	L11	Exchange Warehouse	8,505	1	1942	\$29,555
228	L11	Cold Store Bldg	25,387	1	1942	\$33,986
231	L10	Exchange/School	16,544	1	1942	\$100,121
232	L10	Uniform Outlet Store	14,050	1	1942	\$89,266
234	K11	Storehouse #5 (Dry Store)	13,433	1	1942	\$34,722
235	K11	Storehouse #6 (Dry Stores)	13,433	1	1942	\$2,869
236	J11	Storehouse #9 (Food Service)	11,041	1	1942	\$8,638
237	J10	Central Bedding Warehouse	12,261	1	1942	\$96,269
238	J10	Office/Storehouse	12,261	1	1942	\$42,139
239	N14	Storage	860	1	1942	\$3,211
241	N12	School Bldg #5	19,240	2	1942	\$47,270
242	N12	School Bldg	17,800	2	1942	\$92,961
251	M12	School Bldg	24,676	2	1942	\$6,219
262	L12	Classroom Bldg	24,676	2	1942	\$632,652
271	J12	Swimming Pool/Gym	37,873	1	1942	\$311,094
286	H12	Enlisted Barracks	17,800	2	1942	\$716,294
287	H13	Admin Office Bldg	17,800	2	1942	\$699,490
288	G12	Special Service Laundry	1,250	1	1942	\$39,332
293	G14	Office/Self Help	17,800	2	1942	\$36,020
301	N16	Office Bldg	13,488	1	1942	\$302,955
302	N17	Office Bldg	13,488	1	1942	\$473,105
303	K12	Central Fire Station	5,484	2	1942	\$4,846
304	M17	Admin Office Building	18,000	2	1942	\$92,280
305	M17	School Bldg	17,800	2	1942	\$54,185
306	M16	School Bldg	17,800	2	1942	\$14,971
313	L17	School bldg	17,800	2	1942	\$1,409
314	L17	School bldg	9,984	1	1942	\$14,887
315	L15	Brigade HQ	2,129	1	1942	\$8,211
316	L15	Photo Studio	2,129	1	1942	\$47,811
328	J15	RTC HQ Bldg	43,161	2	1942	\$1,393,700
330	J17	Warehouse, Self-Help Shop	50,954	1	1942	\$111,165
331	I17	Recruit Barracks	17,800	2	1942	\$1,074,142
332	I16	School Bldg	17,800	2	1942	\$3,464
333	I16	School Bldg	17,800	2	1942	\$0
334	I16	Office Bldg	6,784	1	1942	\$60,848

A	B	C	D	E	F	G
Bldg No.	Map Grid	Navy Use	Area Sq Ft	Stories	Year Built	Unfunded Deficiencies
335	H16	Navy Recruiting District/PSA	17,800	2	1942	\$52,258
336	H16	Admin Office	17,800	2	1942	\$819,091
337	H17	Recruit Barracks	17,800	2	1942	\$852,741
344	M18	Exchange Gas Station	5,359	1	1957	\$29,392
350	N15	Gate House #6	1,364	1	1942	\$29,286
355	K2	Office Bldg	1,534	1	1942	\$42,370
358	J3	Boathouse	518	1	1960	\$3,661
361	J5	Gasoline Filling Station	126	1	1942	\$0
364	O2	Golf Course Maintenance Shed	120	1	1942	\$0
365	H15	Pump House	213	1	1942	\$5,737
366	M9	Administrative Storage	2,224	1	1942	\$39,471
368	O2	Pump House and Chlorinator	234	1	1942	\$7,562
378	G14	Training Aids Bldg	3,712	1	1944	\$72,227
379	G14	School bldg	1,848	2	1944	\$10,958
383	L10	School Bldg & Offices	4,080	1	1942	\$60,797
386	L2	CPO Club Storage	143	1	1943	\$0
388	K3	Lumber Shed	2,250	1	1943	\$4,303
393	G13	Storehouse (Paint Locker)	187	1	1943	\$0
394	G13	Disaster Control Storage	187	1	1943	\$0
408	G13	Damage Control Instructor Bldg	3,712	1	1944	\$19,426
412	F13	Storage	980	1	1943	\$26,274
417	I3	Boathouse	950	1	1944	\$0
428	K2	Public Toilet	96	1	1945	\$4,440
430	F14	USS Recruit Mock up	N/A	N/A	1949	\$9,761
443	O6	Classroom Bldg	3,012	1	1956	\$8,069
444	D11	Steam Valve House	525	1	1955	\$0
464	K2	Boathouse	1,260	1	1955	\$0
471	M18	Auto Service bldg	3,500	1	1960	\$0
476	M18	Mini-Mart	4,200	1	1965	\$0
479	E7	Recruit Barracks	33,306	4	1969	\$12,689
480	E7	Recruit Barracks	33,306	4	1969	\$727,605
481	K15	Enlisted barracks	90,567	3	1970	\$398,211
482	K16	Enlisted barracks	90,567	3	1970	\$326,327
483	K17	Recruit barracks	29,019	3	1970	\$74,496
485	H15	Classroom/Admin Office Bldg	58,679	3	1970	\$98,098
487	I11	Enlisted barracks	25,644	3	1970	\$763,742
488	I11	Barracks Lobby for B487 & B489	1,425	1	1970	\$18,782
489	H11	Enlisted barracks	17,298	3	1970	\$659,085
490	N9	Enlisted barracks	19,403	3	1970	\$109,856

A	B	C	D	E	F	G
Bldg No.	Map Grid	Navy Use	Area Sq Ft	Stories	Year Built	Unfunded Deficiencies
491	N9	Enlisted barracks	19,430	3	1970	\$128,971
492	N8	Enlisted barracks	19,430	3	1970	\$155,312
493	N9	Enlisted barracks	19,430	3	1970	\$108,591
494	N9	Enlisted barracks	19,430	3	1970	\$90,145
495	N9	Barracks Lobby for B490 to B494	2,700	2	1970	\$9,844
496	K2	Car Wash (Self Service)	880	1	1971	\$0
499	H15	TV Studio	6,105	2	1970	\$6,290
500	N7	Enlisted Barracks	20,000	3	1972	\$37,085
501	N7	Enlisted Barracks	20,000	3	1972	\$14,832
502	N7	Enlisted Barracks	20,000	3	1972	\$63,153
503	N8	Enlisted Barracks	20,000	3	1972	\$63,210
504	N8	Enlisted Barracks	20,000	3	1972	\$16,877
505	N7	Barracks Central Core,#500-504	2,170	1	1972	\$7,813
508	I17	Storage Shed	800	1	1947	\$9,385
516	O3	Golf Maintenance Shop	1,000	1	1970	\$0
523	N13	Enlisted barracks	14,796	3	1973	\$118,145
524	N13	Enlisted barracks staff	5,106	3	1973	\$38,547
525	N13	Enlisted barracks	5,106	3	1973	\$5,136
526	N14	Enlisted barracks	19,656	3	1973	\$84,368
527	M9	Applied Instruction Bldg	1,118	1	1970	\$2,950
530	M1	Chlorinator Station	144	1	1945	\$0
531	N14	Chlorinator Station	144	1	1945	\$0
532	G15	Chlorinator Station	144	1	1945	\$0
533	G14	Chlorinator Station	36	1	1945	\$0
540	I12	Enlisted Barracks	10,084	3	1975	\$14,242
541	I12	Enlisted Barracks	15,032	3	1975	\$9,944
542	H12	Enlisted Barracks	10,065	3	1975	\$13,659
543	H12	Enlisted Barracks	10,084	3	1975	\$8,662
544	I12	Enlisted Barracks	15,061	3	1975	\$20,049
545	I12	Enlisted Barracks	15,061	3	1975	\$3,593
557	F8	Recruit In-processing facility	91,992	2	1978	\$508,494
558	M10	Storage/Training Materials	195	1	1970	\$0
559	D7	Public Toilet	504	1	1978	\$0
569	B8	Small Arms Range	26,212	1	1992	\$0
580	J10	Public Toilet	504	1	1983	\$0
584	N13	Primary Core, Enlisted Barracks	8,113	1	1987	\$0
585	N12	Scndary Core, Enlisted Barracks	3,025	1	1987	\$18,953
586	N12	Scndary Core, Enlisted Barracks	3,025	1	1987	\$0
587	N13	Enlisted Barracks	19,872	3	1987	\$7,089

A	B	C	D	E	F	G
Bldg No.	Map Grid	Navy Use	Area Sq Ft	Stories	Year Built	Unfunded Deficiencies
588	N12	Enlisted Barracks	19,872	3	1987	\$24,654
589	N13	Enlisted Barracks	19,872	3	1987	\$25,654
590	N13	Enlisted Barracks	19,872	3	1987	\$63,108
591	N13	Mech Bldg for enlisted barracks	1,089	1	1987	\$0
593	H15	Refrig/Air Cond Plant Bldg for 485	600	1	1984	\$0
594	M13	Core Bldg for enlisted barracks	3,061	1	1988	\$786
595	M13	Enlisted Barracks	20,286	3	1988	\$0
596	M13	Enlisted Barracks	20,286	3	1988	\$0
597	M14	Lounge/Laundry	3,025	1	1992	\$0
598	M14	Enlisted barracks	20,286	3	1992	\$0
599	M14	Enlisted barracks	20,286	3	1992	\$0
603	J5	Public Toilet	560	1	1988	\$0
608	F6	Fire Fighting School	21,476	2	1991	\$0
609	F6	Fire Fighting Trainer	15,187	1	1991	\$0
610	E5	Fire Fighter, Maintenance	2,882	1	1991	\$0
611	E6	Gas Mask Trainer Bldg	1,437	1	1991	\$0
614	F5	Fire Fighting, Storage Bldg	1,176	1	1991	\$0
619	I9	Child Development Center	19,650	1	1992	\$0
621	J16	Seabee Paint Locker	770	1	1992	\$0
623	H14	Support Center	33,000	1	1991	\$0
624	I13	Medical/Dental Clinic	83,820	2	1990	\$0
43A	K10	Warehouse	3,748	1	1951	\$0
44A	K10	Warehouse	3,748	1	1951	\$0
570A	B9	Magazine #1	144	1	1992	\$0
570B	B9	Magazine #2	144	1	1992	\$0
A	P4	Officers Quarters A	5,584	2	1923	\$0
B	O4	Captain's Quarters B	3,810	1	1923	\$0
C	O4	Captain's Quarters C	3,810	1	1923	\$0
D	O5	Officer's Quarter's D	4,108	1	1923	\$0
X	N17	Quarter's X	2,203	1	1942	\$0

Table 3 indicates the significance of the constraints imposed by the infrastructure systems. Generally, it is recognized that:

1. Existing infrastructure will limit development opportunities. There is a clear need to improve certain infrastructure elements which limit the type and intensity of reuse at NTC. Of particular concern are specific offsite street sections and intersections, the condition of the onsite street system, and the steam distribution system.

TABLE 3: INFRASTRUCTURE CONSTRAINTS SUMMARY

Facility	Estimated Significance of Constraint and Potential Mitigation
<p>1. OFFSITE TRANSPORTATION</p> <p>Freeways</p> <p>Major Streets</p> <p>Bus and Trolley</p>	<p>Minor Constraint</p> <p>Intersection capacity and Level of Service limits proposed to accommodate development.</p> <p>None</p>
<p>2. ONSITE TRANSPORTATION</p> <p>Internal Streets</p>	<p>Pavement structural section and street improvements required to accommodate proposed development</p>
<p>3. STORM DRAIN SYSTEM</p>	<p>None</p>
<p>4. STREET LIGHT SYSTEMS</p>	<p>None</p>
<p>5. WATER SYSTEM</p>	<p>Minor Constraint</p>
<p>6. SEWER SYSTEM</p>	<p>Minor Constraint</p>
<p>7. STEAM SYSTEM</p>	<p>Major Constraint: Existing system can serve interim uses but should be replaced by a gas system.</p>
<p>8. POWER SYSTEM</p>	<p>Minor Constraint</p>
<p>9. GAS SYSTEM</p>	<p>Gas distribution system is proposed to replace steam as an energy source.</p>
<p>10. TELEPHONE SYSTEM</p>	<p>Minor Constraint</p>

2. Costs for infrastructure improvement are considerable. Even for interim use, significant costs will be involved in infrastructure modification. Moreover, costs can grow substantially if system replacement is required by the long term plan. Most significant are costs associated with onsite streets, storm drains, and the steam distribution system.
3. Finding operators for the infrastructure systems is essential. Enlisting potential operators of the various infrastructure systems and understanding their requirements is important to the interim and long-term development of onsite facilities.

2.3 TIDELANDS TRUST

The California Constitution contains provisions to protect the public's access to and use of navigable waters, and to prevent land adjacent to and under the navigable waters from being conveyed to private ownership in such a way to interfere with the public rights.

About 225 acres of NTC is impressed with tideland trust restrictions. Administrator of the tidelands trust in California is the State Lands Commission.

2.4 HISTORIC DISTRICT

In February 1996, Cheryl Widell, the California State Historic Preservation Officer (SHPO), identified 52 buildings and structures at NTC which were determined to be eligible for inclusion on the National Register of Historic Places (NRHP) as contributors to an NTC Historic District. A map of the NTC Historic District is shown as Figure 5.

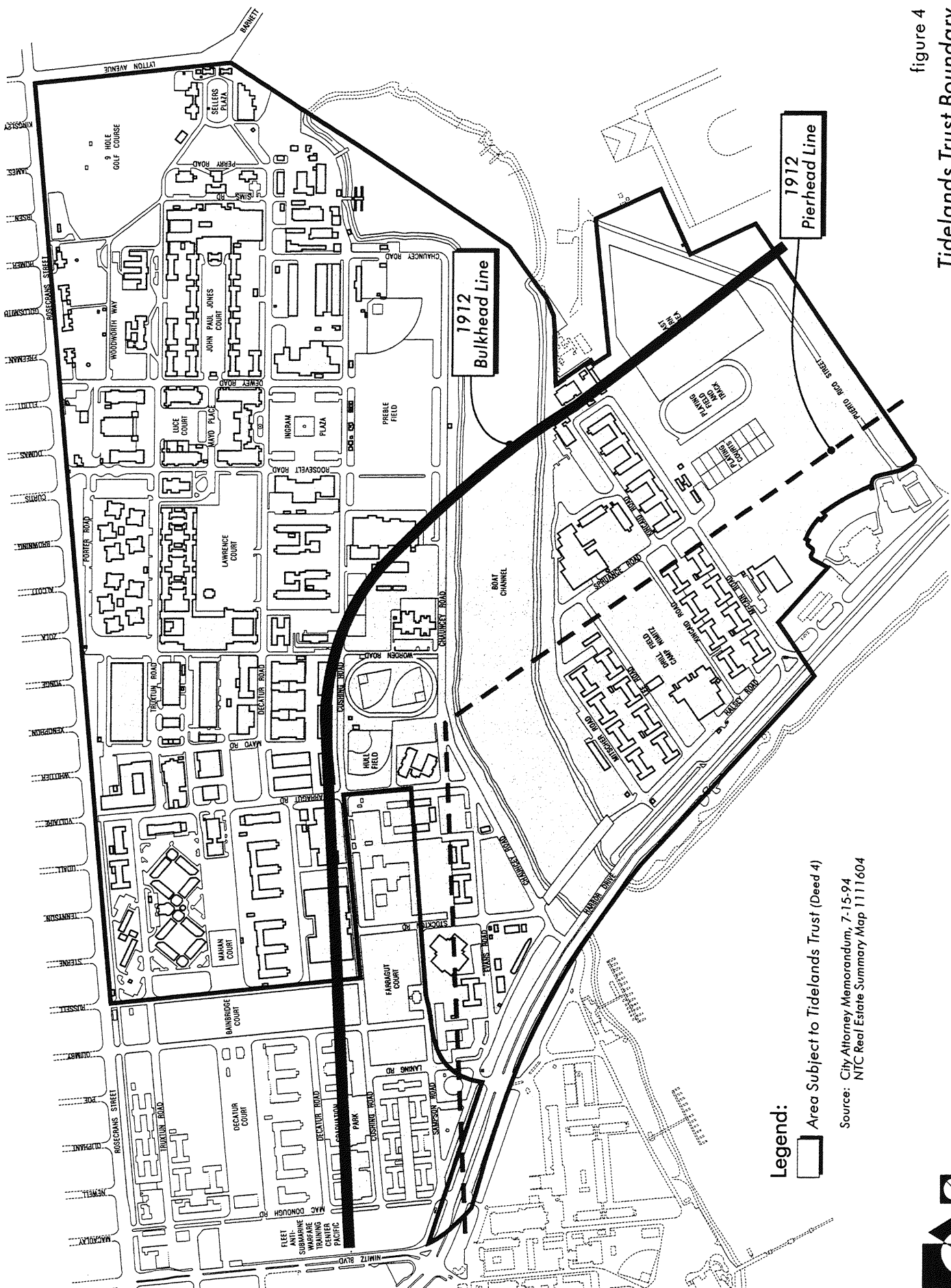


figure 4
 Tidelands Trust Boundary
 NTC Reuse Plan

Legend:
 [Rectangle] Area Subject to Tidelands Trust (Deed 4)

Source: City Attorney Memorandum, 7-15-94
 NTC Real Estate Summary Map 1111604

Scale in Feet (approx.)
 200 100 0 200 400 600 800 1000

7-14-98/7-22-98

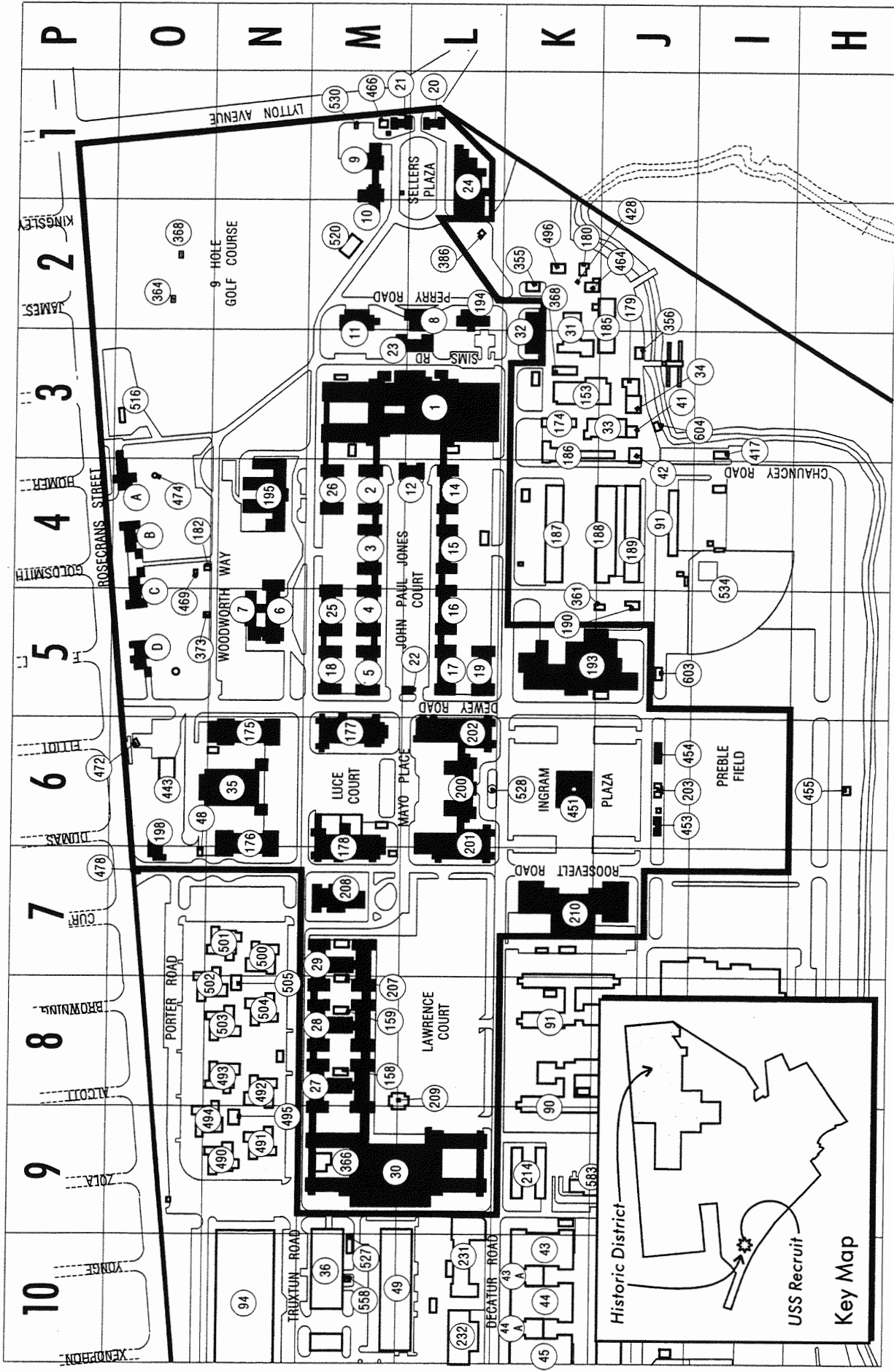


**TABLE 4: BUILDINGS AND STRUCTURES CONTRIBUTING TO
NTC'S HISTORIC DISTRICT**

#	BUILDING NAME	BUILT	MAP
A	MOQ, Commanding Officer/Quarters A	1923	O-4
B	MOQ, Commanding Officer/Quarters B	1923	O-4
C	MOQ, Senior Medical Officer/Quarters C	1923	O-5
D	MOQ, Commanding Officer/ Quarters D	1923	O-5
1	Commissary Building/Mess Hall	1923	M-3
2	Bachelor Enlisted Quarters/Barracks	1923	M-4
3	Bachelor Enlisted Quarters/Barracks	1923	M-4
4	Bachelor Enlisted Quarters/Barracks	1923	M-5
5	Bachelor Enlisted Quarters/Barracks	1923	M-5
6	Medical Administration/Dispensary	1923	N-5
7	Dispensary and Eye Clinic/Cubicle Ward	1923	N-5
8	Office/Storage/Fire Station	1923	L-2
9	CATO Switching Station/Information	1923	M-1
10	Golf Course Clubhouse/Guard's Quarters	1923	M-1
11	Child Care Center/Post Office, Quartermaster's	1923	M-1
12	Navy & Marine Corps Relief Society/Regimental HQ	1923	L-4
14	Bachelor Enlisted Quarters/Barracks	1923	L-4
15	Bachelor Enlisted Quarters/Barracks	1923	L-4
16	Bachelor Enlisted Quarters/Barracks	1923	L-5
17	Bachelor Enlisted Quarters/Barracks	1923	L-5
18	Bachelor Enlisted Quarters/Barracks	1923	M-5
19	Bachelor Enlisted Quarters/Barracks	1923	L-5
20	Gatehouse No. 1/Gatehouse	1924	L-1
21	Pass/Decal Office/Gatehouse, Transformer Building	1923	M-1
22	Pump House	1923	L-5
23	Naval Investigative Service/Cook's Barracks and Brig	1924	M-3
24	MWR Club/Administration Building	1923	L-1

**TABLE 4: BUILDINGS AND STRUCTURES CONTRIBUTING TO
NTC'S HISTORIC DISTRICT**

#	BUILDING NAME	BUILT	MAP
25	Bachelors Enlisted Quarters/Barracks	1924	M-5
26	Bachelors Enlisted Quarters/Barracks	1924	M-4
27	Bachelors Enlisted Quarters/Barracks	1932	M-8
28	Bachelors Enlisted Quarters/Barracks	1932	M-8
29	Bachelors Enlisted Quarters/Barracks	1932	M-7
30	Community Facility Building/Mess Hall	1932	M-9
32	Exchange Warehouse/Storehouse #1	1937	K-2
35	Auditorium/Luce Theater	1941	N-6
175	School Building	1941	N-6
176	School Building	1941	N-6
177	Library/Office	1941	N-6
178	Retail Store/Navy Exchange Office, Store & Fountain	1942	M-6
193	Enlisted Club/Recreation #2	1942	K-5
194	Office Building/Waves Quarters	1942	L-2
195	Navy Medical Clinic/Medical Dispensary, In-Patient	1942	N-4
198	Gatehouse #3	1942	O-6
200	Headquarters Building	1942	L-6
201	Office Building	1942	L-6
202	Office Building	1942	L-6
208	North Chapel	1942	M-7
210	Swimming Pool No. 1/Gym	1942	K-7
430	USS Recruit/DE Mockup (USS Recruit, TDE-1)	1949	G-14
451	Flagpole	1923	K-6
453	Gun Platform No. 1	1945	J-6
454	Gun Platform No. 2	1945	J-6



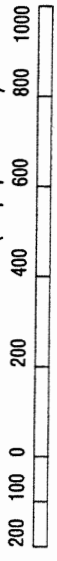
Legend:



Buildings/Structures Contributing to the historic District



Scale in Feet (approx.)



8-31-98

figure 5
Historic District
NTC Reuse Plan

The National Historic Preservation Act of 1966 (NHPA) requires that, as a result of the designation of an Historic District at NTC, the Navy initiate and complete a "Section 106" review process.

The Section 106 review a) determines if, and in what manner, the proposed reuse plan affects the NRHP contributing properties at NTC, and b) establishes guidelines and conditions governing use of the properties/ Historic District. The 106 review has been completed.

2.5 LEAST TERN HABITAT

A California least tern nesting colony at NTC is located on a 10-acre portion of an inactive landfill surrounded by a 15-acre buffer. The least tern nesting area falls under the jurisdiction of the U. S. Fish and Wildlife Service (USFWS).

Under the BRAC Federal Screening Process, federal agencies are given priority in requesting portions of a base before a declaration of surplus occurs. In June of 1995, the USFWS indicated interest in obtaining a parcel of property for the maintenance and possible enhancement of the existing California least tern nesting area "at a location or locations to be determined by the Navy and the U.S. Fish and Wildlife Service in connection with the development of a reuse plan for NTC."

Since that time, the USFWS revised its position and, currently, federal protection of the California least tern site is proposed to be maintained through establishment of a conservation easement to the USFWS. Under the Reuse Plan, the California least tern site would remain in its current configuration, but would be transferred to the San Diego Unified Port District.

Figure 6 shows the location of the least tern nesting site.

2.6 LINDBERGH FIELD

Lindbergh Field, the only air carrier airport serving the San Diego region, lies adjacent to NTC on the east. Runway 9-27 virtually abuts the NTC property line. A Lindbergh Field Master Plan is currently underway, with completion expected in 1999.

A. Airport Runway Protection Zone

The Runway 27 protection zone lies partly on the airport, partly on NTC, and partly on MCRD.

The size of the zone is determined by the class of airport and is promulgated

by the FAA. According to the airport's Comprehensive Land Use Plan, compatible uses within the runway protection zone include undeveloped areas, airport storage facilities, automobile parking, and rights-of-way for utilities and streets, provided that clearance is adequate. Structural development is typically discouraged and, when possible, prohibited.

It should be noted that Navy buildings are scattered throughout the approximately 40 acres of NTC which fall within the Runway 27 runway protection zone.

Under airport policies and practices, use of existing structures within the runway protection zone is discouraged but allowed, so long as the use does not exceed the building code occupancy limit of the structures. Nonetheless, uses that draw a high concentration of people should be also avoided.

B. High Airport Noise Levels

More than 60 percent of the NTC reuse planning area is subject to aircraft noise levels equal to or greater than 65 CNEL (Community Noise Equivalent Level). See Figure 7 for a map of noise contours at NTC.

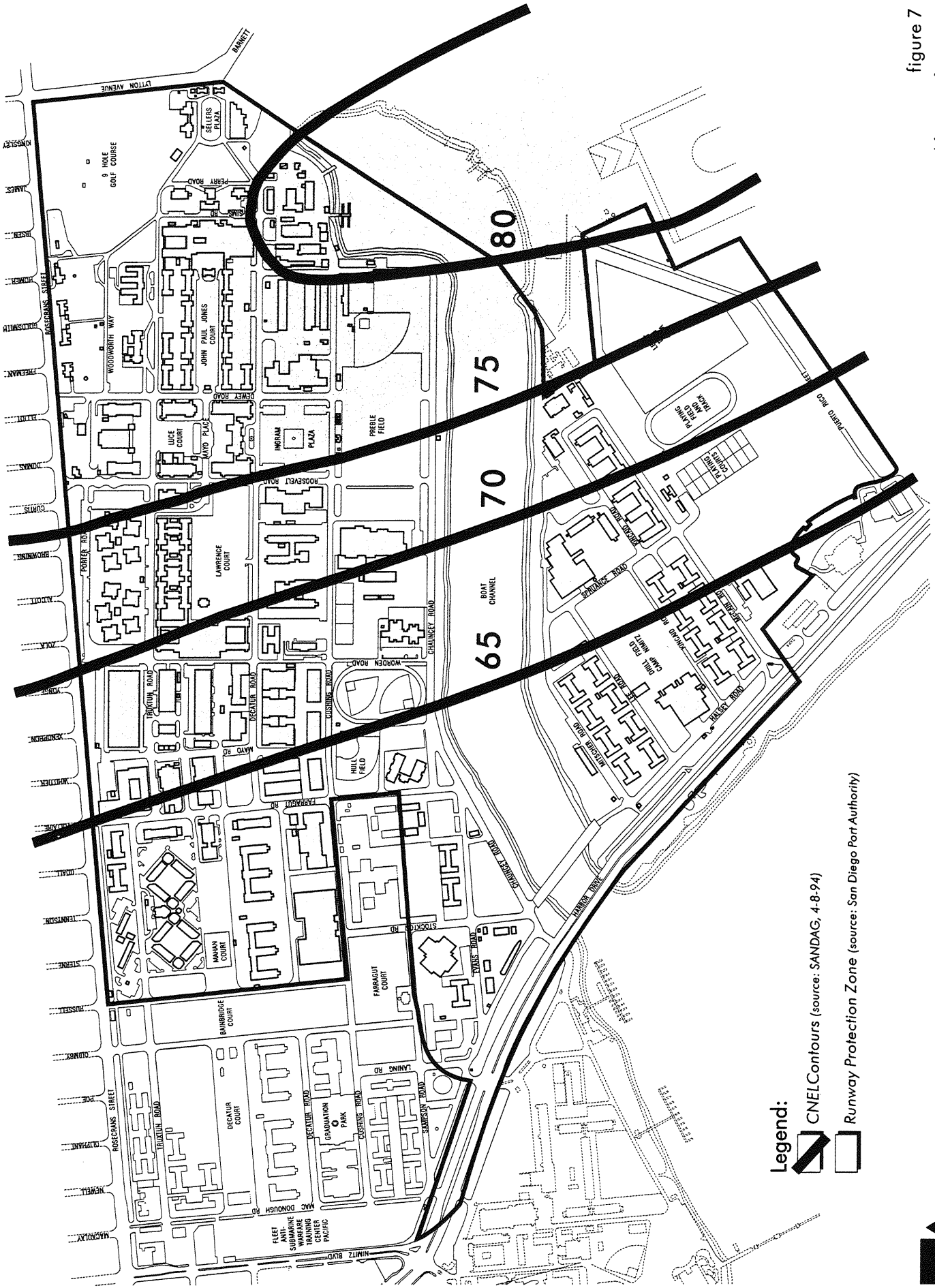
Where noise levels exceed 65 CNEL, residential uses are normally considered unacceptable. As noise levels climb beyond 65 CNEL, the number of unacceptable uses grows. See Table 5, Typical Land Use Suitability in Noise Impact Areas.

Although some commercial and industrial uses can sustain high exterior noise levels, the cost associated with sound attenuation and other noise mitigation efforts become an important element in affordability calculations.



2.7 OTHER CONSIDERATIONS

The first stage of screening is the Department of Defense (DoD) and Federal screening. At this stage, DoD and Federal agencies can request all or any portion of the property for their use. The office of the Secretary of the Navy made a final determination on the DoD/Federal screening requests, which was published in the form of a Federal surplus determination on June 9, 1995. The surplus determination describes the property which is surplus to the needs of the federal government. It does not include the proposed military housing site. The following is an excerpt from the Federal surplus determination which appears at 60 FR 30525.

"...Approximately 418 acres of improved and unimproved fee simple land at the U.S. Naval Training Center, San Diego, in San Diego will be available. In general, all areas will be available when the



Legend:

-  CNEL Contours (source: SANDAG, 4-8-94)
-  Runway Protection Zone (source: San Diego Port Authority)

Scale in Feet (approx.)

200 100 0 200 400 600 800 1000

7-14-98

figure 7
Airport Impact
NTC Reuse Plan





TABLE 5: TYPICAL LAND USE SUITABILITY IN NOISE IMPACT AREAS


LAND USE	CNR ZONE ¹					
	1		2		3	
	55	60	65	70	75	80
	20	25	30	35	40	45
Residential- Single Family, Duplex, Mobile Homes	NEF	NEF	NEF	NEF	NEF	NEF
Residential- Multiple Family	NEF	NEF	NEF	NEF	NEF	NEF
Transient Lodging	NEF	NEF	NEF	NEF	NEF	NEF
School Classrooms, Libraries, Churches	NEF	NEF	NEF	NEF	NEF	NEF
Hospitals, Nursing Homes	NEF	NEF	NEF	NEF	NEF	NEF
Auditoriums, Concert Halls, Music Shells	NEF	NEF	NEF	NEF	NEF	NEF
Sports Arenas, Outdoor Spectator Sports	NEF	NEF	NEF	NEF	NEF	NEF
Playgrounds, Neighborhood Parks	NEF	NEF	NEF	NEF	NEF	NEF
Golf Courses, Riding Stables, Water Recreation, Cemeteries	NEF	NEF	NEF	NEF	NEF	NEF
Office Buildings, Personal, Business and Professional	NEF	NEF	NEF	NEF	NEF	NEF
Commercial- Retail, Movie Theaters, Restaurants	NEF	NEF	NEF	NEF	NEF	NEF
Commercial- Wholesale, Some Retail, Ind., Mfg., Utilities	NEF	NEF	NEF	NEF	NEF	NEF
Livestock Farming, Animal Breeding	NEF	NEF	NEF	NEF	NEF	NEF
Agriculture (Except Livestock), Mining, Fishing	NEF	NEF	NEF	NEF	NEF	NEF
Public Right-of-way	NEF	NEF	NEF	NEF	NEF	NEF
Extensive Natural Recreation Areas	NEF	NEF	NEF	NEF	NEF	NEF


CNEL²
NEF³

INTERPRETATION

- 

CLEARLY ACCEPTABLE
The noise exposure is such that the activities associated with the land use may be carried out with essentially no interference from aircraft noise. (Residential areas: both indoor and outdoor noise environments are pleasant.)
- 

NORMALLY ACCEPTABLE
The noise exposure is great enough to be of some concern, but common building construction will make the indoor environment acceptable, even for sleeping quarters.
- 

NORMALLY UNACCEPTABLE
The noise exposure is significantly more severe so that unusual and costly building construction is necessary to insure adequate performance of activities. (Residential areas: barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.)
- 

CLEARLY UNACCEPTABLE
The noise exposure is so severe that construction costs to make the indoor environment acceptable for performance of activities would be prohibitive. (Residential areas: the outdoor environment would be intolerable for normal residential use.)

¹Composite Noise Rating
²Community Noise Equivalent Level
³Noise Exposure Forecast

SOURCE: HUD, "Aircraft Noise Impact: Planning Guidelines for Local Agencies", by Wilsey & Ham and Bolt, Beranek and Newman, 1972. Adapted to incorporate CNEL and CNR measures.

installation closes...

Excluded from the determination of surplus was a parcel of property approximately 2.3 acres in size which includes a small arms range and several support structures (Bldg. 569,570 and 571). This compound has been transferred to the U.S. Border Patrol.

Finally, a parcel of property for the maintenance of the existing California least tern nesting area - at its present location - was originally proposed to be transferred to the U.S. Fish and Wildlife Service. It is now proposed to be conveyed to the S.D. Unified Port District with a conservation easement.