

RESOLUTION 2017-019

RESOLUTION GRANTING CONCEPT APPROVAL FOR GRADING AND PAVING OF THE VACANT FORMER TANK FARM PROPERTY NEAR THE INTERSECTION OF QUAY AVENUE AND 28TH STREET IN THE CITY OF NATIONAL CITY

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

WHEREAS, pursuant to Board of Port Commissioners (BPC) Policy No. 357 preliminary plans for proposed new tenant development or alterations to existing facilities shall be presented to the BPC for approval if the project is estimated to cost more than \$500,000, makes a significant change in silhouette or appearance of the area or District staff determines review by the BPC should be conducted; and

WHEREAS, the National City Marine Terminal (NCMT) Tank Farm Paving Project (Project) involves (1) demolition, grading and paving; (2) hauling of excessive dirt to a District-approved location; (3) striping of the site; (4) installation of polemounted and perimeter light fixtures and security fencing; (5) improvements to the onsite drainage, such as bioswales to treat the surface drainage, new stormwater inlets and modification of existing stormwater inlets; (6) minor demolition activities including removal of fencing, curbs, gutters and asphalt; and (7) use of the Project site by Pasha for its import and export operations; and

WHEREAS, Pasha Automotive Services (Pasha) is the Project applicant and proponent; and

WHEREAS, the Project is located northwest of the intersection of Quay Avenue and West 28th Street in the City of National City and within the District's jurisdiction, and

WHEREAS, the Project site is approximately 5.71-acre and is currently unused and unpaved; and

WHEREAS, Pasha has been operating at the NCMT since the early 1990s, and Pasha's NCMT operations include import, export, handling, and storage of motor vehicles; and

WHEREAS, currently, Pasha operates the NCMT under an existing Terminal Operator Agreement (TOA), and also uses several other lots in the vicinity of NCMT under short-term use permits (Tideland Use and Occupancy Permit, or Temporary Use Permit), which are typically for 5-year terms; and

WHEREAS, the TOA was granted on December 7, 2010, the initial term of the TOA is 10 years, January 1, 2011 to December 31, 2020, with conditions that Pasha invest in capital improvements in order to receive additional term extensions beyond December 2020, the additional term could extend the TOA to 2040, and the Project is identified in the TOA as a qualifying capital improvement project, due to its centralized location at NCMT and area for additional operations; and

WHEREAS, the Project would provide additional space, and increase efficiencies, for marine terminal operations, a coastal dependent use, including import, export, handling, and storage of motor vehicles, and the Project is consistent with the NCMT Optimization Study completed by Vickerman and Associates in September 2015; and

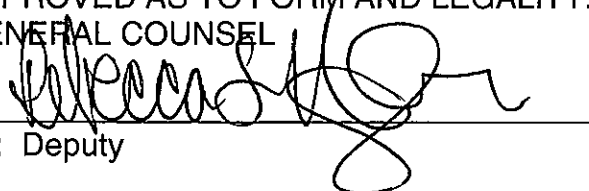
WHEREAS, implementation of the proposed Project would also allow for a potential increase to Pasha's employee count, and result in a potential change in annual throughput at the NCMT; and

WHEREAS, the estimated cost of improvements to the site is approximately \$3.7 million, which would be considered as a qualifying investment towards Pasha's \$4,000,000 investment requirement as outlined in the TOA, and staff recommends the BPC grant Concept Approval for the proposed improvements to the former tank farm property, which allows Pasha to create additional usable space for marine related industrial operations.

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners of the San Diego Unified Port District does hereby grant concept approval to National City Marine Terminal for the grading and paving of the vacant former tank farm property near the intersection of Quay Avenue and 28th Street in the City of National City.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL

By: Deputy



PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 7th day of February, 2017, by the following vote:

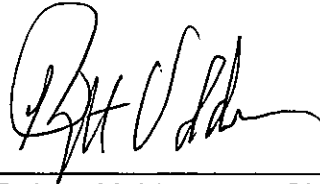
AYES: Bonelli, Nelson, Castellanos, Malcolm, Merrifield, Moore, and Valderrama

NAYS: None.

EXCUSED: None.

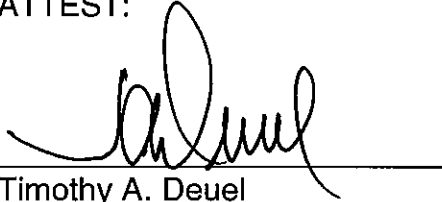
ABSENT: None.

ABSTAIN: None.



Robert Valderrama, Chair
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

(Seal)

