



## **SCOPING SUMMARY REPORT**

# **Navy Old Town Campus Revitalization Project Environmental Impact Statement**

**April 2020**

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## Executive Summary

In support of Naval Information Warfare Systems Command (NAVWAR) mission requirements to revitalize its facilities, the Department of the Navy (Navy) conducted a robust public outreach process utilizing numerous outlets to announce the Notice of Intent to prepare an Environmental Impact Statement (EIS) and public scoping meetings. In addition to the advertisement methods listed below, the Navy also incorporated a publicly accessible project website, an email distribution list, and established a project-specific email address and project telephone information line as additional methods of communication to present the public scoping information. Scoping advertisements included:

1. Publication of the Notice of Intent in the *Federal Register*
2. Publication of newspaper advertisements of the EIS scoping process a total of 11 times over five San Diego area newspapers
3. Mailing of stakeholder letters to 75 interested parties
4. Mailing of postcards to 9,900 postal addresses surrounding the project area and 117 individuals and organizations
5. Emailing of scoping notifications to between 644 and 777 individual email addresses on four separate occasions during the scoping period

During the scoping period, which ran from January 24, 2020 to February 24, 2020, 124 comments were received. Generally, comments were supportive of the Navy, NAVWAR Revitalization, and redevelopment of the site but concerned with impacts to transportation / traffic and how building heights would impact the current character of the area. Additional comments were received on soil and groundwater contamination, seismic risks, and the historic characteristics of the buildings.

Comments also related to how redevelopment/revitalization would address the following concerns: regional need for affordable housing (including homelessness); availability of parking; bike lanes; transit connections; off-site development; and specific NAVWAR needs such as secure facility space, Navy security on a mixed-use site, space for Naval Information Warfare Center Pacific, and how NAVWAR would minimize impacts to Navy employees during construction.

The scope and structure of the EIS will address comments received during scoping. Some comments are outside the scope of the EIS and will not be quantitatively addressed such as: off-site development or specific site details such as percentage of affordable housing.

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**Scoping Summary Report  
Navy Old Town Campus Revitalization  
Environmental Impact Statement**

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## 1 Summary of Scoping Activities

In support of Naval Information Warfare Systems Command (NAVWAR) mission requirements to revitalize its facilities, the Department of the Navy (Navy) conducted notification and outreach activities in support of public scoping for the Navy Old Town Campus (OTC) Revitalization Environmental Impact Statement (EIS). The intent of public outreach for this phase of the project was to provide information to stakeholders, the public, and agencies on the purpose and need, Proposed Action, preliminary alternatives, and resources to be analyzed. Another intent of the scoping period was to obtain public comments on the project's purpose and need and alternatives. The Navy conducted robust outreach efforts to notify the public, media, government agencies, and elected officials of the public scoping period and scoping meetings as detailed below.

This summary report describes the Navy's notification and outreach activities as well as the results of the public scoping period for the EIS.

### 1.1 Notification Activities

The following notifications were made to inform the public of the scoping meetings and public comment period.

#### 1.1.1 Federal Register

A Notice of Intent to prepare the EIS and to hold public scoping meetings was published in the *Federal Register* on January 24, 2020 (Appendix A).

#### 1.1.2 Newspaper Advertisement

A display advertisement (Appendix B) was placed in five San Diego area newspapers listed below. The newspaper advertisement was published on the first available day in conjunction with the beginning of the public scoping period published in the *Federal Register* on January 24, 2020.

Newspaper	Date of Advertisement
<i>The San Diego Union-Tribune</i> (publishes daily)	Friday, January 24, 2020 Saturday, January 25, 2020 Sunday, January 26, 2020
<i>The Peninsula Beacon</i> (publishes bi-weekly)	Friday, January 31, 2020 Friday, February 14, 2020
<i>San Diego Uptown News</i> (publishes bi-weekly)	Friday, January 24, 2020 Friday, February 7, 2020
<i>Presidio Sentinel</i> (publishes monthly)	Saturday, February 1, 2020
<i>El Latino</i> (publishes weekly)	Friday, January 24, 2020 Friday, January 31, 2020 Friday, February 7, 2020

### **1.1.3 Postcard Mailer**

A postcard mailer (Appendix C) announcing the public scoping meetings, Proposed Action, and public commenting options was mailed to 59 individuals and organizations and 9,900 neighboring businesses and residents on January 23, 2020. The postcard was also mailed on January 30, 2020, to an additional 58 individuals and organizations that signed up on the project website to be added to the mailing list to receive project notifications.

### **1.1.4 Stakeholder Letter**

A stakeholder letter (Appendix D) was mailed on January 23, 2020, to 75 key stakeholders, including federal, state, and local elected officials and government agencies.

### **1.1.5 News Release**

A news release (Appendix E) was distributed by the Commander Navy Region Southwest (CNRSW) Public Affairs Officer (PAO) to media outlets on January 24, 2020. It announced the public scoping meetings, Proposed Action, and public commenting options.

### **1.1.6 Eblasts**

Email notifications (Eblasts) were disseminated to contacts in the stakeholder/contact mailing list database that had an email address listed. The initial Eblast (Appendix F) was disseminated to 644 contacts on January 24, 2020, in conjunction with the beginning of the public comment period. It announced the public scoping meetings, Proposed Action, and public commenting options. A public scoping meeting reminder Eblast was disseminated to 648 contacts on February 12, 2020 and to 694 contacts on February 18, 2020, the day before each of the public scoping meetings. A close of public comment period reminder Eblast was disseminated to 777 contacts on February 21, 2020.

### **1.1.7 Facebook Posts**

An announcement of the two public scoping meetings (Appendix G) was posted on the CNRSW Facebook page by the CNRSW PAO on February 13, 2020. An announcement for the second public scoping meeting was posted on the Naval Base Point Loma Facebook page by the Naval Base Point Loma PAO on February 13, 2020.

## **1.2 Information Resources**

The following information resources were made available to the public.

### **1.2.1 Project Website**

The project website, which was launched in December 2019, was updated to provide the public with project information, including the fact sheets and posters displayed at the public scoping meetings. Comments could be submitted through the website during the public comment period. The project website address is [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com).

### **1.2.2 Project Information Line**

The project information telephone line (or “project hotline”), which was launched in December 2019, was updated to provide the public with project information about the public comment period and scoping meetings. It is a recorded line, and voicemail messages are returned within approximately two

business days. During the public comment period, the recorded greeting provided information on the scoping phase and referred callers to the project website for information on public commenting options. There was also an option to press 1 for a recording that provided detailed information on the public scoping meetings. The project hotline number is (888) OTC-NAVY / (888) 682-6289.

### **1.2.3 Project Email**

A project email address was established in December 2019 to receive project inquiries. The auto reply to the project email address was updated to provide information on the public scoping meetings, public comment period, and public commenting options. The project email address is [info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com).

## **1.3 Public Scoping Meetings**

The Navy held two public scoping meetings. The public scoping meetings were held on Thursday, February 13, 2020 and Wednesday, February 19, 2020, from 4 to 7 p.m., at the Liberty Station Conference Center Main Hall, located at 2600 Laning Road, San Diego, 92106-6427.

The public scoping meeting format was an informal and allowed the public to arrive at any time during the three-hour event. There was no formal presentation. Members of the public were greeted at the welcome station and encouraged to sign in and be added to the project mailing list. A comment form and room layout handout were given to the attendees, along with verbal direction on the format of the meeting and the general flow/order of information stations.

Information stations were set up around the room. The information stations consisted of visual displays in the form of posters, fact sheets, and comment forms. Project team members staffed each information station to answer questions and provide information.

A comment station with tables, chairs, pens, and comment forms was also provided to facilitate submitting written comments at the public scoping meetings. A court reporter was available at the public scoping meetings to transcribe oral comments. Members of the public were encouraged to fill out comment forms to ensure their comments were submitted during the public comment period. Individuals could submit completed forms at the public scoping meetings or mail written comments to the address provided on the comment form and on the fact sheets. Written comments could also be submitted via the website.

A Spanish translator was available at the public scoping meetings. The meeting notices included language directing participants to contact Ron Bochenek, EIS Project Manager, to request an interpreter or other reasonable accommodations. A child activity station was also set up. The following outreach materials were developed for use during the public scoping meetings:

### **1.3.1 Fact Sheets**

Two-page color fact sheets (Appendix H) were developed and included the following topics: NAVWAR mission and economic impact; project location and history; purpose and need for the Proposed Action; preliminary action alternatives; resources to be analyzed; and the National Environmental Policy Act (NEPA) process. The fact sheets were also posted on the project website.

### 1.3.2 Posters

Color posters (Appendix I) were developed and included the following topics: Welcome; NAVWAR mission and economic impact in San Diego; OTC site history; project location and surrounding area; purpose and need for the Proposed Action; preliminary action alternatives; resources to be analyzed; NEPA process; and how to submit scoping comments. The posters were also posted on the project website.

### 1.3.3 Handouts

Two handouts, a comment form (Appendix J) and room layout (Appendix K), were developed for the public scoping meetings. The comment form allowed attendees to submit written comments at the public scoping meetings or return it via mail to be postmarked by the close of the comment period on February 24, 2020. The comment form was also posted on the project website. The room layout provided direction on the flow of the poster stations.

### 1.3.4 Attendance

The information below reflects the number of people who attended the public scoping meetings.

#### February 13, 2020

Sixty-eight (68) people attended the first public scoping meeting, including the following groups/organizations and media:

- Congressman Juan Vargas' Office
- Midway-Pacific Highway Community Planning Group
- Old Town San Diego Chamber of Commerce
- San Diego Military Advisory Council
- Port of San Diego
- San Diego Audubon Society
- Sierra Club
- KPBS
- CBS News 8
- Presidio Sentinel

#### February 19, 2020

Eighty-seven (87) people attended the second public scoping meeting, including the following groups/organizations and media:

- Senator Toni Atkins' Office
- Assembly member Todd Gloria's Office
- Councilmember Jennifer Campbell's Office
- City of San Diego Planning Department
- Midway-Pacific Highway Community Planning Group
- Old Town San Diego Community Planning Group
- San Diego County Regional Airport Authority
- San Diego County Archaeological Society
- BikeSD Outreach, Inc.

At the welcome table, attendees had the option of sharing how they heard about the public scoping meetings. Below are the notification sources that attendees listed, as well as the number of people that listed each source.

#### February 13, 2020

- Email: 18
- Postcard mailer/letter: 6
- Newspaper: 6
- Online: 6
- Television: 5
- Work: 4
- Public notice: 3
- San Diego Military Advisory Council: 2
- *Federal Register*: 1
- Community Planning Group: 1
- Homeowners Association: 1
- Friend: 1

#### February 19, 2020

- Email: 18
- Postcard mailer/letter: 10
- Work: 10
- Online: 6
- Newspaper: 5
- Public notice: 5
- Family member/friend: 5
- School: 3
- Television: 2

### **1.3.5 Common Questions**

The project team answered questions and provided information to the public during the public scoping meetings. Some common questions asked about the project during the public scoping meetings included:

- What is the timeline for development?
- What does high and low density mean?
- How tall would the buildings be? Will the height restrictions be altered?
- Will the land stay in federal ownership or be sold?
- Will parking be considered in any of the alternatives? How will parking be affected?
- Will preserving some aspect of the history of the site/cultural resources be considered?
- What will the traffic impacts be?
- What would the placement/configuration of a transit center be?
- Public-private development process: What is it? What is the timeline for the public-private development process?
- What is the timing of the NEPA and California Environmental Quality Act (CEQA) processes?

## 1.4 Public Comment Period

The public comment period was from January 24, 2020 to February 24, 2020. Throughout the public comment period, written comments were accepted by mail and on the project website. Oral and written comments were also accepted at the two public scoping meetings.

### 1.4.1 Comments Summary

During the scoping period, 124 comments were received. Most of the comments were received through the project website. While all scoping materials indicated that comments would not be accepted via the project hotline or the project email, two comments were submitted by email. Both of these comments were accepted for consideration in the Draft EIS. The 124 comments were received in the following manner:

- Project Website Submission: 85
- Public Meeting - February 13, 2020: 16 *(includes 3 court reporter comments)*
- Public Meeting - February 19, 2020: 14 *(includes 1 court reporter comment)*
- Email: 03
- Mail: 07
- Total Comments Received: 125

Organizations and agencies that submitted comments include:

- City of San Diego
- BikeSD Outreach, Inc.
- California Coastal Commission
- California State Parks, San Diego Coast District
- Caltrans, District 11
- California Department of Toxic Substances Control
- Port of San Diego
- San Diego County Archaeological Society
- San Diego County Regional Airport Authority
- San Diego Cyber Center of Excellence
- Save Our Heritage Organisation
- University of California, San Diego, Graduate Student Association
- United States Environmental Protection Agency (USEPA), Region 9

The comments received generally cover the topics of transportation/traffic, visual resources, land use, air quality, cultural resources, hazardous materials, development next steps, alternatives, purpose and need, and coastal resources. Each of these topics is addressed in this section to provide a summary of comments, and the Draft EIS approach and analysis to address the comment. All comments are not listed below but these are a general representation of the types of comments received. A summary of comments for miscellaneous topics is presented at the end of this section. A list of Frequently Asked Questions (Appendix L) also is being prepared as a result of the scoping process and will be posted to the project website.

### 1.4.1.1 Transportation/Traffic

#### Public Comments

Transportation and traffic received a number of comments. The general nature of comments included:

- The EIS should address changes in traffic flow and congestion as a result of the project, as well as the cumulative traffic effects in the area.
- The EIS should address how parking and traffic would be improved to accommodate the expected higher density development and associated increased traffic.
- Improvements are needed for Pacific Highway, which is an important component of local traffic to/from Interstate (I-) 5 and I-8.
- The EIS should address future transportation modes such as driverless cars.
- Caltrans recommended a Traffic Impact Study, which should involve: intersections at I-5, I-8, and State Route 163; a vehicles mile traveled analysis; data less than two years old, and early coordination with Caltrans. Traffic problems and congestion would increase, parking would be affected, and traffic access to freeways would be problematic.
- Existing traffic problems exist at Taylor Street (identified in the Mid Coast Trolley Expansion Environmental Impact Report), and the project could make this worse.
- Parking is problematic in the Old Town area and would get worse with this project.
- Construction would create increased traffic congestion and traffic flow problems.
- The addition of housing and high-density options also creates increased traffic. The public transit hub as a benefit for the community and inclusion of a transit center at the NAVWAR site would help achieve the region's transit goals.
- The project has potential to positively affect traffic and commute times in San Diego and the project would enhance public transit options and access to public transit.
- More housing near transit connections would be a positive and direct access to the trolley would help clear congestion for those traveling to other business centers (e.g., University Town Center/Sorrento Valley).

Specific traffic recommendations made by public commenters include:

- Consider separate bicycle, pedestrian, and micro-mobility vehicle infrastructure on site and in the immediate area to encourage non-car transportation options
- Create continued traffic flow, including use of traffic circles and roundabouts
- The transit hub should have autonomous small shuttle bus program that runs directly to nearby trolley stops as well as other catchments (one in each neighborhood)
- Trolley improvements would improve traffic
- Move Navy east of Old Town to reduce traffic problems
- Involve Caltrans in engineering of exits at Old Town
- Need a designated exit for the OTC site to mitigate the extra traffic in and out of Old Town
- Extend Old Town bridge over I-5 and the railroad tracks onto the Navy OTC so that all vehicular traffic flows smoothly on and off the freeway
- Bury the LOSSAN corridor train tracks through the project area (the Taylor Street crossing is a problem)

## EIS Approach and Analysis

The project team is conducting vehicle traffic modeling for each alternative to be analyzed in the Draft EIS. This accounts for changes to population and land use concepts and estimated volumes and flows of traffic associated with each alternative. This traffic modeling is being done for roadways and intersections potentially affected by construction and operation. The results of this traffic modeling will be presented in the Draft EIS.

### 1.4.1.2 Visual Resources

#### Public Comments

Comments on visual resources generally addressed the following:

- Tall structures that could affect aesthetics/views of the area.
- The view over the project location is the first view of San Diego and the harbor when driving in on I-5.
- Any structure over five stories would compromise local citizens (e.g., Presidio Park, Mission Hills) and visitors to San Diego from enjoying the natural beauty and ocean views.
- The EIS should address how the vista would be changed by this development.
- Lower buildings would help the area remain consistent with both the look and feel of surrounding Old Town, Mission Hills, and Point Loma.
- Higher buildings would reduce the appeal of Old Town as a historic destination.
- The project should maintain open space and create multi-level aesthetically appealing functional development (e.g., a development that connects to Post Office development and Sports Arena Development to improve the Midway community).

## EIS Approach and Analysis

The project team is conducting visual resource modeling. This is being done by simulating each alternative in a 3-dimensional fashion, then showing views of the project from sensitive viewing locations including those identified during the scoping process. The results of this analysis will be presented in the Draft EIS.

### 1.4.1.3 Land Use

#### Public Comments

Many of the land use comments were in the context of transportation options and are identified below:

- Promotion of high-density, mixed-use, and alternative transportation options (biking, pedestrian, etc.)
- Improvements to transit options, use of the area as a transit hub, increased housing (including military housing), use of area for parks/community uses, creating a city market type area, and creating a Cyber Innovation Center.

## EIS Approach and Analysis

The project team is reviewing local land use plans and proposed developments. This planning information will be integrated into the land use analysis in the Draft EIS. The Draft EIS will also have sections on Transportation and Visual Resources.

#### 1.4.1.4 Air Quality

##### Public Comments

Air quality comments centered on improvements to air quality from transit oriented development including:

- The NAVWAR site is in a prime location that is vastly underutilized and could have a substantial impact in helping San Diego manage the climate crisis.
- The City of San Diego's Climate Action Plan targets a reduction of greenhouse gas emissions of 51 percent below the 2010 baseline by the year 2035. One of several strategies identified to achieve this reduction is an increase in mass transit, walking, and biking.
- The Navy should be aligned with the Climate Action Plan and build a facility that will adapt to sea level rise.
- Alternative 4 would be best in terms of the City's Climate Action Plan.
- The project area is highly developed and adjacent to a freeway and other major roads; therefore, there is potential for future residential and commercial occupants of the site under the project to experience "near roadway" (within 200 meters of a road) air pollution.

##### EIS Approach and Analysis

The project team is conducting air emissions calculations for the construction and operation phases of each alternative. This incorporates guidance provided by USEPA public scoping comments and accounts for changes to population and land use concepts and estimated volumes and flows of traffic associated with each alternative. Additionally, the EIS will address the provisions of CEQA related to greenhouse gases/climate change, and odor. The results will be compared with existing air emissions in the City of San Diego and local and federal air quality standards to determine potential air quality impacts. The results of air emissions calculations will be presented in the Draft EIS.

#### 1.4.1.5 Cultural Resources

##### Public Comments

Comments involved the potential impact to historic properties and the potential listing of on-site buildings on the National Register of Historic Places (NRHP) including:

- The site buildings are historic due to their use during World War II and the Cold War.
- The project should prepare a full range of NEPA alternatives to comprehensively evaluate and reduce the potential environmental impacts of this development on Historic Old Town, the Birthplace of California, which should include height and coastal zone requirements.
- The EIS should analyze tall buildings and potential impacts on the character of Old Town and other local listed and eligible properties.

##### EIS Approach and Analysis

The project team is conducting an assessment of the eligibility of OTC properties for both World War II and the Cold War. The results of this analysis will be presented in the Draft EIS. It is anticipated that some properties may be eligible for listing on the NRHP. Since development of the site under Alternatives 2, 3, 4, and 5 would include demolition of existing facilities, the Draft EIS will present a process for mitigation under the National Historic Preservation Act.

While the exact nature of visual impact to adjacent or local listed properties, such as Historic Old Town, would not be known until development plans are complete, the Draft EIS will include an analysis of potential visual impact to adjacent or local listed properties.

#### **1.4.1.6 Hazardous Materials**

##### **Public Comments**

Comments received were related to environmental contamination on the site including:

- The presence of soil and groundwater contamination on site and the associated development on contaminated properties.
- The EIS should address potential hazardous waste, toxic materials, and chemicals that may exist on/underneath the OTC.
- The cleanup of hazardous material should be considered and what decision will be made to move forward if it cannot be safely cleaned.
- The potential for additional contamination related to industrial uses during World War II.

##### **EIS Approach and Analysis**

The EIS will present a brief history of uses of the site and known releases of hazardous substances and wastes. The EIS will also describe the Environmental Restoration program and the investigation and successful remediation of sites. The EIS will present data related to ongoing environmental remediation and describe the process for cleanup of the site. The EIS will address a process and responsibility for any remediation actions that would take place during redevelopment.

#### **1.4.1.7 Development Next Steps**

##### **Public Comments**

While only a few comments were received on the development process, this was a predominant question from participants at the scoping meetings. Comments raised included:

- What is the agreement with the San Diego Association of Governments and the timing and process for redevelopment after the EIS.
- The alternatives involve extensive off-site redevelopment of train, trolley, and bus facilities; the EIS should address this and other potential off-site redevelopment, such as rebuilding of the intersection of Rosecrans Street, Taylor Street, and Pacific Highway.

##### **EIS Approach and Analysis**

The EIS will present an analysis of potential impacts for development on the OTC property. The EIS will address off-site development such as the transit connection to the airport in the cumulative impacts section. Because of the extensive interest from the development community and the questions discussed at scoping, the EIS will include a discussion of the anticipated development process in Chapters 1 and 2.

### 1.4.1.8 Alternatives

#### Public Comments

A number of comments were positive and supportive of the alternatives including:

- High-density mixed-use development is preferred on the site.
- The project would benefit enhanced transit options and result in a reduction in use of vehicles.
- The site should be transferred at no cost or should be part of the Federal process for excess property.

#### EIS Approach and Analysis

The existing alternatives are well representative of a range of development to meet the NAVWAR mission. Federal excess or no cost transfer would not meet the purpose and need of the project. The Navy will continue to examine the alternatives as impacts are analyzed during the next phase of the analysis.

### 1.4.1.9 Purpose and Need

#### Public Comments

Comments on the project purpose and need centered more on the development than the Navy mission requirements. Comment topics included:

- There is a local need for public transit solutions to reduce traffic and commute times, and housing near transit connections to benefit the community.
- Downtown San Diego needs housing opportunities for families, and the Navy deserves an iconic building.
- The NAVWAR location is ideal for centrally located housing.
- Affordable housing is needed for seniors and retired military.
- The need for physical and cyber security for the NAVWAR mission has not been addressed.
- Is the project needed since it would eliminate space for NAVWAR and is not a benefit to the government.

#### EIS Approach and Analysis

The purpose of the Proposed Action is to address substandard, inefficient, and obsolete facilities that are incapable of meeting and sustaining NAVWAR's mission requirements. The Navy requires secure, safe, modern, state-of-the-art facilities to meet NAVWAR's information technology, artificial intelligence, and cyber warfare operational needs. The background for this need is presented in the EIS and is the basis for developing alternatives. Input from the public during the scoping process is being used to inform the development of alternatives and the analysis of impacts in the EIS.

#### 1.4.1.10 Coastal Resources

##### Public Comments

Some of the comments regarding cultural resources also referenced the coastal zone and threats of sea level rise. Comments included:

- The importance of long-term, regional transit improvements that provide connections to the airport. Such a connection would provide multiple local and regional benefits.
- The project would reduce traffic congestion on North Harbor Drive and other area roadways; reduction in vehicle-generated greenhouse gas emissions; and enhancement of the public's ability to access the coast.
- Although the project area is outside of the coastal zone, it may be subject to the Commission's federal consistency authority, pursuant to the federal Coastal Zone Management Act.
- The EIS should include an analysis of project alternatives' consistency with the California Coastal Act.

##### EIS Approach and Analysis

The EIS will include an assessment of potential impacts of the project on the coastal zone.

#### 1.4.1.11 Other Public Comments

Additional topics included in scoping comments are summarized below:

- The OTC is located within the Airport Influence Area for the San Diego International Airport Land Use Compatibility Plan. The EIS should evaluate if the proposed project would result in a safety hazard to people staying and working in the project area or aircraft, expose people staying or working in the project area to excessive noise levels, and change air traffic patterns.
- Safety should be a consideration for high buildings in proximity of the San Diego airport.
- Bicycles and mass transit vehicles are safer than automobiles, so high-density development promoting alternative transportation concepts is safer.
- Consider separate infrastructure to encourage non-car transportation choices. This can include safe and comfortable bicycle access from all directions, as well as long-term storage for bicycles and personal electric vehicles.
- High-density development can create traffic congestion, noise, and light pollution.
- Redevelopment may considerably add to utilities demand, so the EIS should evaluate whether there is enough capacity.
- The existing infrastructure cannot withstand additional businesses, housing, or other private development of this land. Mitigation would be insufficient without a complete rebuild of the area.
- The Navy should design and build facilities in a manner that reduces use of energy and resources. All buildings should be designed to meet the U.S. Green Building Council's Leadership in Energy and Environmental Design Platinum certification. USEPA comments provide guidance for elements such as stormwater, renewable energy, energy conservation, recycled building materials, green building, and bird-friendly design.
- If children and/or environmental justice populations could occupy the site, USEPA recommends the Draft EIS address these issues in accordance with Executive Orders 13045 and 12898, respectively.

- The Navy should be careful about ownership and lease agreements to ensure they are fair for the government.
- NAVWAR should be located outside of the city hub (e.g., Camp Pendleton).
- There may be a fault (Rose Canyon Fault) or related fault complexes under the project site, in the immediate vicinity, or under or proximate to rail and trolley lines.
- There should be a plan for how to handle NAVWAR employees and work during the construction phase.

### **1.5 Media Coverage**

KPBS, the local San Diego NPR station, and CBS News 8-San Diego attended and filmed during the first public scoping meeting on February 13, 2020. KPBS published several online media articles, covered the project on the radio and published a video on the project on February 10-11, 2020 ahead of the first public scoping meeting.

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equipment; publications; training; aviation life support systems; aircraft transportation; logistical and other technical assistance, and other related elements of logistical and program support.

(iv) *Military Department: Navy (AR-P-GVQ)*

(v) *Prior Related Cases, if any: AR-P-SSA, AR-P-GSH, AR-P-GSI, AR-P-GSJ*

(vi) *Sales Commission, Fee, etc., Paid, Offered, or Agreed to be Paid: None*

(vii) *Sensitivity of Technology Contained in the Defense Article or Defense Services Proposed to be Sold: None*

(viii) *Date Report Delivered to*

Congress: December 19, 2019

\* As defined in Section 47(6) of the Arms Export Control Act.

**POLICY JUSTIFICATION**

*Argentina—Support for EDA P-3C Aircraft*

The Government of Argentina has requested a possible sale of equipment, support and services in support of Argentina's EDA purchase of four (4) P-3C aircraft, including four (4) turboprop engines on each airframe and an additional four (4) turboprop engines. The proposed sale will include communications equipment; radar equipment; Infrared /Electro-optic equipment; aircraft depot maintenance; depopulation and repopulation; supply support/spares and repair of repairables; support equipment; publications; training; aviation life support systems; aircraft transportation; logistical and other technical assistance, and other related elements of logistical and program support. The total estimated program cost is \$78.032 million.

This proposed sale will support the foreign policy and national security of the United States by helping to improve the security of a partner in South America.

Argentina's existing P-3B patrol aircraft have reached the end of their operational service life. To maintain maritime security, Argentina acquired four EDA P-3C aircraft to replace its older aircraft. These EDA aircraft need this refurbishment and equipment to be fully operational. It is vital to the U.S. national interest to assist Argentina in developing and maintaining a strong and ready self-defense maritime patrol aircraft capability. Argentina will have no difficulty absorbing these aircraft into its armed forces.

The proposed sale of this equipment will not alter the basic military balance in the region.

The prime contractors will be Logistic Services International, Jacksonville, FL;

Lockheed Martin Aircraft Center, Greenville, SC; Eagle Systems, Jacksonville, FL; and Rockwell Collins, Cedar Rapids, IA. There are no known offset agreements in connection with this potential sale.

Implementation of this proposed sale will require the temporary assignment of approximately 12 U.S. contractor representatives to Argentina to support the program.

There will be no adverse impact on U.S. defense readiness as a result of this proposed sale.

[FR Doc. 2020-01130 Filed 1-23-20; 8:45 am]

**BILLING CODE 5001-06-P**

**DEPARTMENT OF DEFENSE**

**Department of the Navy**

**Certificate of Alternate Compliance for USS OAKLAND (LCS 24)**

**AGENCY:** Department of the Navy, DoD.

**ACTION:** Notice of issuance of Certificate of Alternate Compliance.

**SUMMARY:** The U.S. Navy hereby announces that a Certificate of Alternate Compliance has been issued for USS OAKLAND (LCS 24). Due to the special construction and purpose of this vessel, the Deputy Assistant Judge Advocate General (DAJAG)(Admiralty and Maritime Law) has determined it is a vessel of the Navy which, due to its special construction and purpose, cannot comply fully with the navigation lights provisions of the International Regulations for Preventing Collisions at Sea, 1972 (72 COLREGS) without interfering with its special function as a naval ship. The intended effect of this notice is to warn mariners in waters where 72 COLREGS apply.

**DATES:** This Certificate of Alternate Compliance is effective January 24, 2020 and is applicable beginning January 10, 2020.

**FOR FURTHER INFORMATION CONTACT:** Lieutenant Tom Bright, JAGC, U.S. Navy, Admiralty Attorney, Office of the Judge Advocate General, Admiralty and Maritime Law Division (Code 11), 1322 Patterson Ave. SE, Suite 3000, Washington Navy Yard, DC 20374-5066, 202-685-5040, or *admiralty@navy.mil*.

**SUPPLEMENTARY INFORMATION:** Background and Purpose. Executive Order 11964 of January 19, 1977 and 33 U.S.C. 1605 provide that the requirements of the International Regulations for Preventing Collisions at Sea, 1972 (72 COLREGS), as to the number, position, range, or arc of visibility of lights or shapes, as well as

to the disposition and characteristics of sound-signaling appliances, shall not apply to a vessel or class of vessels of the Navy where the Secretary of the Navy shall find and certify that, by reason of special construction or purpose, it is not possible for such vessel(s) to comply fully with the provisions without interfering with the special function of the vessel(s). Notice of issuance of a Certificate of Alternate Compliance must be made in the **Federal Register**.

In accordance with 33 U.S.C. 1605, the DAJAG (Admiralty and Maritime Law), under authority delegated by the Secretary of the Navy, hereby finds and certifies that USS OAKLAND (LCS 24) is a vessel of special construction or purpose, and that, with respect to the position of the following navigational lights, it is not possible to comply fully with the requirements of the provisions enumerated in the 72 COLREGS without interfering with the special function of the vessel:

Annex I, paragraph 2(a)(i), pertaining to the vertical position of the forward masthead light; Annex I, paragraph 3(a), pertaining to the horizontal position of the forward masthead light; Rule 21(a) and Annex I, paragraph 2(f)(i), pertaining to the aft masthead light being clear of obstructions; Annex I, paragraph 3(a), pertaining to the horizontal separation between the forward and aft masthead lights; Annex I, paragraph 2(f)(ii), pertaining to the vertical and horizontal spacing of task lights; and Rule 27(b)(i) and Annex I, paragraph 9(b), pertaining to task light obstructions.

The DAJAG (Admiralty and Maritime Law) further finds and certifies that these navigational lights are in closest possible compliance with the applicable provision of the 72 COLREGS.

**Authority:** 33 U.S.C. 1605(c), E.O. 11964

Approved: January 20, 2020.

**D.J. Antenucci,**

*Commander, Judge Advocate General's Corps, U.S. Navy, Federal Register Liaison Officer.*

[FR Doc. 2020-01143 Filed 1-23-20; 8:45 am]

**BILLING CODE 3810-FF-P**

**DEPARTMENT OF DEFENSE**

**Department of the Navy**

**Notice of Intent To Prepare an Environmental Impact Statement for Navy Old Town Campus Revitalization at Naval Base Point Loma, California, and To Announce Public Scoping Meetings**

**AGENCY:** Department of the Navy, DoD.

**ACTION:** Notice.

**SUMMARY:** Pursuant to Section 102(2)(C) of the National Environmental Policy Act (NEPA) of 1969, as implemented by the Council on Environmental Quality Regulations, the Department of the Navy (Navy) announces its intent to prepare an Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with revitalization of the Navy Old Town Campus (OTC) to support Naval Information Warfare Systems Command's (NAVWAR) current and future operational readiness. This EIS will also address provisions of the California Environmental Quality Act (CEQA) as it relates to non-federal development within the proposed alternatives. An EIS is considered the appropriate document for comprehensively analyzing the proposed action to demolish and construct buildings, utilities, and infrastructure at the OTC, Naval Base Point Loma, California. Specific proposed actions within the OTC proposal could include Navy recapitalization of the site or redevelopment through a public-private partnership.

**DATES:** The Navy is initiating a 30-day public scoping process to identify community interests and specific issues for analysis in the EIS. This public scoping process starts with the publication of this Notice of Intent. The Navy is planning two public scoping meetings to receive written comments on issues for analysis in the EIS. All public comments are due by February 24, 2020.

**ADDRESSES:** The meetings will be held in the following locations (all times local):

1. February 13, 2020, 4:00 p.m. to 7:00 p.m., Liberty Station Conference Center, Main Hall, Door A, 2600 Laning Road, San Diego, California 92106-6427.
2. February 19, 2020, 4:00 p.m. to 7:00 p.m., Liberty Station Conference Center, Main Hall, Door A, 2600 Laning Road, San Diego, California 92106-6427.

Additional information concerning meeting times and locations is available on the EIS website at [www.navwar-revitalization.com](http://www.navwar-revitalization.com). The Navy will announce public scoping meeting dates, times, and locations in the local news media.

Public scoping meetings will include open house sessions, with information stations staffed by Navy representatives. The Navy will collect comments during each of the two public scoping meetings. Written comments can also be made electronically on the project website.

**FOR FURTHER INFORMATION CONTACT:**

Naval Facilities Engineering Command Southwest, Navy OTC Revitalization EIS Project Manager, Attn: Mr. Ron Bochenek, 1220 Pacific Highway (Code EV21.RB), San Diego, California 92132-5101; telephone: 619-379-3860.

**SUPPLEMENTARY INFORMATION:** The U.S. Army Air Corps first used the OTC site in 1940. Use of the site transitioned to the United States Air Force in 1947. General Dynamics Corporation operated the facility, known as Air Force Plant 19, from approximately 1940 to the mid-1970s, using it primarily for aircraft production. Beginning in the late 1970s, subassembly activities for various missile production programs replaced aircraft assembly as the primary function of the facility. In 1994, the Air Force transferred ownership of the property to the U.S. Navy (with oversight given to Naval Base Point Loma) and manufacturing activities focused on space launch vehicle assembly as conducted by various military contractors.

NAVWAR established the OTC site as their headquarters in 1996, with a mission focus of naval communications and space programs. Site activities have since grown to include development, acquisition, and life cycle management of command, control, communications, computers, intelligence, surveillance, and reconnaissance systems for Navy, Marine Corps, and selected joint service, allied nation, and other government agency programs.

The existing OTC facilities are beyond their useful life and their degradation is affecting NAVWAR's cyber warfare mission, security, and workforce safety. The Navy requires secure, safe, modern state-of-the-art space to support NAVWAR's mission requirements. NAVWAR proposes to revitalize the OTC, which would include the demolition of existing facilities and construction of new buildings, utilities, and infrastructure to provide mission capable facilities for NAVWAR on OTC.

NAVWAR's mission requirements include 1,064,268 square feet (SF) of space, as follows:

- 845,326 SF of office space;
- 29,156 SF of secure conference and auditorium space;
- 24,172 SF of warehouse/storage space; and
- 165,614 SF of lab space.

Parking will also be required for personnel working at OTC, either on site or at a separate nearby location.

During development of the NAVWAR's mission requirements, the Navy identified a portion of the existing OTC facilities, primarily open storage/

laydown and warehouse space, could be accommodated at an off-site location. This EIS does not address the potential NAVWAR off-site facilities relocation. Therefore, subsequent NEPA may be required if alternative selection results in utilization of an off-site location.

The purpose of and need for the Proposed Action is to address substandard, inefficient, and obsolete facilities that are incapable of meeting and sustaining NAVWAR's mission requirements. Current facilities are beyond their useful life and negatively affect NAVWAR's cyber warfare mission, security, and workforce safety. NAVWAR requires secure, safe, efficient, modern, state-of-the-art facilities to meet information technology, artificial intelligence, and cyber warfare operational needs as a central component to NAVWAR's mission in defense of our Nation.

In September 2018, the Navy issued a Request for Interest (RFI) to evaluate the availability and adequacy of potential business sources to revitalize the OTC site through a public-private partnership. In November 2018, the Navy held an industry day to solicit responses to the RFI and highlight the Navy's willingness to consider all types of concepts to achieve Navy goals for revitalizing the OTC, including long-term leases, a land exchange, or sale. The RFI process resulted in twelve responses, four of which contained substantive market research. After considering the proposals received on the RFI, feedback received at industry day, and subsequent discussions with internal and external stakeholders, the Navy entered into an agreement with the San Diego Association of Governments (SANDAG) on September 19, 2019, to conduct a planning process intended to lead to the redevelopment of the OTC, to include a potential Transit Center and the redevelopment of NAVWAR facilities. SANDAG's proposed Transit Center would improve multimodal regional transportation efficiency for the residents and visitors of the greater San Diego area, and would support NAVWAR's mission by providing access that is more efficient to industry partners and transportation. SANDAG is considering various conceptual transportation solutions for improved regional airport connectivity; some of the concepts under consideration include possible construction at the NAVWAR facility, others do not. In consideration of the fact that Navy may proceed without SANDAG if SANDAG and the Navy do not agree to move forward with redevelopment of the site to include a Transit Center, the Navy has developed

five preliminary alternatives in addition to the No Action alternative for revitalizing the OTC.

Alternative 1 (Navy Recapitalization at OTC) would consist of revitalization of the OTC to meet NAVWAR's facility requirements with Navy-funded capital improvements only. This would potentially include consolidating NAVWAR operations into two of the existing 310,000 SF buildings (Buildings 2 and 3) on OTC Site 1.

Alternative 2 (High-Density Mixed Use Revitalization) would consist of construction of new Navy facilities for NAVWAR on the OTC site through an agreement with a public-private partner, and the relocation of some warehouse functions to a separate off-site location.

Alternative 3 (Low-Density Mixed Use Revitalization) would be similar to Alternative 2, but the development scenario for private development would be reduced. The development requirements for NAVWAR would be the same as under Alternative 2.

Alternative 4 (High-Density Mixed Use Revitalization Including a Transit Center) would be similar to Alternative 2, but a portion of the OTC site would be developed as a transit center. The development requirements for NAVWAR would be the same as under Alternative 2.

Alternative 5 (Low-Density Mixed Use Revitalization Including a Transit Center) would be similar to Alternative 2, but a portion of the OTC site would be developed as a transit center and the development scenario for private development would be reduced. The development requirements for NAVWAR would be the same as under Alternative 2.

Alternative 6 (No Action Alternative) would be no change from status quo. The Navy would continue to maintain and repair the existing facilities, and NAVWAR would continue to operate at the OTC site as is.

Environmental issues and resources to be examined and addressed in the EIS include, but are not limited to: Air Quality (including environmental effects analyses pursuant to CEQA for greenhouse gases/Climate Change and Odor), Transportation, Visual Resources, Land Use (including Agricultural Resources for CEQA), Socioeconomics (including Growth Inducing Impacts for CEQA), Cultural Resources (including Paleontology for CEQA), Hazardous Materials and Waste, Public Health and Safety (including Wildfire for CEQA), Environmental Justice, Infrastructure (including Schools, Utilities and Energy Consumption for CEQA), Airspace, Noise, Geology (including Mineral

Resources for CEQA), Water Resources, and Biological Resources. The EIS will also analyze measures that would avoid or mitigate environmental effects. Additionally, the Navy will undertake any coordination and consultation activities required by the National Historic Preservation Act.

The Navy encourages interested persons to submit comments concerning the alternatives proposed for study, and environmental issues for analysis in the EIS. Federal, State, local, and Tribal agencies, and interested persons are encouraged to provide comments to the Navy to identify specific environmental issues or topics of environmental concern that the Navy should consider when developing the Draft EIS. The Navy will prepare the Draft EIS, incorporating issues identified by the commenting public. All comments received during the public scoping period will receive consideration during EIS preparation.

Mailed comments on the scope of the EIS should be postmarked no later than February 24, 2020. Comments may be mailed to: Naval Facilities Engineering Command Southwest, Navy OTC Revitalization EIS Project Manager, Attn: Mr. Ron Bochenek, 1220 Pacific Highway (Code EV21.RB), San Diego, California 92132-5101. Interested parties can also submit comments via the EIS website at [www.navwar-revitalization.com](http://www.navwar-revitalization.com).

Dated: January 20, 2020.

**D.J. Antenucci,**

*Commander, Judge Advocate General's Corps, U.S. Navy, Federal Register Liaison Officer.*

[FR Doc. 2020-01144 Filed 1-23-20; 8:45 am]

**BILLING CODE 3810-FF-P**

## DEPARTMENT OF EDUCATION

### Application Deadline for Fiscal Year 2020; Small, Rural School Achievement Program

**AGENCY:** Office of Elementary and Secondary Education, Department of Education.

**ACTION:** Notice.

**SUMMARY:** Under the Small, Rural School Achievement (SRSA) program, Catalog of Federal Domestic Assistance (CDFS) number 84.358A, the U.S. Department of Education (Department) awards grants on a formula basis to eligible local educational agencies (LEAs) to address the unique needs of rural school districts. In this notice, we establish the deadline and describe the submission procedures for fiscal year (FY) 2020 SRSA grant applications. All LEAs eligible for FY 2020 SRSA funds

must submit an application electronically via the process described in this notice by the deadline in this notice.

**DATES:**

*Applications Available:* February 3, 2020.

*Deadline for Transmittal of Applications:* April 17, 2020.

**FOR FURTHER INFORMATION CONTACT:** Mr. Robert Hitchcock, U.S. Department of Education, 400 Maryland Avenue SW, Room 3E-218, Washington, DC 20202. Telephone: (202) 260-1472. Email: [reap@ed.gov](mailto:reap@ed.gov).

If you use a telecommunications device for the deaf or a text telephone, call the Federal Relay Service, toll free, at 1-800-877-8339.

**SUPPLEMENTARY INFORMATION:**

**I. Award Information**

*Type of Award:* Formula grant.

*Available Funds:* The Administration has requested \$90,420,000 for SRSA in FY 2020. The actual level of funding, if any, depends on final congressional action. However, we are inviting applications to allow enough time to complete the grant process if Congress appropriates funds for this program.

*Estimated Range of Awards:* \$0-\$60,000.

*Note:* Depending on the number of eligible LEAs identified in a given year and the amount appropriated by Congress for the program, some eligible LEAs may receive an SRSA allocation of \$0 under the statutory funding formula.

*Estimated Number of Awards:* 4,000.

**II. Program Authority and Eligibility Information**

*Under what statutory authority will FY 2020 SRSA grant awards be made?*

The FY 2020 SRSA grant awards will be made under title V, part B, subpart 1 of the Elementary and Secondary Education Act of 1965, as amended (ESEA).

*Which LEAs are eligible for an award under the SRSA program?*

For FY 2020, an LEA (including a public charter school that meets the definition of LEA in section 8101(30) of the ESEA) is eligible for an award under the SRSA program if it meets one of the following criteria:

(a)(1) The total number of students in average daily attendance at all of the schools served by the LEA is fewer than 600; or each county in which a school served by the LEA is located has a total population density of fewer than 10 persons per square mile; and

(2) All of the schools served by the LEA are designated with a school locale

Appendix B: Newspaper Display Advertisement

 <p><b>The U.S. Navy Announces Its Intent to Prepare an Environmental Impact Statement and Hold Public Scoping Meetings for Revitalization of NAVWAR Facilities on the Old Town Campus at Naval Base Point Loma, California</b></p> 	
<p>The U.S. Navy is preparing an Environmental Impact Statement (EIS) to assess potential environmental effects associated with revitalization of the Old Town Campus (OTC) to support Naval Information Warfare Systems Command's (NAVWAR) current and future operational readiness. The Navy initiated a 30-day public scoping process on January 24, 2020 to identify community interests and specific issues for analysis in the EIS. Additional opportunities for public participation will occur after the publication of the Draft EIS in Summer 2020.</p>	
<p><b><u>MAIL SCOPING COMMENTS TO:</u></b> Naval Facilities Engineering Command Southwest Navy OTC Revitalization EIS Project Manager Attention: Ron Bochenek 1220 Pacific Highway (Code: EV21.RB) San Diego, CA 92132-5101</p>	<p><b><i>PUBLIC SCOPING MEETINGS: 4 p.m. to 7 p.m.</i></b></p>
<p><b><u>SUBMIT SCOPING COMMENTS ONLINE:</u></b> <a href="http://www.NAVWAR-revitalization.com">www.NAVWAR-revitalization.com</a></p>	<p><b>Thursday, Feb. 13 and Wednesday, Feb. 19</b></p>
<p>Scoping comments are being accepted from January 24, 2020 through February 24, 2020.</p>	<p>Liberty Station Conference Center, Main Hall, Door A 2600 Laning Road San Diego, CA 92106-6427</p>
<p>All scoping comments must be postmarked by <b>February 24, 2020</b> to be considered in the preparation of the Draft EIS.</p>	<p><b><i>Written scoping comments will be accepted at each public scoping meeting.</i></b></p>
<p>Individuals requiring reasonable accommodations: please contact Ron Bochenek at the address above or at 619-532-2799.</p>	<p><i>There will not be a presentation or formal oral comment session. Public scoping meetings will include poster stations staffed by Navy representatives.</i></p>
<p>Visit <a href="http://www.NAVWAR-revitalization.com">www.NAVWAR-revitalization.com</a> for more information or to submit comments online.</p>	

## Appendix C: Postcard Mailer

# Navy Old Town Campus Revitalization Environmental Impact Statement



The U.S. Navy initiated a **30-day public scoping process from January 24, 2020 through February 24, 2020** to identify community interests and specific issues for analysis in the Environmental Impact Statement.

In accordance with the National Environmental Policy Act of 1969, the U.S. Navy announces its intent to prepare an Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with revitalization of the Old Town Campus (OTC) at Naval Base Point Loma, California to support Naval Information Warfare Systems Command's (NAVWAR) current and future operational readiness. The Navy welcomes your input.

### You can participate in a variety of ways:

- Submit written scoping comments at a public scoping meeting
- Submit scoping comments online at [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)
- Mail scoping comments to:  
Naval Facilities Engineering Command Southwest  
Navy OTC Revitalization EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101

Scoping comments must be postmarked by **Monday, February 24, 2020**.

All scoping comments submitted by this date will be considered in the preparation of the Draft EIS.

Additional opportunities for public participation will occur after the publication of the Draft EIS in Summer 2020.

For additional project information or to submit written scoping comments, please visit: [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)

### Public Scoping Meetings

Thursday, February 13, 2020 and  
Wednesday, February 19, 2020

4 p.m. to 7 p.m.

Liberty Station Conference Center  
Main Hall, Door A  
2600 Laning Road  
San Diego, CA 92106-6427

Arrive at any time during the hours specified. Navy representatives will be available at poster stations to provide information about the project and answer questions. There will not be a presentation or a formal oral comment session.

**Individuals requiring reasonable accommodations:** please contact Ron Bochenek by email at [info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com) or by calling 619-532-2799.



Naval Facilities Engineering  
Command Southwest  
Navy OTC Revitalization  
EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101

### Proposed Action

The Navy proposes to revitalize NAVWAR's facilities on the OTC. The existing OTC facilities are beyond their useful life and their degradation is affecting NAVWAR's cyber warfare mission, security, and workforce safety. Specific proposed actions within the OTC proposal could include Navy recapitalization of the site or redevelopment through a public-private partnership, including the consideration of a potential Transit Center.

For additional project information or to submit written scoping comments, please visit: [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)

Appendix D: Stakeholder Letter



DEPARTMENT OF THE NAVY  
COMMANDING OFFICER  
NAVAL BASE POINT LOMA  
140 SYLVESTER ROAD  
SAN DIEGO, CALIFORNIA 92106-3521

IN REPLY REFER TO:  
5090  
Ser N01/037  
January 24, 2020

Dear Sir or Madam:

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT FOR THE NAVY OLD TOWN  
CAMPUS REVITALIZATION AT NAVAL BASE POINT LOMA, CALIFORNIA

Pursuant to the National Environmental Policy Act (NEPA) of 1969, the U.S. Navy is preparing an Environmental Impact Statement (EIS) to analyze the potential environmental effects associated with revitalization of Naval Base Point Loma Old Town Campus (OTC) to support Naval Information Warfare Systems Command's (NAVWAR) current and future operational readiness. This EIS will also address provisions of the California Environmental Quality Act as it relates to non-federal development within the proposed alternatives. The EIS will comprehensively analyze the proposed action to demolish existing facilities and construct new buildings, utilities, and infrastructure at the OTC. Specific proposed actions could include Navy recapitalization of the site or redevelopment through a public-private partnership, including the consideration of a potential Transit Center.

The Navy initiated a 30-day public scoping period on January 24, 2020 to identify community interests and specific resources for analysis in the EIS. The 30-day public scoping period extends through **February 24, 2020**. The Navy invites you to participate in the EIS process and welcomes your input.

Public Scoping Meetings

The Navy is holding two public scoping meetings to receive written scoping comments on issues for analysis in the EIS. The public scoping meetings will be held from **4 p.m. to 7 p.m. on Thursday, February 13, 2020 and Wednesday, February 19, 2020:**

Liberty Station Conference Center  
Main Hall, Door A  
2600 Laning Road  
San Diego, CA 92106-6427

The public may arrive at any time during the hours specified. Navy representatives will be available at poster stations to provide information about the project and answer questions. There will not be a presentation or formal oral comment session. Individuals

requiring reasonable accommodations may contact Ron Bochenek, Navy OTC Revitalization EIS Project Manager, at [info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com) or by calling 619-532-2799.

#### Submitting Written Scoping Comments

The Navy requests and welcomes your scoping comments. Written scoping comments may be submitted at the public scoping meetings, online at [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com), or via postal mail to:

Naval Facilities Engineering Command Southwest  
Navy OTC Revitalization EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101

The 30-day public scoping period will be open from January 24, 2020 through February 24, 2020. Scoping comments must be postmarked by **Monday, February 24, 2020**. All scoping comments submitted by this date will be considered in the preparation of the Draft EIS. Additional opportunities for public participation will occur after the publication of the Draft EIS in Summer 2020.

#### Background

NAVWAR established the OTC site as their headquarters in 1996, with a mission focus of naval communications and space programs. The mission has grown to include development, acquisition, and life cycle management of command, control, communications, computers, intelligence, surveillance, and reconnaissance systems for Navy, Marine Corps, and selected joint service, allied nation, and other government agency programs.

#### Proposed Action

NAVWAR proposes to revitalize the OTC, which would include the demolition of existing facilities and construction of new buildings, utilities, and infrastructure to provide mission capable facilities for NAVWAR on the OTC. NAVWAR's mission requirements include 1,064,268 square feet (SF) of space, as follows:

- 845,326 SF of office space,
- 29,156 SF of secure conference and auditorium space,
- 24,172 SF of warehouse/storage space, and
- 165,614 SF of lab space.

Parking will also be required for personnel working at OTC, either on site or at a separate nearby location.

During development of the NAVWAR's mission requirements, the Navy identified a portion of the existing OTC facilities, primarily open storage/laydown and warehouse space, which could be accommodated at an off-site location. This EIS does not address the potential NAVWAR off-site facilities relocation. Therefore, subsequent NEPA may be required if alternative selection results in utilization of an off-site location.

Purpose and Need for the Action

The purpose of the Proposed Action is to address substandard, inefficient, and obsolete facilities that are incapable of meeting and sustaining NAVWAR's mission requirements. Current facilities are beyond their useful life and negatively affect NAVWAR's cyber warfare mission, security, and workforce safety. NAVWAR requires secure, safe, efficient, modern, state-of-the-art facilities to meet information technology, artificial intelligence, and cyber warfare operational needs as a central component to NAVWAR's mission in defense of our Nation.

For more information, please visit the project website at [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com) or contact Mr. Ron Bochenek, Navy OTC Revitalization EIS Project Manager, at 619-532-2799 or [info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com).

Sincerely,



BRIEN W. DICKSON  
Captain, U.S. Navy  
Commanding Officer  
Naval Base Point Loma

Enclosure: 1. Project Location Map

Enclosure 1: Project Location Map



Old Town Campus at Naval Base Point Loma

Enclosure (1)



## Region Southwest Release

COMMANDER NAVY REGION SOUTHWEST

Public Affairs Office  
[www.cnrsw.navy.mil](http://www.cnrsw.navy.mil)

**For Immediate Release**

**Jan. 24, 2020**

Tel: (619) 532-1430  
Fax: (619) 532-3181

Address: 937 N. Harbor Drive  
San Diego, CA 92132-0058

**THE U.S. NAVY ANNOUNCES ITS INTENT TO PREPARE AN ENVIRONMENTAL IMPACT STATEMENT AND HOLD PUBLIC SCOPING MEETINGS FOR REVITALIZATION OF NAVWAR FACILITIES ON THE NAVY OLD TOWN CAMPUS AT NAVAL BASE POINT LOMA, CALIFORNIA**

**SAN DIEGO** — Pursuant to the National Environmental Policy Act, the Navy is preparing an Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with revitalization of the Old Town Campus (OTC) at Naval Base Point Loma, California to support Naval Information Warfare Systems Command's (NAVWAR) current and future operational readiness. This EIS will also address the provisions of the California Environmental Quality Act as it relates to non-federal development within the proposed alternatives. The Navy is proposing to demolish existing facilities and construct new buildings, utilities, and infrastructure at the OTC. Specific proposed actions could include Navy recapitalization of the site or redevelopment through a public-private partnership, including the consideration of a potential Transit Center.

The Navy initiated a 30-day public scoping period on January 24, 2020 to identify community interests and specific resources for analysis in the EIS. The 30-day public scoping period extends through February 24, 2020. The Navy will hold two public scoping meetings, Thursday, February 13, 2020 and Wednesday, February 19, 2020. Details on the public scoping meetings and how to submit written comments are provided below. All comments must be postmarked by February 24, 2020 to be considered in the preparation of the Draft EIS. The Navy welcomes input from the public during the scoping process.

---

*Public Scoping Meetings  
4 p.m. to 7 p.m.*

*Thursday, February 13  
and  
Wednesday, February 19*

*Liberty Station Conference Center  
Main Hall, Door A  
2600 Laning Road  
San Diego, CA 92106-6427*

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**Public Scoping Meetings**

The Navy is holding two public scoping meetings to receive written comments on issues for analysis in the EIS.

The scoping meetings will be held from 4 p.m. to 7 p.m. on Thursday, February 13, 2020 and Wednesday, February 19, 2020 at:

Liberty Station Conference Center  
Main Hall, Door A  
2600 Laning Road  
San Diego, CA 92106-6427

The public may arrive at any time during the hours specified. Navy representatives will be available at poster stations to provide information about the project and answer questions. There will not be a presentation or formal oral comment session. Individuals requiring reasonable accommodations may contact Ron Bochenek, Navy OTC Revitalization EIS Project Manager, at [info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com) or at (619) 532-2799.

#### **Submitting Written Scoping Comments**

Written scoping comments may be submitted at two public scoping meetings, online via a comment form at [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com), or via postal mail to:

Naval Facilities Engineering Command Southwest  
Navy OTC Revitalization EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101

All comments must be postmarked or received by February 24, 2020 to be considered in the preparation of the Draft EIS. Additional opportunities for public participation will occur after the publication of the Draft EIS in Summer 2020.

For more information on the Navy OTC Revitalization Project, visit: <https://www.NAVWAR-revitalization.com/>

Or contact:

- Project Information Line: (888) OTC-NAVY / (888) 682-6289
- Project Email Address: [info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com)

Media inquiries can be directed to the Public Affairs Office, Navy Region Southwest, (619) 532-1430.

Thank you for your interest and participation in the future of San Diego.

- USN -

## Appendix F: Eblasts

### ***Eblast #1 (subsequent eblasts included similar content with updated headlines)***

#### ***Headlines***

Eblast #1: Notice of Intent for the Navy Old Town Campus (OTC) Revitalization Project

Eblast #2: Reminder - Feb. 13 and 19 Public Scoping Meetings for the Navy Old Town Campus Revitalization Project

Eblast #3: Reminder - Feb. 19 Public Scoping Meeting for the Navy Old Town Campus Revitalization Project

Eblast #4: Reminder - Feb. 24 Close of Public Scoping Comment Period for the Navy Old Town Campus Revitalization Project



### **The U.S. Navy Announces its Intent to Prepare an Environmental Impact Statement and Hold Public Scoping Meetings for Revitalization of NAVWAR Facilities on the Navy Old Town Campus at Naval Base Point Loma, California**

Pursuant to the National Environmental Policy Act, the Navy is preparing an Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with revitalization of the Old Town Campus (OTC) at Naval Base Point Loma, California to support Naval Information Warfare Systems Command's (NAVWAR) current and future operational readiness. This EIS will also address the provisions of the California Environmental Quality Act as it relates to non-federal development within the proposed alternatives. The Navy is proposing to demolish existing facilities and construct new buildings, utilities, and infrastructure at the OTC. Specific proposed actions could include Navy recapitalization of the site or redevelopment through a public-private partnership, including the consideration of a potential Transit Center.

The Navy initiated a 30-day public scoping period on January 24, 2020 to identify community interests and specific resources for analysis in the EIS. The 30-day public scoping period extends through February 24, 2020. The Navy will hold two public scoping meetings, Thursday, February 13, 2020 and Wednesday, February 19, 2020. Details on the public scoping meetings and how to submit written comments are provided below. All comments must be postmarked by February 24, 2020 to be considered in the preparation of the Draft EIS. The Navy welcomes input from the public during the scoping process.

---

***Public Scoping Meetings***

***4 p.m. to 7 p.m.***

***Thursday, February 13***

***and***

***Wednesday, February 19***

***Liberty Station Conference Center***

***Main Hall, Door A***

***2600 Laning Road***

***San Diego, CA 92106-6427***

The Navy is holding two public scoping meetings to receive written comments on issues for analysis in the EIS. The public may arrive at any time during the hours specified. Navy representatives will be available at poster stations to provide information about the project and answer questions. There will not be a presentation or formal oral comment session. Individuals requiring reasonable accommodations may

contact Ron Bochenek, Navy OTC Revitalization EIS Project Manager, at [info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com) or at (619) 532-2799.

---

### **Submitting Written Scoping Comments**

Written scoping comments may be submitted at two public scoping meetings, online via a comment form at [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com), or via postal mail to:

Naval Facilities Engineering Command Southwest  
Navy OTC Revitalization EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101

All comments must be postmarked or received by February 24, 2020 to be considered in the preparation of the Draft EIS. Additional opportunities for public participation will occur after the publication of the Draft EIS in Summer 2020.

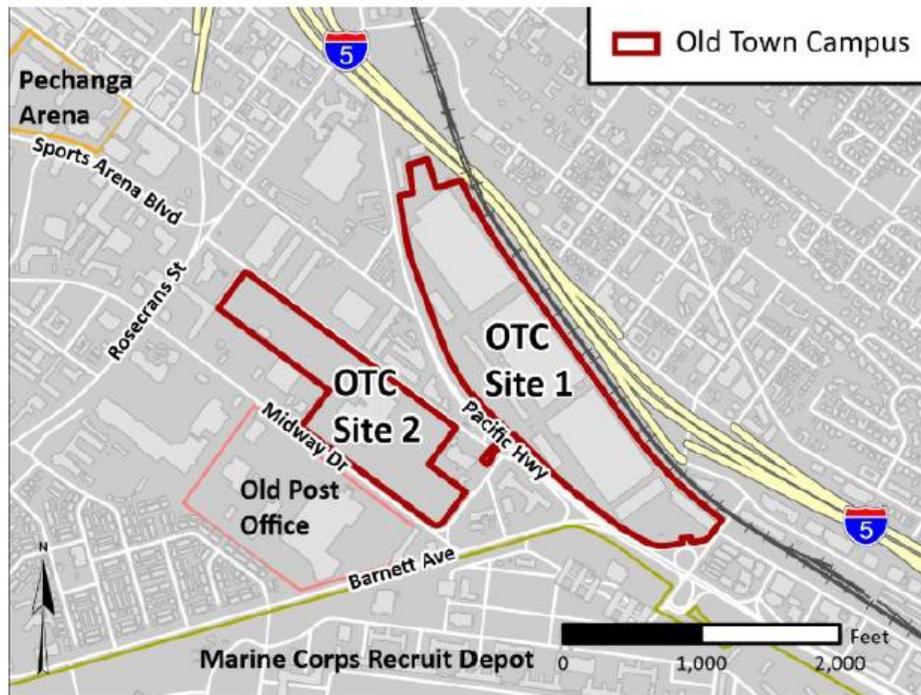
For more information on the Navy OTC Revitalization Project, visit:  
<https://www.NAVWAR-revitalization.com/>

Or contact:

- Project Information Line: (888) OTC-NAVY / (888) 682-6289
- Project Email Address: [info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com)

Thank you for your interest and participation in the future of San Diego.

---



For updated information on the revitalization of NAVWAR's facilities on Navy Old Town Campus (OTC), visit:

[www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)

Or contact:

(888) OTC-NAVY

(888) 682-6289

[info@NAVWAR-revitalization.com](mailto:info@NAVWAR-revitalization.com)



Appendix G: Facebook Posts

Facebook Post #1 - Navy Region Southwest



**Navy Region Southwest**  
(California, Nevada, New Mexico, Arizona, Colorado, Utah)  
@NavyRegionSouthwest

Home  
Posts  
Photos  
Videos  
Reviews  
Events  
Community  
About  
Notes  
[Create a Page](#)

Like Follow Share ...

**Navy Region Southwest (California, Nevada, New Mexico, Arizona, Colorado, Utah)** is at Liberty Station Conference Center.

February 13 at 4:50 PM · San Diego · 🌐

Come out to the Navy's public scoping meeting for the revitalization of NAVWAR at Naval Base Point LOMA's Old Town Campus (OTC)! We'll be at the Liberty Station Conference Center until 7pm tonight, and Wednesday, February 19, from 4 to 7pm. Visit [www.NAVWAR-Revitalization.com](http://www.NAVWAR-Revitalization.com) to learn more!



**Facebook Post #2 - Naval Base Point Loma**

Naval Base Point Loma  
@NavalBasePointLoma

- Home
- Events
- Community
- Posts
- Reviews
- Videos
- Photos
- About
- Notes

Create a Page

Like Follow Share ...

**Naval Base Point Loma**  
February 13 at 8:47 PM · 🌐

If you missed Navy's public scoping meeting for the revitalization of NAVWAR facilities at Old Town Campus, Naval Base Point Loma this evening, you will have another opportunity on February 19 starting at 4 PM at liberty station conference center!

**Navy Region Southwest (California, Nevada, New Mexico, Arizona, Colorado, Utah)**  
is at Liberty Station Conference Center...  
February 13 at 4:50 PM · San Diego · 🌐 Like Page

Come out to the Navy's public scoping meeting for the revitalization of NAVWAR at Naval Base Point LOMA's Old Town Campus (OTC)! We'll be at the Liberty Station...  
[See More](#)

# NAVWAR

## Naval Information Warfare Systems Command



NAVWAR is responsible for providing the critical networks, sensors, and systems to connect the air, surface, subsurface, space, and cyberspace that are vital to the Navy and to national security.

In the era of information warfare, our homeland is no longer a sanctuary. Our adversaries reach across cyberspace daily to attack our networks, try to steal critical information, and get a foothold in our connected society. NAVWAR operates the largest network in the world:

- Supporting 700,000 users in 2,500 locations around the world;
- Blocking 8 million intrusion attempts per day; and
- Providing the essential communications the nation needs for strategic defense, communications, and deterrence.

To execute its high-tech operations and to meet emerging security requirements, NAVWAR must have state-of-the-art facilities to support its ability to identify, develop, deliver, and sustain information warfare capabilities.

Information and cyber warfare is now a fundamental element of warfare, an essential concept within the Navy's strategy, and is recognized as a warfare area on par with the traditional domains of air, sea, land, and space. NAVWAR's current facilities are not adaptable, sustainable, or compatible with these growing mission requirements.

***The need for new facilities is urgent. The Navy and nation are under cyberattack each day, and NAVWAR's technical programs are at the front line of defense against them.***



## NAVWAR in the San Diego Region

NAVWAR and San Diego represent unique synergies for each other. While NAVWAR brings major economic, technological, and educational partnerships to benefit the region, San Diego provides NAVWAR with an unmatched network of defense contractors, research firms, academic institutions, and talent; and proximity to Navy operational forces, installations, and essential test facilities. In 2019, the San Diego Military Advisory Council, in collaboration with the Fermanian Business & Economic Institute at Point Loma Nazarene University, published a regional Economic Impact Study of NAVWAR and the Navy.



### NAVWAR Economic Impact Study Results

- **5,200**  
Employees in  
San Diego Region
- **\$800 million**  
Annual Value of Payroll  
and Benefits
- **\$3.2 billion**  
Contribution to the  
Regional Economy  
in Fiscal Year 2018

### Public Scoping – Your Input Matters

The Navy welcomes your comments. Written scoping comments may be provided in three ways:

1. **Fill out a comment form at a scoping meeting**  
(February 13 or February 19, 2020)
2. **By U.S. mail:**  
Naval Facilities Engineering Command Southwest  
Navy OTC Revitalization EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101
3. **Via the website:** [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)

In accordance with the National Environmental Policy Act of 1969, the Navy is preparing an Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with revitalization of the Old Town Campus (OTC) at Naval Base Point Loma, California to support NAVWAR's current and future operational readiness. The Navy initiated a 30-day public scoping process from January 24, 2020 through February 24, 2020 to identify community interests and issues to be considered for analysis in the EIS. The Navy welcomes your input. **Scoping comments must be postmarked by February 24, 2020 to be considered in the preparation of the Draft EIS.**

# Project Location and History

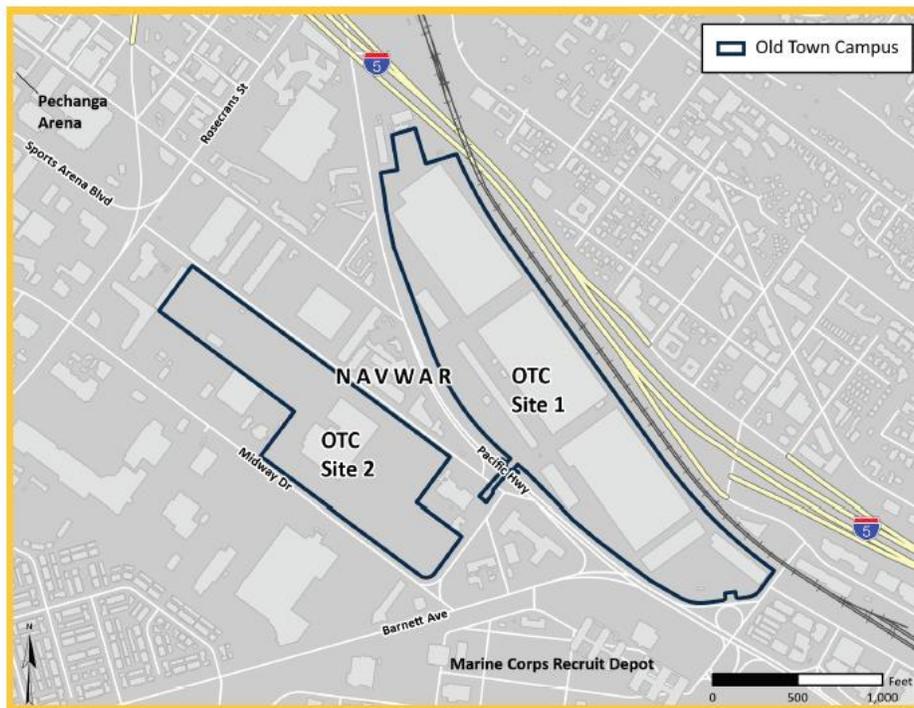


## Project Location

The Old Town Campus (OTC) at Naval Base Point Loma comprises two sites that total 70.5 acres of Navy-owned land located approximately 1.5 miles from downtown San Diego and a half-mile to San Diego International Airport. The OTC is located near major roadways (Interstate 5, Interstate 8, and Pacific Highway) and near the Old Town Transit Center.

## NAVWAR

NAVWAR site activities have grown to include development, acquisition, and life cycle management of command, control, communications, computers, intelligence, surveillance, and reconnaissance systems for Navy, Marine Corps, and selected joint service, allied nation, and other government agency programs.



## OTC Site History

- **1941** – The government-owned OTC site is dedicated by the facility operator, Consolidated Aircraft, and aircraft are built during World War II.
- **1946-1947** – Deemed as post-war federal surplus, the OTC site transitions to largely non-military and non-manufacturing owners and tenants.
- **1950s-1980s** – In the mid-1950s, the Air Force acquires the site and Air Force Plant 19 operates as a government-owned, contractor-operated site. Convair/General Dynamics are the primary users of the manufacturing plant, working on aircraft production as well as missile production programs during the Cold War.
- **Mid 1960s-1994** – The Navy increasingly utilizes space as a tenant of the Air Force at the OTC site.
- **1994** – The Navy assumes ownership of OTC, with oversight given to Naval Base Point Loma.
- **1996** – NAVWAR, a Navy Command, establishes the OTC site as its headquarters, with a mission focus of naval communications and space programs.



## OTC Site Future

NAVWAR must have facilities to support its ability to identify, develop, deliver, and sustain information warfare capabilities and services that enable naval, joint, coalition, and other national missions.

NAVWAR's current facilities are not adaptable, sustainable, or compatible with these growing mission requirements. NAVWAR requires secure, safe, efficient, modern, state-of-the-art facilities to meet information technology, artificial intelligence, and cyber warfare operational needs as a central component to NAVWAR's mission in defense of our nation.

### Public Scoping – Your Input Matters

The Navy welcomes your comments. Written scoping comments may be provided in three ways:

1. **Fill out a comment form at a scoping meeting** (February 13 or February 19, 2020)
2. **By U.S. mail:**  
Naval Facilities Engineering Command Southwest  
Navy OTC Revitalization EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101
3. **Via the website:** [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)

In accordance with the National Environmental Policy Act of 1969, the Navy is preparing an Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with revitalization of the OTC at Naval Base Point Loma, California to support NAVWAR's current and future operational readiness. The Navy initiated a 30-day public scoping process from January 24, 2020 through February 24, 2020 to identify community interests and issues to be considered for analysis in the EIS. The Navy welcomes your input. **Scoping comments must be postmarked by February 24, 2020 to be considered in the preparation of the Draft EIS.**

# Purpose and Need for Proposed Action



## Purpose and Need

The purpose of the Proposed Action is to address substandard, inefficient, and obsolete facilities that are incapable of meeting and sustaining NAVWAR's mission requirements.

The existing Old Town Campus (OTC) facilities are beyond their useful life and their degradation is affecting NAVWAR's cyber warfare mission, security, and workforce safety. The Navy requires secure, safe, modern, state-of-the-art facilities to support NAVWAR's mission requirements.

## Proposed Action

The Navy's Proposed Action is to revitalize the OTC at Naval Base Point Loma, which could include the demolition of existing facilities and construction of new buildings, utilities, and infrastructure to provide mission capable facilities for NAVWAR. Revitalization could include Navy recapitalization of the site or redevelopment through a public-private development, including consideration of a potential Transit Center.



Existing structures make it difficult to keep pace with the Navy's emerging security classification requirements.



NAVWAR accounts for approximately half of all cybersecurity jobs in San Diego. Modern facilities are required to support this world-class workforce in executing NAVWAR's mission.



The 1940s-era warehouse structures are not adaptable to support NAVWAR's mission requirements.

## NAVWAR Requirements

NAVWAR's requirements for revitalized facilities on the OTC include 1,064,268 square feet (SF) of space, as follows:

- 845,326 SF of office space;
- 29,156 SF of secure conference and auditorium space;
- 24,172 SF of warehouse/storage space; and
- 165,614 SF of laboratory space.

Parking will also be required for personnel working at OTC, either on site or at a separate nearby location.



In addition to the above, NAVWAR requires an additional 645,187 SF of open storage or laydown space, warehouse, office, and laboratory space that could be accommodated at an off-site location:

- 3,900 SF of office space;
- 457,769 SF of warehouse/storage space;
- 9,251 SF of laboratory space; and
- 174,267 SF of open storage or laydown space.

### Public Scoping - Your Input Matters

The Navy welcomes your comments. Written scoping comments may be provided in three ways:

1. **Fill out a comment form at a scoping meeting**  
(February 13 or February 19, 2020)
2. **By U.S. mail:**  
Naval Facilities Engineering Command Southwest  
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In accordance with the National Environmental Policy Act of 1969, the Navy is preparing an Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with revitalization of the OTC at Naval Base Point Loma, California to support NAVWAR's current and future operational readiness. The Navy initiated a 30-day public scoping process from January 24, 2020 through February 24, 2020 to identify community interests and issues to be considered for analysis in the EIS. The Navy welcomes your input. **Scoping comments must be postmarked by February 24, 2020 to be considered in the preparation of the Draft EIS.**

# Preliminary Action Alternatives



The Navy is preparing an Environmental Impact Statement (EIS), in accordance with the National Environmental Policy Act, for the revitalization of the Old Town Campus (OTC) at Naval Base Point Loma. The Navy plans to study a range of alternatives that support the purpose and need of the Proposed Action, as well as a No Action Alternative. Public scoping could help shape the alternatives.

## • **Alternative 1 – Navy Recapitalization at OTC**

This alternative consists of revitalization of OTC to meet NAVWAR's facility requirements with Navy-funded capital improvements only. This would potentially include consolidating NAVWAR operations into two of the existing buildings on OTC Site 1.

## • **Alternative 2 – High-Density Mixed Use Revitalization**

This alternative consists of construction of new Navy facilities for NAVWAR on the OTC site through a public-private development, and the relocation of some warehouse functions to a separate off-site location.



## NAVWAR Requirements

NAVWAR's requirements for revitalized facilities on the OTC include 1,064,268 square feet (SF) of space, as follows:

- 845,326 SF of office space;
- 29,156 SF of secure conference and auditorium space;
- 24,172 SF of warehouse/storage space; and
- 165,614 SF of laboratory space.

Parking will also be required for personnel working at OTC, either on site or at a separate nearby location.

## • **Alternative 3 – Low-Density Mixed Use Revitalization**

This alternative would be similar to what will be studied for the High-Density Mixed Use Revitalization alternative, but the development scenario for private development would be reduced.

## • **Alternative 4 – High-Density Mixed Use Revitalization Including a Transit Center**

This alternative would be similar to what will be studied for the High-Density Mixed Use Revitalization alternative, but a portion of the OTC site would be developed as a Transit Center.

*Continued on back*



• **Alternative 5 – Low-Density Mixed Use Revitalization Including a Transit Center**

This alternative would be similar to what will be studied for the High-Density Mixed Use Revitalization alternative, but a portion of the OTC site would be developed as a Transit Center, and the development scenario for private development would be reduced.

• **No Action Alternative**

Assumes there would be no change from status quo. The Navy would continue to maintain and repair the existing facilities, and NAWWAR would continue to operate at the OTC site as is.

Type of Development	Alternative 1 Navy Recapitalization at OTC	Alternative 2 High-Density Mixed Use Revitalization	Alternative 3 Low-Density Mixed Use Revitalization	Alternative 4 High-Density Mixed Use Revitalization Including a Transit Center	Alternative 5 Low-Density Mixed Use Revitalization Including a Transit Center	No Action Alternative
NAWWAR	Yes	Yes	Yes	Yes	Yes	Yes
Commercial	No	Yes	Yes	Yes	Yes	No
Residential	No	Yes	Yes	Yes	Yes	No
Transit Center	No	No	No	Yes	Yes	No
Public-Private Development	No	Yes	Yes	Yes	Yes	No

**Public Scoping – Your Input Matters**

The Navy welcomes your comments. Written scoping comments may be provided in three ways:

- 1. Fill out a comment form at a scoping meeting**  
(February 13 or February 19, 2020)
- 2. By U.S. mail:**  
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Attention: Ron Bochenek  
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# Resources to be Analyzed



The Navy is preparing an Environmental Impact Statement (EIS), in accordance with the National Environmental Policy Act, for the revitalization of the Old Town Campus (OTC) at Naval Base Point Loma. The EIS will analyze the potential environmental effects the Proposed Action and alternatives may have on various resource areas. The EIS will also address provisions of the California Environmental Quality Act (CEQA) as it relates to non-federal development within the proposed alternatives. The Navy recognizes the project is located in an urbanized environment and will focus analysis on appropriate resource areas. The public can suggest resources for consideration.

## Key Resources to be Analyzed in the EIS

- **Air Quality**

The EIS will evaluate the potential impacts to air quality (e.g., emission of air pollutants) from traffic, construction, and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to greenhouse gases/climate change, odor, and an evaluation of potential human health effects.

- **Transportation/Traffic**

The EIS will evaluate the potential impacts to transportation and circulation (including the generation of traffic, potential impacts to mass transit, and connectivity) from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to alternative transportation and vehicle miles traveled.

- **Cultural/Historic Resources**

The EIS will evaluate the potential impacts to cultural resources, focused on the built environment at the OTC site, from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to paleontology.

- **Visual Resources**

The EIS will evaluate the potential impacts to visual resources from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to daytime glare.

- **Land Use**

The EIS will evaluate the potential impacts to land use (e.g., compatibility with existing land uses in the area) from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to community character and agricultural resources.

- **Hazardous Materials and Waste**

The EIS will evaluate the potential impacts from hazardous materials and waste, looking at both existing potential contamination on the site and potential generation of hazardous materials and waste during operations. Additionally, the EIS will address the provisions of CEQA related to siting projects in hazardous locations.

- **Cumulative Impacts**

The EIS will evaluate the potential impacts from each resource described on this fact sheet in combination with other past, present, or future projects that may also potentially impact that resource area, and evaluate if the projects will have a greater potential to affect each resource area when the projects are combined.

## Additional Resources

- **Socioeconomics**

The EIS will evaluate the potential impacts to socioeconomics (e.g., housing and employment) from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to potential housing and growth inducing impacts.

- **Environmental Justice**

The EIS will evaluate the potential impacts to environmental justice and the protection of children from environmental health risks from the construction and operation of the Proposed Action.

- **Public Services**

The EIS will evaluate the potential impacts to public services (e.g., fire and police, education, recreation, and libraries) from the construction and operation of the Proposed Action.

- **Public Health and Safety**

The EIS will evaluate the potential impacts to public health and safety (including Force Protection) from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to fire hazards/wildfire.

- **Infrastructure**

The EIS will evaluate the potential impacts to infrastructure, including water and wastewater utilities and energy consumption from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to potential energy impacts.

- **Noise**

The EIS will evaluate the potential impacts from noise generated by the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to vibration.

- **Geology**

The EIS will evaluate the potential impacts of the geological resources and soils to the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to geologic hazards and mineral resources.

- **Water Resources**

The EIS will evaluate the potential impacts to water resources from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to flood control.

- **Biological Resources**

The EIS will evaluate the potential impacts to biological resources from the construction and operation of the Proposed Action. Additionally, the EIS will address the provisions of CEQA related to California State-listed and candidate species, locally important species, and wildlife corridors and linkages.

### Public Scoping – Your Input Matters

The Navy welcomes your comments. Written scoping comments may be provided in three ways:

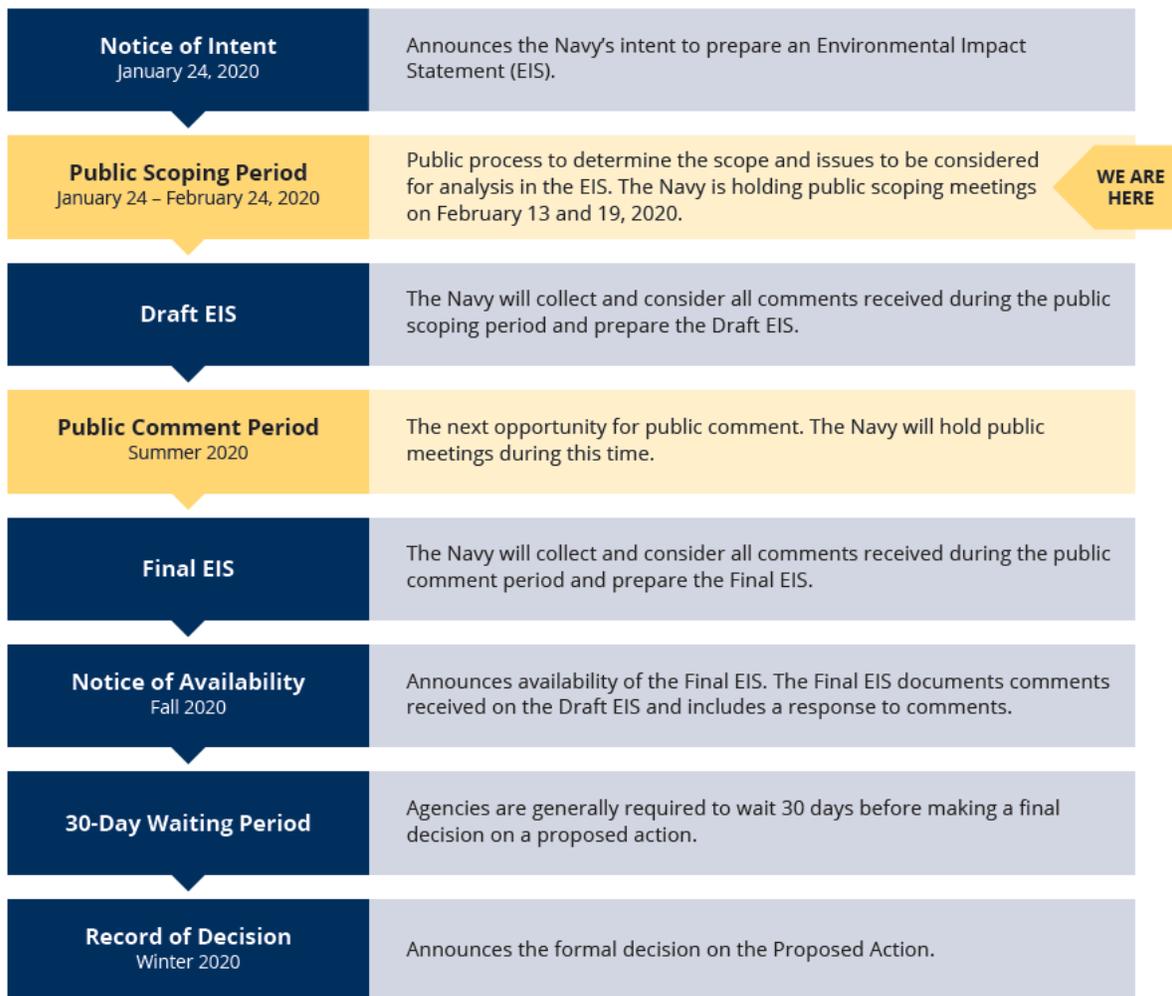
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Naval Facilities Engineering Command Southwest  
Navy OTC Revitalization EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101
3. **Via the website:** [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)

In accordance with the National Environmental Policy Act of 1969, the Navy is preparing an EIS to evaluate the potential environmental effects associated with revitalization of the OTC at Naval Base Point Loma, California to support NAVWAR's current and future operational readiness. The Navy initiated a 30-day public scoping process from January 24, 2020 through February 24, 2020 to identify community interests and issues to be considered for analysis in the EIS. The Navy welcomes your input. **Scoping comments must be postmarked by February 24, 2020 to be considered in the preparation of the Draft EIS.**

# National Environmental Policy Act Process



The Navy is committed to robust public outreach and encourages all members of the public to participate in this project. The Navy will continue to engage with the public and share information throughout the project.



■ Opportunities for Public Comment



## How to Submit Scoping Comments

The Navy welcomes your comments. Scoping comments must be postmarked by **Monday, February 24, 2020** to be considered in the preparation of the Draft EIS.

- **Provide written scoping comments at the public scoping meetings on February 13 and February 19, 2020**
- **Mail written scoping comments to:**  
Naval Facilities Engineering Command Southwest  
Navy OTC Revitalization EIS Project Manager  
Attention: Ron Bochenek  
1220 Pacific Highway (Code: EV21.RB)  
San Diego, CA 92132-5101
- **Submit written scoping comments through the project website: [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)**

### Public Scoping - Your Input Matters

**Public participation helps the Navy make informed decisions. The Navy welcomes public input on the scope of the EIS.**

**Additional opportunities for public comment in the Navy's NEPA process will occur after the publication of the Draft EIS in Summer 2020.**

In accordance with the National Environmental Policy Act of 1969, the Navy is preparing an EIS to evaluate the potential environmental effects associated with revitalization of the Old Town Campus (OTC) at Naval Base Point Loma, California to support NAVWAR's current and future operational readiness. The Navy initiated a 30-day public scoping process from January 24, 2020 through February 24, 2020 to identify community interests and issues to be considered for analysis in the EIS. **Scoping comments must be postmarked by February 24, 2020 to be considered in the preparation of the Draft EIS.**

**Public Scoping Meeting**



# WELCOME

**Navy Old Town Campus (OTC) Revitalization  
Environmental Impact Statement (EIS)**

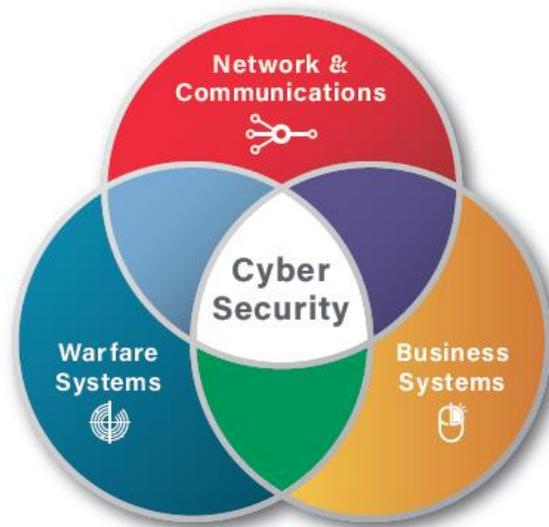
**PUBLIC SCOPING**  
Your Input Matters - We Welcome Your Comments

Navy OTC Revitalization EIS [www.NAWWAR-revitalization.com](http://www.NAWWAR-revitalization.com)



## The Importance of NAVWAR's Mission

- Develops, acquires, and secures cyber systems for national defense
- Operates largest network in the world, with 700,000 users in 2,500 locations
- Blocks 8 million intrusion attempts per day



**PUBLIC SCOPING**  
Your Input Matters – We Welcome Your Comments



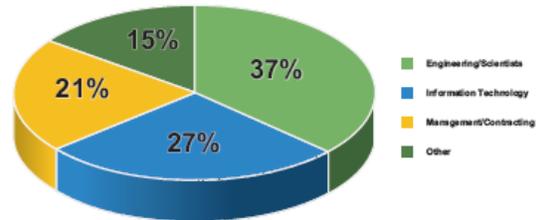
### NAVWAR's Economic Impact in San Diego

- **NAVWAR** - Major economic, technological, and educational partnerships that benefit the region
- **San Diego** - Network of contractors, research firms, academic institutions, and talent; and proximity to Navy forces, installations, and test facilities

NAVWAR Economic Impacts	Fiscal Year 2018	Fiscal Year 2019 (estimated)
Jobs	26,000	29,000
Direct Spending (\$ billion)	2.2	2.5
Income (\$ billion)	2.2	2.4
Regional Economy (\$ billion)	3.2	3.5

Source: NAVWAR, SDMAC 2019

NAVWAR Employment  
Fiscal Year 2018



Source: NAVWAR, SDMAC 2019

### NAVWAR is San Diego's 15th Largest Employer



**PUBLIC SCOPING**  
Your Input Matters – We Welcome Your Comments

# OTC Site History



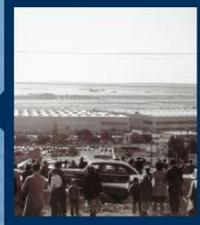
1941

The government-owned OTC site is dedicated by the facility operator, Consolidated Aircraft, and aircraft are built during World War II.



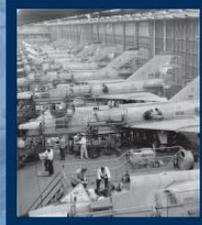
1946-1947

Deemed as post-war federal surplus, the OTC site transitions to largely non-military and non-manufacturing owners and tenants.



In the mid-1950s, the Air Force acquires the site and Air Force Plant 19 operates as a government-owned, contractor-operated site. Convair/General Dynamics are the primary users of the manufacturing plant, working on aircraft production as well as missile production programs during the Cold War.

1950s-1980s



1960s-1990s

The Navy increasingly utilizes space as a tenant of the Air Force at the OTC site.



1994

The Navy assumes ownership of OTC, with oversight given to Naval Base Point Loma.



1996

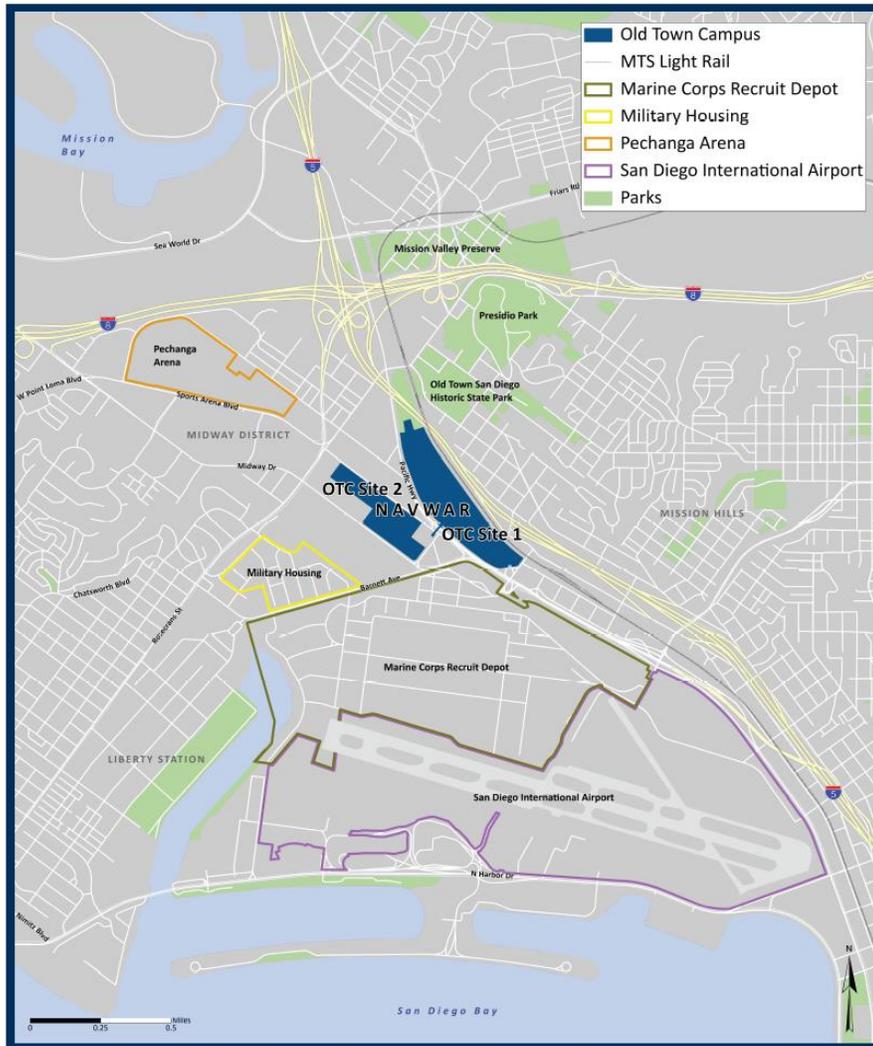
NAVWAR, a Navy Command, establishes the OTC site as its headquarters, with a mission focus of naval communications and space programs.



## PUBLIC SCOPING

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# Project Location and Surrounding Area



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# Purpose and Need for Proposed Action



## Proposed Action

The Navy proposes to revitalize the Old Town Campus, which could include the demolition of existing facilities and construction of new buildings, utilities, and infrastructure to provide mission capable facilities for NAVWAR. Revitalization could include consideration of a potential Transit Center.



## Purpose and Need

The purpose of the Proposed Action is to address substandard, inefficient, and obsolete facilities that are incapable of meeting and sustaining NAVWAR's mission requirements.

The Navy requires secure, safe, modern, state-of-the-art facilities to meet NAVWAR's information technology, artificial intelligence, and cyber warfare operational needs.



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# Preliminary Action Alternatives



The Navy plans to study a range of alternatives that support the purpose and need of the Proposed Action, as well as a No Action Alternative. Public scoping could help shape the alternatives.

Type of Development	Alternative 1 Navy Recapitalization at OTC	Alternative 2 High-Density Mixed Use Revitalization	Alternative 3 Low-Density Mixed Use Revitalization	Alternative 4 High-Density Mixed Use Revitalization Including a Transit Center	Alternative 5 Low-Density Mixed Use Revitalization Including a Transit Center	No Action Alternative
<b>NAVWAR</b>	Yes	Yes	Yes	Yes	Yes	Yes
<b>Commercial</b>	No	Yes	Yes	Yes	Yes	No
<b>Residential</b>	No	Yes	Yes	Yes	Yes	No
<b>Transit Center</b>	No	No	No	Yes	Yes	No
<b>Public-Private Development</b>	No	Yes	Yes	Yes	Yes	No

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# Resources to be Analyzed



The Navy recognizes the project is located in an urbanized environment and will focus analysis on appropriate resource areas. The public can suggest resources for consideration.

## Key Resources

Air Quality



Transportation/Traffic



Cultural/Historic Resources



Visual Resources



Land Use



Hazardous Materials and Waste



Cumulative Impacts



Other Resources?



Additional Resources

- Socioeconomics
- Environmental Justice
- Community Services
- Public Health and Safety
- Infrastructure
- Noise
- Geology
- Water Resources
- Biological Resources

### PUBLIC SCOPING

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# National Environmental Policy Act Process



Opportunities for Public Comment

***The Navy will continue to engage with the public and share information throughout the project.***

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# How to Submit Scoping Comments



## The Navy encourages the public to submit comments on issues for analysis in the EIS.

- Scoping comments must be postmarked by Monday, February 24, 2020
- All comments received during the public scoping period will receive consideration during preparation of the Draft EIS
- Scoping comments may be submitted in three ways:
  1. **Provide written comments at this public scoping meeting**
  2. **Mail written comments to:**  
 Naval Facilities Engineering Command Southwest  
 Navy OTC Revitalization EIS Project Manager  
 Attention: Ron Bochenek  
 1220 Pacific Highway (Code: EV21.RB)  
 San Diego, CA 92132-5101
  3. **Submit written comments through the project website:**  
[www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)
- Additional opportunities for public comment in the Navy's NEPA process will occur after the publication of the Draft EIS in Summer 2020

**NAVWAR** Public Scoping Comment Form **NAVWAR**

You are invited to comment on the environmental issues that you think need to be evaluated in the EIS. Your comments will be incorporated into the public record. To be most helpful, comments should be clearly written and describe specific issues or topics.

Scoping comments may be submitted in one of the following three ways:

- (1) At a public scoping meeting (February 13 or 18, 2020)
- (2) Via the website [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)
- (3) Mail your scoping comments using this form (see address below).

All comments must be postmarked by Monday, February 24, 2020.

PLEASE PRINT - ADDITIONAL ROOMS PROVIDED ON BACK

1. Name \_\_\_\_\_
2. Organization/Affiliation (if applicable) \_\_\_\_\_
3. Mailing Address \_\_\_\_\_
4. Street Address \_\_\_\_\_
5. Please check here  if you would NOT like to be on the mailing list

Some comments may be distributed to the public as part of the National Environmental Policy Act process. In those cases, the Navy will include the commenter's name or organization and contact information such as home address, email addresses, or telephone numbers.

Please take this form to a public scoping meeting or mail to:  
 Naval Facilities Engineering Command Southwest  
 Navy OTC Revitalization EIS Project Manager  
 Attention: Ron Bochenek  
 1220 Pacific Highway (Code: EV21.RB)  
 San Diego, CA 92132-5101

**YOUR INPUT MATTERS**

*Thank you for your time and interest.*

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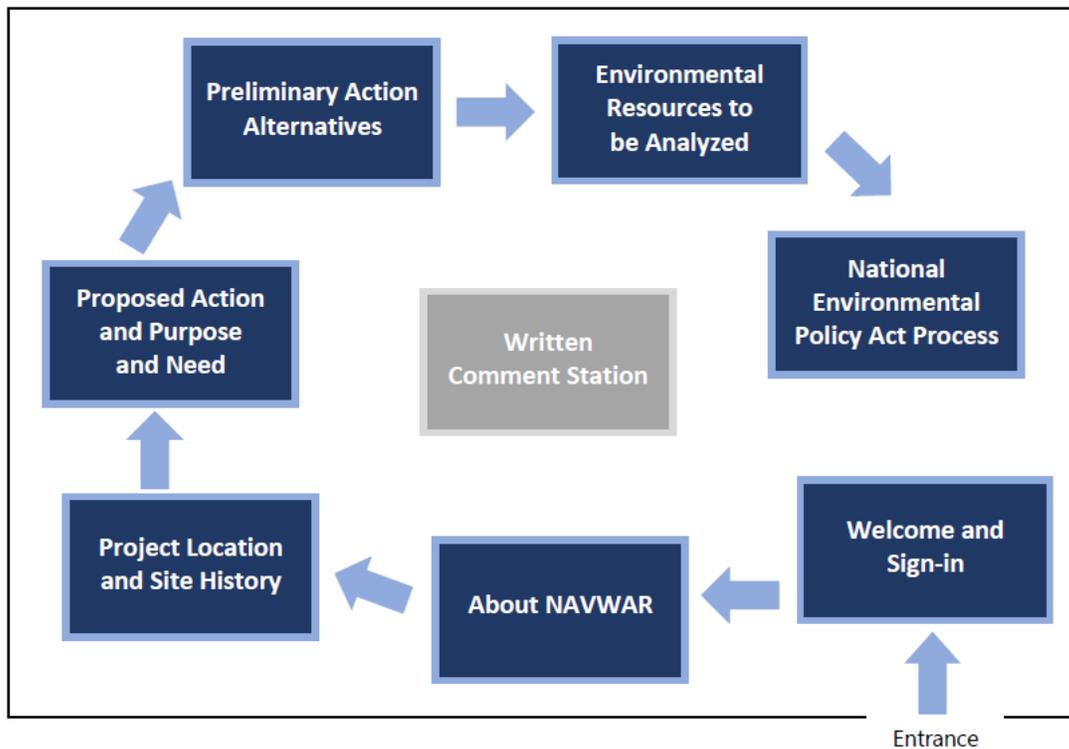


Appendix K: Room Layout



The public scoping meeting will provide you with the opportunity to learn more about the proposed project. The Navy welcomes your comments on the environmental issues that you think need to be evaluated in the Environmental Impact Statement. Information stations are available throughout the room at the locations shown in the diagram below. Navy representatives are available at each station to provide information and answer questions. Please visit each station for more information about the proposed project.

**The Navy welcomes your input.**



[www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com)