

Socioeconomics and Environmental Justice



Navy OTC Revitalization Draft EIS

Socioeconomics

The Navy conducted a socioeconomic study to identify both the current social and economic conditions in the project area to consider how these conditions would be affected by the action alternatives. Socioeconomic factors analyzed in the Draft EIS include population and demographics, employment and income, housing, economic activity, and government revenue.

Potential Impacts

Under Alternatives 2 through 5, potential impacts to socioeconomics conditions would be beneficial. Alternative 1 would result in NAVWAR-only development on the Navy Old Town Campus (OTC) and existing NAVWAR operations would continue once construction is complete. Long-term impacts to population, employment, housing, and economic activity would be less than significant under all alternatives.

Population

On a net basis for alternatives that would increase population (Alternatives 2 through 5), projected population increases range from a low end of 6,320 people for Alternative 3 to a high end of 14,364 people for Alternative 4. Additional population would increase demands on public services while adding to state and local government revenue and overall economic activity.

Employment and Income

New jobs and income would be generated under Alternatives 2 through 5. Increases in employment and income would be considered a beneficial impact but not significant relative to overall San Diego County employment and labor income.

Housing

Alternatives 2 through 5 would add to the local housing supply and to the number of affordable housing units. Increased housing would improve local housing affordability. Due to an increase in the number of market rate and affordable units, it is anticipated that rents in the area would grow at a relatively slow rate during construction when compared to local trends.

Economic Activity

Construction of residential buildings under Alternatives 2 through 5 may generate anywhere from \$2.7 billion to \$4 billion in total Gross County Product (GCP) through the 30-year construction period. After construction, annual GCP related to residential and commercial operations is estimated to range from \$886 million to \$1.9 billion, with annual state and local revenues ranging from \$71.5 million to \$154 million. The increase in economic activity would be considered a beneficial impact but not significant relative to overall San Diego GCP.

	Alternative 2	Alternative 3	Alternative 4	Alternative 5
<i>Population Increase After Build-Out</i>	9,480	6,320	14,364	11,491
<i>Jobs Created at Full Build-Out</i>	13,019	8,566	18,241	13,154
<i>Housing Units – Built and Occupied</i>	5,267	3,511	7,980	6,384
<i>Total GCP from Construction*</i>	\$3.5 billion	\$2.7 billion	\$4 billion	\$3.7 billion
<i>Annual GCP from Residential and Commercial Operations*</i>	\$1.3 billion	\$886 million	\$1.9 billion	\$1.35 billion
<i>Annual State and Local Government Revenue*</i>	\$108 million	\$71.5 million	\$154 million	\$114 million

*2020 dollars

Environmental Justice

Environmental justice refers to the fair treatment and meaningful involvement of all people, regardless of race, color, national origin, or income, in order to ensure that no group bears a disproportionate share of any undesirable consequence resulting from industrial or government actions or policies.

The Draft EIS includes an evaluation of effects on low-income or minority populations in the project area. Each resource area with potential negative effects from the Proposed Action Alternatives was analyzed to determine if it would disproportionately affect environmental justice populations, such as minority and low-income populations.

Potential Impacts

Transportation, cultural resources, and protection of children were the resource areas identified to have potential negative effects that might disproportionately affect environmental justice populations.

To lessen these potential negative effects, the Draft EIS identified various management practices, monitoring measures, and potential mitigation measures that are warranted for potential environmental justice impacts. These are discussed in detail in the transportation and cultural resources sections of the Draft EIS.

Transportation

Vehicle traffic at intersections near OTC would be significantly impacted and increase traffic in the area generally, resulting in increased travel times. Residents in the immediate vicinity would potentially be most impacted as most travel tends to be near home. Areas near OTC that were identified to be impacted by increased travel times were evaluated and determined to consist of low-income or minority populations who would be disproportionately affected.

Cultural Resources

Demolition of the Consolidated Aircraft Plant 2 Historic District would alter characteristics of 19 nearby historic properties. The Consolidated Aircraft Plant 2 Historic District is not disproportionately associated with minority populations.

Protection of Children

Hazardous materials and waste would be limited to construction sites and would therefore have low probability to affect children. Air quality reductions and construction noise would affect daycares, preschools, parks, and an elementary school but at levels less than harmful. Increased traffic in the project area would tend to increase health and safety risks from moving vehicles. Because of the increased traffic concentrated near the project area, safety risks are considered significant.

Public Comment Period – Your Input Matters

The Navy welcomes your comments on the Draft Environmental Impact Statement. Comments can be submitted in three ways:

- 1. Via the website: www.NAVWAR-revitalization.com**
- 2. By U.S. mail:**
Navy OTC Revitalization EIS Project Manager
Attention: Ron Bochenek
750 Pacific Highway, Floor 12
San Diego, CA 92132-0058
- 3. Provide verbal comments during a virtual public meeting:** June 8 and June 23, 2021

Pursuant to the National Environmental Policy Act of 1969, the Navy has prepared a Draft Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with modernization of the Navy Old Town Campus to support NAVWAR's current and future operational readiness. The 60-day public comment period begins May 14, 2021 and ends July 13, 2021. The Navy also encourages comments on historic properties consultation as a part of Section 106 of the National Historic Preservation Act. The Navy welcomes your input.

Public comments must be submitted by July 13, 2021 to be considered in the development of the Final EIS.