



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**

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

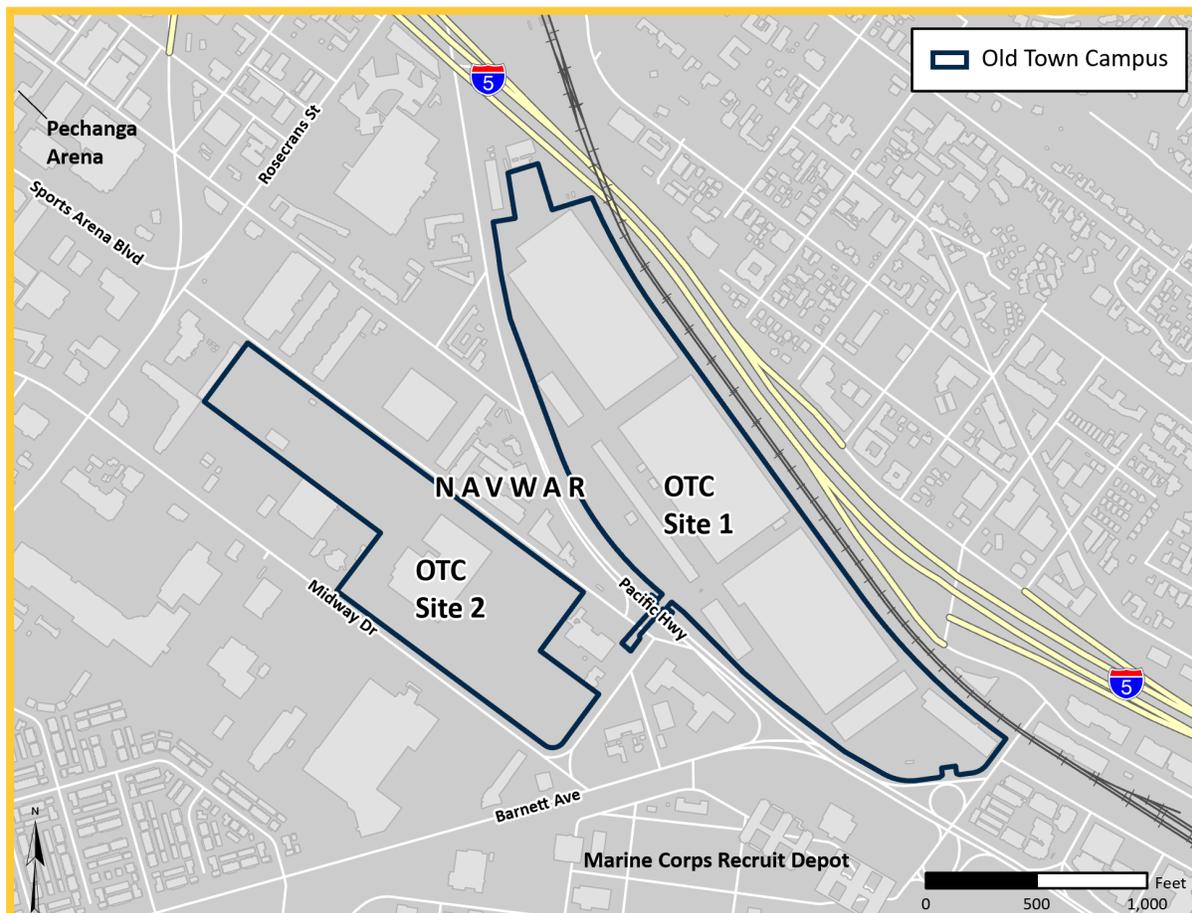


Project Location

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.

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Purpose and Need for Proposed Action



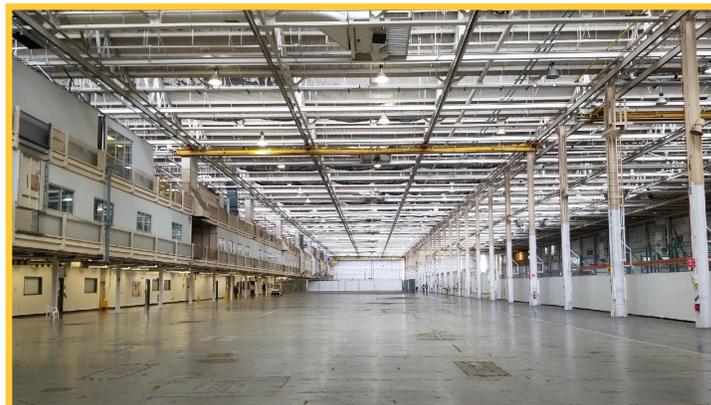
Purpose and Need

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.

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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.



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- 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 NAVWAR 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
NAVWAR	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

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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.

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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.

Notice of Intent January 24, 2020

Announces the Navy's intent to prepare an Environmental Impact Statement (EIS).

Public Scoping Period January 24 – February 24, 2020

Public process to determine the scope and issues to be considered for analysis in the EIS. The Navy is holding public scoping meetings on February 13 and 19, 2020.

**WE ARE
HERE**

Draft EIS

The Navy will collect and consider all comments received during the public scoping period and prepare the Draft EIS.

Public Comment Period Summer 2020

The next opportunity for public comment. The Navy will hold public meetings during this time.

Final EIS

The Navy will collect and consider all comments received during the public comment period and prepare the Final EIS.

Notice of Availability Fall 2020

Announces availability of the Final EIS. The Final EIS documents comments received on the Draft EIS and includes a response to comments.

30-Day Waiting Period

Agencies are generally required to wait 30 days before making a final decision on a proposed action.

Record of Decision Winter 2020

Announces the formal decision on the Proposed Action.

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:**
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- **Submit written scoping comments through the project website: 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.

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