



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.

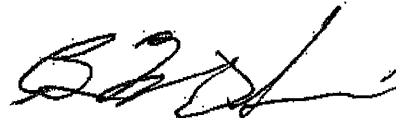
During development of the NAVWAR's mission requirements, the Navy identified a portion of the existing OTC facilities, primarily open storage/laydown and warehouse space, which could be accommodated at an off-site location. This EIS does not address the potential NAVWAR off-site facilities relocation. 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



Enclosure (1)