

# 1. INTRODUCTION

## **1.0 INTRODUCTION**

### **1.1 REUSE PLANNING AT NTC**

#### **A. Base Closure Timing**

In July 1993, the Base Realignment and Closure Commission voted to close the Naval Training Center (NTC), a Naval training site 2.5 miles northwest of downtown San Diego. The closure decision became law in September 1993.

Shortly thereafter, under the terms of the Base Closure and Realignment Act of 1990 (PL 101-510, 104 Stat. 1808), the U.S. Navy announced its intention to close the base by September 1999. Since then, plans for closure accelerated. Operational closure of NTC - i.e., the time when all active military use of the base concludes - actually occurred on April 30, 1997. The Record of Decision (ROD), which is only issued after all required planning and environmental work leading to base closure has been completed, is expected in November/December 1998. Actual transfer of the property from the Navy to other ownerships is anticipated in July 1999.

#### **B. Planning and Disposition Authority**

The property disposal agency for NTC is the Southwest Division Naval Facilities Engineering Command.

Reuse planning for NTC began in 1993 when San Diego Mayor Susan Golding convened a 26-member NTC Reuse Planning Committee to guide the reuse planning effort. The NTC Reuse Planning Committee provided a focal point for identifying issues, establishing goals, and, ultimately recommending a reuse plan to the San Diego City Council.

This NTC Reuse Plan represents recommendations of the San Diego City Council for Naval Training Center reuse. In its capacity as both the legislative body of the City of San Diego and as the Local Redevelopment Authority (LRA) under the provisions of the Base Realignment and Closure legislation, the City Council forwards these recommendations to the U.S. Secretary of the Navy for action.

#### **C. City/Navy Agreements**

A series of agreements have been reached between the City and the Navy in furtherance of the reuse planning program.

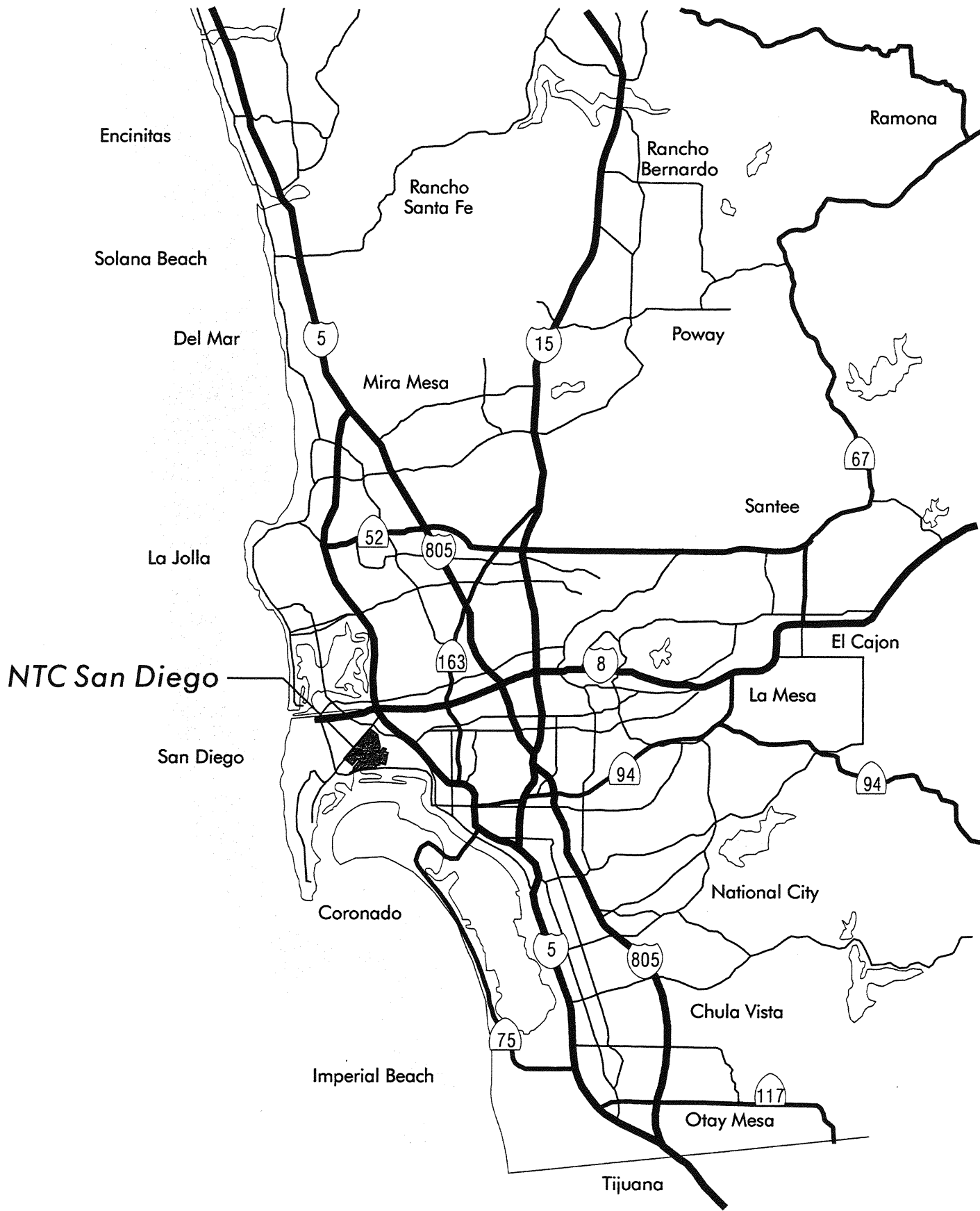


figure 1  
 Project Vicinity  
 NTC Reuse Plan



Approx. Scale: 1" = 3 Miles 8-21-96

### **1. Environmental Impact.**

A Memorandum of Understanding negotiated between the U. S. Navy and the City of San Diego acknowledges the intent to prepare a joint environmental impact report/environmental impact statement (EIR/EIS) on this reuse plan. A draft of the EIR/EIS became available in August 1997, and the Final EIR/EIS was distributed in July 1998.

### **2. Master Lease Agreement for Interim Use**

Navy policy recommends that wherever possible, prior to the time a base is conveyed to other ownerships, the Navy should lease property for interim use to the Local Redevelopment Authority (LRA). The LRA may then sublet individual parcels under the terms of the master lease.

Since the San Diego City Council is the LRA, the City and the Navy negotiated a master lease which serves as the principal lease instrument for the entire base. The property included in the original negotiation was an approximately 67-acre portion of Camp Nimitz. The LRA in turn sublet some of the property to the San Diego Unified Port District and arranged for other uses by City departments.

Additional property has been added to the master lease several times since the original agreement, and additional subleases have been negotiated. In August 1998, about 50 percent of the base was covered by the Master Lease. All leases expire either before or at the time of property conveyance.

### **3. Military Housing**

The San Diego City Council, acting as the LRA, considered the issue of military housing on NTC at their meeting of February 13, 1995. At that time, the Council adopted Resolution R-285349 which, in part, supports federal retention of a 59-acre site on which 500 units of military housing could be accommodated and another 12+ acre-site for a medical building and parking area.

As part of the negotiation, the Navy indicated it would not oppose special legislation introduced by the City which stated that title to the housing area would be transferred to the City at no cost at such time as the Navy ceased to use the land for the intended purpose.

The Navy also agreed that mitigation for the impacts of the housing (including school impacts) would be limited to the type of assistance that can be provided under existing legislation and would not extend to support of special legislation for the payment of a unique school impact fee. The Navy stated they would

work with the City and the local community to ensure the design of the housing blends well with the neighborhood.

#### ***4. Historic District***

A Memorandum of Agreement (MOA) was negotiated among the State Historic Preservation Officer, the U. S. Navy, the City of San Diego, and the National Advisory Council on Historic Preservation. The Agreement concerns use of land and structures within the Historic District before and after conveyance. A copy of the MOA is included in Appendix E.

#### ***5. School Site***

A Memorandum of Understanding (MOU) was negotiated between the U.S. Navy and the City of San Diego for an elementary school site to be located within the 59-acre military housing site on NTC. Under the terms of the Agreement, the Navy will make available to the San Diego Unified School District a seven-acre cleared parcel on which a school could be constructed.

#### **D. Reuse Planning Process**

The NTC Reuse Plan was developed under the direction of the NTC Reuse Planning Committee. In July 1994, the Reuse Planning Committee authorized the selection of a consultant team led by Rick Engineering Company to undertake preparation of the plan. The Reuse Planning Committee also created subcommittees to deal with specific aspects of the reuse effort. These were: the Environmental Subcommittee, the Homeless Subcommittee, the Park and Recreation Subcommittee, the Education Subcommittee, the Economic Development Subcommittee, and the Interim Use Review Subcommittee.

After preliminary fact finding by the consultant team and a series of invitation only and public workshops, two primary alternatives and five secondary alternatives were created. Following this, a request by the Navy to eliminate some acreage from the City's reuse plan to allow development of military housing resulted in the removal of land from the City's planning area.

Using the modified planning area, the concept alternatives were extensively evaluated regarding both market response and economic/financial feasibility. The evaluation identified a significant funding gap which existed between estimated development costs and revenues.

Following a presentation of the evaluation to the Reuse Planning Committee, a request was made of the consultants to develop additional alternatives emphasizing different patterns of recreational use and residential development.

Those alternatives, variations of them, and financial assessments of the options, were prepared for and presented to the Committee at several of its meetings.

In November 1995, a referendum was passed by the voters of the City of San Diego which removed NTC from the General Plan designation of "Future Urbanizing Area," thereby eliminating a potentially-significant constraint to NTC reuse.

Although the Reuse Committee agreed decisively on land uses for the bulk of NTC, only narrowly-won accords were the rule in votes taken regarding land use on Camp Nimitz, the 103-acre parcel physically separated from the principal portion of NTC by a boat channel.

The Reuse Planning Committee made its final recommendations in May 1996, following which a presentation was made to the San Diego Planning Commission. In June and July 1996, the San Diego City Council held two meetings to consider the principal land use recommendations of the Reuse Plan, and then met in September 1996 to finalize draft recommendations to be forwarded to the Secretary of the Navy.

Between September 1996 and July 1998, a series of agreements have been concluded which advance the reuse planning process:

***1. Agreement Regarding the Homeless***

An agreement between the City of San Diego and homeless providers results in a City contribution of \$7.5 million to be expended on projects proposed by members of the NTC Homeless Subcommittee. The agreement was approved by the Department of Housing and Urban Development (HUD) in June 1997.

***2. Agreement Regarding the Historic District***

An agreement among the Department of the Navy, the California Historic Preservation Officer, and the Advisory Council on Historic Preservation, which received the concurrence of the City of San Diego and the Save Our Heritage Organization, stipulated changes permitted to the ground surface, landscaping, or structures within the Historic District that might occur prior to conveyance. It also stipulated the City regulatory process to be followed after conveyance.

***3. Agreement Regarding a School Site***

An agreement was reached between the Department of the Navy and the City of San Diego in which the Navy makes available a seven-acre cleared parcel for use as an elementary school site. The parcel is to be made available to the

San Diego Unified School District.

All these agreements appear in the Appendix.

## **1.2 REUSE COMMITTEE GOALS AND OBJECTIVES**

### **A. Vision**

The vision adopted by the Reuse Committee for NTC is to:

*Create a center that celebrates San Diego's maritime history and opens public access to a waterway linking San Diego and Mission Bays. This community will anchor revitalization of the North Bay region. It will also support education, training, and research and development programs that attract new industries to San Diego and strengthen the region's performance in international trade from Mexico to the Pacific Rim.*

### **B. Goals**

Goals adopted by the NTC Reuse Committee on April 27, 1994 are:

#### **1. Economic Development**

- a. Help San Diego position itself as a business and trade center for the Pacific Rim.
- b. Create jobs for the citizens of San Diego.
- c. Create an economic engine that attracts public and private investment to the area.
- d. Promote education and job training.

#### **2. Renewal of our Human Resources**

- a. Enhance recreational and cultural opportunities to the citizens of San Diego.
- b. Provide access to NTC by all ethnic and social groups.
- c. Provide additional services and job training to the homeless in the context of a diversified land use plan for NTC.
- d. Insure compatibility with the Point Loma and Midway

communities and limit negative impacts to adjacent neighborhoods.

### **3. Environmental Stewardship**

- a. Build upon the unique water orientation of NTC by creating a gateway to the San Diego Bay.
- b. Preserve and enhance the environmental habitat at the base.
- c. Conserve the heritage of our historic buildings through adaptive reuse.
- d. Insure compatibility with the Point Loma and Midway communities and limit negative impacts to adjacent neighborhoods.

### **4. Process**

- a. Attain consensus through planning and community participation
- b. Look at NTC in the context of the broader geographic area and the vision for San Diego

## **1.3 BASE HISTORY**

When first commissioned on June 1, 1923, the U.S. Naval Training Station, San Diego, consisted of highland donated by the San Diego Chamber of Commerce and tideland given by the City of San Diego.

A 1939 construction program increased the capacity of the station fourfold and in April 1944, the Secretary of the Navy changed the status of the Training Station to the U.S. Naval Training Center, San Diego.

In 1952, projects were approved to convert some recruit barracks into classrooms and to extend training facilities by constructing Camp Nimitz - a permanent recruit camp on the undeveloped Naval Training Center land lying to the south and east of the estuary.

Over the next 20 years, a series of military construction programs resulted in construction of a mess hall, barracks, TV classrooms, and administrative facilities. In the 1990's, construction included a state-of-the-art fire fighting facility, a small arms range, a support center, a medical/dental complex, and a new bridge connecting the main side of the base to Camp Nimitz.



When NTC was commissioned in 1923, it consisted of approximately 280 acres. The property was subsequently expanded to just over 500 acres through property exchange with the City of San Diego, primarily through the use of hydraulic fill which consisted of dredging spoils from San Diego Bay. A transfer of property from MCRD in 1975 brought the facility to its current area of approximately 550 acres.

Immediately prior to the decision to close NTC, the base population was approximately 10,000, including staff, students, and tenant command personnel. Peak base population occurred in 1942 when NTC housed 33,000 personnel.

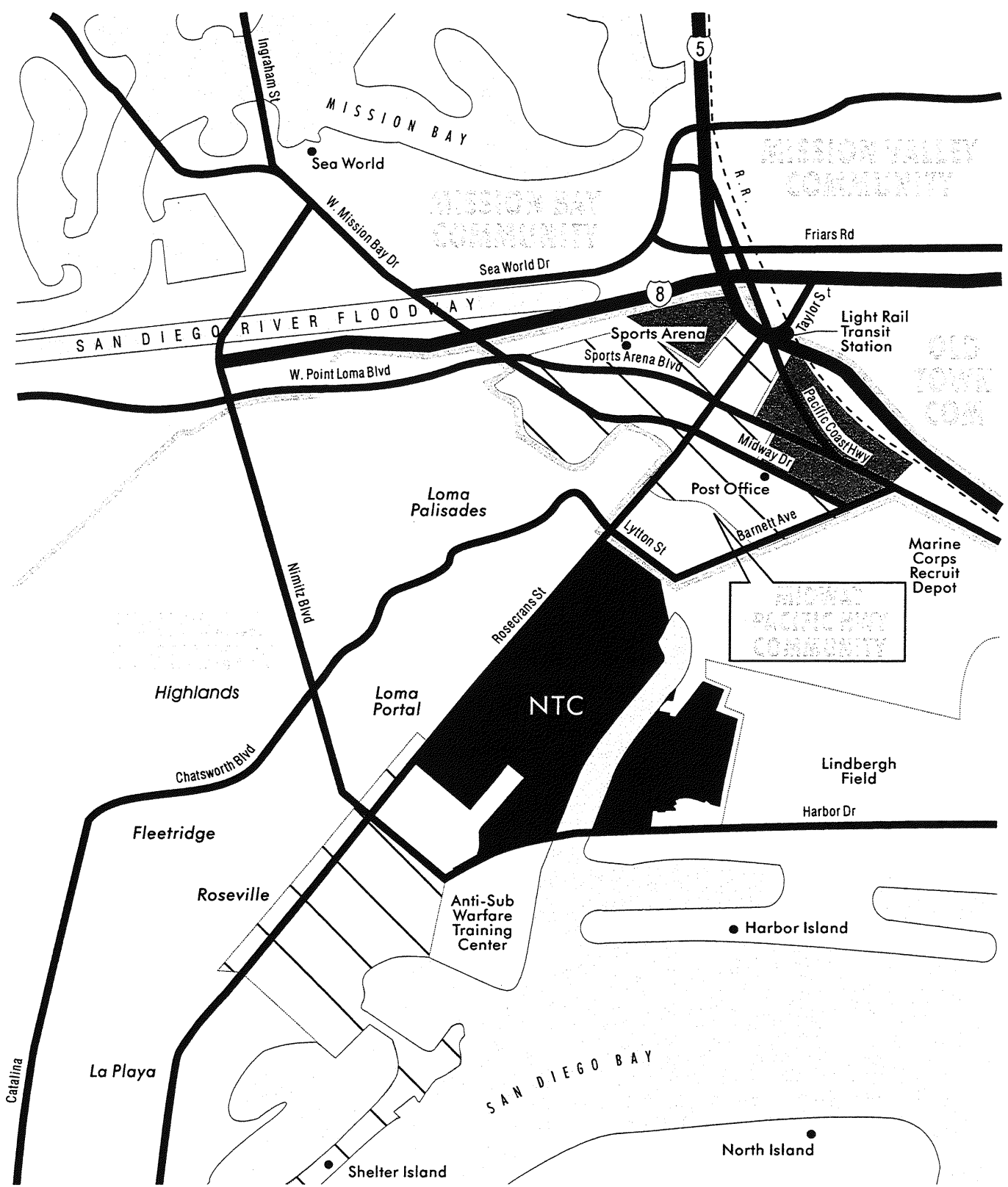
Throughout its history, the mission of NTC has been to provide primary, advanced, and/or specialized training for members of the regular U.S. Navy and Naval Reserve. As such, there is little industrial activity on the facility and hazardous waste generation is relatively minor. The two main commands located at NTC were:

- Recruit Training Command (RTC). RTC was decommissioned in March 1994. The last recruit class graduated in November 1993. Prior to that time, RTC conducted a training program to affect a smooth transition of recruits from civilian to Navy life.
- Service School Command (SSC). SSC provides basic and advanced training to officers and enlisted personnel in seven different schools (machine repairman, mess specialist, radioman, data processing, interior communications, pattern maker, and molder) with 127 courses.





#### 1.4 SITE ENVIRONS

NTC is located 2.5 miles northwest of downtown San Diego, near the northernmost point of San Diego Bay. It is bordered on the west by Rosecrans Street and the Pt. Loma neighborhood; to the north by Lytton Avenue and the Midway Community; to southwest by Nimitz Boulevard and the Fleet Anti-Submarine Warfare Training Center (FASWTC); and to the northeast, east, and south by the Marine Corps Recruit Depot (MCRD), San Diego International Airport (Lindbergh Field), and San Diego Bay. Each of these communities and uses is characterized below.

*Peninsula and Midway Communities.* The Naval Training Center is located entirely within the Peninsula Community Plan area, except for Camp Nimitz which lies outside any designated community plan boundary. The western edge of NTC abuts the Peninsula's Pt. Loma neighborhood, a prestigious and predominantly single-family residential community that includes both modest and estate housing. At its



**Legend:**

-  Community Plan Area
-  Commercial Land Use
-  Residential Land Use
-  Industrial Land Use



Approx. Scale: 1" = 2500' 8-21-96

figure 2  
 NTC Environs  
 NTC Reuse Plan

northern edge along Lytton Avenue, NTC abuts the Midway-Pacific Highway Corridor Community Plan area. Most of the Midway community is planned for commercial and industrial uses. In 1990, approximately 53,000 people lived in 17,000 homes in the Peninsula community. At the same time, approximately 3600 people lived in 1600 homes in the Midway community.

*Marine Corps Recruit Depot.* MCRD began in 1919 and the Marine Advanced Expeditionary Base was commissioned on December 1, 1921. On January 1, 1948 the entire base was redesignated as MCRD. The mission of MCRD is to provide basic indoctrination (recruit training) for enlisted personnel of the Marine Corps.

*Fleet Anti-Submarine Warfare Training Center.* FASWTC was founded in the late 1940's as the U.S. Fleet Sonar School. The mission of FASWTC is to provide naval personnel training in anti-submarine warfare, sonar theory and application, and repair and maintenance of sonar equipment.

*Lindbergh Field.* Lindbergh Field was founded in the late 1920's and currently serves as the international airfield for the San Diego area. The air field has over 500 flights daily and serves passenger, commercial, military, and private aircraft.

## **1.5 COMMUNITY OUTREACH**

### **A. Introduction**

This reuse plan for the Naval Training Center was produced over a two year period, roughly from July of 1994 to September 1996. Public involvement and community outreach was an integral element of the reuse planning process throughout the time of plan formulation.

### **B. NTC Reuse Planning Committee and Subcommittee Meetings**

The Naval Training Center Reuse Planning Committee, the official citizen's advisory group for the reuse planning effort, was appointed by Mayor Susan Golding in 1993. The 26 member committee represented a range of interests, was chaired by the mayor, and held meetings approximately every three to eight weeks, beginning in the Fall of 1993. Reuse Committee meetings were open to the public and a public comment period was scheduled on each agenda.

To provide even greater public access, most meetings of the Reuse Planning Committee were video taped and shown on cable television.

Mayor Golding also established six subcommittees to involve the public in the planning process. Those subcommittees met at least monthly and were concerned with: Economic Development, Education, Environment, Homeless, Park and Recreation, and Interim Use Review. These subcommittees provided an informal setting for discussing issues, brainstorming and considering options.

Each subcommittee was chaired by a Reuse Committee member. Typically more than one Reuse Committee member participated on each subcommittee. Collectively, more than 200 public members participated in the subcommittee process, either as a member or an interested party.

Typically each subcommittee met at least once a month from July to December 1994, and less frequently from January 1, 1995 to August 15, 1996.

### **C. Community Contact and Media Exposure**

A concerted outreach effort was made to promote participation at the public meetings and workshops. Representatives of diverse organizations were called, flyers were mailed and faxed, and announcements were placed in newsletters. Organizations contacted were diverse in area of interest, ethnic representation, and geographic location.

1. Post card notices were mailed to the entire NTC Reuse Planning Committee mailing list (approximately 800), the S.D. Arts Commission list, and the Community Planners Committee (CPC) list.
2. Notices were distributed to the San Diego Chamber of Commerce.
3. The San Diego Economic Conversion Council (SDECC) included a notice in their newsletter.
4. The League of Women Voters included meeting notices in their newsletter.
5. Notice was included in the Citizens Coordinate for Century 3 (C-3) newsletter.
6. The Uptown Planners were advised of the meetings by the Chairman (Craig Adams).
7. The meeting notice was posted on the Sierra Club's Electronic Bulletin Board.

8. Verbal announcements were made and flyers for upcoming public meetings were distributed at the Reuse Committee and subcommittee meetings, planning group meetings, and as part of other presentations at community organizations.
9. Association of Realtors included a notice in their newsletter.
10. Association of Environmental Professionals published the notice in their newsletter.
11. Black Chamber of Commerce noticed and announced meetings.
12. Chicano Federation: Meeting notice given to Ray Uzeta for distribution.
13. Barrio Station: Meeting notice given for distribution.
14. Latino Builders: Meeting notice given to Mike Canales for distribution.
15. Hispanic Chamber of Commerce: Announcement in newsletter and 100 flyers distributed at a meeting on Feb 26.
16. Hotel/Motel Association: Announcement made at Board meeting and was in the minutes that were distributed to the full membership.
17. Congress of History: Karna Webster printed meeting notice in newsletter.
18. Traditions Magazine (military history): Notice published in magazine.
19. 4th Council District Arts/Culture Commission: Faxed information to Peggy Cooper and flyers were distributed at January meeting.
20. Archaeological Info Center: spoke on phone and faxed meeting notice.
21. Deb Dominici informed the Maritime Museum interests.
22. San Diego Arts & Culture Commission: Sent us labels; post card sent to their mailing list for the charrettes.

23. Port Tenants Association: Faxed information; membership was be informed.
24. Catfish Club: Announcement made at two luncheon meetings and notice distributed.
25. Flyers were mailed to: African American Awareness NewsLink, African Community Services, Alpha Phi Alpha, CPIE, First Friday, Links, Inc, American Indian Chamber of Commerce, Union of Pan Asian Communities, Gateway Sheltered Industries, Community Organizing Action Connection, Jack and Jill, NAACP, San Diego Urban League, American Indian Health Center, Council of Filipino American Organizations, Alpha Kappa Alpha, Black Economic Development Task Force, Delta Sigma Theta, Kappa Alpha Psi, American Indian Business Association, Asian Business Association, Minority Business Development.

Press releases were issued seven to ten days before each of the public meetings or charrettes. Newspaper articles in the San Diego Business Journal, San Diego Union-Tribune, Los Angeles Times, Voice and Viewpoint and San Diego Daily Transcript included information on the meetings and a name/phone for additional information. KPBS Radio (National Public Radio affiliate) also covered the Reuse Planning Process and announced the meeting times/place.

Two newsletters were published to expose the public to the reuse planning process. The first newsletter was produced in February 1995, included information on the overall process, and invited participation in upcoming charrettes. The second newsletter went out in May 1996 and described the Reuse Committee recommendations, inviting participation in the City Council's decision-making process. Nearly 1500 copies of each newsletter were distributed: over 800 by mail to the NTC mailing list and the remainder at public and community meetings. A third newsletter was distributed in the Fall of 1996 which described City Council recommendations and the environmental documentation process.

#### **D. Public Meetings and Workshops**

Public meetings and charrettes were held the first year to fully engage the public in the creative planning and visioning process. During the second year, public meetings focused on stimulating response to alternative land use maps, illustrations and reuse policies which embodied the vision created during the first year.

## **1. Charrettes**

On November 5, 1994, Reuse Committee members, representatives of each subcommittee, and the San Diego Planning Commission were invited to participate in a day-long charrette. This was a creative workshop for members to collaborate and portray their ideas on the generalized land uses for NTC.

Approximately eighty participants devoted their energies to the charrette. The results were the basis for preliminary concept plans.

On March 18, 1995 a second charrette was held involving the general public and Reuse Committee/Subcommittee members. This creative workshop gave the public a hands-on opportunity to express their ideas and interests as well as to help devise planning solutions to the base reuse challenges. This charrette exposed the ideas from the first workshop to the general public to assess community-wide support for emerging proposals.

More than 200 people representing a wide range of interests participated. An effort was made to seat diverse interests at the same table to stimulate collaboration and problem solving. At the end of the day, the participants' evaluation forms revealed successful public involvement.

## **2. Public Meetings**

"Open House" meetings were held on February 21 and 23, 1995, for the public to drop by, learn about the base reuse process, and share their ideas. The meetings were informal and geared to be a comfortable place to elicit diverse perspectives.

Both meetings were identical in scope and content but were scheduled at different times and places for the convenience of the public. One was in Downtown San Diego at noon, and the other in Mission Valley at 5:30 PM.

More than 100 people attended the two open houses. They represented many interests including archaeological organizations, homeless provider agencies, community groups, dance associations, military museums, etc. Many individuals also shared ideas, such as providing at NTC: wedding area, arts center, human services center, urban retreat, parks, recycling opportunities, and natural environment enhancements.

Handouts included a newsletter-format description of the reuse planning process. Attendees were also advised on where they could obtain more detailed technical information that had been published to date.

Participants at these February meetings were encouraged to attend the March

18, 1995 charrette and were placed on the NTC Reuse Committee general mailing list.

Two more open houses were held on May 20 and 22, 1996. The first occurred at noon, and the second at 5:30 PM. These open public meetings were designed to give the public a convenient opportunity to see and respond to the draft reuse plan and recommended land use policies prior to the Reuse Committee, Planning Commission, and City Council consideration. In this manner the public was provided an opportunity to understand the plan and policies and either to share their views at these open meetings or be better prepared to effectively express themselves at upcoming formal forums.

Approximately 90 people attended the May 1996 meetings. Representatives of communities adjacent to the base dominated the audience at both open houses.

### **3. Public Hearings**

Local Redevelopment Authority consideration of the Reuse Committee recommendations occurred at two public hearings and was the last phase of the public involvement process. On May 9, 1996 the City of San Diego Planning Commission held a workshop on the reuse plan. Many of the Commissioners had participated in the charrettes the previous year. At its May 30, 1996 meeting, the Planning Commission made its final recommendations to support the plan after considering public input.

The San Diego City Council heard the Reuse Committee and Planning Commission recommendations as well as public testimony at a public meeting on June 10, 1996. Then, at a specially-scheduled night meeting at NTC on July 1, 1996, more public testimony was received. The Council concluded their review of the NTC Reuse Plan on July 16, 1996, identified their preferences, and directed the consultant to return with the plan for final recommendation to the Secretary of the Navy in September, 1996.

Since that time, update presentations have been made to the City Council's Land Use and Housing Committee (November 1997, April 1998) and the Rules, Finance, and Intergovernmental Relations Committee (June 1998). An informational workshop was also held with the City Planning Commission (July 1998).

### **E. Presentations Before Community Organizations**

City of San Diego Planning Department staff and the consultant team publicized the availability of speakers to help keep the public informed about the NTC reuse planning process. Two principal methods of publicity were:



distribution of flyers to planning groups, at public places within City Hall, and at Reuse Committee meetings; and distribution of approximately 1800 newsletters in 1995 and 1800 newsletters in 1996.

The residents/businesses within the adjacent communities of Midway and Point Loma (Peninsula) were the most active public participants in the process. The City of San Diego community planning maps show most of NTC actually within the boundaries of the Peninsula Community Plan area. Representatives of these two communities served on the Reuse Planning Committee and their community organizations received periodic presentations on the plan's progress.

To keep these neighboring communities informed, the consultant and/or City staff made presentations at seven Peninsula Planning Board meetings, two Point Loma Association meetings, one Point Loma Optimist club meeting, two meetings of the Point Loma Village Association, two meetings of the Old San Diego Planning Group, and three Midway Planning Board meetings during the two year planning period. Because the Peninsula and Midway Planning Boards each had a representative on the Reuse Committee, that member also made periodic reports at their respective Planning Group meetings.

The consultant and/or City staff also made three presentations at the Community Planners Committee which is composed of the chairs of all 40 designated community planning groups. Offers were made for presentations before individual planning groups, although only the Golden Hill Planning Group requested and received a presentation at their regularly scheduled March 1995 meeting.

The San Diego Economic Conversion Council (May 2, 1996), the Point Loma Optimist Club (June 18, 1996) and the Clairemont Hills Kiwanis Club (August 7, 1996) requested and received a presentation on NTC at their regularly scheduled meetings.

Since August 1996, meetings have been held with more than 13 groups, all of whom had a special interest in the Reuse Plan. In August 1997, in conjunction with the opening of the Peninsula Community Service Center at NTC, base tours were advertised and conducted for members of the general public.

On August 14, 1998, Deputy Mayor Byron Wear convened a half-day public workshop at which a thorough update of the NTC reuse planning effort was provided. Notices of the workshop were sent to a mailing list of more than 600 community members, with the workshop itself drawing over 150 people. The workshop was videotaped and shown on cable television.

## F. Base Tours

Tours of the base have been conducted for the general public, at the request of special interest organizations, and as part of the Reuse Planning Committee/Subcommittee activities. During the two year planning process more than 1000 people have participated in 70 base tours.

Two base tours were specifically organized in support of the March 18, 1995 charrette. These tours were for those public members who wanted to participate in the charrette but were not familiar with the base layout. The tour helped orient them to the opportunities and constraints as well as enhancing their ability to participate.

### 1.6 ENVIRONMENTAL PROCESSING

A draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR), *Disposal and Reuse of Certain Real Properties at NTC San Diego*, was prepared under the auspices of the Southwest Division, Naval Facilities Engineering Command, and supported by the Land Development Review Division of the City of San Diego. It was issued in August 1997.

The Navy and the City are co-lead agencies on the joint document.

The draft EIS/EIR evaluated five conceptual reuse alternatives: a Preferred Alternative and four additional alternatives.

A final EIS/EIR was prepared and circulated in July 1998.

For the City of San Diego, the EIS/EIR document is a programmatic analysis and addresses the environmental impact of each reuse alternative in general, commensurate with the level of detail available for each reuse alternative. The EIS/EIR is considered to be a first tier of environmental review for reuse of NTC San Diego. Project-level environmental reviews will be conducted by the acquiring entity for individual development projects proposed to implement the Reuse Plan. Subsequent project-level environmental documentation, as required for future development projects, will use the EIS/EIR as a basis for more detailed analysis as permitted under the California Environmental Quality Act (CEQA). Subsequent environmental documentation in compliance with CEQA may include supplemental or subsequent EIRs, negative declarations, or categorical exemptions.

From a National Environmental Policy Act (NEPA) perspective, the EIS/EIR documents the Navy's intent to convey federal property determined to be surplus and, therefore, subject to disposal and reuse.