

125

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**Activity Identification:** Please complete the following table, identifying the activity for which this response is being submitted.

<b>Activity Name:</b>	Navy Public Works Center, San Diego
<b>UIC:</b>	63387
<b>Major Claimant:</b>	COMNAVFACENGCOM

**General Instructions/Background:**

Information requested in this data call is required for use by the Base Structure Evaluation Committee (BSEC), in concert with information from other data calls, to analyze both the impact that potential closure or realignment actions would have on a local community and the impact that relocations of personnel would have on communities surrounding receiving activities. In addition to Cost of Base Realignment Actions (COBRA) analyses which incorporate standard Department of the Navy (DON) average cost factors, the BSEC will also be conducting more sophisticated economic and community infrastructure analyses requiring more precise, activity-specific data. For example, activity-specific salary rates are required to reflect differences in salary costs for activities with large concentrations of scientists and engineers and to address geographic differences in wage grade salary rates. Questions relating to "Community Infrastructure" are required to assist the BSEC in evaluating the ability of a community to absorb additional employees and functions as the result of relocation from a closing or realigning DON activity.

Due to the varied nature of potential sources which could be used to respond to the questions contained in this data call, a block appears after each question, requesting the identification of the source of data used to respond to the question. To complete this block, identify the source of the data provided, including the appropriate references for source documents, names and organizational titles of individuals providing information, etc. Completion of this "Source of Data" block is critical since some of the information requested may be available from a non-DoD source such as a published document from the local chamber of commerce, school board, etc. Certification of data obtained from a non-DoD source is then limited to certifying that the information contained in the data call response is an accurate and complete representation of the information obtained from the source. Records must be retained by the certifying official to clearly document the source of any non-DoD information submitted for this data call.

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**General Instructions/Background (Continued):**

The following notes are provided to further define terms and methodologies used in this data call. Please ensure that responses consistently follow this guidance:

**Note 1:** Throughout this data call, the term "activity" is used to refer to the DON installation that is the addressee for the data call.

**Note 2:** Periodically throughout this data call, questions will include the statement that the response should refer to the "area defined in response to question 1.b., (page 3)". Recognizing that in some large metropolitan areas employee residences may be scattered among many counties or states, the scope of the "area defined" may be limited to the sum of:

- those counties that contain government (DoD) housing units (as identified in 1.b.2)), and,
- those counties closest to the activity which, in the aggregate, include the residences of 80% or more of the activity's employees.

**Note 3:** Responses to questions referring to "civilians" in this data call should reflect federal civil service appropriated fund employees.

**1. Workforce Data**

a. **Average Federal Civilian Salary Rate.** Provide the projected FY 1996 average gross annual appropriated fund civil service salary rate for the activity identified as the addressee in this data call. This rate should include all cash payments to employees, and exclude non-cash personnel benefits such as employer retirement contributions, payments to former employees, etc.

<b>Average Appropriated Fund Civilian Salary Rate:</b>	<b>\$ 31,167.00</b>
--	---------------------

<b>Source of Data (1.a. Salary Rate): Human Resources Office, Defense Civilian Personnel Data Service</b>
---

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**b. Location of Residence.** Complete the following table to identify where employees live. Data should reflect current workforce.

**1) Residency Table.** Identify residency data, by county, for both military and civilian (civil service) employees working at the installation (including, for example, operational units that are homeported or stationed at the installation). For each county listed, also provide the estimated average distance from the activity, in miles, of employee residences and the estimated average length of time to commute one-way to work. For the purposes of displaying data in the table, any county(s) in which 1% or fewer of the activity's employees reside may be consolidated as a single line entry in the table, titled "Other".

County of Residence	State	No. of Employees Residing in County		Percentage of Total Employees	Average Distance From Base (Miles)	Average Duration of Commute (Minutes)
		Military	Civilian			
San Diego	CA	10	2674	99	20	40
Other	CA		28	1	N/A	N/A

2702 = .00%

As discussed in Note 2 on Page 2, subsequent questions in the data call refer to the "area defined in response to question 1.b., (page 3)". In responding to these questions, the scope of the "area defined" may be limited to the sum of: a) those counties that contain government (DoD) housing units (as identified below), and, b) those counties closest to the activity which, in the aggregate, include the residences of 80% or more of the activity's employees.

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**2) Location of Government (DoD) Housing.** If some employees of the base live in government housing, identify the county(s) where government housing is located:

**San Diego County**

**Source of Data (1.b. 1) & 2) Residence Data): (1.b.1)  
(1.b.2) COMNAVBASE San Diego**

**c. Nearest Metropolitan Area(s).** Identify all major metropolitan area(s) (i.e., population concentrations of 100,000 or more people) which are within 50 miles of the installation. If no major metropolitan area is within 50 miles of the base, then identify the nearest major metropolitan area(s) (100,000 or more people) and its distance(s) from the base.

**Note, the following chart represents mileage from the PWC Main Complex, located on the Naval Station, San Diego.**

City	County	Distance from base (miles)
<b>San Diego</b>	San Diego	0.2
<b>Chula Vista</b>	San Diego	10
<b>Escondido</b>	San Diego	32
<b>Oceanside</b>	San Diego	42
<b>Tijuana</b>	Baja, Mexico	13

**Source of Data (1.c. Metro Areas): Regional response by COMNAVBASE San Diego, based on the Greater San Diego Chamber of Commerce, Economic Bulletin, population as of January 1, 1994**

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

d. **Age of Civilian Workforce.** Complete the following table, identifying the age of the activity's civil service workforce.

<b>Age Category</b>	<b>Number of Employees</b>	<b>Percentage of Employees</b>
<b>16 - 19 Years</b>	7	.26
<b>20 - 24 Years</b>	54	2.00
<b>25 - 34 Years</b>	413	15.28
<b>35 - 44 Years</b>	781	28.90
<b>45 - 54 Years</b>	945	34.97
<b>55 - 64 Years</b>	466	17.25
<b>65 or Older</b>	36	1.33
<b>TOTAL</b>	2702	100 %

<b>Source of Data (1.d.) Age Data): Human Resources Office, Defense Civilian Personnel Data Service</b>
---

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**e. Education Level of Civilian Workforce**

1) **Education Level Table.** Complete the following table, identifying the education level of the activity's civil service workforce.

<b>Last School Year Completed</b>	<b>Number of Employees</b>	<b>Percentage of Employees</b>
<b>8th Grade or less</b>	13	.48
<b>9th through 11th Grade</b>	123	4.55
<b>12th Grade or High School Equivalency</b>	1538	56.92
<b>1-3 Years of College</b>	655	24.24
<b>4 Years of College (Bachelors Degree)</b>	298	11.03
<b>5 or More Years of College (Graduate Work)</b>	75	2.78
<b>TOTAL</b>	2702	100 %

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

2) **Degrees Achieved.** Complete the following table for the activity's **civil service** workforce. Identify the number of employees with each of the following degrees, etc. To avoid double counting, only identify the highest degree obtained by a worker (e.g., if an employee has both a Master's Degree and a Doctorate, only include the employee under the category "Doctorate").

Degree	Number of Civilian Employees
Terminal Occupation Program - Certificate of Completion, Diploma or Equivalent (for areas such as technicians, craftsmen, artisans, skilled operators, etc.)	122
Associate Degree	241
Bachelor Degree	275
Masters Degree	50
Doctorate	3

**Source of Data (1.e.1) and 2) Education Level Data): Human Resources Office,  
Defense Civilian Personnel Data Service**

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**f. Civilian Employment By Industry.** Complete the following table to identify by "industry" the type of work performed by civil service employees at the activity. The intent of this table is to attempt to stratify the activity civilian workforce using the same categories of industries used to identify private sector employment. Employees should be categorized based on their primary duties. Additional information on categorization of private sector employment by industry can be found in the Office of Management and Budget Standard Industrial Classification (SIC) Manual. However, you do not need to obtain a copy of this publication to provide the data requested in this table.

Note the following specific guidance regarding the "Industry Type" codes in the first column of the table: Even though categories listed may not perfectly match the type of work performed by civilian employees, please attempt to assign each civilian employee to one of the "Industry Types" identified in the table. However, only use the Category 6, "Public Administration" sub-categories when none of the other categories apply. Retain supporting data used to construct this table at the activity-level, in case questions arise or additional information is required at some future time. **Leave shaded areas blank.**

Industry	SIC Codes	No. of Civilians	% of Civilians
<b>1. Agriculture, Forestry &amp; Fishing</b>	01-09		
<b>2. Construction</b> (includes facility maintenance and repair)	15-17	1305	48.30
<b>3. Manufacturing</b> (includes Intermediate and Depot level maintenance)	20-39		
3a. Fabricated Metal Products (include ordnance, ammo, etc.)	34		
3b. Aircraft (includes engines and missiles)	3721 et al		
3c. Ships	3731		
3d. Other Transportation (includes ground vehicles)	various		
3e. Other Manufacturing not included in 3a. through 3d.	various		
<b>Sub-Total 3a. through 3e.</b>	20-39	---	---
<b>4. Transportation/Communications/Utilities</b>	40-49		

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Industry	SIC Codes	No. of Civilians	% of Civilians
4a. Railroad Transportation	40		
4b. Motor Freight Transportation & Warehousing (includes supply services)	42		
4c. Water Transportation (includes organizational level maintenance)	44		
4d. Air Transportation (includes organizational level maintenance)	45		
4e. Other Transportation Services (includes organizational level maintenance)	47	150	5.55
4f. Communications	48	38	1.41
4g. Utilities	49	1	.04
<b>Sub-Total 4a. through 4g.</b>	40-49	189	6.99
<b>5. Services</b>	70-89		
5a. Lodging Services	70		
5b. Personal Services (includes laundry and funeral services)	72		
5c. Business Services (includes mail, security guards, pest control, photography, janitorial and ADP services)	73	470	17.39
5d. Automotive Repair and Services	75	172	6.37
5e. Other Misc. Repair Services	76		
5f. Motion Pictures	78	1	.04
5g. Amusement and Recreation Services	79	1	.04
5h. Health Services	80		
5i. Legal Services	81	4	.15
5j. Educational Services	82		

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Industry	SIC Codes	No. of Civilians	% of Civilians
5k. Social Services	83		
5l. Museums	84		
5m. Engineering, Accounting, Research & Related Services (includes RDT&E, ISE, etc.)	87	225	8.33
5n. Other Misc. Services	89	2	.07
<b>Sub-Total 5a. through 5n.:</b>	70-89	875	32.38
<b>6. Public Administration</b>	91-97		
6a. Executive and General Government, Except Finance	91	197	7.29
6b. Justice, Public Order & Safety (includes police, firefighting and emergency management)	92	9	.33
6c. Public Finance	93	1	.04
6d. Environmental Quality and Housing Programs	95	126	4.66
<b>Sub-Total 6a. through 6d.</b>		333	12.32
<b>TOTAL</b>		2702	100 %

**Source of Data (1.f.) Classification By Industry Data): Human Resources Office, Defense Civilian Personnel Data Service**

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**g. Civilian Employment by Occupation.** Complete the following table to identify the types of "occupations" performed by civil service employees at the activity. Employees should be categorized based on their primary duties. Additional information on categorization of employment by occupation can be found in the Department of Labor Occupational Outlook Handbook. However, you do not need to obtain a copy of this publication to provide the data requested in this table.

Note the following specific guidance regarding the "Occupation Type" codes in the first column of the table: Even though categories listed may not perfectly match the type of work performed by civilian employees, please attempt to assign each civilian employee to one of the "Occupation Types" identified in the table. Refer to the descriptions immediately following this table for more information on the various occupational categories. Retain supporting data used to construct this table at the activity-level, in case questions arise or additional information is required at some future time. Leave shaded areas blank.

Occupation	Number of Civilian Employees	Percent of Civilian Employees
<b>1. Executive, Administrative and Management</b>	345	12.77
<b>2. Professional Specialty</b>		
2a. Engineers	85	3.15
2b. Architects and Surveyors	24	.89
2c. Computer, Mathematical & Operations Research		
2d. Life Scientists		
2e. Physical Scientists	11	.41
2f. Lawyers and Judges	3	.11
2g. Social Scientists & Urban Planners		
2h. Social & Recreation Workers		
2i. Religious Workers		
2j. Teachers, Librarians & Counselors		
2k. Health Diagnosing Practitioners (Doctors)		

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Occupation	Number of Civilian Employees	Percent of Civilian Employees
2l. Health Assessment & Treating(Nurses, Therapists, Pharmacists, Nutritionists, etc.)		
2m. Communications	20	.74
2n. Visual Arts	1	.04
<b>Sub-Total 2a. through 2n.:</b>	489	18.10
<b>3. Technicians and Related Support</b>		
3a. Health Technologists and Technicians	---	---
3b. Other Technologists	145	5.37
<b>Sub-Total 3a. and 3b.:</b>	145	5.37
<b>4. Administrative Support &amp; Clerical</b>	346	12.81
<b>5. Services</b>		
5a. Protective Services (includes guards, firefighters, police)	2	.07
5b. Food Preparation & Service		
5c. Dental/Medical Assistants/Aides		
5d. Personal Service & Building & Grounds Services (includes janitorial, grounds maintenance, child care workers)	30	1.11
<b>Sub-Total 5a. through 5d.</b>	32	1.18
<b>6. Agricultural, Forestry &amp; Fishing</b>	---	---
<b>7. Mechanics, Installers and Repairers</b>	172	6.37
<b>8. Construction Trades</b>	1217	45.04
<b>9. Production Occupations</b>	111	4.11
<b>10. Transportation &amp; Material Moving</b>	150	5.55

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Occupation	Number of Civilian Employees	Percent of Civilian Employees
<b>11. Handlers, Equipment Cleaners, Helpers and Laborers</b> (not included elsewhere)	40	1.48
<b>TOTAL</b>	2702	100 %
<b>Source of Data (1.g.) Classification By Occupation Data): Human Resources Office, Defense Civilian Personnel Data Service</b>		

**Description of Occupational Categories used in Table 1.g.** The following list identifies public and private sector occupations included in each of the major occupational categories used in the table. Refer to these examples as a guide in determining where to allocate appropriated fund civil service jobs at the activity.

1. **Executive, Administrative and Management.** Accountants and auditors; administrative services managers; budget analysts; construction and building inspectors; construction contractors and managers; cost estimators; education administrators; employment interviewers; engineering, science and data processing managers; financial managers; general managers and top executives; chief executives and legislators; health services managers; hotel managers and assistants; industrial production managers; inspectors and compliance officers, except construction; management analysts and consultants; marketing, advertising and public relations managers; personnel, training and labor relations specialists and managers; property and real estate managers; purchasing agents and managers; restaurant and food service managers; underwriters; wholesale and retail buyers and merchandise managers.
2. **Professional Specialty.** Use sub-headings provided.
3. **Technicians and Related Support.** Health Technologists and Technicians sub-category - self-explanatory. Other Technologists sub-category includes aircraft pilots; air traffic controllers; broadcast technicians; computer programmers; drafters; engineering technicians; library technicians; paralegals; science technicians; numerical control tool programmers.
4. **Administrative Support & Clerical.** Adjusters, investigators and collectors; bank tellers; clerical supervisors and managers; computer and peripheral equipment operators; credit clerks and authorizers; general office clerks; information clerks; mail clerks and messengers; material recording, scheduling, dispatching and distributing; postal clerks and mail carriers; records clerks; secretaries; stenographers and court reporters; teacher aides; telephone, telegraph and teletype operators; typists, word processors and data entry keyers.
5. **Services.** Use sub-headings provided.
6. **Agricultural, Forestry & Fishing.** Self explanatory.
7. **Mechanics, Installers and Repairers.** Aircraft mechanics and engine specialists; automotive body repairers; automotive mechanics; diesel mechanics; electronic equipment repairers; elevator installers and repairers; farm equipment mechanics; general maintenance mechanics; heating, air conditioning and refrigeration technicians; home appliance and power tool repairers, industrial machinery repairers; line installers and cable splicers; millwrights; mobile heavy equipment mechanics; motorcycle, boat and small engine mechanics; musical instrument repairers and tuners; vending machine servicers and repairers.
8. **Construction Trades.** Bricklayers and stonemasons; carpenters; carpet installers; concrete masons and terrazzo workers; drywall workers and lathers; electricians; glaziers; highway maintenance; insulation

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

- workers; painters and paperhangers; plasterers; plumbers and pipefitters; roofers; sheet metal workers; structural and reinforcing ironworkers; tilesetters.
9. **Production Occupations.** Assemblers; food processing occupations; inspectors, testers and graders; metalworking and plastics-working occupations; plant and systems operators, printing occupations; textile, apparel and furnishings occupations; woodworking occupations; miscellaneous production operations.
  10. **Transportation & Material Moving.** Busdrivers; material moving equipment operators; rail transportation occupations; truckdrivers; water transportation occupations.
  11. **Handlers, Equipment Cleaners, Helpers and Laborers** (not included elsewhere). Entry level jobs not requiring significant training.

**h. Employment of Military Spouses.** Complete the following table to provide estimated information concerning military spouses who are also employed in the area defined in response to question 1.b., above. **Do not fill in shaded area.**

**Notes:**

1. There are 2702 civilian employees and 10 military personnel at PWC San Diego.
2. The information supplied in the following table represents only the military personnel assigned to PWC.
3. There are an several military spouses employed by PWC. Specific data quantifying the exact number is not available.

1. Percentage of Military Employees Who Are Married:	60%
2. Percentage of Military Spouses Who Work Outside of the Home:	40%
3. Break out of Spouses' Location of Employment (Total of rows 3a. through 3d. should equal 100% and reflect the number of spouses used in the calculation of the "Percentage of Spouses Who Work Outside of the Home".	
3a. Employed "On-Base" - Appropriated Fund:	20%
3b. Employed "On-Base" - Non-Appropriated Fund:	0
3c. Employed "Off-Base" - Federal Employment:	0
3d. Employed "Off-Base" - Other Than Federal Employment	20%

<b>Source of Data (1.h.) Spouse Employment Data): Public Works Center, Staff Civil Engineer</b>
---

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**2. Infrastructure Data.** For each element of community infrastructure identified in the two tables below, rate the community's ability to accommodate the relocation of additional functions and personnel to your activity. Please complete each of the three columns listed in the table, reflecting the impact of various levels of increase (20%, 50% and 100%) in the number of personnel working at the activity (and their associated families). In ranking each category, use one of the following three ratings:

- A - Growth can be accommodated with little or no adverse impact to existing community infrastructure and at little or no additional expense.
- B - Growth can be accommodated, but will require some investment to improve and/or expand existing community infrastructure.
- C - Growth either cannot be accommodated due to physical/environmental limitations or would require substantial investment in community infrastructure improvements.

**Table 2.a., "Local Communities":** This first table refers to the local community (i.e., the community in which the base is located) and its ability to meet the increased requirements of the installation.

**Table 2.b., "Economic Region":** This second table asks for an assessment of the infrastructure of the economic region (those counties identified in response to question 1.b., (page 3) - taken in the aggregate) and its ability to meet the needs of additional employees and their families moving into the area.

**For both tables, annotate with an asterisk (\*) any categories which are wholly supported on-base, i.e., are not provided by the local community. These categories should also receive an A-B-C rating. Answers for these "wholly supported on-base" categories should refer to base infrastructure rather than community infrastructure.**

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

a. **Table A: Ability of the local community to meet the expanded needs of the base.**

1) Using the A - B - C rating system described above, complete the table below.

**NOTE: Total PWC work force is 2,700 currently. Response provided based on the increase of PWC work force only.**

Category	20% Increase	50% Increase	100% Increase
Off-Base Housing	A	A	A
Schools - Public	A	A	A
Schools - Private	A	A	A
Public Transportation - Roadways	A	A	A
Public Transportation - Buses/Subways	A	A	A
Public Transportation - Rail	A	A	A
Fire Protection	A	A	A
Police	A	A	A
Health Care Facilities	A	A	A
Utilities:	A	A	A
Water Supply	A	A	A
Water Distribution	A	A	A
Energy Supply	A	A	A
Energy Distribution	A	A	A
Wastewater Collection	A	A	A
Wastewater Treatment	A	A	A
Storm Water Collection	A	A	A
Solid Waste Collection and Disposal	A	A	A
Hazardous/Toxic Waste Disposal	A	A	A
Recreational Activities	A	A	A

Remember to mark with an asterisk any categories which are wholly supported on-base.

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

2) For each rating of "C" identified in the table on the preceding page, attach a brief narrative explanation of the types and magnitude of improvements required and/or the nature of any barriers that preclude expansion.

None.

<b>Source of Data (2.a. 1) &amp; 2) - Local Community Table): Public Works Center, Staff Civil Engineer</b>
---

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**b. Table B: Ability of the region described in the response to question 1.b. (page 3) (taken in the aggregate) to meet the needs of additional employees and their families relocating into the area.**

Note: For consistency, this is a regional response that considered a 20, 50, and 100% increase of the current total military and DOD civilian population (159,000 total) in San Diego County. The table is the ability of the civilian community to absorb the increases, it does not include the ability of the military community to absorb any increases (ie. Health Care Facilities evaluation does not include the absorption ability of the existing Navy medical facilities).

1) Using the A - B - C rating system described above, complete the table below.

Category	20% Increase	50% Increase	100% Increase
Off-Base Housing	C	C	C
Schools - Public	C	C	C
Schools - Private	B	B	B
Public Transportation - Roadways	C	C	C
Public Transportation - Buses/Subways	A	A	A
Public Transportation - Rail	A	A	A
Fire Protection	C	C	C
Police	C	C	C
Health Care Facilities	C	C	C
Utilities:			
Water Supply	C	C	C
Water Distribution	A	A	A
Energy Supply	A	B	C
Energy Distribution	A	B	C
Wastewater Collection	C	C	C
Wastewater Treatment	C	C	C

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Category	20% Increase	50% Increase	100% Increase
Storm Water Collection	C	C	C
Solid Waste Collection and Disposal	C	C	C
Hazardous/Toxic Waste Disposal	C	C	C
Recreation Facilities	B	B	B

Remember to mark with an asterisk any categories which are wholly supported on-base.

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

2) For each rating of "C" identified in the table on the preceding page, attach a brief narrative explanation of the types and magnitude of improvements required and/or the nature of any barriers that preclude expansion.

**GENERAL NOTES:**

Based on the current military and DOD civilian population of 158,000, a 20% increase is 31,600 people, a 50% increase is 79,000 people, and 100% increase is 158,000 people.

The table ratings are based on a six year absorption period (5,666/year for a 20% increase; 13,166/year for a 50% increase; and 26,333/year for a 100% increase).

The ratings reflect maintaining the current Quality of Life that the San Diego Region provides.

The ratings assume the military growth as being above the region's growth estimate of 50,000/year over the next 20 years..

A basic economic development question facing the State of California and its local governments is the replacement of aging infrastructure and the development of new infrastructure to meet the new economic challenges. Recent state-wide referendums that would have increased infrastructure funding for recreation activities, earthquake retrofitting of highway bridges and education facilities were defeated. The State of California estimates that the State's annual deficit is \$2 to \$3 billion; the accumulated state deficit is estimated to be \$9 million.

At the local level, all local budgets have been reduced and restricted by State requirements or local policies. Essential government services are being hard hit by the recession and budgetary constraints. State and local resources do not exist to support the anticipated population growth of the County of 1 million people in the next 20 years (50,000/year). In 1993, there was a net gain of 41,050 people in San Diego County.

Based on these elements the table is biased toward the C rating regardless of an increased military presence.

**SPECIFIC COMMENTS ON "C" RATINGS:**

Off Base Housing -- Large tracts of land are being held from development (much in planned development areas) due to endangered species concerns. An effort is underway to identify critical habitat throughout the County which when completed will open

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

currently restricted lands to development. The continued poor economy is slowing the construction for new homes.

**Schools - Public** -- As mentioned above, essential government services are being hard hit by the recession and budgetary constraints. As can be seen from Question 3.b.1, most school districts are at capacity and have been using trailers to accommodate student growth. New school infrastructure, teachers, etc. are needed.

**Public Transportation - Roadways** -- Traffic throughout San Diego County is at Level of Service (LOS) C and D. Increases in population deteriorate the LOS. New highways are planned and construction is ongoing, but the new construction can not keep pace with the population growth.

**Fire Protection** -- As mentioned above, essential government services are being hard hit by the recession and budgetary constraints. Additional funding is required for more firefighters, equipment and stations.

**Police** -- As mentioned above, essential government services are being hard hit by the recession and budgetary constraints. Additional funding is required for more police.

**Health Care Facilities** -- As mentioned above, essential government services are being hard hit by the recession and budgetary constraints. Again, the rating is based on the civilian community providing this service. More facilities are needed.

**Water Supply** -- California is dependent of water from snowmelt and the Colorado River. The overall population growth in California and in the other areas that depend on these sources of water are overtapping these limited water sources. Several years of drought have resulted in water restriction. Development of alternate water sources is needed.

**Energy Supply** -- No new energy producing plants are being built in California. Development of new energy production sources, cooperative agreements with other utilities systems and infrastructure investment are needed.

**Energy Distribution** -- Continued development is impacting the existing distribution network. Environmental concerns over high voltage transmission lines is limiting new construction. Infrastructure investment is needed.

**Wastewater Collection** -- An extensive program for collection and treatment is underway in most of San Diego County. This is a multi-billion dollar investment being born by the ratepayer and is due to non-compliance with the Clean Water Act. The system once

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

completed will be sized for the anticipated population. Much of the existing collection system is old and needing repair/replacement.

**Wastewater Treatment** -- An extensive program for collection and treatment is underway in most of San Diego County. This is a multi-billion dollar investment being born by the ratepayer and is due to non-compliance with the Clean Water Act. The system once completed will be sized for the anticipated population.

**Storm Water Collection** -- During the spring rains, many areas flood due to undersized and inadequate storm water drains. Extensive development has "paved" over areas that used to absorb storm runoffs.

**Solid Waste Collection and Disposal** -- The existing landfills have finite lives and approvals for new landfills are years away. Extensive recycling programs and State mandated recycling goals will help reduce solid waste volume.

**Hazardous/Toxic Waste Disposal** -- No State facility exists for disposal of low level radioactive waste, landfills capable of accepting hazardous/toxic waste have finite lives. Hazardous/toxic waste minimization/elimination programs are necessary.

<p>Source of Data (2.b. 1) &amp; 2) - Regional Table): Regional response by COMNAVBASE San Diego, based on the San Diego Association of Government</p>
--

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**3. Public Facilities Data:**

- a. **Off-Base Housing Availability.** For the counties identified in the response to question 1.b. (page 3), in the aggregate, estimate the current average vacancy rate for community housing. Use current data or information identified on the latest family housing market analysis. For each of the categories listed (rental units and units for sale), combine single family homes, condominiums, townhouses, mobile homes, etc., into a single rate:

Rental Units: **6.0%**

Units for Sale: **1.5%**

**Source of Data (3.a. Off-Base Housing): Regional response by COMNAVBASE San Diego, based on the Family Housing Market Analysis dated December 1992 by Robert D. Niehaus, Inc.**

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**b. Education.**

1) Information is required on the current capacity and enrollment levels of school systems serving employees of the activity. Information should be keyed to the counties identified in the response to question 1.b. (page 3).

**THIS QUESTION WAS ANSWERED FOR SAN DIEGO COUNTY SCHOOLS ONLY.**

School District	County	Number of Schools			Enrollment		Pupil-to-Teacher Ratio		Does School District Serve Gov't Housing Units? *
		Elementary	Middle	High	Current	Max. Capacity	Current	Max. Ratio	
San Diego Unified School District	San Diego	112	22	16	127,000	(1)	30	32	Yes
Poway Unified School District	San Diego	18	5	3	27,884	23,000	22.5	34	Yes
Chula Vista City Elementary School District	San Diego	32	N/A	N/A	18,284	(1)	29.8	31	No
Sweetwater Union High School District	San Diego	N/A	10	9	29,000	(1)	27	27	No
South Bay Union Elementary School District	San Diego	13	N/A	N/A	9,832	(1)	33	33	No
San Ysidro Elementary School District	San Diego	5	1	N/A	3,080	(1)	30	30	No
Alpine Union Elementary School District	San Diego	3	1	N/A	2,059	1,600	26.6	30	No
Bonsall Union Elementary School District	San Diego	1 (K-3)	1 (4-8)	N/A	1,244	1,244	27	30	No
Cajon Valley Union Elementary School District	San Diego	20	4	N/A	18,233	14,870	30.3	33	No
Cardiff Elementary School District	San Diego	2	N/A	N/A	951	951	28	30	No
Dehesa Elementary School District	San Diego	1	N/A	N/A	175	210	28	32	No
Del Mar Union Elementary School District	San Diego	3	N/A	N/A	1,200	1,400	24	27	No
Encinitas Union Elementary School District	San Diego	8	N/A	N/A	5,013	6,650	28.5	28.5	No

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Escondido Union Elementary School District	San Diego	14	3	N/A	15,800	(1)	30	30	No
Fallbrook Union Elementary School District	San Diego	6	1	N/A	5,930	6,100	30	33	Yes
Jamal-Dulzura Union Elementary School District	San Diego	2	1	N/A	1,229	1,229	27.5	33	No
Julian Union Elementary School District	San Diego	1	1	N/A	515	(1)	30	30	No
Lakeside Union Elementary School District	San Diego	7	2	N/A	4,897	(1)	28	31	Yes
La Mesa - Spring Valley	San Diego	18	4	N/A	14,200	13,461	28.3	32	Yes
Lemon Grove Elementary School District	San Diego	6	2	N/A	4,206	(1)	27	30	Yes
National Elementary School District	San Diego	10	N/A	N/A	6,248	(1)	30	32	Yes
Pauma Elementary School District	San Diego	2	N/A	N/A	390	(1)	26	32	No
Rancho Santa Fe Elementary School District	San Diego	1	1	N/A	590	(1)	30	30	No
San Pasqual Union Elementary School	San Diego	1	N/A	N/A	260	315	26	35	No
Santee Elementary School District	San Diego	10	8	N/A	8,123	(1)	31	32	No
Solana Beach Elementary School District	San Diego	4	N/A	N/A	1,902	(1)	27	27	No
Spencer Valley Elementary School District	San Diego	1	N/A	N/A	28	(1)	28	30	No
Vallecitos Elementary School District	San Diego	1	N/A	N/A	215	215	32	32	No
Valley Center Union Elementary School District	San Diego	2	1	N/A	2,414	(1)	28	30	No
Warner Union Elementary School District	San Diego	1	N/A	N/A	260	400	26	35	No
Escondido Union High School District	San Diego	N/A	N/A	3	6,900	(1)	30	35	No

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Fallbrook Union High School District	San Diego	N/A	N/A	1	2,500	(1)	30	30	No
Julian Union High School District	San Diego	N/A	N/A	1	200	(1)	17	35	No
San Dieguito Union High School District	San Diego	N/A	3	2	7,270	7,270	28.5	31	No
Borrego Springs Unified School District	San Diego	1	N/A	1 (7-12)	401	(1)	30	30	No
Mountain Empire Unified School District	San Diego	6	1 (7-12)	0	2,050	2,050	30	35	No
Oceanside Unified School District	San Diego	15	3	3	18,072	18,072	30	35	Yes
Ramona Unified School District	San Diego	5	1	2	6,500	6,500	30	35	Yes
San Marcos Unified School District	San Diego	7	1	3	10,300	10,067	31	35	No
Vista Unified School District	San Diego	13	3	2	21,000	(1)	30	35	No
Carlsbad Unified School District	San Diego	7	1	1	6,706	6,706	32	35	No
Coronado Unified School District	San Diego	2	1	1	2,400	(1)	30	31	Yes
Grossmont Union High School District	San Diego	N/A	N/A	10	20,010	(1)	30	32	No

\* Answer "Yes" in this column if the school district in question enrolls students who reside in government housing.

**(1) District at or exceeding capacity. Schools could add trailers to increase capacity to handle overcrowding at the schools. This capacity changes rapidly as rooms are being converted from one type of class to another.**

**Note: 20 Schools have been built in San Diego County the past two years, 14 are under construction and 27 are planned for construction in the next five years according to the San Diego County department of Education. No information is available on the numbers of schools to be closed or the total increase of student enrollment.**

<b>Source of Data (3.b.1) Education Table): Regional response by COMNAVBASE San Diego, based on the San Diego County Department of Education</b>
--

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

2) Are there any on-base "Section 6" Schools? If so, identify number of schools and current enrollment.

**NO SECTION 6 SCHOOLS ON ANY BASE IN SAN DIEGO COUNTY.**

<b>Source of Data (3.b.2) On-Base Schools): Regional response by COMNAVBASE San Diego</b>
---

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

3) For the counties identified in the response to question 1.b. (page 3), in the aggregate, list the names of undergraduate and graduate colleges and universities which offer certificates, Associate, Bachelor or Graduate degrees :

San Diego State University  
University of California San Diego  
a) Fifth College  
b) John Muir College  
c) Revelle College  
d) Third College  
e) Warren College  
San Diego Miramar College  
United States International University at San Diego  
San Diego Mesa College  
Grossmont College  
University of San Diego  
San Diego City College  
Point Loma College  
Cuyamaca College  
Christian Heritage College  
Southwestern College  
National University  
Palomar College  
Mira Costa College  
California Western School of Law  
Western State University College of Law  
New School of Architecture  
California School of Professional Psychology  
Chapman College  
Charles H. Mason University  
William Lyon University  
The University of Humanistic Studies  
West Coast University  
La Jolla University  
Webster University  
La Jolla Academy of Advertising Arts  
University of Phoenix  
University of La Verne

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**Source of Data (3.b.3) Colleges): Regional response by COMNAVBASE San Diego,  
by the San Diego County Department of Education**

4) For the counties identified in the response to question 1.b. (page 3), in the aggregate, list the names and major curriculums of vocational/technical training schools:

American Business College

Computerized Accounting, Administrative Secretary, Legal Secretary, Word Processing, Data Entry, and Computer Training

ABC Tech Centre City

Automotive Technology, Air Conditioning/Heating & Refrigeration, Building Maintenance (Carpentry, Plumbing, Electrical), and Private Security

ABC Tech Mission Gorge

Drafting (AUTOCAD), Electronics, Digital, Microprocessor, Computer Tech

San Diego College

Medical Assistant, Pharmacy Technician, Registered Dental Assistant, Optical Technician, Medical Office Specialist

Kelsey-Jenney Business College

Accounting and Finance, Paralegal, Court Reporting, Management/Sales & Marketing, Legal & Executive Secretarial, Computer Applications & Word Processing

Platt College

Computer Graphics, Graphic Design, Architectural or Electromechanical Drafting or Computer-Aided Drafting

Concorde Career Institute

Medical Assistant, Dental Assistant, Medical Office Management, Vocational Nurse (LVN), Paralegal, Computer Service Technician, Micro-Computer Operator

Maric College of Medical Careers

Medical Assistant, Medical Insurance, Medical Receptionist, Medical Administration, Medical Transcriptionist, Licensed Vocational Nurse

Design Institute of San Diego

Interior Design

Apollo College

Medical Assistant, Medical Office Secretary, Computerized Medical Office Secretary, Electronics Technician, Legal Assistant, Computerized Office Systems, and Hotel-Motel Management

Century Schools

Chef, Hotel & Restaurant Bartenders, Waiters & Waitresses, Paralegal, Legal Secretary, Bankteller, Word Processing/Typing, Security Officer/Private Investigations

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Watterson College Pacific

Court Reporting, Paralegal, Word Processing/Computer Specialist, Travel and  
Tourism, Security Professions, and Medical Assistant

Pacific Coast College

Computerized Accounting Specialist, Data Entry Specialist, Word Processing  
Specialist, Computerized Office Specialist, Legal Secretarial, Medical Receptionist,  
Vocational Nursing, and Nursing Assistant

Academy of International Bartending

Bartending

DTI Institute

Advertising Art, Computer Graphics/Desktop Publishing, and Dental Lab Technology

Sawyer College of Business

Computerized Accounting, Legal Secretary, Electronics Technician, Word Processor,  
Computer Operator, and Receptionist

North Park college

Word Processor, Administrative Assistant, Micro Computer Repair Technician, Para-  
Legal Assistant

**Source of Data (3.b.4) Vo-tech Training): Regional response by COMNAVBASE San  
Diego, by the San Diego County Department of Education**

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**c. Transportation.**

1) Is the activity served by public transportation?

	<u>Yes</u>	<u>No</u>
Bus:	<u>X</u>	---
Rail:	<u>X</u>	---
Subway:	---	<u>X</u>
Ferry:	<u>X</u>	---

**Source of Data (3.c.1) Transportation): Public Works Center, San Diego, Staff Civil Engineer**

2) Identify the location of the nearest passenger railroad station (long distance rail service, not commuter service within a city) and the distance from the activity to the station.

**AMTRAC Station, Broadway in San Diego. Distance from base: 5 Miles**

**Source of Data (3.c.2) Transportation): Public Works Center, San Diego, Staff Civil Engineer**

3) Identify the name and location of the nearest commercial airport (with public carriers, e.g., USAIR, United, etc.) and the distance from the activity to the airport.

**San Diego International Airport (Lindberg Field), Harbor Drive, San Diego.  
Distance from base: 6 Miles**

**Source of Data (3.c.3) Transportation): Public Works Center, San Diego, Staff Civil Engineer**

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

4) How many carriers are available at this airport?

**12 major airlines and 4 commuter airlines.**

**Source of Data (3.c.4) Transportation): Regional response by COMNAVBASE San Diego**

5) What is the Interstate route number and distance, in miles, from the activity to the nearest Interstate highway?

**Interstate 5. Distance from base: 0.5 Miles**

**Source of Data (3.c.5) Transportation): Public Works Center, San Diego, Staff Civil Engineer**

6) Access to Base:

a) Describe the quality and capacity of the road systems providing access to the base, specifically during peak periods. (Include both information on the area surrounding the base and information on access to the base, e.g., numbers of gates, congestion problems, etc.)

**About 51,500 vehicles a day enter and exit Naval Station's west area and 13,800 on the east area. The major streets are 8th Street, 28th Street, 32nd Street, Wabash Avenue and Harbor Drive. During peak hours these streets carry about 13,000 to 18,000 vehicles. The west (Wet-Waterfront Industrial) area has 5 gates. The east (Dry-Training and Housing) area has 2 gates. The east (Brooklyn-Commercial and Family Support) area has two gates. With the heavy volumes of traffic from the National Steel & Shipbuilding Company (NASSCO) and other adjacent commercial activities, individuals must compete for the limited capacity of streets like Harbor Drive, 8th Street, 28th Street, 32nd Street, and Main Street. Intense peak-hour traffic occurs as the two large traffic generators (NAVSTA and NASSCO) release large numbers of employees within a very short period of time. And, although three stations of the San Diego Trolley provide regional transit service to the base, the trolley contributes to travel delays because of frequent traffic interruptions.**

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

Peak-hour congestion is very heavy at our main gate located at Harbor Drive and 32nd Street. Delays caused mainly by the trolley crossing on 32nd Street (approximately 20 feet north of the intersection) result in queued vehicles blocking the intersection for short periods of time. Existing congestion at Gate 9, Harbor Drive and 8th Street, is caused by the physical location of the gate, inadequate turning-lane storage and inefficient signal timing. Combined with the delays caused by the San Diego Trolley and the poor timing coordination with the 32nd Street and Harbor Drive traffic signal, the 32nd Street and Wabash Avenue intersection experiences substantial congestion in the peak hours. Peak-hour observations have shown that heavy westbound left turns on Main Street do not have adequate storage in the left-turn lane. The intersection formed by Main Street, the southbound I-5 Off-Ramp and Yama Street has the worst Level of Service of any individual intersection in the NAVSTA vicinity. Congestion at the intersection is mainly due to inadequate lane capacity.

b) Do access roads transit residential neighborhoods?

**The primary access roads do not transit residential neighborhoods.**

c) Are there any easements that preclude expansion of the access road system?

**None that impede us from altering the road systems on base. It is unknown if easements exist off station which would preclude expansion.**

d) Are there any man-made barriers that inhibit traffic flow (e.g., draw bridges, etc.)?

**Yes - Railroad and Trolley Crossings.**

<p><b>Source of Data (3.c.6) Transportation): Naval Station, Staff Civil Engineer, Planning Division, Military Traffic Management Command Transportation Engineering Agency Report SE87-6a-38.</b></p>
--

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

- d. **Fire Protection/Hazardous Materials Incidents.** Does the activity have an agreement with the local community for fire protection or hazardous materials incidents? Explain the nature of the agreement and identify the provider of the service.

**Commander Naval Base San Diego provides fire protection services (Federal Fire Department). Mutual Aid/Automatic Aid agreements have been established with the cities of San Diego, National City, and Chula Vista that provide fire protection assistance with the communities as well as providing assistance to the Navy.**

**Hazardous material responses are currently provided by Public Works Center San Diego and the San Diego Fire Department when requested.**

<b>Source of Data (3.d. Fire/Hazmat): Federal Fire Department Fire Chief</b>
--

- e. **Police Protection.**

- 1) What is the level of legislative jurisdiction held by the installation?

**Mixed, mostly Exclusive Federal jurisdiction, portions are Proprietary jurisdiction, and Concurrent jurisdiction.**

- 2) If there is more than one level of legislative jurisdiction for installation property, provide a brief narrative description of the areas covered by each level of legislative jurisdiction and whether there are separate agreements for local law enforcement protection.

**North of Interstate 5 is Exclusive jurisdiction, the marina area is Concurrent jurisdiction, the Fleet Intelligence Training Center, Pacific is Concurrent jurisdiction, and the Admiral Kidd Club is Proprietary jurisdiction.**

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

3) Does the activity have a specific written agreement with local law enforcement concerning the provision of local police protection?

**There are no written agreements with local Police authorities, recognized South of Interstate 5, without a Warrant there is no access.**

4) If agreements exist with more than one local law enforcement entity, provide a brief narrative description of whom the agreement is with and what services are covered.

**None.**

5) If military law enforcement officials are routinely augmented by officials of other federal agencies (BLM, Forest Service, etc.), identify any written agreements covering such services and briefly describe the level of support received.

**There are no agreements by any service.**

<b>Source of Data (3.e. 1) - 5) - Police): Public Works Center, Staff Civil Engineer</b>
--

**DATA CALL 65  
ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**f. Utilities.**

1) Does the activity have an agreement with the local community for water, refuse disposal, power or any other utility requirements? Explain the nature of the agreement and identify the provider of the service.

**Yes, PWC has utility contracts for all utilities with various utility companies on all bases. All utility contracts are negotiated and administered by Southwest Division, Naval Facilities Engineering Command.**

2) Has the activity been subject to water rationing or interruption of delivery during the last five years? If so, identify time period during which rationing existed and the restrictions imposed. Were activity operations affected by these situations? If so, explain extent of impact.

**NO**

3) Has the activity been subject to any other significant disruptions in utility service, e.g., electrical "brown outs", "rolling black outs", etc., during the last five years? If so, identify time period(s) covered and extent/nature of restrictions/disruption. Were activity operations affected by these situations? If so, explain extent of impact.

**NO**

<b>Source of Data (3.f. 1) - 3) Utilities): Public Works Center, San Diego, Utilities Department</b>
--

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

4. **Business Profile.** List the top ten employers in the geographic area defined by your response to question 1.b. (page 3), taken in the aggregate, (include your activity, if appropriate):

Employer	Product/Service	No. of Employees
1. Military	Active Duty Department of Navy	122,000
2. Department of Navy Full-time Civilians	Department of Navy	36,000
3. University of California San Diego	Education	17,000
4. San Diego County	Public Service	13,000
5. San Diego Unified School District	Public Service	13,000
6. City of San Diego	Public Service	10,000
7. Sharp Healthcare	Medical	9,000
8. Martin Marietta	Manufacturing	9,000 (Note 1)
9. Scripps Memorial Hospitals	Medical	8,000
10. State of California	Public Service	7,000
11. U. S. Postal Service	Mail	6,000
12. San Diego Community College District	Education	5,100

**Note 1: Martin Marietta purchased the assets of the General Dynamics Corporation in San Diego has announced the movement of most all jobs from the San Diego area.**

**Source of Data (4. Business Profile): Regional response by COMNAVBASE San Diego, based on the San Diego and Chula Vista Chamber of Commerces, the Department of Navy, and the San Diego Association of Governments**

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

5. **Other Socio-Economic Impacts.** For each of the following areas, describe other recent (past 5 years), on-going or projected economic impacts (both positive and negative) on the geographic region defined by your response to question 1.b. (page 3), in the aggregate:

- a. Loss of Major Employers:

**General Dynamics sold most of its interests in San Diego and its successor Martin Marietta has announced that they will cease and move all operations from San Diego. The remaining General Dynamics asset (Convair Division) announced 1 July that they will cease operation in 1996, the loss of 2,100 jobs. All aerospace industries in San Diego (General Dynamics, Martin Marietta, and Rohr) have suffered dramatically from cutbacks in defense industries and aerospace.**

- b. Introduction of New Businesses/Technologies:

**New business growths are expected to be in the biotechnology, healthcare, computers and electronics, and telecommunications.**

- c. Natural Disasters:

**No major disasters affecting San Diego County have occurred over the past 5 years. As was shown recently in Los Angeles, there is always a potential for earthquakes.**

- d. Overall Economic Trends:

**The economy is slow in returning from the recession that is affecting California. The area continues to have a net increase of people, however the high paying jobs are being terminated or moved out of the area. Planners at the San Diego Association of Governments predict an increase of 29,000 jobs per year till 2015.**

<p><b>Source of Data (5. Other Socio/Econ): Regional response by COMNAVBASE San Diego, based on the San Diego Associations of Governments.</b></p>
--

**DATA CALL 65**  
**ECONOMIC AND COMMUNITY INFRASTRUCTURE DATA**

**6. Other.** Identify any contributions of your activity to the local community not discussed elsewhere in this response.

**PWC has had a 27 year association with the Albert Schweitzer school for handicapped children. Through an internal campaign, PWC personnel collect monies that are used to provide therapeutic toys to the students at the school during their annual Christmas Party.**

**PWC also provides education for students of the Del Rey school system. Students of this school system who are having problems in school, are provided an opportunity to learn a technical trade through the personnel in the maintenance shops.**

**Under the Combined Federal Campaign, hundreds of local and national organizations benefit from the funds collected.**

<b>Source of Data (6. Other): Public Works Center, San Diego, Staff Civil Engineer</b>
--

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MAJOR CLAIMANT LEVEL

J. E. BUFFINGTON, RADM, CEC, USN  
NAME (Please type or print)

COMMANDER  
Title

NAVAL FACILITIES ENGINEERING COMMAND  
Activity

  
Signature  
7/21/94  
Date

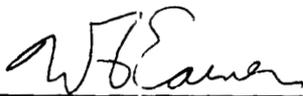
I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

DEPUTY CHIEF OF NAVAL OPERATIONS (LOGISTICS)  
DEPUTY CHIEF OF STAFF (INSTALLATIONS & LOGISTICS)

W. A. EARNER

NAME (Please type or print)

Title

  
Signature  
8/2/94  
Date

BRAC-95 CERTIFICATION

Reference: SECNAVNOTE 11000 of 08 December 1993

In accordance with policy set forth by the Secretary of the Navy, personnel of the Department of the Navy, uniformed and civilian, who provide information for use in the BRAC-95 process are required to provide a signed certification that states "I certify that the information contained herein is accurate and complete to the best of my knowledge and belief."

The signing of this certification constitutes a representation that the certifying official has reviewed the information and either (1) personally vouches for its accuracy and completeness or (2) has possession of, and is relying upon, a certification executed by a competent subordinate.

Each individual in your activity generating information for the BRAC-95 process must certify that information. Enclosure (1) is provided for individual certifications and may be duplicated as necessary. You are directed to maintain those certifications at your activity for audit purposes. For purposes of this certification sheet, the commander of the activity will begin the certification process and each reporting senior in the Chain of Command reviewing the information will also sign this certification sheet. This sheet must remain attached to this package and be forwarded up the Chain of Command. Copies must be retained by each level in the Chain of Command for audit purposes.

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

ACTIVITY COMMANDER

CAPT C. J. GUILD, CEC, USN  
NAME (Please type or print)

  
Signature

COMMANDING OFFICER

7/18/99  
Date

Title  
NAVY PUBLIC WORKS CENTER  
SAN DIEGO  
Activity



I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MAJOR CLAIMANT LEVEL

J. E. BUFFINGTON, RADM, CEC, USN  
NAME (Please type or print)

Jack E Buffington  
Signature

COMMANDER  
Title

7/13/94  
Date

NAVAL FACILITIES ENGINEERING COMMAND  
Activity

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

DEPUTY CHIEF OF NAVAL OPERATIONS (LOGISTICS)  
DEPUTY CHIEF OF STAFF (INSTALLATIONS & LOGISTICS)

W. A. EARNER

\_\_\_\_\_  
NAME (Please type or print)

W A Earner  
Signature

\_\_\_\_\_  
Title

7/18/94  
Date

BRAC-95 CERTIFICATION

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MARK E. DONALDSON  
NAME (Please type or print)

CDR, CEC, USN  
Title

MILCON PROGRAMMING DIVISION  
Division

FACILITIES PROGRAMMING AND CONSTRUCTION DIRECTORATE  
Department

NAVAL FACILITIES ENGINEERING COMMAND  
Activity

  
Signature  
12 July 1994  
Date

Enclosure (1)

BRAC DATA CALL NUMBER 64  
CONSTRUCTION COST AVOIDANCE

Information on cost avoidance which could be realized as the result of cancellation of on-going or programmed construction projects is provided in Tables 1 (MILCON) and 2 (FAMILY HOUSING). These tables list MILCON/FAMILY HOUSING projects which fall within the following categories:

1. all programmed construction projects included in the FY1996 - 2001 MILCON/FAMILY HOUSING Project List,
2. all programmed projects from FY1995 or earlier for which cost avoidance could still be obtained if the project were to be canceled by 1 OCT 1995, and,
3. all programmed BRAC MILCON/FAMILY HOUSING projects for which cost avoidance could still be obtained if the project were to be canceled by 1 OCT 1995.

Projects listed in Tables 1 and 2 with potential cost avoidance were determined as meeting any one of the following criteria:

Projects with projected Work in Place (WIP) less than 75% of the Current Working Estimate (CWE) as of 1 OCT 1995 .

Projects with projected completion dates or Beneficial Occupancy Dates subsequent to 31 March 1996.

Projects with projected CWE amount greater than \$15M.

The estimated cost avoidance for projects terminated after construction award would be approximately one-half of the CWE for the remaining work. Close-out, claims and other termination costs can consume the other half.

# Document Separator

125

**DATA CALL 66  
INSTALLATION RESOURCES**

**Activity Information:**

Activity Name:	PWC SAN DIEGO
UIC:	N63387
Host Activity Name (if response is for a tenant activity):	NAVAL STATION SAN DIEGO
Host Activity UIC:	N00245

**General Instructions/Background.** A separate response to this data call must be completed for each Department of the Navy (DON) host, independent and tenant activity which separately budgets BOS costs (regardless of appropriation), and, is located in the United States, its territories or possessions.

**1. Base Operating Support (BOS) Cost Data.** Data is required which captures the total annual cost of operating and maintaining Department of the Navy (DON) shore installations. Information must reflect FY 1996 budget data supporting the FY 1996 NAVCOMPT Budget Submit. Two tables are provided. Table 1A identifies "Other than DBOF Overhead" BOS costs and Table 1B identifies "DBOF Overhead" BOS costs. These tables must be completed, as appropriate, for all DON host, independent or tenant activities which separately budget BOS costs (regardless of appropriation), and, are located in the United States, its territories or possessions. Responses for DBOF activities may need to include both Table 1A and 1B to ensure that all BOS costs, including those incurred by the activity in support of tenants, are identified. If both table 1A and 1B are submitted for a single DON activity, please ensure that no data is double counted (that is, included on both Table 1A and 1B). The following tables are designed to collect all BOS costs currently budgeted, regardless of appropriation, e.g., Operations and Maintenance, Research and Development, Military Personnel, etc. Data must reflect FY 1996 and should be reported in thousands of dollars.

**a. Table 1A - Base Operating Support Costs (Other Than DBOF Overhead).** This Table should be completed to identify "Other Than DBOF Overhead" Costs. Display, in the format shown on the table, the O&M, R&D and MPN resources currently budgeted for BOS services. O&M cost data must be consistent with data provided on the BS-1 exhibit. Report only direct funding for the activity. Host activities should not include reimbursable support provided to tenants, since tenants will be separately reporting these costs. Military personnel costs should be included on the appropriate lines of the table. Please ensure that individual lines of the table do not include duplicate costs. Add additional lines to the table (following line 2j., as necessary, to identify any additional cost elements not currently shown). Leave shaded areas of table blank.

**DATA CALL 66  
INSTALLATION RESOURCES**

**Table 1A - Base Operating Support Costs (Other Than DBOF Overhead)**

**As per reference (b), Table 1-A should remain blank for PWC's**

Activity Name: PWC SAN DIEGO		UIC: N63387		
Category	FY 1996 BOS Costs (\$000)			
	Non-Labor	Labor	Total	
<b>1. Real Property Maintenance Costs:</b>				
1a. Maintenance and Repair				
1b. Minor Construction				
<b>1c. Sub-total 1a. and 1b.</b>				
<b>2. Other Base Operating Support Costs:</b>				
2a. Utilities				
2b. Transportation				
2c. Environmental				
2d. Facility Leases				
2e. Morale, Welfare & Recreation				
2f. Bachelor Quarters				
2g. Child Care Centers				
2h. Family Service Centers				
2i. Administration				
2j. Other (Specify)				
<b>2k. Sub-total 2a. through 2j:</b>				
<b>3. Grand Total (sum of 1c. and 2k.):</b>				

**DATA CALL 66  
INSTALLATION RESOURCES**

**b. Funding Source.** If data shown on Table 1A reflects more than one appropriation, then please provide a break out of the total shown for the "3. Grand-Total" line, by appropriation:

<u>Appropriation</u>	<u>Amount (\$000)</u>
----------------------	-----------------------

**c. Table 1B - Base Operating Support Costs (DBOF Overhead).** This Table should be submitted for all current DBOF activities. Costs reported should reflect BOS costs supporting the DBOF activity itself (usually included in the G&A cost of the activity). For DBOF activities which are tenants on another installation, total cost of BOS incurred by the tenant activity for itself should be shown on this table. It is recognized that differences exist among DBOF activity groups regarding the costing of base operating support: some groups reflect all such costs only in general and administrative (G&A), while others spread them between G&A and production overhead. Regardless of the costing process, all such costs should be included on Table 1B. The Minor Construction portion of the FY 1996 capital budget should be included on the appropriate line. Military personnel costs (at civilian equivalency rates) should also be included on the appropriate lines of the table. Please ensure that individual lines of the table do not include duplicate costs. Also ensure that there is no duplication between data provided on Table 1A. and 1B. These two tables must be mutually exclusive, since in those cases where both tables are submitted for an activity, the two tables will be added together to estimate total BOS costs at the activity. Add additional lines to the table (following line 21., as necessary, to identify any additional cost elements not currently shown). **Leave shaded areas of table blank.**

**Other Notes:** All costs of operating the five Major Range Test Facility Bases at DBOF activities (even if direct RDT&E funded) should be included on Table 1B. Weapon Stations should include underutilized plant capacity costs as a DBOF overhead "BOS expense" on Table 1B..

**DATA CALL 66  
INSTALLATION RESOURCES**

<b>Table 1B - Base Operating Support Costs (DBOF Overhead)</b>			
<b>Activity Name: PWC SAN DIEGO</b>		<b>UIC: N63387</b>	
Category	FY 1996 Net Cost From UC/FUND-4 (\$000)		
	Non-Labor	Labor	Total
<b>1. Real Property Maintenance Costs:</b>			
1a. Real Property Maintenance (> \$15K)	<del>10</del> <sup>10</sup> 17,120 \$23,259	<del>10</del> <sup>10</sup> 2,798 \$3,801	<del>10</del> <sup>10</sup> 199,180 \$27,060
1b. Real Property Maintenance (< \$15K)	\$14,756	\$15,453	\$30,209
1c. Minor Construction (Expensed)	\$157	\$164	\$321
1d. Minor Construction (Capital Budget)	\$700	\$734	\$1,434
1c. Sub-total 1a. through 1d.	<del>TR</del> <sup>32,733</sup> 38,872	<del>TR</del> <sup>19,149</sup> 20,152	<del>TR</del> <sup>51,882</sup> 50,024
<b>2. Other Base Operating Support Costs:</b>			
2a. Command Office	0	\$680	\$680
2b. ADP Support	\$1,501	\$1,173	\$2,674
2c. Equipment Maintenance	\$156	0	\$156
2d. Civilian Personnel Services	\$580	\$1,960	\$2,540
2e. Accounting/Finance	\$1,322	0	\$1,322
2f. Utilities	\$146	\$23	\$169
2g. Environmental Compliance	0	0	0
2h. Police and Fire	0	0	0
2i. Safety	0	0	0
2j. Supply and Storage Operations	\$657	\$3,917	\$4,574
2k. Major Range Test Facility Base Costs	0	0	0
2l. Other (Specify)			
Comptroller	\$193	\$1,609	\$1,802
Administration	\$2,434	\$1,406	\$3,840
Physical Security	0	\$108	\$108

**DATA CALL 66  
INSTALLATION RESOURCES**

Base Communications	\$322	\$59	\$381
FECA	\$115	0	\$115
NAVFACHQ Management Support	\$149	0	\$149
2m. Sub-total 2a. through 2l:	\$7,575	\$10,935	\$18,510
3. Depreciation	\$5,123	0	\$5,123
4. Grand Total (sum of 1c., 2m., and 3.):	<del>\$51,570</del>	<del>\$31,087</del>	\$82,657

45431      30084      75515  
*TJ*            *TJ*            *TJ*

*Texas State*  
 Code 1324  
 7-22-94

**DATA CALL 66  
INSTALLATION RESOURCES**

**2. Services/Supplies Cost Data.** The purpose of Table 2 is to provide information about projected FY 1996 costs for the purchase of services and supplies by the activity. (Note: Unlike Question 1 and Tables 1A and 1B, above, this question is not limited to overhead costs.) The source for this information, where possible, should be either the NAVCOMPT OP-32 Budget Exhibit for O&M activities or the NAVCOMPT UC/FUND-1/IF-4 exhibit for DBOF activities. Information must reflect FY 1996 budget data supporting the FY 1996 NAVCOMPT Budget Submit. Break out cost data by the major sub-headings identified on the OP-32 or UC/FUND-1/IF-4 exhibit, disregarding the sub-headings on the exhibit which apply to civilian and military salary costs and depreciation. Please note that while the OP-32 exhibit aggregates information by budget activity, this data call requests OP-32 data for the activity responding to the data call. Refer to NAVCOMPTINST 7102.2B of 23 April 1990, Subj: Guidance for the Preparation, Submission and Review of the Department of the Navy (DON) Budget Estimates (DON Budget Guidance Manual) with Changes 1 and 2 for more information on categories of costs identified. Any rows that do not apply to your activity may be left blank. However, totals reported should reflect all costs, exclusive of salary and depreciation.

<b>Table 2 - Services/Supplies Cost Data</b>	
<b>Activity Name:</b> PWC SAN DIEGO	<b>UIC:</b> N63387
<b>Cost Category</b>	<b>FY 1996 Projected Costs (\$000)</b>
<b>Travel:</b>	\$434
<b>Material and Supplies (including equipment):</b>	\$31,616
<b>Industrial Fund Purchases (other DBOF purchases):</b>	\$2,050
<b>Transportation:</b>	0
<b>Other Purchases (Contract support, etc.):</b>	\$212,617
<b>Total:</b>	\$246,717

**DATA CALL 66  
INSTALLATION RESOURCES**

**3. Contractor Workyears.**

a. **On-Base Contract Workyear Table.** Provide a projected estimate of the number of contract workyears expected to be **performed "on base"** in support of the installation during FY 1996. Information should represent an annual estimate on a full-time equivalency basis. Several categories of contract support have been identified in the table below. While some of the categories are self-explanatory, please note that the category "mission support" entails management support, labor service and other mission support contracting efforts, e.g., aircraft maintenance, RDT&E support, technical services in support of aircraft and ships, etc.

<b>Table 3 - Contract Workyears</b>	
<b>Activity Name: PWC SAN DIEGO</b>	<b>UIC: N63387</b>
<b>Contract Type</b>	<b>FY 1996 Estimated Number of Workyears On-Base</b>
Construction:	170
Facilities Support:	10
Mission Support:	29
Procurement:	N/A
Other:*	
<b>Total Workyears:</b>	<b>209</b>

\* **Note:** Provide a brief narrative description of the type(s) of contracts, if any, included under the "Other" category.

**The above figures are approximate Contractor Workyears for FY 1996; Actual figures could be slightly higher or lower.**

**DATA CALL 66  
INSTALLATION RESOURCES**

**b. Potential Disposition of On-Base Contract Workyears.** If the mission/functions of your activity were relocated to another site, what would be the anticipated disposition of the on-base contract workyears identified in Table 3.?

1) Estimated number of contract workyears which would be transferred to the receiving site (This number should reflect the number of jobs which would in the future be contracted for at the receiving site, not an estimate of the number of people who would move or an indication that work would necessarily be done by the same contractor(s)):

**12 Contractor Workyears**

2) Estimated number of workyears which would be eliminated:

**None**

3) Estimated number of contract workyears which would remain in place (i.e., contract would remain in place in current location even if activity were relocated outside of the local area):

**197 Contractor Workyears**

**DATA CALL 66  
INSTALLATION RESOURCES**

**c. "Off-Base" Contract Workyear Data.** Are there any contract workyears located in the local community, but not on-base, which would either be eliminated or relocated if your activity were to be closed or relocated? If so, then provide the following information (ensure that numbers reported below do not double count numbers included in 3.a. and 3.b., above):

No. of Additional Contract Workyears Which Would Be Eliminated	General Type of Work Performed on Contract (e.g., engineering support, technical services, etc.)
<b>0</b>	<b>None</b>

No. of Additional Contract Workyears Which Would Be Relocated	General Type of Work Performed on Contract (e.g., engineering support, technical services, etc.)
<b>0</b>	<b>None</b>

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MAJOR CLAIMANT LEVEL

J. E. BUFFINGTON, RADM, CEC, USN  
NAME (Please type or print)

J. E. Buffington  
Signature

COMMANDER  
Title

7/22/94  
Date

NAVAL FACILITIES ENGINEERING COMMAND  
Activity

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

DEPUTY CHIEF OF NAVAL OPERATIONS (LOGISTICS)  
DEPUTY CHIEF OF STAFF (INSTALLATIONS & LOGISTICS)

W. A. EARNER  
NAME (Please type or print)

W. A. Earner  
Signature

\_\_\_\_\_  
Title

8/3/94  
Date

BRAC-95 CERTIFICATION

Reference: SECNAVNOTE 11000 of 08 December 1993

In accordance with policy set forth by the Secretary of the Navy, personnel of the Department of the Navy, uniformed and civilian, who provide information for use in the BRAC-95 process are required to provide a signed certification that states "I certify that the information contained herein is accurate and complete to the best of my knowledge and belief."

The signing of this certification constitutes a representation that the certifying official has reviewed the information and either (1) personally vouches for its accuracy and completeness or (2) has possession of, and is relying upon, a certification executed by a competent subordinate.

Each individual in your activity generating information for the BRAC-95 process must certify that information. Enclosure (1) is provided for individual certifications and may be duplicated as necessary. You are directed to maintain those certifications at your activity for audit purposes. For purposes of this certification sheet, the commander of the activity will begin the certification process and each reporting senior in the Chain of Command reviewing the information will also sign this certification sheet. This sheet must remain attached to this package and be forwarded up the Chain of Command. Copies must be retained by each level in the Chain of Command for audit purposes.

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

ACTIVITY COMMANDER

CAPT C. J. GUILD, CEC, USN  
NAME (Please type or print)

  
Signature

COMMANDING OFFICER

7/18/94

Title  
NAVY PUBLIC WORKS CENTER  
SAN DIEGO

Date

Activity

# Document Separator

PRIMARY UIC: N63387

**DATA CALL 1: GENERAL INSTALLATION INFORMATION**

1. **ACTIVITY:** Follow example as provided in the table below (*delete the examples when providing your input*). If any of the questions have multiple responses, please provide all. If any of the information requested is subject to change between now and the end of Fiscal Year (FY) 1995 due to known redesignations, realignments/closures or other action, provide current and projected data and so annotate.

- Name

Official name	<i>Navy Public Works Center, San Diego, CA</i>
Acronym(s) used in correspondence	<i>NPWCSD, PWC San Diego</i>
Commonly accepted short title(s)	<i>PWC</i>

- Complete Mailing Address

COMMANDING OFFICER  
BOX 368113  
PWC  
2730 MCKEAN ST STE 1  
SAN DIEGO, CA 92136-5294

- PLAD PWC SAN DIEGO CA

- PRIMARY UIC:   N63387   (Plant Account UIC for Plant Account Holders)  
Enter this number as the Activity identifier at the top of each Data Call response page.

- ALL OTHER UIC(s):   N/A   PURPOSE:   N/A

2. PLANT ACCOUNT HOLDER:

- Yes   X   No \_\_\_\_\_ (check one)

3. ACTIVITY TYPE: Choose most appropriate type that describes your activity and completely answer all questions.

• **HOST COMMAND:** A host command is an activity that provides facilities for its own functions and the functions of other (tenant) activities. A host has accountability for Class 1 (land), and/or Class 2 (buildings, structures, and utilities) property, regardless of occupancy. It can also be a tenant at other host activities.

- Yes \_\_\_\_\_ No   X   (check one)

• **TENANT COMMAND:** A tenant command is an activity or unit that occupies facilities for which another activity (i.e., the host) has accountability. A tenant may have several hosts, although one is usually designated its primary host. If answer is "Yes," provide best known information for your primary host only.

- Yes   X   No \_\_\_\_\_ (check one)
- Primary Host (current) UIC:   N00245 (NAVSTA)
- Primary Host (as of 01 Oct 1995) UIC:   N00245
- Primary Host (as of 01 Oct 2001) UIC:   N00245

PRIMARY UIC: N63387

UTILITY SERVICES are provided for the following HOST COMMANDS (as of 01 Oct 1995 and 01 Oct 2001)

<u>HOST</u>	<u>UIC</u>
CORONADO AMPHIBIOUS BASE	N62021
NTC SAN DIEGO	N00247
BAYVIEW HILLS HSG	N63887
NAVMEDCEN SAN DIEGO	N00259
DEG DPT BALLAST PT NS	N00245
ADMIRAL HARTMAN HSG	N63387
WATERFRONT SAN DIEGO	N63387
SUBASE SAN DIEGO	N63406
CHESTERTON HSG	N63387
NAVSTA SAN DIEGO	N00245
CABRILLO HGTS HSG	N63387
CORONADO AMPHIBIOUS BASE HOUSING	N62021
GATEWAY VILLAGE HOUSING	N63387
MURPHY CANYON HSG	N63387
NAS IMPERIAL BEACH	N00246
MT SOLEDAD SIGNAL STATION	N63387
FLECOMBATRACENPAC	N61665
EAST - NAS MIRAMAR	N60259
FLEASWTRACENPAC	N00948
FLEET INDUSTRIAL SUPPLY CENTER	N00244
NAVTRNCEN HOUSING	N00247
HOME TERRACE CONDOS	N63387
NAVHOSP HOUSING	N00259
NAVSTA SAN DIEGO HOUSING	N00245
NSC NAT'L CITY ANNEX	N00244
LOFGREN TERRACE HSG	N63387
NAS MIRAMAR - HOUSING	N60259
NSC PT LOMA ANNEX	N00244
NAS NORTH ISLAND	N00246
NCCOSC RDTE DIV, SAN DIEGO	N66001
SUBASE HOUSING AREA	N00244
POMERADO TERRACE	N63387
CHOLLAS HEIGHTS	N70240
NRAD IMPERIAL BEACH	N70240
SAN CLEMENTE ISLAND	N00246
NS PIER 9 AT NTC AT ASW	N00245
NSC PT LOMA ANNEX HSG	N00244
NAVRADSTA-R IMP HSG	N70240
SOUTHWESTNAVFACECOM	N68711

PRIMARY UIC: N63387

. PWC owns and operates **Class 2 Housing Facilities** on the following installations:

<u>PRIMARY HOST (as of 01 Oct 1995)</u>	<u>UIC</u>
NAVAL AIR STATION, MIRAMAR	N60259
NAVAL AIR STATION, NORTH ISLAND	N00246
NAVAL AMPHIBIOUS BASE	N62021
NAVAL MEDICAL CENTER	N00259
NAVAL RESEARCH & DEVELOPMENT CENTER	N66001
NAVAL STATION, SAN DIEGO	N00245
NAVAL SUBMARINE BASE	N63406
FLEET INDUSTRIAL SUPPLY CENTER	N00244
NAVAL TRAINING CENTER*	N00247
NAVAL COMPUTER & TELECOMMUNICATIONS CENTER**	N70240

NOTES:

- \* Status of six housing units at NTC is unknown (NTC is on the BRAC-93 base closure)
- \*\* As of 01 Oct 2001, four housing units at Naval Radio Receiving Facility (part of Naval Computer & Telecommunications Center) will be demolished

● **INDEPENDENT ACTIVITY:** For the purposes of this Data Call, this is the "catch-all" designator, and is defined as any activity not previously identified as a host or a tenant. The activity may occupy owned or leased space. Government Owned/Contractor Operated facilities should be included in this designation if not covered elsewhere.

• Yes      \_\_\_\_\_      No      X        (check one)



PRIMARY UIC: N63387

<b>Class 2 Housing (on-station sites)</b> NAVAL AIR STATION, NORTH ISLAND HOUSING, SYLVESTER ROAD, NAVY SUBBASE HOUSING, NAVAL RESEARCH & DEVELOPMENT CENTER, POINT LOMA HOUSING, NAVAL TRAINING CENTER HOUSING, BALBOA NAVAL HOSPITAL HOUSING, FLEET INDUSTRIAL SUPPLY CENTER, POINT LOMA HOUSING, NAVAL STATION  NAVAL AIR STATION MIRAMAR HOUSING, RADIO RECEIVING FACILITY, IMPERIAL BEACH HOUSING, NAVAL AMPHIBIOUS BASE, CORONADO	SAN DIEGO          MIRAMAR IMPERIAL BEACH CORONADO	N63387
Communication Systems & Microwave Towers	MT SOLEDAD	N63387
Other Utilities Services are provided for the Host Commands listed in question 3 above		

PRIMARY UIC: N63387

5. DETACHMENTS: If your activity has detachments at other locations, please list them in the table below.

Name	UIC	Location	Host name	Host UIC
Hazardous Waste Handling	N63387	Naval Air Station, El Centro	NAS EL CENTRO	N60042
Public Works Maintenance & Utilities	N63387	San Clemente Island	NASNI	N00246
Public Works Maintenance & Utilities	N63387	Naval Air Station, North Island	NASNI	N00246
Public Works Maintenance & Utilities	N63387	Naval Amphibious Base, Coronado	CORONADO AMPHIBIOUS BASE	N62021
Public Works Maintenance & Utilities	N63387	Naval Station, San Diego	NAVSTA	N00245
Public Works Maintenance & Utilities	N63387	Naval Medical Center, San Diego	NAVMEDCEN SAN DIEGO	N00259
Public Works Maintenance & Utilities	N63387	Naval Training Center, San Diego	NTC SAN DIEGO	N00247
Public Works Maintenance & Utilities	N63387	Naval Research & Development Center	Nrad	N66001
Public Works Maintenance & Utilities	N63387	Naval Submarine Base, Point Loma	SUBASE SAN DIEGO	N63406
Public Works Maintenance & Utilities	N63387	Naval Air Station, Miramar	NAS MIRAMAR	N60259
Public Works Maintenance & Utilities	N63387	SERE Camp, Warner Springs, CA	NASNI	N00246

6. BRAC IMPACT: Were you affected by previous Base Closure and Realignment decisions (BRAC-88, -91, and/or -93)? If so, please provide a brief narrative.

## **Effects of BRAC-93:**

### **1) CLOSURE OF NTC SAN DIEGO:**

Naval Training Center (NTC) San Diego is slated for closure as a result of BRAC-93. Navy Public Works Center San Diego (NPWCSD) currently has activities located at NTC which are being displaced.

The primary function of current PWC activities at NTC is to maintain, alter, repair, and perform upkeep and minor construction for all public works and public utilities, including buildings and various waterfront activities in the Point Loma general vicinity.

As a result of this displacement, a BRAC MILCON (P-175T) has evolved to provide a replacement facility located within geographical proximity to the activities being served. Naval Command Control and Ocean Surveillance Center is the identified receiver site.

### **2) REALIGNMENT OF NAS MIRAMAR:**

Naval Air Station MIRAMAR is to be realigned to MCAS MIRAMAR. The Marine Corps has not reached a decision as to whether they will be procuring service from PWCS. Typically, USMC bases have their own facilities maintenance and transportation, and procure utilities directly from commercial sources. Potential impact to 562 Navy family housing currently located at NAS MIRAMAR.

7. MISSION: Do not simply report the standard mission statement. Instead, describe important

7. MISSION: Do not simply report the standard mission statement. Instead, describe important functions in a bulletized format. Include anticipated mission changes and brief narrative explanation of change; also indicate if any current/projected mission changes are a result of previous BRAC-88, -91,-93 action(s).

Current Missions

- Satisfy the Navy Fleet and PWC shore customers by providing quality, responsive, cost effective, and environmentally sound public works products and services such as maintenance, transportation, utilities, engineering through an innovative, talented, and dedicated work force
- Provide Quality Assurance Inspection for all Facility support Contracts
- Provide construction equipment, weight handling railway, diving, wharfbuilding services
- Provide maintenance services on customer owned equipment
- Provide Material support to PWC customers' self-help operations
- Provide Hazardous Waste services to local activities
- Provide technical support for environmental issues
- Perform emergency hazardous waste spill clean-up
- Administer a major Underground Storage Tank (UST) removal program
- Operate Housing Welcome center which offers Housing referral, assignments to military family housing, and housing assistance counseling
- Operate over 7,800 family housing units spread throughout San Diego County

Projected Missions for FY 2001

- Primary mission will remain the same as current statement
- Potential Public Works provider for MCAS MIRAMAR
- Public works provider for Air Force Plant-19
- Lead Paint Abatement & Asbestos Abatement
- Conduct large hazardous waste clean-ups as part of SWDIV's Installation Restoration program
- Treat hazardous wastes at PWC operated treatment, storage, and disposal facilities

8. **UNIQUE MISSIONS:** Describe any missions which are unique or relatively unique to the activity. Include information on projected changes. Indicate if your command has any National Command Authority or classified mission responsibilities.

Current Unique Missions

- Transportation Department performs earth-moving operations to build & maintain East Miramar, such as fire breaks, swales, & drainage culverts
- Provide weed abatement for airfields
- Provide Research & Development manufacturing through PWC's Technical Services Division located contiguous to Nrad
- San Clemente Island - Provide all on-site Public Works Support at this remote Island carrier landing training airfield, 75 miles offshore
- Provide Facilities Environmental Assessment & Technical support
- Provide Dry Dock Services via the only Navy owned Dry Dock in San Diego
- Provide Pagers & Radio Maintenance & Communication
- Provide TELE Inspection of Underground Lines
- Provide Energy Management Services
- Provide High Speed Data Communication Circuits
- Operate the only Industrial Waste Treatment Plant in San Diego; Primary customers are NADEP & NASNI
- Operate the Oil Recovery Plant at NASNI, providing service to the carriers and other commands throughout San Diego
- Operate the only DoD Environmental Laboratory in California, certified by California, to perform Hazardous Waste Analysis

PRIMARY UIC: N63387

Projected Unique Missions for FY 2001

- Operate the Navy's San Diego Hazardous Waste Recycling program
- Operate major new Oily Waste Facilities at Naval station, San Diego to be constructed by NAVSTA SAN DIEGO FY96 MILCON P-186 & FY97 MILCON P-244
- Provide Pollution Prevention to local activities

9. IMMEDIATE SUPERIOR IN COMMAND (ISIC): Identify your ISIC. If your ISIC is not your funding source, please identify that source in addition to the operational ISIC.

● Operational name	UIC
<u>COMNAVBASE SAN DIEGO</u>	<u>N00246</u>
● Funding Source	UIC
<u>N/A (PWCSO IS DBOF)</u>	<u>N/A</u>
<u>NAVFACENCOM, SWDIV (for Navy Housing)</u>	<u>N68711</u>

10. PERSONNEL NUMBERS: Host activities are responsible for totalling the personnel numbers for all of their tenant commands, even if the tenant command has been asked to separately report the data. The tenant totals here should match the total tally for the tenant listing provided subsequently in this Data Call (see Tenant Activity list). (Civilian count shall include Appropriated Fund personnel only.)

On Board Count as of 01 January 1994

	Officers	Enlisted	Civilian (Appropriated)
• Reporting Command	<u>12</u>	<u>1</u>	<u>2,464</u>
• Tenants (total)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Authorized Positions as of 30 September 1994

	Officers	Enlisted	Civilian (Appropriated)
• Reporting Command	<u>12</u>	<u>0</u>	<u>2,598</u>
• Tenants (total)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

11. KEY POINTS OF CONTACT (POC): Provide the work, FAX, and home telephone numbers for the Commanding Officer or OIC, and the Duty Officer. Include area code(s). You may provide other key POCs if so desired in addition to those above.

<u>Title/Name</u>	<u>Office</u>	<u>Fax</u>	<u>Home</u>
• <u>CO/OIC</u>			
<u>C.J. GUILD, CAPT (CO)</u>	(619) 556-2199	(619) 556-2184	(619) 424-9277
• <u>Duty Officer</u>			
Utility Duty desk	(619) 556-7349		
Trouble Desk	(619) 556-7341		
• <u>R.L. ORNDORFF, CDR (ACQUISITION OFFICER)</u>			
	(619) 556-3648	(619) 556-2184	(619) 538-4294
• <u>N.P. ALJABI, SCE</u>			
	(619) 556-6471	(619) 556-0639	(619) 460-0268

PRIMARY UIC: N63387

12. **TENANT ACTIVITY LIST:** This list must be all-inclusive. Tenant activities are to ensure that their host is aware of their existence and any "subleasing" of space. This list should include the name and UIC(s) of all organizations, shore commands and homeported units, active or reserve, DOD or non-DOD (include commercial entities). The tenant listing should be reported in the format provide below, listed in numerical order by UIC, separated into the categories listed below. Host activities are responsible for including authorized personnel numbers, on board as of **30 September 1994**, for all tenants, even if those tenants have also been asked to provide this information on a separate Data Call. (Civilian count shall include Appropriated Fund personnel only.)

- Tenants residing on main complex (shore commands)

Tenant Command Name	UIC	Officer	Enlisted	Civilian
DFAS	HQ00112	0	0	17
NIS	N63057	0	0	2

- Tenants residing on main complex (homeported units.)

Tenant Command Name	UIC	Officer	Enlisted	Civilian
N/A	N/A	N/A	N/A	N/A

PRIMARY UIC: N63387

- Tenants residing in Special Areas (Special Areas are defined as real estate owned by host command not contiguous with main complex; e.g. outlying fields).

Tenant Command Name	UIC	Location	Officer	Enlisted	Civilian
- State Dept of Transportation - University of California - Fed Bureau of Investigation - Drug Enforcement Agency - Secret Service - Calif Highway Dept - Park & Recreation - NIS - FAA - City of San Diego - Fire Dept - Animal Control - GSA - Civil Air Patrol	N63387	MT SOLEDAD	0	0	0
Naval Station San Diego (MWR & Religious Services)	N00245	various Housing areas	2	2	23
Naval Computer & Telecommunications Center	N70240	Chollas Heights	0	0	10
Naval Investigative Service	N63057	Chollas Heights	0	0	15

- Tenants (Other than those identified previously)

Tenant Command Name	UIC	Location	Officer	Enlisted	Civilian
N/A	N/A	N/A	N/A	N/A	N/A

13. REGIONAL SUPPORT: Identify your relationship with other activities, not reported as a host/tenant, for which you provide support. Again, this list should be all-inclusive. The intent of this question is capture the full breadth of the mission of your command and your customer/supplier relationships. Include in your answer any Government Owned/Contractor Operated facilities for which you provide administrative oversight and control.

Activity name	Location	Support function (include mechanism such as ISSA, MOU, etc.)
<i>Dept of Transportation (U.S. Coast Guard)</i>	<i>San Diego</i>	<i>Provide Housing for two key Coast Guard personnel</i>
<i>NISEWEST</i>	<i>AFP-19 San Diego</i>	<i>Maintenance &amp; Repair</i>
<i>FAA</i>	<i>NAS MIRAMAR</i>	<i>Minors &amp; E/S Services</i>
<i>Navy &amp; Marine Res Center</i>	<i>NAS MIRAMAR</i>	<i>Limited E/S, &amp; Minors as requested</i>
<b><i>IN GENERAL:</i></b>		
<i>All Navy Activities &amp; a few non-Navy Activities in the San Diego area depend on PWC for all Public Works Maintenance, Utilities, and Transportation Services</i>		
<i>PWC Transportation Dept provides Vehicle &amp; Equipment support at several locations outside the City of San Diego metropolitan area such as:</i>		
<i>Naval Hospital</i>	<i>MCB Camp Pendleton, CA</i>	<i>54 vehicles</i>
<i>Medical Clinic</i>	<i>MC Cold Weather Training Center, Bridgeport, CA</i>	<i>1 vehicle</i>
<i>Medical Clinic</i>	<i>MC Logistics Center, Barstow, CA</i>	<i>3 vehicles</i>
<i>Medical Clinic</i>	<i>MCAS Yuma, AZ</i>	<i>1 vehicle</i>
<i>Medical Clinic</i>	<i>MCAS, El Toro, CA</i>	<i>2 vehicles</i>
<i>Dental Clinic</i>	<i>MCB Camp Pendleton, CA</i>	<i>5 vehicles</i>
<i>ROICC</i>	<i>MCAS El Toro, CA</i>	<i>9 vehicles</i>

PRIMARY UIC: N63387

<i>ROICC</i>	<i>MCAS Yuma, AZ (one is at Elephant Butt, New Mexico)</i>	<i>3 vehicles</i>
<i>ROICC</i>	<i>Naval Shipyard Long Beach &amp; NWS Seal Beach</i>	<i>13 vehicles</i>
<i>ROICC</i>	<i>Bridgeport, CA</i>	<i>1 vehicle</i>
<i>ROICC</i>	<i>MCB Camp Pendleton, CA</i>	<i>25 vehicles</i>
<i>ROICC</i>	<i>MC Training Center, 29 Palms, CA</i>	<i>9 vehicles</i>
<i>ROICC</i>	<i>MCLC, Barstow, CA</i>	<i>4 vehicles</i>
<i>ROICC</i>	<i>NAF El Centro, CA</i>	<i>3 vehicles</i>
<i>SERE Camp</i>	<i>Warner Springs, CA</i>	<i>12 vehicles</i>
<i>PWC Environmental Dept provides all Hazardous Waste, Industrial Waste, and Oily Waste Services, and Analytical Laboratory Services to over 450 separate commands in the San Diego metropolitan area and El Centro, CA.</i>		

14. **FACILITY MAPS:** This is a primary responsibility of the plant account holders/host commands. Tenant activities are not required to comply with submission if it is known that your host activity has complied with the request. Maps and photos should not be dated earlier than 01 January 1991, unless annotated that no changes have taken place. Any recent changes should be annotated on the appropriate map or photo. Date and label all copies.

- **Local Area Map.** This map should encompass, at a minimum, a 50 mile radius of your activity. Indicate the name and location of all DoD activities within this area, whether or not you support that activity. Map should also provide the geographical relationship to the major civilian communities within this radius. (Provide 12 copies.)

- **Installation Map / Activity Map / Base Map / General Development Map / Site Map.** Provide the most current map of your activity, clearly showing all the land under ownership/control of your activity, whether owned or leased. Include: all outlying areas, special areas, and housing. Indicate date of last update. Map should show all structures (numbered with a legend, if available) and all significant restrictive use areas/zones that encumber further development such as HERO, HERP, HERF, ESQD arcs, agricultural/forestry programs, environmental restrictions (e.g., endangered species). (Provide in two sizes: 36"x 42" (2 copies, if available); and 11"x 17" (12 copies).)

- **Aerial photo(s).** Aerial shots should show all base use areas (both land and water) as well as any local encroachment sites/issues. You should ensure that these photos provide a good look at the areas identified on your Base Map as areas of concern/interest - remember, a picture tells a thousand words. Again, date and label all copies. (Provide 12 copies of each, 8½"x 11".)

- **Air Installations Compatible Use Zones (AICUZ) Map.** (Provide 12 copies.)

(See Enclosures 2, 3, and 4)

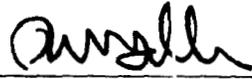
I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MAJOR CLAIMANT LEVEL

**RADM R. M. GALLEN, CEC, USN**  
NAME (Please type or print)

**Acting Commander**  
Title

**Naval Facilities Engineering Command**  
Activity

  
Signature  
2-14-94  
Date

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

**DEPUTY CHIEF OF NAVAL OPERATIONS (LOGISTICS)**  
**DEPUTY CHIEF OF STAFF (INSTALLATIONS & LOGISTICS)**

R.R. Sareeram  
NAME (Please type or print)

Acting  
Title

  
Signature  
15 Feb 1994  
Date

**BRAC-95 CERTIFICATION**

Reference: SECNAVNOTE 11000 of 08 December 1993

In accordance with policy set forth by the Secretary of the Navy, personnel of the Department of the Navy, uniformed and civilian, who provide information for use in the BRAC-95 process are required to provide a signed certification that states "I certify that the information contained herein is accurate and complete to the best of my knowledge and belief."

The signing of this certification constitutes a representation that the certifying official has reviewed the information and either (1) personally vouches for its accuracy and completeness or (2) has possession of, and is relying upon, a certification executed by a competent subordinate.

Each individual in your activity generating information for the BRAC-95 process must certify that information. Enclosure (1) is provided for individual certifications and may be duplicated as necessary. You are directed to maintain those certifications at your activity for audit purposes. For purposes of this certification sheet, the commander of the activity will begin the certification process and each reporting senior in the Chain of Command reviewing the information will also sign this certification sheet. This sheet must remain attached to this package and be forwarded up the Chain of Command. Copies must be retained by each level in the Chain of Command for audit purposes.

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

**ACTIVITY COMMANDER**

C. J. GUILD, CAPT, CEC, USN  
NAME (Please type or print)

  
Signature

COMMANDING OFFICER  
Title

2/3/95  
Date

NAVY PUBLIC WORKS CENTER, SAN DIEGO  
Activity

# Document Separator

125

**DATA CALL 63  
FAMILY HOUSING DATA**

Information on Family Housing is required for use in BRAC-95 return on investment calculations.

<b>Installation Name:</b>	PWC SAN DIEGO
<b>Unit Identification Code (UIC):</b>	N63387
<b>Major Claimant:</b>	COMNAVFACENGCOM

<b>Percentage of Military Families Living On-Base:</b>	19	19.1%	(CW)
<b>Number of Vacant Officer Housing Units:</b>	0		
<b>Number of Vacant Enlisted Housing Units:</b>	0		
<b>FY 1996 Family Housing Budget (\$000):</b>	0		
<b>Total Number of Officer Housing Units:</b>	<del>110</del>	1	(CW)
<b>Total Number of Enlisted Housing Units:</b>	<del>02</del>	0	(CW)

Line 4, Percentage of Military Families Living on Base, is taken from DD Form 1377. Lines 7-9, represents the activities' "fair share" of the complex total of the family housing budget and inventory of officer and enlisted units. This data was provided by COMNAVFACENGCOM. This UIC contains 11 personnel entitled to BAQ W/Dependents out of a complex total of 44294 personnel entitled to BAQ W/Dependents.

There are 660 activities identified within this complex.

**Note:** All data should reflect figures as of the beginning of FY 1996. If major DON installations share a family housing complex, figures should reflect an estimate of the installation's prorated share of the family housing complex.

CW 7/13                      Enclosure (1)  
 Chris Ward  
 7/13/94  
 NAVFAC 52300

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MAJOR CLAIMANT LEVEL

J. E. BUFFINGTON, RADM, CEC, USN  
NAME (Please type or print)

COMMANDER  
Title

NAVAL FACILITIES ENGINEERING COMMAND  
Activity

*J. E. Buffington*  
Signature  
7/20/94  
Date

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

DEPUTY CHIEF OF NAVAL OPERATIONS (LOGISTICS)  
DEPUTY CHIEF OF STAFF (INSTALLATIONS & LOGISTICS)

W. A. EARNER  
NAME (Please type or print)

Title

*W. A. Earner*  
Signature  
7/25/94  
Date

BRAC-95 CERTIFICATION

Reference: SECNAV NOTE 11000 dtd 8 Dec 93

In accordance with policy set forth by the Secretary of the Navy, personnel of the Department of the Navy, uniformed and civilian, who provide information for use in the BRAC-95 process are required to provide a signed certification that states "I certify that the information contained herein is accurate and complete to the best of my knowledge and belief."

The signing of this certification constitutes a representation that the certifying official has reviewed the information and either (1) personally vouches for its accuracy and completeness or (2) has possession of, and is relying upon, a certification executed by a competent subordinate.

Each individual in your activity generating information for the BRAC-95 process must certify that information. Enclosure (1) is provided for individual certifications and may be duplicated as necessary. You are directed to maintain these certifications at your activity for audit purposes. For purposes of this certification sheet, the commander of the activity will begin the certification process and each reporting senior in the Chain of Command reviewing the information will also sign this certification sheet. This sheet must remain attached to this package and be forwarded up the Chain of Command. Copies must be retained by each level in the Chain of Command for audit purposes.

I certify the information contained herein is accurate and complete to the best of my knowledge and belief.

ACTIVITY COMMANDER

THOMAS A. DAMES

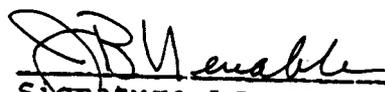
NAME (Please type of print)

Rear Admiral, CEC, USN

Title

LANTNAVFACENGCOM

Activity

  
Signature J.B. VENABLE  
Acting  
JUL 06 1994  
Date

ENCLOSURE(2)

## BRAC-95 CERTIFICATION

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.



Paulette C. Brown  
Name (Please type or print)

for J. R. Hindstaff  
Signature

Head, Operations & Projects Branch  
Title

7-6-94  
Date

Housing Division  
Division

Facilities Management  
Department

LANTNAVFACENGCOM  
Activity

**BRAC-95 CERTIFICATION**

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

J. Richard Grindstaff  
Name (Please type or print)

J. Richard Grindstaff  
Signature

Head. Requirements & Acquisition Branch  
Title

7-6-98  
Date

Housing Division  
Division

Facilities Management  
Department

LANTNAVFACENGCOM  
Activity

**BRAC-95 CERTIFICATION**

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

Mark D. Raker  
Name (Please type or print)

Mark D. Raker  
Signature

Housing Management Specialist  
Title

7/6/94  
Date

Housing Division  
Division

Facilities Management  
Department

LANTNAVFACENGCOM  
Activity

**BRAC-95 CERTIFICATION**

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

*for* Moses L. Meadows  
Name (Please type or print)

*for* J. Richard Hindstiff  
Signature

Director  
Title

7-6-99  
Date

Housing Division  
Division

Facilities Management  
Department

LANTNAVFACENGCOM  
Activity

# Document Separator

125

28 June 1994

## DATA CALL FOR MILITARY VALUE ANALYSES

### PUBLIC WORKS CENTERS

---

Category	.....	INDUSTRIAL SUPPORT
Type	.....	PUBLIC WORKS CENTERS (PWCs)
Claimant	.....	COMNAVFACENGCOM

**Notes:**

In the context of this Data Call:

1. Base your responses for FY 1994 and previous years on executed workload, and for FY 1995 and subsequent years on workload as programmed. Use the workload as programmed in the FY 1995 Budget Submission and PCM-96. Unless otherwise specified, use workload mixes as programmed. In estimating projected workload capabilities, use the activity configuration as of completion of all BRAC-88/91/93 actions.
2. Use a notional work week of single shift operations (1-8-5) as the basis for your calculations. Please identify any processes which, under normal operations, operate on a different schedule.
3. Expand all Tables as necessary to provide complete responses.

If any responses are classified, so annotate the applicable question and include those responses in a separate classified annex.

This document has been prepared in WordPerfect 5.1/5.2.

**DATA CALL FOR MILITARY VALUE ANALYSES  
PUBLIC WORKS CENTERS**

**Table of Contents**

<b>Table of Acronyms</b> . . . . .	2
<b>Mission Area</b> . . . . .	3
1. <b>Customer Base</b> . . . . .	3
2. <b>Family Housing</b> . . . . .	4
<b>Features and Facilities</b> . . . . .	5
3. <b>Availability and Condition</b> . . . . .	5
4. <b>Stand Alone Features</b> . . . . .	7
<b>Costs</b> . . . . .	8
5. <b>Facility Investment</b> . . . . .	8
6. <b>Labor Rates and Expenses</b> . . . . .	12
<b>Strategic Concerns</b> . . . . .	13
7. <b>Mobilization Capability</b> . . . . .	13
8. <b>Manpower and Recruiting Issues</b> . . . . .	13
9. <b>Natural Inhibitors to Operations</b> . . . . .	14
<b>Location</b> . . . . .	15
10. <b>Proximity to Customers</b> . . . . .	15
<b>Environment and Encroachment</b> . . . . .	16
11. <b>Environmental Considerations</b> . . . . .	16
12. <b>Encroachment Considerations</b> . . . . .	16
<b>Quality of Life</b> . . . . .	17
13. <b>Military Housing - Family Housing</b> . . . . .	17
14. <b>Military Housing - Bachelor Quarters</b> . . . . .	20
15. <b>MWR Facilities</b> . . . . .	22
16. <b>Base Family Support Facilities and Programs</b> . . . . .	24
17. <b>Metropolitan Areas</b> . . . . .	26
18. <b>VHA Rates</b> . . . . .	27
19. <b>Off-base Housing Rental and Purchase</b> . . . . .	28
20. <b>Sea-Shore Opportunities</b> . . . . .	30
21. <b>Commuting Distances</b> . . . . .	30
22. <b>Regional Educational Opportunities</b> . . . . .	31
23. <b>Spousal Employment Opportunities</b> . . . . .	34
24. <b>Medical / Dental Care</b> . . . . .	34
25. <b>Crime Rate</b> . . . . .	35

## Table of Acronyms

\$	Dollars
%	Percent
#	Number
ACT	American College Test
AOB	Average on Board
ARC	Alcohol Rehabilitation Center
BAQ	Basic Allowance for Quarters
BEQ	Bachelor Enlisted Quarters
BOQ	Bachelor Officers Quarters
CAD/CAM	Computer Aided Design / Computer Aided Manufacturing
COMNAVFACENGCOM	Commander, Naval Facilities Engineering Command
DoD	Department Of Defense
DoDDDS	Department of Defense Dependents Schools
DON	Department of the Navy
ESQD	Explosive Safety Quantity Distance
FSC	Family Service Center
FY	Fiscal Year
FYDP	Future Years Defense Plan
HS	High School
ITT	Information, Tickets and Tours
LF	Linear Feet
MH	Man Hours
MLS	Multiple Listing Service
N / A	Not Applicable
NCIS	Naval Criminal Investigative Service
PN	Number of Personnel accommodated
POM	Program Objectives Memorandum
Qtr	Quarter
SAT	Scholastic Aptitude Test
SF	Square Feet
TY	Then Year
UIC	Unit Identification Code
UMMIPS	Uniform Material Movement and Issue Priority System
VHA	Variable Housing Allowance
W/O	Without
WY	Work Years

**MILITARY VALUE DATA CALL  
PUBLIC WORK CENTERS**

Primary UIC: N63387

(Use this number for activity identification at the top of each page.)

## Mission Area

## 1. Customer Base

1.1 In the table below identify your major customers as reflected by your FY 1993 resource allocations. A major customer is defined as an activity that represents (a) 5% or more of your total cost, or (b) one for which you provided 5% or more of your direct workyears.

Table 1.1: Customer Base

Customer	Customer location	Percent of Costs	# Direct Workyears
NASNI	SAN DIEGO, CA	7.2%	9.3%
NAVSTA	SAN DIEGO, CA	4.2%	7.0%
NAVMECEN SAN DIEGO	SAN DIEGO, CA	5.0%	4.0%
NRAD	SAN DIEGO, CA	7.6%	7.2%
CINCPACFLT*	PEARL HARBOR, HI	13.5%	9.8%
NADEP	SAN DIEGO, CA	6.6%	7.9%
NAVY FAMILY HOUSING	SAN DIEGO, CA	14.2%	10.7%
All Others		41.7%	44.1%
TOTAL		100.0%	100.0%

\* Note: CINCPACFLT funds PWC San Diego directly for all utilities support and hazardous waste services provided to ships in the San Diego area.

1.2 What percentage of your total FY 1993 direct Man Years was allocated to direct fleet support? 41.0 %

1.3 What was your overall customer satisfaction rating for FY 1993 4

1.4 Identify any specialized, unique or peculiar characteristics about the facilities, equipment, or skills at your activity. Highlight those that are one of a kind within the DON/DoD.

**A) MAINTENANCE/MANUFACTURING FACILITIES:**

- a. PWC San Diego provides extensive research, development and manufacturing services to Naval Command Control Ocean Surveillance Center and to other government agencies. Various specific services include model making and various types of metal plating such as Chrome, Zinc, and Brass.
- b. PWC provides facilities maintenance services for NALF San Clemente, with a permanent work force of 50 employees. NALF San Clemente is located on San Clemente Island, a remote, open ocean Island about 75 miles offshore.

**B) UTILITIES FACILITIES:**

- a. PWC San Diego owns and operates the only Navy owned Graving Dock in the San Diego area.

**C) TRANSPORTATION FACILITIES:**

- a. New Code 700 Administration offices and maintenance facilities at Naval Station, finished June 94.
- b. Hazardous waste hauling (local and long distance) skills and equipment.
- c. Maintenance of Compressed Natural Gas (CNG) vehicle skills and CNG equipment.
- d. Weapons handling skills and equipment.
- e. Diver services and equipment.

**D) ENVIRONMENTAL FACILITIES:**

- a. Maintain 2 RCRA permitted Treatment, Storage and Transfer Facilities (TSDF's).
- b. Operate an Oil Recovery Plant.
- c. Operate an Industrial Waste treatment Plant
- d. Provide hazardous waste/material spill cleanup service
- e. Offer a growing list of recycling services such as fluorescent tubes.
- f. Provide Underground Storage Tank removal service.
- g. Developing a Site Remediation Division to facilitate cleanup of contaminated DON sites.

## Mission Area

## 2. Family Housing

2.1 In the following table provide the occupancy rate of the family housing units managed/maintained by your activity. For those activities that do not control housing assignment, identify who does. The occupancy rate is requested for each housing area. Provide comments if applicable. The occupancy rate is defined as the total number of days occupied for all units in any given housing area divided by the total number of units times 365 days.

Table 2.1: Housing

Housing Area	Total # Units	Occupancy Rate (%)	Comments
<b>OFF-BASE</b> Admiral Hartman	438	98.30	
Bayview Hills	812	97.24	
Beech Street Knolls	72	93.36	Newly added direct purchase site. Unable to provide advance notification of addition of direct purchase sites due to the confidentiality required during the procurement process. Once units belong to the government, the site is advertised to interested applicants and prospective residents are given 30 days advance notice so that they may notify their landlords of intent to vacate.
Bonita Bluffs	75	97.47	
Cabrillo Heights	812	97.64	
Chesterton	434	97.84	

**ACTIVITY & PRIMARY UIC: PWCSD, N63387**

Fleet Industrial Supply Center	1	97.53	
Gateway Village	545	97.98	
Hilleary Park	37	98.94	
Holly Square	11	96.18	See note for Beech Street Knolls
Home Terrace	85	98.55	
Howard Gilmore Terrace	244	99.61	
La Mesa Park	56	98.07	
Lofgren Terrace	200	98.58	
Morada Condominiums	35	N/A	Added to inventory during FY94. Utilization data will not be available until 9/30/94.
Murphy Canyon	2321	99.08	
Paradise Gardens	46	98.94	
Park Summit	30	99.85	
Pomerado Terrace	120	98.78	
Ramona Vista	88	97.11	
Silver Strand I	210	98.68	
Silver Stand II	180	98.56	
Terrace View Villas	236	97.56	
Top of the Hill	10	13.00	Newly added leased site; Units occupied for 2 months in the Fiscal Year
Wintergreen	30	N/A	Added to inventory during FY94. Utilization data not available until 9/30/94

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Woodlake	48	98.71	
<b>ON-BASE</b>		97.5	
Naval Amphibious Base	40		
North Island	54	98.7	
Naval Submarine Base	8	96.92	
Naval Air Station, Miramar (Quarters)	347	99.62	
Naval Air Station Miramar (Mobile Homes)	108	100.00	
Chollas Heights	11	95.37	
Naval Medical Center	4	98.97	
Naval Station	2	95.37	
Imperial Beach Radio Station	4	95.37	
Naval Training Center	6	95.37	
Naval Command, Control & Ocean Surveillance Center	114	96.71	

**Note: With the exception of 6 housing units on board Marine Corps Recruit Depot, San Diego (MCRD), and 75 leased units controlled by MCRD, Commander Naval Base, San Diego is the regional coordinator for all military family housing in the San Diego area. As regional coordinator, COMNAVBASE controls family housing assignment.**

## Features and Facilities

## 3. Availability and Condition

3.1 Identify, by three digit Category Code Number (CCN), *all facilities* at this activity, and their current condition and area in thousands of square feet (KSF), e.g. 210-Maintenance Facilities. Duplicate the table as necessary to report all facilities of any tenants for whom your activity serves as host.

Table 3.1: Facility Conditions

Facility Name	CCN	U/M	Installation Space			Total
			Adequate	Sub-standard	In-adequate	
Gas Filling Station	123-10	KSF	0	0.126	0	0.126
Government Gas Station/Building	123-15	KSF	0.204	0	0	0.204
Vehicle Ready/Fuel Storage	124-50	GA	40,000	0	0	40,000
Telephone Exchange building	131-40	KSF	1.874	6.160	0	8.034
Operational Storage	143-77	KSF	4.212	0	.025	4.237
Abrasive Blast Facility	213-59	KSF	0	4.728	0	4.728
Automotive Vehicle Maintenance shop	214-20	KSF	46.331	137.453	0	183.784
Battery Shop	218-50	KSF	.454	0	0	.454
Public Works shop	219-10	KSF	75.093	96.515	0	171.608

**Installation Space**

PW Shops Expn/Work-In- Process Store	219-25	KSF	6.075	13.667	0	19.742
Painting & Related Operations Bldg	219-30	KSF	1.056	6.937	0	7.993
PW Maintenance Storage	219-77	KSF	5.626	15.100	0	20.726
Environmental Laboratory	310-27	KSF	0	0	4.120	4.120
Industrial Waste Long Term Storage	384-41	KSF	5.504	2.702	0	8.206
Hazardous & Flammable Storehouse	441-30	KSF	2.456	0	0	2.456
Open Storage Area	451-10	SY	3027	23450	0	26477
Administrative Office	610-10	KSF	22.270	117.132	0	139.402
Miscellaneous Personnel Support Storage	730-77	KSF	5.996	1.555	0	7.551
Community Facilities MWR- Interior	740-55	KSF	41.403	0	0	41.403
Community Facilities MWR- Exterior	750-10	EA	187	2	0	189
Electric Power Plant Building	811-09	KSF	31.36	0	0	31.36
COGEN Plant- Diesel	811-10	KWH	2600	0	0	2600

**Installation Space**

COGEN Plant-Gas Turbine	811-45	MBT UH	75	0	0	75
Heating Plant Building	821-09	KSF	18.911	0	0	18.911
Steam Plant <sup>(a)</sup>	821-12	MBT UH	99.4	157.6	0	257
COGEN Plant-Large	821-22	KWH	5626	0	0	5626
Industrial Waste Treatment Facility	831-15	KGP D	750	0	250	1000
Temp Industrial Waste Treatment facility	831-41	KSF	7.200	0	0	7.200
Salt Water System-NAVSTA	843-20	GPM	9450	0	0	9450
Parking Area	852-10	SY	76952	28229	0	105181
Utility Plant Building	890-09	KSF	29.35	0	0	29.35
Compressed Air Plant	892-20	CFM	21380	16000	0	37380

**Note (a):**

**Boilers are due for removal since they do not meet the Air Pollution Control District regulations.**

**3. Availability and Condition, continued**

3.2 In accordance with NAVFACINST 11010.44E, an inadequate facility cannot be made adequate for its present use through "economically justifiable means". For all the categories in Table 3.1, above, where inadequate facilities are identified provide the following information:

- a. Facility type/code:
- b. What makes it inadequate?
- c. What use is being made of the facility?
- d. What is the cost to upgrade the facility to substandard?
- e. What other use could be made of the facility and at what cost?
- f. Current improvement plans and programmed funding:
- g. Has this facility condition resulted in C3 or C4 designation on your BASEREP?

**PWC San Diego has the following Inadequate Facilities as the Plant Account Holder:**

**1) ENVIRONMENTAL LAB BUILDING 788, NASNL :**

- a. Environmental Lab/CCN 310-27
- b. The existing building is physically too small for the present laboratory workload. Expensive test equipment is idle because there is no available space to safely operate the equipment
- c. The PWC Environmental lab is the only DOD lab certified by the state of California to conduct laboratory analysis acceptable by California Environmental regulatory agencies. The lab conducts the full range of tests essential for compliance with State and Federal Environmental programs
- d. Due to existing IR sites abutting the existing building and the adjacent airfield preventing the addition of a second story (initial engineering studies indicate that a second story would be cost prohibitive even if permissible), expansion of the existing building is impractical
- e. The facility can be utilized for administrative functions for the adjacent Industrial Waste Treatment Facility (MCON P-096) at minimal cost
- f. Several options have been considered to relocate this function to other facilities. Currently, PWC is planning to lease relocatable modular facilities for a period of three years. Meanwhile, a Project Data Sheet has been initiated to request MCON funding for a permanent facility

**ACTIVITY & PRIMARY UIC: PWCSD, N63387**

- g. No, the increased laboratory workload and staffing has occurred since our most recent BASEREP. If the situation is not corrected prior to our FY94 BASEREP submission, our FY94 BASEREP will reflect a C4/Q4 rating for this CCN**

**2) INDUSTRIAL WASTE TREATMENT FACILITY, NASNL MCON P-096 :**

The inadequate facility under CCN 831-15 is the Oil Recovery Plant.

- a. Hazardous Waste Treatment Facility/CCN 831-15**
- b. The existing Plant is inadequate and non-conforming to the state of California environmental regulations due to lack of tank enclosures to capture the volatile organic compounds from the oily wastes and the requirement for secondary containment**
- c. The Oil Recovery Plant is used to treat mixed oily wastes at a rate of 250,000 gallons per day**
- d. Due to lack of secondary containment for the existing Load Equalization Tanks and its associated ancillary equipment, the costs to provide the required containment is prohibitive and impractical**
- e. According to an independent consultant evaluation of the existing facility, there is no other use for this facility**
- f. The reprogrammed funding to replace the existing, inadequate, non-conforming Oil Recovery Plant is \$5.6 million. The improvement plan will consist of a new covered Load Equalization Tank and its associated ancillary equipment**
- g. Yes, the facility condition has resulted in a C3 designation on PWCSD BASEREP**

Facilities and Features

**4. Stand Alone Features**

4.1 Identify the support (police, fire protection, etc.) now provided by the host Naval or Marine Corps activity or other source. Add any additional applicable factors. Identify what factors would be needed by your activity if the host facility is closed.

**Table 4.1: Support Facilities**

Support	Currently Obtained from:	Needed if Host Closes?
Police	Host Commands	No
Security	Host Commands	No
Fire	Federal Fire Department	No
Cafeteria	Navy Exchange	No
Parking	Host Commands	No
Utilities	PWC San Diego	No
Child Care	Host Commands	No

**Note: PWC has multiple host activities; PWC's continued operation at any one location now served would no longer be required if all activities at that location were closed.**

## Costs

**5. Facility Investment**

5.1 List the project number, description, funding year, and value of the *capital improvements at your base completed (beneficial occupancy) during FY 1988 to FY 1994*. Indicate if the capital improvement is a result of BRAC realignments or closures.

Table 5.1: **Capital Improvement Expenditure**

Project	Description	Fund Year	Value (\$K)
82-782	OFFICE TIRE REPAIR	FY88	\$7K
82-946	ENLARGE ROOM B82	FY88	\$10K
82-525	FAB & INSTALL B343	FY88	\$29K
	AWNING	FY88	\$52K
82-945	ALTERATION BLDG 272	FY88	\$133K
82-626	CONSTRUCT WALLS B272	FY89	\$7K
	OFFICE MOD BLDG 343	FY89	\$9K
82-882	REPAIR VAULT NSC	FY89	\$14K
	E/S DISPATCHING CON	FY89	\$14K
82-458	B825 STORAGE	FY89	\$15K
82-601	REPLACE STEAM 7 CR NASNI	FY89	\$41K
82-542	INSTALL RETAIN WALL	FY89	\$19K
82-479	OFFICE SP B-388 NOSC	FY89	\$27K
82-974	REPAIR FRESH WATER SYSTEM	FY89	\$31K
82-462	A/C B3212 NS	FY89	\$31K
82-140	FAC DESIGN	FY89	\$35K
82-860	REPAIR PCB TRANS/VAULT	FY89	\$45K
82-057	REPAIR SWITCH STATION	FY89	\$56K
82-463	RENOVATE B3212	FY89	\$63K

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Project	Description	Fund Year	Value (\$K)
82-413	RENOVATE B150	FY89	\$67K
82-870	STREET LIGHTS	FY89	\$70K
82-464	RENOVATE B307	FY89	\$79K
82-988	TEST 7 FILTER TRANS NTC	FY89	\$82K
82-528	RENOVATE OFFICE B117	FY89	\$87K
82-052	REPAIR TRANSFORMER PIER 5	FY89	\$125K
82-247	REPAIR ELECTRICITY DISTRIBUTION B-1636	FY90	\$47K
82-015	MINOR CONSTRUCTION	FY90	\$50K
	REPAIR PAD 70 NOSC PT LOMA	FY90	\$58K
	REPAIR STREET LIGHTS	FY90	\$126K
	CONSTRUCT PARKING AREA B343	FY91	\$46K
	PANELING, A/C	FY91	\$18K
	PEST CONTROL BLDG SCI	FY91	\$19K
	GRADE & AC PARKING AREA	FY91	\$22K
	MOD/EXP TOOL ROOM B343	FY91	\$25K
	CONSTRUCT BUTTRESS FILL	FY91	\$33K
	CONSTRUCT CHEMICAL STORAGE AREA	FY91	\$105K
	CONSTRUCT LAB B788 NASNI	FY91	\$126K
RC34-89	REPAIR ELECTRICITY NAVHOSP	FY92	\$40K
	FAB 90 DAY HAZARDOUS SITE	FY92	\$20K
	LPG FUEL STATION	FY92	\$23K
	B-653 CONSTRUCT OFFICE AREA	FY92	\$23K
	INSTALL A/C	FY92	\$25K
	INSTALL ASPHALT	FY92	\$32K
	INSTALL A/C	FY92	\$33K

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Project	Description	Fund Year	Value (\$K)
	NI HEATING SYSTEM	FY92	\$35K
	NTS GAS CYLINDER STORAGE	FY92	\$36K
	ENCLOSE STOREROOM FOR OFFICE	FY92	\$40K
	RENOVATE OFFICE SPACE	FY92	\$59K
	ALTER VARIOUS FACILITIES	FY92	\$64K
	CONSTRUCT STORAGE AREA	FY92	\$65K
	INSTALL EMERGENCY GENERATOR SET	FY92	\$75K
82-228	REPAIR TO POWER PLANT	FY92	\$87K
	CONCRETE SLABS B197	FY92	\$98K
	ALTER SHOP SPACES	FY92	\$262K
	CONSTRUCT HAZARD STORAGE	FY93	\$19K
	A/C WEST BLDG 118	FY93	\$40K
RC22-87	REPAIR FRESH WATER SCI	FY93	\$42K
LC24-87	REPAIR ELECTRICITY NASNI	FY93	\$44K
	INSTALL EMERGENCY GENERATOR SET	FY93	\$49K
	ERECT PREFAB BLDG	FY93	\$89K
	AIR CONDITIONING B291	FY93	\$128K
RC23-88	REPAIR PIPELINE SCI	FY93	\$134K
82-169	RENOVATE JOC AREA	FY94	\$29K
82-889	CONSTRUCT TECH MANUAL AREA	FY94	\$31K
82-523	HAZARDOUS WASTE ACU SITE	FY94	\$36K
82-477	INSTALL HVAC B307	FY94	\$44K
82-805	CONSTRUCT OFFICE B653 NI	FY94	\$70K
82-148	MODIFY TRAINING ROOM	FY94	\$72K
82-171	ALTER OFFICE SPACES	FY94	\$75K

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Project	Description	Fund Year	Value (\$K)
CR28-87	REPAIR STREET LIGHTS	FY94	\$145K
82-531	CONSTRUCT 5K SQ FT FACILITY	FY94	\$285K

**NOTES:**

- None of the above capital improvements are a result of BRAC realignments or closures.
- Beneficial occupancy date cannot be determined. Projects from FY88 through FY91 completed. Some of the FY92 projects are completed but all FY93 and FY94 projects are in progress.
- Capital Improvement Expenditure is for Minor Construction only.

ACTIVITY & PRIMARY UIC: PWCSD, N63387

5.2 List the project number, description, funding year, and value of the *non-BRAC related capital improvements planned* for years FY 1995 through FY 1997.

Table 5.2: **Planned Capital improvements**

Project	Description	Fund Year	Value (\$K)
	SET UP OFFICE SPACES	FY95	\$25K
	ALTER OFFICE SPACE	FY95	\$26K
	HEAT PUMP SYSTEM	FY95	\$34
	PROVIDE NAT GAS PIPING	FY95	\$36K
	SET UP SHOP SPACES	FY95	\$40K
	CONSTRUCT OUTSIDE WELD AREA	FY95	\$40K
	INSTALL VENTILATION SYSTEM	FY95	\$40K
	GRADE A/C PARKING AREA	FY95	\$42K
	RECORD STORAGE AREA	FY95	\$43K
	UPGRADE HEADQUARTER SPACES	FY95	\$45K
	CONSTRUCT LUNCH ROOM	FY95	\$60K
	EXPAND FAC	FY95	\$70K
	EXTEND BUILDING	FY95	\$88K
	HVAC REMAINDER OF BLDG B121	FY95	\$98K
	CAR WASH NORTH ISLAND	FY95	\$136K
	FRESH WATER B-679 NORTH ISLAND	FY95	\$150K
	LABORATORY RENOVATION	FY95	\$248K
	RELOCATE ESR SHOPS TO B3213	FY95	\$280K
	RELOCATE STMTL CARPENTER SHOP	FY95	\$290K
	STREET LIGHT MIRAMAR	FY96	\$40K
	RENOVATE 190 SPACES	FY96	\$40K
	STREET LIGHT	FY96	\$50K

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Project	Description	Fund Year	Value (\$K)
	STREET LIGHT NAVSTA	FY96	\$99K
	RENOVATE B228	FY96	\$186K
	SEWAGE FLT SCI	FY96	\$191K
	RELOCATE ADMIN SPACES	FY96	\$200K
82-473	ENTRANCE, SLIDING DOOR	FY97	\$25K
82-482	COVER STORAGE	FY97	\$30K
82-475	OPEN STORAGE FENCING	FY97	\$35K
	TANK REPLACEMENT OWTP	FY97	\$50K
	CONSTRUCT MINOR MATERIAL B-535	FY97	\$50K
	CST MIRAMAR, EXPANSION	FY97	\$150K
82-462	OPEN/COVERED STORAGE YD	FY97	\$175K
	REPLACE SANDBLASTING FACILITY	FY97	\$275K
	RELOCATE WELD SHOP FROM B117	FY97	\$295K
	PCB FACILITY, NASNI CLOSURE	FY97	\$300K
	STREET LIGHT VARIOUS LOCATION	FY97	\$300K

**5. Facility Investment, continued**

5.3 List the project number, description, funding year, and value of the *BRAC related capital improvements planned* for FY 1995 through FY 1999.

**Table 5.3: Planned BRAC Capital Improvements**

Project	Description	Fund Year	Value (\$000)
BRACON P-175T*	<p><b>Title: Public Works Shops - NRAD, Naval Command Control &amp; Ocean Surveillance Center, San Diego</b></p> <p>This project is required for PWC functions serving Naval Activities on Point Loma vicinity that is being displaced by the closure of NTC San Diego (BRAC 93).</p>	FY96	\$2,920

**\* Note: Major Claimant for this BRACON is CNET**

**5. Facility Investment, continued**

5.4 Identify by Investment Category Code and Name (e.g. 05-Training Facilities; 14-Administration) the actual investment at your activity, to include all MCON, maintenance and repair, installed equipment, and minor construction, in thousands of dollars (\$ K) over the period FY 1990 through FY 1994 for all your facilities. Report separately all other Class 2 equipment investments. The following table should include your responses to questions 5.1-5.3 above.

**Table 5.4: Historic Investment Summary**

Investment Category	\$ K
02-Communication Operational Fac.	\$967K
04-Other Operational Facilities	\$137K
08-Other Maintenance/Production	\$9,746K
10-POL Supply/Storage	\$292K
14-Administration	\$6,887K
16-Other Personnel Support & Service	\$2,669K
17-Utilities	\$129,781K
18-Real Estate & Ground Structures	\$2,940K
20-Family Housing	\$93,360K
Other (specify)	
Equipment (other than Class 2)	\$11,562K
<b>Activity TOTAL</b>	<b>\$258,341K</b>

5.5 What is the total planned investment, in thousands of dollars (\$ K), over the period FY 1995 through FY 2001?

Total planned Investments = \$ 292,171 K

**5. Facility Investment, continued**

5.6 Provide a list of all other documented major facility deficiencies not addressed in 5.1-5.3 (e.g. major repairs) and the estimated cost to rectify each at this activity.

**Table 5.6: Facility Deficiencies**

Deficiency	Cost to Correct (\$ K)	Result of Corrections

**All Construction projects are listed in 5.1-5.3 above; There are no other Facility Deficiencies.**

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Costs

6. Labor Rates and Expenses

6.1 In the following table provide the requested information, expressed as an hourly rate, on your labor rate as an average of the total direct labor costed to your customers.

Table 6.1: Average Labor Rate

	FY 1993	FY 1997
Average Direct Labor Rate (less materials)	\$21.10	\$25.20
Production Expense	\$11.67	\$11.96
Overhead (G&A)	\$6.62	\$5.74
Fully Burdened Labor Cost	\$39.39	\$42.90

6.2 In the following table, provide your G&A expenses as a percentage of total costs, and your Net Operating Results (revenues minus costs) for the years requested.

Table 6.2: Expense Comparisons

Fiscal Year	G&A % of Total Expenses	Net Operating Results (\$ K)
1989	TB 5.8 6.0%	-16,496
1990	TB 5.6 5.8%	\$(1,778)
1991	5.1%	\$(20,424)
1992	TB 3.3 3.7%	\$(16,762)
1993	TB 5.6 6.0%	\$(6,826)

19,790 TB

3584 TB

Teresa [Signature]  
Code 1324  
7-7-94

Strategic Concerns

**7. Mobilization Capability**

7.1 Describe any mobilization responsibilities that your activity may be assigned and discuss your capability to carry out those responsibilities. Indicate any corrective action required to fully carry out assigned mobilization tasks.

**The mobilization mission of PWC San Diego is to continue providing quality, responsive, cost effective, and environmentally sound public works products and services to our fleet and shore customers.**

**There will be increased requirements for buses, truck tractors, and semi-trailers which are in addition to this activity's normal inventory to move military forces and equipment in the southern California area from Port Hueneme to the Mexican border. These requirements can be met using existing leasing authorities.**

**There will also be increased activity in the pier-side utility support to the fleet. Disconnects and reconnects of shore power, water, telephone, and steam services will briefly increase in numbers and frequency. This requirement can also be met with existing resources.**

**No corrective action is necessary to carry out assigned mobilization task.**

**8. Manpower and Recruiting Issues**

8.1 In the following table, identify the average amount of time taken to fill critical vacant positions in the last three years (FY 1991-1993). In addition to those positions listed, you may add three positions that your activity believes to be critical.

**Table 8.1: Recruiting Issues**

Position	Average Recruitment Time (months)
Environmental Engineers	2.5
Engineers/Architects (all other)	1.5
Contract Specialists	1.0
High Voltage Electricians	1.5
Hazardous Waste Handlers	1.8
Environmental Protection Specialists	3.0

Strategic Concerns

9. Natural Inhibitors to Operations

9.1 Identify the percent of the planned work schedule at your facility for the period FY 1990-1993 (averaged by month) interrupted by local weather or natural disasters (i.e., how many Man Years are lost annually by month because of: thunder storm, hurricane, tornado, blizzard, below freezing conditions, earthquake or other performance-impinging natural condition?).

Table 9.1.a: Impact on Operations

	January	February	March	April	May	June
Average % Schedule Interrupted						

Table 9.1.b: Impact on Operations

	July	August	September	October	November	December
Average % Schedule Interrupted						

Planned work was not interrupted by local weather or natural disaster for PWC San Diego.

Location

**10. Proximity to Customers**

10.1 In the table below indicate the distance, in road-miles, from main complex to your major customers as identified in Table 1.1. Also, indicate the distance, in road-miles, of your nearest satellite office/facility to the major customers.

**Table 10.1: Customer Locations**

Major Customer*	Distance to:		Comments
	Main Complex (miles)	Nearest Satellite Facility (miles)	
NASNI	5	on base	
NAVSTA	0	on base	
NAVMEDCEN SAN DIEGO	8	on base	
NRAD	9	on base	
NADEP	5	on base	

\* Note: CINCPACFLT as a Major Customer is directly billed for Ships Utilities and Hazardous Waste Costs.

10.2 For the customer activity which is furthest from your location, what is the distance from main complex and average driving time to that activity?

Activity name: Naval Air Facility, El Centro Distance: 120 miles  
Driving Time: 180 minutes (one way)

10.3 What is the closest DON activity that is not serviced by you?

Activity name: Marine Corps Recruit Depot Distance: 6 miles  
Driving Time: 20 minutes (one way)

10.4 Identify the closest non-DoN DoD activity that is not serviced by you.

Activity name: March Air Force Base, Riverside Distance: 110 miles  
Driving Time: 140 minutes (one way)

**Environment and Encroachment**

**11. Environmental Considerations**

11.1 Identify all environmental restrictions to expansion at your activity.

a. Large percentage of available space for expansion would be in areas of contaminated soil and groundwater (Installation Restoration sites). Construction is not allowed on these sites until cleanup is complete.

b. Local citizenry becoming more resistant to expansion of hazardous waste storage and treatment facilities. Facility permitting process more time intensive due to expanded public hearing activities.

c. Construction and Improvement projects have been restricted by USFWS regulations on properties with endangered and/or threatened animal/plant species present. Construction has been delayed due to nesting seasons and in many cases otherwise suitable property could not be developed due to habitat areas. Since we have critical housing shortage and land prices are exorbitantly high, this has had a significant impact on our housing acquisition program. Additionally, we have had to fence off sensitive areas at the expense of delaying critical maintenance needs for our units.

11.2 Describe the undeveloped acreage or waterfront that is unique to the station or facility. Include any acreage that is suitable for industrial development.

a. All class 1 property owned by PWC San Diego is for Housing, and there is no undeveloped acreage suitable for industrial development.

11.3 Identify any specific facilities, programs, or capabilities in regard to the handling and disposal of hazardous materials / waste at your activity.

a. Maintain RCRA one-year hazardous waste facilities at NAVSTA and NASNI with 90 day storage sites at Miramar, SUBASE, and EL Centro.

b. Operate an oil recovery plant and an industrial waste treatment facility at NASNI.

**12. Encroachment Considerations**

12.1 Identify any ground, industrial noise, approach channel, waterway, harbor, bridge height, turning basin, ESQD, HERO, airspace or other encroachments of record at your activity.

Table 12.1: Encroachments of Record

Encroachments	Date Recorded	Current Status

PWC San Diego has no Encroachment Considerations

## Quality of Life

**13. Military Housing - Family Housing**

13.1 Do you have mandatory assignment to on-base housing? No Yes / No

13.2 For military family housing in your locale, provide the following information:

Table 13.2: Available Military Family Housing

Type of Quarters	Number of Bedrooms	Total number of units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	194	194		
Officer	3	341	341		
Officer	1 or 2	24	24		
Enlisted	4+	1605	1605		
Enlisted	3	2853	2853		
Enlisted	1 or 2	2648	2648		
Mobile Homes		0	0		
Mobile Home lots		108	108		

13.3 In accordance with NAVFACINST 11010.44E, an inadequate facility cannot be made adequate for its present use through "economically justifiable means". For all the categories above where inadequate facilities are identified provide the following information.

- a. Facility type/code:
- b. What makes it inadequate?
- c. What use is being made of the facility?
- d. What is the cost to upgrade the facility to substandard?
- e. What other use could be made of the facility and at what cost?
- f. Current improvement plans and programmed funding:
- g. Has this facility condition resulted in C3 or C4 designation on your BASEREP?

**PWC San Diego Housing has no Inadequate facilities**

**13. Military Housing - Family Housing, continued**

13.4 Complete the following table for the military housing waiting list. Report Number on list as of 31 March 1994.

**Table 13.4: Military Housing Waiting List**

Pay Grade	Number of Bedrooms	Number on List	Average Wait
O-6/7/8/9	1	0	N/A
	2	0	N/A
	3	0	N/A
	4+	28	18 - 19 MONTHS
O-4/5	1	0	N/A
	2	16	11-12 MONTHS
	3	92	18 - 19 MONTHS
	4+	38	19 - 20 MONTHS
O-1/2/3/CWO	1	0	N/A
	2	141	30 - 31 MONTHS
	3	67	13 - 14 MONTHS
	4+	38	23-24 MONTHS
E7-E9	1	0	N/A
	2	72	23 - 24 MONTHS
	3	185	23 - 24 MONTHS
	4+	127	36 - 37 MONTHS
E1-E6	1	50	8 - 9 MONTHS
	2	1684	16 - 17 MONTHS
	3	1575	27 - 28 MONTHS
	4+	722	23 - 24 MONTHS
E1-E9	Mobile Homes	45	12 - 18 MONTHS

Note: COMNAVBASE maintains the waiting list.

**13. Military Housing - Family Housing, continued**

13.5 What do you consider to be the top five factors driving the demand for base housing? Does it vary by grade category? If so provide details.

**Table 13.5: Housing Demand Factors**

<b>Top Five Factors Driving the Demand for Base Housing</b>	
<b>1</b>	<b>Cost</b> - San Diego is one of the most expensive areas within the United States in which to live. Average monthly rental rates exceed Maximum Allowable Housing Cost (MAHC) for most military pay grades. Generally, E1 - E6 personnel can only afford to rent homes in high crime neighborhoods. E1 - E3 can only afford one bedroom apartments. E4 - E6 personnel can afford two bedrooms. Four bedroom homes are out of reach for all but O4 and above personnel. A December 1992 market analysis indicates this problem will worsen within the next five years. The average prices of a home in 1993 was \$219,609 - well beyond the means of most military families.
<b>2</b>	<b>Security</b> - Due to the high cost of housing in San Diego, many families are forced to live in high crime areas. Gang activity and other types of crime common to major metropolitan areas are prevalent within the region.
<b>3</b>	<b>Proximity to work/location</b> - Military family housing sites are located within minutes of all eleven military installations in the San Diego area. Many service members prefer to reside close to work to limit commute time, save money, and facilitate rapid recall. Most housing sites are located close to support facilities such as Family Service Centers, Commissary and Exchange facilities.
<b>4</b>	<b>Community Support</b> - Many service members and their family members cite the strong bond and support they receive from military neighbors as a primary reason for applying for housing. This is especially important to those families with sponsors attached to afloat commands.
<b>5</b>	<b>Quality of Facilities</b> - San Diego offers many different types of homes. Age, style, amenities, location varies from one site to another. Single family, duplex, townhomes and apartment style homes are available. Many new sites have been acquired through the "Direct Purchase Program". The program enables the government to purchase entire communities from developers. These military housing communities blend in with other civilian homes as they were constructed to be rental or sales properties.

**Note:** While the top five factors apply to all grade categories, they do vary in order of importance depending upon the grade. Senior officers are more likely to choose family housing due to proximity to work/location or community support. Cost and security are the primary concerns of enlisted personnel.

ACTIVITY & PRIMARY UIC: PWCSD, N63387

13.6 What percent of your family housing units have all the amenities required by "The Facility Planning & Design Guide" (Military Handbook 1190 & Military Handbook 1035-Family Housing)? **79%**

13.7 Provide the utilization rate for family housing for FY 1993.

**Table 13.7: Family Housing Utilization**

Type of Quarters	Utilization Rate (%)
Adequate	98.39
Substandard	N/A
Inadequate	N/A

13.8 As of 31 March 1994, have you experienced much of a change since FY 1993? If so, why? If occupancy is under 98% ( or vacancy over 2%), is there a reason?

NO

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Quality of Life

14. **Military Housing - Bachelor Quarters**

14.1 Provide the utilization rate for BEQs for FY 1993.

**PWC San Diego is not a plant property holder for BEQs. BEQs in the San Diego area are managed by:**

**Naval Station, San Diego, CA UIC N00245**

**Naval Amphibious Base, Coronado, CA UIC N62021**

**Naval Air Station, North Island, CA UIC N00246**

**Naval Air Station, Miramar, CA UIC N60259**

**Naval Hospital, San Diego, CA UIC N00259**

**Naval Submarine Base, San Diego, CA UIC N63406**

**Naval Training Center, San Diego, CA UIC N0414A**

**Fleet Anti-Submarine Warfare Training Center, Pacific, San Diego, CA UIC N00948**

Table 14.1: BEQ Utilization

Type of Quarters	Utilization Rate
Adequate	
Substandard	
Inadequate	

14.2 As of 31 March 1994, have you experienced much of a change since FY 1993? If so, why? If occupancy is under 95% (or vacancy over 5%), is there a reason?

ACTIVITY & PRIMARY UIC: PWCSD, N63387

14.3 Calculate the Average on Board (AOB) for Geographic Bachelors (GB) as follows:

$$\text{AOB} = \frac{(\# \text{ GB}) \times (\text{average } \# \text{ of days in barracks})}{365} \qquad \text{AOB} = \underline{\hspace{2cm}}$$

14.4 Indicate in the following chart the percentage of Geographic Bachelors (GB) by category of reasons for family separation. Provide comments as necessary.

Table 14.4: Reasons for Geographic Separation (BEQ)

Reason for Separation from Family	Number of GB	Percent of GB	Comments
Family Commitments (children in school, financial, etc.)			
Spouse Employment (non-military)			
Other			
<b>TOTAL</b>		100 %	

14.5 How many enlisted Geographic Bachelors (GB) do not live on base?  
 # GB Off-Base =                     

**Zero, no Enlisted Billets assigned to PWC San Diego.**

ACTIVITY & PRIMARY UIC: PWCSD, N63387

**14. Military Housing - Bachelor Quarters, continued**

14.6 Provide the utilization rate for Bachelor Officers Quarters (BOQs) for FY 1993.

**PWC San Diego is not a plant property holder for BOQs. BOQs in the San Diego area are managed by:**

- Naval Station, San Diego, CA UIC N00245**
- Naval Amphibious Base, Coronado, CA UIC N62021**
- Naval Air Station, North Island, CA UIC N00246**
- Naval Air Station, Miramar, CA UIC N60259**
- Naval Hospital, San Diego, CA UIC N00259**
- Naval Submarine Base, San Diego, CA UIC N63406**
- Naval Training Center, San Diego, CA UIC N0414A**

**Table 14.6: BOQ Utilization**

Type of Quarters	Utilization Rate
Adequate	
Substandard	
Inadequate	

14.7 As of 31 March 1994, have you experienced much of a change since FY 1993? If so, why? If occupancy is under 95% (or vacancy over 5%), is there a reason?

14.8 Calculate the Average on Board (AOB) for Geographic Bachelors as follows:

$$\text{AOB} = \frac{(\# \text{ GB} \times \text{average } \# \text{ days in barracks})}{365}$$

365

AOB = \_\_\_\_\_

14.9 Indicate in the following chart the percentage of Geographic Bachelors by category of reasons for family separation. Provide comments as necessary.

Table 14.9: Reasons for Geographic Separation (BOQ)

Reason for Separation from Family	Number of GB	Percent of GB	Comments
Family Commitments (children in school, financial, etc.)			
Spouse Employment (non-military)			
Other			
<b>TOTAL</b>		<b>100</b>	

14.10 How many officer Geographic Bachelors do not live on base?

# GB Off-Base = \_\_\_\_\_

None.

## Quality of Life

**15. MWR Facilities**

15.1 For on-base MWR facilities available, complete the following table for each separate location. These are spaces designed for a particular use. A single building might contain several facilities, each of which should be listed separately.

For off-base government-owned or leased recreation facilities, indicate their distance from your base. If there are any facilities not listed, include them at the bottom of the table.

**MILITARY FAMILY HOUSING'S RECREATIONAL FACILITIES ARE NOT MWR OWNED. HOWEVER, PWC SAN DIEGO OWNS SEVERAL RECREATION FACILITIES AT OFF/ON BASE HOUSING SITES FOR RESIDENTS AND NEIGHBORHOOD MILITARY FAMILIES. ALL HOUSING SITES ARE WITHIN A 30 MINUTE COMMUTE OF AT LEAST ONE MAJOR MILITARY INSTALLATION.**

LOCATION: Various Military Housing Sites

**Table 15.1.a: MWR Facilities Summary**

Facility	Unit of Measure	Total	Profitable ( Y / N / N/A )
Pool (outdoor) Apartment size	Each	6	N/A
Beach	23,760 LF	1	N/A
Tennis Court	Each	16	N/A
Volleyball Court (outdoor)	Each	10	N/A
Basketball Court (outdoor)	Each	45	N/A
Softball/Soccer Field	Each	8	N/A
Handball Court	Each	2	N/A
Youth Center	16,259	1	N/A
Recreation Center	23,681 SF	8	N/A

ACTIVITY & PRIMARY UIC: PWCSD, N63387

LOCATION Naval Station San Diego

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Auto Hobby	Indoor Bays	12	N
	Outdoor Bays	128	N
Arts/Crafts	SF	N/A	N/A
Wood Hobby	SF	N/A	N/A
Bowling	Lanes	40	Y
Enlisted Club	SF	22,750	Y
CPO Club	SF	30,978	Y
Officer's Club	SF	13,715	Y
Officer's Club	SF	1,932	Y
Officer's Club Annex	SF	4,752	Y
Library	SF	12,326	Not MWR Facility
Library	Books	27,000	Not MWR Facility
Theater	SF	976	Y
ITT	SF	2,364	Y
Museum/Memorial	SF	N/A	N/A
Pool (indoor)	Lanes	10	N
Pool (outdoor)	Lanes	8	N
Beach	LF	N/A	N/A
Swimming Ponds	Each	N/A	N/A
Tennis CT	Each	14	N

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Aerobics Center	Each	1	N
Volleyball CT (outdoor)	Each	6	N
Basketball CT (outdoor)	Each	3	N
Racquetball CT	Each	13	N
Golf Course	Holes	9	Y
Driving Range	Tee Boxes	40	Y
Putting Green	Each	1	N
Gymnasium	SF	18,957	N
Gymnasium	SF	2,857	N
Fitness Center	SF	8,524	N
Marina	Berths	N/A	N/A
Stables	Stalls	N/A	N/A
Softball Fld	Each	11	N
Football Fld	Each	1	N
Soccer Fld	Each	1	N
Youth Center	SF	N/A	N/A
Amusement Center	SF	5,150	Y
Amusement Center	SF	5,221	N
Golf Club House	SF	828	N
Installation Restaurant	SF	3,540	Y
Field House	SF	40,000	N
Petty Officers Club	SF	19,333	Y
Picnic Areas	Acres	4.5	N
Horseshoe Pits	Each	7	N
Amusement Center	SF	960	N

LOCATION Mission Gorge Recreation Center and  
Murphy Canyon Youth Center

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Auto Hobby	Indoor Bays	N/A	N/A
	Outdoor Bays	N/A	N/A
Arts/Crafts	SF	N/A	N/A
Wood Hobby	SF	N/A	N/A
Bowling	Lanes	N/A	N/A
Enlisted Club	SF	N/A	N/A
CPO Club	SF	N/A	N/A
Officer's Club	SF	N/A	N/A
Library	SF	N/A	N/A
Library	Books	N/A	N/A
Theater	SF	N/A	N/A
ITT	SF	N/A	N/A
Museum/Memorial	SF	N/A	N/A
Pool (indoor)	Lanes	N/A	N/A
Pool (outdoor)	Lanes	6	N
Beach	LF	N/A	N/A
Swimming Ponds	Each	1	N

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Tennis Ct	Each	12	N
Horseshoe Pits	Each	2	N
Cook House	Each	1	N
Snack Bar	Each	2	Y
Equipment Checkout	Each	1	N
Restaurant	Each	1	Y
Picnic Area	Acres	44	N
RV Park Sites	Each	28	Y
Golf Shop	Each	1	Y
Teen Center	Each	1	N
Volleyball Ct (outdoor)	Each	2	N
Basketball Ct (outdoor)	Each	8	N
Racquetball Ct	Each	N/A	N/A
Golf Course	Holes	36	Y
Driving Range	Tee Boxes	25	Y
Gymnasium	SF	N/A	N/A

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Fitness Center	SF	N/A	N/A
Marina	Berths	N/A	N/A
Stables	Stalls	N/A	N/A
Softball Fld	Each	8	N
Football Fld	Each	2	N
Soccer Fld	Each	2	N
Youth Center	SF	16,259	N
Picnic Sites	Each	20	N

LOCATION NAS NORTH ISLAND

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Auto Hobby	Indoor Bays	24	Y
	Outdoor Bays	27	Y
Arts/Crafts	SF	N/A	N/A
Wood Hobby	SF	16,320	Y
Bowling	Lanes	24	Y
Enlisted Club (SURF CLUB - ALL HANDS)	SF	5,896	Y
Officer's Club (ISLAND CLUB - ALL HANDS)	SF	29,121	N
Library	SF	5,926	N/A
Library	Books	22,687	N/A
Theater	Seats	1,600	Y
ITT	SF	1,900	N
Museum/Memorial	SF	N/A	N/A
Pool (indoor)	Lanes	N/A	N/A
POOL (OUTDOOR) ISLAND CLUB	LANES	NONE	N/A
Pool (outdoor) CREWS POOL	Lanes	6	N/A
Beach	LF	4,500	N/A
Swimming Ponds	Each	N/A	N/A
Tennis CT	Each	12	N/A

<sup>1</sup>Spaces designated for a particular use. A single building might contain several facilities, each of which should be listed separately.

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Volleyball CT (outdoor)	Each	10	N/A
Basketball CT (outdoor)	Each	3	N/A
Racquetball CT	Each	8	N/A
Golf Course	Holes	18	Y
Driving Range	Tee Boxes	24	N
Gymnasium	SF	12,514	N/A
Fitness Center (BLDG 277)	SF	6,366	N/A
FITNESS CENTER (BLDG 281)	SF	15,086	N/A
FITNESS CENTER (BLDG 766)	SF	3,782	N/A
Marina	Berths	N/A	N/A
Stables	Stalls	N/A	N/A
Softball Fld	Each	6	N/A
Football Fld	Each	6	N/A *
Soccer Fld	Each	N/A	N/A
Youth Center	SF	N/A	N/A
SQUASH COURT	EA	2	N/A
RACQUETBALL COURTS	EA	8	N/A

\* SERVES AS MULTI-USE FIELDS

**LOCATION NALF SAN CLEMENTE ISLAND**

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Bowling	Lanes	4	N
Enlisted Club	SF	3,700	Y
Library	SF	*	N
Theater	Seats	**	N
Tennis CT	Each	1	N/A
Racquetball CT	Each	1	N/A
Gymnasium	SF	12040	N/A
Fitness Center	SF	***	N/A
Softball Field	Each	1	N/A

<sup>1</sup>Spaces designated for a particular use. A single building might contain several facilities, each of which should be listed separately.

**NOTE: \*LIBRARY PROGRAM CONSISTS OF PAPER BACK EXCHANGE ONLY (ON THE HONOR SYSTEM) AND IS LOCATED WITHIN THE SAME BUILDING AS THE ENLISTED CLUB.**

**\*\*THEATER IS A VIDEO CASSETTE PROGRAM ONLY - NO ACTUAL BUILDING IS DESIGNATED AS A THEATER.**

**\*\*\*A WEIGHT ROOM IS LOCATED WITHIN THE SAME BUILDING AS THE GYM. NO SQUARE FOOTAGE AVAILABLE ON WEIGHT ROOM.**

ACTIVITY & PRIMARY UIC: PWCSD, N63387

LOCATION SUBASE San Diego

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Auto Hobby	Indoor Bays	12	Break even
	Outdoor Bays	0	N/A
Arts/Crafts	SF	0	N/A
Wood Hobby	SF	0	N/A
Bowling	Lanes	0	N/A
All Hands Club	SF	12,897	Y
Catering Facility	SF	1,422	Y
Library	SF	1728	N
Library	Books	9000	N
Theater	Seats	0	N/A
ITT	SF	200	Y
Museum/Memorial	SF	0	N/A
Pool (indoor)	Lanes	0	N/A
Pool (outdoor) ***	Lanes	5	N
Beach	LF	1800	N/A
Swimming Ponds	Each	0	N/A
Tennis CT	Each	2	N

<sup>1</sup>Spaces designated for a particular use. A single building might contain several facilities, each of which should be listed separately.

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Volleyball CT (outdoor)	Each	2	N
Basketball CT (outdoor)	Each	1	N
Racquetball CT	Each	3	N
Golf Course	Holes	0	N/A
Driving Range	Tee Boxes	0	N/A
Gymnasium	SF	6600*	N
Fitness Center	SF	4937	N
Marina	Berths	0	N/A
Stables	Stalls	0	N/A
Softball Fld	Each	2**	N
Football Fld	Each	1**	N
Soccer Fld	Each	1**	N
Youth Center	SF	0	N/A
Recreation Center****	SF	6058	N

\* (NSBSD) Note: Consists of one full length basketball court. Planned 5300 square foot expansion will add a multi-use area with indoor volleyball or two (2) half-court basketball courts.

\*\* (NSBSD) Note: One field is softball only. The other field is a combined softball/football/soccer field.

\*\*\* (NSBSD) Note: Also includes diving area, wading pool and jacuzzi.

\*\*\*\* (NSBSD) Note: Includes multipurpose room (reading area, pool tables, dart board, video games) and Leisure Travel.

LOCATION NAVPHIBASE, CORONADO

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Auto Hobby	Indoor Bays	0	N/A
	Outdoor Bays	20	N
Arts/Crafts	SF	0	N/A
Wood Hobby	SF	2904	N
Bowling	Lanes	12	Y
Enlisted Club(ALL HANDS)	SF	21264	Y
Officer's Club (CATERING)	SF	26139	Y
Library	SF	2117	N/A
Library	Books	31000	N/A
Theater	Seats	1000	Y
ITT	SF	200	Y
Museum/Memorial	SF	0	N/A (1)
Pool (indoor)	Lanes	0	N/A
Pool (outdoor)	Lanes	12	N
Beach	LF	1500 (2)	N
Swimming Ponds	Each	0	N/A
Tennis CT	Each	6	N

- (1) **HAVE REQUESTED HARP FUNDING TO CONVERT A 1944 QUONSET (Q-35) TO A COMMAND MUSEUM.**
- (2) **APPROXIMATELY 16,000' TOTAL WITH APPROXIMATELY 1,500' RECREATION,**  
<sup>1</sup>**Spaces designated for a particular use. A single building might contain several facilities, each of which should be listed separately.**

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Facility	Unit of Measure	Total	Profitable (Y,N,N/A)
Volleyball CT (outdoor)	Each	5	N/A
Basketball CT (outdoor)	Each	2	N/A
Racquetball CT	Each	6	N
Golf Course	Holes	0	N/A
Driving Range	Tee Boxes	0	N/A
Gymnasium	SF	19837	N/A
Fitness Center	SF	3868	N/A
Marina	Berths	446	Y
Stables	Stalls	0	N/A
Softball Fld (1)	Each	2	N/A
Football Fld(1)	Each	1	N/A
Soccer Fld(1)	Each	1	N/A
Youth Center	SF	0	N/A

(1) TURNER FIELD

15.2 Is your library part of a regional interlibrary loan program?

No.

## Quality of Life

**16. Base Family Support Facilities and Programs**

16.1 Complete the following table on the availability of child care in a child care center on your base.

Table 16.1: Child Care Availability

Age Category	Capacity (# of Children)	SF			Number on Wait List	Average Wait (Days)
		Adequate	Substandard	Inadequate		
0-6 Months	8	417.75			23	180
6-12 Months	8	use same room as 0 - 6 months			19	180
12-24 Months	10	408			46	300
24-36 Months	12	580.8			49	300
3-5 Years	66	2666.8			53	300

**NOTE: CURRENTLY THE 0 - 6 MONTHS AND 6 - 12 MONTHS CHILDREN ARE IN THE SAME ROOM AND ARE PLACED ON THE SAME WAITING LIST. MURPHY CANYON CHILD DEVELOPMENT CENTER IS RESTRICTED BY POLICIES AND PROCEDURES FROM DIVIDING CHILDREN IN THESE AGE CATEGORIES. THE MAXIMUM CAPACITY FOR BOTH AGE GROUPS IS 8.**

16.2 In accordance with NAVFACINST 11010.44E, an inadequate facility cannot be made adequate for its present use through "economically justifiable means." For all the categories above where inadequate facilities are identified provide the following information:

- a. Facility type/code:
- b. What makes it inadequate?
- c. What use is being made of the facility?
- d. What is the cost to upgrade the facility to substandard?
- e. What other use could be made of the facility and at what cost?
- f. Current improvement plans and programmed funding:
- g. Has this facility condition resulted in C3 or C4 designation on your BASEREP?

**PWC San Diego Housing has no Inadequate facilities**

**16. Base Family Support Facilities and Programs, continued**

16.3 If you have a waiting list, describe what programs or facilities, other than those sponsored by your command, are available to accommodate those on the list.

N/A

16.4 How many "certified home care providers" are registered at your base?

**No "Certified Home Care Providers" at PWC San Diego Housing**

16.5 Are there other military child care facilities within 30 minutes of the base?

**NAVAL AIR STATION, NORTH ISLAND - 225 (6 WEEKS TO 5 YEARS)**  
**NAVAL STATION, SAN DIEGO - 399 (6 WEEKS TO 5 YEARS)**  
**NAVAL TRAINING CENTER, SAN DIEGO - 200 (6 WEEKS TO 5 YEARS)**  
**NAVAL AMPHIBIOUS BASE, SAN DIEGO - 98 (6 WEEKS TO 5 YEARS)**  
**NAVAL SUBMARINE BASE, SAN DIEGO - 79 (6 WEEKS TO 5 YEARS)**  
**NAVAL AIR STATION, MIRAMAR - 266 (6 MONTHS TO 5 YEARS)**

State owner and capacity (e.g. 60 children, 0-5 years).

**16. Base Family Support Facilities and Programs, continued**

16.6 Complete the following table for services available on your base. If you have any services not listed, include them at the bottom. **LOCATED AT OFF BASE HOUSING SITES**

**Table 16.6: Available Services**

Service	Unit of Measure	Quantity
Exchange/Gas Station (Maxi-Mart)	14,600 SF	1
Mini-Mart	5,972 SF	2
Bank/Credit Union	504 SQ	1
Laundromat	3,150 SF	7
Chapel (Chaplain's office)	3 Personnel	1

**17. Metropolitan Areas**

17.1 Identify proximate major metropolitan areas closest to your base (provide at least three):

**Table 17.1: Proximate Metropolitan Areas**

City	Distance (Mile:)
San Diego	0.2
Los Angeles	120
Tijuana, Mexico	40

## Quality of Life

## 18. VHA Rates

18.1 Identify the Standard Rate VHA Data for Cost of Living in your area:

Table 18.1: VHA Rates

Paygrade	With Dependents	Without Dependents
E1	218.36	122.17
E2	211.66	133.11
E3	206.44	152.11
E4	228.51	159.48
E5	261.55	182.61
E6	301.89	205.51
E7	339.62	235.92
E8	352.67	266.62
E9	358.64	272.25
W1	391.25	297.14
W2	386.34	303.02
W3	386.73	314.37
W4/W5	403.06	357.37
O1E	386.83	286.94
O2E	348.28	277.68
O3E	414.92	351.02
O1	345.66	254.71
O2	332.79	260.12
O3	342.83	288.64
O4	411.69	358.00
O5	454.49	375.95
O6	477.20	394.99
O7	486.52	395.29

## Quality of Life

**19. Off-base Housing Rental and Purchase**

19.1 Fill in the following table for average rental costs in the area for the period 1 April 1993 through 31 March 1994.

Table 19.1: **Recent Rental Rates**

Type Rental	Average Monthly Rent		Average Monthly Utilities Cost
	Annual High	Annual Low	
Efficiency	\$521	\$521	\$29
Apartment (1-2 Bedroom)	\$581	\$581	\$32
Apartment (3+ Bedroom)	\$823	\$821	\$62
Single Family Home (3 Bedroom)	\$823	\$821	\$62
Single Family Home (4+ Bedroom)	\$1026	\$988	\$97
Town House (2 Bedroom)	\$700	\$698	\$34
Town House (3+ Bedroom)	\$823	\$821	\$62
Condominium (2 Bedroom)	\$700	\$698	\$34
Condominium (3+ Bedroom)	\$823	\$821	\$62

**Note :** Average monthly rental rates from Market Profiles, Inc. rental trends reports dated September 1993, and March 1994. Average monthly utilities provided by SDG&E.

19.2 What was the rental occupancy rate in the community as of 31 March 1994?

**Table 19.2: Rental Occupancy Rate**

Type Rental	Percent Occupancy Rate
Efficiency	95.04
Apartment (1-2 Bedroom)	94.63
Apartment (3+ Bedroom)	93.07
Single Family Home (3 Bedroom)	93.07
Single Family Home (4+ Bedroom)	93.96
Town House (2 Bedroom)	93.89
Town House (3+ Bedroom)	93.07
Condominium (2 Bedroom)	93.89
Condominium (3+ Bedroom)	93.07

**Note : Occupancy rates from Market Profiles, Inc. rental trends report dated March 1994.**

**19. Off-base Housing Rental and Purchase, continued**

**19.3 What are the median costs for homes in the area?**

**Table 19.3: Regional Home Costs**

Type of Home	Median Cost
Single Family Home (3 Bedroom)	\$175,000
Single Family Home (4+ Bedroom)	\$175,000
Town House (2 Bedroom)	\$128,000
Town House (3+ Bedroom)	\$128,000
Condominium (2 Bedroom)	\$128,000
Condominium (3+ Bedroom)	\$128,000

**Note : Median costs provided by Data Quick Information Systems. Costs broken down by bedroom were not available.**

ACTIVITY & PRIMARY UIC: PWCSD, N63387

19.4 For calendar year 1993, from the local MLS listings, provide the number of 2, 3, and 4 bedroom homes available for purchase. Use only homes for which monthly payments would be within 90 to 110 percent of the E5 BAQ and VHA for your area.

Table 19.4: Housing Availability

Month	Number of Bedrooms		
	2	3	4+
January*			
February*			
March*			
April*			
May*			
June*			
July*			
August*			
September*			
October*			
November*			
December*			
April 1994	223	24	3

\* Note : Historical data not available. Numbers provided above reflect current availabilities. Information provided by Remax Metro.

**19. Off-base Housing Rental and Purchase, continued**

19.5 Describe the principle housing cost drivers in your local area.

Housing cost is closely correlated with location, amount of land and number of bedrooms. Southern California coastal regions are among the most costly in CONUS. Temperatures in both the summer and winter are moderated by nearby waters of the Pacific Ocean. Average daily maximum temperatures are approximately 65 degrees fahrenheit during the winter and 75 degrees fahrenheit during the summer. Temperatures below freezing rarely occur. Annual rainfall averages approximately 9 inches. Although most households are likely to prefer housing close to the amenities associated with coastal communities, the cost of housing in these communities are generally higher than locations further inland.

A well-developed regional road transportation system of interstate, state and county highways serves the area, as does a system of causeways linking the mainland with Coronado and North Island. Air service is available at San Diego International Airport (Lindbergh Field), Montgomery Field, and Romona airport. Passenger and freight rail service are provided by Amtrak and the Santa Fe railroad, respectively. Bus and trolley services are available within the area for local transportation.

San Diego has a diversified economic base characterized by server key elements:

- a. A wide range of manufacturing and service activities
- b. A large military presence
- c. An active tourism sector
- d. An educational complex consisting of campuses of both the University of California and California State University systems as well as 5 other private universities and colleges; and;
- e. A growing research and development sector specializing in health care services

Local forecasts of population growth indicate expected increases through 1996 averaging 2.1 percent annually. Both the job and population projections reflect a reduction in expected growth compared to the rapid rates of the past two decades.

The major industry sections in the county are the services sector, the wholesale and retail trade sectors and the civilian government. A mild recovery is projected for the county with employment increasing slowly.

Note : Cost drivers were identified in a December 1992 market analysis prepared by Robert D. Neihaus, Inc.

**20. Sea-Shore Opportunities**

20.1 For the top five sea intensive ratings in the principle warfare community your base supports, provide the following:

**Table 20.1: Sea Shore Opportunities**

Rating	# Sea Billets in Local Area	# Shore Billets in Local Area
DC	456	16
EM	610	130
GSE	202	16
GSM	399	66
MM	937	168

**21. Commuting Distances**

21.1 Complete the following table for the average one-way commute for the five largest concentrations of military and civilian personnel living off-base.

**Table 21.1: Commuting Distances**

Location	% Employees	Distance (mi)	Time (min)
SAN DIEGO, CA	49%	10 Miles	20 Minutes
CHULA VISTA, CA	11%	8 Miles	18 Minutes
EL CAJON, CA	6%	15 Miles	30 Minutes
SPRING VALLEY, CA	6%	12 Miles	25 Minutes
LA MESA, CA	3%	13 Miles	25 Minutes

## Quality of Life

**22. Regional Educational Opportunities**

Complete the tables below to indicate the civilian educational opportunities available to service members stationed at your activity (to include any outlying sites) and their dependents:

22.1 List the local educational institutions which offer programs available to dependent children. Indicate the school type (e.g. DoDDS, private, public, parochial, etc.), grade level (e.g. pre-school, primary, secondary, etc.), what students with special needs the institution is equipped to handle, cost of enrollment, and for high schools only, the average SAT/ACT score of the class that graduated in 1993 and the number of students in that class who enrolled in college in the fall of 1994.

Table 22.1: Educational Opportunities

Institution (Secondary)	Type	Grade Level(s)	Special Education Available	Annual Enrollment Cost/Student	SAT/ACT Score	% HS to College	Source of Info
El Capitan	Sec	9-12	None	None	906	60%	School
University	Sec	10-12	None	None	959	68%	School
Henry	Sec	9-12	None	None	946	30%	School
Mead	Sec	9-12	None	None	808	26%	School
Clairemont	Sec	10-12	None	None	908	50%	School
Crawford	Sec	9-12	None	None	830	24%	School

**22. Regional Educational Opportunities, continued**

22.2 List the educational institutions within 30 miles which offer programs off-base available to service members and their adult dependents. Indicate the extent of their programs by placing a "Yes" or "No" in all applicable boxes.

**Table 22.2: Off-Base Educational Programs**

Institution	Type Classes	Program Type				
		Adult High School	Vocational / Technical	Undergraduate		Graduate
				Courses only	Degree Program	
Bethel Seminary & College	Day	No	No	No	No	No
	Night	No	No	Yes	Yes	Yes
CA Western School of Law	Day	No	No	No	No	Yes
	Night	No	No	No	No	No
Chapman University	Day	No	No	No	No	No
	Night	No	No	Yes	Yes	Yes
Christian Heritage College	Day	No	No	Yes	Yes	No
	Night	No	No	Yes	Yes	No
Coleman College	Day	No	No	Yes	Yes	Yes
	Night	No	No	Yes	Yes	Yes
Design Institute of SD	Day	No	Yes	Yes	Yes	No
	Night	No	Yes	Yes	Yes	No

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Grossmont College	Day	No	Yes	Yes	Yes	No
	Night	No	Yes	Yes	Yes	No
Cuyamaca College	Day	No	Yes	Yes	Yes	No
	Night	No	Yes	Yes	Yes	No
Linda Vista Baptist Bible College	Day	No	No	Yes	Yes	Yes
	Night	No	No	Yes	Yes	Yes
Mesa College	Day	No	Yes	Yes	Yes	No
	Night	No	Yes	Yes	Yes	No
Miramar College	Day	No	Yes	Yes	Yes	No
	Night	No	Yes	Yes	Yes	No
Point Loma Nazarene	Day	No	No	Yes	Yes	Yes
	Night	No	No	No	No	No
Mira Costa College	Day	No	Yes	Yes	Yes	No
	Night	No	Yes	Yes	Yes	No
Palomar College	Day	No	Yes	Yes	Yes	No
	Night	No	Yes	Yes	Yes	No

ACTIVITY & PRIMARY UIC: PWCSD, N63387

San Diego	Day	No	Yes	Yes	Yes	No
City College	Night	No	Yes	Yes	Yes	No
San Diego	Day	No	No	Yes	Yes	Yes
State Univ	Night	No	No	Yes	Yes	Yes
Southwest-	Day	No	Yes	Yes	Yes	No
ern College	Night	No	Yes	Yes	Yes	No
University of	Day	No	No	Yes	Yes	Yes
San Diego	Night	No	No	No	No	No
University of Phoenix	Day Night	No No	No No	Yes Yes	Yes Yes	Yes Yes

**22. Regional Educational Opportunities, continued**

22.3 List the educational institutions which offer programs on-base available to service members and their adult dependents. Indicate the extent of their programs by placing a "Yes" or "No" in all applicable boxes.

**Table 22.3: On-Base Educational Programs**

Institution	Type Classes	Program Type				
		Adult High School	Vocational/ Technical	Undergraduate		Graduate
				Courses only	Degree Program	
Foundation High School	Day	No	No	No	No	No
	Night	Yes	No	No	Yes	No
	Correspondence	No	No	No	No	No
San Diego City College	Day	No	No	No	No	No
	Night	No	No	Yes	Yes	No
	Correspondence	No	No	No	No	No
National University	Day	No	Yes	No	No	No
	Night	No	Yes	Yes	Yes	No
	Correspondence	No	No	No	No	No

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Chapman University	Day	No	No	No	No	No
	Night	No	Yes	Yes	Yes	No
	Correspondence	No	Yes	Yes	No	No

Institution	Type Classes	Program Type				
		Adult High School	Vocational/ Technical	Undergraduate		Graduate
				Courses only	Degree Program	
University of Redlands	Day	No	No	No	No	No
	Night	No	Yes	Yes	Yes	Yes
	Correspondence	No	No	No	No	No
United States International University	Day	No	No	No	No	No
	Night	No	Yes	Yes	No	No
	Correspondence	No	No	No	No	No
Southern Illinois University	Day	No	No	No	No	No
	Night	No	Yes	Yes	Yes	No
	Correspondence	No	No	No	No	No

## Quality of Life

**23. Spousal Employment Opportunities**

23.1 Provide the following data on spousal employment opportunities.

**Table 23.1: Spouse Employment**

Skill Level	# Military Spouses Serviced by FSC Spouse Employment Assistance			Local Community Unemploy- ment Rate (%)
	1991	1992	1993	
Professional				
Manufacturing				
Clerical				
Service	(Note 1)			
Other	2044	2450	4717	8.4% (Note 2)

**Note 1:** Statistics are not maintained in these categories, therefore, this data is not available. Data listed for "other" represents total spouses serviced by all five San Diego area Family Service Centers.

**Note 2:** 8.4% is the San Diego County aggregate adjusted unemployment rate. It is adjusted to account for farm workers and seasonal workers. The unadjusted unemployment rate for San Diego County is 9.4%.

**24. Medical / Dental Care**

24.1 Do your active duty personnel have any difficulty with access to medical or dental care, in either the military or civilian health care system? Develop the why of your response.

**NAVAL MEDICAL CENTER SAN DIEGO**

Active duty personnel do have difficulty obtaining Primary Care due to facility limitations and staffing. Active duty do not have direct access to the civilian health care system and must seek care within the MHSS. Although access varies from setting to setting, there are constraints on access to various levels of care with long waiting times for specialty appointments (e.g., orthopedics) and limited availability of some very specialized services/treatments (e.g., mental health).

Active duty personnel are required to use the MHSS, which is limited in its ability to serve the patients in a timely fashion. This medical center is a tertiary referral center and operates GME programs which, in order to remain viable (in terms of accreditation), must treat a wide range of disorders (and age groups) not available in the younger and physically healthier active duty population. The case selection necessary to achieve the proper case-mix often leads to situations in which non-active-duty patients must be accepted preferentially, resulting in limitations of the availability of specialty care appointments for active duty members. Non-active-duty beneficiaries may access local civilian care under CHAMPUS (TRICARE); however, active duty members must often travel considerable distances to the nearest tertiary center and wait for an appointment availability.

The NMCSO was originally designed in the 1970's for inpatient stays. Medical Officer examination rooms were not configured for outpatient care. Outpatient services were to be performed in branch medical centers which have limited space and personnel. Ideally, the Medical Officer should have two treatment rooms and one medical office to maximize efficiency of patient care delivery.

**NAVAL DENTAL CENTER SAN DIEGO**

A survey was conducted April 1994, One hundred-three surveys were collected and the results were as follows:

- a. 84% of 103 respondents surveyed said "it was easy to get an appointment at the clinic."
- b. 83% of 103 respondents stated that they were able to schedule a required follow-up appointment.

Based on above statistics as well as input from Fleet and shore Liaison Officers, there is no difficulty in access to dental care aboard NDC San Diego.

**DENTAL CLINIC WITHIN NAVAL MEDICAL CENTER SAN DIEGO**

Active duty do not have difficulty with access to dental care. Active duty seeking dental care at the Naval Medical Center, San Diego are evaluated and treated within the time periods for specific entities as follows:

- a. Annual dental exam: within 24 hours
- b. Emergency exam: within 24 hours
- c. Emergency treatment within 24 hours
- d. Admission for emergency within 24 hours
- e. TMJ exam within 2 weeks
- f. Major surgery evaluation within 2 weeks
- g. Major surgery treatment within 1 month

24.2 Do your military dependents have any difficulty with access to medical or dental care, in either the military or civilian health care system? Develop the why of your response.

**NAVAL MEDICAL CENTER SAN DIEGO**

Military dependents have difficulty accessing the MHSS (especially to the severely limited dental care and primary care) because the MHSS is inadequately sized to support the numbers of beneficiaries requiring health care services. However, dependents may access the civilian health care system under CHAMPUS (TRICARE) with relative ease, though the co-pay has in the past been a deterrent to some beneficiaries.

**NAVAL DENTAL CENTER SAN DIEGO**

Approximately 97% of patients accessing dental clinic are active duty members.

a. Family members are utilizing "Dependent Dental Care Plan" (DDP) without difficulty in majority of cases.

b. Family members not using DDP are able to access military dental care on a humanitarian basis for relief of pain.

**DENTAL CLINIC WITHIN NAVAL MEDICAL CENTER SAN DIEGO**

Military dependents do not have difficulty with access to dental care. Military dependents seeking dental care at the Naval Medical Center, San Diego are evaluated and treated within the time periods for the specific entities as follows:

- a. Annual dental exam Delta Dental Plan
- b. Emergency exam within 24 hours
- c. Emergency treatment within 24 hours
- d. Admission for emergency within 24 hours
- e. TMJ exam within 3 weeks or CHAMPUS referred
- f. Major surgery evaluation within 2 weeks or CHAMPUS referred
- g. Major surgery treatment within 1 month

## Quality of Life

## 25. Crime Rate

25.1 Complete the table below to indicate the crime rate for your activity for the last three fiscal years. The source for case category definitions to be used in responding to this question are found in the NCIS Manual, dated 23 February 1989, at Appendix A, entitled "Case Category Definitions." Note: the crimes reported in this table should *include* (a) all reported criminal activity which occurred on base regardless of whether the subject or the victim of that activity was assigned to or worked at the base; *and* (b) all reported criminal activity off base.

Table 25.1: Local Crime Rate

Crime Definitions	FY 1991	FY 1992	FY 1993
1. Arson (6A)	6	25	24
Base Personnel - military	5	20	23
Base Personnel - civilian	1	5	1
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
2. Blackmarket (6C)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
3. Counterfeiting (6G)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
4. Postal (6L)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*

ACTIVITY & PRIMARY UIC: PWCSD, N63387

5. Customs (6M)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
6. Burglary (6N)	177	226	212
Base Personnel - military	135	190	170
Base Personnel - civilian	42	36	42
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	15.1	13.2	12.1
7. Larceny - Ordnance (6R)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	39.6	29.6	27.7
8. Larceny - Government (6S)	187	315	353
Base Personnel - military	157	265	298
Base Personnel - civilian	30	50	55
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
9. Larceny - Personal (6T)	442	545	427
Base Personnel - military	381	502	386
Base Personnel - civilian	61	43	41
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	39.6	29.6	27.7
10. Wrongful Destruction (6U)	450	495	425
Base Personnel - military	401	432	372

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Base Personnel - civilian	49	63	53
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
11. Larceny - Vehicle (6V)	43	77	53
Base Personnel - military	39	72	51
Base Personnel - civilian	4	5	2
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	18.8	13.0	12.5
12. Bomb Threat (7B)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
13. Extortion (7E)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
14. Assault (7G)	224	264	173
Base Personnel - military	182	221	151
Base Personnel - civilian	42	43	21
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	6.9	5.9	5.4
15. Death (7H)	4	4	3
Base Personnel - military	3	4	3
Base Personnel - civilian	1	0	0
Off Base Personnel - military	*	*	*

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Off Base Personnel - civilian	.02	.01	.01
<b>16. Kidnapping (7K)</b>	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
<b>18. Narcotics (7N)</b>	17	18	29
Base Personnel - military	17	15	27
Base Personnel - civilian	0	3	2
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
<b>19. Perjury (7P)</b>	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
<b>20. Robbery (7R)</b>	8	16	14
Base Personnel - military	8	13	12
Base Personnel - civilian	0	3	2
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	2.4	3.3	2.8
<b>21. Traffic Accident (7T)</b>	754	838	753
Base Personnel - military	685	774	701
Base Personnel - civilian	69	64	52
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
<b>22. Sex Abuse - Child (8B)</b>	0	0	0

ACTIVITY & PRIMARY UIC: PWCSD, N63387

Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
23. Indecent Assault (8D)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*
24. Rape (8F)	4	6	7
Base Personnel - military	3	6	5
Base Personnel - civilian	1	0	2
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	0.4	0.4	0.3
25. Sodomy (8G)	0	0	0
Base Personnel - military	0	0	0
Base Personnel - civilian	0	0	0
Off Base Personnel - military	*	*	*
Off Base Personnel - civilian	*	*	*

**NOTES:**

Data furnished in Table 25.1 was obtained from Naval Station, San Diego which is the largest zone for PWCSD. Source is the San Diego Association of governments, Criminal Justice Research Division report "Crime in the San Diego Region 1993" dated March 1994: (All numbers are Crime per 1,000 population)

ACTIVITY LISTING :

Type	Title	Location
PWC	PUBLIC WORKS CENTER GREAT LAKES	Great Lakes IL
PWC	PUBLIC WORKS CENTER GUAM	Guam
PWC	PUBLIC WORKS CENTER JACKSONVILLE	Jacksonville FL
PWC	PUBLIC WORKS CENTER NORFOLK	Norfolk VA
PWC	PUBLIC WORKS CENTER PEARL HARBOR	Pearl Harbor HI
PWC	PUBLIC WORKS CENTER PENSACOLA	Pensacola FL
PWC	PUBLIC WORKS CENTER SAN DIEGO	San Diego CA
PWC	PUBLIC WORKS CENTER WASHINGTON DC	Washington D.C.

HEADQUARTERS LISTING:

Type	Title
PWC	Commander, Naval Facilities Engineering Command

*SAN DIEGO*

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MAJOR CLAIMANT LEVEL

**J. E. BUFFINGTON, RADM, CEC, USN**  
NAME (Please type or print)

**COMMANDER**

Title

*Jack Buffington*  
Signature

*7/7/94*  
Date

**NAVAL FACILITIES ENGINEERING COMMAND**  
Activity

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

**DEPUTY CHIEF OF NAVAL OPERATIONS (LOGISTICS)**  
**DEPUTY CHIEF OF STAFF (INSTALLATIONS & LOGISTICS)**

**J. B. GREENE, JR.**

NAME (Please type or print)

**ACTING**

Title

*J. B. Greene, Jr.*  
Signature

**12 JUL 1994**  
Date

BRAC-95 CERTIFICATION

Reference: SECNAVNOTE 11000 of 08 December 1993

In accordance with policy set forth by the Secretary of the Navy, personnel of the Department of the Navy, uniformed and civilian, who provide information for use in the BRAC-95 process are required to provide a signed certification that states "I certify that the information contained herein is accurate and complete to the best of my knowledge and belief."

The signing of this certification constitutes a representation that the certifying official has reviewed the information and either (1) personally vouches for its accuracy and completeness or (2) has possession of, and is relying upon, a certification executed by a competent subordinate.

Each individual in your activity generating information for the BRAC-95 process must certify that information. Enclosure (1) is provided for individual certifications and may be duplicated as necessary. You are directed to maintain those certifications at your activity for audit purposes. For purposes of this certification sheet, the commander of the activity will begin the certification process and each reporting senior in the Chain of Command reviewing the information will also sign this certification sheet. This sheet must remain attached to this package and be forwarded up the Chain of Command. Copies must be retained by each level in the Chain of Command for audit purposes.

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

ACTIVITY COMMANDER

CAPT C. J. GUILD, CEC, USN  
\_\_\_\_\_  
NAME (Please type or print)  
COMMANDING OFFICER  
\_\_\_\_\_  
Title  
NAVY PUBLIC WORKS CENTER  
SAN DIEGO  
\_\_\_\_\_  
Activity

  
\_\_\_\_\_  
Signature  
28 JUNE 1994  
\_\_\_\_\_  
Date

125

**ENVIRONMENTAL DATA CALL:  
DATA CALL TO BE SUBMITTED TO  
ALL NAVY/MARINE CORPS HOST ACTIVITIES**

**20 APRIL 1994**

**BRAC 1995 ENVIRONMENTAL DATA CALL:  
All Navy/Marine Corps Host Activities**

**INDEX**

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>GENERAL INSTRUCTIONS</b> .....	<b>2</b>
<b>1. ENDANGERED/THREATENED SPECIES AND BIOLOGICAL HABITAT</b> .....	<b>3</b>
<b>2. WETLANDS</b> .....	<b>6</b>
<b>3. CULTURAL RESOURCES</b> .....	<b>7</b>
<b>4. ENVIRONMENTAL FACILITIES</b> .....	<b>8</b>
<b>5. AIR POLLUTION</b> .....	<b>12</b>
<b>6. ENVIRONMENTAL COMPLIANCE</b> .....	<b>16</b>
<b>7. INSTALLATION RESTORATION</b> .....	<b>18</b>
<b>8. LAND/AIR/WATER USE</b> .....	<b>20</b>
<b>9. WRAP-UP</b> .....	<b>24</b>

## ENVIRONMENTAL DATA CALL

Responses to the following questions provide data that will allow an assessment of the potential environmental impact associated with the closure or realignment of a Navy shore activity. This criterion consists of:

- Endangered/Threatened Species and Biological Habitat
- Wetlands
- Cultural Resources
- Environmental Facilities
- Air Pollution
- Environmental Compliance
- Installation Restoration
- Land/Air/Water Use

As part of the answers to these questions, a *source citation* (e.g., 1993 base loading, 1993 base-wide Endangered Species Survey, 1993 letter from USFWS, 1993 Base Master Plan, 1993 Permit Application, 1993 PA/SI, etc.) must be included. It is probable that, at some point in the future, you will be asked to provide additional information detailing specifics of individual characteristics. In anticipation of this request, supporting documentation (e.g., maps, reports, letters, etc.) regarding answers to these questions should be retained. Information needed to answer these questions is available from the cognizant EFD Planning and Real Estate Divisions, and Environment, Safety, and Health Divisions; and from the activity Public Works Department, and activity Health Monitoring and Safety Offices.

For purposes of the questions associated with land use at your base is *defined as land* (acreage owned, withdrawn, leased, and controlled through easements); *air* (space controlled through agreements with the FAA, e.g., MOAs); *and water* (navigation channels and waters along a base shoreline) *under the control of the Navy*.

Provide a list of the tenant activities with UIC's that are covered in this response.

**PWC SAN DIEGO, N63387**

# 1. ENDANGERED/THREATENED SPECIES AND BIOLOGICAL HABITAT

1a. For federal or state listed endangered, threatened, or category 1 plant and/or animal species on your base, complete the following table. Critical/sensitive habitats for these species are designated by the U. S. Fish and Wildlife Service (USFWS). A species is present on your base if some part of its life-cycle occurs on Navy controlled property (e.g., nesting, feeding, loafing). Important Habitat refers to that number of acres of habitat that is important to some life cycle stage of the threatened/endangered species that is not formally designated.

SPECIES (plant or animal)	Designation (Threatened/ Endangered)	Federal/ State	Critical / Designated Habitat (Acres)	Important Habitat (acres)
<i>example: Haliaeetus leucocephalus - bald eagle</i>	<i>threatened</i>	<i>Federal</i>	<i>25</i>	<i>0</i>
Pogogyne abramsii - San Diego Mesa Mint	endangered	federal/st ate	14	
Monardella linoides ssp. viminea - Willowy Monardella	endangered	state		
Acanthomintha llicifolia - San Diego Thornmint	Category 1/endangered	federal/st ate		
Chorizanthe orcuttiana - Orcutt's Spineflower	endangered	state		
Eryngium aristulatum - San Diego Button Celery	endangered	federal/st ate	4.5	
Polioptila californica - California Gnatcatcher	threatened	federal		

Source Citation: Natural Resources Management Plan, Murphy Canyon and Pomerado Terrace 1989.

Site Engineering Investigation (SEI) Eucalyptus Hills 3/93.

Environmental Assessment (EA) Chollas Heights 3/94.

1b.

Have your base operations or development plans been constrained due to: - USFWS or National Marine Fisheries Service (NMFS)? - State required modifications or constraints? If so, identify below the impact of the constraints including any restrictions on land use.	YES
Are there any requirements resulting from species not residing on base, but which migrate or are present nearby? If so, summarize the impact of such constraints.	YES

Have your base operations or development plans...?

**Construction and Improvement projects have been restricted by USFWS regulations on properties with endangered and/or threatened animal/plant species present. Construction has been delayed due to nesting seasons and in many cases otherwise suitable property could not be developed due to habitat areas. Since we have critical housing shortage and land prices are exorbitantly high, this has had a significant impact on our housing acquisition program. Additionally, we have had to fence off sensitive areas at the expense of delaying critical maintenance needs for our units.**

Are there any significant requirements resulting from species not residing on base...?

**At SUBASE, the Great Blue Heron (Ardea herodias) nests in Eucalyptus trees on adjacent property. From January 15 through August 30 tree pruning is prohibited, since some of the trees on housing property are used by the heron to roost and teach their young to fly. This is a problem, since the storms in January through March can cause limbs to weaken, yet we are prohibited from removing them.**

1c. If the area of the habitat and the associated species have not been identified on base maps provided in Data Call 1, submit this information on an updated version of Data Call 1 map.

N/A

**1d.**

Have any efforts been made to relocate any species and/or conduct any mitigation with regards to critical habitats or endangered/threatened species? Explain what has been done and why.	YES
--	-----

**Mitigation of habitat at Eucalyptus Hills to Miramar due to expected disruption caused by grading and construction.**

**Mitigation to repair vernal pool damaged by contractor at Murphy Canyon.**

**Creation of a vernal pool and enhancement of existing vernal pools at Murphy Canyon to mitigate a vernal pool destroyed at Miramar during construction.**

**Replanting of willowy monardella in area of flood channel at Pomerado Terrace to mitigate plants damaged during construction.**

**1e.**

Will any state or local laws and/or regulations applying to endangered/threatened species which have been enacted or promulgated but not yet effected, constrain base operations or development plans beyond those already identified? Explain.	NO
---	----

## 2. WETLANDS

**Note:** Jurisdictional wetlands are those areas that meet the wetland definitional criteria detailed in the Corps of Engineers (COE) Wetland Delineation Manual, 1987, Technical Report Y-87-1, U.S. Army Engineer Waterway Experiment Station, Vicksburg, MS or officially adapted state definitions.

2a.

Does your base possess federal jurisdictional wetlands?	YES
Has a wetlands survey in accordance with established standards been conducted for your base?	YES
When was the survey conducted or when will it be conducted? 1989, 3/93, 5/94	
What percent of the base has been surveyed?	95%
What is the total acreage of jurisdictional wetlands present on your base?	14

**Source Citation: Natural Resources Mgmt Plan, Murphy Canyon and Pomerado Terrace Site Environmental Investigation (SEI) Eucalyptus Hills 3/93  
Environmental Assessment (EA) Chollas Heights 3/94  
Site Evaluation Bayview 5/94**

2b. If the area of the wetlands has not been identified on base maps provided in Data Call 1, submit this on an updated version of Data Call 1 map.

N/A

2c. Has the EPA, COE or a state wetland regulatory agency required you to modify or constrain base operations or development plans in any way in order to accommodate a jurisdictional wetland? YES. If YES, summarize the results of such modifications or constraints.

**Restricted land use in areas containing vernal pools.**

### 3. CULTURAL RESOURCES

3a.

Has a survey been conducted to determine historic sites, structures, districts or archaeological resources which are listed, or determined eligible for listing, on the National Register of Historic Places? If so, list the sites below.	YES
--	-----

The Navy Public Works Center, San Diego owns the plant accounts for all the family housing (units) listed below. They have each been evaluated for historic significance.

- Naval Air Station, North Island - 48 of our 52 units are located in two historic districts, and are listed on the National Register of Historic Places.
- Chollas Heights - All 11 units have been recently evaluated and have been found to be historically significant and eligible for National Register listing. They have not yet been officially placed on the National Register. We currently treat these units as historic for maintenance purposes.
- Naval Submarine Base - All of our 8 units are currently being evaluated for historic significance, and the forms are being completed for submission as National Register candidates. Due to their age and preliminary information, we currently consider these units historic for maintenance purposes and coordinate closely with the California State Historic Preservation Officer (CA SHPO) regarding any repairs/improvements needed.
- Fleet & Industrial Supply Center - The only unit on this base has been evaluated and found to be historically significant and eligible for National Register listing. The forms have been submitted via the CA SHPO; however, the unit has not yet been listed. We currently treat this unit as historic for maintenance purposes.
- Naval Training Center - All six units are being evaluated for historic significance and eligibility for National Register listing.
- Naval Research and Development Division of the Naval Command, Control and Ocean Surveillance Center - 8 of our 11 units will be evaluated in FY95 for historic significance and eligibility for National Register listing.
- Gateway Village - All 545 units will be evaluated in FY95 for historic significance and eligibility for National Register listing.

No other units in our inventory are 50 years or older or meet any criteria for National Register eligibility.

The Navy Public Works Center, San Diego owns the plant account for one facility that is listed on the National Register of Historic Places. This facility, Building No. 505 is located on the Naval Air Station North Island.

3b.

Has the President's Advisory Council on Historic Preservation or the cognizant State Historic Preservation Officer required you to mitigate or constrain base operations or development plans in any way in order to accommodate a National Register cultural resource? If YES, list the results of such modifications or constraints below.	NO
--	----

3c.

Are there any on base areas identified as sacred areas or burial sites by Native Americans or others? List below.	NO
---	----

**4. ENVIRONMENTAL FACILITIES**

**Notes:** If your facility is permitted for less than maximum capacity, state the maximum capacity and explain below the associated table why it is not permitted for maximum capacity. Under "Permit Status" state when the permit expires, and whether the facility is operating under a waiver. For permit violations, limit the list to the last 5 years.

4a.

Does your base have an operating landfill? .....				NO	
ID/Location of Landfill	Permitted Capacity (CYD)		Maximum Capacity (CYD)	Contents <sup>1</sup>	Permit Status
	TOTAL	Remaining			

<sup>1</sup> Contents (e.g. building demolition, asbestos, sanitary debris, etc)

Are there any current or programmed projects to correct deficiencies or improve the facility.  
**N/A**

4b. If there are any non-Navy users of the landfill, describe the user and conditions/agreements.

N/A

4c.

Does your base have any disposal, recycling, or incineration facilities for solid waste?					NO
Facility/Type of Operation	Permitted Capacity	Ave Daily Throughput	Maximum Capacity	Permit Status	Comments

List any permit violations and projects to correct deficiencies or improve the facility.

N/A

4d.

Does your base own/operate a Domestic Wastewater Treatment Plant (WWTP) ?					YES
ID/Location of WWTP	Permitted Capacity	Ave Daily Discharge Rate	Maximum Capacity	Permit Status	Level of Treatment/Year Built
San Clemente Island	25 KGD	18 KGD	60 KGD	Renewal Pending	Secondary/1979

List permit violations and discuss any projects to correct deficiencies.

N/A

4e. If you do not have a domestic WWTP, describe the average discharge rate of your base to the local sanitary sewer authority, discharge limits set by the sanitary sewer authority (flow and pollutants) and whether the base is in compliance with their permit. Discuss recurring discharge violations.

PWC owns the sanitary sewage collection and discharge systems on board all Naval installations in the San Diego area. In addition, PWC owns several Navy Family housing sites interspersed throughout the residential areas of San Diego county that are not onboard or contiguous to a Naval installation.

The average discharge rate for all housing is 72,000 KGal per month. The total sewer discharge to sewer authority for all bases is approximately 200,000 KGal per month. Specific Industrial Waste permits are held by each separate base.

No known violations.

4f.

Does your base operate an Industrial Waste Treatment Plant (IWTP)?					YES
ID/Location of IWTP	Type of Treatment	Operating (GPD)		Maximum Capacity	Permit Status
		Permitted Capacity	Ave Daily Discharge Rate		
NAS North Island	Industrial Waste	750,000 gal	300,000 gal	750,000 gal	RCRA Part B
NAS North Island	Oil Recovery	250,000 gal	150,000 gal	250,000 gal	RCRA Part B

List any permit violations and projects to correct deficiencies or improve the facility.

The Industrial Waste Pipeline and Oil Recovery Tank are not double contained. Milcon P-096 will rectify.

4g. Are there other waste treatment flows not accounted for in the previous tables? Estimate capacity and describe the system.

NO

4h.

Does your base operate drinking Water Treatment Plants (WTP)?				NO	
ID/Location of WTP	Operating (GPD)		Method of Treatment	Maximum Capacity	Permit Status
	Permitted Capacity	Daily Rate			

List permit violations and projects/actions to correct deficiencies or improve the facility. N/A

4i. If you do not operate a WTP, what is the source of the base potable water supply. State terms and limits on capacity in the agreement/contract, if applicable.

PWC owns and operates all of the potable water systems onboard all Naval installations, including those systems located on all off-base housing. PWC purchases potable water from the local suppliers in the San Diego area including City of San Diego, City of Poway, Otay Water District, Cal American Water District, Helix Water District, Ramona Water District, and Riverview Water District.

We have no known restrictions or special terms in our contracts.

4j.

Does the presence of contaminants or lack of supply of water constrain base operations. Explain.	NO
--	----

4k.

Other than those described above does your base hold any NPDES or stormwater permits? If YES, describe permit conditions.	YES
If NO, why not and provide explanation of plan to achieve permitted status.	

**PWC has a NPDES permit at the dry dock. The permit conditions state that water must be of quality that meets NPDES permit, and the dry dock evolution is exempt from this requirement.**

4l.

Does your base have bilge water discharge problem?	NO
Do you have a bilge water treatment facility?	YES

**Explain: The Oil Recovery Plant functions as a bilge water treatment facility.**

4m.

Will any state or local laws and/or regulations applying to Environmental Facilities, which have been enacted or promulgated but not yet effected, constrain base operations or development plans beyond those already identified? Explain.	NO
---	----

**4n. What expansion capacity is possible with these Environmental Facilities? Will any expansions/upgrades as a result of BRACON or projects programmed through the Presidents budget through FY1997 result in additional capacity? Explain.**

**None.**

**No.**

**Current capacity at the Industrial Waste Treatment/Oil Recovery Plants is sufficient to meet current, out year requirements.**

**4o. Do capacity limitations on any of the facilities discussed in question 4 pose a present or future limitation on base operations? Explain.**

**No.**

**Current capacity at the Industrial Waste Treatment/Oil Recovery Plants is sufficient to meet current, out year requirements.**

**5. AIR POLLUTION**

5a.

<p>What is the name of the Air Quality Control Areas (AQCA) in which PWC is located?  <b>San Diego Air Pollution Control District (APCD)</b></p>
<p>Is the installation or any of its OLFs or non-contiguous base properties located in different AQCA? <b>YES</b>. List site, location and name of AQCA.</p>

**San Clemente Island, 55 miles west of Long Beach, California, is in the South Coast Air Quality Management District (SCAQMD).**

**5b.** For each parcel in a separate AQCA fill in the following table. Identify with an "X" whether the status of each regulated pollutant is: attainment/nonattainment/maintenance. For those areas which are in non-attainment, state whether they are: Marginal, Moderate, Serious, Severe, or Extreme. State target attainment year.

Site: San Diego AQCA: APCD

Pollutant	Attainment	Non-Attainment	Maintenance	Target Attainment Year <sup>1</sup>	Comments <sup>2</sup>
CO		X		12/31/1995	MODERATE
Ozone		X		11/15/2005	SEVERE
PM-10	UNCLASSIFIED				
SO <sub>2</sub>	X				
NO <sub>2</sub>	X				
Pb	X				

<sup>1</sup> Based on national standard for Non-Attainment areas or SIP for Maintenance areas.

<sup>2</sup> Indicate if attainment is dependent upon BRACON, MILCON or Special Projects. Also indicate if the project is currently programmed within the President's FY1997 budget.

**5a. Continued**

<p>What is the name of the Air Quality Control Areas (AQCAs) in which the base is located?  <b>South Coast Air Quality Management District (SCAQMD)</b></p>
<p>Is the installation or any of its OLFs or non-contiguous base properties located in different AQCAs? <u>NO</u> . List site, location and name of AQCA.</p>

**5b. Continued.** For each parcel in a separate AQCA fill in the following table. Identify with and "X" whether the status of each regulated pollutant is: attainment/nonattainment/maintenance. For those areas which are in non-attainment, state whether they are: Marginal, Moderate, Serious, Severe, or Extreme. State target attainment year.

Site: San Clemente Island AQCA: South Coast Air Quality Management District (SCAQMD)

Pollutant	Attainment	Non-Attainment	Maintenance	Target Attainment Year <sup>1</sup>	Comments <sup>2</sup>
CO		X		12/31/2000	SERIOUS
Ozone		X		11/15/2010	EXTREME
PM-10		X		12/31/2001	SERIOUS
SO <sub>2</sub>	X				
NO <sub>2</sub>		X			status not established
Pb	X				

<sup>1</sup> Based on national standard for Non-Attainment areas or SIP for Maintenance areas.

<sup>2</sup> Indicate if attainment is dependent upon BRACON, MILCON or Special Projects. Also indicate if the project is currently programmed within the Presidents FY1997 budget.

5c. For your base, identify the baseline level of emissions, established in accordance with the Clean Air Act. Baseline information is assumed to be 1990 data or other year as specified. Determine the total level of emissions (tons/yr) for CO, NOx, VOC, PM10 for the general sources listed. For all data provide a list of the sources and show your calculations. Use known emissions data, or emissions derived from use of state methodologies, or identify other sources used. "Other Mobile" sources include such items as ground support equipment.

Due to the fact that the calculations are very lengthy, PWC will provide them upon request.

Emission Sources (Tons/Year)					
Pollutant	Permitted Stationary	Personal Automobiles	Aircraft Emissions	Other Mobile	Total
CO	15.5	183.2	N/A	344.5	543.2
NOx	76.1	16.2	N/A	30.4	122.7
VOC	17.1	18.9	N/A	35.5	71.5
TSP	2.3	0	N/A	N/A	2.3

Source Document: San Diego APCD Emission Inventory Records  
Mobile Fuel Usage Records

5d. For your base, determine the total FY 93 level of emissions (tons/yr) for CO, NOx, VOC, PM10 for the general sources listed. For all data provide a list of the sources and show your calculations. Use known emissions data, or emissions derived from use of state methodologies, or identify other sources used. "Other Mobile" sources include such items as ground support equipment.

**1992 Data**

Emissions Sources (Tons/Year): 1992					
Pollutant	Permitted Stationary	Personal Automobiles	Aircraft Emissions	Other Mobile	Total
CO	14.9	174.8	N/A	344.5	534.2
NOx	45.9	15.4	N/A	30.4	91.7
VOC	16.7	18.0	N/A	35.5	70.2
PM10	3.3	none	N/A	N/A	3.3

Source Document: San Diego APCD Emission Inventory Records  
Mobile Fuel Usage Records

**5e.** Provide estimated increases/decreases in air emissions (Tons/Year of CO, NO<sub>x</sub>, VOC, PM10) expected within the next six years (1995-2001). Either from previous BRAC realignments and/or previously planned downsizing shown in the Presidents FY1997 budget. Explain.

**None**

**5f.** Are there any critical air quality regions (i.e. non-attainment areas, national parks, etc.) within 100 miles of PWC?

**Agua Tibia Class I Region**

**5g.** Have any PWC operations/mission/functions (i.e.: training, R&D), ship movement, aircraft movement, military operations, support functions, vehicle trips per day, etc.) been restricted or delayed due to air quality considerations. Explain the reason for the restriction and the "fix" implemented or planned to correct.

**Yes, one of the Floating Cranes that is owned and operated by PWC Transportation was delayed being put into service due to not meeting the emissions standards. Once the deficiencies were corrected, the Floating Crane was put into service. In addition, several Air Compressors were delayed for not meeting current air quality standards.**

**5h.** Does PWC have Emission Reduction Credits (ERCs) or is it subject to any emission offset requirements? If yes, provide details of the sources affected and conditions of the ERCs and offsets. Is there any potential for getting ERCs?

**Subject to emission offsets under Air Pollution Control District (APCD) New Source Review (NSR) for major sources (5 bases), and proposed Title V. No outside potential for Emission Reduction Credits (ERCs). Possibility of adding controls or shut down equipment for required ERCs.**

## 6. ENVIRONMENTAL COMPLIANCE

- 6a. Identify compliance costs, currently known or estimated that are required for permits or other actions required to bring existing practices into compliance with appropriate regulations. Do not include Installation Restoration costs that are covered in Section 7 or recurring costs included in questions 6c. For the last two columns provide the combined total for those two FY's.

Program	Survey Completed?	Costs in \$K to correct deficiencies					
		FY94	FY95	FY96	FY97	FY98-99	FY00-01
Air		12,100	8,400	7,100	7,200	500	500
Hazardous Waste							
Safe Drinking Water Act							
PCBs							
Other (non-PCB) Toxic Substance Control Act							
Lead Based Paint*	NO	1,626	1,200	1,200	1,200	UNK	UNK
Radon*	YES	0	0	0	0	0	0
Clean Water Act							
Solid Waste							
Oil Pollution Act							
USTs*	YES	0	0	0	0	0	0
Other							
<b>Total</b>							

\* Costs incurred by Staff Civil Housing, Code 09H

Provide a separate list of compliance projects in progress or required, with associated cost and estimated start/completion date.

	<u>Construction Cost (\$000)</u>	<u>Start Date</u>	<u>Completion Date</u>
Low NOx boiler modification	1,435	1/1994	6/1995
Enclose ORP NASNI	5,600	1/1994	12/1994
Oily Water Separator	1,200	8/1994	12/1995
Modify power plant and fuel structure at SCI	6,200	1/1995	12/1997

6b.

Does your base have structures containing asbestos? What % of your base has been surveyed for asbestos? Are additional surveys planned? What is the estimated cost to remediate asbestos (\$K). Are asbestos survey costs based on encapsulation, removal or a combination of both?

1. **PWC Family Housing Management plans resulting from on-going surveys of Family Housing units are currently in the process of being prepared. 42% of the housing assets have been surveyed to date. The estimated cost to remediate these facilities is approximately \$15,000K which will include both encapsulation and removal.**
2. **All Utilities Distribution Systems have been surveyed for asbestos. Approximately 70% of the PWC buildings have been surveyed. Additional surveys are planned. The cost of remediation of these facilities will cost approximately \$9,000K and will include both encapsulation and removal.**
3. **According to the Facility Environmental Assessment Branch, asbestos inspections of PWC facilities have been a part of the AIS process. However, this inspection information has not been incorporated into the Maintenance/Operations Plans.**

6c. Provide detailed cost of recurring operational (environmental) compliance costs, with funding source.

Funding Source	FY92	FY93	FY94	FY95	FY96	FY97	FY98-99	FY00-01
O&MN								
HA								
PA								
Other O&MN (specify)								
Other (specify) DBOF <sup>1</sup>		1,662	1,795	1,852	1,895	1,936	3,200	3,000
<b>TOTAL</b>								

<sup>1</sup> The figures (\$000) are for "PWC ONLY."

6d. Are there any compliance issues/requirements that have impacted operations and/or development plans at your base.

NO

**7. INSTALLATION RESTORATION**

**7a.**

Does your base have any sites that are contaminated with hazardous substances or petroleum products?	N/A
Is your base an NPL site or proposed NPL site?	N/A

**7b.** Provide the following information about your Installation Restoration (IR) program. Project list may be provided in separate table format. Note: List only projects eligible for funding under the Defense Environmental Restoration Account (DERA). Do not include UST compliance projects properly listed in section VI.

N/A

Site # or name	Type site <sup>1</sup>	Groundwater Contaminated?	Extends off base?	Drinking Water Source?	Cost to Complete (\$M)/Est. Compl. Date	Status <sup>2</sup> /Comments

<sup>1</sup> Type site: CERCLA, RCRA corrective action (CA), UST or other (explain)

<sup>2</sup> Status = PA, SI, RI, RD, RA, long term monitoring, etc.

**7c.** Have any contamination sites been identified for which there is no recognized/accepted remediation process available? List.

N/A

**7d.**

Is there a groundwater treatment system in place?	NO
Is there a groundwater treatment system planned?	NO

State scope and expected length of pump and treat operation.

7e.

Has a RCRA Facilities Assessment been performed for your base?	NO
--	----

**RCRA Facilities Investigations have been completed for the Industrial Waste Treatment Plant at NASNI and two shops at NAVSTA, but no assessments have been ordered by the state of California.**

**7f. Does your base operate any "Conforming Storage" facilities for handling hazardous materials? If YES, describe facility, capacity, restrictions, and permit conditions.**

**NONE**

**7g. Does your base operate any "Conforming Storage" facilities for handling hazardous waste? If YES, describe facility, capacity, restrictions, and permit conditions.**

**"Conforming storage" does not apply to hazardous waste facilities. PWC operates two Part B hazardous waste storage facilities.**

**The NAVSTA facility was completed in November, 1992 and secured a Part B Permit in August of 1993. The facility has a standard layout with segregated storage bays, secondary containment, and fire suppression systems. Capacity is approximately six million pounds of waste per year, but averages 2.5 million per year. Permit conditions are too numerous to list, but include the training plan, analysis plan, and inspection schedules common to all permitted facilities. One restriction is worth noting, transportation of hazardous waste from off-site, through National City, is not allowed between 0700 to 0830 and 1430 to 1600 hours to reduce the possible exposures to an elementary school located within a half mile of the base.**

**The NASNI facility was constructed in 1980 and has been operating as a Part B Permitted facility since 1988. The facility is a Butler Building. The walls consist of chain-link fencing with treated canvas attached to the interior surfaces. The floor layout consists of berms for segregated storage and limited secondary containment exists in the form of a blind sump at one end of the structure. Capacity throughout and permit conditions are virtually identical to the NAVSTA facility, however there are no special transportation restrictions.**

**7h. Is your base responsible for any non-appropriated fund facilities (exchange, gas station) that require cleanup? If so, describe facility/location and cleanup required/status.**

**NO**

7i.

Do the results of any radiological surveys conducted indicate limitations on future land use? Explain below.	N/A
--	-----

7j. Have any base operations or development plans been restricted due to Installation Restoration considerations?

**Yes. PWC transportation department requested a new Car Wash facility to be proposed on an existing Installation Restoration (IR) site at Naval Station, San Diego; Based on an investigation by PWCSO, the proposed project has to be sited/relocated to a non-IR site.**

7k. List any other hazardous waste treatment or disposal facilities not included in question 7b above. Include capacity, restrictions and permit conditions.

None.

### 8. LAND / AIR / WATER USE

8a. List the acreage of each real estate component controlled or managed by your base (e.g., Main Base - 1,200 acres, Outlying Field - 200 acres, Remote Range - 1,000 acres, remote antenna site - 5 acres, Off-Base Housing Area - 25 acres).

Parcel Description	Acres	Location
Off-base housing areas	2968.4	throughout San Diego
Signal Station	5.74	Mt. Soledad

8b. Provide the acreage of the land use categories listed in the table below:

LAND USE CATEGORY		ACRES
Total Developed: (administration, operational, housing, recreational, training, etc.)		1,582.79 acres
Total Undeveloped (areas that are left in their natural state but are under specific environmental development constraints, i.e.: wetlands, endangered species, etc.)	Wetlands:	14
	All Others:	697
Total Undeveloped land considered to be without development constraints, but which may have operational/man caused constraints (i.e.: HERO, HERF, HERP, ESQD, AICUZ, etc.) TOTAL		610.11
Total Undeveloped land considered to be without development constraints		64.5
Total Off-base lands held for easements/lease for specific purposes		
Breakout of undeveloped, restricted areas. Some restricted areas may overlap:	ESQD	
	HERF	
	HERP	
	HERO	
	AICUZ	
	Airfield Safety Criteria	
	Other: being sold to City of San Diego, unsuitable for housing	610.11

8c. How many acres on your base (includes off base sites) are dedicated for training purposes (e.g., vehicular, earth moving, mobilization)? This does not include buildings or interior small arms ranges used for training purposes. \_\_\_\_\_

N/A

8d. What is the date of your last AICUZ update? \_\_\_\_/\_\_\_\_/\_\_\_\_ Are any waivers of airfield safety criteria in effect on your base? Y/N Summarize the conditions of the waivers below.

N/A

8e. List the off-base land use *types* (e.g, residential, industrial, agricultural) and *acreage* within Noise Zones 2 & 3 generated by your flight operations and whether it is compatible/incompatible with AICUZ guidelines on land use.

N/A

Acreage/Location/ID	Zones 2 or 3	Land Use	Compatible/ Incompatible

8f. List the navigational channels and berthing areas controlled by your base which require maintenance dredging? Include the frequency, volume, current project depth, and costs of the maintenance requirement.

N/A

Navigational Channels/ Berthing Areas	Location / Description	Maintenance Dredging Requirement			
		Frequency	Volume (MCY)	Current Project Depth (FT)	Cost (\$M)

**8g.** Summarize planned projects through FY 1997 requiring **new channel or berthing area** dredged depths, include location, volume and depth.

N/A

**8h.**

Are there available <b>designated dredge disposal areas</b> for maintenance dredging material? List location, remaining capacity, and future limitations.	N/A
Are there available <b>designated dredge disposal areas</b> for new dredge material? List location, remaining capacity, and future limitations.	N/A
Are the dredged materials considered contaminated? List known contaminants.	N/A

**8.i.** List any requirements or constraints resulting from consistency with **State Coastal Zone Management Plans**.

N/A

**8j.** Describe any **non-point source pollution problems affecting water quality** ,e.g.: coastal erosion.

N/A

**8k.**

If the base has a cooperative agreement with the US Fish and Wildlife Service and/or the State Fish and Game Department for conducting a hunting and fishing program, does the agreement or these resources constrain either current or future operations or activities? Explain the nature and extent of restrictions.	N/A
---	-----

**8l.** List any other areas on your base which are indicated as protected or preserved habitat other than threatened/endangered species that have been listed in Section 1. List the species, whether or not treated, and the acres protected/preserved.

N/A

**9. WRAP-UP**

**9a. Are there existing or potential environmental showstoppers that have affected or will affect the accomplishment of the installation mission that have not been covered in the previous 8 questions?**

**N/A**

**9b. Are there any other environmental permits required for base operations, include any relating to industrial operations.**

**RCRA Part B permit for hazardous waste storage facility.**

**9c. Describe any other environmental or encroachment restrictions on base property not covered in the previous 8 sections.**

**NO**

**9d. List any future/proposed laws/regulations or any proposed laws/regulations which will constrain base operations or development plans in any way. Explain.**

**NONE**

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MAJOR CLAIMANT LEVEL

J. E. BUFFINGTON, RADM, CEC, USN  
NAME (Please type or print)

Jack Buffington  
Signature

COMMANDER  
Title

6/10/94  
Date

NAVAL FACILITIES ENGINEERING COMMAND  
Activity

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

DEPUTY CHIEF OF NAVAL OPERATIONS (LOGISTICS)  
DEPUTY CHIEF OF STAFF (INSTALLATIONS & LOGISTICS)

P. W. DRENNON  
NAME (Please type or print)

[Signature]  
Signature

ACTING  
Title

6/24/94  
Date

BRAC-95 CERTIFICATION

Reference: SECNAVNOTE 11000 of 08 December 1993

In accordance with policy set forth by the Secretary of the Navy, personnel of the Department of the Navy, uniformed and civilian, who provide information for use in the BRAC-95 process are required to provide a signed certification that states "I certify that the information contained herein is accurate and complete to the best of my knowledge and belief."

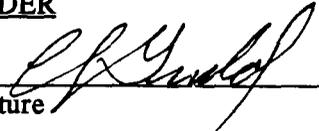
The signing of this certification constitutes a representation that the certifying official has reviewed the information and either (1) personally vouches for its accuracy and completeness or (2) has possession of, and is relying upon, a certification executed by a competent subordinate.

Each individual in your activity generating information for the BRAC-95 process must certify that information. Enclosure (1) is provided for individual certifications and may be duplicated as necessary. You are directed to maintain those certifications at your activity for audit purposes. For purposes of this certification sheet, the commander of the activity will begin the certification process and each reporting senior in the Chain of Command reviewing the information will also sign this certification sheet. This sheet must remain attached to this package and be forwarded up the Chain of Command. Copies must be retained by each level in the Chain of Command for audit purposes.

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

ACTIVITY COMMANDER

CAPT C. J. GUILD, CEC, USN  
NAME (Please type or print)

  
Signature

COMMANDING OFFICER  
Title  
NAVY PUBLIC WORKS CENTER  
SAN DIEGO

26 MAY 1994

Date

Activity

May 19, 1994

**CAPACITY ANALYSES  
DATA CALL  
FOR  
PUBLIC WORKS CENTERS**

---

Category	.....	<b>INDUSTRIAL SUPPORT</b>
Type	.....	<b>PUBLIC WORKS CENTERS</b>
Claimant	.....	<b>NAVFACENGCOM</b>

**Notes:**

In the context of this Data Call:

1. Base your responses for FY 1994 and previous years on executed workload, and for FY 1995 and subsequent years on workload as programmed. Use the workload as programmed in the FY 1995 Budget Submission and POM-96. Unless otherwise specified, use workload mixes as programmed. In estimating projected workload capabilities, use the activity configuration as of completion of all BRAC-88/91/93 actions.
2. Use a notional work week of single shift operations (1-8-5) as the basis for your calculations. Please identify any processes which, under normal operations, operate on a different schedule.

If any responses are classified, so annotate the applicable question and include those responses in a separate classified annex.

This document has been prepared in WordPerfect 5.1/5.2.

**CAPACITY ANALYSES DATA CALL  
For  
PUBLIC WORK CENTERS**

Table of Contents

Table of Acronyms . . . . .	2
Mission Area . . . . .	3
1. Budget/Workyears . . . . .	3
2. Revenue/Direct Cite . . . . .	4
3. Maximum Potential Workload . . . . .	6
Features and Capabilities . . . . .	7
4. Facility Utilization . . . . .	7

---

Table of Acronyms

A/E	Architect/Engineer
AICUZ	Air Installations Compatible Use Zones
BRAC	Base Realignment and Closure
BRACON	BRAC Construction
CCN	Category Code Number
ESQD	Explosive Safety Quantity Distance
FY	Fiscal Year
HERF	Hazardous Electronic Radiation - Fuel
HERO	Hazardous Electronic Radiation - Ordnance
HERP	Hazardous Electronic Radiation - Personnel
K	Thousands
MCON	Military Construction
PWC	Public Works Center
SF	Square Footage
UIC	Unit Identification Code

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**CAPACITY ANALYSES DATA CALL  
For  
PUBLIC WORK CENTERS**

Code 1324  
5/27/94 TR

**Mission Area**

Change 1

1. **Budget/Workyears.** Use the following tables to describe the historical and currently projected workload for this site in terms of funding and workyears. Assume that all previous BRAC closure and realignment actions are implemented on schedule. Dollar amounts should be stated in thousands of then-year dollars (\$ K); FY 1994 data should be end of year projection based on actuals to date.

Table 1.a: Budget/Workyears

Information required	FY 1986	FY 1987	FY 1988	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
Total funds budgeted (\$ K)	265473	265473	286082	268468	283472	282695	314628	345862
Total funds received (\$ K)	285153	267640	270287	287853	299022	284929	336788	351292
Budgeted Workyears	2532	2532	2667	2327	2384	2466	2611	2688
Actual Workyears	2507	2548	2263	2312	2399	2337	2443	2449

Table 1.b: Budget/Workyears

Information required	FY 1994	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001
Total funds budgeted (\$ K)	352725	365989	376976	374196	375410	375410	375410	375410
Total funds received (\$ K)	345726							
Budgeted Workyears	2443	2579	2592	2578	2578	2578	2578	2578
Actual Workyears	2555							

\* Annualized based on actuals through 31 MAR, 1994

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Mission Area**

2. **Revenue / Direct Cite.** Use the following tables to describe the historical and currently projected revenues/direct cite dollar volume for your activity. Assume that all previous BRAC closure and realignment actions are implemented on schedule. Dollar amounts should be stated in thousands of then-year dollars (\$ K); FY 1994 data should be end of year projection based on actuals to date. In "Utilities" include electricity, potable water, salt water, heating, steam, clean steam, sewage, natural gas, compressed air and telephones. In "Sanitation Services" include refuse collection, pest control, hazardous waste I and II, environmental engineering, and industrial waste. In "Transportation Services" include equipment rental, vehicle operations, and vehicle maintenance. In "Maintenance/Repair" include specifics, minors, emergency/service, and recurring. In "Design" include A/E contract management (design and planning), in-house PWC design and planning. "Contracting" includes both Facility Support Contract and non-MCON administration and inspection.

**Table 2.a: Historic and Predicted Revenue/ Direct: Cite (\$K)**

Product / Service	FY 1986	FY 1987	FY 1988	FY 1989	FY 1990	FY 1991
Utilities	139385	132735	134304	152025	143218	115155
Sanitation Services	2092	2679	2921	3425	7075	9899
Transportation Services	16771	17717	19691	17097	21095	20899
Maintenance / Repair	113268	91164	95594	72368	77773	79058
Design	1476	1736	1507	1240	1500	4869
Contracting	5891	6111	4142	4421	5016	5639
Direct Cite	14284	30487	28854	24425	35755	47751
Others	6271	15500	12128	37278	43344	49410
<b>Total</b>	<b>299438</b>	<b>298129</b>	<b>299141</b>	<b>312279</b>	<b>334776</b>	<b>332680</b>

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**2. Revenue/Direct Cite, continued**

**Table 2.b: Historic and Predicted Revenue/Direct Cite, continued**

<b>Product / Service</b>	<b>FY 1992</b>	<b>FY 1993</b>	<b>FY 1994</b>	<b>FY 1995</b>	<b>FY 1996</b>	<b>FY 1997</b>
Utilities	158081	161034	164623	164455	160940	161799
Sanitation Services	10297	15018	9959	10470	10258	8712
Transportation Services	27152	27059	25416	26236	26689	26819
Maintenance / Repair	92855	120458	110702	112693	115769	118673
Design	5158	5055	5431	6114	6524	6823
Contracting	5844	6734	8127	9858	9708	9285
Direct Cite	33202	23383	28431	30054	30894	30687
Others	37401	15935	21471	35630	45792	41045
<b>Total</b>	<b>369990</b>	<b>374676</b>	<b>374160</b>	<b>395510</b>	<b>406574</b>	<b>403843</b>

## ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

### Mission Area

#### 3. Maximum Potential Workload

3.1 Given an environment unconstrained by personnel resources or equipment investment (MCON is limited to that already programmed), what additional activities could you service and/or what additional services could you provide to the activities you currently service? Please identify: the additional activity(s) to be serviced (including their location and distance from your main location); additional services you could provide and to whom; additional resources required (personnel, equipment and facilities); and an estimated cost for these additional resources. Identify what you believe would be the maximum annual workyears expended.

Navy Public Works Centers operating financially on the DBOF concept are inherently capable of expanding the Center's productive workforce with minimal increase in associated overhead. Combining the strength and flexibility of the PWC concept with current technologies for electronic information and data interchange create a situation where PWC San Diego could expand services to all Navy and Marine Corps activities in Southern California if asked to do so. As PWC San Francisco becomes smaller, it is possible that the residual overhead functions of PWC San Francisco could be combined with similar functions for PWC San Diego. The remaining Bay area activities could be provided public works services by a production group that is part of PWC San Diego receiving DBOF overhead support from PWC San Diego.

Specific areas that could be served by PWC San Diego are:

- a. Marine Corps Recruit Depot, San Diego (5 miles North)
- b. Air Force Plant 19 (5 miles North)

Note: Air Force Plant 19 will soon become a Navy property and will be the home of the expanded NISEWEST.

- c. Naval Air Facility, El Centro (70 miles East)
- d. Marine Corps Base, Camp Pendleton (30 miles North)
- e. Naval facilities at Naval Air Weapons Station, Point Mugu; Naval Air Weapons Station, China Lake; and Naval Construction Battalion Center, Port Hueneme (250 miles North)
- f. Naval and other activities requiring public works service in the San Francisco Bay area after PWC San Francisco closes or becomes too small to operate effectively as a PWC (500 miles North)
- g. Marine Corps Air Station El Toro and Tustin (70 miles North). PWC San Diego has been approached informally about providing residual public works support to the named bases as they approach closure as directed by BRAC 93. Providing reimbursable support for the final years or months as the activities approach full closure could easily be done by PWC San Diego

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Note: Of the areas listed for potential expansion MCRD San Diego, and Air Force Plant 19 are within PWC San Diego's present service area. MCRD is now served by an in-house workforce with occasional assistance from PWC. Air Force Plant 19 has been primarily maintained by the contractor operating the Plant, General Dynamics. PWC San Diego is engaged in discussions with both activities concerning PWC San Diego expansion of services. In addition, as Naval Air Station, Miramar transitions to Marine Corps Air Station, Miramar, PWC San Diego expects to be the public works provider for MCAS Miramar based on discussions with COMCABWEST.

Naval Aviation Depot, North Island has discussed additional support from PWC in the manufacture of aviation repair components which could be accommodated with additional staffing of our Technical Services Division. The advantage to NADEP is PWC's lower overhead.

Environmental regulations in California has caused a virtual explosion in the requirements for laboratory testing to show compliance. New programs such as storm water discharge monitoring are driving this increased testing requirement. PWC San Diego operates the only DOD laboratory in the State of California certified for State regulatory purposes. The PWC Environmental lab could be expanded to support all DOD environmental testing requirements in California if desired.

In summary, the above activities could be served with a decentralized productive work execution function supported by centralized command overhead support from San Diego. This work execution methodology is the standard approach for PWC's and should work equally well in a wider geographic separation in the emerging technological era of electronic information exchange. The concept is somewhat similar to the current NAVFAC approach to EFD's and EFA's.

Accurate estimates of the labor and other resources required to expand services to outlying areas is not available. "Best guess" estimates of the workyears involved in expanding services to local activities with which discussions are ongoing follow:

- |  |              |
|--|--------------|
| a. Marine Corps Recruit Depot, San Diego | 90 workyears |
| b. Air Force Plant 19                    | 30 "         |
| c. Marine Corps Air Station Miramar      | 100 "        |

Note: For clarification, NAS Miramar is currently served by PWC. The 100 workyears given is the increase required to support MCAS Miramar in addition to the support now provided NAS Miramar.

All indications are that centralized overhead supporting decentralized productive work execution should yield substantial savings. The success of DMRD-967 has, once again, validated the cost effectiveness of the PWC concept in providing public works services. Current projections indicate DMRD-967 savings will exceed \$125 million by 1997.

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Features and Capabilities**

**4. Facility Utilization**

**4.1.a Production Facilities.** In the following table, identify your production facilities utilizing a five digit Category Code Number (CCN). Expand the table as necessary. Include and separately identify any leased space.

**Table 4.1.a: Production Facilities**

Facility Name	CCN	U/M	Installation Space			Total
			Adequate	Sub-standard	In-adequate	
Gas Filling Station	123-10	KSF	0	0.126	0	0.126
Government Gas Station/Building	123-15	KSF	0.204	0	0	0.204
Telephone Exchange building	131-40	KSF	1.874	6.160	0	8.034
Abrasive Blast Facility	213-59	KSF	0	4.728	0	4.728
Automotive Vehicle Maintenance shop	214-20	KSF	46.331	137.453	0	183.784
Public Works shop	219-10	KSF	75.093	96.515	0	171.608
PW Shops Expn/Work-In-Process Store	219-25	KSF	6.075	13.667	0	19.742
Painting & Related Operations Bldg	219-30	KSF	1.056	6.937	0	7.993
PW Maintenance Storage	219-77	KSF	5.626	15.100	0	20.726
Environmental Laboratory	310-27	KSF	0	0	4.120	4.120
Industrial Waste Long Term Storage	384-41	KSF	5.504	2.702	0	8.206
Hazardous & Flammable Storehouse	441-30	KSF	2.456	0	0	2.456
Administrative Office	610-10	KSF	12.287	21.834	0	34.121
Electric Power Plant Building	811-09	KSF	31.36	0	0	31.36

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Features and Capabilities, Continued**

**4. Facility Utilization**

4.1.a Production Facilities. In the following table, identify your production facilities utilizing a five digit Category Code Number (CCN). Expand the table as necessary. Include and separately identify any leased space.

**Table 4.1.a: Production Facilities, Continued**

Facility Name	CCN	U/M	Installation Space			Total
			Adequate	Sub-standard	In-adequate	
COGEN Plant-Diesel	811-10	KWH	2600	0	0	2600
COGEN Plant-Gas Turbine	811-45	MBTUH	75	0	0	75
Heating Plant Building	821-09	KSF	18.911	0	0	18.911
Steam Plant <sup>(a)</sup>	821-12	MBTUH	99.4	157.6	0	257
COGEN Plant-Large	821-22	KWH	5626	0	0	5626
Industrial Waste Treatment Facility	831-15	KGPD	750	0	250	1000
Temp Industrial Waste Treatment facility	831-41	KSF	7.200	0	0	7.200
Salt Water System-NAVSTA	843-20	GPM	9450	0	0	9450
Utility Plant Building	890-09	KSF	29.35	0	0	29.35
Compressed Air Plant	892-20	CFM	21380	16000	0	37380

(a) Boilers are due for removal since they do not meet the Air Pollution Control District regulations.

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

4. Facility Utilization, continued

4.1.b Production Facilities. List programmed MCON (through FY 1997) and/or BRACON projects that increase the amount of space available for any of the above categories. Identify by category code, project name, and the scope of the increase.

Industrial Waste Treatment Facility, NASNI, MCON P-096 :

The existing Industrial Waste Treatment Facility and its support systems have been replaced under MCON Project P-096 and subsequent Change Order Requests. The project title is Industrial Waste Treatment Facility, Naval Air Station North Island (NASNI). The MCON Project consists of the following:

<u>CATEGORY CODE</u>	<u>PROJECT TITLE</u>	<u>EXISTING CAPACITY</u>	<u>INCREASE OF SCOPE</u>	<u>TOTAL CAPACITY</u>
831-15	Industrial Waste Treatment Plant	750 KGPD	0	750 KGPD
831-15	Oil Recovery Plant	250 KGPD	0	250 KGPD
831-15	Bioremediation Treatment Cell	0	5 KCY/YR	5 KCY/YR

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**4.2 Inadequate Facilities.** In accordance with NAVFACINST 11010.44E, an inadequate facility cannot be made adequate for its present use through "economically justifiable means." For all the categories above where inadequate facilities are identified, provide the following information:

- a. Facility type/category code:
- b. What makes it inadequate?
- c. What use is being made of the facility?
- d. What is the cost to upgrade facility to substandard?
- e. What other use could be made of the facility and at what cost.
- f. Current improvement plans and programmed funding:
- g. Has this facility condition resulted in a C3 or C4 designation on your BASEREP.

**PWC San Diego has the following Inadequate Facilities as the Plant Account Holder:**

**1) ENVIRONMENTAL LAB BUILDING 788, NASNI :**

- a. Environmental Lab/CCN 310-27
- b. The existing building is physically too small for the present laboratory workload. Expensive test equipment is idle because there is no available space to safely operate the equipment
- c. The PWC Environmental lab is the only DOD lab certified by the state of California to conduct laboratory analysis acceptable by California Environmental regulatory agencies. The lab conducts the full range of tests essential for compliance with State and Federal Environmental programs
- d. Due to existing IR sites abutting the existing building and the adjacent airfield preventing the addition of a second story (initial engineering studies indicate that a second story would be cost prohibitive even if permissible), expansion of the existing building is impractical
- e. The facility can be utilized for administrative functions for the adjacent Industrial Waste Treatment Facility (MCON P-096) at minimal cost
- f. Several options have been considered to relocate this function to other facilities. Currently, PWC is planning to lease relocatable modular facilities for a period of three years. Meanwhile, a Project Data Sheet has been initiated to request MCON funding for a permanent facility
- g. No, the increased laboratory workload and staffing has occurred since our most recent BASEREP. If the situation is not corrected prior to our FY94 BASEREP submission, our FY94 BASEREP will reflect a C4/Q4 rating for this CCN

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

2) INDUSTRIAL WASTE TREATMENT FACILITY, NASNI, MCON P-096 :

The inadequate facility under CCN 831-15 is the Oil Recovery Plant.

- a. Hazardous Waste Treatment Facility/CCN 831-15
- b. The existing Plant is inadequate and non-conforming to the state of California environmental regulations due to lack of tank enclosures to capture the volatile organic compounds from the oily wastes and the requirement for secondary containment
- c. The Oil Recovery Plant is used to treat mixed oily wastes at a rate of 250,000 gallons per day
- d. Due to lack of secondary containment for the existing Load Equalization Tanks and its associated ancillary equipment, the costs to provide the required containment is prohibitive and impractical
- e. According to an independent consultant evaluation of the existing facility, there is no other use for this facility
- f. The reprogrammed funding to replace the existing, inadequate, non-conforming Oil Recovery Plant is \$5.6 million. The improvement plan will consist of a new covered Load Equalization Tank and its associated ancillary equipment
- g. Yes, the facility condition has resulted in a C3 designation on PWCSD BASEREP

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**4. Facility Utilization, continued**

**4.3 Housing Assets.** For military family housing assigned to your plant account, provide the following information. List the assets by area if you have multiple housing sites.

**Table 4.3: Housing Assets**

Housing Area: Total for all sites Site Location: \_\_\_\_\_

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	194	194		
Officer	3	341	341		
Officer	1 or 2	24	24		
Enlisted	4+	1605	1605		
Enlisted	3	2853	2953		
Enlisted	1 or 2	2648	2648		
Mobile Homes		0	0		
Mobile Homes Lots		108	108		

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.a.: Housing Assets**

Housing Area: Admiral Hartman Site Location: Pacific Beach

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	29	29		
Officer	3	132	132		
Officer	1 or 2				
Enlisted	4+	47	47		
Enlisted	3	230	230		
Enlisted	1 or 2				
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.b.: Housing Assets**

Housing Area: Bayview Hills Site Location: Paradise Hills

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+	110	110		
Enlisted	3	370	370		
Enlisted	1 or 2	332	332		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO. N63387**

**Table 4.3.c.: Housing Assets**

Housing Area: Beech Street Knolls Site Location: Golden Hills

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2	72	72		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.d.: Housing Assets**

Housing Area: Bonita Bluffs Site Location: Spring Valley

<b>Type of Quarters</b>	<b>Number of Bedrooms</b>	<b>Total Number of Units</b>	<b>Number Adequate</b>	<b>Number Substandard</b>	<b>Number Inadequate</b>
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	31	31		
Enlisted	1 or 2	44	44		
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.e.: Housing Assets

Housing Area: Cabrillo Heights Site Location: Serra Mesa

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+	81	81		
Enlisted	3	440	440		
Enlisted	1 or 2	291	291		
Mobile Homes					
Mobile Home Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.f.: Housing Assets

Housing Area: Chesterton Site Location: Linda Vista

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+	59	59		
Enlisted	3	375	375		
Enlisted	1 or 2				
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.g.: Housing Assets

Housing Area: Gateway Village Site Location: Loma Portal

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+	54	54		
Enlisted	3	74	74		
Enlisted	1 or 2	417	417		
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.h.: Housing Assets

Housing Area: Hilleary Park Site Location: Poway

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	16	16		
Enlisted	1 or 2	21	21		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.i: Housing Assets**

Housing Area: Holly Square Site Location: Imperial Beach

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	9	9		
Enlisted	1 or 2	4	4		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.j: Housing Assets**

Housing Area: Home Terrace Site Location: East San Diego

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	14	14		
Enlisted	1 or 2	71	71		
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.k.: **Housing Assets**

Housing Area: Howard Gilmore Terrace Site Location: La Mesa

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	100	100		
Enlisted	1 or 2	144	144		
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UTC: PWC SAN DIEGO, N63387

Table 4.3.1.: Housing Assets

Housing Area: La Mesa Park Townhomes Site Location: La Mesa

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	28	28		
Enlisted	1 or 2	28	28		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.m.: Housing Assets**

Housing Area: Lofgren Terrace Site Location: Chula Vista

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	24	24		
Enlisted	1 or 2	176	176		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.n.: Housing Assets**

Housing Area: Morada Condominiums(leased) Site Location: Rancho

Bernardo

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	10	10		
Enlisted	1 or 2	25	25		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.o: Housing Assets**

**Housing Area: Murphy Canyon Heights Site Location: Tierrasanta**

<b>Type of Quarters</b>	<b>Number of Bedrooms</b>	<b>Total Number of Units</b>	<b>Number Adequate</b>	<b>Number Substandard</b>	<b>Number Inadequate</b>
Officer	4+	100	100		
Officer	3	150	150		
Officer	1 or 2				
Enlisted	4+	1219	1219		
Enlisted	3	652	652		
Enlisted	1 or 2	200	200		
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.p.: Housing Assets

Housing Area: Paradise Gardens Site Location: Paradise Hills

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	16	16		
Enlisted	1 or 2	30	30		
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.q.: **Housing Assets**

Housing Area: Park Summit Site Location: North Park

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2	30	30		
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.r.: Housing Assets

Housing Area: Pomerado Terrace Site Location: Scripps Ranch

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	48	48		
Enlisted	1 or 2	72	72		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N61387**

**Table 4.3.s.: Housing Assets**

Housing Area: Ramona Vista Site Location: Ramona

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	26	26		
Enlisted	1 or 2	62	62		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.t: Housing Assets**

Housing Area: Silver Strand I Site Location: Coronado

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+	26	26		
Enlisted	3	184	184		
Enlisted	1 or 2				
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.u: Housing Assets

Housing Area: Silver Strand II Site Location: Coronado

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	30	30		
Enlisted	1 or 2	150	150		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.v.: Housing Assets**

Housing Area: Terrace View Villas Site Location: East San Diego

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2	236	236		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.w.: Housing Assets**

Housing Area: Top of the Hill (leased) Site Location: East

San Diego

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2	10	10		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.x.: Housing Assets**

Housing Area: Wintergreen Village (leased) Site Location: South San Diego

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	16	16		
Enlisted	1 or 2	14	14		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.y: Housing Assets**

Housing Area: Woodlake Site Location: Lakeside

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	36	36		
Enlisted	1 or 2	12	12		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.z: Housing Assets**

Housing Area: Naval Amphibious Base (NAB) Site Location: NAB,  
Coronado

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	13	13		
Officer	3	27	27		
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2				
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.aa.: Housing Assets**

Housing Area: Naval Air Station (NAS) North Island  
 Site Location: NASNI, Coronado

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	22	22		
Officer	3	2	2		
Officer	1 or 2	20	20		
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2	10	10		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.ab.: Housing Assets**

Housing Area: Naval Submarine Base (SUBASE)

Site Location: SUBASE Point Loma

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	6	6		
Officer	3	2	2		
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2				
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.ac.: Housing Assets**

Housing Area: Naval Air Station (NAS) Miramar

Site Location: NAS Miramar

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	12	12		
Officer	3	24	24		
Officer	1 or 2	4	4		
Enlisted	4+	8	8		
Enlisted	3	120	120		
Enlisted	1 or 2	179	179		
Mobile Homes					
Mobile Homes Lots		108	108		

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.ad.: Housing Assets**

Housing Area: Chollas Heights Site Location: East San Diego

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	1	1		
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	1	1		
Enlisted	1 or 2	9	9		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.ae.: Housing Assets**

Housing Area: Fleet Industrial Supply Center (FISC)

Site Location: FISC Point Loma

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	1	1		
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2				
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.af.: Housing Assets**

Housing Area: Naval Medical Center (NMC) Site Location: NMC  
Balboa Park

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	4	4		
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2				
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.ag.: Housing Assets**

**Housing Area: Naval Station (NS) Site Location: NS San Diego**

<b>Type of Quarters</b>	<b>Number of Bedrooms</b>	<b>Total Number of Units</b>	<b>Number Adequate</b>	<b>Number Substandard</b>	<b>Number Inadequate</b>
<b>Officer</b>	<b>4+</b>	<b>2</b>	<b>2</b>		
<b>Officer</b>	<b>3</b>				
<b>Officer</b>	<b>1 or 2</b>				
<b>Enlisted</b>	<b>4+</b>				
<b>Enlisted</b>	<b>3</b>				
<b>Enlisted</b>	<b>1 or 2</b>				
<b>Mobile Homes</b>					
<b>Mobile Homes Lots</b>					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

Table 4.3.ah: Housing Assets

Housing Area: Naval Radio Receiving Facility (NRRF)

Site Location: NRRF Imperial Beach

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+				
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3	4	4		
Enlisted	1 or 2				
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.ai.: Housing Assets**

Housing Area: Naval Training Center (NTC)

Site Location: NTC Point Loma

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	4	4		
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2	2	2		
Mobile Homes					
Mobile Homes Lots					

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**Table 4.3.aj.: Housing Assets**

Housing Area: Naval Command, Control, and Ocean Surveillance Center (NCCOSC)

Site Location: NCCOSC Point Loma

Type of Quarters	Number of Bedrooms	Total Number of Units	Number Adequate	Number Substandard	Number Inadequate
Officer	4+	4	4		
Officer	3				
Officer	1 or 2				
Enlisted	4+				
Enlisted	3				
Enlisted	1 or 2	7	7		
Mobile Homes					
Mobile Homes Lots					

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

4. Facility Utilization, continued

4.4 Inadequate Housing Assets. For any quarters listed in Table 4.3 as inadequate: describe why the housing is inadequate; indicate if the housing is being currently used and for what purpose; specify what the cost would be to remove the deficiency and if this cost is included in a programmed project. Also identify if there are any programmed MCON/BRACON projects that will increase the assets presently available. If so, list those projects and identify the scope of the increase, itemized as above.

PWC San Diego has no Inadequate Housing assets; However, the following MCON/BRACON projects are Programmed for San Diego to reduce a critical Housing Shortage:

FY95	H313	136 Units	\$17.920M	MCON
FY96	H314	256 Units	\$36.371M	MCON
FY97	H315	456 Units	\$64.480M	MCON
FY98	H239	100 Units	\$14.220M	MCON
FY99	H247	356 Units	\$49.399M	MCON

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**4. Facility Utilization, continued**

**4.5 Expansion Capability.** Identify the space available for expansion by indicating current use of the facilities that are being underutilized (also identify by 5 digit CCN). An activity's expansion capability is a function of its ability to reconfigure/rehab existing underutilized facilities to accept new or increased requirements.

**Table 4.5: Space Available for Expansion**

Present Use / Facility #	CCN	Installation space (KSF)			
		Adequate	Substandard	Inadequate	Total
Dry Dock	213-10	72.8 KSF 33K Long Tons	0	0	72.8 KSF
Industrial Waste Treatment Facility	831-15	500 KGPD	0	0	500 KGPD
<b>TOTAL</b>					

PWC San Diego owns and operates the only Navy owned Graving Dock in the San Diego area. The PWC Graving Dock is severely underutilized. Current public policy enacted by Congress, limits access to the graving dock by commercial ship repair contractors when commercial docking facilities are available. As a result, utilization of the PWC Graving Dock has declined to the point of no utilization at all during FY 1994.

Other than the Graving Dock, PWC does not have any facilities that would be available for alternative use given current mission requirements. However, PWC can substantially increase productive work execution in general public works support without any significant increase in production facilities. To explain, current workload requires a certain mix of productive shop equipment requiring a finite space within the facilities housing the equipment. The productive shop equipment is only in use as particular work tasks require. For example, the industrial planer in the Carpenters Shop may only be used a few days a month given present staffing and workload. Increasing the workload for the carpentry trade requiring a commensurate increase in the number of carpenters will not require a second planer or an increase in the space allocated to the Carpenters Shop within reasonable limit.

## ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

4.6 Expansion Potential. For the space identified above as available for expansion, identify what may be the appropriate uses of the space.

### A. Graving Dock:

Historical utilization data for the PWC Graving Dock in terms of days utilized is as follows:

<u>FY</u>	<u>NUMBER OF DAYS UTILIZED PER YEAR</u>
FY89	308
FY90	184
FY91	40
FY92	173
FY93	47
FY94	0

The best use of the Graving Dock is drydocking ships for repair or overhaul. Other potential uses range from flooding for use as a wet berth for small craft to demolition and filling for expansion of general support facilities on board Naval Station.

### B. Industrial Waste Treatment Facility:

1. The Industrial Waste Treatment Plant has a capacity of 750,000 gallons per day and is currently under utilized by 500,000 gallons per day. The original design was based on mid-1980's Naval Aviation Depot, North Island waste streams. The volume of waste generated by NADEP has been significantly reduced through process re-engineering to make the processes used more environmentally friendly
2. The Oil Recovery Plant has a capacity of 250,000 gallons per day and is currently fully utilized. The replacement Plant will not increase in capacity
3. As part of the reprogramming of MCON P-096, contaminated soils will be treated at the new Bioremediation Treatment Cell and will add a new capability to treat 5,000 cubic yards per year to CCN 831-15

### C. Production Capability:

In the general public works service trades, PWC San Diego could increase productive workyears by 1,000 with minimal need for an increase in production shop space. There would be some minimal need for increased space such as locker rooms, showers, training rooms, etc. The underlying assumption supporting this expansion capacity is that the increased workload would occur within the geographical location of PWC's current production shop facilities. In general, it would not be reasonable to provide public works services in El Centro with shops located in San Diego. Additional shop space would be needed for locations geographically distant from San Diego. In limited instances such as the manufacture of component repair parts, geographical considerations are not significant factors.

### D. Expansion Potential for Housing:

The majority of our Housing inventory is already located off-base in San Diego County. There is significant capability for expansion, as there are many pieces of suitable, available land for purchase/construction and many sites still available for direct purchase in lieu of construction. Inventory growth could be increased to 3-500 units per year if required.

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**4. Facility Utilization, continued**

**4.7 Real Estate Resources.** Identify in the table below the real estate resources which have the potential to facilitate future development and for which you are the plant account holder or into which, though a tenant, your activity could reasonably expect to expand. Complete a separate table for each individual site, i.e., main base, outlying airfields, special off-site areas, etc. The unit of measure is acres. Developed area is defined as land currently with buildings, roads, and utilities where further development is not possible without demolition of existing improvements. Include in "Restricted" areas that are restricted for future development due to environmental constraints (e.g. wetlands, landfills, archaeological sites), operational restrictions (e.g. ESQD arcs, HERO, HERP, HERF, AICUZ, ranges) or cultural resources restrictions. Identify the reason for the restriction when providing the acreage in the table. Specify any entry in "Other" (e.g. submerged lands).

**Table 4.7: Real Estate Resources**

Land Use	Total Acres	Developed Acreage	Available for Development	
			Restricted	Unrestricted
Maintenance				
Operational				
Training				
R & D				
Supply & Storage				
Admin				
Housing <sup>(a)</sup>	2334.4	1582.79	621.11	130.5
Recreational				
Navy Forestry Program				
Navy Agricultural Outlease Program				
Hunting/Fishing Programs				
Other Telecommunication <sup>(b)</sup>	5.74	1.0	4.74	
<b>Total:</b>	<b>2340.14</b>	<b>1583.79</b>	<b>625.85</b>	<b>130.5</b>

(a) 11 of the 621.11 acres are restricted due to preservation of an endangered species habitat. 610.11 acres are in the process of being sold to the City of San Diego for expansion of Mission Trails Park. This parcel is unsuitable for Housing development.

(b) This is located on MT SOLEDAD where Telecommunication Systems & Microwave Towers are installed for Navy & Non-Navy Tenants.

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

4. Facility Utilization, continued

4.8 Other Constraints. For the information provided in questions 4.5 and 4.7, identify any other constraints such as parking, utilities, or legal restrictions, which limit the potential for using available space for expansion.

**LEGAL RESTRICTIONS ON GRAVING DOCK UTILIZATION:**

The under-utilization of the Graving Dock is directly related to the Navy policy of giving priority consideration to private shipyards. The policy was developed in response to statutory direction from Congress to avoid direct competition with private business.

4.9 Tenant Occupied Space. Complete the following table by listing all tenant activities for which you are the primary host, and identify the amount of space they occupy.

Table 4.9: Tenant Activities

Tenant Name	UIC	Space Occupied (SF)
Navy Publications & Print Service	N62706	1,288
Naval Station San Diego, MWR Department & Religious Svcs	N00245	60,752
Naval Computer & Telecommunications Center	N70240	30,500
Naval Investigative Service	N63057	7,800

**ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387**

**4. Facility Utilization, continued**

**4.10 Facility Measures.** Identify the facility and equipment values for your activity in the Table below, as executed and budgeted for the period requested. Report Family Housing data separately in Table 4.10.b.

● **Maintenance of Real Property (MRP)** is the budgetary term gathering the expenses or budget requirements for facility work and includes recurring maintenance, major repairs and minor construction (non-MCON) inclusive of all Major Claimant funded Special Projects. It is the amount of funds spent on or budgeted for maintenance and repair of real property assets to maintain the facility in satisfactory operating condition. For purposes of this Data Call, MRP includes all M1/R1 and M2/R2 expenditures.

● **Current Plant Value (CPV)** refer to incorporates Class 2 Real Property and is the hypothetical dollar amount required to replace a Class 2 facility in kind at today's dollars (e.g.: the cost today to replace an existing wood frame barracks with another barracks, also wood frame).

● **Acquisition Cost of Equipment (ACE)** reports the total cumulative acquisition cost of all "Personal Property" equipment which includes the cost of installed equipments directly related to mission execution (such as lab test equipment). Class 2 installed capital equipment which is integral to the facility should not be reported as ACE (refer to NAVCOMPT Manual, Vol 7, Sec 073361, para 2a, pg 5-140).

**Table 4.10.a: Expenditures and Equipment Values**

FY	MRP (\$ K)	CPV (\$ K)	ACE (\$ K)
1986	16,212	743,046	6,052
1987	20,790	772,001	6,470
1988	24,789	Data Not Available	12,764
1989	15,337	1,049,452	10,204
1990	33,143	1,076,868	14,349
1991	42,764	1,090,393	3,865
1992	34,725	1,444,911	2,665
1993	50,078	1,515,705	3,088
1994	48,577	1,661,984	2,159
1995	48,064	1,808,263	2,714
1996	48,733	1,954,542	3,674
1997	49,300	2,100,821	2,712

ACTIVITY & PRIMARY UIC: PWC SAN DIEGO, N63387

4. Facility Utilization, continued

Table 4.10.b: Family Housing Expenditures and Equipment Values

FY	MRP (\$ K)	CPV (\$ K)	ACE (\$ K)
1986	Not available	383,162	0
1987	11,153	383,162	0
1988	13,083	383,162	0
1989	15,590	394,662	0
1990	17,793	394,662	0
1991	24,930	409,562	0
1992	21,443	444,062	0
1993	23,244	479,662	0
1994	55,619	485,562	0
1995	60,502	506,630	0
1996	78,990	626,998	0
1997	69,027	636,458	0

Activity Listing :

Type	Title	Location
PWC	PUBLIC WORKS CENTER GREAT LAKES	Great Lakes IL
PWC	PUBLIC WORKS CENTER GUAM	Guam
PWC	PUBLIC WORKS CENTER JACKSONVILLE	Jacksonville FL
PWC	PUBLIC WORKS CENTER NORFOLK	Norfolk VA
PWC	PUBLIC WORKS CENTER PEARL HARBOR	Pearl Harbor HI
PWC	PUBLIC WORKS CENTER PENSACOLA	Pensacola FL
PWC	PUBLIC WORKS CENTER SAN DIEGO	San Diego CA
PWC	PUBLIC WORKS CENTER WASHINGTON DC	Washington D.C.

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

MAJOR CLAIMANT LEVEL

L. M. SMITH, CAPT, CEC, USN  
NAME (Please type or print)  
Acting Commander  
Title  
COMNAVFACENGCOM  
Activity

J. M. Smith  
Signature  
5/27/94  
Date

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

**DEPUTY CHIEF OF NAVAL OPERATIONS (LOGISTICS)  
DEPUTY CHIEF OF STAFF (INSTALLATIONS & LOGISTICS)**

J. B. GREENE, JR.  
NAME (Please type or print)  
ACTING  
Title

J. B. Greene Jr.  
Signature  
25 JUN 94  
Date

BRAC-95 CERTIFICATION

Reference: SECNAVNOTE 11000 of 08 December 1993

In accordance with policy set forth by the Secretary of the Navy, personnel of the Department of the Navy, uniformed and civilian, who provide information for use in the BRAC-95 process are required to provide a signed certification that states "I certify that the information contained herein is accurate and complete to the best of my knowledge and belief."

The signing of this certification constitutes a representation that the certifying official has reviewed the information and either (1) personally vouches for its accuracy and completeness or (2) has possession of, and is relying upon, a certification executed by a competent subordinate.

Each individual in your activity generating information for the BRAC-95 process must certify that information. Enclosure (1) is provided for individual certifications and may be duplicated as necessary. You are directed to maintain those certifications at your activity for audit purposes. For purposes of this certification sheet, the commander of the activity will begin the certification process and each reporting senior in the Chain of Command reviewing the information will also sign this certification sheet. This sheet must remain attached to this package and be forwarded up the Chain of Command. Copies must be retained by each level in the Chain of Command for audit purposes.

I certify that the information contained herein is accurate and complete to the best of my knowledge and belief.

ACTIVITY COMMANDER

CAPT C. J. GUILD, CEC, USN  
NAME (Please type or print)

  
Signature

COMMANDING OFFICER  
Title  
NAVY PUBLIC WORKS CENTER  
SAN DIEGO

19 MAY 1994  
Date

Activity