



Navy Region Southwest

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PACIFIC BEACON UNACCOMPANIED HOUSING PHASE II FINAL ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT

SAN DIEGO, Calif. — The United States Department of the Navy (Navy) has prepared a Final Environmental Assessment (EA) to analyze the potential environmental impacts associated with demolition, construction, renovation, operation, and maintenance of privatized, unaccompanied military housing and related amenities at five San Diego Metro Navy locations.

The purpose of the proposal is to provide adequate and improved housing for unaccompanied military personnel stationed at Navy locations in the San Diego Metro area through an existing public-private venture. Locations include Naval Base San Diego, Naval Medical Center San Diego (part of Naval Base San Diego), Naval Air Station North Island (part of Naval Base Coronado), Naval Amphibious Base (part of Naval Base Coronado), and Naval Base Point Loma.

The Proposed Action aims to provide adequate and improved housing for unaccompanied permanent party military personnel by leveraging private investment and expertise to deliver modern, on-base units and amenities more quickly and cost-effectively. The proposed demolition, construction, renovation, operation, and maintenance actions include:

- **Naval Base San Diego:** Demolition of Snyder Hall and construction of a new building with the same configuration and no additional beds at the existing Snyder Hall Park; renovations to Regelin Hall, with no additional beds; and construction of a maintenance and logistics building and replacement park.
- **Naval Medical Center San Diego (part of Naval Base San Diego):** Renovation of the existing building and common area amenities, with no reconfiguration or additional beds.
- **Naval Air Station North Island (part of Naval Base Coronado):** Renovation of existing buildings, with no reconfiguration or additional beds; and construction of a maintenance and logistics building.
- **Naval Amphibious Base (part of Naval Base Coronado):** Demolition of an existing condemned building and surface parking lot, and construction of a new building (with no additional beds), parking structure, and warehouse and logistics building.
- **Naval Base Point Loma:** Renovation of Jones Hall and an existing building, with no reconfiguration or additional beds.

In developing the EA, the Navy adhered to the Department of Defense National Environmental Policy Act (NEPA) Implementing Procedures issued on June 30, 2025, and the Navy's NEPA procedures set forth in the Environmental Readiness Procedures Manual at OPNAV M-5090.1 (June 25, 2021) to meet the agency's obligations under NEPA, 42 United States Code (U.S.C.) Sections 4321 et seq. For the Final EA, the Navy considered public comments received on the Draft EA and potential impacts on historic properties. Based on the analysis presented in the Final EA, the Navy finds that implementation of the Proposed Action (Alternative 1) would not significantly impact the quality of the human or natural environment. As a result, an Environmental Impact Statement will not be prepared.

The Final EA and Finding of No Significant Impact (FONSI) documents can be downloaded from the project website at <https://cnrsw.cnrc.navy.mil/Operations-and-Management/Environmental-Support/Public-Information-Access-to-Navy-Projects>. Printed copies of the Final EA and FONSI are available to view at the following libraries:

- Coronado Public Library: 640 Orange Ave., Coronado, CA 92118
- Point Loma/Hervey Branch Library: 3701 Voltaire St., San Diego, CA 92107
- San Diego Central Library: 330 Park Blvd., San Diego, CA 92101
- Logan Heights Library: 567 S. 28th St., San Diego, CA 92113
- National City Public Library: 1401 National City Blvd., National City, CA 91950

Please help the Navy inform the community about the availability of the Final EA and FONSI by sharing this information.

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