

FINDING OF NO SIGNIFICANT IMPACT FOR ENVIRONMENTAL ASSESSMENT FOR  
PACIFIC BEACON UNACCOMPANIED HOUSING PHASE II, SAN DIEGO, CALIFORNIA

DEPARTMENT OF DEFENSE/DEPARTMENT OF WAR/DEPARTMENT OF THE NAVY

FINDING OF NO SIGNIFICANT IMPACT FOR ENVIRONMENTAL ASSESSMENT  
FOR PACIFIC BEACON UNACCOMPANIED HOUSING PHASE II, SAN DIEGO,  
CALIFORNIA (EAXX-007-17-USN-1737592755)

This Finding of No Significant Impact (FONSI) has been prepared by the United States (U.S.) Department of the Navy (Navy) in accordance with the Department of Defense (DoD)<sup>1</sup> National Environmental Policy Act (NEPA) Implementing Procedures (30 June 2025) and Navy's NEPA procedures set forth in the Environmental Readiness Procedures Manual at OPNAV M-5090.1 (25 June 2021) to meet the agency's obligations under NEPA, 42 United States Code (U.S.C.) Sections 4321 et seq. The Navy gives notice that an Environmental Assessment (EA) has been prepared, and an Environmental Impact Statement is not required for Pacific Beacon Unaccompanied Housing Phase II, San Diego, California.

**Background:** Pacific Beacon Unaccompanied Housing (UH) Phase I is the predecessor to the Proposed Action (Pacific Beacon Unaccompanied Housing Phase II). The EA for Public/Private Venture (PPV) Unaccompanied Enlisted Personnel Housing Pilot Project and Privatization of Palmer Hall was completed in July 2006 (U.S. Department of the Navy, 2006), the FONSI was signed in November 2006, and Pacific Beacon Unaccompanied Housing Phase I (demolition, new construction, renovation, operations, and management of 1,199 units [2,398 bedrooms] in four buildings [three 18-story and one 12-story]) initiated in December 2006 at Naval Base San Diego (NBSD). Pacific Beacon Unaccompanied Housing Phase II represents an extension of the privatization of Navy-owned UH within the San Diego Metro area.

**Purpose and Need:** The purpose of the Proposed Action is to provide adequate housing for unaccompanied military personnel in the San Diego Metro area (NBSD, Naval Medical Center San Diego [NMCS], Naval Air Station North Island [NASNI], Naval Amphibious Base [NAB], and Naval Base Point Loma [NBPL]). The Proposed Action is needed to alleviate the shortfall of and deficiencies in the current inventory of UH for Navy personnel stationed in the San Diego Metro area.

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<sup>1</sup> In accordance with Executive Order 14347, "Restoring the United States Department of War" (September 5, 2025), and the Secretary of War Memorandum, "Department of War Secondary Titles" (October 10, 2025), the Navy acknowledges the authorization and directed use of secondary titles for specified officials and organizations, including the designation of "Department of War" (DoW) as the secondary title for the DoD. This document maintains existing primary titles where appropriate to ensure consistency with previously published materials and to avoid confusion regarding legal, statutory, or international obligations.

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**Proposed Action:** Pacific Beacon Unaccompanied Housing Phase II is a proposed PPV project involving the Navy and Pacific Beacon LLC. The Navy is the action proponent for purposes of this NEPA document. The Pacific Beacon Unaccompanied Housing Phase II project would provide for demolition, construction, renovation, operation, and maintenance of UH quarters at approximately 50 acres across five project locations in the San Diego Metro area (NBSD, NMCS D, NASNI, NAB, and NBPL).

Under the Proposed Action, the Navy would continue to be the landowner, but the land would be leased, and certain buildings conveyed, to Pacific Beacon LLC, which would own the improvements on the land. This PPV would undertake new demolition, construction, renovation, operation, and maintenance on the land and the conveyed UH buildings, to accommodate rank E-1 through E-4 enlisted unaccompanied personnel under the Military Housing Privatization Initiative. The PPV approach leverages private investment and sector approaches to provide UH faster and at a lower cost to taxpayers. Table 1 summarizes existing UH buildings addressed in the EA.

**Table 1: Summary of Existing UH Buildings**

Housing Location	Year Built	Bedrooms in Apartment Units	Beds	Apartments Units	Approx. Acres
NBSD	1988	554	554	277	5.7
NBSD	2013	320	640	161	2.8
NMCS D	1969	93	182	93	2.4
NASNI	1969	64	64	32	2.0
NASNI	1969	64	64	32	2.0
NASNI	1969	64	64	32	2.0
NASNI	1969	64	64	32	2.0
NASNI	1973	251	502	63	2.0
NASNI	1975	252	504	63	2.0
NASNI	2012	528	528	264	5.0
NASNI	2017	467	913	234	14.4
NAB	-	-	-	-	4.4
NBPL	1988	140	140	70	1.0
NBPL	1994	272	272	136	2.3
<b>Total Phase II</b>	<b>1969-2017</b>	<b>3,133</b>	<b>4,491</b>	<b>1,489</b>	<b>50.0</b>

**Alternatives Analyzed:** The EA analyzes two alternatives: the No Action Alternative and Alternative 1.

Under the No Action Alternative, no improvements or privatization of UH would occur. This alternative would fail to manage the Navy's deteriorating housing inventory and associated quality of life for service members and would lead to continued degradation of the housing inventory. The No Action Alternative

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fails to meet the purpose of and need for the Proposed Action.

Alternative 1, the Proposed Action, encompasses demolition, construction, renovation, operation, and maintenance at five project locations in the San Diego Metro area: (1) NBSD, (2) NMCSO, (3) NASNI, (4) NAB, and (5) NBPL. A description of activities at each site follows:

- **Naval Base San Diego.** Proposed work includes the demolition of Snyder Hall and the construction of a UH building at the existing Snyder Hall Park, with no additional beds. A maintenance and warehouse building would also be constructed, and five large carport structures with solar panels would be provided at the existing surface parking areas. The solar panels would be tied directly into the new UH building.
- **Naval Base San Diego, Naval Medical Center San Diego.** Renovations are proposed only for the existing UH building (built 1969), with no reconfiguration or additional beds. Renovations would upgrade the building to improve the quality of life of residents.
- **Naval Base Coronado, Naval Air Station North Island.** Work would primarily consist of upgrades and renovations to existing UH buildings to improve the quality of life of residents. Construction of a new maintenance and warehouse building is also included to support property management operations.
- **Naval Base Coronado, Naval Amphibious Base.** Proposed work involves the demolition of an existing condemned UH building and a surface parking lot. The new parking lot would include four large carport systems with solar panels tied directly into the new UH tower. A UH building would be constructed at the demolished parking lot location, with no change in the number of beds. A warehouse and logistics building would also be built, as well as a parking structure near the center of the base.
- **Naval Base Point Loma.** Renovation activities are proposed for Jones Hall and an existing UH building, with no reconfiguration or additional beds. Renovations would include upgrades to improve the quality of life of residents. Proposed activities would occur in highly developed, previously disturbed areas, and would incorporate Department of War/DoD and Navy sustainability principles.

**Alternative to be Implemented:** Under Alternative 1, the proposed footprints at NBSD, NMCSO, NASNI, NAB, and NBPL meet all the

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screening factors listed in Section 2.2 of the EA. As the Proposed Action involves alleviating housing shortages and inadequate conditions at existing UH locations, only one action alternative (Alternative 1) and the required No Action Alternative were carried forward for analysis.

**Resources Analyzed:** Resources that may be affected were analyzed in detail in the EA to determine potential direct and indirect impacts of the alternatives. Resources analyzed include geological resources, cultural resources (archaeological and historic), biological resources, land use and recreation, visual quality, water resources, transportation, air quality, noise, infrastructure (e.g., utilities), and hazardous materials and wastes. The potential impacts on socioeconomics and public health and safety would be either beneficial, negligible, or non-existent; the Proposed Action would result in a temporary boost to the local economy and is not associated with any human health or safety risks. Therefore, these resource areas were not carried forward for analysis.

Not all resource areas apply at each location, and therefore, not all are analyzed in detail in the EA. Table 2 summarizes the resource areas analyzed for the Proposed Action at each project location.

**Table 2: Resource Areas Analyzed by Location**

Resource Area <sup>1</sup>	NBSD	NMCSD	NASNI	NAB	NBPL
Geological Resources	x			x	
Cultural - Archaeological	x			x	
Cultural - Historical	x			x	
Biological Resources	x			x	
Land Use and Recreation	x			x	
Visual Quality	x			x	
Water Resources	x			x	
Transportation	x			x	
Air Quality	x			x	
Noise	x			x	
Infrastructure	x	x	x	x	x
Hazardous Materials and Wastes	x	x	x	x	x

<sup>1</sup> The analysis of potential impacts on resources focused on demolition, construction, and renovation associated with UH. Ongoing maintenance of the buildings and associated facilities, typical of residential uses, would have either negligible or beneficial impacts and thus were not analyzed.

**Summary of Environmental Effects:** The Navy evaluated the potential environmental effects of the Proposed Action (Alternative 1) and the No Action Alternative across all relevant resource areas as listed in Table 2. Based on the analysis presented in the EA, neither the Proposed Action nor the No Action Alternative would result in significant direct or indirect environmental impacts for any of the analyzed resource areas. Implementation of the comprehensive suite of operational Best Management Practices detailed in the EA would ensure that all potential minor impacts are minimized to a less-than-significant level. Implementation of the comprehensive suite of operational Best Management Practices (BMPs) detailed in the EA would ensure that any minor impacts are minimized to a less-than-significant level.

**Best Management Practices and Measures to Minimize Impacts:** The Proposed Action incorporates a comprehensive suite of BMPs and conservation measures to minimize potential environmental effects. These existing policies and standard requirements are designed to reduce or eliminate adverse impacts across all evaluated resource areas. General construction BMPs include restricting equipment and material stockpiling to designated staging areas, maintaining strict material controls to prevent debris or chemicals from entering waters of the U.S., and following established spill prevention and notification protocols. Technical measures involve utilizing subsurface soil investigations to guide foundation stability, implementing rigorous erosion and sediment control plans (such as silt fences and fiber rolls) under a project-specific Stormwater Pollution Prevention Plan, and adhering to nesting bird survey requirements to comply with the Migratory Bird Treaty Act. Furthermore, the Proposed Action includes site-specific traffic management and detour plans to maintain base access, dust suppression methods to protect air quality, and specialized abatement procedures for the safe handling and disposal of identified hazardous building materials and waste.

**Public and Agency Participation and Intergovernmental Coordination:** The Navy released the Draft EA for a 30-day public review and comment period from December 9, 2025, through January 18, 2026. The public review and comment period began with the publication of a public notice in the *San Diego Union Tribune*, the *Coronado Eagle News*, and the *Peninsula Beacon*. The notice described the Proposed Action and its need, informed the public how to access the document electronically and in print, solicited public comments on the Draft EA, and provided the project website address and dates of the public comment period. The Draft EA was posted on the Commander, Navy Region Southwest

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Public Access website at <https://cnrsw.cnmc.navy.mil/Operations-and-Management/Environmental-Support/Public-Information-Access-to-Navy-Projects/>. Navy Region Southwest Public Affairs distributed a news release on December 19, 2025, announcing the availability of the Draft EA to local and regional print and broadcast (radio and television) media outlets. Stakeholder letters with a fact sheet enclosure were mailed to federal, state, and local elected officials; postcards mailers were mailed to various government agencies, non-governmental organizations, community and business groups, and universities. The Navy received one comment letter from the U.S. Environmental Protection Agency during the public review and comment period. A Detailed response to this comment is summarized in the Final EA.


As a part of this EA process, the Navy conducted a thorough consistency assessment under the Coastal Zone Management Act (CZMA), resulting in a finding of no coastal effects. In accordance with CZMA federal consistency regulations, the Navy submitted a Negative Determination (ND) to the California Coastal Commission (CCC) on 14 January 2026. The CCC concurred with the Navy's ND on 09 March 2026 (see Appendix F).

**Finding:** Based on the information gathered during the preparation of and the analysis presented in the EA, the Navy has determined that implementation of the Proposed Action (Alternative 1) would have no significant impact on the quality of the natural or human environment.

Interested parties may obtain a copy of the Final EA and this FONSI by mail (Navy Region Southwest; Naval Facilities Engineering Systems Command Southwest, 750 Pacific Highway, Environmental Core, San Diego, CA 92132), on the project website at <https://cnrsw.cnmc.navy.mil/Operations-and-Management/Environmental-Support/Public-Information-Access-to-Navy-Projects>, or at the Coronado, Point Loma, San Diego Central, and National City public libraries.

29 APR 2026

Date



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