

# ENVIRONMENTAL ASSESSMENT FOR NAVAL WEAPONS STATION SEAL BEACH PACIFIC COAST HIGHWAY AREA REUTILIZATION

## Public Scoping Fact Sheet

June 16, 2022

### Introduction

The U.S. Navy is beginning the preparation of an Environmental Assessment pursuant to the National Environmental Policy Act (NEPA) to analyze the potential impacts of reutilizing an area of non-excess, underutilized property at Naval Weapons Station Seal Beach.

The Navy is requesting public input at the earliest stage to ensure that community concerns are considered and appropriately addressed. This fact sheet describes the proposed project and how the public can be involved in the environmental review process.

Naval Weapons Station Seal Beach (NWSSB) is the primary munitions installation for the Navy's Pacific Fleet surface ships. Its primary role is to store Navy and Marine Corps munitions, such as missiles, torpedoes, and gun ammunition, and to load and unload Navy ships and larger Coast Guard vessels with the munitions they need to conduct their missions.

The purpose of the Proposed Action is to optimize the use of the Pacific Coast Highway site by promoting mission sustainment and quality of life improvements for NWSSB personnel, their dependents, and the local community.

The need for the Proposed Action is to ensure the fullest possible use of non-excess, underutilized federal property. At present, the Navy anticipates including analysis of a potential lease using the leasing authority provided under 10 United States Code (U.S.C.) Section 2667 to help sustain the Navy mission at NWSSB and provide quality of life initiatives benefiting the military, dependents, and NWSSB civilians.

### About the Project

Exploring alternatives to reutilize Navy property on the northeast corner of the Pacific Coast Highway and Seal Beach Boulevard intersection consisting of two sites:

- Site 1 (9.27 acres), and
- Site 2 (19.61 acres).



Aerial view of the proposed Site 1 and Site 2 from NWSSB, looking south.

### Environmental Assessment

During development of the Environmental Assessment, the Navy will evaluate a Proposed Action and several alternatives for potentially accomplishing it. The public can participate in the process by helping to identify issues and potential alternatives.

The Environmental Assessment will focus on resource areas that may potentially be impacted. The public is encouraged to provide input on these and other resource areas: Land use and coastal zone management; traffic and circulation; visual resources; biological resources; utilities; noise; cultural resources; topography, geology, and soils; air quality; water resources; and environmental justice/socioeconomics.

### The NEPA Process & Community Involvement

The Navy is committed to a transparent and thorough environmental review. The public's input helps to ensure all relevant issues are appropriately addressed.

The National Environmental Policy Act (NEPA) requires federal agencies to consider the potential environmental impacts of their actions before making a decision. The public has an opportunity to provide input at key phases of the NEPA process:

#### During the public scoping phase

The public helps to identify environmental issues and potential alternatives to be analyzed in the Environmental Assessment.

#### When the Draft Environmental Assessment is completed

The public evaluates and comments on the analysis of the Proposed Action and Alternatives.

The Navy will use the findings of the Environmental Assessment to determine the next steps in the NEPA process. If it is found that significant impacts would result, which could not be mitigated to less than significant levels, then the preparation of an Environmental Impact Statement would be needed. If the findings indicate that environmental impacts would not be significant, the Navy would prepare a Finding of No Significant Impact, which would describe how the Navy determined the Proposed Action would have no significant impacts. The Navy could then proceed with the selected alternative.

## National Environmental Policy Act (NEPA) Process

1. Public Comment Period to Identify Scope for Environmental Assessment (EA) (Current Phase). June 30, 2022 – July 31, 2022. Opportunity for Public Involvement.
2. Preparation of Draft Environmental Assessment. Summer 2022 – Winter 2023.
3. Public Review and Comment on Draft Environmental Assessment. Early Spring 2023. Opportunity for Public Involvement.
4. Preparation of Final Environmental Assessment. Spring – Summer 2023.
  - a. If warranted, a Finding of No Significant Impact (FONSI) would be prepared.
  - b. After completion of the EA and FONSI a Notice of Availability of Final EA/FONSI would be issued.
  - c. If the EA analysis results in significant impacts a Notice of Intent to Prepare an Environmental Impact Statement would be issued.

Note that this schedule is tentative and may be impacted as a result of public input and funding constraints.

## How to Submit Comments

Submit written comments online:

<https://www.cnic.navy.mil/pch>

Mail written comments to:

Naval Facilities Engineering Systems Command Southwest  
Attn: Amanda Peyton  
750 Pacific Highway (12th Floor, Environmental)  
San Diego, CA 92132-5190

or e-mail:

AMANDA.T.PEYTON.CIV@US.NAVY.MIL

For more information

Contact the Naval Weapons Station Seal Beach Public Affairs Office at 562-626-7215

Comments for the scoping phase must be submitted by the close of the public comment period on July 31, 2022. All timely and substantive comments will be considered in preparation of the Draft Environmental Assessment.

There will be another public comment opportunity when the Draft Environmental Assessment is available for public review and comment, which is expected to be in Spring 2023.