



DEPARTMENT OF THE NAVY  
NAVAL WEAPONS STATION SEAL BEACH  
800 SEAL BEACH BOULEVARD  
SEAL BEACH CA 90740-5000

**RECEIVED**

**JUN 23 2022**

IN REPLY REFER TO

5000-45E

Ser N45/0074

**13 JUN 2022**

Dear Sir or Madam

**City Council Office**

**SUBJECT: SCOPING FOR AN ENVIRONMENTAL ASSESSMENT FOR NAVAL WEAPONS STATION SEAL BEACH PACIFIC COAST HIGHWAY AREA REUTILIZATION**

In accordance with the National Environmental Policy Act (NEPA) of 1969, the U.S. Navy is preparing an Environmental Assessment to analyze the potential impacts of reutilization of a portion of the Naval Weapons Station Seal Beach (NAVWPNSTA SB), California.

The portion of Naval property is located on NAVWPNSTA SB northeast of the Pacific Coast Highway and the Seal Beach Boulevard intersection in the community of Seal Beach, California.

The Navy is requesting public input at the earliest stage of the NEPA process to ensure that community concerns are considered and appropriately addressed. The public can participate by helping to identify environmental issues and potential additional viable alternatives to be analyzed in the Environmental Assessment.

Public 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.

### **Background**

NAVWPNSTA SB is the primary munitions installation for the Navy's Pacific Fleet (PACFLT) surface ships. Its primary role is to store and maintain 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.

Under the Proposed Action, the Navy would optimize use of up to approximately 28.89 acres of non-excess real property located northeast of the Pacific Coast Highway and the Seal Beach Boulevard intersection (Enclosure 1 – Project Area Maps). The site would include two adjacent parcels: Site 1 is 9.27 acres in size and parallels Seal Beach Boulevard; Site 2 is 19.62 acres in size and abuts PCH.

### **Proposed Action**

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 NAVWPNSTA SB 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.

### 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.

As part of its Environmental Assessment, the Navy anticipates analyzing a potential lease of Navy property (under the leasing authority provided under United States Code (U.S.C.) Section 2667) 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).

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.

### NEPA Process

A 30-day public comment period will be open from June 30, 2022, through 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 anticipated to be Spring 2023. An open house information session will be held at that time to inform the public about the Proposed Action and answer questions.

The Navy requests and welcomes your comments. Written comments may be submitted by email [AMANDA.T.PEYTON.CIV@US.NAVY.MIL](mailto:AMANDA.T.PEYTON.CIV@US.NAVY.MIL), or via postal mail to:

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

Comments must be postmarked by July 31, 2022. All comments submitted by the due date will be considered in preparation of the Draft EA.

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Additional information including a fact sheet is available to review online at:  
<https://www.cnic.navy.mil/pch>.

For more information, please visit the project website or contact the NAVWPNSTA SB Public Affairs Officer, Mr. Gregg Smith, at 562-626-7215.

Sincerely,



J. J. SHERMAN  
Captain, U.S. Navy  
Commanding Officer

Enclosure: Project Location Map

Enclosure 1 Project Location Maps



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



## Public Scoping Fact Sheet

### Introduction

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.

*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.*

### 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).

#### 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.



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

# The NEPA Process & Community Involvement

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.

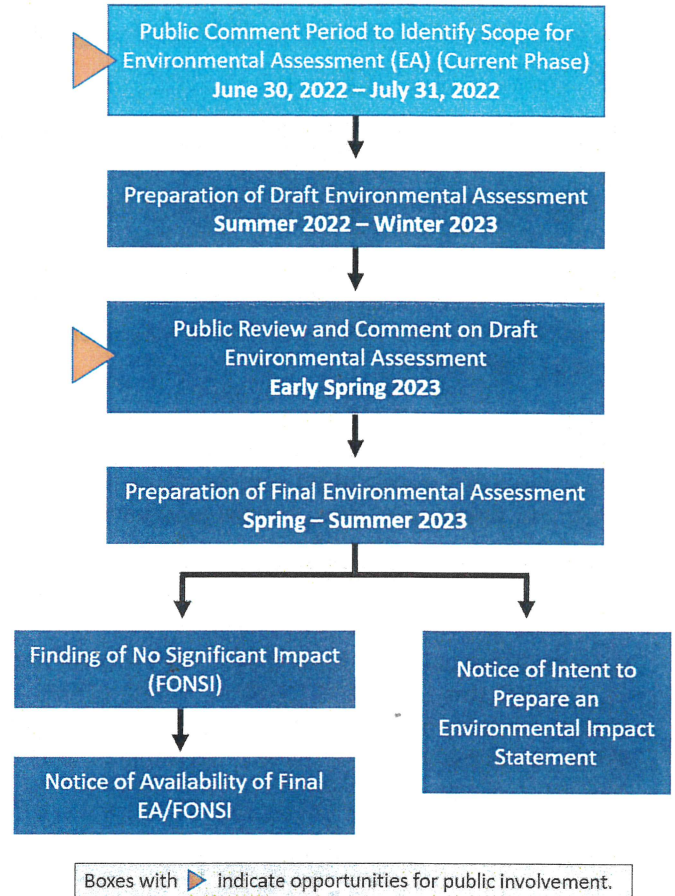
- **When the Draft Environmental Assessment is completed**

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

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

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



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.cnlic.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](mailto: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.



**LEGEND**

-  Study Area
-  Naval Weapons Station Seal Beach

Naval Weapons Station Seal Beach  
Pacific Coast Highway  
Area Reutilization

Study Area



Figure  
1-2

