

**DEPARTMENT OF DEFENSE  
UNITED STATES MARINE CORPS**

**FINDING OF NO SIGNIFICANT IMPACT**

**SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT FOR THE  
CONSTRUCTION AND OPERATION OF MILITARY FAMILY HOUSING,  
MARINE CORPS BASE CAMP PENDLETON,  
SAN DIEGO COUNTY, CALIFORNIA**

Pursuant to the National Environmental Policy Act (NEPA)(42 U.S.C. §§ 43211-4370h); the Council on Environmental Quality (CEQ) Regulations implementing procedural provisions of NEPA (40 C.F.R. Parts 1500-1508); and the Marine Corps Environmental Compliance and Protection Manual (Marine Corps Order P5090.2A), the Marine Corps gives notice that a Supplemental Environmental Assessment (SEA), was prepared (and that an Environmental Impact Statement will not be prepared) for the construction and operation of additional Military Family Housing (MFH) at Marine Corps Base (MCB) Camp Pendleton, Oceanside, California.

**Proposed Action:** As authorized by the Military Housing Privatization Initiative 10 U.S.C. §§ 2871-2885, the proposed action will implement a Public Private Venture (PPV) agreement to transfer, lease, construct, renovate, operate, and maintain up to 250 new single-family housing units and associated facilities on MCB Camp Pendleton.

**Purpose and Need:** The purpose of the proposed action is to provide adequate, affordable MFH units for MCB Camp Pendleton enlisted personnel and their families, in accordance with Office of the Secretary of Defense and Department of Defense standards; and, therefore, positively enhance combat readiness and mission capabilities. The proposed action is needed to reduce the existing family housing shortfall by providing additional, affordable housing units for service members and their families. The proposed action will not address the entire deficit of 1,183 MFH units at MCB Camp Pendleton, but will decrease the gap between demand and supply.

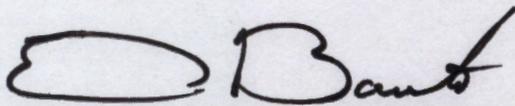
**Alternatives Analyzed:** Alternatives include construction of new units adjacent to existing Stuart Mesa housing or no action. Other alternatives considered but not carried forward for full analysis, for reasons set forth in previous MFH Environmental Assessments (EAs), were also located on MCB Camp Pendleton. The preferred alternative is located on a flat, former agricultural field in the southwestern portion of MCB Camp Pendleton. The No Action Alternative would have no effects on environmental resources, but would not fulfill the purpose of and need for the proposed action.

**Environmental Consequences:** The entire area designated for the housing units, that contained pesticides in soil, has been cleaned-up to a level that eliminates future restricted use and is safe for residential land use. Extensive testing and analysis confirms that the pesticides no longer pose an unacceptable health risk for housing occupants as documented in the Regional Water Quality Control Board letters 10 March 2011 and 13 April 2012. The proposed action is also within the area previously

determined to have no resource impacts per U.S. Fish and Wildlife Service, California Coastal Commission, and State Historic Preservation Officer concurrences. The Oceanside Unified School District, in consultation with Base staff, has determined that capacity is available to accommodate the increase in students that would result from implementation of the alternative. In compliance with latest design guidance, no significant storm water, utilities or traffic impacts are expected.

**Previous Actions Relating to the Proposed Action:** The Proposed Action adds extra housing units, utility improvements and recreational amenities to previously authorized construction as addressed by 2011 and 2009 MFH EAs. Accordingly, the SEA tiers off the 2011 EA and incorporates by reference the 2009 EA. All aspects, conditions and findings remain unchanged and applicable to, and are incorporated by reference into, this FONSI.

The SEA and both previous EAs and their respective FONSI's addressing this action are on file and may be reviewed at the place of origin: Marine Corps Installations West-Marine Corps Base Camp Pendleton (Attn: Director, Environmental Security), Box 555008, Camp Pendleton California 92055-5008, telephone (760)-725-4512.



Edward D. Banta  
Brigadier General, U.S. Marine Corps  
Commanding General  
Marine Corps Installations West-Marine Corps Base Camp Pendleton

28 JULY 2015

Date