

**DEPARTMENT OF DEFENSE**

**Department of Navy**

**Notice of Availability for the Draft Environmental Impact Statement for Military Family Housing in the San Diego Region**

**Agency:** Department of the Navy, DOD

**Action:** Notice

**Summary:** Pursuant to Section 102 (2) (c) of the National Environmental Policy Act of 1969 (NEPA), as implemented by the Council on Environmental Quality regulations (40 CFR parts 1500-1508), the Department of the Navy (DON) announces the availability of the Draft Environmental Impact Statement (DEIS) that evaluates the potential environmental effects of the development of suitable and affordable military housing for enlisted military personnel and their families assigned to installations in the San Diego region.

The Department of the Navy is proposing the construction of up to 1,600 military family housing (MFH) units and supporting infrastructure. The DEIS analyzes three MFH alternatives and the No Action Alternative. The MFH sites (Sites 2, 3 and 8) are located on Marine Corps Air Station (MCAS) Miramar in the City of San Diego within an area known as East Miramar. Site 2 is approximately 283 acres and would include development of up to 1,000 units. Site 2 is located off Pomerado Road in the northeast portion of East Miramar near the community of Scripps Ranch. Site 3 is approximately 233 acres and would include development of up to 1,246 units. Site 3 is located in the north central portion of East Miramar near the community of Scripps Ranch and would be accessed by an extension of Miramar Way. Site 8 is approximately 299 acres and would include development of up to 1,600 units. Site 8 is located in the southeastern portion of East Miramar near the community of Tierrasanta. Access to this site would require a 2.5-mile extension of Santo Road at State Route 52. The DEIS also examines an alternate access for Site 8 in the DEIS that requires the construction of a new interchange on SR 52 and the construction of an approximately 400-foot long roadway. All sites would also include acreage for an elementary school site (Site 8 includes acreage for two elementary school sites) and other recreational facilities. The DEIS identifies Site 8 as the Preferred Alternative.

Addressing the shortage of affordable housing in the San Diego region has been and continues to be a high priority for the DON because affordable housing is important in maintaining high morale and retention rates. The shortage of MFH and the tight rental market in San Diego is felt most acutely by junior- and mid-level enlisted military personnel. MFH justification studies for the San Diego area estimate the current MFH deficit to be 2,356 units with a projected shortfall of 2,870 units in 2007.

The DEIS evaluates the potential environmental effects associated with each of the alternatives and options in the following areas: land use; socioeconomics; environmental justice; utilities; public services; visual resources; cultural resources; biological resources; soils and geology; water resources; hazardous wastes, substances and materials; traffic/circulation; air quality;

noise; and public safety. The analysis also includes the evaluation of direct, indirect, short-term and cumulative impacts. No decision to implement any alternative, including the No Action Alternative, will be made until the NEPA process is complete.

The DEIS has been distributed to various federal, state, and local agencies, elected officials, and special interest groups. Volume 1 of the DEIS can be accessed directly at the following web site: <http://www.efdswnavfac.navy.mil/environmental/NEPA.htm>. The DEIS is also available for public review at the following libraries:

Tierrasanta Branch Library  
4985 La Cuenta Drive  
San Diego, CA

Mira Mesa Branch Library  
8405 New Salem Drive  
San Diego, CA

Scripps Ranch Branch Library  
10301 Scripps Ranch Lake Drive  
San Diego, CA

San Diego Central Library  
820 E Street  
San Diego, CA

Santee Library  
9225 Carlton Hills Blvd., Ste. 17  
Santee, CA

**DATES:** Two public meetings will be held to provide additional information, answer questions, and receive oral and written comments. The first meeting will be held on Tuesday, July 22, 2003 from 6:00 p.m. to 9:00 p.m. at Deportola Middle School, 11010 Clairemont Mesa Boulevard, in the San Diego community of Tierrasanta. The second meeting will be held on Thursday, July 24, 2003 from 6:00 p.m. to 9:00 p.m. at Scripps Ranch Branch Library, 10301 Scripps Ranch Lake Drive, in the community of Scripps Ranch. The public meetings will be open forums and there will be no formal presentations; however, attendees may speak directly with representatives from the Navy and Marine Corps. There will be information booths on planning and environmental issues associated with the Proposed Action. A certified court reporter will also be available to take comments from attendees interested in speaking on the record at the public meetings. Federal, state and local agencies, and any potentially affected Indian tribes as well as interested organizations and individuals, may take this opportunity to identify environmental concerns that they may have about the DEIS. Agencies and the public are invited and encouraged to provide written comments in addition to, or in lieu of, oral comments at the public meeting. Written comments on the DEIS may also be submitted to the address below. Written comments must be postmarked no later than August 12, 2003.

**ADDRESS:** Commander, Southwest Division, Naval Facilities Engineering Command, 1220 Pacific Highway, San Diego, CA 92132-5190, Attn: Ms. Sheila Donovan, Code 05GPE.SD.

**FOR FURTHER INFORMATION CONTACT:** Ms. Sheila Donovan (Code 05GPE.SD), Regional Planning Team, Southwest Division, Naval Facilities Engineering Command, at telephone (619) 532-1253 or by e-mail [donovansm@efdswnavfac.navy.mil](mailto:donovansm@efdswnavfac.navy.mil).