

BW-1790

Fort Ord, California Disposal And Reuse
Final Supplemental Environmental Impact Statement

RECORD OF DECISION

The Army plans to dispose of excess property as a result of the base realignment and closure actions at Fort Ord, California. A Record of Decision (ROD) for the disposal and reuse actions evaluated in the June 1993 Final Environmental Impact Statement (FEIS) was signed on December 23, 1993. In that ROD, the Army committed to additional environmental analysis to address the impacts of those uses in the local communities' reuse plan not already addressed in the FEIS. Additionally, other conditions changed sufficiently to also warrant preparation of a Supplemental Environmental Impact Statement (SEIS) to continue with the disposal process. The changed conditions include the completion by the Fort Ord Reuse Authority (FORA) of the Fort Ord Base Reuse Plan (December 12, 1994), and the addition of approximately 250 acres excess to the Army's needs resulting from changes in the Army's Presidio of Monterey (POM) Annex boundary.

In my capacity as the Assistant Secretary of the Army for Installations, Logistics and Environment, and based on the analysis contained in the Final Supplemental Environmental Impact Statement (FSEIS) for Fort Ord disposal and reuse, I have determined that the FSEIS adequately addresses impacts of the Army's actions relating to the continued disposal of property at the former Fort Ord, California, on the biological, physical, and cultural environment. As a result of this ROD, the Army will continue to dispose of excess property at former Fort Ord, including approximately 250 acres of additional lands excessed due to the reduced size of the Presidio of Monterey Annex (POM Annex). The Army will place covenants or restrictions on transferred property and/or enter into Memorandums of Agreement (MOAs), as necessary, to implement the environmental mitigation measures described in the FSEIS as Army responsibilities for transfer of lands and to provide for the health and safety issues related to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) cleanup, and the ordnance and explosives investigation and response actions.

In making my decision, I have considered environmental and socioeconomic impacts identified in the FSEIS, information received from the scoping meeting, public hearings, and all verbal and written comments received during the public comment periods associated with preparation of the FSEIS. In addition, I have considered results of screening for the real estate needs of the Department of Defense, other federal, state, and local agencies and the continued coordination with FORA and other federal, state, and local agencies and public groups.

The Fort Ord Disposal and Reuse FEIS and FSEIS describe the no action alternative and reasonable alternatives for Army actions for disposal of excess lands and establishment of a POM Annex. Reuse of former Fort Ord lands is not an Army action, but is an action of others.

As the decision maker, I must consider and take into account impacts of my decision to dispose of the property including the secondary impacts associated with reuse. The indirect or secondary effects of reuse alternatives and mitigation measures needed to reduce the effects of these alternatives have been described in the FEIS and the FSEIS. The Army has adopted all practicable means to avoid or minimize environmental harm from the Army's disposal action and, where it is the Army's responsibility, from the indirect effects of the most likely reuse of transferred property (Tables 1 and 2). The following reuse alternatives have been considered:

FEIS and ROD Reuse Alternatives:

- Alternative 1: High-Intensity Mixed Use
- Alternative 2: Medium-Intensity Mixed Use
- Alternative 3: Low-Intensity Mixed Use
- Alternative 4: Institutional Use
- Alternative 5: Open Space Use
- Alternative 6R Modified: Anticipated Reuse

In addition to the above reuse alternatives, the FEIS contained the following subalternatives:

- Subalternative A: No Presidio of Monterey Annex/No Reserve Center (analyzed under Alternatives 1, 2, and 5),
- Subalternative B: Seaside's Recommended Presidio of Monterey Annex/No Reserve Center (analyzed under Alternatives 1 and 2), and
- Subalternative C: Partial Variation of High-Intensity Mixed Use (analyzed under Alternative 1).

Additional alternatives considered in the FSEIS:

- Alternative 7: FORA Final Base Reuse Plan (December 1994),
- Revised Alternative 7: Draft Revised-FORA Reuse Plan (March 1996)/Habitat Management Plan/Real Estate Screening Requests, and
- Alternative 8: Modification in Public Benefit Conveyances and Preliminary Requests for Newly Excessed Lands.

The following is a summary of the environmental effects of the reuse alternatives included in the FEIS and FSEIS. Alternatives 1-3 in the FEIS were mixed-use alternatives with ultimate build out populations of from 82,900 to 250,000.

Each of these options and their subalternatives (A through C) would have major environmental effects due to the location and extent of new development. New water and wastewater requirements, endangered species impacts, and conflicts in land use and transportation plans for the region would require extensive and costly mitigation programs. Alternative 4 in the FSEIS was an institutional use proposal with a build out population of 31,000. Although the population-related demands on services would be lower with this plan, the planned location of development would also have significant effects on biological resources, and it did not accurately reflect the results of the real estate screening process. Alternative 5 in the FEIS was an open-space alternative and was considered one of the environmentally preferable alternatives. This alternative supported a very low build out population of 4,800 and had few environmental impacts, but it left large tracts of the base in a caretaker status and did not allow for the economic recovery of the surrounding communities following closure. Alternative 6R Modified in the FEIS and ROD allowed for a build out population of 58,000 and was designed to best reflect the results of the real estate screening process at that time and local reuse planning that had been analyzed in the FEIS. The alternative also contained considerations to avoid or mitigate potentially significant effects on biological resources, water and wastewater supply and traffic.

The FSEIS analyzed mixed use Alternatives 7, Revised 7 and 8, which supported build out populations ranging from 41,500 (Alternative 7) to 45,000 (7R and 8). While these alternatives support a larger build out population than Alternative 6R, they were designed to more accurately reflect the current status of real estate screening and plans to avoid biological resource impacts through the Habitat Management Plan (HMP). Of the three alternatives, Revised Alternative 7 generated the fewest new on-site jobs and therefore had the fewest traffic and air quality impacts. Each of the alternatives had similar water demand, but Revised Alternative 7 had slightly smaller effects on habitat of the federally protected plants on the installation.

The Army does not select a preferred reuse alternative in the ROD because the redevelopment decisions are made by others. Reuse Alternative 6R Modified was described in the 1993 ROD as the most likely reuse scenario. Revised Alternative 7 is the FSEIS environmentally preferred alternative and contains most elements of the local base reuse plan. The most likely reuse scenario will contain some elements of Alternative 6R Modified, with the coastal zone being transferred to the California Department of Parks and Recreation for habitat and park uses; the inland range and training areas being transferred to the U.S. Bureau of Land Management for open space and natural resource management uses; the southwest corner of the base being transferred to the Monterey Peninsula Regional Park District for natural area expansion; other areas transferred to

the City of Monterey, City of Marina, and Monterey County for recreation uses; portions of the cantonment area being transferred to California State University at Monterey Bay for a new campus; and the airfield areas already transferred to the City of Marina and the University of California for airport and education and related research-oriented business park uses. Elements of Alternative 7, Revised Alternative 7, and Alternative 8 analyzed in the FSEIS, are likely reuse scenarios for the areas that remain to be transferred with residential, commercial, retail, and business park uses in the Marina area; residential, resort hotel, and office park uses in the Seaside area; and golf course, residential, resort hotel, office park, school expansion, and peace officer training in the Monterey County area. Other land uses proposed by recipients of former Fort Ord lands may also occur. These reuses would be subject to encumbrances imposed by the Army as a condition of transfer as well as the local land use regulations, federal and state laws and regulations, and the FORA reuse plan to the extent these have jurisdiction. If reuse plans are altered in the future, consideration of environmental effects will be the responsibility of local planning entities developing these changes. FORA is considering an Environmental Impact Report, in compliance with the California Environmental Quality Act (CEQA), that includes some changes from the existing reuse plans. Additional mitigation for reuse is being developed by FORA through its CEQA compliance efforts.

Practical mitigation methods are described in the FEIS and FSEIS for reuse alternatives. The Army is implementing those identified as Army responsibilities (Tables 1 and 2) by entering into MOAs or by placing deed restrictions on lands being transferred. The April 1997 Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord was completed by the Army and approved by the U.S. Fish and Wildlife Service and will be used to guide Army predisposal and disposal actions that may affect the HMP target species.

The Army has no authority to compel the implementation of non-Army mitigations described in the FEIS and FSEIS. The Army does, however, encourage implementation of mitigation by FORA and others, as needed, to reduce or eliminate impacts of reuse.

Fort Ord was listed on the CERCLA Superfund list in 1990. A base-wide Remedial Investigation/Feasibility Study was completed in October 1995 identifying all sites as remedial investigation sites, interim action sites, or no action sites. To accelerate the cleanup process, interim action and no action site categories are supported by individual remedial action (CERCLA) RODs. In March 1997, another CERCLA ROD for the Remedial Investigation Sites and an Interim CERCLA ROD for Site 3 - Beach Trainfire Ranges were also completed. The FSEIS describes the status of all sites and the ongoing actions associated with cleanup for disposal and reuse. In some cases,

the CERCLA process will result in placing restrictive covenants on the transfer and use of former Fort Ord lands.

The Army is conducting separate studies and initiating response actions for ordnance and explosives (OE). The Army uses the adopted FORA reuse plan as one criteria for determining the type and priority of appropriate OE response actions for former Fort Ord lands. In addition to the FORA reuse plan, the Army will consider the Bureau of Land Management Site Use Management Plan prior to making recommendations regarding OE response actions in the multi-range area. Some former Fort Ord lands will likely be transferred with restrictive covenants based upon the results of OE investigation, response actions, and the intended reuse.

Based on the December 1993 ROD and Records of Consideration, portions of former Fort Ord lands that are excess have been transferred to the Bureau of Land Management, University of California (UC), California State University (CSU), and the cities of Marina and Seaside; or are being transferred to other agencies under McKinney Act transfers, Public Benefit Conveyance (PBC) transfers, and Economic Development Conveyance (EDC) transfers to UC and CSU. The two existing golf courses have been transferred to the City of Seaside under the provisions of special legislation.

The U.S. Department of Defense and federal screenings for the new excess lands resulting from the smaller POM Annex were completed on July 7, 1995. Requests for lands were received from the U.S. Department of Veterans Affairs, Veterans Health Administration, and the California Army National Guard. State, local, and McKinney Act screenings were initiated concurrently in February 1996. The McKinney Act screening was completed in April 1996. However, the state and local screening process for the new excess lands was deferred until after the McKinney Act applications were finalized, due to the large number of McKinney Act requests received and overlaps between requests received from other applicants. One McKinney Act application was approved by Human Health Services. The state and local screening process resumed September 3, 1996, for other public benefit uses with application deadlines established for November 1996. The state and local screening for new excess lands has resulted in conflicting requests for lands. The Army and FORA are working with the requesting entities to resolve the conflicts. All of the proposed uses are consistent with the general intensive urbanized uses that were analyzed in the FEIS and FSEIS. The competing requests would not be significantly different in environmental impacts from past use or from each other. The process of disposal of the new excess lands will continue along with the disposal of the other excess lands at former Fort Ord.

Following signing of this ROD, the Army intends to continue with property disposal at former Fort Ord. While the

Table 1. Disposal (Army Action) Impacts and Mitigation Measures

Issue Area	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Land Use	Potential temporary land use conflicts between interim uses allowed by Army and necessary remediation activities	Limit properties that may be outgranted and restrict access to remediation areas during remediation activities	1993 NEPA ROD	Army
Socioeconomics	Temporary population growth and an accompanying demand for housing compared to Army ownership of property (positive effect)	No mitigation required	--	
	Temporary generation of new spending and employment compared to Army ownership of property (positive effect)	No mitigation required	---	
	Increase in the county property tax base compared to Army ownership of property (positive effect)	No mitigation required	---	
	Decreased demand for community services and job opportunity programs compared to Army ownership of property (positive effect)	No mitigation required	---	
	Short term potential minor negative impact on local land markets compared to Army ownership of property	No mitigation required	---	
Soils, Geology, Topography, and Seismicity	None	---	---	
Public Services and Utilities	Potential lack of adequate access to infrastructure facilities	Provide easements for existing infrastructure and utilities	1993 NEPA ROD	Army
	Degradation of services because of reduced facilities maintenance	Conduct periodic maintenance	1993 NEPA ROD	Army
Water Resources	None	---	---	
Public Health and Safety	Slight increase in demand for law enforcement, fire protection, and medical services	No mitigation required	---	
	Short term seismic safety risk for interim-leased structures (effect considered minor)	No mitigation required		
Traffic and Circulation	Interruption of access between the motor pool area and the POM Annex area	Disposal will provide for continued access	Final SEIS (pg. 5-6)	Army

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Air Quality	Exposure of the public to asbestos during building demolition or after transfer of buildings to third parties	Disclosure of the locations and quantities of buildings with asbestos-containing material when transferred	Final SEIS (pg. 5-7)	Army
Noise	Potential for short-term excessive noise from remedial action activities (short term and considered minor)	No mitigation required		
Hazardous and Toxic Waste Site Remedial Action	Potential risks to public health and safety associated with hazardous materials	Continue state-mandated and federally mandated cleanup process and remedial actions; cleanup of wastes is part of the project	Final SEIS (pg. 5-8)	Army
Ordnance and Explosives	Potential risks to public health and safety associated with unexploded ordnance and explosives	Continue OE investigations and removal actions; preparation of engineering evaluations, community education plan, and site maintenance and emergency response plan; and inform recipients of land of the potential for OE	Final SEIS (pg. 5-8)	Army
Vegetation, Wildlife, and Wetland Resources	Loss of federal protection for Monterey spineflower	Develop and coordinate an installation-wide multi-species habitat management plan	1993 FEIS (Volume I) (pages ES-9 and 6-109)	Army
		Implement the HMP, including HMP protective covenants in deed transfers	Final SEIS (pg. 4-29)	Army
Visual Resources	None	--	1993 NEPA ROD	Army
Cultural Resources	None	--	--	
Coastal Resources	None	--	--	
Cumulative Impacts	Incremental increases in new properties on the market, structures available for interim lease that do not meet seismic safety construction standards, number of near-term remediation sites, acres of Monterey spineflower that would lose federal protection	No mitigation required beyond that described above		

Notes:

-- = Not applicable

Table 2. Summary of Reuse Impacts and Mitigation Measures (secondary actions by others [non-Army])s

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Alternative 7				
Land Use	Potential incompatibility of coastal zone development in parcels 13 and 14a with natural habitat resources	None required; Army disposing of coastal property to State Parks, consistent with HMP	Final SEIS, pg. 2-4	Army
	Potential incompatibility of coastal zone development in parcels 13 and 14a with the Disturbed Habitat Zone	None required; Army disposing of coastal property to State Parks, consistent with HMP	Final SEIS, pg. 2-4	Army
	Potential incompatibility of Natural Area Expansion with Office Park and Resort Hotel in Parcels 31b and 29a	Implement HMP-prescribed greenbelt as firebreak around office complex	Final SEIS, pg. 5-14	FORA
		Include HMP protective covenants in deed transfers	Final SEIS, pg. 4-29	Army
	Potential incompatibility of Natural Area Expansion with Golf Course in Parcel 29a	Maintain 200-foot-wide open space buffer within golf course parcel	Final SEIS, pg. 5-14	FORA
		Include HMP protective covenants in deed transfers	Final SEIS, pg. 4-29	Army
	Public safety, noise, and light and glare risks associated with adjacent and conflicting land uses. (Public Safety Training Center and other public uses in parcels 11b, 17b and 25)	Concentrate live-firing proposals in a single location	Final SEIS, pg. 5-15	Monterey Peninsula College
		Maintain 300-foot-wide open space buffer between public safety training area and RV park /campground	Final SEIS, pg. 5-15	FORA
		Isolate driver training activities from RV park/campground and NRMA	Final SEIS, pg. 5-15	Monterey Peninsula College
		Include HMP protective covenants in deed transfers	Final SEIS, pg. 4-29	Army

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Alternative 7 (continued)				
Land Use (continued)	Potential land use conflict from trespassing into impact areas with UXO and other OE	See Ordnance and Explosives, Section 5.2.12 for mitigation		
	Deviations from current local plans and policies on development and growth likely to affect the character of the Monterey Peninsula	Coordinate FORA Base Reuse Plan with revisions to local plans and policies	Final SEIS, pg. 5-46	FORA, Cities, Monterey County
	Conflicts between planned roadways and proposed land uses and between land uses	Implement location and design changes to roadways during development of FORA base reuse plan and EIR	Final SEIS, pg. 5-46	FORA
Socioeconomics	Increase of approximately 41,500 residents (environmentally neutral effect)	No mitigation required		
	Development of approximately 13,800 housing units (positive effect)	No mitigation required		
	Generation of approximately 58,500 jobs (positive effect)	No mitigation required		
	Generation of approximately \$7.0 billion in industrial output (positive effect)	No mitigation required		
	Generation of approximately \$2.8 billion in personal income (positive effect)	No mitigation required		
	Net increase in Monterey County's population (environmentally neutral effect)	No mitigation required		
	Increased imbalance of jobs to housing ratio	Develop additional housing elsewhere in the county as employment generating uses are approved; or	Final SEIS, pg. 5-49	Cities, Monterey County
		Decrease the number of jobs in the reuse plan	Final SEIS, pg. 5-49	FORA

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Alternative 7 (continued)				
Socioeconomics (continued)	Economic growth in the Monterey Peninsula region (positive effect)	No mitigation required		
	Decreased demand for community services compared to the ROD, such as welfare payments and crisis intervention programs (positive effect)	No mitigation required		
Soils, Geology, Topography, and Seismicity	Loss of facilities to coastal erosion	Observe setback requirements to accommodate coastal erosion rates; reuse in coastal zone evaluated in State Parks general plan	Final SEIS, pg. 5-17	State Parks
	Severe engineering limitations because of sandy, unaggregated soils	Implement appropriate engineering techniques during design and construction; meet appropriate building codes	Final SEIS, pg. 5-18; 1993 FEIS, pg. 6-31	Cities, Monterey County
	Existing and new structures susceptible to damage from ground shaking	Construct new or modify existing structures to meet building codes	Final SEIS, pg. 5-18; 1993 FEIS, pg. 6-31	Cities, Monterey County
	Disturbance or loss of existing soil resources through excavation, grading, paving, landscaping	Minimize ground disturbance in areas with highly erosive soils and revegetate disturbed areas	Final SEIS, pg. 5-50; 1993 FEIS, Volume 1, pp. 6-28 and 6-29	Cities, Monterey County
	Increased hazard of wind and water erosion and landslide susceptibility	Minimize ground disturbance in areas with highly erosive soils and revegetate disturbed areas; use runoff control structures	Final SEIS, pg. 5-50; 1993 FEIS, Volume 1, pp. 6-28 to 6-30	FORA, Cities, Monterey County
	Suppression of low-temperature natural wildfires, resulting in a buildup of fuel and eventual high-temperature wildfire	Maintain a fire management program with periodic controlled burns	Final SEIS, pg. 5-50; 1993 FEIS, Volume 1, pg. 6-28	BLM
Public Services and Utilities	Increased demand for services and utilities (wastewater treatment, solid waste, telephone, gas, electric, storm drainage, cable TV, water distribution, recreation sites, schools)	Develop infrastructure master plans and approve local development contingent on availability of services and utilities	Final SEIS, pp. 5-51 to 5-52	FORA, Cities, and Monterey County

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Alternative 7 (continued)				
Water Resources--Water Supply and Demand	Increased demand for water	Cooperate with MCWRA plans and/or develop private plans for additional water supplies; phase development based on water supply availability	Final SEIS, pp. 5-20 and 5-54	FORA
	Potential increases in groundwater recharge (positive effect)	No Mitigation Required		
Water Resources-- Hydrology and Water Quality	Increases in site runoff	Construct onsite detention and drainage facilities and possible expansion of storm drain infrastructure	Final SEIS, pg. 5-21; 1993 FEIS, pg. 6-53	FORA
	Risk of flood damage from development in 100-year floodplain	Expand storm drain infrastructure for increasing 100-year flood elevations and exclude development within 100-year floodplain	Final SEIS, pg. 5-21; 1993 FEIS, pg. 6-53	FORA
	Water quality degradation from urban development, construction-related erosion, and hazardous material spills	Construct onsite drainage facilities and obtain necessary stormwater discharge permits	Final SEIS, pp. 5-21 and 5-53; 1993 FEIS, pg. 6-54	FORA
Public Health and Safety	Increased demand for law enforcement officers by local jurisdictions	Prepare and implement a law enforcement master plan to ensure adequate staff and equipment; approve development in unincorporated areas contingent on availability of law enforcement service.	Final SEIS, pg. 5-54	FORA, Cities, Monterey County
	Increased demand for firefighters	Prepare and implement a fire protection master plan to ensure adequate staff and equipment	Final SEIS, pg. 5-55	State Department of Forestry and Fire Protection, Cities, Monterey County
	Increased demand for medical and emergency medical services	Expand medical facilities in the county	Final SEIS, pg. 5-55	Others

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Alternative 7 (continued)				
Traffic and Circulation	Increased travel on former Fort Ord and travel between former Fort Ord and surrounding communities	Update general plan circulation elements to address increased traffic	Final SEIS, pg. 5-61	Cities, Monterey County
		Review traffic effects of plan and develop demand management strategies as needed to minimize local congestion	Final SEIS, pg. 5-61	FORA
		Provide additional lanes of access to maintain acceptable level of service	1993 FEIS, pg. 6-72	FORA
Air Quality	Uncontrolled PM10 construction emissions of 56 ppd (below significance thresholds)	Implement dust-reducing measures during construction to limit PM 10 emissions	Final SEIS, pg. 5-62; 1993 EIS (Vol. 1, pg. 6-75)	All reuse entities
	Increase in CO concentrations from areawide vehicle trips compared to the 7th IDL presence, but below significance thresholds	No mitigation required		
Noise	Increase in noise along roadway segments, affecting noise-sensitive land uses (primarily residential)	Provide sound barriers along roads; provide acoustic treatment to noise sensitive buildings; relocate noise sensitive land uses	Final SEIS, pg. 5-29	FORA
		Potential exposure of the RV park/campground, residential land uses, and the NRMA to noise from the public safety and peace officer training areas	Employ design and construction methods to reduce sound transmission;	Final SEIS, pg. 5-29
	"	Restrict hours of operation of training facilities	Final SEIS, pg. 5-29	Monterey Peninsula College
	"	Relocate noisier portions of training areas away from sensitive areas (see summary under Land Use)	Final SEIS, pg. 5-29	Monterey Peninsula College

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Alternative 7 (continued)				
Hazardous Materials and Toxic Waste	Exposure to hazardous materials including asbestos and lead-based paints	Continue state-mandated and federally mandated cleanup process; cleanup of wastes is part of the project	Final SEIS, pp. 5-8 and 5-29	Army
	Hazardous and toxic waste sites and associated plumes of VOC may affect groundwater	Cleanup underway	Final SEIS, pp. 5-8 and 5-29	Army
	Planned road segments cross hazardous and toxic waste remediation sites	Realign road segments that conflict with cleanup plans (as proposed in Revised Alternative 7)	Final SEIS, pg. 5-66	FORA
Ordnance and Explosives	Exposure to unexploded ordnance and explosives	Mitigation measures being implemented during the Army caretaker and disposal processes, such as engineering evaluations, community education, and emergency response plans	Final SEIS, pp. 5-8 and 5-30	Army
	Risk to construction workers at planned development sites bordering the inland range	Mitigation measures being implemented during the Army caretaker and disposal processes, such as engineering evaluations, community education, and emergency response plans	Final SEIS, pp. 5-8 and 5-30	Army
		Disseminate Army-produced community education material	Final SEIS, pg. 5-30	FORA
Vegetation Resources-- Common and Special Native Biological Communities	Loss or Degradation of Common and Special Native Biological Communities due to development	Implement the April 1997 HMP	1993 EIS (Vol. 1, pp. 6-105 and 6-106); Final SEIS, Appendix D	all reuse entities
	Loss of populations and habitat of special-status plant and wildlife due to development	Implement the April 1997 HMP	1993 EIS (Vol. 1, pp. 6-105 and 6-106); Final SEIS, Appendix D	all reuse entities
	Losses of biological resources beyond those described in the original February 1994 HMP due to the proposed road network	Implement mitigation measures agreed to by the Army, UC, USFWS, and FORA on March 15 and 28, 1996 and the April 1997 HMP	Final SEIS, Appendix D	all reuse entities

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Alternative 7 (continued)				
Vegetation Resources-- Common and Special Native Biological Communities (continued)	Overall losses of biological resources beyond those described in the original February 1994 HMP	Implement mitigation measures agreed to by the Army, UC, USFWS, and FORA on March 15 and 28, 1996 and the April 1997 HMP	Final SEIS, Appendix D	FORA and all reuse entities
		Revise HMP to incorporate mitigation measures agreed to by the Army, UC, USFWS, and FORA on March 15 and 28, 1996	Final SEIS, Appendix D	Army
		Include HMP protective covenants in deed transfers based on the April 1997 HMP requirements	Final SEIS, pg. 4-29	Army
Visual Resources	Reduced visual unity and intactness for some visually sensitive areas resulting from short- and long-term construction impacts	Consider adaptive-reuse of Stilwell Hall	1993 FEIS, pg. 6-132; Final SEIS, pg. 5-42	California Department of Parks and Recreation
		Maintain and enhance natural landform screening immediately east of SR1	FORA/Caltrans	
	Reduced visual quality of areas seen from SR 1	Develop a mechanism to ensure the consistent application of visual resource management standards at former Fort Ord	1993 FEIS, pg. 6-133; Final SEIS, pg. 5-44	FORA/Caltrans
	Alterations of views of former Fort Ord from SR1 and 68 and the Salinas Valley	No mitigation required		
	Contribution to regional urbanization of the Greater Monterey Bay region.	No mitigation required		
Cultural Resources	Potential to adversely affect National Register of Historic Places - eligible properties (Stilwell Hall; East Garrison)	Include protective covenants in deed transfers	Final SEIS, pg. 5-76	Army
		Redefine transportation system proposals that affect historic resources	Final SEIS, pg. 5-76	FORA

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Alternative 7 (continued)				
Coastal Resources	Potential inconsistency with California Coastal Act (e.g., impacts on traffic, noise, air and water quality, biological resources)	Transfer coastal property to State Parks consistent with HMP and coastal consistency determination for earlier Army disposal action	Final SEIS, pg. 2-4	Army, State Parks
	Potential to alter landforms and remove habitat areas	Place limitations on development on former Fort Ord and prepare a traffic study to determine the proper balance of transportation supply and demand.	Final SEIS, pg. 5-76	FORA
		Adopt land use measures to reduce the number of vehicle trips if supply and demand are not in balance	Final SEIS, pg. 5-76	FORA
	Potential inconsistency with State Parks General Plan	Coordinate future use of the coastal zone through State Parks master planning process and State Parks' CZMA consistency determination	Final SEIS, pg. 5-45	FORA, State Parks
	Potential increase in urban pollutant loading of Monterey Bay sanctuary	Comply with NPDES permit and Sanctuary Management Plan as modified	Final SEIS, pg. 5-45	FORA, Cities, Monterey County
Revised Alternative 7				
Land Use	Potential incompatibility of Natural Area Expansion with Office Park and Resort Hotel in Parcels 31b and 29a	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Potential incompatibility of Natural Area Expansion with Golf Course in Parcel 29a	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Public safety, noise, and light and glare risks associated with adjacent and conflicting land uses. (Public Safety Training Center and other public uses in parcels 11b, 17b and 25)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Potential land use conflict from trespassing into impact areas with UXO and other OE	See Ordnance and Explosives, Section 5.2.12 for mitigation		

Action (Issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Revised Alternative 7 (continued)				
Land Use (continued)	Deviations from current local plans and policies on development and growth likely to affect the character of the Monterey Peninsula	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Conflicts between planned roadways and proposed land uses and between land uses	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Socioeconomics	Increase of approximately 45,000 residents (environmentally neutral effect)	No mitigation required		
	Development of approximately 15,000 housing units (positive effect)	No mitigation required		
	Generation of approximately 38,800 jobs (positive effect)	No mitigation required		
	Generation of approximately \$2.3 billion in industrial output (positive effect)	No mitigation required		
	Generation of approximately \$1.0 billion in personal income (positive effect)	No mitigation required		
	Net increase in Monterey County's population (environmentally neutral effect)	No mitigation required		
	Increased imbalance of jobs to housing ratio	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Economic growth in the Monterey Peninsula region (positive effect)	No mitigation required		
Decreased demand for community services compared to the ROD, such as welfare payments and crisis intervention programs (positive effect)	No mitigation required			

Action (Issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Revised Alternative 7 (continued)				
Soils, Geology, Topography, and Seismicity	Severe engineering limitations because of sandy, unaggregated soils	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Existing and new structures susceptible to damage from ground shaking	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Disturbance or loss of existing soil resources through excavation, grading, paving, landscaping	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Increased hazard of wind and water erosion and landslide susceptibility	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Suppression of low-temperature natural wildfires, resulting in a buildup of fuel and eventual high-temperature wildfire	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Public Services and Utilities	Increased demand for services and utilities (wastewater treatment, solid waste, telephone, gas, electric, storm drainage, cable TV, water distribution, recreation sites, schools) (slightly less than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Water Resources--Water Supply and Demand	Increased demand for water (slightly greater than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Potential increases in groundwater recharge (positive effect)	No mitigation required		
Water Resources--Hydrology and Water Quality	Increases in site runoff	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Revised Alternative 7 (continued)				
Water Resources-- Hydrology and Water Quality (continued)	Risk of flood damage from development in 100-year floodplain	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Water quality degradation from urban development, construction-related erosion, and hazardous material spills	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Public Health and Safety	Increased demand for law enforcement officers by local jurisdictions (greater than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Increased demand for firefighters(greater than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Increased demand for medical and emergency medical services (greater than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Traffic and Circulation	Increased travel on former Fort Ord and travel between former Fort Ord and surrounding communities (less than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Air Quality	Uncontrolled PM10 construction emissions of 59 ppd (below significance thresholds)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Increase in CO concentrations from areawide vehicle trips compared to the 7th IDL presence, but below significance thresholds	No mitigation required		
Noise	Increase in noise along roadway segments, affecting noise-sensitive land uses (primarily residential) (slightly less than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Potential exposure of the RV park/campground, residential land uses, and the NRMA to noise from the public safety and peace officer training areas	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Revised Alternative 7 (continued)				
Hazardous Materials and Toxic Waste	Exposure to hazardous materials including asbestos and lead-based paints	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Potential for interference with remedial actions at landfill site	Limit development to that which is consistent with landfill ROD and landfill cap design	Final SEIS, pg. 5-91	Army and UC or FORA
Ordnance and Explosives	Exposure to unexploded ordnance and explosives (slightly greater than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Risk to construction workers at planned development sites bordering the inland range (slightly greater than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Vegetation Resources-- Common and Special Native Biological Communities	Loss or Degradation of Common and Special Native Biological Communities due to development	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Loss of populations and habitat of special-status plant and wildlife due to development	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Losses of biological resources beyond those described in the original February 1994 HMP due to the proposed road network	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Overall losses of biological resources beyond those described in the original February 1994 HMP	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Visual Resources	Reduced visual unity and intactness for some visually sensitive areas resulting from short- and long-term construction impacts (slightly less than Alternative 7)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
	Alterations of views of former Fort Ord from SR1 and 68 and the Salinas Valley	No mitigation required		

Action (issue area)	Impact	Mitigation Measure	Location Where Mitigation Described	Implementation Responsibility
Revised Alternative 7 (continued)				
Visual Resources (continued)	Contribution to regional urbanization of the Greater Monterey Bay region.	No mitigation required		
Cultural Resources	Potential to adversely affect the visual character of National Register of Historic Places - eligible property (East Garrison)	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7
Coastal Resources	Potential increase in urban pollutant loading of Monterey Bay sanctuary	Same as Alternative 7	Same as Alternative 7	Same as Alternative 7

Impacts Unique to Alternative 8*

	Increased contaminants in urban runoff from golf courses	Use onsite control or treatment of storm runoff at golf courses	Final SEIS, pg. 5-127	FORA
	Conversion of an additional 70-80 acres of area identified as habitat reserve to some other use	Implement mitigation measures agreed to by the Army, USFWS, UC, and FORA on March 15 and 28, 1996, and the April 1997 HMP	Final SEIS, Appendix D	Army and FORA
	Potential degradation of habitat in areas adjacent to the landfill golf course	Implement mitigation measures agreed to by the Army, USFWS, UC, and FORA on March 15 and 28, 1996, and the April 1997 HMP	Final SEIS, Appendix D	Army and FORA
	Golf course uses incompatible with current remediation plans at former landfill site	Retain groundwater hydrologist to investigate effects of increased recharge	Final SEIS, pg. 5-129	FORA, City of Marina
		Provide funding and modify landfill caps to protect public health and safety	Final SEIS, pg. 5-129	FORA, City of Marina

* The basewide environmental impacts of Alternative 8 are the same as those described for Alternative 7 in this table except for the unique impacts described above. Minor variations in the numbers associated with socioeconomic and air quality impacts are identified in the text of Section 5.0 of the final Supplemental EIS. Mitigation measures described for Alternative 7 also apply to Alternative 8.

Table 3. Conditions Contained in the Army's Coastal Zone Management Act Consistency Determinations

Biological Resources

The Army has completed and the U.S. Fish and Wildlife Service has approved the April 1997 Multispecies Habitat Management Plan (HMP). The Army will implement the HMP to assure the protection of sensitive habitat and sensitive species occurring on Fort Ord.

Soil Resources

The Army will implement a Multispecies Habitat Management Plan to control soil erosion and its effects on sensitive habitat and sensitive species occurring on Fort Ord.

The Army will work with local communities and agencies requesting lands to assist them in reducing the intensity of their reuse plans and formulating measures for the communities to consider and implement as mitigation for potential effects on coastal zone resources, including soil resources.

Water Resources

The reuse of former Fort Ord lands will be planned and implemented in coordination with the Monterey County Water Resources Agency (MCWRA) and other appropriate agencies to ensure adequate water supplies for all reuse areas. Initial priority will be given to coastal zone lands, including coastal-dependent agricultural and visitor-serving uses. The initial phase of development will use existing water supplies in excess of Army and coastal needs. Subsequent phases will be based on the availability of new water sources. The quantity of water required for coastal zone agricultural uses outside the former Fort Ord in the initial phase is assumed to be historical use levels. For the former Fort Ord coastal zone uses, the amount of water required will be determined in coordination with the ultimate recipient of the former Fort Ord coastal zone land (expected to be the California Department of Parks and Recreation). For other reuses, water demand estimates developed for the final EIS and the Supplemental EIS will be updated as reuse plans are defined. FORA has developed and coordinated a water allocation plan for reuse based on the short-term water supply available as a result of the Army/MCWRA agreement.

Stormwater and Wastewater

The Army will obtain all necessary permits to protect the resources of the coastal zone, hereby mitigating potential hazardous effects during contaminated site cleanup.

Traffic and Circulation

As the communities' final reuse plan is developed, a traffic study will be undertaken by the cities of Del Rey Oaks, Marina, Monterey, Salinas, Sand City, and Seaside and Monterey Counties, in coordination with the Transportation Agency for Monterey County, to assess the cumulative effects of the planned uses on area roadways. If the traffic study shows that development will exceed approved local, Clean Air Act, or Coastal Zone Management Act standards, transportation supply and demand will be balanced to avoid these conflicts. This traffic study also will consider the potential hindrance to visitor accessibility to the former Fort Ord coastal zone caused by traffic congestion. Actions to be taken by the cities of Del Rey Oaks, Marina, Monterey, Salinas, Sand City, and Seaside and Monterey Counties to balance supply and demand may include, but not be limited to, modifying development intensities, improving infrastructure, adopting land use measures to reduce the number of vehicle trips, and providing alternative transportation modes to reduce vehicle trips. The widening of State Highway 1 will be considered as a means of eliminating congestion only after full evaluation of the alternatives, comprehensive environmental analysis, and California Coastal Commission review.

Air Quality

Prior to ownership transfer, the Army will comply with EPA guidelines and Army policy on remediation of asbestos in buildings where asbestos has been identified.

During cleanup of hazardous waste and unexploded ordnance, the Army will apply dust suppressants, minimize ground disturbance, cover materials transported offsite, stop earth-moving activities during high winds, and seed and water inactive areas to control airborne pollutants.

The Army will implement measures to limit nitrogen oxide emissions from motor vehicles during building renovation or construction activities associated with the Presidio of Monterey Annex, that have the potential for significant nitrogen oxide emissions.

Visual Resources

To protect the visual buffer between the former Fort Ord coastal zone and the inland areas of the former Fort Ord, the

landscaping and natural landform screening immediately east of State Highway 1 will be maintained and enhanced by the local reuse entities where necessary.

To protect views from the coastal zone and State Highway 1, any resort hotel constructed in the vicinity of the existing Fort Ord golf courses will be located away from the ridge line at a lower elevation.