

Table of Contents

Executive Summary	ES-1
INTRODUCTION	ES-1
PROPOSED ACTION	ES-1
ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES	ES-4
Proposed Action	ES-4
No Action	ES-8
Preferred Action	ES-8
Mitigation Responsibility	ES-8
Section 1.0 Purpose, Need, and Scope	1-1
1.1 PURPOSE AND NEED	1-1
1.2 SCOPE	1-1
1.3 ACTIONS ANALYZED	1-2
1.4 PUBLIC INVOLVEMENT	1-2
1.4.1 Notice of Intent	1-2
1.4.2 Scoping Process	1-5
1.4.3 Public Workshops	1-6
1.4.4 Coordination with Reuse Committees	1-7
1.4.5 Draft Environmental Impact Statement	1-7
1.4.6 Public Hearing	1-7
1.4.7 Final Environmental Impact Statement	1-8
1.4.8 Contaminated Site Remediation	1-8
Section 2.0 Proposed Action	2-1
2.1 INTRODUCTION	2-1
2.1.1 Mission	2-1
2.1.2 Location	2-2
2.1.3 Realignment of Personnel and Functions	2-2
2.2 PRE-DISPOSAL ACTIONS	2-2
2.2.1 Caretaker (No Action Alternative)	2-2
2.2.2 Contaminated Site Cleanup	2-7
2.2.3 Interim Uses	2-8
2.3 DISPOSAL	2-11
2.3.1 Real Estate Disposal Process	2-11
2.3.2 Parcels	2-13
2.3.3 Infrastructure	2-13
2.4 ESTABLISHMENT OF PRESIDIO OF MONTEREY ANNEX	2-15
2.5 RETENTION OF RESERVE CENTER	2-17
2.6 REUSE	2-18
2.6.1 Reuse Development Process	2-18
2.6.2 Agency/Task Force Involvement	2-19
2.6.3 Development of Reuse Alternatives	2-20
2.7 LOCAL REUSE PLANNING STATUS	2-26
2.7.1 Introduction	2-26
2.7.2 Monterey County	2-26

2.7.3	City of Marina	2-26
2.7.4	City of Seaside	2-27
2.7.5	Fort Ord Task Force	2-27
2.7.6	Fort Ord Reuse Group	2-27
2.7.7	California State University	2-27
2.7.8	State Route 68 Project	2-28
2.7.9	Salinas Westside/Fort Ord Multimodal Transportation Corridor Study	2-28
Section 3.0	Alternatives	3-1
3.1	INTRODUCTION	3-1
3.2	ESTABLISHMENT OF PRESIDIO OF MONTEREY ANNEX	3-1
3.2.1	Army's Proposed Presidio of Monterey Annex	3-1
3.2.2	City of Seaside's Recommended Presidio of Monterey Annex	3-1
3.3	RETENTION OF RESERVE CENTER	3-2
3.4	REUSE	3-2
3.4.1	Alternative 1: High-Intensity Mixed Use	3-3
3.4.2	Alternative 2: Medium-Intensity Mixed Use	3-5
3.4.3	Alternative 3: Low-Intensity Mixed Use	3-6
3.4.4	Alternative 4: Institutional Use	3-7
3.4.5	Alternative 5: Open Space	3-8
3.4.6	Alternative 6R: Anticipated Reuse (Revised)	3-8
3.4.7	Potential Hospital Operation	3-12
3.5	NO ACTION	3-13
3.6	PREFERRED ACTION	3-13
Section 4.0	Affected Environment	4-1
	SETTING	4-1
4.1	LAND USE	4-3
4.1.1	Installation Land Uses	4-3
4.1.2	Adjacent Land Uses	4-3
4.1.3	Relevant Plans and Policies	4-6
4.2	SOCIOECONOMICS	4-7
4.2.1	Population and Housing	4-7
4.2.2	Regional Economy	4-16
4.2.3	Social Services	4-22
4.2.4	Schools	4-27
4.2.5	Recreation	4-28
4.3	SOILS, GEOLOGY, TOPOGRAPHY, AND SEISMICITY	4-31
4.3.1	Soil and Geologic Ecosystem Relationships	4-31
4.3.2	Erosion	4-31
4.3.3	Topography	4-38
4.3.4	Agriculture/Horticulture	4-38
4.3.5	Engineering Uses	4-38
4.3.6	Seismic Hazards	4-43
4.3.7	Toxic Contaminants and Live Ordnance	4-44
4.4	PUBLIC SERVICES AND UTILITIES	4-45
4.4.1	Wastewater	4-45
4.4.2	Solid Waste	4-45
4.4.3	Telephone Service	4-46
4.4.4	Gas and Electric Service	4-46
4.4.5	Cable Television	4-50

4.4.6 Storm Drainage System	4-50
4.4.7 Water Distribution System	4-51
4.5 WATER RESOURCES	4-53
4.5.1 Hydrology and Water Quality	4-53
4.5.2 Water Supply and Demand	4-56
4.6 PUBLIC HEALTH AND SAFETY	4-61
4.6.1 Law Enforcement	4-61
4.6.2 Fire Protection	4-61
4.6.3 Medical Services	4-61
4.6.4 Emergency Medical Services	4-63
4.6.5 Seismic Safety	4-63
4.7 TRAFFIC AND CIRCULATION	4-65
4.7.1 Definition of Terms	4-65
4.7.2 Analysis Approach	4-67
4.7.3 Level of Service Standards	4-64
4.7.4 Existing Volumes and Level of Service	4-64
4.8 AIR QUALITY	4-66
4.9 NOISE	4-72
4.10 HAZARDOUS AND TOXIC WASTE SITE REMEDIATION	4-77
4.10.1 Regulation of Hazardous Materials and Waste	4-77
4.10.2 Historic Storage and Disposal of Hazardous Waste	4-77
4.10.3 Source Areas of Hazardous and Toxic Waste	4-78
4.10.4 Site Characterization and Remedial Investigations	4-81
4.11 VEGETATION, WILDLIFE, AND WETLAND RESOURCES	4-88
4.11.1 Overview of the Biological Resources at Fort Ord	4-88
4.11.2 Biological Communities	4-88
4.11.3 Special-Status Biological Resources	4-91
4.11.4 Vegetation Management Programs	4-107
4.12 VISUAL RESOURCES	4-120
4.12.1 Introduction	4-120
4.12.2 Methodology	4-120
4.12.3 Visual Resources and Character	4-122
4.13 CULTURAL RESOURCES	4-124
4.13.1 Base Realignment and Closure Programmatic Agreement	4-124
4.13.2 Background	4-124
4.13.3 Summary of Fort Ord Cultural Resource Investigations	4-125
4.13.4 Base Realignment and Closure Cultural Resource Studies	4-126
4.14 COASTAL RESOURCES	4-130
4.14.1 Coastal Zone Management Act	4-130
4.14.2 California Coastal Act and California Coastal Commission	4-130
4.14.3 Other Coastal Protection Designations	4-131
4.15 MONTEREY BAY NATIONAL MARINE SANCTUARY	4-132
5.0 Environmental and Socioeconomic Consequences	5-1
5.1 INTRODUCTION	5-1
5.2 PRE-DISPOSAL ACTIONS	5-2
5.2.1 Caretaker (No Action Alternative)	5-2
5.2.2 Contaminated Sites	5-4
5.2.3 Interim Use	5-12
5.3 DISPOSAL PROCESS	5-15

5.4 ESTABLISHMENT OF PRESIDIO OF MONTEREY ANNEX	5-18
5.4.1 Army's Presidio of Monterey Annex	5-18
5.4.2 City of Seaside's Recommended Presidio of Monterey Annex	5-23
5.6 REUSE ALTERNATIVES	5-25
5.6.1 Alternative 1: High-Intensity Mixed Use	5-26
5.6.2 Alternative 2: Medium-Intensity Mixed Use	5-48
5.6.3 Alternative 3: Low-Intensity Mixed Use	5-66
5.6.4 Alternative 4: Institutional Use	5-98
5.6.5 Alternative 5: Open Space	5-108
5.6.7 Alternative 6: Anticipated Reuse (Revised)	5-120
Section 6.0 Detailed Analysis of Revised Alternative 6	6-1
6.1 LAND USE	6-3
6.1.1 Introduction	6-3
6.1.2 Disposal Impacts	6-3
6.1.3 Reuse Impacts	6-3
6.1.4 Cumulative Effects	6-6
6.1.5 Summary Comparison of Reuse Alternatives	6-6
6.2 SOCIOECONOMICS	6-7
6.2.1 Population and Housing	6-7
6.2.2 Regional Economy	6-9
6.2.3 Social Services	6-10
6.2.4 Schools	6-11
6.2.5 Recreation	6-14
6.2.6 Cumulative Effects	6-14
6.2.7 Summary Comparison of Reuse Alternatives	6-18
6.3 SOILS, GEOLOGY, TOPOGRAPHY, AND SEISMICITY	6-27
6.3.1 Introduction	6-27
6.3.2 Disposal Impacts	6-27
6.3.3 Reuse Impacts	6-27
6.3.4 Cumulative Effects	6-31
6.3.5 Summary Comparison of Reuse Alternatives	6-31
6.4 PUBLIC SERVICES AND UTILITIES	6-32
6.4.1 Wastewater	6-32
6.4.2 Solid Waste	6-38
6.4.3 Telephone Service	6-40
6.4.4 Gas and Electric Service	6-43
6.4.5 Cable Television	6-45
6.4.6 Storm Drainage System	6-47
6.4.7 Water Distribution Infrastructure	6-50
6.5 WATER RESOURCES	6-52
6.5.1 Hydrology and Water Quality	6-52
6.5.2 Water Supply and Demand	6-56
6.6 PUBLIC HEALTH AND SAFETY	6-60
6.6.1 Law Enforcement	6-60
6.6.2 Fire Protection	6-63
6.6.3 Medical Services	6-66
6.6.4 Emergency Medical Services	6-67
6.6.5 Seismic Safety	6-69
6.7 TRAFFIC AND CIRCULATION	6-71
6.7.1 Introduction	6-71
6.7.2 Disposal Impacts	6-71

6.7.3 Reuse Impacts	6-71
6.7.4 Cumulative Effects	6-74
6.7.5 Summary Comparison of Reuse Alternatives	6-74
6.8 AIR QUALITY	6-74
6.8.1 Introduction	6-74
6.8.2 Disposal Impacts	6-75
6.8.3 Reuse Impacts	6-76
6.8.4 Cumulative Effects	6-76
6.8.5 Summary Comparison of Reuse Alternatives	6-77
6.9 NOISE	6-77
6.9.1 Introduction	6-77
6.9.2 Disposal Impacts	6-85
6.9.3 Reuse Impacts	6-89
6.9.4 Cumulative Effects	6-95
6.9.5 Summary Comparison of Reuse Alternatives	6-96
6.10 HAZARDOUS AND TOXIC WASTE SITE REMEDIATION	6-97
6.10.1 Introduction	6-97
6.10.2 Disposal Impacts	6-97
6.10.3 Reuse Impacts	6-99
6.10.4 Cumulative Effects	6-100
6.10.5 Summary Comparison of Reuse Alternatives	6-100
6.11 VEGETATION, WILDLIFE, AND WETLAND RESOURCES	6-100
6.11.1 Introduction	6-100
6.11.2 Disposal Impacts	6-105
6.11.3 Reuse Impacts	6-106
6.11.4 Cumulative Effects	6-130
6.11.5 Summary Comparison of Reuse Alternatives	6-131
6.12 VISUAL RESOURCES	6-132
6.12.1 Introduction	6-132
6.12.2 Disposal Impacts	6-132
6.12.3 Reuse Impacts	6-132
6.12.4 Cumulative Effects	6-134
6.12.5 Summary Comparison of Reuse Alternatives	6-134
6.13 CULTURAL RESOURCES	6-134
6.13.1 Introduction	6-134
6.13.2 Disposal Impacts	6-134
6.13.3 Reuse Impacts	6-135
6.13.4 Cumulative Effects	6-136
6.13.5 Summary Comparison of Reuse Alternatives	6-136
6.14 COASTAL RESOURCES	6-136
6.14.1 Introduction	6-136
6.14.2 Disposal Impacts	6-137
6.14.3 Reuse Impacts	6-137
6.14.4 Cumulative Effects	6-139
6.14.5 Summary Comparison of Reuse Alternatives	6-139
6.15 MONTEREY BAY NATIONAL MARINE SANCTUARY	6-140
6.15.1 Introduction	6-140
6.15.2 Disposal Impacts	6-140
6.15.3 Reuse Impacts	6-140
6.15.4 Cumulative Effects	6-143
6.15.5 Summary Comparison of Reuse Alternatives	6-143

6.16 POTENTIAL HOSPITAL OPERATION	6-143
6.16.1 Combined-Care Facility Scenario	6-143
6.16.2 Outpatient Facility Scenario	6-144
6.17 SECONDARY AND CUMULATIVE EFFECTS OF REUSE IN NO PROPOSED USE AREAS	6-146
6.17.1 Introduction	6-146
6.17.2 Land Use	6-146
6.17.3 Socioeconomics	6-147
6.17.4 Soils, Geography, Topography, and Seismicity	6-148
6.17.5 Public Services and Utilities	6-148
6.17.6 Water Resources	6-149
6.17.7 Public Health and Safety	6-150
6.17.8 Traffic and Circulation	6-150
6.17.9 Air Quality	6-150
6.17.10 Noise	6-151
6.17.11 Hazardous and Toxic Waste Site Remediation	6-151
6.17.12 Vegetation, Wildlife, and Wetland Resources	6-151
6.17.13 Visual Resources	6-152
6.17.14 Cultural	6-153
6.16.15 Coastal Resources	6-153
6.17.16 Monterey Bay National Marine Sanctuary	6-153
 Section 7.0 References	7-1
 Section 8.0 List of Preparers	8-1
 Section 9.0 Persons Consulted	9-1
 Section 10.0 Distribution List	10-1
 Index	End of Document
 List of Acronyms	End of Document

List of Tables

	Page
Summary	List of Impacts by Reuse Alternative for Each Issue Area 5-133
2-1	Proposed Presidio of Monterey Annex Space Allocation 2-17
3-1	Alternative 1: High-Intensity Mixed Use 3-15
3-2	Alternative 1: High-Intensity Mixed Use Subalternative A: No Presidio of Monterey Annex/No Reserve Center 3-17
3-3	Alternative 1: High-Intensity Mixed Use Subalternative B: Seaside's Recommended Presidio of Monterey Annex/No Reserve Center 3-19
3-4	Alternative 1: High-Intensity Mixed Use Subalternative C: Partial Variation of High-Intensity Mixed Use 3-21
3-5	Alternative 2: Medium-Intensity Mixed Use 3-23
3-6	Alternative 2: Medium-Intensity Mixed Use Subalternative A: No Presidio of Monterey Annex/No Reserve Center 3-25
3-7	Alternative 2: Medium-Intensity Mixed Use Subalternative B: Seaside's Recommended Presidio of Monterey Annex 3-27
3-8	Alternative 3: Low-Intensity Mixed Use 3-29
3-9	Alternative 4: Institutional Use 3-30
3-10	Alternative 5: Open Space 3-31
3-11	Alternative 5: Open Space Subalternative A: No Presidio of Monterey Annex/No Reserve Center 3-32
3-12	Alternative 6R: Anticipated Reuse (Revised) 3-33
4.1-1	Existing Land Uses on Fort Ord 4-4
4.2-1	Historical and Projected Population of Monterey County and Cities with Monterey County 4-9
4.2-2	Residence Locations of Retired Military Personnel within a 60-Mile Radius from Fort Ord 4-11

4.2-3	Distribution of Existing Occupied Monterey County Housing by Type and Tenure	4-12
4.2-4	Inventory of Existing Housing at Fort Ord	4-13
4.2-5	Vacancy Status of Existing Monterey County Housing Units (1990)	4-15
4.2-6	Ownership and Rental Affordability in Monterey County	4-16
4.2-7	Jobs/Housing Ratios and Housing Costs in Monterey County in 1990	4-17
4.2-8	Estimated Number of Jobs by Industry in Monterey County, 1980-1990	4-18
4.2-9	Monterey County Civilian Labor Force Employment and Unemployment	4-18
4.2-10	Monterey County Output by Industry Aggregations	4-19
4.2-11	Distribution of Monterey County Earnings by Industry in 1988	4-20
4.2-12	City Budget Revenue Information for Fiscal Year 1992-1993	4-21
4.2-13	Beneficiary Population Residing in the Silas B. Hays Army Community Hospital Catchment Area	4-24
4.2-14	Utilization of Medical Services at Silas B. Hays Army Community Hospital during Fiscal Year 1990	4-25
4.2-15	Size and Occupancy Data for Hospitals Available to Military Medical Beneficiaries	4-26
4.5-1	Water Quality of Fort Ord Wells	4-58
4.5-2	Local Contributions to Groundwater Recharge and Pumpage in the Vicinity of Fort Ord	4-59
4.7-1	Level of Service Descriptions for Roadway Segments at Fort Ord	4-65
4.7-2	Summary of Existing Roadway Segment Levels of Service	4-69
4.8-1	Total Criteria Pollutant Emissions - All Sources	4-72
4.8-2	Total Criteria Pollutant Emissions - Permitted Sources	4-74
4.8-3	Permitted versus Total Existing Fort Ord Emissions	4-75
4.9-1	Weighted Sound Levels and Human Response	4-78
4.10-1	Identified Investigation Sites for Hazardous Materials at Fort Ord, California	4-89
4.11-1	Habitat Acreage at Fort Ord	4-96

4.11-2	Federally Listed, Proposed, and Candidate Plant Species Identified at Fort Ord during 1992 Surveys and the Relationship of Fort Ord to known Distributions	4-100
4.11-3	Acres of Habitat Occupied by Special-Status Plant Species at Fort Ord	4-105
4.11-4	Federally Listed, Proposed, and Candidate Terrestrial and Freshwater Wildlife Species Known to Occur or Potentially Occurring at Fort Ord	4-106
4.11-5	Special-Status Wildlife Species Known to Occur in the Marine Environment in Monterey Bay	4-112
4.12-1	Visual Quality Ratings for Land Cover Types at Fort Ord	4-130
4.13-1	Fort Ord Preliminary List of Potential National Register-Eligible Buildings	4-136
5-1	Infrastructure and Utilities Required to Serve the Presidio of Monterey Annex	5-20
5-2	Criteria Used in Determining Significance of Impacts	5-30
5-3	Comparison of Net, Incremental Socioeconomic Changes at Buildout by Reuse Alternative	5-35
5-4	Schools and Recreation Impacts by Reuse Alternative	5-37
5-5	Public Services and Utilities Impacts by Reuse Alternative	5-38
5-6	Summary of Estimated Water Demand for Each Reuse Alternative	5-42
5-7	Public Health and Safety Impacts by Reuse Alternative	5-44
5-8	Comparison of Traffic Impacts by Reuse Alternative	5-45
5-9	Comparison of Air Emissions by Reuse Alternative	5-47
5-10	Comparison of Reuse Alternatives Relative to Noise	5-49
5-11	Vegetation, Wildlife, and Wetland Resources Impacts by Reuse Alternative	5-52
6.2-1	Estimated Additional Student Capacity Needed Per Reuse Alternative	6-13
6.2-2	Required Development Park Acreage by Reuse Alternative	6-15
6.2-3	Proposed Developed and Undeveloped Recreational Area by Reuse Alternative	6-16
6.2-4	Projected Countywide Population and Housing Estimates by Reuse Alternative	6-24

6.2-5	Projected Countywide Employment, Output, and Personal Income Estimates by Reuse Alternative	6-25
6.4-1	Estimated Total Wastewater Flow and Necessary Capacity	6-33
6.8-1	Construction Emissions by Reuse Alternative	6-78
6.8-2	Total Operational Emissions Associated with Each Reuse Alternative	6-79
6.8-3	Predicted Worst-Case Carbon Monoxide Levels in Parts Per Million	6-81
6.8-4	Fort Ord Population Projections	6-84
6.9-1	Land Use Compatibility Criteria Used in Evaluation of Noise Impacts	6-86
6.9-2	Land Uses Potentially Containing Sources of Noise	6-87
6.9-3	Distance Attenuation for Noise Near a Construction Site	6-88
6.11-1	Acreage of Habitat Affected by Alternative	6-107
6.11-2	Loss of Occupied Habitat of Special-Status Plant Species by Reuse Alternative	6-113
6.11-3	Approximate Habitat Losses for Special-Status and Special-Interest Wildlife Species by Reuse Alternative	6-116
6.11-4	Loss of Perennial and Intermittent Streams and Potential Waters of the United States by Reuse Alternative	6-129

List of Figures

Figure		Page
ES-I	Processes Associated with Fort Ord Disposal and Reuse	ES-3
1-1	Processes Associated with Fort Ord Disposal and Reuse	1-3
1-2	Environmental Impact Statement Public Involvement Process	1-4
2-1	Regional Location	2-3
2-2	Location of Cities Surrounding Fort Ord	2-4
2-3	Local Jurisdictional Boundaries Surrounding Fort Ord	2-5
2-4	Installation Locator Map	2-6
2-5	Areas Defined as Potentially Clean at Fort Ord	2-9
2-6	Process for Identifying CERCLA and CERFA Parcels for Remediation	2-10
2-7	Block Diagram of Real Property Disposal Process	2-12
2-8	Army's Proposed Presidio of Monterey Annex and Reserve Center	Follows 2-16
2-9	Requests Received through the Federal, State, and Local Real Estate Screening Process	2-22
2-10	Building Requests Received through the Real Estate Screening Process	Follows 2-22
3-1	Alternative 1: High-Intensity Mixed Use	Follows 3-14
3-2	Alternative 1: High-Intensity Mixed Use Subalternative A: No Presidio of Monterey Annex/No Reserve Center	Follows 3-16
3-3	City of Seaside's Recommended Presidio of Monterey Annex	Follows 3-18
3-4	Alternative 1: High-Intensity Mixed Use Subalternative B: Seaside's Recommended Presidio of Monterey Annex/No Reserve Center	Follows 3-18
3-5	Alternative 1: High-Intensity Mixed Use Subalternative C: Partial Variation of High-Intensity Mixed Use	Follows 3-20

3-6	Alternative 2: Medium-Intensity Mixed Use	Follows 3-22
3-7	Alternative 2: Medium-Intensity Mixed Use Subalternative A: No Presidio of Monterey Annex/No Reserve Center	Follows 3-24
3-8	Alternative 2: Medium-Intensity Mixed Use Subalternative B: Seaside's Recommended Presidio of Monterey Annex	Follows 3-26
3-9	Alternative 3: Low-Intensity Mixed Use	Follows 3-28
3-10	Alternative 4: Institutional Use	Follows 3-30
3-11	McKinney Homeless Assistance Act Proposed Areas of Interest	Follows 3-30
3-12	Alternative 5: Open Space	Follows 3-30
3-13	Alternative 5: Open Space Subalternative A: No Presidio of Monterey Annex/No Reserve Center	Follows 3-32
3-14	Alternative 6R: Anticipated Reuse (Revised)	Follows 3-34
4.1-1	Fort Ord Existing Land Use Map	Follows 4-4
4.1-2	Main Garrison Map	Follows 4-4
4.2-1	Historical Projected Population of Monterey County and Affected Cities	4-8
4.2-2	Historical Vacancy Rates in Monterey County 1980-1990	4-14
4.3-1	Surficial Geology and Fault Lines of Fort Ord	4-32
4.3-2	Major Soil Series and Types at Fort Ord	4-33
4.3-3	Water and Coastal Erosion Potential at Fort Ord	4-35
4.3-4	Erosion on Cutbank and Downslope of a Roadway, Aromas Formation on Fort Ord	4-36
4.3-5	Extensive Stream Channel Gullying, Paso Robles Formation on Fort Ord	4-36
4.3-6	Result of Stream Channel Gullying in Conjunction with a Road, Paso Robles Formation on Fort Ord	4-37
4.3-7	Existing Landslide, Paso Robles Formation on Fort Ord	4-37
4.3-8	Slope Map at Fort Ord	4-39
4.3-9	Soils with Low Strength at Fort Ord	4-40
4.3-10	Soils with High Shrink-Swell Potential at Fort Ord	4-41

4.3-11	Soils with Excavation Caving and Piping Potential at Fort Ord	4-42
4.4-1	PG&E Gas and Electricity Transmission Lines and Storm Drain Outfalls through Fort Ord	4-47
4.4-2	Primary Gas Transmission Lines and Metering Stations/ PG&E Service Areas at Fort Ord	4-48
4.4-3	Primary Electric Transmission Lines and Metering Stations/ PG&E Service Areas at Fort Ord	4-49
4.5-1	Hydrogeologic Conditions in the Fort Ord Vicinity	4-54
4.7-1	Fort Ord Traffic Study Area	4-66
4.9-1	Noise Impact Zones at Fort Ord	4-79
4.9-2	Monterey Peninsula Airport Noise Contours	4-80
4.10-1	General Types of Operations Associated with Hazardous Waste and Unexploded Ordnance	4-85
4.10-2	Expected Locations of Unexploded Ordnance at Fort Ord	4-86
4.10-3	Site Map for Remedial Investigation/Feasibility Study	Follows 4-88
4.10-4	Comparison of Federal Facilities Agreement Schedule and Proposed Accelerated Schedule	4-93
4.11-1	Biological Communities at Fort Ord	Follows 4-116
4.11-2	Potential Jurisdictional Wetlands and Other Waters of the U.S. at Fort Ord	Follows 4-116
4.11-3	Known Distribution of Sand Gilia at Fort Ord	4-117
4.11-4	Known Distribution of Sand Gilia near Fort Ord	4-118
4.11-5	Known Distribution of Monterey Spineflower at Fort Ord	4-119
4.11-6	Known Distribution of Monterey Spineflower near Fort Ord	4-120
4.11-7	Known Distribution of Robust Spineflower at Fort Ord	4-121
4.11-8	Known Distribution of Robust Spineflower near Fort Ord	4-122
4.11-9	Known Distribution of Seaside Bird's-Beak at Fort Ord	4-123
4.11-10	Known Distribution of Seaside Bird's-Beak near Fort Ord	4-124
4.11-11	Known Locations of Special-Status Wildlife Species at Fort Ord	Follows 4-124

4.11-12	Known Locations of Plant and Butterfly Reserve Areas at Fort Ord	4-125
4.11-13	General Locations of Significant Natural Areas at Fort Ord	4-127
4.11-14	Principal Sea Otter, Seal, and Sea Lion Areas of Concentration and Seabird Nesting Areas in Monterey Bay Area	4-132
4.12-1	Visual Distance Zones	Follows 4-132
4.12-2	Visual Quality	Follows 4-132
4.12-3	Visual Impact Sensitivity	Follows 4-132
4.13-1	Fort Ord Geophysical Strata	4-137
4.13-2	Fort Ord 100% Coverage High Probability	4-138
4.15-1	Monterey Bay National Marine Sanctuary	4-142
6.2-1	Comparison of Population under Existing Conditions to Population under Reuse Alternative 1 through Alternative 6R	6-19
6.2-2	Comparison of Housing under Existing Conditions to Housing under Reuse Alternative 1 through Alternative 6R	6-20
6.2-3	Comparison of Output under Existing Conditions to Output under Reuse Alternative 1 through Alternative 6R	6-21
6.2-4	Comparison of Income under Existing Conditions to Income under Reuse Alternative 1 through Alternative 6R	6-22
6.2-5	Comparison of Employment under Existing Conditions to Employment under Reuse Alternative 1 through Alternative 6R	6-23
6.11-1	Presumed Development and Open Space Areas within the Proposed Agri-Center for Revised Alternative 6	6-101
6.12-1	Visual Impact Potential of Revised Alternative 6	Follows 6-132
6.17-1	Assumed Uses for No Proposed Use Areas in Revised Alternative 6 ..	Follows 6-144