

Section 2.0 Proposed Action

2.1 INTRODUCTION

The Defense Base Closure and Realignment Act of 1990 (1990 Base Closure Act) directs the closure of Fort Ord, California, and the relocation of the 7th Infantry Division (Light) (IDL) to Fort Lewis, Washington, by October 1, 1997. As indicated in Section 1.2, the 1990 Base Closure Act exempted the closure decision and action from National Environmental Policy Act (NEPA) analysis. Subsequently the Conference Report for House Resolution 2100 (HR 2100), for the National Defense Act for Fiscal Years 1992 and 1993, directed the Army to proceed immediately with an environmental impact statement (EIS) for the disposal and reuse of Fort Ord specifically addressing socioeconomic effects of the Army relocating from the Monterey Bay area. These two legislative actions have helped define the proposed action for this EIS and the level of impact analysis required to support the action.

The proposed action analyzed in this EIS is the disposal of excess property made available by the closure of Fort Ord, with the retention of the Reserve Center and establishment of a Presidio of Monterey (POM) annex. The socioeconomic impacts of relocating the active Army from the Fort Ord community are analyzed in this EIS, following the requirements of the conference report for HR 2100. Reasonable alternative uses of the property after disposal are identified and evaluated.

2.1.1 Mission

Fort Ord is operated as a permanent installation of Headquarters, Department of the Army, Forces Command (FORSCOM). The primary mission of Fort Ord is to train troops, but it also serves to provide command, administration, and logistical support on the installation, and other functions necessary to operate and maintain facilities at Fort Ord and its subinstallations, the Presidio of Monterey, Fort Hunter Liggett, and Camp Roberts. It also supports active Army tenant units and other activities as assigned, attached, or stationed, including satellite activities off the installation.

The principal unit assigned to Fort Ord is the 7th IDL. The major function of the Fort Ord mission is to maintain the 7th IDL in a state of readiness that ensures that national defense requirements will be fulfilled. Other components of Fort Ord's mission include the following:

- Organize, train, and equip all assigned and attached units and individuals to perform assigned duties.
- Provide for the operation, safety, security, administration, education and training, procurement support, service, maintenance and supply of all individuals, units, and activities assigned, attached, or under the command of the installation.
- Support Army reserve components in conducting training and mobilization.
- Plan for accomplishment of domestic emergency missions as directed.
- Support the Test and Experimentation Command Center on Fort Ord, Fort Hunter Liggett, and the Defense Language Institute (DLI) on the Presidio of Monterey.

2.1.2 Location

Fort Ord is an Army installation located along the Pacific Ocean in northern Monterey County, California approximately 100 miles south of San Francisco (Figure 2-1). Fort Ord occupies approximately 28,000 acres or 43 square miles adjacent to Monterey Bay (a national marine sanctuary) and the Cities of Marina, Seaside, Sand City, Del Rey Oaks, and Monterey (Figures 2-2 and 2-3). Figure 2-4 is a locator map for the installation. The Southern Pacific Railroad and SR 1 (also known as State Route 1) cross the western section of Fort Ord, separating the beachfront from the majority of the installation. Fort Ord is bound on the east by undeveloped land.

Of the total Fort Ord acreage, 73% (approximately 20,000 acres) is in unincorporated Monterey County, 15% (approximately 4,100 acres) is within the Seaside city limits, and 12% (approximately 3,400 acres) is within the Marina city limits. Refer to Section 4.0, "Setting", for more detail.

2.1.3 Realignment of Personnel and Functions

The Army plans to make the following realignment of personnel and functions to implement requirements of the 1990 Base Closure Act at Fort Ord:

- The 7th IDL will relocate to Fort Lewis, Washington; the Army will transfer responsibility of all off-installation properties and area support, tenants will relocate, and the Army will dispose of excess property.
- Fort Hunter Liggett will become a subinstallation of Fort Lewis, Washington.
- The Presidio of Monterey will become a U.S. Army Training and Doctrine Command (TRADOC) installation.
- Forces Command will retain the reserve center complex located on 12 acres of Fort Ord at the corner of Reservation and Imjin Roads. Fort Lewis will become the owner.
- A portion of Fort Ord will be retained by the Army to provide operations support to the remaining military services in the Monterey area. This enclave is referred to as the POM annex because its major recipient of support is the Presidio of Monterey. The POM annex and its resources will be transferred to TRADOC on closure of Fort Ord.

2.2 PRE-DISPOSAL ACTIONS

2.2.1 Caretaker (No Action Alternative)

As the 7th IDL realigns from Fort Ord, the Army will place structures, utilities, and operation and maintenance systems into a caretaker status until property disposal decisions are implemented. Caretaker status is defined by Army regulation as "the minimum required staffing to maintain an installation in a state of repair that maintains safety, security, and health standards." If environmental restoration is not accelerated and complete disposal is not possible, the Army may retain segments of the lands remaining outside the POM annex and reserve center in a caretaker status.

The transition from current conditions at Fort Ord to a caretaker condition and eventually to disposal is a continuum that is not easily separated into distinct components. This is especially true when a specific

Figure 2-1
Regional Location

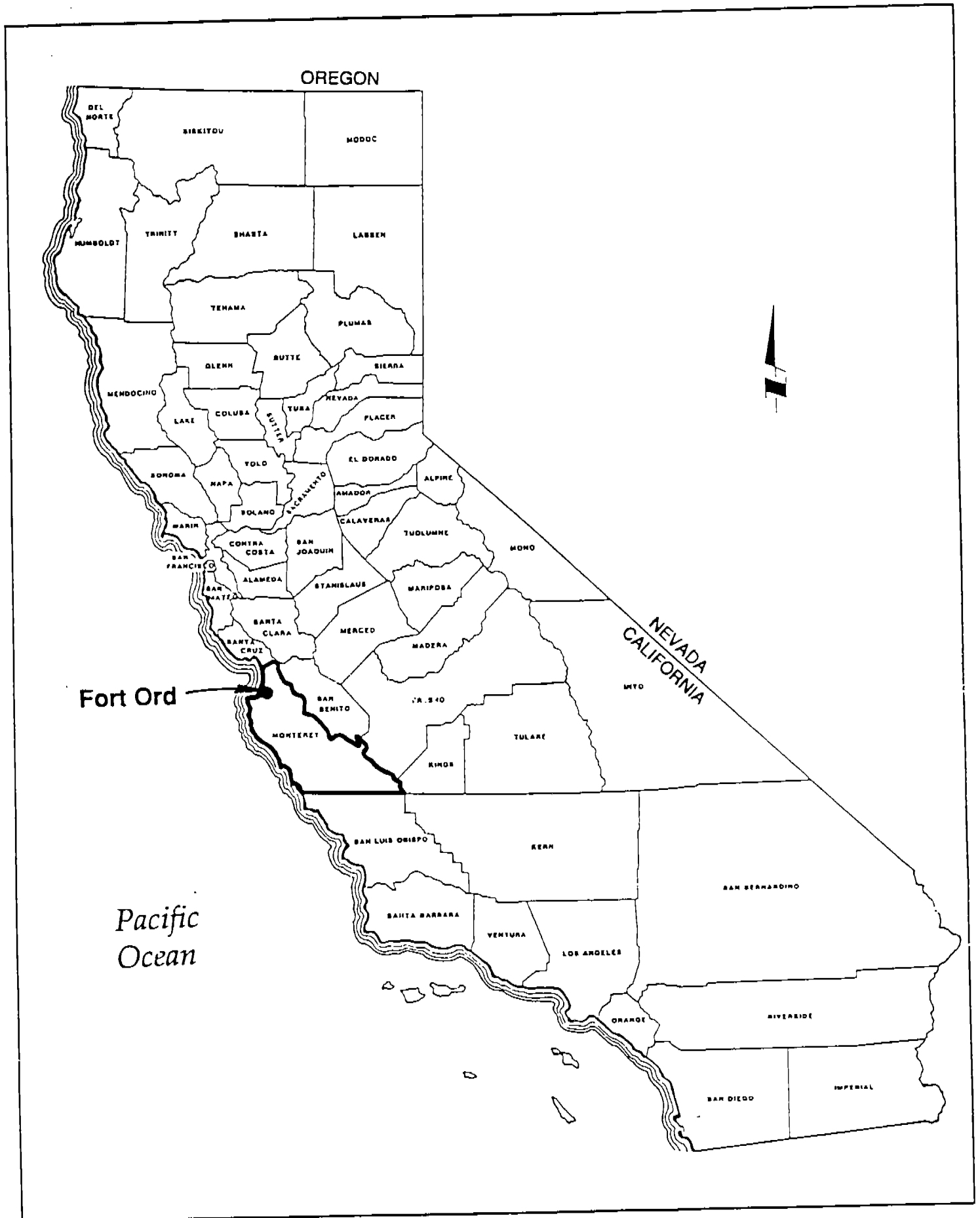


Figure 2-2
Location of Cities Surrounding Fort Ord

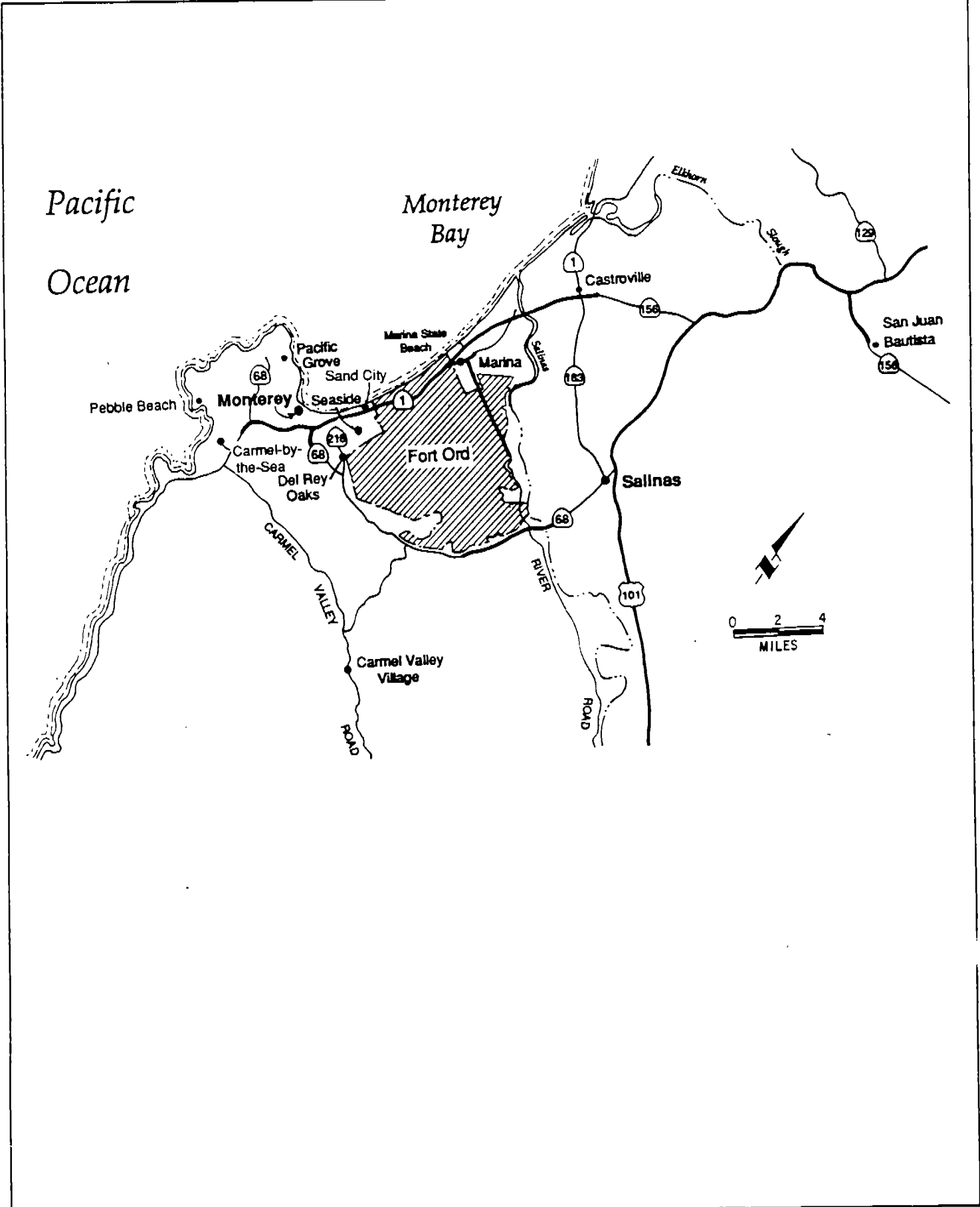


Figure 2-3
 Local Jurisdictional Boundaries Surrounding Fort Ord

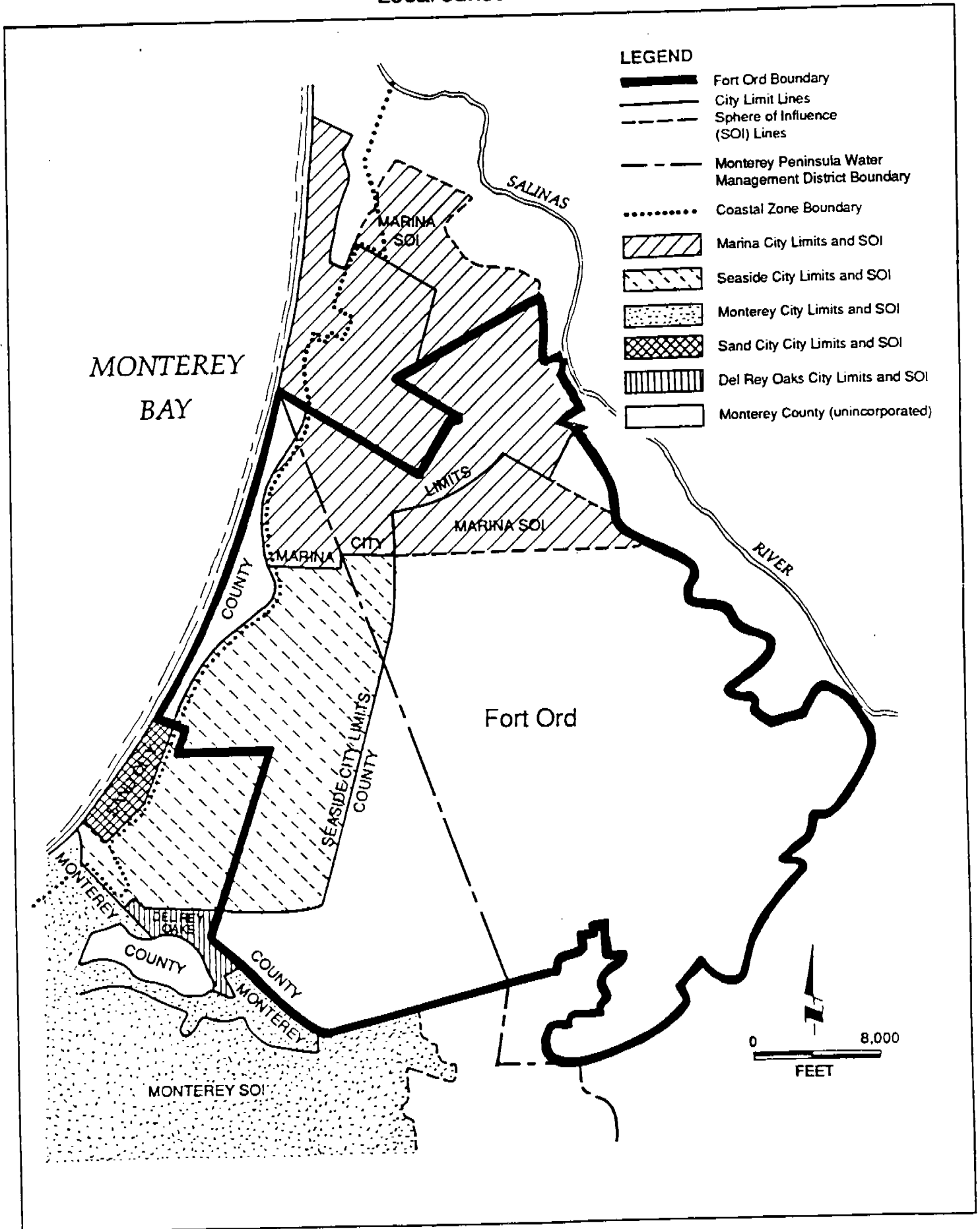
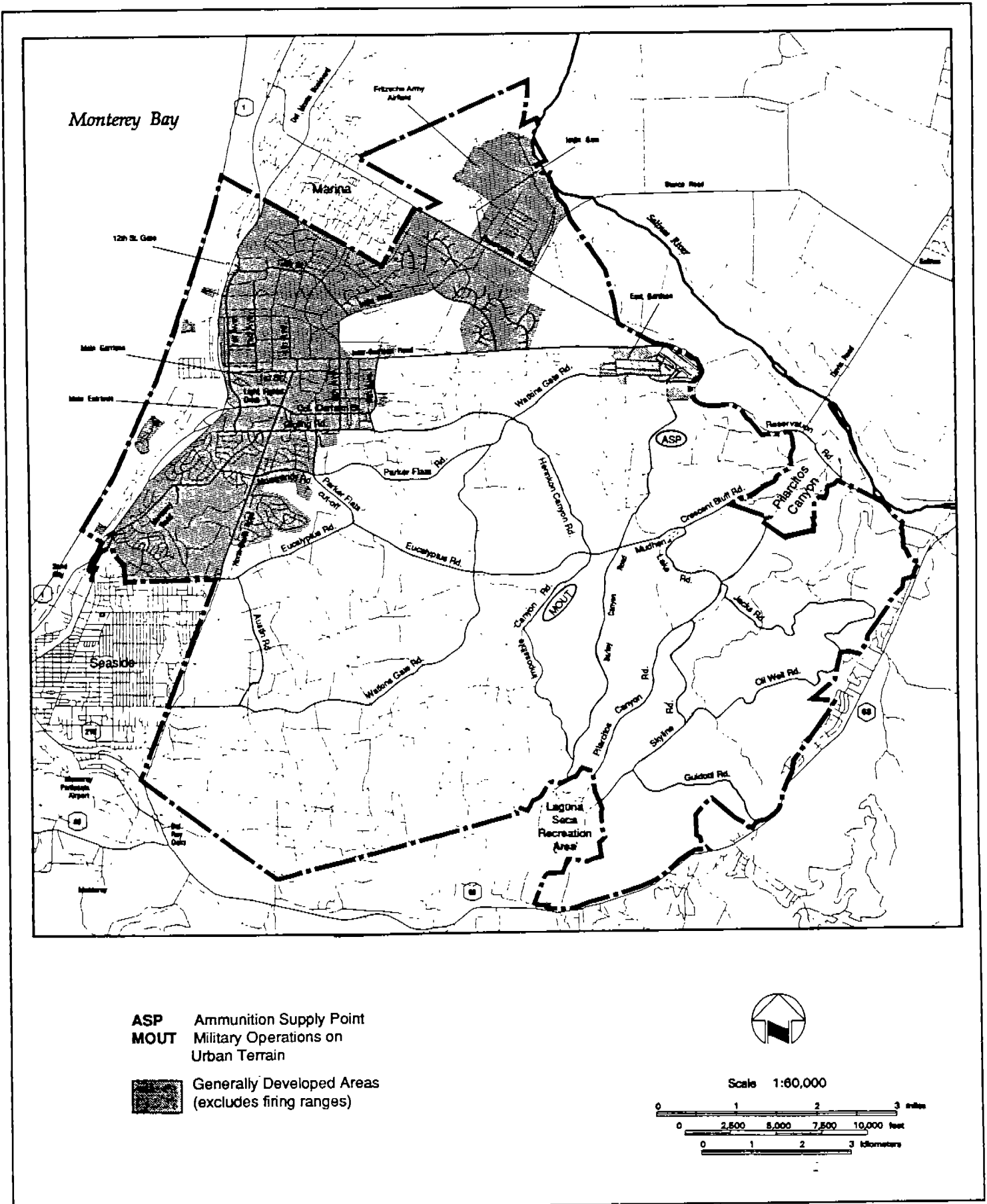



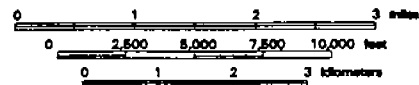
Figure 2-4
Installation Locator Map



- ASP** Ammunition Supply Point
- MOUT** Military Operations on Urban Terrain
-  Generally Developed Areas (excludes firing ranges)



Scale 1:60,000



disposal action has not been determined and the effects of ongoing remediation on the timing of disposal are not known.

Actions planned to implement the caretaker operation include:

- All utility systems (i.e., water, wastewater, electric, natural gas, telecommunications, roads, and storm drainage) will be left intact and will receive periodic inspection and maintenance to the extent necessary to avoid irreparable deterioration; periodic use of these systems will occur as necessary to avoid deterioration.
- Unoccupied structures will be stabilized as appropriate for the anticipated period of vacancy.
- Landscape maintenance around unoccupied structures will continue periodically as necessary to protect the structure from fire or prevent nuisance conditions.
- Access will be maintained onto the installation to service and maintain publicly or privately owned utility or infrastructure systems.
- Public access onto the installation will be severely restricted; fishing, hunting and woodcutting programs will cease; and occasional public access onto the installation for large-scale events, such as dog trials, bicycle races, trail rides, and scouting jamborees, will cease.
- Installation security patrols and maintenance of security systems will continue; perimeter fences will be maintained and additional interior fencing around toxic and hazardous waste sites may be added, depending on the length of time that Fort Ord is in caretaker status.
- Fire department protection, structural and wildland, will be provided within and outside the POM annex. Additionally, a fire control program will continue, including maintenance of perimeter and interior fire breaks, periodic controlled burns, and an annual fire training program.
- Grazing leases and outgrants for telecommunications equipment will continue on a year-to-year basis.
- Land management programs, such as pest control, erosion control, tree removal, and protection of threatened or endangered species, will continue as needed to support the reduced level of installation activity.
- Public access through the installation for occasional events at Laguna Seca Raceway will continue.
- Occasional public access for passive recreational events, such as birding and nature tours, will continue.

2.2.2 Contaminated Site Cleanup

Significant steps in preparing lands for disposal are the certification that lands are suitable for disposal and the cleanup of contaminated sites to the degree required by the proposed future use.

The entire Fort Ord installation is listed on the National Priorities List as a Superfund site. The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended by the Community Environmental Response Facilitation Act of 1992 (CERFA), requires the Army to identify clean parcels and to expedite the remedial investigation, feasibility study, and cleanup of potentially contaminated lands.

In cooperation with local communities, CERFA requires that the Army identify real property that offers the greatest opportunity for reuse and redevelopment where operations are terminating. The Army must identify uncontaminated property within 18 months through a process that includes record and title searches, inspection of the property and aerial photographs, interviews, and sampling if appropriate. The identification of clean parcels is complete when the concurrence of the administrator of the U.S. Environmental Protection Agency (EPA) is obtained. This process is underway at Fort Ord, and 17 parcels have been identified as potentially clean parcels (Figure 2-5). This process will be completed by April 1994.

A remedial investigation/feasibility study (RI/FS) is underway and is being expedited to facilitate transfer of real estate and reuse of the lands. As shown in Figure 2-6, land at Fort Ord will be placed into one of two categories: potentially contaminated or potentially uncontaminated. Potentially uncontaminated parcels are evaluated under CERFA for historical use to demonstrate to the lead regulatory agency (EPA) that the parcels are clean. With concurrence of the EPA, the parcels can be released for disposal. Although CERFA does not explicitly require the California Environmental Protection Agency's (Cal EPA's) concurrence, Cal EPA's Department of Toxic Substances Control will also be involved in the concurrence process.

An environmental assessment is conducted on potentially contaminated lands to confirm presence or absence of hazardous and toxic waste contamination. If the environmental assessment demonstrates that the parcel is clean or no threat to human health or the environment is present, a record of decision (ROD) is prepared and the land is made available for disposal. If contamination is present, the remedial process is completed culminating in a remedial action and potential deed restriction before land disposal.

The remedial action is considered taken when the construction and installation of an approved remedial design has been installed and the remedy has been demonstrated to the EPA administrator to be operating properly. Long-term pumping and treating or operation and maintenance after the remedial action is operating properly and successfully would not preclude transfer of the property with appropriate restrictions.

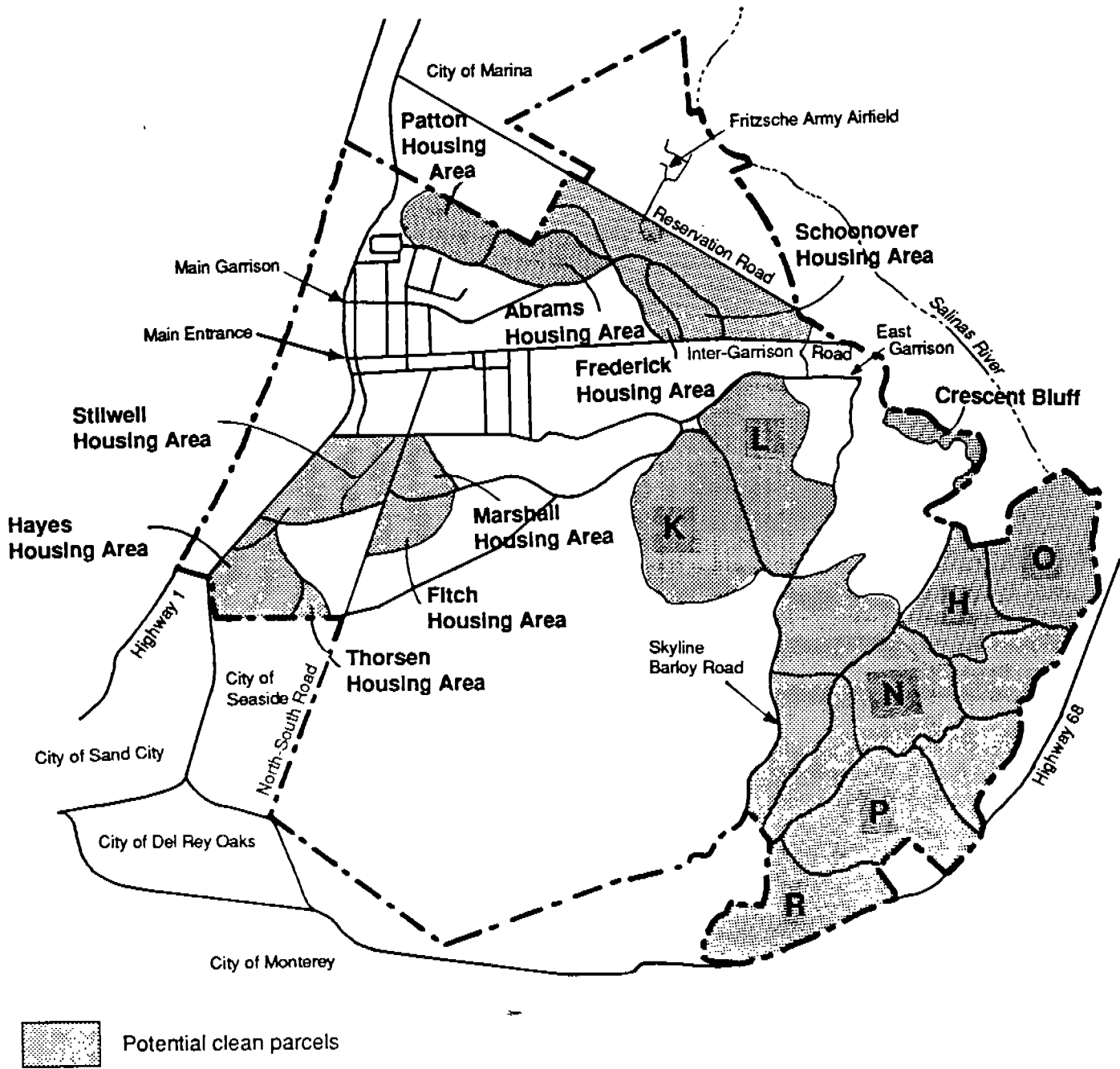
Remedial actions, including preparation of RI/FSs and corrective actions are being expedited to facilitate environmental protection and the sale or transfer of real property to mitigate adverse economic effects on the surrounding community. Fort Ord has prepared an action plan describing actions to be taken to expedite the processes described above. The action plan is a document incorporating CERFA and RI/FS activities (U.S. Army Corps of Engineers, Sacramento District 1992g).

2.2.3 Interim Uses

Predisposal use of real property by a non-Army entity is accomplished through real estate documentation, such as leases, licenses and permits (outgrants). The Army is conducting an analysis regarding "interim leasing", which will allow use of excess land before disposal. Organizations interested in interim use should apply directly to the installation and identify their requirements. Approval for such use will be staffed through the Army. The term of the lease will be for no more than 1 year, but may be renewed annually at the option of the Army.

Interim leases will not be granted until the ROD on the EIS is signed and the Army no longer has a need for property requested. Interim use cannot foreclose any future Army options and cannot irrevocably

Figure 2-5
Areas Defined as Potentially Clean at Fort Ord

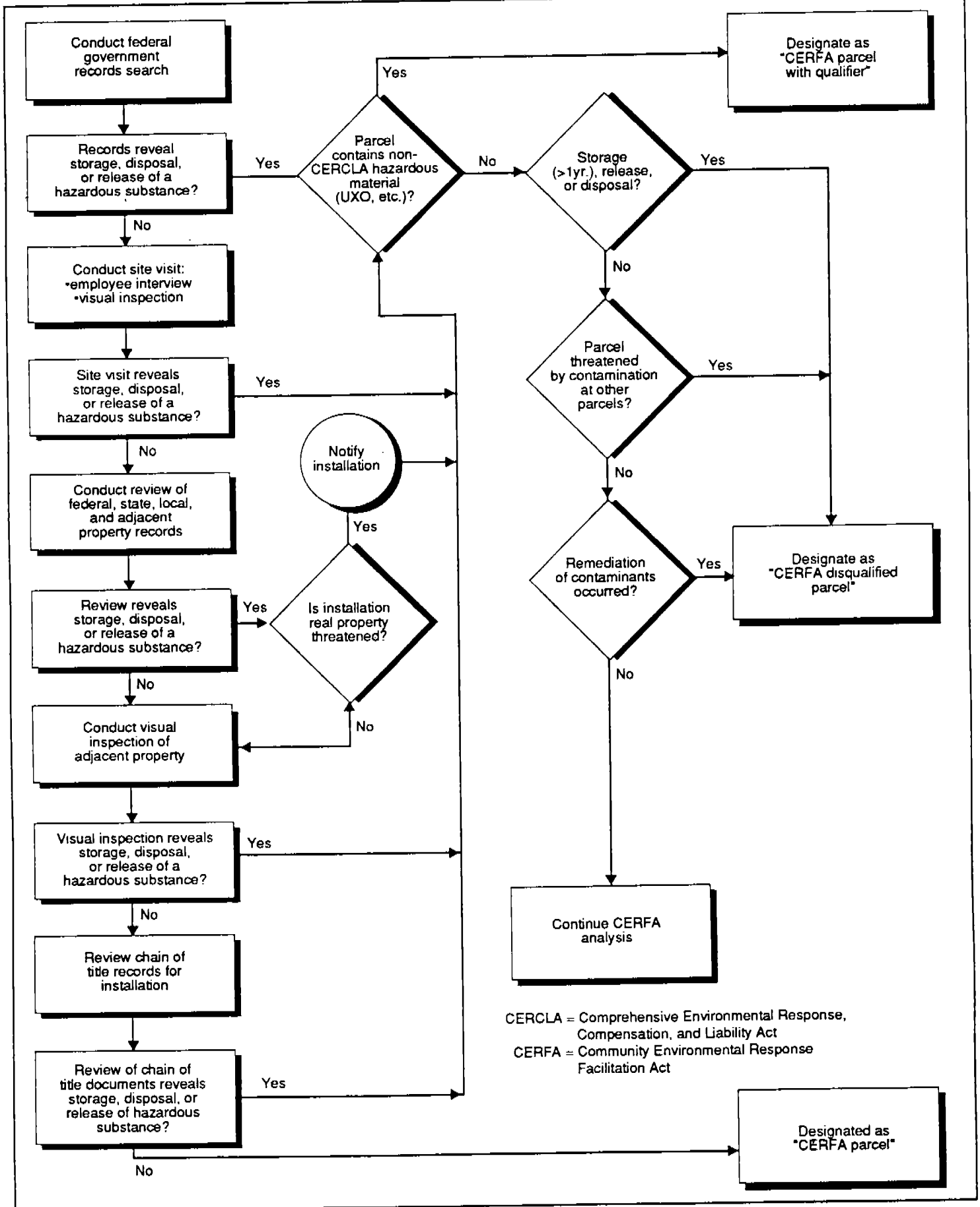


Note: This does not consider unexploded ordnance potential

Source: Harding Lawson Associates 1992

Figure 2-6

Process for Identifying CERCLA and CERFA Parcels for Remediation



or irreversibly commit resources. Interim uses could range from leasing buildings for residential office or storage purposes, to issuing permits for military and nonmilitary use of firing ranges and training areas.

2.3 DISPOSAL

2.3.1 Real Estate Disposal Process

After closure of Fort Ord, the Army plans to dispose of approximately 26,000 acres, or 95% of the installation. The remainder of the installation will be established as a POM annex and retained as a reserve center.

The process for disposal of Army properties involved in base realignment and closure (BRAC) is governed by the 1990 Base Closure Act; the Federal Property and Administrative Services Act of 1949, as amended; and federal property management regulations. In disposing of property, the Army also must comply with the Stewart B. McKinney Homeless Assistance Act (McKinney Act) and other laws and regulations (including Title 10 of the U.S. Code and Army regulations) affecting the disposition of federal real property. A block diagram of the real estate process is shown in Figure 2-7.

In general, the first step in the process is to screen real property no longer required by the Army with other departments and instrumentalities within the U.S. Department of Defense (DOD). The U.S. Coast Guard is considered in this step by special legislative authority. If no military requirements exist for the property, the second step is to offer the property to other federal agencies. If there is no federal need, the property is determined surplus. The third step is to screen the property for use by the homeless under provisions of the McKinney Homeless Assistance Act. The property is reported to the U.S. Department of Housing and Urban Development (HUD) for a determination of suitability for homeless assistance purposes. Upon a finding of suitability, availability of the property is determined by the Army. The Army must submit annual and quarterly reports to HUD on the status of the property. The HUD publishes suitability and availability determinations in the *Federal Register* on a quarterly basis. Each time suitable/available property is published in the *Federal Register*, 60-day "holding period" is triggered for homeless providers to express interest in the property. During these holding periods, the property is not available for any purpose other than to assist the homeless. If no homeless requirement exists for the property, the next step is to screen the property with state and local governments. If no state or local government requirements exist for the property, the Army can then make the property available for sale to the general public. Sale is usually accomplished competitively by auction or sealed bids.

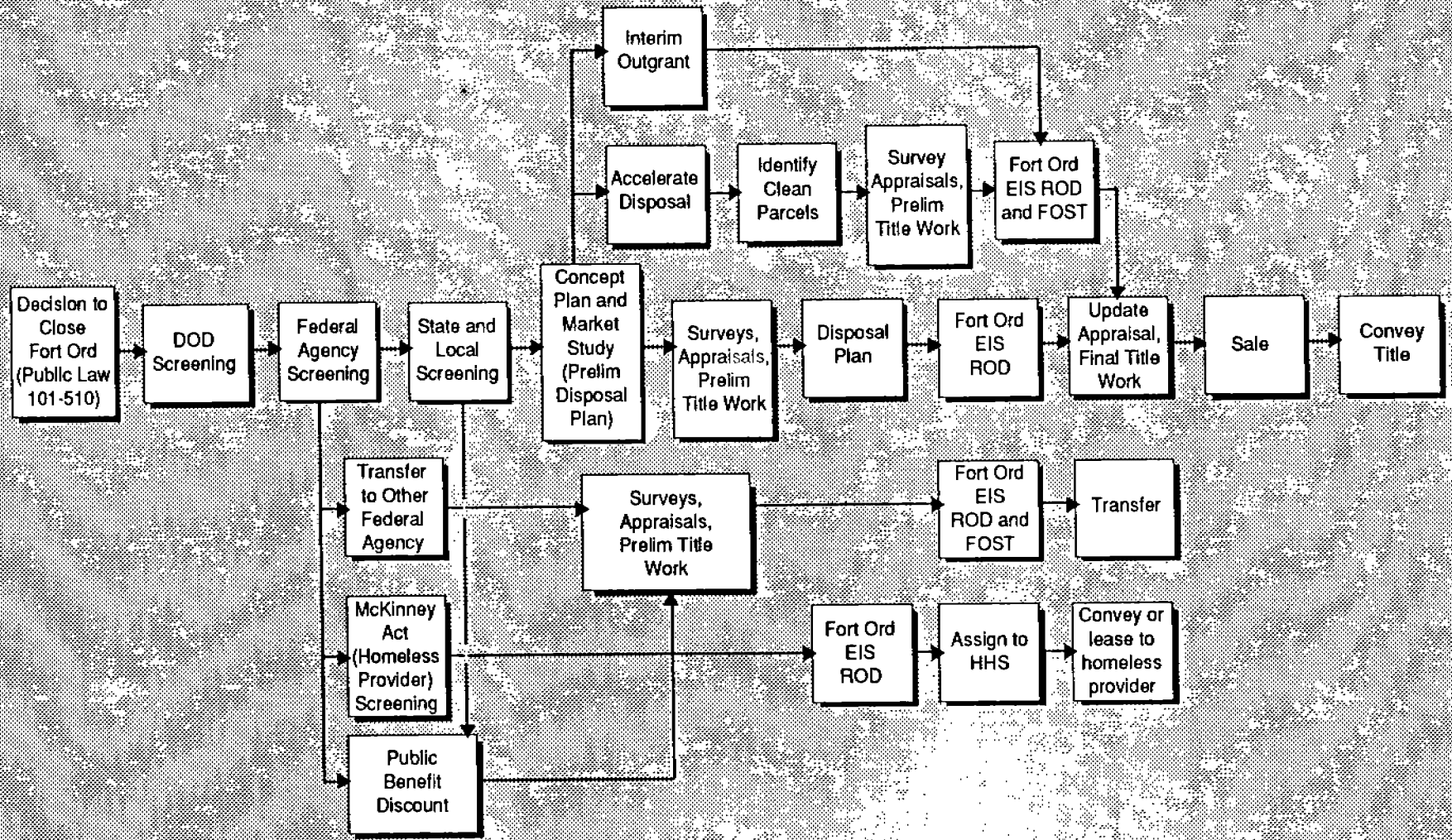
2.3.1.1 Real Estate Disposal Actions

After screening but before disposal, EPA must approve the proposal to dispose of clean parcels rather than Fort Ord as a whole. The Army must then determine the availability of clean parcels considering:

- management and protection of natural and cultural resources,
- clearing of live ordnance,
- hazardous and toxic waste cleanup, and
- decision regarding level of cleanup required for limited use parcels as opposed to unlimited use for clean parcels.

Block Diagram of Real Property Disposal Process

2-12



DOD - U.S. Department of Defense
EIS - environmental impact statement
FOST - Finding of Suitability for Transfer
HHS - U.S. Department of Health and Human Services
Prelim - preliminary
ROD - Record of Decision

2.3.1.2 Real Estate Disposal Methods

Methods used by the Army to dispose of real estate property are:

- **Transfer to Other Federal Agency.** The Army would transfer administrative or jurisdictional control to another federal agency.
- **Assignment Pursuant to McKinney Act.** The Army would assign the property to the U.S. Department of Health and Human Services, which would convey or lease the property to homeless providers.
- **Public Benefit Discount Conveyance.** State or local government entities may obtain property at less than fair market value when sponsored by a federal agency for uses that would benefit the public (i.e., health and education, parks and recreation, wildlife conservation, public health, and airport).
- **Negotiated Sale.** The Army would sell the property by negotiation to state and local agencies at fair market value. A sale could also be negotiated with private entities (i.e., existing third party leases).
- **Competitive Sale.** Sale to the public could occur through either an invitation for bids or an auction.

2.3.2 Parcels

As described in Section 2.2, there are at least two processes that might allow for early disposal of individual parcels at Fort Ord. Based on the assumption that one of these processes will be available, the Army is reviewing plans to initiate preparation of an Environmental Baseline Study for Transfer (EBST) and a Finding of Suitability for Transfer (FOST) for at least the 17 areas identified in Figure 2-5.

This early identification of clean parcels for accelerated disposal does not include any resource-based analyses and is not limited to the above areas. To expedite preparation of a FOST and an EBST, the Army will conduct preliminary assessment screenings at the selected areas.

2.3.3 Infrastructure

Studies being conducted by the Army have provided additional detail regarding the disposition of various infrastructure elements at Fort Ord. These details do not represent final decisions because engineering studies and negotiations with potential purveyors are needed for informed decision making. The information represents presently preferred approaches to disposal. The key elements include water supply and distribution, electricity and gas distribution, sewage collection and disposal, roads and street lights, solid waste collection and disposal, storm water collection and disposal, telephone service, and cable television service. Disposal of these systems will be made considering both the short-term and long-term service needs of the POM annex and the reserve center, and other uses that will eventually occupy excessed lands at Fort Ord.

Based on information and analysis compiled to date, the Army intends to dispose of its Fort Ord infrastructure as follows:

- **Water supply and distribution -** The existing well field, storage facilities, and distribution system will be retained in the short term to serve the annex, the reserve center, and any interim uses

granted prior to disposal. The Army will explore contracting for operation and maintenance of the system or forming a county services district. Studies will be completed to determine the condition and remaining life of the system, and portions of the system not expected to be used within the remaining life will be abandoned. In the long term, the Army intends to work cooperatively with local agencies to determine the appropriate water purveyor to serve the remaining military facilities and to take over operation of the existing water supply system. The Army does not intend to be the long-term purveyor of water service to the Fort Ord area.

- Electrical and gas supply and distribution - The existing gas and electrical systems will be retained in the short term to serve the annex, the reserve center, and any interim uses granted prior to disposal. The Army will explore contracting for operation and maintenance of the systems or forming a county services district and will conduct studies to determine the condition and remaining life of the systems. Portions of the systems that serve areas that are not expected to be reused during the remaining life will be abandoned. In the long term, the Army will split its POM annex system from the reuse area. Pacific Gas and Electric Company service will be retained in areas it already serves; franchising for POM annex service through the City of Seaside will be investigated.
- Sewage collection and disposal - The existing sewage collection and disposal system will be retained in the short term to provide service to the annex, the reserve center, and any interim uses granted prior to disposal. System condition and remaining life will be investigated, and portions of the system expected to be unused for the remaining life will be abandoned. Portions of the system that are retained will be upgraded as needed, and easements will be reserved for all facilities located outside the annex and the reserve center. In the long term, the Army will divide its POM annex system from any interim or short-term uses outside of the annex and dispose of the elements not needed for annex service. The jurisdiction receiving that infrastructure will be determined through the local land use decision-making process, consistent with Monterey County Local Agency Formation Commission (LAFCO) recommendations. The Army will consider turning over the POM annex system to the Seaside County Sanitation District.

The Army/Department of Defense will retain sufficient treatment plant capacity at the regional treatment facility to provide for future DOD requirements with an allowance for future expansion. The remainder of the Army's treatment allocation at the regional plant will either be transferred back to the Monterey Regional Water Pollution Control Agency (MRWPCA) or be transferred to new users outside the annex and reserve center. The financial implications of transfer back to MRWPCA are being investigated; transfer to new federal or federally sponsored users would be at no cost, while transfer to other local agency or private users would be for a negotiated cost. Allocation transfers would be subject to local review for consistency with local plans to implement the Clean Air Act.

- Roads and street lights - In the short term, the Army intends to retain the road and lighting system needed to support the POM annex and reserve center and to retain access to key infrastructure facilities outside the annex and reserve center. A study will be conducted to assess traffic patterns around the annex and determine road condition. Roads not needed to support the annex, reserve center, key facilities, or caretaker operations will be abandoned. Interim users outside the annex will be required to maintain access via routes other than through the annex. In the long term, the Army will abandon all roads not needed to support the annex or reserve center and will require all permanent uses outside the annex to retain their own access independent of the annex and reserve center.

- Telephone - The Army intends to continue to operate its telephone system for the annex and reserve center and to retain the system needed to serve interim uses for the short term. The remainder of the system will be abandoned. Interim users with long-term interest in the property will be encouraged to bring in separate telephone service as early as possible. Contracting for operation and maintenance with an outside purveyor will be explored. In the long term, the Army will replace the system needed for the annex and reserve center as adjacent reuse brings in new service. The telephone service will eventually be contracted directly with Pacific Bell or Seaside.
- Solid waste - In the short term, the Army intends to continue to receive solid waste service from the Carmel Marina Corporation (CMC). The existing transfer station will be closed as waste-generating activities are curtailed, but the household hazardous waste facility will be retained. Interim users will need to develop their own service consistent with the franchise agreements of Seaside and Marina. In the long term, the Army intends to comply with the Seaside franchising agreement with CMC as it relates to service for the POM annex and to negotiate a volume discount with Seaside for collection and disposal service once the current CMC contract expires. Users outside the annex and reserve center will manage their solid waste collection and disposal contracts consistent with Marina, Seaside, or Monterey County requirements.
- Storm drainage collection and disposal - The Army intends to continue to operate the storm drainage system serving the annex and reserve center for the short term. Drainage facilities on all roads, including abandoned roads, will be retained. A study will be conducted to assess the condition of the system needed to support the annex and reserve center. Interim users will be asked to share responsibility for maintenance of the system. In the longterm, the Army will deed the ownership, maintenance, and regulatory function of the storm drainage system to local communities.
- Cable television - In the short term the Army intends to negotiate an agreement with Coastside for continuation of cable service to the annex and reserve center. If the reduced service area is not acceptable to coastside, the Army will investigate developing a new contract with other purveyors who provide service in the installation area. Long-term service to the annex and reserve center is expected to remain with the purveyor selected for short-term service. Cable service for users outside of the Army areas will have to be consistent with the service agreements in existence with the Cities of Marina and Seaside or Monterey County.

2.4 ESTABLISHMENT OF PRESIDIO OF MONTEREY ANNEX

The Presidio of Monterey is located approximately 8 miles south of Fort Ord. Because it cannot accommodate all operations support functions onsite, many support facilities are housed on Fort Ord. The residual portion of Fort Ord retained by the Army needed to continue to provide support to the Presidio of Monterey is referred to as the POM annex.

To meet the goals identified above, the Army will retain control of the following elements at Fort Ord:

- Presidio of Monterey support: Includes the combined supporting engineer, maintenance, utilities, logistics, legal, information management, medical, contracting, and finance activities (requires 246,000 square feet [sf]).

- **Army family housing requirement:** Involves Army and DOD activities in the areas that have continuing requirement for 1,590 units of family housing; this would support the DLI school requirement.
- **Morale-welfare-recreation requirement:** Provides recreation facilities (e.g., youth centers, child development center, library, and recreation center) to the active and retired military population; few facilities in the area are accessible to the military (requires 329,000 sf).
- **Defense Language Institute School Support:** The DLI cannot support the entire requirement with existing facilities; administrative, housing, classroom, and dining facilities are required for an additional 500 students (requires 786,000 sf).
- **Local Department of Defense Requirements:** Army and DOD activities in the area are in leased space; they include Defense Manpower Data Center, Personal Security Research and Education Center, Army Research Institute, Logistics Assistance Office, and the Defense Reutilization and Marketing Office (requires 129,000 sf).

The DOD's proposed plans are to establish a POM annex of approximately 1,500 acres (5% of Fort Ord's approximately 28,000 acres) east and south of the installation's main entrance under military control (Figure 2-8). This does not include land and easements that will be required for access and utilities. The proposed POM annex includes the following facilities, which are summarized in Table 2-1, with further detail contained in Appendix D (Volume IV, Section 6.0): 1,590 housing units, including Fitch Park, Marshall Park, Stilwell Park, and Hayes Park housing areas; two schools (Marshall and Stilwell); post exchange/commissary complex; two 18-hole golf courses; and various other support facilities identified in Figure 2-8. The housing will be retained to house Navy, Coast Guard, and DLI students.

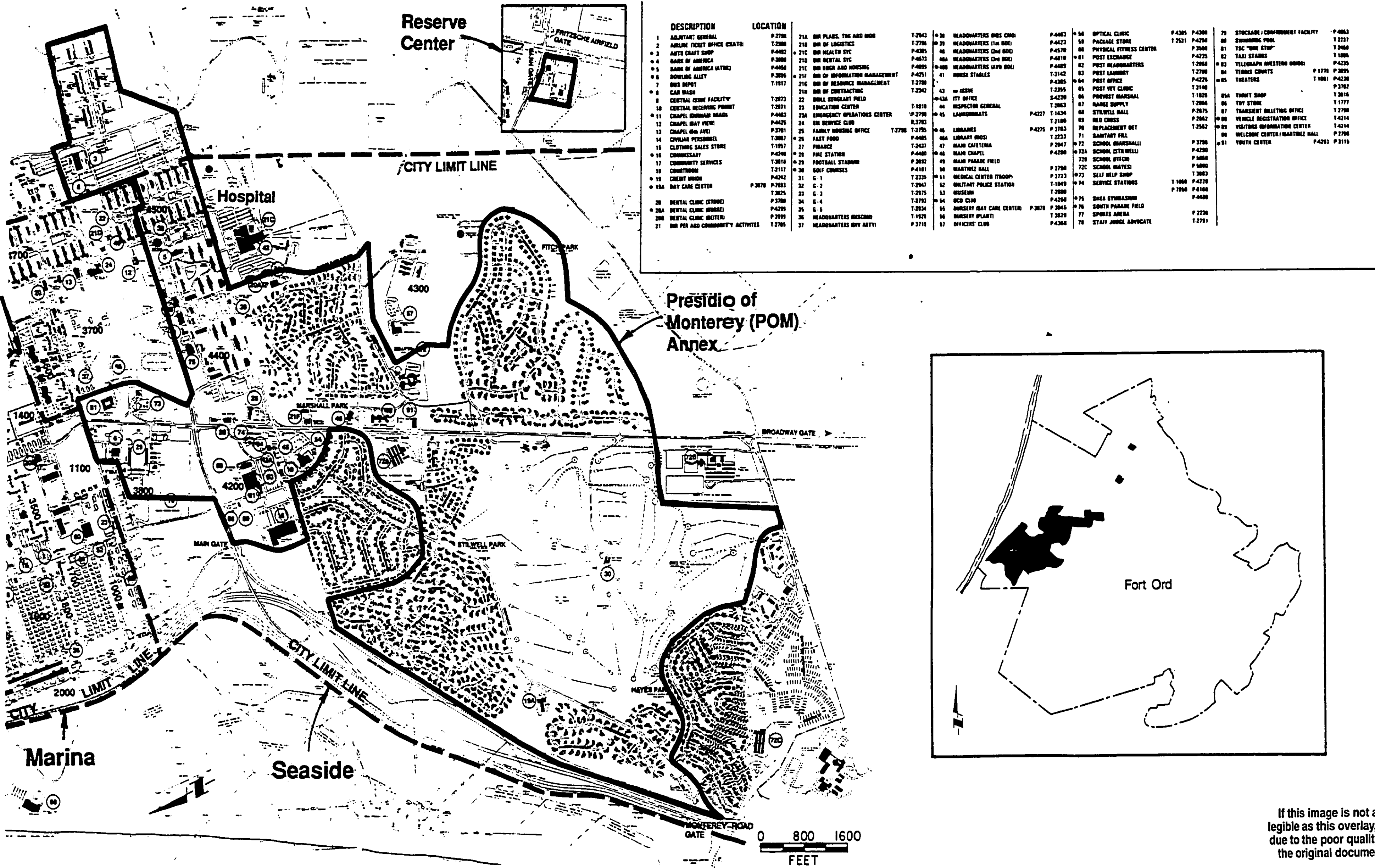
New construction is not proposed as part of establishing the POM annex. The Army will execute a project to renovate or convert 14 existing buildings, on the proposed POM annex. These facilities will house relocated installation operations activities for the Presidio of Monterey. This work will include renovation of administrative buildings, warehouses, maintenance shops, chemical storage areas, and cold storage areas. (Appendix D in Volume IV, Section 6.0, contains a list of facilities involved in the renovation and conversion project.)

The following 14 buildings are to be renovated: 4463, 4481, 4489, 4488, 4499, 4499A, 4512A, 4512B, 4418, 4448, 4490, 4491, 4423, and 4450. These buildings range in size from 1,883 to 19,354 square feet, totaling 134,400 square feet. Major effects of building modification activities, such as demolition and construction, could include generation of noise, air emissions, and hazardous waste.

It has not been determined whether the Silas B. Hays Army Community Hospital would be retained. For purposes of this EIS, the hospital will not be retained within the POM annex.

Figure 2-8

Army's Proposed Presidio of Monterey Annex and Reserve Center



If this image is not as legible as this overlay, it's due to the poor quality of the original document

Table 2-1. Proposed Presidio of Monterey Annex Space Allocation

Building Name	Gross Square Footage
Administration/operations	337,718
Bachelor officer quarters	243,522
Barracks	446,523
Bowling Alley	20,180
Credit Union	6,216
Community buildings	171,973
Commissary	111,313
Dining	34,197
Exchange	106,186
Gyms	26,122
Health/dental clinics	69,317
Maintenance	55,882
Restaurant/cafe	6,292
Service station	9,169
Warehouse	<u>105,900</u>
Total	1,750,510

2.5 RETENTION OF RESERVE CENTER

The DOD's proposed plans are to retain a 12-acre parcel of land with a 21,000-square foot reserve center, located at Imjin Gate near Reservation Road, under military control (Figure 2-8). The reserve center provides support functions to reservists (Army, Navy, Air Force, or Marines) for training. The reserve center operates during standard hours during the week and operates only on those weekends when training occurs. Access to the reserve center is through Imjin Gate. Many camouflage trucks are parked in the reserve center parking lot.

The reserve center is not contiguous with the proposed POM annex.

2.6 REUSE

2.6.1 Reuse Development Process

The primary focus of this EIS is evaluation of the action required by Congress, which is disposal of excess Fort Ord property after closure, an action to be taken by the Army. Reuse of the property, which is an action to be taken by others, is analyzed in this document as an indirect, or secondary, effect of executing this legislated action.

The reuse development process is evolving and plans are continuously being revised, and new plans may be forthcoming. The Army has identified five levels of development intensity to categorize foreseeable reuse alternatives. These categories are sufficiently defined to identify planning-level effects for consideration by the public and Army decision makers.

The five categories are:

- high-intensity mixed use,
- medium-intensity mixed use,
- low-intensity mixed use,
- institutional use, and
- open space use.

The process used to identify and develop foreseeable reuse alternatives is described in this section. Section 3.0, "Alternatives", defines the reuse alternatives analyzed. Development and refinement of reuse proposals will be a continuing process over the next few years. This EIS presents a range of reuse alternatives, which represent the range of options presented to the Army through scoping and public involvement. The environmental effects of those alternatives are qualitatively, and in some cases quantitatively, described. Followup environmental documentation may be required as appropriate by future users as details of reuse proposals become more specific. The Army plans no further analysis of future uses of the excess property.

The future use of the Fort Ord property as ownership changes from the Army to a yet unknown owner is an issue of significant interest to the impacted communities. The Army acknowledges its responsibility to assure, within the limits of its authority, that succeeding uses do not lessen the quality of the community life or degrade the environment. In so far as possible, steps will be taken to assure that succeeding owners protect historic or cultural resources, endangered species, wetlands, and other valuable resources.

The local governments are the zoning authorities of the future uses of the property, and may at any time change their decisions to meet the formulating and evolving goals of the community. This EIS presents a qualitative impact analysis of potential future uses without recommendation. The final decision will be made in the context of establishing legal requirements receiving a fair market value or providing maximum public benefit.

The Army looks to the local communities to take the lead in formulating and developing reuse proposals that satisfy local zoning, plans and requirements. The Office of Economic Adjustment of the DOD is presently working with the local committees to accomplish these goals. Regardless of the use intended by the succeeding owner, the Army will seek a fair market value for the excess land.

With the exception of a POM annex and a reserve center, the land within Fort Ord will be disposed by DOD making it available for reuse. Major factors that have influenced the range of reuse alternatives

considered in this EIS include the 1990 Base Closure Act, federal property management regulations, existing use of the facility, extent of environmental contamination, National Historic Preservation Act requirements, other environmental restrictions or constraints, zoning, and the real estate market. Ultimate reuse of the installation will depend on the result of the interaction of these factors.

The Army has been working cooperatively with federal, state, and local agencies and the Fort Ord Task Force to determine a broad range of reasonably foreseeable reuse alternatives for inclusion in the EIS. Following is a general description of the process used in developing the reuse alternatives analyzed in this EIS. Details of the development and definition of each reuse alternative are described further below and in Section 3.0, "Alternatives".

2.6.2 Agency/Task Force Involvement

2.6.2.1 Local Agency/Task Force Meetings

As described in Section 1.0, "Purpose, Need, and Scope", meetings were conducted by the Army from February 1992 to March 1993 as part of this effort. The agencies and organizations involved in these reuse meetings included Monterey County LAFCO and Monterey County Planning and Building Inspection Department; Cities of Del Rey Oaks, Marina, Monterey, Sand City, and Seaside; the Fort Ord Task Force (described below); the Fort Ord Reuse Group (FORG); and the Army.

The purpose of the reuse meetings was to work with the local agencies and task force to develop a wide range of reuse alternatives and define land uses and assumptions based on input contained in their vision plans. (Appendix E in Volume III contains the original vision plan maps of Monterey County; the Cities of Del Rey Oaks, Marina, Monterey, Sand City, and Seaside; and the task force.)

2.6.2.2 Fort Ord Task Force

The task force was originally commissioned by Congressman Leon Panetta to report on the reasons for closing Fort Ord and the likely impacts of closure on Monterey County. It includes federal, state, county, city, private sector, and general public representatives.

The task force began meeting in February 1991 to oppose the closure and determine the consequences of closure. After testifying at a regional hearing in San Francisco in May 1991, the task force began studying reuse and redevelopment of Fort Ord. By July 1991, an office in the City of Marina (supported by Monterey County) and seven advisory groups were established.

The task force is a consensus and advisory organization, not a decision-making organization, with the ultimate goal of developing a strategy for the reuse and redevelopment of Fort Ord. The strategy of the task force is to develop "a statement of community consensus regarding the reuse and redevelopment of Fort Ord to induce a series of prioritized alternatives with evaluations". The strategy will be used to develop an installation reuse plan, which contains the best use of the property, including the highest dollar value; ensures environmental considerations; and contains other implementation details.

2.6.2.3 Federal and State Agency Involvement

Because the federal and state real estate screening process had not been completed for inclusion in the draft EIS, the Army distributed a letter on April 17, 1992 to all federal agencies in the western United States and to all California state agencies to solicit potential interest in reusing portions of Fort Ord. Reuse proposals, support of other federal or state reuse proposals, or federal or state agency public-benefit sponsor proposals were received from eight federal agencies, six California state agencies, and seven other

agencies. The agencies that submitted these preliminary reuse proposals are listed below under Section 2.6.3.5, "Alternative 4: Institutional Use", and in Appendix F in Volume III.

On February 8, 1993, the state and local real estate screening had been completed. Alternative 6R incorporates all of the federal, state, and local screening requests. Requests were received from 3 federal agencies, 5 California state agencies, and 20 local agencies or institutions. A summary of the screening requests and copies of letters of intent received by the Army is contained in Volume V, "Real Estate Screening Requests", and is also presented in Section 2.6.3.7.

2.6.3 Development of Reuse Alternatives

This section describes the methodology and assumptions used to develop each reuse alternative. Local agencies and the Fort Ord Task Force were encouraged to submit vision plans for Fort Ord to the Army by May 27, 1992. From February to May 1992, the Army worked with the local agencies and the task force to present baseline information on land use, air quality, soils, and other physical attributes. Because the endangered species surveys had not been completed, the Army presented preliminary baseline information on biological resources.

The Army outlined assumptions needed from the local agencies to develop the reuse alternatives (i.e., land use map and summary; population, housing, and employment generation; circulation network; infrastructure plan; public service generation rates; roadway levels of service; and other information necessary to conduct the impact analysis). During this period, the county and the five cities worked cooperatively to develop common assumptions for use in the Army's EIS (Appendix Q in Volume III).

During development of the reuse alternatives, Monterey County LAFCO, in agreement with all of the local agencies and task force served as the liaison between the local agencies and the Army. By mid-May 1992, Monterey County LAFCO submitted to the Army a package containing the vision plans of the county, five cities, and the task force. This package contained the visions that resulted in the development of Alternatives 1, 2, and 3; subalternative C; and portions of Alternatives 4, 5, and 6 analyzed in this EIS (Appendix E in Volume III).

To develop the alternatives analyzed in this EIS, the Army examined each local alternative and formulated consistent land use categories. Because the land use categories received from the local agencies were specific in some alternatives but general in others, specific land uses were grouped into various broad land use categories by the Army to provide consistent land use designations for purposes of analysis.

In developing the reuse alternatives, the Army replaced specific reuse proposals with general land use categories (i.e., California State University expansion campus is designated as "university"); therefore, the alternatives do not indicate jurisdictional boundaries or other federal, state, or local agencies' proposals.

The following describes the agencies represented by reuse alternative.

2.6.3.1 Alternative 1: High-Intensity Mixed Use

This alternative generally represents the Fort Ord Economic Development Authority (FOEDA) vision for Cities of Marina and Seaside, the vision for the City of Sand City, information provided by the Cities of Del Rey Oaks and Monterey, and the county's vision for the remaining unincorporated area.

2.6.3.2 Subalternative C: Partial Variation of High-Intensity Mixed Use

This subalternative generally represents the FOEDA vision for the Cities of Marina and Seaside, which extends beyond the cities' existing jurisdictional boundaries, and the county's vision for remaining unincorporated area in the far eastern portion of the installation.

2.6.3.3 Alternative 2: Medium-Intensity Mixed Use

This alternative generally represents the county's vision in all of the unincorporated area and the FOEDA vision in the incorporated areas of the Cities of Marina and Seaside.

2.6.3.4 Alternative 3: Low-Intensity Mixed Use

This alternative generally represents the task force recommendation.

2.6.3.5 Alternative 4: Institutional Use

This alternative generally represents preliminary proposals received as a result of the April 17, 1992 letter sent by the Army from other federal and state agencies, including federal agencies (National Oceanic and Atmospheric Administration, National Parks Service, U.S. Bureau of Land Management, U.S. Department of Education, U.S. Department of Health and Human Services, U.S. Department of Justice, Federal Bureau of Prisons, and U.S. Fish and Wildlife Service), state agencies (California Coastal Conservancy; California Department of Fish and Game; California Department of Parks and Recreation; California Department of Transportation; California State University; and University of California), and other agencies (Goodwill Industries Vocational Rehabilitation Unit, Monterey County Housing Authority, Monterey County Parks Department, Monterey Institute of International Studies, Monterey Peninsula College, Monterey Peninsula Unified School District, and York School). This alternative also incorporates institutional uses from the vision plans proposed by the local agencies and task force.

Some proposals for reuse of undeveloped land did not specify a location. Most of these proposals could be classified as institutional and have been included with other institutional proposals. The locations of these reuse proposals were determined by avoiding areas specified in other proposals for institutional uses and by considering known environmental constraints.

2.6.3.6 Alternative 5: Open Space

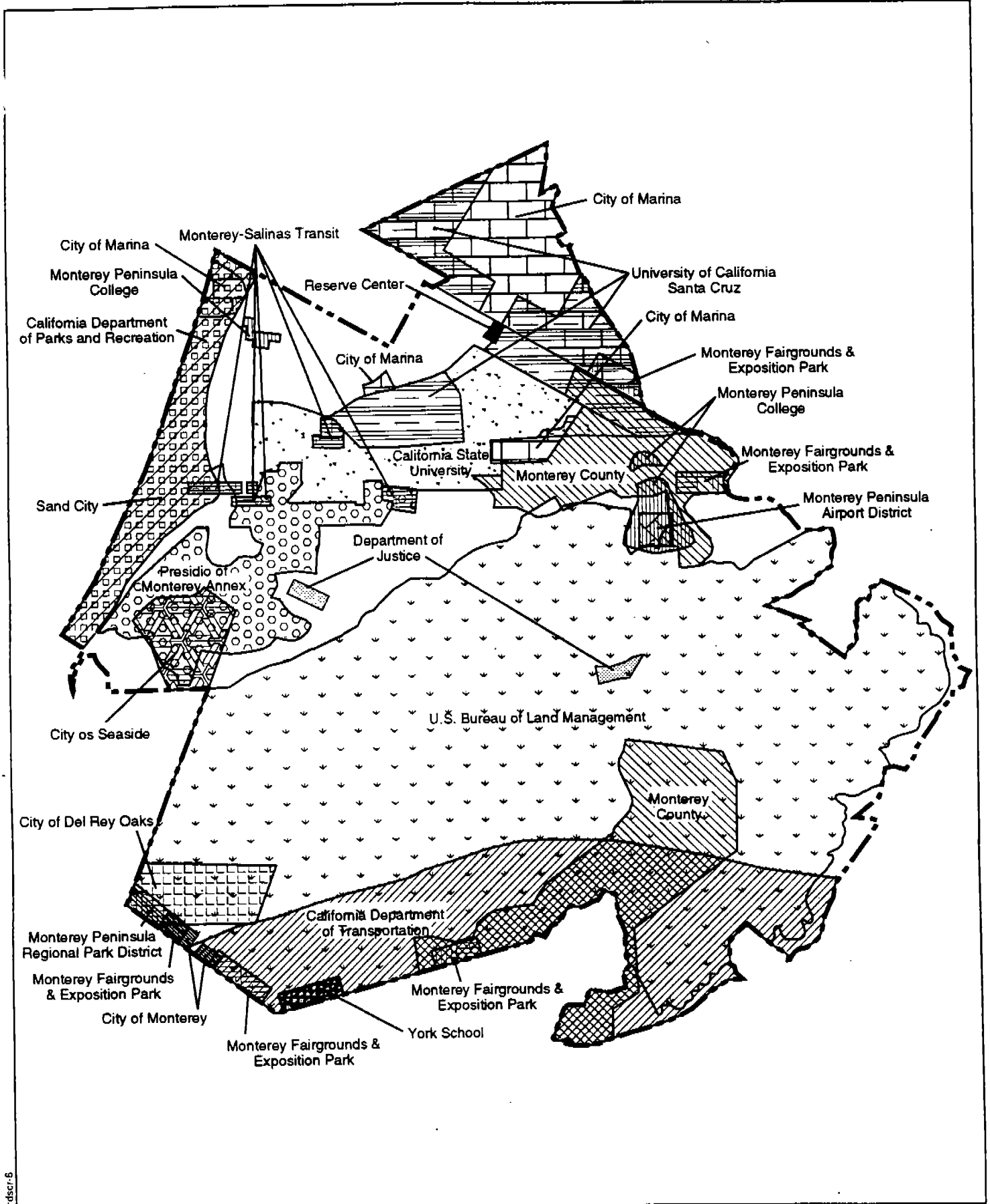
This alternative represents preliminary open space proposals from other federal and state agencies and also incorporates open space uses from the vision plans proposed by the local agencies and task force.

2.6.3.7 Alternative 6R: Anticipated Reuse (Revised)

This alternative was originally developed by the Army from preliminary screening requests from DOD, and other federal, McKinney Act, and state and local entities, while incorporating market and other community factors. It included some development by private interests on lands that could be sold after priority requests from other federal, state, and local agencies are acted on. The alternative has been revised to reflect the results of the official real estate screening process, which was completed subsequent to release of the draft EIS. There are requests from agencies in several areas where the original alternative contained private land uses. Alternative 6R proposes the priority agency use for these areas. Also, for the areas where there have been no government agency requests, an NPU designation is shown in the revised alternative, reflecting ongoing local planning and uncertain desires of private parties who will acquire the lands. Each of the screening requests and the way in which they were incorporated into Alternative 6R are described briefly below. The requests are shown in Figures 2-9 and 2-10.

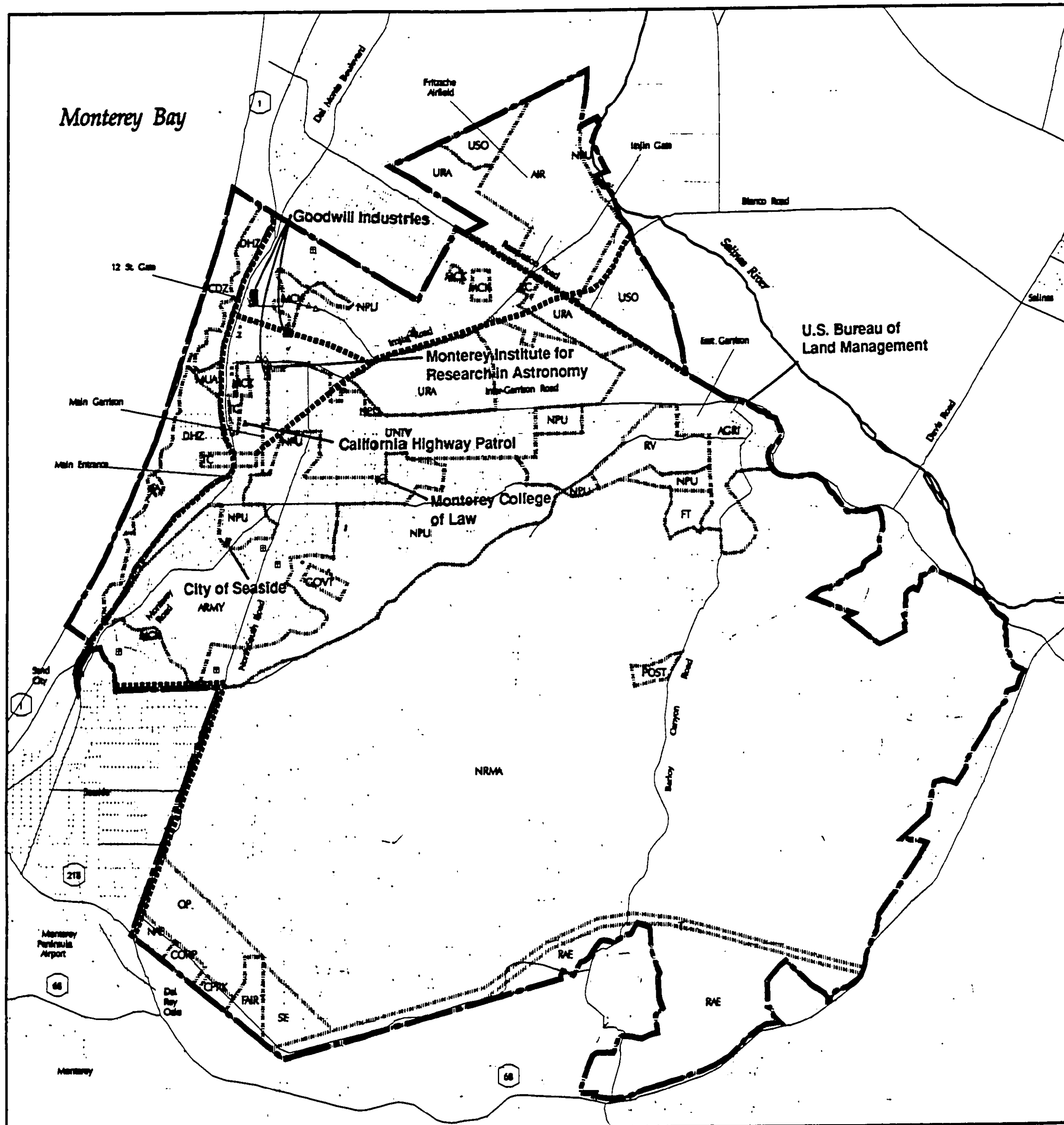
Figure 2-9.

Requests Received Through the Federal, State, and Local Real Estate Screening Process



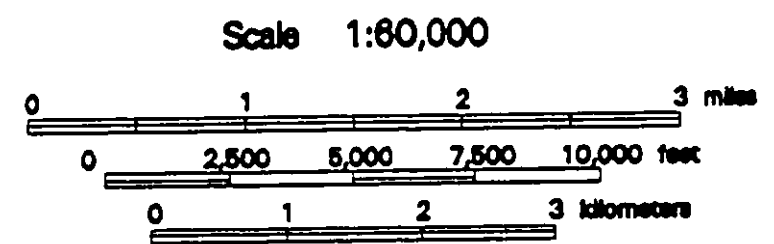
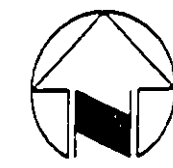
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Figure 2-10



Building Requests Received through the Real Estate Screening Process

- ◻ Monterey County
- ◻ City of Marina
- ◻ City of Seaside
- ◻ Monterey College of Law
- ◻ Monterey Institute for Research in Astronomy
- ◻ California Highway Patrol
- ◻ Goodwill Industries
- ◻ Monterey Peninsula Unified School District
- ◻ U.S. Bureau of Land Management



If this image is not as legible as this overlay, it's due to the poor quality of the original document

From the federal screening process, property interests were received from the U.S. Department of Interior, Bureau of Land Management (BLM), and the U.S. Department of Justice, Federal Bureau of Investigation (FBI). The BLM requested the majority of the undeveloped central and southern portions of Fort Ord to be managed for protection of the natural resource values that exist in the training and inland range areas. The boundaries of the requested area were modified to add lands along the northern edge and to remove lands along the southern and western edges to accommodate other screening requests. This use is included in the natural resources management area (NRMA) land use designation of Alternative 6R.

The FBI requested the existing officers club and adjacent bachelor officers quarters to support classroom training of federal, state and local law enforcement officers. The agency also requested the existing MOUT facility for weapons training. These two requests are reflected as government center (GOVT) and peace officers standards and training (POST) land uses in Alternative 6R.

The McKinney Act screening process resulted in approved applications for housing units, warehouses, a child development center, Martinez Hall, and other real estate assets. A total of 11 homeless housing advocates with a request for approximately 90 buildings have been included in the McKinney (MCK) land use designation in Alternative 6R. The applicants include Peninsula Outreach, Interim Inc., Monterey County Housing Authority, YMCA, John XXIII Ministry, Vietnam Vets, Food Bank, Childrens Services International, Salvation Army, RSNC Valley Center, and Shelter Plus. Although most of these requests were developed independently and were for individual structures or groups of structures, they have been included in generalized land areas for purposes of the alternatives analysis.

The state screening process generated land requests from the California Department of Parks and Recreation (through the U.S. National Parks Service), the California Department of Transportation, the California State University system, the California Highway Patrol, and University of California, Santa Cruz (the latter two through the U.S. Department of Education).

The California Department of Parks and Recreation request for all lands west of SR 1 was included in the initial version of Alternative 6R and remains unchanged. The land use designations include disturbed habitat zone (DHZ), coastal dunes zone (CDZ), multi-use area (MUA), and service areas (SA); these uses are intended to support habitat preservation and public recreation. A request for land immediately east of SR 1 for a contact services center conflicted with a local request for a transit center and was removed from Alternative 6R. The services center could be incorporated into the MUA use west of the highway.

The University of California, Santa Cruz request for research lands and lands to support a university research institute have been included in Alternative 6R as university research area (URA) and university science office (USO) land use categories. The boundaries of the lands intended for research park development have been modified at Fritzsche Army Airfield to reflect an overlapping request for airport use by the City of Marina. The airport use was given precedence due to federal legal mandates to give priority to airport reuse when federal air facilities are declared excess. Consideration of a request for facilities from the U.S. National Oceanic and Atmospheric Administration is also included in the USO land use area.

The California State University request for lands to support a new state university campus has been included in Alternative 6R as the university (UNIV) land use designation.

The California Highway Patrol request for administrative space is included in Figure 3-14.

The California Department of Transportation (Caltrans) requested a large section of southern Fort Ord as a corridor to be considered for realignment of SR 68. The corridor would support a 1,000-foot highway right-of-way; the remainder of the land would be used as mitigation land. This request has been substantially modified and included in Alternative 6R as the transportation corridor (T) land use designation. The corridor was moved to the southern edge of the installation because of conflicts with the BLM land

request and concerns for protection of sensitive habitat. Land was not set aside for state mitigation use, as there was no clear indication of what was to be mitigated. Mitigation would occur within and along the proposed transportation corridor and along SR 1. Caltrans has requested the Army to change from easement to fee interest for SR 1. Mitigation land also is available as part of the installation-wide habitat management plan.

Local screening requests were received from a broad cross-section of local and regional entities. Monterey County requested lands to support a mixed-use agri-business center (AGRI) in the East Garrison area. This use was included in the original Alternative 6 (analyzed in the draft EIS) in the Main Garrison area. The county also requested a large acreage in the southern portion of Fort Ord for expansion of the Laguna Seca recreation area and a smaller area for an RV park/youth camping area near East Garrison. The size and shape of the agri-business center has been modified to reflect overlapping screening requests and is included as AGRI land use in Alternative 6R. Small areas that overlapped with educational uses proposed through state screening were eliminated. The large area requested for recreation was substantially modified and included as recreation area expansion (RAE) land use, as it overlapped with the BLM and Caltrans requests. The federal, state, and local requests were given precedence, consistent with federal property law. The RV park/camping area is included in Alternative 6R as RV land use.

Monterey-Salinas Transit requested a number of properties around Fort Ord's main entrance and in the Main Garrison area to develop a transit center, commercial space, and support facilities. Commercial, bus parking, and maintenance facility requests conflicted with plans for the POM annex and educational conveyance requests from the state and were not included in Alternative 6R. The transit center and passenger terminal are included as the TC land use designation.

The Transportation Agency for Monterey County (TAMC) requested the preservation of 500-foot-wide corridors running both east-west and north-south across all sectors of Fort Ord for future transit routes. These corridors were modified substantially for use in Alternative 6R, as most were not needed to support the screening requests received by the Army. Corridors were retained in Alternative 6R, running from the main gate area to Fritzsche Army Airfield and along the southwestern perimeter of the facility. No land use designation was given to these corridors.

The Monterey Fairgrounds and Exposition Park requested lands to support recreation uses, including the county fair, musical and community events, horse and livestock shows, and horse racing via satellite. Five alternative sites were identified. A modified version of the Ryan Ranch area alternative is included in Alternative 6R as the fairgrounds (FAIR) land use designation. The area was modified to avoid conflicts with the BLM and City of Monterey requests, and to take local topographic constraints into consideration.

The Monterey Peninsula Airport District requested acreage near East Garrison to develop and operate a fire control training facility. A large area capable of accommodating this request is included in Alternative 6R as the fire training (FT) land use designation. The area was modified slightly to avoid an overlap with the county request for agri-business uses east of Barloy Canyon Road.

The Marina County Water District requested conveyance of water and wastewater facilities. This request was not translated into a land use designation for Alternative 6R.

The Monterey Peninsula Regional Park District requested property near the southern terminus of North-South Road as an expansion of its Frog Pond Natural Area. This request is reflected as natural area expansion (NAE) in Alternative 6R.

The City of Marina requested all lands north of Reservation Road be transferred to the city for development of a community general aviation facility. This request was modified and included in Alternative

6R as the airport (AIR) land use designation. The existing air facilities are included in this area, but adjacent undeveloped lands were removed because there was no identified airport use and state screening requests for educational uses were given precedence.

The City of Del Rey Oaks requested a number of road easements and a large amount of acreage in the southwestern corner of Fort Ord for development of an office park. This request was modified to account for overlapping requests from BLM, the Monterey Peninsula Regional Park District, and the City of Monterey. The city and park district requests were tied to extensions of existing adjacent uses and could not be accommodated in other areas. The shape of the area Del Rey Oaks requested was modified to insure BLM could safely and efficiently manage the land it has requested. This use is included in Alternative 6R as office park (OP) land use.

The City of Monterey requested lands along the southern edge of Fort Ord to allow for expansion of an existing park and corporation yard. These uses are reflected in Alternative 6R as community park (CPRK) and corporation yard (CORP).

The City of Sand City requested all lands on Fort Ord west of SR 1 and all associated roads and infrastructure to support a community public park and visitor-serving recreation area. This request overlapped with the California State Parks and Recreation request. Therefore Alternative 6R reflects the recreation use proposals of the state park system rather than those of Sand City. The state request is given precedence over the local request.

The City of Seaside made screening requests for road rights-of-way and various infrastructure systems, but did not specify land areas. Therefore, this request was not translated into a land use designation for Alternative 6R.

A number of local educational institution requests were received directly or through the U. S. Department of Education. Most of these requests were for specific buildings or groups of buildings and are mapped in Figure 3-14. Requests from Monterey College of Law, Monterey Institute for Research in Astronomy, Monterey Peninsula Unified School District, and Goodwill Industries are included in this figure. A request from Golden Gate University for 8-10 acres for university facilities is considered part of the UC research park request and is included within the USO land use designation.

Requests from the Monterey Peninsula Community College and the Monterey Institute for International Studies overlapped with requests from the federal, McKinney Act, and other local screening and could not be accommodated as specified. However, these proposed uses are consistent with other land uses proposed in Alternative 6R and could be relocated to other structures in NPU areas.

The York School, a local private school, requested 150 acres of open land in the southern portion of the installation for development of an outdoor science lab and cross-country running course. The location of this proposal overlapped with the California Department of Transportation request for a State Route (SR) 68 corridor and the BLM request for NRMA lands. Therefore, the use was reshaped, moved slightly north and is mapped as school expansion (SE) in Alternative 6R.

Various agencies have applied for infrastructure and utility systems and capacities in these systems through the screening process. See Section 2.3.3 for a discussion of the disposition of infrastructure and utility systems.

Applications were also received through the real estate screening process for non-real estate property such as furniture, vehicles, and equipment. These properties are not disposed through the screening process and will be based on existing property disposal procedures.

Volume V contains copies of the letters of intent received through the real estate screening process. This is an unpublished document available upon request.

2.7 LOCAL REUSE PLANNING STATUS

2.7.1 Introduction

This section describes the status of local community reuse planning for Fort Ord at the time of printing of this EIS. (Appendix G in Volume III contains information pertaining to recent developments.) The reuse alternatives analyzed in this EIS are based on the alternatives defined in May 1992. Because of the Congressionally mandated 18-month EIS preparation timeframe, refinements in the ongoing, continually evolving reuse planning process have not been incorporated into and analyzed in this report. The EIS timeframe required that reuse planning occur rapidly to develop alternatives to be analyzed in the Army's EIS.

At the time that the reuse alternatives were being developed, neither the endangered species surveys or the infrastructure planning study had been completed; therefore, several known environmental constraints were not considered in development of reuse alternatives by local agencies.

2.7.2 Monterey County

In September 1992, the Monterey County Board of Supervisors directed the county planning staff to revise the Fort Ord Interdepartmental Committee Schematic Plan (Monterey County's vision plan for Fort Ord) to reflect the open space criteria of the U.S. Bureau of Land Management. The following actions were approved by the board of supervisors to:

- create a habitat/open space/recreation overlay on interior Fort Ord territory, covering the inland range area and the U.S. Bureau of Land Management area of interest;
- continue to meet with federal and state agencies that have jurisdiction over rare and endangered species to develop an installationwide natural resource mitigation program; and
- officially recognize that the U.S. Bureau of Land Management plays a role in the process; the county will work with the bureau to see that its role is fulfilled so as to be beneficial to all parties.

Appendix G in Volume III contains a copy of the revised county schematic plan.

2.7.3 City of Marina

The Marina City Council held a "Fort Ord Issues Workshop" so that the community could help define and work through key issues arising from possible alternatives regarding Fort Ord's future. The workshop was held on September 26, 1992, from 9:00 a.m. to 1:00 p.m. in the Marina City Hall Council chambers. Copies of the public announcements and a copy of the adopted City Council minutes are contained in Appendix G in Volume III.

The City of Marina has requested a Cooperative Agreement to assist the Army in the marketing of the property. The Secretary of the Army stated in a letter to FORG on April 21, 1993 that all of the communities should consider whether they wish to pursue a single cooperative agreement. This issue, along with the redevelopment contract, is being worked on by the U.S. Army Corps of Engineers.

2.7.4 City of Seaside

During the preparation of the EIS analysis, the City of Seaside's recommended POM annex footprint changed so that boundaries of the proposed annex fit within the Seaside sphere of influence. The footprint, analyzed as Subalternative B in this EIS, includes undeveloped lands outside the Seaside city limits. The revised footprint is coterminous with the city limit. Because the revised Seaside POM annex footprint was received late in the analysis process, the original Seaside proposed annex is analyzed in this EIS.

On November 20, 1992, the Deputy Assistant Secretary of the Army for Installations and Housing announced that the Army would continue to evaluate the POM annex briefed to the communities in February 1992 and analyzed in this EIS as the Army's proposed POM annex, but that the Army would consider an alternative proposal from Seaside. The City of Seaside resubmitted their original proposal in March 1993. On April 21, 1993, the Secretary of the Army stated that Seaside's alternative POM annex proposal was unacceptable to the Army. However, the Secretary of the Army reiterated that if Seaside submitted a different proposal, the Army would evaluate it. In March 1993, the Secretary of the Army announced to the City of Seaside that the Army may consider outgranting the golf courses to the City of Seaside.

2.7.5 Fort Ord Task Force

In July 1992, the Fort Ord Task Force issued a request for qualifications for a project coordinator to manage the Fort Ord Reuse Planning Committee and to coordinate the preparation of the Initial Base Reuse Plan.

2.7.6 Fort Ord Reuse Group

The FORG was established by Monterey County and the Cities of Marina, Seaside, Del Rey Oaks, Monterey, and Sand City on October 1, 1992, as a cooperative planning committee to begin the next step in implementing the June 1992 Fort Ord Task Force strategy. The FORG was established to supersede the Fort Ord Task Force because the staff coordinator was retiring.

On March 24, 1993, FORG submitted its Initial Base Reuse Plan to the Army. Since this proposal was submitted after the February 22, 1993 deadline for comments on the draft, it cannot be included as a separate alternative in the EIS without missing Congress' August 1993 deadline for completion of the EIS. The Secretary of the Army has directed, however, that the Army will undertake an alternative evaluation of the FORG proposal to determine whether it is a "reasonable alternative" that is not already covered by the broad alternatives analysis set out in the EIS. If the evaluation indicates that the FORG proposal is a "reasonable alternative", the Army will compile a supplemental EIS to address the FORG proposal.

The FORG also requested participation in issues relating to consultation under Section 7 of the Endangered Species Act. Although the FORG will not be able to participate in the process as an applicant, the Army, in cooperation with the U.S. Fish and Wildlife Service (USFWS), will ensure that Endangered Species Act consultation at Fort Ord is accessible to all interested parties. The Army and USFWS conducted a public workshop on May 26, 1993 to explain the consultation process. In addition, the USFWS has agreed to allow their draft Biological Opinion on the reuse of Fort Ord to be available for citizen review and explanation by the USFWS at a public meeting.

2.7.7 California State University

California State University has revised boundaries for the proposed new university campus so that it is compatible with DOD and Army requirements for POM annex functions and facilities. The revised proposal is analyzed in the Alternative 6R analysis. The university is also adjusting its proposal to reflect a phased plan to avoid conflicting with ongoing hazardous and toxic waste site remediation.

2.7.8 State Route 68 Project

On November 10, 1992, the California Department of Transportation (Caltrans) issued a letter indicating that the notice of preparation (NOP) for the SR 68 EIR/EIS had been withdrawn pending completion of further studies. Caltrans staff has submitted a request for conveyance to the Army for a 1,000-foot corridor through the southern section of Fort Ord. At present, there is no schedule or funds to pursue development of this project.

The project would study several alternatives to alleviate traffic congestion along an 11-mile portion of SR 68. These alternatives include a No-Build Alternative, a Transportation Systems Management Alternative, an In-Corridor Alternative, and a South Fort Ord Alternative. The South Fort Ord Alternative proposes realignment of 7.1 miles of SR 68 between the junction of SR 218 and the Toro Park Interchange; by realigning this portion to the north, SR 68 will be routed through the southern part of the installation.

The SR 68 project is being prepared separately from this EIS. The reuse alternatives developed in cooperation with the local agencies and the Fort Ord Task Force do not include improvements to SR 68.

2.7.9 Salinas Westside/Fort Ord Multimodal Transportation Corridor Study

On February 22, 1993, the Transportation Agency for Monterey County hired a consultant team to conduct a corridor study for a new multimodal transportation corridor connecting the west side of the City of Salinas with the Monterey Peninsula. The study, which is being guided by a technical advisory team of representatives from local, regional, state, and federal government agencies as well as private interests, is scheduled to be complete in June 1993. Transportation Agency for Monterey County staff is also working closely with FORG to develop a Fort Ord reuse plan to be used in future-year transportation model runs.

Several alternative corridors are being studied, including routes through Fort Ord. Environmental, land use, engineering, cost, and transportation planning considerations will guide the choice of corridor. In addition to studying alternative routes between Salinas and the Monterey Peninsula, and a bypass connecting U.S. 101 with the new corridor, the location of a multimodal terminal near the Fort Ord main gate is also being studied.