

Volume I
Final

**ENVIRONMENTAL IMPACT STATEMENT
FORT ORD DISPOSAL AND REUSE**

June 1993

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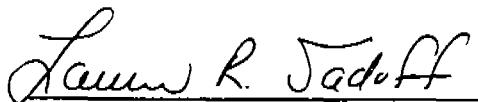


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U.S. Army Corps of Engineers. Sacramento District. 1993. Fort Ord disposal and reuse environmental impact statement. Final. June 1993. Sacramento, CA. Technical assistance from Jones & Stokes Associates, Inc. (JSA 90-214). Sacramento, CA.

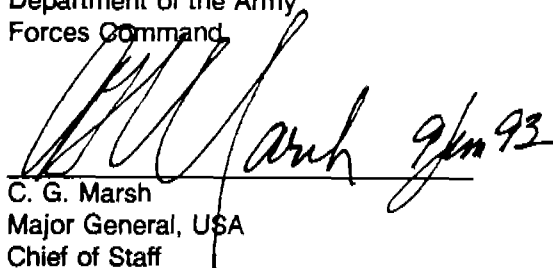
FINAL
ENVIRONMENTAL IMPACT STATEMENT
FORT ORD DISPOSAL AND REUSE

Prepared by:
U.S. Army Corps of Engineers
Sacramento District



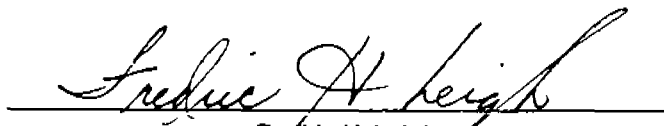
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Lewis D. Walker
Deputy Assistant Secretary of the Army
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FINAL ENVIRONMENTAL IMPACT STATEMENT

LEAD AGENCY: Department of the Army, Forces Command (FORSCOM)

TITLE OF PROPOSED ACTION: Disposal and Reuse of Fort Ord, CA

AFFECTED JURISDICTION: State of California; Monterey County; Cities of Marina and Seaside

PREPARER: Laurence R. Sadoff, Colonel, Corps of Engineers, Commander, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, California 95814-2922

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APPROVED BY: Mr. Lewis D. Walker, Deputy Assistant Secretary of the Army (Environment, Safety and Occupational Health)

ABSTRACT: Fort Ord is an approximately 28,000-acre installation. The proposed Army actions supported by this document include establishing an approximately 1,500-acre Presidio of Monterey (POM) annex on Fort Ord to provide operations support to the military services remaining in the Monterey area; retaining a 12-acre reserve center complex on Fort Ord to support local reserve units; and disposing of excess property at Fort Ord. Other Army actions associated with closure of Fort Ord are discussed in this document but are not analyzed in detail. These actions are closing Fort Ord and placing the installation in a caretaker status before disposal decisions are made. Actions of other federal, state, and local entities following disposal are analyzed in reuse discussions, although this document does not fully support these subsequent actions.

Alternative actions are analyzed in the document, including a modified POM annex proposal developed by the City of Seaside and a proposal to have no annex or reserve center on Fort Ord. The Army, in cooperation with local planning entities, developed land reuse alternatives. A wide range of reuse alternatives including high-, medium- and low-density mixed-use alternatives; an alternative composed primarily of institutional uses (educational, governmental, and public/quasi-public); an open space alternative; and an anticipated reuse alternative (the Army's preferred Alternative) are compared to 1991 baseline conditions. In the preferred alternative, the disposal process would result in the transfer of approximately 23,500 acres to federal, state, and local agencies, who have applied for lands through the real estate screening process, and in the sale of approximately 3,000 acres.

The disposal and reuse actions described in this document would result in impacts on federally protected plant and wildlife species and sensitive plant communities and wildlife habitat, loss of soil resources and accelerated erosion, loss of federal protection for, and impacts on, historic structures, deterioration of infrastructure from reduced maintenance, risks to public health from reduced security, social and economic disruptions to Monterey Bay area communities, development in floodplains and increased urban runoff to surface waters, need for expansion of infrastructure, exposure of additional people and property in a seismically active area, elimination of a large track of open space, visual impacts; increased violations of state and federal air quality standards; creation of substantial congestion on Fort Ord area roadways; and effects on the coastal zone and Monterey Bay National Marine Sanctuary.

REVIEW DEADLINE: End of the public review period will be 30 days from the publishing date for this document.

FINAL ENVIRONMENTAL IMPACT STATEMENT ORGANIZATION

This environmental impact statement (EIS) addresses the disposal and reuse of Fort Ord. It provides the analysis of specific base realignment and closure actions and their environmental effects as required by the President's Council on Environmental Quality regulations, National Environmental Policy Act, and Army Regulation 200-2.

The final EIS consists of Volumes I and IV. Volumes II and III have not been revised or reprinted. Page revisions to Volumes II and III are included in Volume IV, Section 6.0. A new unpublished volume, Volume V, has been added, as described below.

VOLUME I

Volume I of the draft EIS has been revised and reprinted as part of the final EIS. The location of revisions, additions, and deletions to the text have been indicated by a line in the right margin.

EXECUTIVE SUMMARY summarizes the EIS but is not meant to replace the detailed evaluations contained in the EIS.

- Section 1.0 **PURPOSE, NEED, and SCOPE** describes the relevant background information on the proposed action and summarizes its objectives and scope of the analyses required in the EIS.
- Section 2.0 **PROPOSED ACTION** includes a thorough description of the Army's proposed action analyzed in this EIS.
- Section 3.0 **ALTERNATIVES** examines the reuse alternatives analyzed in this EIS.
- Section 4.0 **AFFECTED ENVIRONMENT** describes existing biophysical and socioeconomic conditions.
- Section 5.0 **ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES** contains the environmental and socioeconomic effects of the proposed action and alternatives, including a summary comparison of reuse alternatives.
- Section 6.0 **DETAILED ANALYSIS OF ALTERNATIVE 6R** contains the scientific and analytic basis for the summary of environmental effects of the revised Alternative 6.
- Section 7.0 **REFERENCES** contains information to assist the reader in easily locating any reference cited in the report.
- Section 8.0 **LIST OF PREPARERS** identifies all persons involved in preparing this document and describes their qualifications.
- Section 9.0 **PERSONS CONSULTED** lists persons and agencies who provided information to the preparers of this report.
- Section 10.0 **DISTRIBUTION LIST** includes public agencies, public interest groups, organizations, and individuals from whom review and comment of the draft EIS was requested.

An **INDEX** is provided at the end of Volume I that alphabetically lists the types of environmental effects induced by the different alternatives.

An **ACRONYM LIST** (fold-out) is provided immediately following the list of referenced material.

A **LIST OF REFERENCED MATERIAL** not included in the EIS or technical appendices is available for review at the information repository established at Seaside Branch Library, 550 Harcourt Avenue, Seaside, CA 93955, 408/899-2055.

VOLUME II

DETAILED ANALYSIS OF DISPOSAL AND REUSE contains the scientific and analytic basis for the summary of comparisons of environmental effects of the proposed action and alternatives contained in Volume I, Section 5.0. This section consists of information that substantiates the analyses fundamental to the EIS and relevant to the decision makers.

This volume has not been reprinted as part of the final EIS. Revisions to Volume II are contained in Volume IV, Section 6.0. The location of revisions, additions, and deletions to the text has been indicated by a line in the right margin.

VOLUME III

TECHNICAL APPENDICES consist of material that substantiates the analyses fundamental to the EIS and relevant to the decision makers.

This volume has not been reprinted as part of the final EIS. Revisions to Volume III are contained in Volume IV, Section 6.0. The location of revisions, additions, and deletions to the text has been indicated by a line in the right margin.

VOLUME IV

Section 1.0 **INTRODUCTION** describes the contents of the final EIS.

Section 2.0 **LIST OF COMMENTERS** lists the name and address of each agency, organization, or individual who commented on the draft EIS.

Section 3.0 **COMMON COMMENTS AND RESPONSES** includes common comments that consist of similar individual comments and responses.

Section 4.0 **ALL COMMENTS RECEIVED** contains all written comment letters and verbal testimony received at the public hearing.

Section 5.0 **RESPONSES TO SPECIFIC COMMENTS** contains responses to specific comments not included in the common comments in Section 3.0.

Section 6.0 **INFORMATION RESPONDING TO COMMENTS** contains page revisions to Volumes II and III of the draft EIS.

Revisions have been made to the following sections in Volume II: Land Use; Socioeconomics; Soils, Geology, Topography and Seismicity; Public Services and Utilities; Water Resources; Traffic and Circulation; Air Quality; Hazardous and Toxic Waste Site Remediation; Vegetation, Wildlife, and Wetland Resources; and Visual Resources.

Revisions have been made to the following appendices in Volume III:

- D - Presidio of Monterey Annex,
- H - Land Use Definitions,
- I - Methodology Used to Evaluate Regional Socioeconomic Effects of Reuse Alternatives,
- J - Public Services and Utilities,
- K - Water Resources,
- M - Traffic and Circulation, and
- N - Air Quality.

The following new appendices have been added:

- Q - Assumptions Used in the EIS,
- R - Draft Conceptual Installationwide Multispecies Habitat Management Plan for Fort Ord, and
- S - Draft Consistency Determination for Federal Activity in the Coastal Zone.

VOLUME V

REAL ESTATE SCREENING REQUESTS contains copies of the letters of intent received through the federal, state, and local real estate screening process. Volume V is an unpublished document available upon request or for review at the information repository established at the Seaside Branch Library and at other libraries in the Monterey Region.

Copies of Volumes I, II, III, IV and V are available for review at the information repository or upon request.