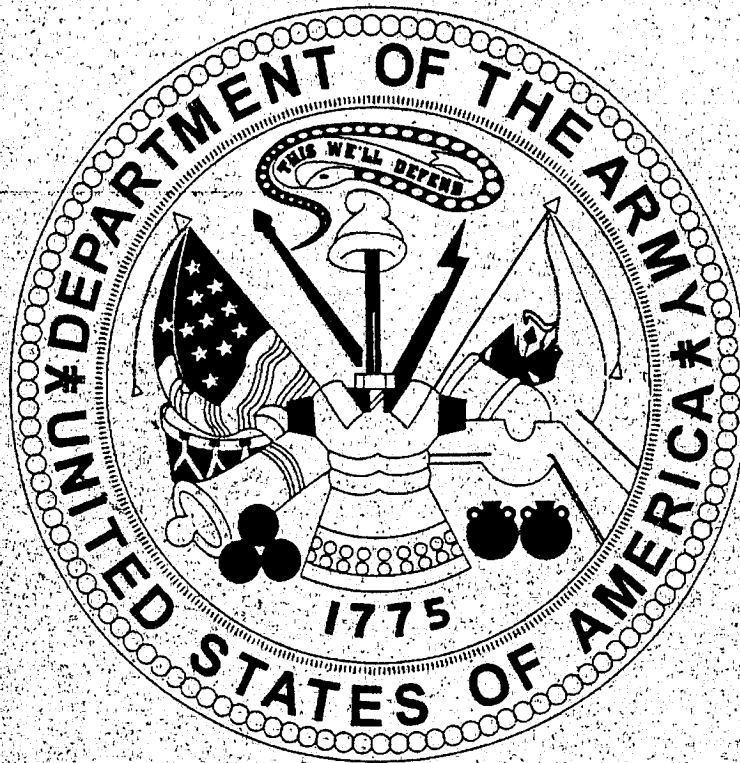


BW-1538



Final

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

June 1996

## SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT ORGANIZATION

This supplemental environmental impact statement (SEIS) supplements the June 1993 Fort Ord disposal and reuse final EIS and December 1993 record of decision (ROD). It has been prepared under 40 CFR, Section 1502.9, the Council on Environmental Quality regulations implementing the National Environmental Policy Act; Section 6-5n of Army Regulation 200-2; and amendments to Title XXIX of Public Law 101-510 (Pryor Amendment).

Text changes made in the body of the Supplemental EIS since release of the draft Supplemental EIS are indicated with vertical lines in the page margins.

The **EXECUTIVE SUMMARY** summarizes the SEIS but is not meant to replace the detailed evaluations.

Section 1.0, **PURPOSE, NEED, AND SCOPE**, describes the relevant background information of the proposed action, summarizes its objectives and the scope of the analysis contained in this SEIS, and includes an update on the public benefit conveyance requests.

Section 2.0, **PROPOSED ACTION**, describes the Army's proposed action analyzed in this SEIS.

Section 3.0, **ALTERNATIVES**, examines reuse alternatives considered in this SEIS (Alternative 7, Revised Alternative 7, and Alternative 8).

Section 4.0, **AFFECTED ENVIRONMENT**, updates existing biophysical and socioeconomic conditions relevant to the SEIS analysis.

Section 5.0, **ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES**, describes the environmental and socioeconomic effects of the Army's proposed action and local reuse alternatives.

Section 6.0, **SUMMARY COMPARISON**, provides a summary comparison of Alternative 7, Revised Alternative 7, Alternative 8, and the ROD.

Section 7.0, **REFERENCES AND PERSONS CONSULTED**, contains information to assist the reader in easily locating any references cited in the report and lists persons and agencies that provided information to the preparers of this report.

Section 8.0, **LIST OF PREPARERS**, identifies all the persons involved in preparing this document and describes their qualifications.

Section 9.0, **DISTRIBUTION LIST**, includes public agencies, public interest groups, organizations, and individuals who received a copy of this SEIS.

Appendix F, **"RESPONSE TO COMMENTS"**, includes comments received and responses to the comments.

The **INDEX** alphabetically lists the topics addressed in this SEIS.

The **REFERENCE MAPS** include the newly excessed lands, revised use areas, Alternative 7 (FORA Final Base Reuse Plan [December 1994]), Revised Alternative 7 (Revised - FORA/HMP/RESR), and Alternative 8, because these are commonly referenced throughout the document.

The **LIST OF ACRONYMS AND REPORT TERMINOLOGY** lists and defines the acronyms, abbreviations, and common terminology used in this document, including the land use acronyms used in the reuse plans.

*This document is printed on recycled paper.*

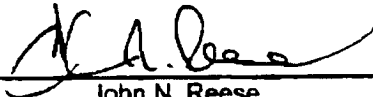


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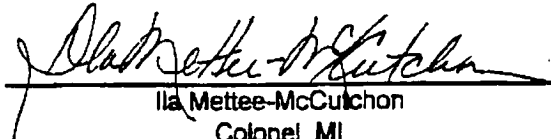
U.S. Army Corps of Engineers. Sacramento District. 1996. Fort Ord disposal and reuse supplemental environmental impact statement. Final. June 1996. Sacramento, CA. Technical assistance from Jones & Stokes Associates, Inc. (JSA 95-130.) Sacramento, CA.

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

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

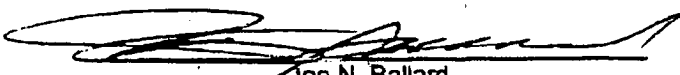
  
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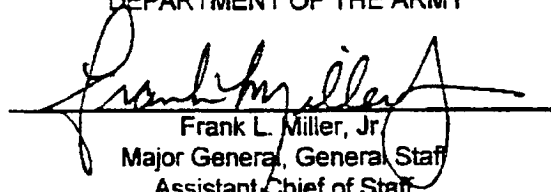
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**Approved by:**  
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Raymond J. Fatz  
Deputy Assistant Secretary of the Army  
(Environment, Safety and Occupational Health)  
OASA(I,L&E)

## SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

**LEAD AGENCY:** Department of the Army, U.S. Training and Doctrine Command

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

**AFFECTED JURISDICTIONS:** State of California, Monterey County, Cities of Marina and Seaside

**PREPARER:** Colonel John N. Reese, EN, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, California 95814-2922

**RECOMMENDED FOR APPROVAL:** Major General Joe N. Ballard, General Staff, Chief of Staff, U.S. Army Training and Doctrine Command; Major General Frank L. Miller, General Staff, Assistant Chief of Staff for Installation Management, Department of the Army

**APPROVED BY:** Mr. Raymond J. Fatz, Acting Deputy Assistant Secretary of the Army (Environment, Safety, and Occupational Health)

**ABSTRACT:** Fort Ord, California, was closed as an active Army installation by mandate of the Defense Base Closure and Realignment Act of 1990 (1990 Base Closure Act), Public Law 101-510. A final environmental impact statement (EIS) and record of decision (ROD) were completed in 1993, in compliance with the National Environmental Policy Act, to support the Army's action of disposing of excess land at the former Fort Ord. Simultaneously, the Army established an approximately 1,400-acre Presidio of Monterey (POM) Annex on former Fort Ord lands. Since completion of the EIS and issuance of the ROD, the Army has determined that its needs at the annex can be accommodated on approximately 800 acres. The Army's action analyzed by this supplemental EIS is the continued disposal of Fort Ord lands.

The No-Action Alternative and alternatives to disposal of excess land at Fort Ord and development of a POM Annex were considered in detail in the 1993 EIS. This supplemental EIS, therefore, does not reconsider the environmental impacts of alternatives to these ongoing Army actions. The Army does not have a preference regarding the reuse of Fort Ord excess lands, nor does it have the ability to maintain direct control of the ultimate use of any property disposed. The alternatives analysis focuses on the secondary or indirect impacts of three additional reuse scenarios for former Fort Ord lands. The 1993 EIS considered a wide range of potential reuses through six reuse scenarios. However, none of these scenarios reflected the adopted reuse plan of the local communities surrounding Fort Ord. A final Fort Ord Base Reuse Plan was adopted by the Fort Ord Reuse Authority (FORA) on December 12, 1994. This plan is analyzed as reuse Alternative 7 in this supplemental EIS. A slightly modified version of this alternative is analyzed as Revised Alternative 7. One additional reuse scenario, reflecting land use changes received through the EIS scoping process and initial indication of real estate screening requests, is also considered as reuse Alternative 8.

The difference between the disposal impacts for the newly excessed lands and those described in the final EIS are minor, and many of the impacts will be fully mitigated through the measures included in the 1993 NEPA ROD. The primary effect of disposing of the newly excessed lands is the change from federal ownership to ownership by another public or private entity, which would result in the loss of federal protection and maintenance of various natural resources. The Army has developed and is implementing a multi-species habitat management plan to insure the long-term viability of federally protected species. The secondary action of reuse under Alternative 7, Revised Alternative 7, and Alternative 8 would result in an overall reduction in the level of development compared to that anticipated in the Army's 1993 ROD. Some increase in adverse impacts to biological resources may occur. Alternative 7, Revised Alternative 7, and Alternative 8 result in substantially the same effects, except that golf course proposals in Revised Alternative 7 and Alternative 8 have slightly greater effects on water supply, and Alternatives 7 and 8 would have greater effects on sensitive biological resources. Because Revised Alternative 7 contains a substantially lower potential for producing jobs on former Fort Ord, its buildout would generate less traffic and lower traffic-related air emissions and noise when compared to Alternatives 7 and 8.

**REVIEW DEADLINE:** End of the public review period will be 30 days from the date this document was published. Send comments to: Mr. Bob Verkade (ATTN: CESPK-ED), U.S. Army Corps of Engineers, Sacramento, District, 1325 J Street, Sacramento, CA 95814-2922.

# Executive Summary

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## INTRODUCTION

This supplemental environmental impact statement (EIS) supplements the June 1993 Fort Ord Disposal and Reuse Final EIS and December 1993 record of decision (ROD).

## BACKGROUND

The Presidio of Monterey (POM) Annex and former Fort Ord lands are located along the Pacific Ocean in northern Monterey County, California, approximately 100 miles south of San Francisco. They occupy 27,879 acres adjacent to Monterey Bay and the Cities of Marina, Seaside, Sand City, Del Rey Oaks, and Monterey.

The POM Annex, as initially sized in 1993, included approximately 1,400 acres and provided a variety of administrative support functions, including support of a 500-student campus for the Defense Language Institute (DLI). Since the final EIS and ROD were issued, a review of the Service's force structure has been conducted by the U.S. Department of Defense (DOD), resulting in additional reductions to the Service's force structure and a reduced number of students to be trained by DLI. In response to these reductions, the Army has eliminated the facilities that support the 500-unit student increment in the POM Annex. In addition, the Army has reviewed other DOD requirements and has been able to make additional facilities available for disposal. The use of Navy housing and engineering maintenance support for the POM Annex has contributed to this additional downsizing.

The ongoing mission of the POM Annex is to support the DLI and Naval Postgraduate School in Monterey with housing and family member support facilities. The Army is retaining 1,588 housing units, 30,000 square feet of administrative space, the commissary and PX, the youth activity center, the chapel, the post library, and the community center. Although not contiguous with these areas, the 4500 area where the 7th Infantry Division (Light) motor pools were located also will be retained and used for the Directorate of Logistics (DOL) maintenance area, Navy Department of Public Works corporation yard, and Directorate of Community Activities facilities.

The Fort Ord Disposal and Reuse Final EIS and ROD analyzed the full range of potential environmental impacts related to Army actions leading to disposal. The EIS and ROD also analyzed a wide range of potential reuse alternatives developed in coordination with the local communities.

The June 1993 final EIS consists of Volumes I through V. The contents of each volume, described briefly below, have not been revised since the published date indicated in parentheses. Copies of all volumes are available for review at the information repository established at the Seaside Branch Library and at other libraries in the Monterey region.

- Volume I - executive summary, purpose, need, and scope of proposed action, proposed action, alternatives (1-6R), affected environment, environmental and socioeconomic consequences of the Army proposed action and local reuse alternatives, including a summary comparison of alternatives, and detailed analysis of reuse Alternative 6R (June 1993)
- Volume II - detailed analysis of disposal and reuse alternatives 1-6 (December 1992)
- Volume III - technical appendices (December 1992)

- Volume IV - list of commenters (on the draft EIS); common comments and responses; all comments received; responses to specific comments; and information responding to comments, including page revisions to Volumes II and III that were not reprinted in June 1993 (June 1993).
- Volume V - real estate screening requests (unpublished) (June 1993).

The December 23, 1993 ROD includes an anticipated reuse scenario and mitigation monitoring plan. Because the local communities' reuse plan was not finalized, the Army did not adopt a specific plan in the ROD. Rather, in the ROD, the Army certifies that it adequately analyzed the environmental impacts of its decision to dispose of property at former Fort Ord. The ROD obligated the Army to develop further environmental analysis of the local communities' proposed reuse of Fort Ord following adoption of a final base reuse plan. Copies of the ROD are available for review at the information repository established at the Seaside Branch library and at other libraries in the Monterey region.

### PROPOSED ACTION

The Army action requiring preparation of this supplemental document is the proposed downsizing of the POM Annex. Since the 1993 NEPA ROD was issued, the Army has determined that an additional 250 acres of the annex can be made available for disposal. The focus of the National Environmental Policy Act (NEPA) analysis continues to be the Army's disposal of former Fort Ord lands.

In addition, the Army agreed in the 1993 NEPA ROD to conduct further environmental analysis if needed to cover disposal for new land uses following adoption of a final base reuse plan. On December 12, 1994, the Fort Ord Reuse Authority (FORA) approved its final base reuse plan. The Army has reviewed the FORA Final Base Reuse Plan (December 1994) and has determined that changes in the plan require further NEPA documentation before the Army disposes of some parts of former Fort Ord lands. Those reuse changes (revised use areas totaling approximately 2,250 acres), which are actions of the local communities and not the Army, are also the subject of this Supplemental EIS.

### PREFERRED DISPOSAL PROCESS

Upon completion of this final Supplemental EIS and a ROD, the Army intends to continue with property disposal at former Fort Ord. The Army does not intend to adopt a specific reuse plan or alternative. The process of disposal will be consistent with the final base reuse plan of FORA where it is not in conflict with laws and other policies. However, the Army intends to honor approved public benefit conveyance (PBC) requests and land transfers to other federal agencies and intends to proceed with transfers for which memoranda of agreement (MOA) have been completed and signed. Lands not transferred through these processes will be available for conveyance through an economic development conveyance. Remaining properties will be available for negotiated sale to public bodies and for private sale.

All transfers must be consistent with Army and other federal requirements for historic preservation, Endangered Species Act requirements for special-status plants and animals, implementation requirements of the Installation-Wide Multi-species Habitat Management Plan, and conditions contained in the Army's Coastal Zone Management Act consistency determinations.

The likely reuse scenario contains elements of Alternative 6R, with the coastal zone being transferred to the California Department of Parks and Recreation for habitat and park uses, the inland range and training areas being transferred to the U.S. Bureau of Land Management for open space and natural resource management uses, southern portions of the base being transferred to the Monterey Peninsula Regional Park District for recreation area expansion, cantonment areas being transferred to California State University Monterey Bay, for a new campus, and the airfield areas being transferred to the City of Marina and the University of California for airport and science-related business park uses. Real estate screening for state and local agencies for the newly excessed lands ended April 2, 1996. Elements of these screening requests,

including conference center, education, rehabilitation services, cultural center, retreat, residential, administrative headquarters, church, child care, agriculture, office, storage, highway right-of-way, training, recreation, vehicle maintenance, museum, public health services, hostel, concert facility, and community services uses, are likely to occur in some of the newly excessed lands (refer to Appendix I for a complete listing of recent screening requests). Elements of Alternative 7, Revised Alternative 7, and Alternative 8 analyzed in this final Supplemental EIS are likely to occupy the other areas that remain to be transferred.

## ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES

### Disposal Impacts (Army Proposed Action)

The direct impacts of disposing the newly excessed lands are not substantial. The primary impact of disposing of the newly excessed lands is the change from federal ownership to ownership by another public or private entity. This change in ownership would result in the loss of federal protection and maintenance of natural resources, including the Monterey spineflower, which is federally listed as threatened. Disposal impacts for the following resource areas will differ slightly from those described in the final EIS: land use, socioeconomics, public services and utilities, public health and safety, air quality, noise, hazardous and toxic waste, site remedial action, and vegetation, wildlife, and wetland resources. However, the differences in disposal impacts associated with the newly excessed lands are considered minor, and many of the impacts will be fully mitigated through implementation of measures already included in the 1993 NEPA ROD.

The habitat management plan (HMP) contains no resource conservation requirements for any of the newly excessed lands. Disposal of these areas would be consistent with installation-wide planning for preservation of natural resources included in the HMP. The HMP was developed by the Army with input from various regulatory agencies and future recipients of former Fort Ord lands to mitigate impacts on biological resources associated with disposal and reuse of the installation. The HMP was completed in February 1994 and was signed by the Army and U.S. Fish and Wildlife Service (USFWS). No additional changes in disposal impacts from those described in the final EIS are anticipated for the following resource areas: soils, geology, and topography; water resources; visual resources; and coastal resources. (A Revised HMP is being completed, however, resource conservation requirements on newly excessed lands will not be changed.)

### Reuse Impacts (Secondary Action by Others [Non-Army])

In addition to analyzing the Army's direct disposal impacts, this Supplemental EIS considers the secondary actions of others, that is, the reuse of approximately 27,000 acres of former Fort Ord lands. This Supplemental EIS analyzes the impacts of three more reuse alternatives in addition to the six analyzed in the final EIS.

**Alternative 7.** Alternative 7 represents the December 12, 1994 FORA Final Base Reuse Plan. It is slightly different from the anticipated reuse scenario contained in the Army's 1993 NEPA ROD on disposal and reuse of Fort Ord. Land uses proposed for the newly excessed lands were received from FORA. Alternative 7 supports an ultimate population of approximately 41,500 at Fort Ord, with 13,800 dwelling units and employment of 58,500. (In addition, some on-campus housing of university students is anticipated with this alternative.) The levels and types of development planned in Alternative 7 represent a reduction in density and volume of human activity compared to that anticipated in the Army's 1993 NEPA ROD (Table ES-1). Therefore, the adverse impacts on the environment for most resource areas are reduced. Traffic volumes and their associated noise and air emissions generally are reduced. Water demand is slightly lower due to reductions in demand at the POM Annex. The need for most public services and utilities also is reduced. Overall visual resource impacts do not vary significantly under Alternative 7 compared to the 1993 NEPA ROD reuse scenario.

Implementation of Alternative 7 would result in the removal of approximately 6,180 acres of habitat installation wide for proposed land uses and road network. This would remove approximately 240 additional acres of habitat compared to the February 1994 HMP.

Table ES-1. Comparison of Alternative 7, Revised Alternative 7, and Alternative 8 and the Reuse Scenario Contained in the 1993 NEPA ROD by Key Resource Areas

Resource Area	ROD	Alternative 7	Revised Alternative 7	Alternative 8
Estimated population	58,000	41,500	45,000	45,000
Housing (dwelling units)	17,000	13,800	15,000	15,000
Employment (jobs)	60,000	58,500	38,800	48,100
Land use division				
Open space	63%	62%	62%	61%
Institutional/public	5%	7%	6%	6%
Commercial/business park	8%	6%	4%	6%
Industrial	5%	6%	2%	6%
Residential	6%	6%	6%	6%
Parks and recreation	4%	5%	9%	6%
Agricultural	3%	3%	0%	3%
Other	6%	4%	4%	4%
Tourism	0%	1%	1%	1%
Mixed use	0%	0%	6%	1%
Vegetation and wildlife				
Approximate acres of existing habitat considered removed	5,940 (25%)	6,180 (26%)	6,300 <sup>a</sup> (26%)	6,230 <sup>a</sup> (26%)
Approximate acres of existing sand gilia habitat removed	693 (19%)	793 (21%)	764 <sup>a</sup> (20%)	793 <sup>a</sup> (21%)
Approximate acres of existing Monterey spineflower habitat removed	3,215 (31%)	3,495 (34%)	3,372 <sup>a</sup> (33%)	3,423 <sup>a</sup> (34%)
Air quality (operation; pounds per day)				
ROG	4,268	3,739	3,476	3,664
NO <sub>x</sub>	6,171	5,475	5,046	5,365
CO	111,720	99,280	91,399	97,294
PM10	3,178	2,747	2,577	2,692
Water supply demand (af/yr)	17,000	16,900	17,000	17,200

\* Impact calculations for biological resources include the revised road and parcel plans developed by FORA, BLM, USFWS, UC, the Army, and others.



On a cumulative basis, when compared to the baseline before closure, Alternative 7 would intensify the jobs/housing imbalance that exists in Monterey County by supporting more jobs than can be accommodated by the proposed number of housing units. The alternative also would increase the demand for community medical services. Cumulative increases in demand for wastewater, water supply, and storm drainage infrastructure would be substantial. Unless new water sources are developed, water supply demand would intensify a shortfall between available supply and anticipated demand. The increase in demand has the potential to exacerbate a seawater intrusion problem along the Monterey Bay coastline. The traffic generated at buildout, combined with other regional increases, would require a considerable increase in roadways in both north-south and east-west directions. Construction of this infrastructure, as planned in the FORA Final Base Reuse Plan (December 1994), would have adverse effects on biological resources, especially where transportation corridors bisect natural resource management areas and habitat corridors identified in the February 1994 HMP.

**Revised Alternative 7.** In the draft Supplemental EIS, Revised Alternative 7 included only modifications to the original Alternative 7 associated with biological resource mitigation. This revised alternative has been expanded to keep pace with the changing concepts of reuse associated with the FORA base reuse planning effort and the latest requests for PBCs received by the Army. Revised Alternative 7 now includes land uses established through property transfers or MOA for property transfers already completed by the Army; land uses proposed through federal, state, local, and McKinney Act screening completed in April 1996 for recently excessed lands; land uses required in the Draft Revised HMP; land uses for remaining areas, as proposed in the Draft FORA Fort Ord Reuse Plan (March 1996); relocation of the resort hotel from the Hayes housing area to the adjacent golf courses parcel; and utility easements needed for transfer of utility systems. See Appendix D for a description of the Draft Revised HMP and the biological resource mitigation contained in this alternative.

The environmental effects of Revised Alternative 7 would vary slightly from those of Alternative 7. Revised Alternative 7 would support a buildout population of 45,000, with 15,000 dwelling units (as with Alternative 7, some additional on-campus housing of university students is anticipated). The total number of jobs that would be supported by the plan is estimated to be 38,800 (Table ES-1). With its slightly higher housing and population totals, Revised Alternative 7 would be expected to generate slightly higher demand for public health and safety services than would Alternative 7. However, with the lower employment numbers, Revised Alternative 7 would generate fewer vehicle trips in the area. This reduction also would decrease traffic-related air emissions and noise. Additional development adjacent to the inland ranges would increase potential for exposure to ordnance and explosives (OE). Water demand would increase slightly and site runoff would be greater. Urban development adjacent to the proposed expressway in the southwestern portion of the base and exclusion of specific areas from the Natural Resources Management Area would remove habitat, but incorporation of the Draft Revised HMP into this alternative also reduces impacts associated with the proposed road network and habitat encroachment in the coastal zone compared to Alternative 7. Approximately 6,300 acres of habitat would be removed under Revised Alternative 7, however, less habitat supporting special-status species would be removed.

**Alternative 8.** Alternative 8 is a land use scenario very similar to Alternative 7. It contains most of the land use proposals of the FORA Final Base Reuse Plan (December 1994), but it also includes uses for specific parcels that were received through the scoping process for the Supplemental EIS. In addition, Alternative 8 includes early indications of requests for the newly excessed lands received during scoping. The early indication of screening requests reflected in Alternative 8 were received early in the Supplemental EIS preparation process and do not reflect official requests received by the Army from federal, state, and local entities. Alternative 8 supports an ultimate population of 45,000 at Fort Ord, with 15,000 dwelling units and employment of 48,100. (On-campus student housing assumptions are the same as those of Alternative 7.)

Implementation of Alternative 8 (including the proposed roadway network) would result in environmental impacts substantially the same as those under Alternative 7. The only distinct differences occur as a result of the additional proposed golf courses and related residential development substituted in Alternative 8 for light industrial and university research area proposed in Alternative 7. These differences pose