

Section 2.0 Proposed Action

2.1 REGIONAL LOCATION

The 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 (Figure 2-1).

2.2 DISPOSAL OF NEWLY EXCESSED LANDS

The POM Annex, as described and analyzed in the final EIS (Volume 1, page 2-15) included approximately 1,400 acres and provided a variety of administrative support functions, including support of a 500-student campus for DLI. Since the final EIS and ROD were issued, a review of the Service's force structure has been conducted by the DOD, resulting in additional reductions to the Service's force structure and a reduced number of students to be trained by DLI. Therefore, 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 have added to this additional downsizing. As a result, the revised POM Annex footprint now allows an additional 250 acres to be declared excessed. Figure 2-2 illustrates the changes to the POM Annex.

The Army has initiated real estate screening through DOD and other agencies for the newly excessed lands (shown as parcels 1, 3, 4, and 5 in Figure 2-2). The 250 acres that are now available for excess supported the following military uses at former Fort Ord: medical clinic, stadium, parade ground, troop housing, military administration, motor pools, and undeveloped land in residential areas. Most of the facilities and buildings to be excessed are in closed status; however, several facilities are still being used by the Army or are serving the Army pending final relocation. These facilities are used by approximately six organizations totaling fewer than 100 people and include the Boy Scouts/Girl Scouts, ROTC, the thrift shop, and social clubs.

Interim use of several facilities has been approved for the California National Guard and the Veterans Administration. Each of these organizations, along with others, has expressed an interest in acquiring these properties through direct transfer from the Army.

Refer to Table 4-1 in Section 4.2, "Land Use", of Section 4.0, "Affected Environment", for more information on the facilities to be excessed, including the designed use and current status/interim use.

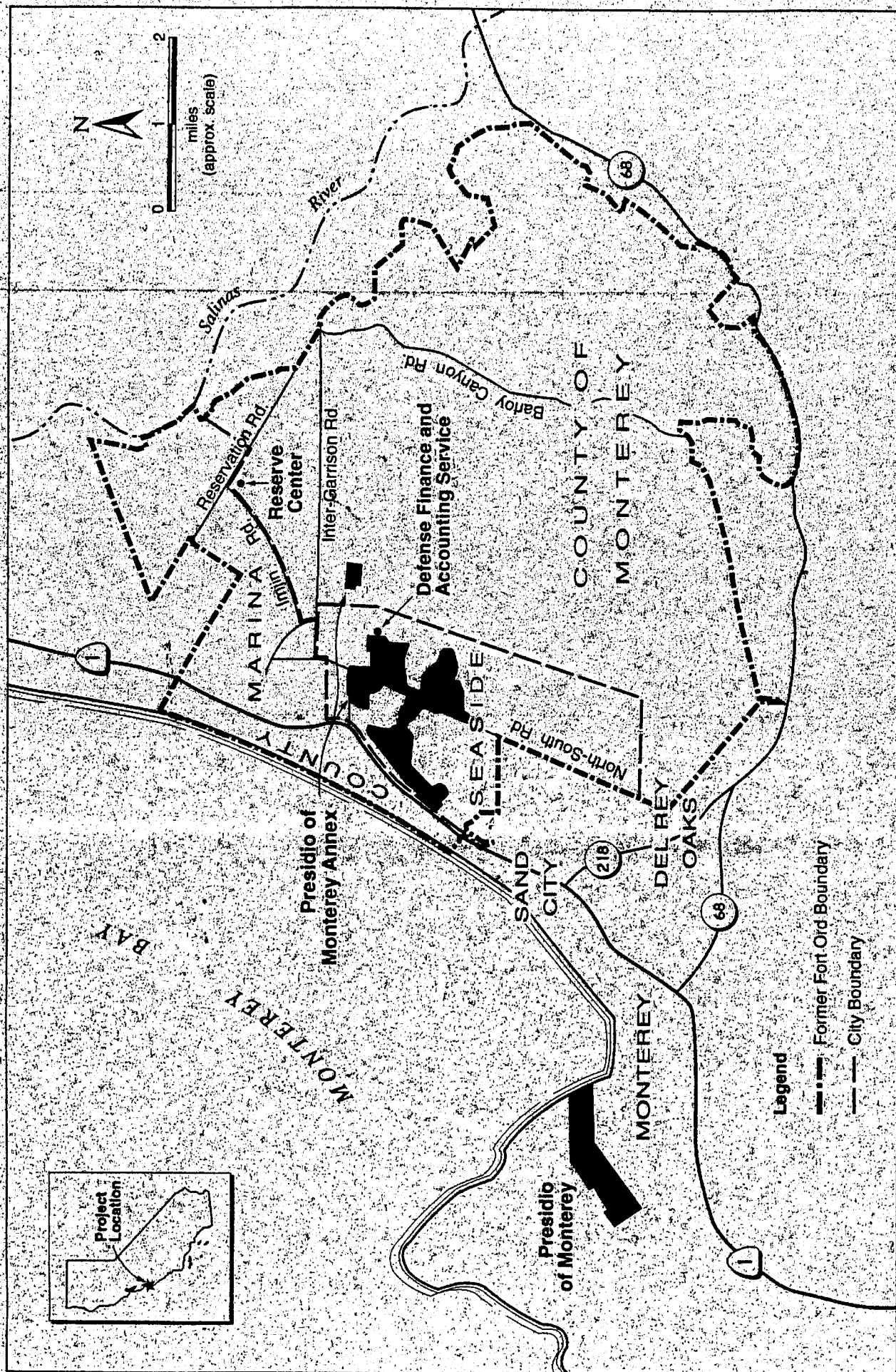
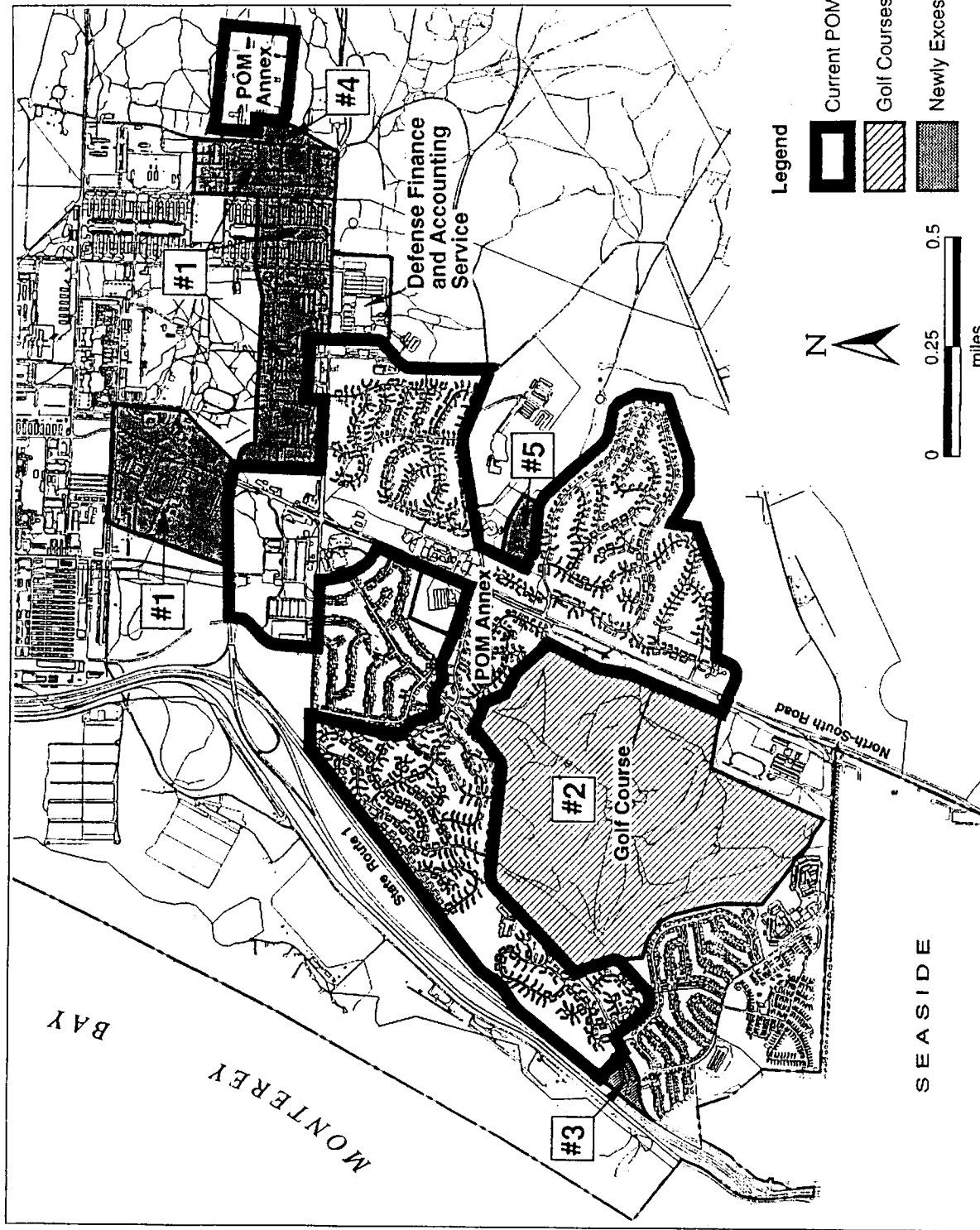


Figure 2-1
Regional Location of Presidio of Monterey
and Former Fort Ord Lands



Note: The parcel numbers for newly excessed lands in this figure correspond with parcel numbers in Table 4-1 and Appendix A.

Figure 2-2
Changes to the
Presidio of Monterey Annex

2.3 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 FORA's base reuse plan where it is not in conflict with laws and other policies. However, the Army intends to honor approved PBC requests and land transfers to other federal agencies as identified in Figure 1-3 (a full listing of PBC requests was included in the FEIS, Volume V). Appendix I includes requests for the newly excessed lands. The Army also intends to proceed with transfers for which memoranda of agreement have been completed and signed. In some limited areas, the Army would provide easements to the new utility purveyors for initial modifications to utility systems. These initial modifications are needed to support the POM Annex and to achieve compliance with CPUC regulatory requirements in areas to be excessed. 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 and Endangered Species Act requirements for special-status plants and animals. The transfers also must be consistent with the 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 mapped in Figure 1-3 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. Elements of Alternative 7, Revised Alternative 7, and Alternative 8 analyzed in this final supplemental EIS are likely to occupy the areas that remain to be transferred, with residential, commercial, retail, and business park uses in the Marina area; residential, resort hotel, and office park uses in the Seaside area; and golf course, residential, resort hotel, office park, school expansion, and peace officer training in the Monterey County area.