Section 4.0 Affected Environment

4.1 INTRODUCTION

This section includes setting information that has been updated since the final EIS was published in 1993 and that is relevant to the proposed action (newly excessed lands), revised use areas for Alternative 7 and Revised Alternative 7, and other portions of former Fort Ord. Information from the following documents is hereby incorporated by reference:

- Fort Ord Disposal and Reuse Final Environmental Impact Statement and Record of Decision (U.S. Army Corps of Engineers, Sacramento District 1993);
- Flora and Fauna Baseline Study of Fort Ord, California (U.S. Army Corps of Engineers, Sacramento District 1992a);
- Land Use Baseline Study of Fort Ord, California (U.S. Army Corps of Engineers, Sacramento District 1992b);
- Air Quality Baseline Study of Fort Ord, California (U.S. Army Corps of Engineers, Sacramento District 1992c);
- Soils Baseline Study of Fort Ord, California (U.S. Army Corps of Engineers, Sacramento District 1992d); and
- Other Physical Attributes Baseline Study of Fort Ord, California (U.S. Army Corps of Engineers, Sacramento District 1992e).

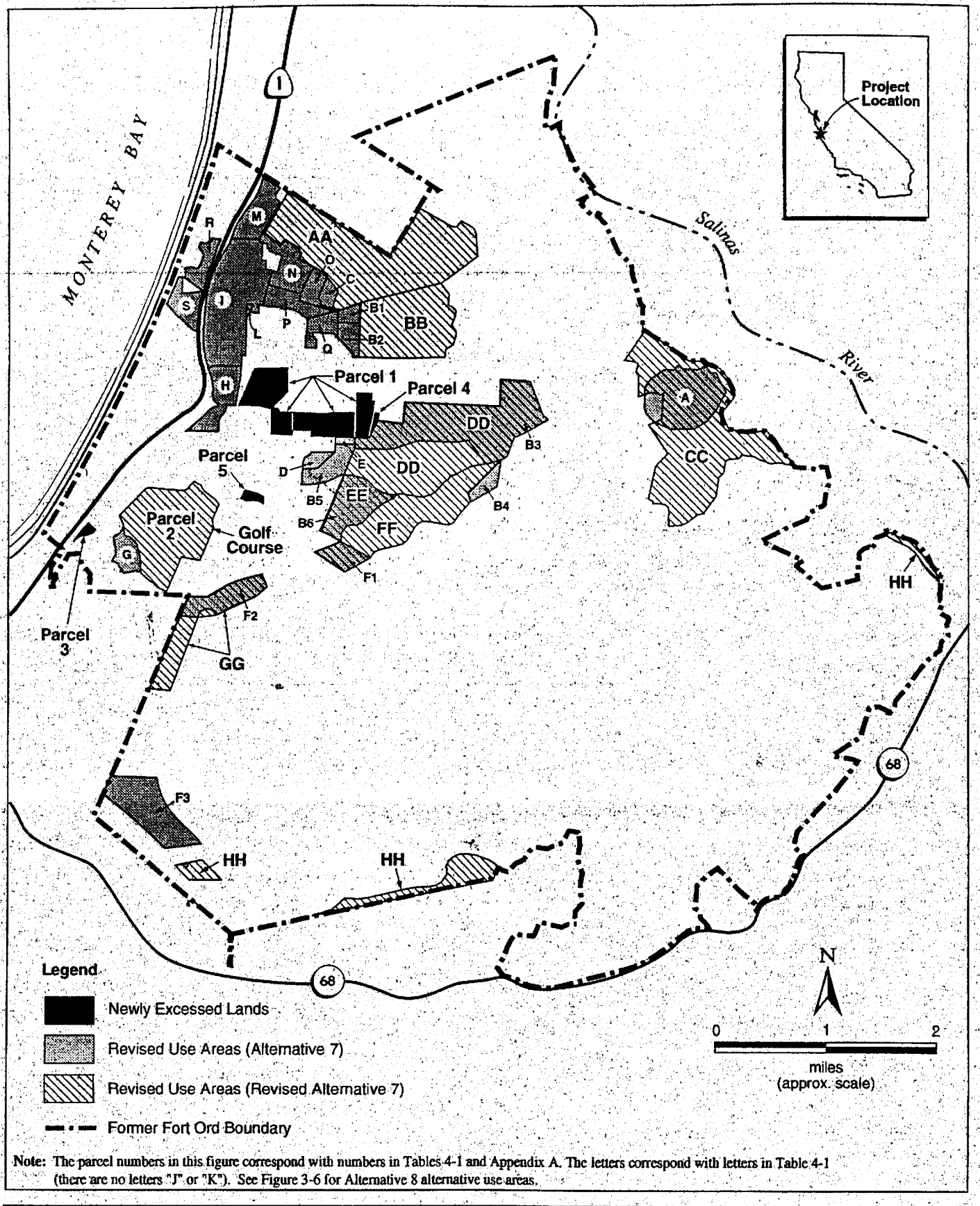
General Reference Maps are included at the end of this document for easy reference.

4.2 LAND USE

The final EIS (Volume I, page 4-3) and Land Use Environmental Baseline Study of Fort Ord provides a detailed description of the land use setting for the former Fort Ord installation as a whole. Following is the land use division when the 7th IDL was present (U.S. Army Corps of Engineers, Sacramento District 1992b):

Undeveloped open space and training	82%
Mixed military support commercial/residential	4%
Residential	5%
Industrial	5%
Parks and recreation	2%
Institutional	1%
Developed training area	1%

The information in this section describes the land use setting for the POM Annex and the portion of the installation shown as newly excessed lands or revised use areas (Figure 4-1).



Note: The parcel numbers in this figure correspond with numbers in Tables 4-1 and Appendix A. The letters correspond with letters in Table 4-1 (there are no letters "J" or "K"). See Figure 3-6 for Alternative 8 alternative use areas.

Figure 4-1
Newly Excessed Lands and Revised Use Areas

4.2.1 Presidio of Monterey Annex

The current 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 has retained 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 (old NCO club). The 4500 area where the 7th IDL motor pools were located also was retained to be used for the DOL maintenance area, Navy Department of Public Works corporation yard, and Directorate of Community Activities facilities. Although the 4500 area is not contiguous with the rest of the POM Annex, no access or circulation problems are anticipated. The Army intends to keep the POM Annex open and accessible to the public, just as the POM is, which will facilitate traffic circulation.

Local utility providers will provide gas, electricity, water, and wastewater service to the POM Annex. An interservice agreement with the Navy is in place for base operations in the POM Annex, including fire response service, landscape maintenance for fire hazards, building repairs, and solid waste pickup. Law enforcement and other police service will continue to be provided by federal police.

4.2.2 Newly Excessed Lands and Revised Use Areas

The newly excessed lands consist of 250 acres of area. The revised use areas consist of approximately 2,250 acres under Alternative 7 and 3,710 acres under Revised Alternative 7. The alternative use areas for Alternative 8 are mostly within the areas described for Revised Alternative 7 (see Figure 3-6 for Alternative 8 revised use areas).

The designed use and current status of each of the parcels that have been identified as newly excessed lands and the existing golf courses are listed in Appendix A. The newly excessed lands total 250 acres, containing approximately 66 buildings totaling 1,156,378 square feet, nine storage facilities (i.e., warehouses), five infrastructure facilities (i.e., water tank), and four physical fitness or sport facilities (i.e., gymnasium and basketball courts). Facilities in parcels 1 and 2 are being used by the Army pending property transfer and relocation of facilities to the POM Annex. Parcel 3 was a gas station and includes mothballed structures and facilities not in use. Parcels 4 and 5 consist of vacant land not in use.

Parcel 1 includes the physical fitness center, sports stadium, water reservoir, and fuel storage tanks, all of which are being used by the Army until the property is transferred; it also includes buildings temporarily in use by Army contractors during asbestos surveys. The following Army support services also are located in parcel 1 but will be relocated within the POM Annex: Girl Scouts and Boy Scouts, retired and enlisted persons social clubs, ROTC, and auto repair.

Parcel 2, which has not been declared excess and is not a revised use area under Alternative 7 (but is a revised use area under Revised Alternative 7), consists of two existing 18-hole golf courses and related facilities that are being maintained and operated by the Army but may transfer from federal ownership based on special legislation.

Table 4-1 provides a general comparison of land uses in the newly excessed lands and revised use areas for both Alternative 7 and Revised Alternative 7. For each area, this table shows the designed use when the 7th IDL was present and the current status or interim use.

Gate guards were removed in May 1995, and former Fort Ord is a patrolled open post. Access is restricted to the impact area and other areas that are no longer required by the Army but have yet to be transferred (i.e., housing areas and BLM open space). Roads are closed in the restricted access areas.

Table 4-1. Designed and Current Uses for Newly Excessed Lands and Revised Use Areas

Area[a]	Designed Use	Current Status/Interim Use
1	Western section: clinic; central section: recreational/athletic facilities, exchange branch, water reservoir, enlisted barracks and dining facilities, chapel; central and eastern sections: storage, administration, maintenance, vehicle storage, power plant, classrooms, and snack bars; eastern section: fuel storage, skill center	Interim use of clinic by Veterans Administration. Interim use in central section by California National Guard, asbestos contractor, and Army-related uses. The remainder consists of mothballed structures and facilities (Appendix A).
2	Golf courses and related lavatories and maintenance structures	Golf courses (Appendix A).
3	Service station, administration, and storage	Mothballed structures and facilities (Appendix A).
4	Vacant land	Vacant land.
5	Vacant land	Vacant land.
A	Sewage treatment plant (inactive), training facilities, firing ranges, vehicle storage, hazardous waste storage	This area overlaps with the East Garrison historic district. Interim use by Veterans Administration and OE contractors. Three Superfund sites (30, 31, 39A) are located in this area and will not receive complete remediation for reuse until 1997 or later. Interim leases include the Veterans Administration, which is using buildings 113, 116, 117, 118, and 132 for warehouses, and OE contractors, which are using the new ammunition supply point, 740 area, and 9300 area, as well as the MOUT facility. Possible OE issue because a rocket motor was found near pistol range. The site has not been sampled for OE.
B	Vacant land and training areas	Vacant land. Roads are closed and access is restricted in this area, as well as in other open space portions of former Fort Ord. Areas B1and B2 (Figure 4-1) may be contaminated with volatile organic compounds underground from the landfill (see plumes shown in Figures 4-2 and 4-3). Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer. These areas may include OE.
C	Police stockade (jail)	Facilities mothballed. Existing contaminants include volatile organic compounds underground from the landfill (see plumes shown in Figures 4-2 and 4-3). Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer.
D	Hospital personnel barracks	Mothballed structures and facilities.

Table 4-1. Continued

Area[a]	Designed Use	Current Status/Interim Use
E	Water tower and main electrical substation	Water tower and main electrical substation. These facilities are active and will be a continuation of existing uses that will serve the POM Annex. All electricity on former Fort Ord goes through the substation, which will be transferred to a new electricity purveyor.
F	Weapons training area (small arms inland range areas)	Vacant land. Roads are closed and access is restricted in this area, as well as in other open space portions of former Fort Ord. These areas have OE considerations.
G	Portion of Hayes Park housing area	Mothballed structures and facilities in caretaker status with restricted access.
H	Vacant land and parade ground	Mothballed structures and facilities with restricted access.
I	World War II-era barracks and administration buildings	Interim use by Army for administration purposes (10-12 buildings) and by FORA for offices and storage (approximately four buildings). Remaining structures and facilities are mothballed. Existing contaminants in portions of this area include evidence of asbestos and lead-based paint in World War II-era barracks, dry cleaning solvents, and volatile organic compounds underground from the old motor pool area and the former Directorate of Logistics vehicle maintenance area and cannibalization area. Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer. Other areas should be ready for transfer by late 1995.
L	Anti-air weapons training facility	Mothballed structures and facilities in caretaker status. Scheduled for transfer in November 1995. Contaminated groundwater from landfill. Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer.
M	Portion of Patton Park housing area, vacant land	Mothballed structures and facilities. Possible OE issue; the Army is evaluating the need for further investigation.
N	Outdoor storage, transit barracks, Light Fighter Lodge, shopette store, child care facility	Interim use of land and buildings by Army for outdoor storage and administrative purposes and of land in transit barrack area by Coastside Cable for trailer facility. Under McKinney Act transfers, interim and ultimate use of lodge by Shelter Plus, of shopette by YMCA, and of childcare facility by Children's Service International. All buildings are over contaminated groundwater plume. Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer.
O	Administrative offices, equestrian center, veterinarian clinic, MARS (Military Amateur Radio Station)	Interim use by Army for administrative offices (Corps and 109th Military Intelligence), equestrian center, veterinarian clinic. MARS is a closed facility that is mothballed. Existing contaminants include volatile organic compounds underground from the landfill (see plumes shown in Figures 4-2 and 4-3). Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer.

Table 4-1. Continued

Area[a]	Designed Use	Current Status/Interim Use
P	Water reservoir, warehouses, craft shops	Reservoir in use by Army and will be transferred to ultimate user. Remainder consists of mothballed structures and facilities. Existing contaminants include volatile organic compounds underground from the landfill (see plumes shown in Figures 4-2 and 4-3). Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer.
Q	Two heavy maintenance yards used by Directorate of Logistics	Interim use of maintenance yards by County of Monterey and City of Marina (one each). Interim use also by Army for reduced mission until relocated to POM Annex motor pool area. Environmental problems exist from oil contamination and HTW storage. Existing contaminants include volatile organic compounds underground from the landfill (see plumes shown in Figures 4-2 and 4-3). Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer.
R	Firing range and support structures (26 acres), wastewater treatment plant until 1982, when the regional system began	Vacant and mothballed structures and facilities. Existing contaminants include lead from firing ranges and volatile organic compounds underground from the former Directorate of Logistics maintenance area. Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer.
S	Recreation, administration (Stilwell Hall)	Mothballed structures and facilities. Considered historic structure to be transferred to the California Department of Parks and Recreation. Stability problems associated with eroding coastline. Existing contaminants may include volatile organic compounds underground from the former Directorate of Logistics maintenance area. Remedial actions for groundwater plumes were in place and operational in early 1996, thereby allowing property transfer.
AA	Preston (385 du), Abrams (942 du), and Patton (780 du) housing areas interspersed with ballfields, greenbelts, and small pockets of vacant open space	Mothballed structures and facilities in caretaker status with restricted access. Some structures have been requested under McKinney Act transfers. The southern portion of the area is contaminated with volatile organic compounds underground from the landfill (see plumes shown in Figures 4-2 and 4-3).
BB	Landfill; use of site ceased more than 5 years ago; last use was only as a solid waste transfer station for an approximately 5-year period	In process of remediating groundwater contamination through the OU2 demonstration site and capping with clay cap. The area is contaminated with volatile organic compounds underground from the landfill (see plumes shown in Figures 4-2 and 4-3). Remedial actions for groundwater plumes were in place and operation by early 1996, allowing property transfer.

Table 4-1. Continued

Area[a]	Designed Use	Current Status/Interim Use
CC	Lands surrounding the East Garrison developed area (which is described as area A) are predominantly vacant land used for training activities, including small-bore rifle and pistol ranges; some miscellaneous range buildings and latrines; the area north of the shaded area is the paved East Garrison entrance area, which has been closed for years	Interim use of the developed area by the OE contractor for storage, training, and administrative purposes. The remainder of the area is undeveloped area in caretaker status with restricted access. This area may include OE considerations.
DD	Vacant land and training areas (northern portion similar to area B3)	Vacant land. Roads are closed, and access is restricted in this area, as well as in other open space portions of former Fort Ord.
EE	Vacant land and training areas (similar to area B6)	Vacant land. Roads are closed, and access is restricted in this area, as well as in other open space portions of former Fort Ord.
FF	Weapons training area (small-arms inland range areas)	Vacant land. Roads are closed, and access is restricted in this area, as well as in other open space portions of former Fort Ord. This area has OE considerations.
GG	Weapons training area (small-arms inland range areas) with range facilities, including tower, firing points, and other minor wood structures (similar to area F2)	Vacant land. Roads are closed, and access is restricted in this area, as well as in other open space portions of former Fort Ord. This area has OE considerations.
HH	Vacant, undeveloped land separated from the impact area by South Boundary Road and Reservation Road	Vacant land. Roads are closed and access is restricted in this area, as well as in other open space portions of former Fort Ord. This area has OE considerations.

Notes: There are no areas J and K.
du = dwelling unit.

[a] The numbers and letters in the column correspond with those in Figure 4-1.

4.3 SOCIOECONOMICS

The affected environment for socioeconomic conditions is based on conditions existing in 1991 before closure of Fort Ord. The discussion of socioeconomic conditions in the final EIS (Volume I, page 4-7) describes conditions relating to all the newly excessed lands and revised use areas and continues to represent conditions that existed on these properties in 1991, before closure.

4.4 SOILS, GEOLOGY, TOPOGRAPHY, AND SEISMICITY

The nature and condition of geologic and soil resources in the newly excessed lands and revised use areas (under both Alternative 7 and Revised Alternative 7) generally are the same as described in the "Affected Environment" section of the final EIS (Volume I, page 4-31). Since the final EIS was prepared, some changes have occurred in the back country (proposed NRMA) of Fort Ord, which is primarily outside the newly excessed lands and revised use areas. These changes include new gullies, road washouts, soil slumping in roadcuts and remedial action trenches, and spillway erosion, and they have largely occurred during the unusually heavy rainfall during the first four months of 1995. Erosion and sedimentation control efforts have been initiated in a few locations by the Moss Landing Marine Laboratory and BLM.

4.5 PUBLIC SERVICES AND UTILITIES

The final EIS contains detailed descriptions of the public services and utilities infrastructure that existed on the installation when the 7th IDL was stationed at Fort Ord (Volume II, page 4-45). Most of the infrastructure has been deactivated by the Army, capped, and put into long-term storage (closed status) pending transfer of the facilities from the Army to the new landowners. Some portions of this infrastructure are still active in support of properties that have already been transferred, are interim leased, or are still being used by the Army or Army contractors pending transfer.

The Army has an interservice support agreement with the Navy for base operations, including fire service, repairs to buildings, and landscape maintenance for fire control. Law enforcement and other police services are provided by the federal police. These arrangements for police and fire service apply to the entire former Fort Ord, except the areas already transferred to California State University (CSU) and UCSC, where only fire service is provided. These arrangements will continue for the POM Annex after transfer of excess properties.

The Army is providing interior public services and utilities to the newly excessed lands until the excessed property and its infrastructure are transferred to a future owner or service purveyor. Gas and electrical service are anticipated to be transferred by early 1996. It is anticipated that the Army will provide some water, wastewater, stormwater, police, fire, and roads service under caretaker status until the services and/or systems (not necessarily the property) are transferred or abandoned. The newly excessed lands are shown as parcels 1, 3, 4, and 5 in Figures 2-2 and 4-1, with the current status indicated in Appendix A and Table 4-1.

Public services and utilities also are being maintained by the Army for some of the revised use areas still being used by the Army, Army contractors, or interim lessees. The current status of these areas is indicated in Table 4-1, and the status of public services and utilities for these areas is shown in Table 4-2.

Table 4-2. Status of Public Services and Utilities Provided to Revised Use Areas

Area*	Public Services and Utilities							
	Sanitary Sewer	Solid Waste Pickup	Telephone	Gas	Electric	Cable Television	Storm Drains	Water Distribution
A	Interim Use[a]	Inactive	Interim Use[a]	Interim Use[a]	Interim Use[a]	Inactive	Interim Use[a]	Interim Use[a]
B	No Facilities	No Facilities	No Facilities	No Facilities	No Facilities	No Facilities	No Facilities	No Facilities
C	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
D	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
E	None	Inactive	Inactive	Inactive	Interim Use[b]	Inactive	Inactive	Interim Use[b]
F	No Facilities	No Facilities	No Facilities	No Facilities	No Facilities	No Facilities	No Facilities	Inactive
G	None	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
H	None	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
I	Interim Use[c]	Inactive	Interim Use[c]	Interim Use[c]	Interim Use[c]	Inactive	Interim Use[c]	Interim Use[c]
L	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
M	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
N	Interim Use[d]	Inactive	Interim Use[d]	Interim Use[d]	Interim Use[d]	Interim Use[d]	Interim Use[d]	Interim Use[d]
O	Interim Use[e]	Inactive	Interim Use[e]	Interim Use[e]	Interim Use[e]	Inactive	Interim Use[e]	Interim Use[e]
P	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Interim Use[f]
Q	Interim Use[g]	Inactive	Interim Use[g]	Interim Use[g]	Interim Use[g]	Inactive	Interim Use[g]	Interim Use[g]
R	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
S	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
AA	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive
BB	None	None	None	None	None	None	None	None
CC	Interim Use[a]	Interim Use[a]	Interim Use[a]	Interim Use[a]	Interim Use[a]	None	Interim Use[a]	Interim Use

Table 4-2. Continued

Area*	Public Services and Utilities							
	Sanitary Sewer	Solid Waste Pickup	Telephone	Gas	Electric	Cable Television	Storm Drains	Water Distribution
DD	None	None	None	None	None	None	None	None
EE	None	None	None	None	None	None	None	None
FF	None	None	None	None	None	None	None	None
GG	None	Inactive	Inactive	None	Inactive	None	None	None
HH	None	None	None	None	None	None	None	None

* The areas are shown in Figure 4-1.
[a] Interim uses are Veterans Administration warehouses and OE contractors.
[b] Main electrical substation for the installation and water tower will remain in use and will serve the POM Annex.
[c] Interim use is by Army and FORA. Army is providing services for FORA pending transfer.
[d] Interim use is by Army, Coastside Cable, and McKinney Act recipients (Table 4-1).
[e] Interim uses are local office of the Sacramento District of the U.S. Army Corps of Engineers, veterinarian clinic, and 109th Military intelligence unit.
[f] Interim uses of water reservoir is by Army until transfer to future purveyor.
[g] Monterey County and the City of Marina are each pursuing interim leases of heavy maintenance yards.

Notes: There are no areas J and K.

4.6 WATER RESOURCES

4.6.1 Water Supply and Demand

Existing development on former Fort Ord continues to be supplied by the Army's potable water supply system. As reported in the final EIS (Volume I, page 4-56), average water demand on former Fort Ord was 5,100 acre-feet (af) during 1986-1989. Water use has declined in recent years with the decrease in the number of personnel living on and occupying the base. Annual water use was 5,634 af in water year 1992, 3,971 af in 1993, and 3,235 af in 1994. A replacement well is being planned for well 32 (also known as well D), which was idled because it pumped excessive amounts of sand. A test well has been drilled next to well 32, near Blanco and Reservation Roads, but the test well has not yet been completed as a water supply well.

Water demand information for the newly excessed lands was included in the estimate of Army water demand for the POM Annex presented in the final EIS (3,200 af/yr). The water demand estimate for the newly excessed lands and revised use areas and a revised water demand estimate for the POM Annex are presented in the "Water Resources" discussion contained in Section 5.3, "Reuse Impacts (Secondary Actions by Others)".

Since release of the final EIS, the Army contributed funds to and became a member of the Monterey County Water Resources Agency (MCWRA). This agency is responsible for regulation and supply of water from the Salinas Valley. The MCWRA's Castroville Irrigation Project already has reduced pumping in the coastal portion of the Salinas Valley by capping agricultural wells and supplying reclaimed water for agricultural use in these areas. MCWRA is developing a potable water system capable of mitigating the effects of seawater intrusion and providing a long-term water supply. This project is in the planning phase. The participation by the Army in the funding or initiation of the project is subject to the completion of appropriate feasibility studies and environmental reviews, as well as review and approval by the Army.

Until the potable water system is completed and potable water is delivered to former Fort Ord and POM Annex, the Army retains control and operation of wells 29, 30, 31, and 32 and the nonpotable golf course well 1. MCWRA will not object to Fort Ord/POM Annex withdrawal from the basin of up to 6,600 af/yr, provided that no more than 5,200 af/yr are withdrawn from the 180-foot aquifer and 400-foot aquifer and that such withdrawals do not threaten to aggravate or accelerate the existing seawater intrusion problem. The Army will implement reasonable and appropriate water conservation measures at former Fort Ord/POM Annex at the request of MCWRA made as part of a basinwide or areawide water conservation program. The former Fort Ord/POM Annex shall be the sole user of the wells; however, the use the wells can be permitted by others, and water from wells may be provided to others occupying former Fort Ord in connection with reuse plans.

After the potable water system is implemented, wells 29, 30, 31, and 32 would be used for emergency and fire suppression purposes, and well 1 would continue to be used for nonpotable irrigation.

4.6.2 Hydrology and Water Quality

A Phase II basewide Surface Water Outfall Investigation (SWOI) was performed in 1994 and was used to evaluate the Phase I results and identify new or existing sampling locations needing further characterization or evaluation. The Phase II investigation identified two sampling locations that should have surface soils excavated at the outfalls. These are sampling locations OF-15 in the trainfire range west of the 12th Street Gate and OF-35 at the former Fritzsche Army Airfield (Harding Lawson Associates 1994).

Groundwater conditions in the former Fort Ord area are essentially the same as described in the final EIS (Volume I, page 4-53). New monitoring wells have been drilled near the beach, and aquifer tests have been completed as part of ongoing work to remediate areas of contaminated groundwater (King pers. comm.).

New information gained from this work includes the discovery of a silty aquitard in the 180-foot aquifer that divides it into upper and lower units. Water levels indicate that groundwater is clearly confined in the lower unit, even near the coast. Groundwater is unconfined in the upper unit near the coast, where the Salinas Valley Aquiclude is absent.

Water level data collected since 1993 continue to indicate that seawater intrusion in the 180-foot aquifer near Marina has stabilized and is no longer advancing inland. This is not surprising, given the change in pumping regime that has occurred since the period of rapid intrusion during the 1970s and early 1980s. Pumping at former Fort Ord has decreased because of the drought and water conservation measures; because of decreases in the number of Army personnel; because Marina, which does not pump wells on Fort Ord but is adjacent, has shifted most of its pumping to the deep (900-foot) aquifer system; and because some supply wells were relocated to the East Garrison, thus pumping farther from the coast.

4.7 PUBLIC HEALTH AND SAFETY

The final EIS (Volume I, page 4-61) contains detailed discussions of public health and safety issues that were pertinent when the 7th IDL was stationed at former Fort Ord. The current status of these issues is equally applicable to both the newly excessed lands and the revised use areas (under Alternative 7 and Revised Alternative 7) and is described below by resource area.

4.7.1 Law Enforcement

Federal police officers provide law enforcement services to the newly excessed lands and the revised use areas, as well as to the rest of former Fort Ord. Many of the roads in the back country and other areas have been closed, and access is restricted on portions of former Fort Ord not in use. Despite these restrictions, BLM has documented frequent incidents of trespass involving motorcycles, four-wheel-drive vehicles, and sedans into closed areas. BLM has assisted Fort Ord police in apprehending numerous trespassers. Consequences of vehicle trespass include creation of erosion gullies in chaparral, oak woodland, and grass habitats. Law enforcement services will be provided by the Army until responsibilities are transferred to the appropriate agency or agencies, or property is disposed.

4.7.2 Fire Protection

Fire protection services are provided by the Navy under an interservice support agreement with the Army until responsibilities are transferred to the appropriate agency or agencies, or property is disposed. The interservice agreement is also for other base operations, including repairing buildings and mowing grasses to reduce fire hazards (an automatic mutual aid agreement with the Salinas Rural Fire Protection District also exists).

4.7.3 Medical and Emergency Medical Services

The Silas B. Hays Army Community Hospital is closed and has already been converted for use by the Defense Finance and Accounting Service (DFAS) and other DOD activities in the Monterey area as a DOD subinstallation. Emergency medical services are provided to the newly excessed lands and revised use areas exclusively by civilian hospitals in the neighboring communities. Limited standard nonemergency outpatient medical services are provided at the POM clinic during normal working hours.

4.7.4 Seismic Safety

Seismic safety considerations and seismicity in general have been addressed in detail in the final EIS (Volume I, page 4-43) and remain unchanged for the newly excessed lands and the revised use areas.

4.8 TRAFFIC AND CIRCULATION

Existing traffic and circulation conditions are described in the final EIS (Volume I, page 4-65). Traffic volumes, and therefore operating conditions, on some of the roadways may have nominally changed since 1993. Since the 7th IDL left Fort Ord, traffic volumes have decreased. Additionally, the operation of some intersection signals has been inactivated, and some signals have been set to operate in flashing red mode. However, the operating conditions described in the final EIS generally still exist, and the description of existing traffic and circulation conditions is still considered applicable.

4.9 AIR QUALITY

Compared to when Fort Ord was fully operational, most of the major air emission sources have been reduced or eliminated. For example, current air emissions from motor vehicles are much lower than when the base was fully operational due to substantially lower traffic volumes. Similarly, emissions from stationary and area sources have dropped because of the shutdown of many stationary sources and the elimination of Army training activities. Although current emissions are much lower than when Fort Ord was fully operational, emissions are being generated by various reconstruction activities and soil remedial action projects.

For the purposes of this document and to be consistent with the analysis in the final EIS, baseline conditions assume that Fort Ord is fully operational (1991 conditions). Project-related emissions are compared to those baseline conditions when the 7th IDL was present.

Since preparation of the final EIS, additional monitoring results have been published for the Monterey Bay Area Air Basin. The most recently published monitoring data were released in 1996 for the 1994 monitoring year. Those data show that the federal ozone and PM10 standards in Monterey County were not violated during 1994 (California Air Resources Board 1996).

Since preparation of the final EIS, three new air quality plans have been prepared by the MBUAPCD. These include one plan to meet requirements of the California Clean Air Act and two plans designed to comply with the federal Clean Air Act Amendments.

The 1994 Air Quality Management Plan (AQMP) for the Monterey Bay Region addresses California requirements for updating the 1991 AQMP (Monterey Bay Unified Air Pollution Control District 1991, 1994). Both the 1991 and 1994 AQMPs address the steps needed to bring the Monterey Bay area into attainment with the California ozone standard of 0.09 part per million averaged over 1 hour. The 1994 AQMP includes a progress report on implementing the 1991 AQMP, updated population forecasts produced by AMBAG, air quality monitoring results that consider the FORA Final Base Reuse Plan (December 1994), and revisions to the emissions inventory and forecasts.

The MBUAPCD also has prepared two documents required by the federal Clean Air Act Amendments of 1990 for federal ozone nonattainment areas. These documents are designed to bring the Monterey Bay area into attainment with the federal ozone standard of 0.12 part per million averaged over 1 hour and include the Rate of Progress Plan (ROPP), which shows a 15% reduction in emissions of reactive organic gases (ROGs) by 1996; and the nonattainment plan, which shows additional emission reductions needed beyond the 15% ROG emission reductions described in the ROPP based on photochemical modeling. Both documents are based on AMBAG's updated population forecasts, which include population associated with the FORA Final Base Reuse Plan (December 1994).

EPA has promulgated a rule requiring that all federal actions in federally designated nonattainment areas conform to applicable state implementation plans (SIPs) (40 CFR Parts 6,51, and 93). Federal actions are potentially subject to the conformity rule because Monterey County is located in the North Central Coast Air Basin (NCCAB) and the NCCAB is classified as a moderate nonattainment area for the federal ozone standards.

EPA's general conformity rule contains de minimis emission thresholds that are based on the severity of air pollution in an area. Projects with nonattainment area pollutant emissions exceeding the de minimis thresholds must be shown to conform to the applicable SIP(s). In the NCCAB, the de minimis thresholds equal 100 tons per year for the ozone precursors, ROGs, and oxides of nitrogen.

Because emissions will be generated by the federal action, the proposed project must be shown to be exempt from the requirement to perform a conformity determination. A project is exempt from the conformity determination requirement if its emissions are less than the de minimis thresholds or if the project is specifically exempted by language in the general conformity regulation.

EPA's general conformity rule requires that all federal actions conform to applicable air quality implementation plans. However, the rule also exempts certain Federal actions from the need to conduct detailed conformity determinations. The act of outright disposal is exempt from the detailed EPA conformity determinations if the land transfer meets certain constraints. For example, land transfers from one Federal entity to another are exempt from the detailed conformity determination requirement. Also, land transfers through an enforceable contract or lease are exempt from the detailed requirements if the delivery of the deed occurs promptly after a specific reasonable condition is met and the Federal agency does not retain continuing authority to control emissions associated with the property. However, certain types of land leases, such as those where the Federal agency retains a continuing authority to control emissions, are subject to the detailed conformity determination requirements unless emissions associated with those actions can be shown to be less than the de minimis thresholds.

4.10 NOISE

Existing noise conditions are described in the final EIS (Volume I, page 4-77). Traffic volumes, and therefore noise conditions, on some of the roadways may have nominally changed since 1993. However, the operating conditions described in the final EIS generally still exist, and the description of existing noise conditions is still considered applicable. Conditions at Monterey Peninsula Airport, and therefore noise from aircraft, have remained similar to those described in the final EIS. Noise generated from Fritzsche Army Airfield (FAAF) has changed because military operations no longer occur there and the airfield is now used for civilian operations. Figure 4.9-1 of Volume I of the final EIS depicts noise contours that existed at FAAF when military operations were in place. Figure 6.9-1 of Volume I of the final EIS depicts projected noise contours at the airport (now referred to as Marina Municipal Airport) with civilian operations. These noise contours are considered in the evaluation of cumulative noise impacts.

4.11 HAZARDOUS AND TOXIC WASTE SITE REMEDIAL ACTION

The Army is conducting separate, but overlapping, clean-up actions for HTRW and OE. Under CERCLA, the Army is remediating chemical contamination of soil and groundwater. The Army also is clearing OE from the multi-range area and other locations, as described in Section 4.12, "Ordnance and Explosives". In some areas, these actions overlap; however, the remedial investigation in the multi-range areas is limited to chemical contamination from accumulation of metal fragments and explosive residue.

4.11.1 New Hazardous and Toxic Waste Site Remedial Action Data

The site characterization and the remedial investigation/feasibility study (RI/FS) process associated with the CERCLA cleanup process at former Fort Ord has progressed significantly since certification of the final EIS and adoption of the NEPA ROD by the Army.

Fort Ord was listed on the Superfund list in 1990. An RI/FS was completed in 1993 for the Fort Ord landfills (Dames and Moore 1993), and a remedial action ROD was issued by FFA agencies for cleanup in August 1994. The existing contaminant plumes, consisting of volatile organic compounds (VOCs), are shown in Figure 4-2. Cleanup will include extracting and treating contaminated groundwater and capping the landfills to limit future infiltration and minimize additional leaching.

In addition to the 39 sites previously identified as potentially hazardous sites, two other sites have been identified (Crescent Bluffs burn pit and the FAAF defueling area). All these sites have been characterized in the Basewide Remedial Investigation/Feasibility Study for Fort Ord, California (Harding Lawson Associates 1994). After initial characterization by the RI/FS, the sites were categorized as RI sites, interim action sites, or no action sites. No action sites do not warrant remedial action under CERCLA. Interim action sites have a limited volume and extent of contaminated soil and, as a result, are easily excavated and remediated without further investigation. RI sites have sufficient contamination to warrant full remedial investigations, baseline human health risk assessments, ecological risk assessments, and feasibility studies. Table 4-3 identifies the potential sites in newly excessed lands and revised use areas and their action category. Sites 20, 22, and 24 are in the newly excessed lands. Figure 4-3 shows the hazardous and toxic waste sites.

To accelerate the cleanup process, interim action and no action site categories are supported by remedial action (CERCLA) RODs signed by the FFA agencies. These remedial action RODs provide a process for accelerated cleanup of interim action and identified no action sites under CERCLA, rather than delaying cleanup or transfer actions until a basewide remedial action ROD is signed by the FFA agencies. New or updated information on the RI sites is summarized below.

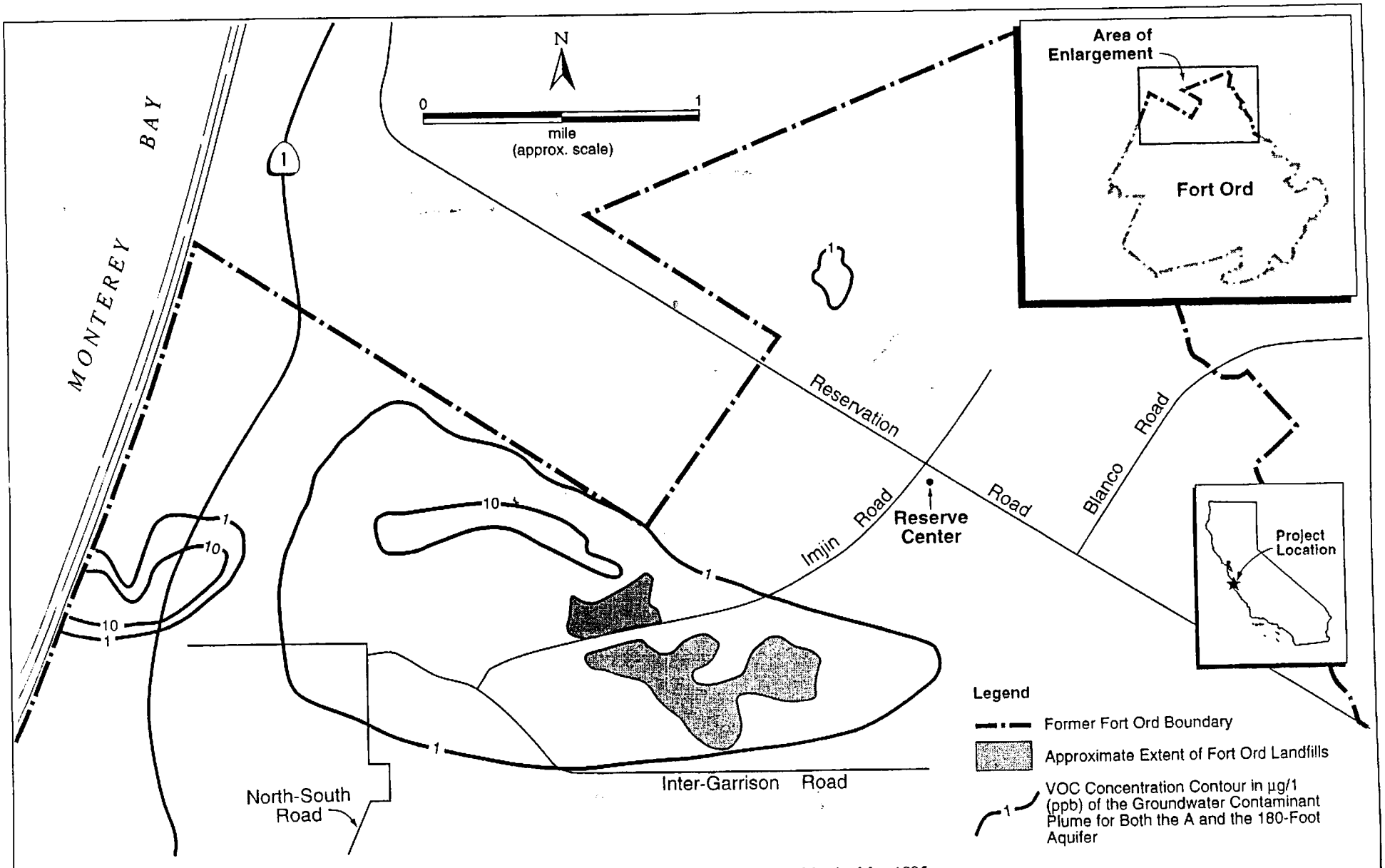
Buildings and areas at former Fort Ord that potentially were used to store or maintain licensed radioactive equipment or materials were identified in a memo "Revised List of Buildings at Fort Ord Recommended for Radiological Decommissioning" (Chmar 1993). Radiological surveys, conducted in accordance with Nuclear Regulatory Commission Regulatory Guide CR 5489, began in January 1994 and were completed in April 1994 for buildings located in BRAC priority parcels 1, 2, 3, and 5. Surveys are continuing in buildings outside the priority parcels. (Harding Lawson Associates 1994.)

Surveys were conducted by the U.S. Army Environmental Hygiene Agency. Minor remediation was performed by the survey teams. Major remediation, if needed, was to be performed by the Army Material Command, Low-Level Radioactive Waste Office. (Harding Lawson Associates 1994.)

4.11.2 Summary of Remedial Investigations, Risk Assessments, and Feasibility Studies

The information summarized below is for HTRW sites in the newly excessed lands and revised use areas that are categorized as needing remedial investigation based on the Basewide Remedial Investigation/Feasibility Study for Fort Ord, California (Harding Lawson Associates 1994). No additional studies have been implemented or reviewed for this discussion. The information has been condensed and simplified for the lay person and thus should not be considered all inclusive. The above-mentioned report should be reviewed thoroughly for specific information regarding any of the RI sites. A discussion of OE, including unexploded ordinance (UXO), is contained in Section 4.12, "Ordnance and Explosives".

Sites 2 and 12. Sites 2 and 12 were combined into one site because of similar groundwater contamination at and between the sites. Site 2 is the Main Garrison Sewage Treatment Plant. Site 12 consists of the DOL automotive yard, the cannibalization yard and surrounding industrial area, the Southern Pacific Railroad rail spur between the automotive and cannibalization yards, and the lower meadow.



Source: Harding Lawson Associates 1994: modified with updated information from BRAC Property Transfer Matrix, May 1995.

Figure 4-2
Groundwater Contaminant Plumes

Table 4-3. Hazardous and Toxic Waste Sites on Former Fort Ord

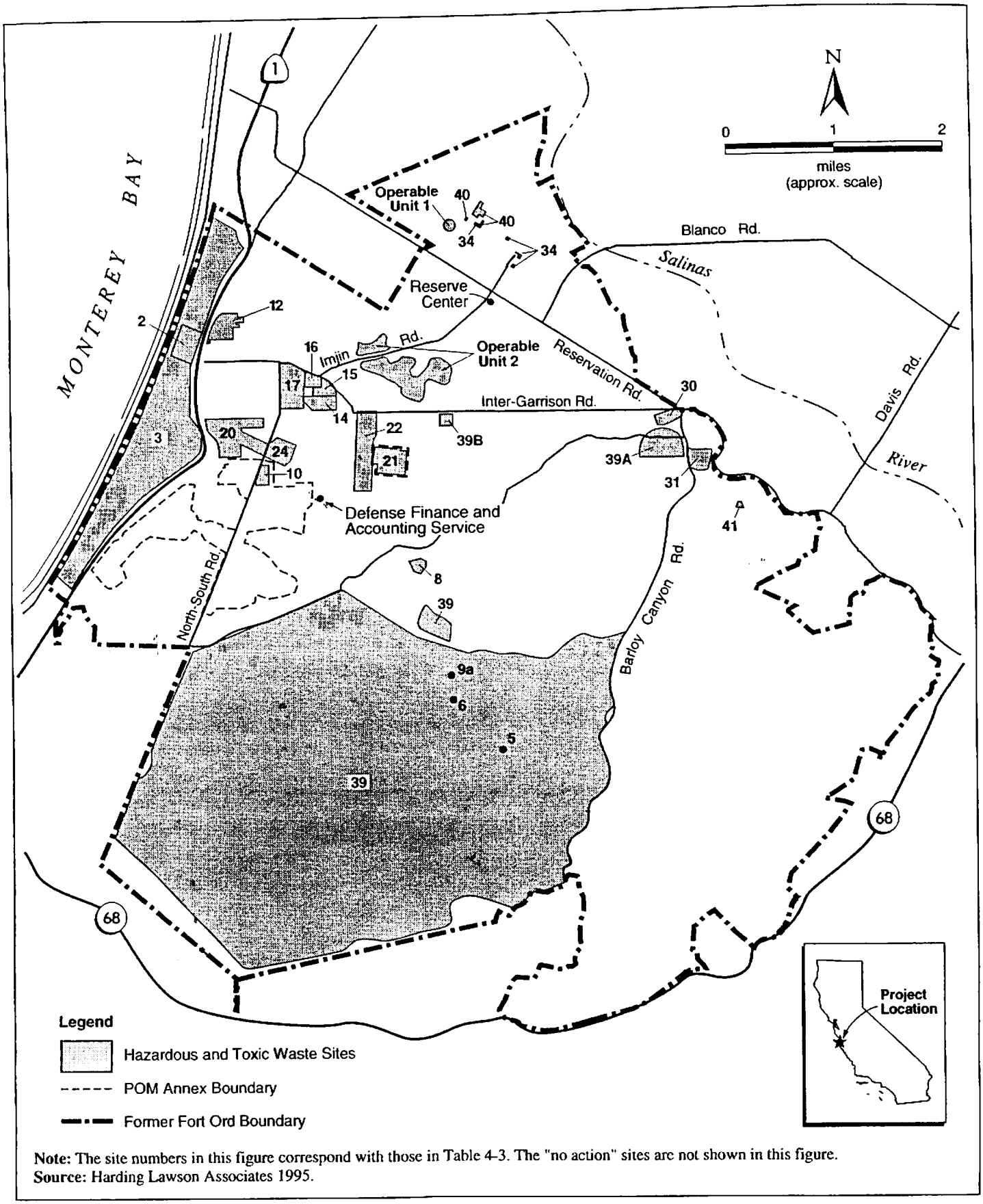
Site Number	Site Name	Action Category
2[a]	Main Garrison sewage treatment plant	Remedial investigation
3[a]	Beach trainfire ranges	Remedial investigation
5[a]	Range 36 A (east of 39)	Remedial investigation
6[a]	Range 39 (abandoned car dump)	Interim action
8[a]	Range 49 (Molotov cocktail range)	Interim action
9[a]	Range 40A (flame field expedient training area) (part of 39)	Remedial investigation
10[a]	Burn pit	Interim action
12[a]	Lower meadow, Director of Logistics automotive yard, and parts salvage yard	Remedial investigation
14[a]	707 maintenance facility	Interim action
15[a]	Directorate of Engineering and Housing yard	Interim action
16[a]	Director of Logistics maintenance yard and Pete's Pond	Remedial investigation
17[a]	1400 block motor pool	Remedial investigation
20[b]	South parade grounds, 3800 block motor pool, and 519 motor pool	Interim action
21	4400/4500 block motor pool, east block	Interim action
22[b]	4400/4500 block motor pool, west block	Interim action
23	3700 motor pool	Interim action
24[b]	Old Directorate of Engineering and Housing yard	Interim action[c]
30[a]	Driver training area	Interim action
31[a]	Former dump site	Remedial investigation
34	FAAF fueling facility	Interim action
39[a]	Multi-range area (includes sites 5,6, and 9)	Remedial investigation
39A[a]	East Garrison ranges	Interim action[c]
39B[a]	Inter-Garrison training area	Interim action[c]
40	FAAF defueling area	Interim action
41[a]	Crescent Bluff fire drill area	Interim action[c]

[a] Sites are located in revised use areas.
[b] Sites 20, 22, and 24 are located in the newly excessed lands.
[c] Site categories may change as additional site information is developed during ongoing investigations.

Notes: The locations of the sites listed above are shown in Figure 4-3. Sites where no further action is required (sites 1, 4, 7, 11, 13, 18, 19, 25, 26, 27, 28, 29, 32, 33, 35, 36, 37, and 38) are not shown in the table or in Figure 4-3.

This table and Figure 4-3 do not describe OE. Refer to Section 4.12, "Ordnance and Explosives".

Source: Based on the Basewide Remedial Investigation/Feasibility Study Site Characterization Draft Final (Harding Lawson Associates 1994).



Note: The site numbers in this figure correspond with those in Table 4-3. The "no action" sites are not shown in this figure.
Source: Harding Lawson Associates 1995.

Figure 4-3
Hazardous and Toxic Waste Sites (June 1995)

Priority pollutant metals were detected in surface and near surface soils samples at the Main Garrison Sewage Treatment Plant and other areas. Organic compounds, such as fuel, oil, and solvents, were detected at the facilities within Site 12. A TCE (Trichloroethene, an organic solvent) plume in the shallow groundwater encompasses approximately 138 acres (6 million square feet). Monitoring data show that the lower 180-foot aquifer has not been affected. No continuing sources of contamination were detected at any of these facilities.

Baseline human health risk assessments were performed using methods approved by EPA and the California Environmental Protection Agency (Cal EPA). Several receptors and exposure pathways were evaluated to assess the cancer and noncancer health effects on humans. Under some receptor/pathway scenarios, the potential health risks exceeded EPA guidelines and consequently triggered the need for remedial actions.

Baseline ecological risk assessments also were performed. The health of endangered species and other representative species that provide the food base for higher predators was evaluated to assess ecological health. No adverse impacts on endangered species or food base species were identified.

A feasibility study was implemented to develop and evaluate remedial alternatives to mitigate human health risks. The preferred remedial action for groundwater contamination includes extraction, treatment, and reinfection or some other reuse. Soil contamination will be treated by excavation, separation of nonsoil debris, disposal of debris, and treatment of contaminated soils.

Site 3. Site 3 consists of the beach trainfire ranges. The area has been used for small arms training since the 1940s. Spent ammunition has accumulated on the east-facing sand dunes that formed backstops for the targets. Lead, zinc, antimony, chromium, copper, and iron are the primary components of the spent ammunition at the site. Lead is the main contaminant. An encrusted bullet layer is present below the ground surface and is up to several feet thick in the target areas. In the groundwater, priority pollutant metals were not detected in groundwater above the maximum contaminant levels allowable in drinking water (Chapter 15, Title 22 California Code of Regulations), and lead was not detected in a well in Range 9.

Baseline human health risk assessments were performed using methods approved by EPA and Cal EPA. Several receptors and exposure pathways were evaluated to assess the cancer and noncancer health effects on humans. Potential adverse health effects were anticipated for nearby residents and onsite workers.

Baseline ecological risk assessments also were performed. The health of endangered species and other representative species that provide the food base for higher predators was evaluated to assess ecological health. No adverse impacts on endangered species or food base species were identified.

A feasibility study was implemented to develop and evaluate remedial alternatives to comply with applicable rules and regulations. The preferred remedial action includes mechanical and hand excavation of spent ammunition and soil, mechanical screening of soil for spent ammunition and fragments, and recycling of recovered metals. Depending on residual lead concentrations, the soil would be cleaned or stabilized further.

Sites 5, 9, and 39. Sites 5, 9 and 39 were combined into one site because similar contaminants were expected to be found at the sites. The remedial investigation within the area focused on areas of potential chemical contamination, including: Range 33 (Demolition Range); Range 36A (EOD Range used for explosive demolition); Range 40A (Flamefield Expedient Range); and other areas, such as small arms ranges, and other potential areas of chemical or groundwater contamination. The Army does not consider UXO to be a hazardous waste or a hazardous substance requiring a CERCLA response action. Nonetheless, the Army has determined that it will conduct a voluntary CERCLA removal action to address UXO at former Fort Ord in an effort to expedite the cleanup and transfer of former Fort Ord. See Section 4.12, "Ordnance and Explosives", for a discussion of ordnance and explosives.

Priority pollutant metals (e.g., lead, zinc, copper, cadmium, and beryllium), which are residue from weapons use, were detected in surface and near-surface soils samples. Other substances, such as explosives compounds and fuel, also were detected. However, most priority pollutant concentrations were lower than maximum background concentrations found in uncontaminated soils at other locations on former Fort Ord.

Baseline human health risk assessments were performed using methods approved by EPA and Cal EPA. Several receptors and exposure pathways were evaluated to assess the cancer and noncancer health effects on humans. Potential adverse health effects resulting from beryllium exposure were anticipated for onsite habitat management workers.

Baseline ecological risk assessments also were performed. The health of endangered species and other representative species that provide the food base for higher predators was evaluated to assess ecological health. No adverse impacts on endangered species were identified. Potential hazards to food base species may occur because HMX (Cyclotetramethylene tetranitramine), an explosive compound, is present in surface soils. Very high concentrations of HMX are limited to a single location within the inland ranges. Because higher predators feed from large areas when compared to base food species, it is not expected that the body contaminant burdens of base food species would be hazardous to predators.

A feasibility study was implemented to develop and evaluate remedial alternatives to mitigate human and ecological health risks. The preferred remedial action includes excavation, separation of nonsoil debris, disposal of debris, and treatment of contaminated soils.

Sites 16 and 17. Sites 16 and 17 were considered a single site because of similar contamination at each site. Site 16 includes the DOL maintenance yard, Pete's Pond, and Pete's Pond extension. Site 17 consists of the 1400 block motor pool.

Priority pollutant metals were detected in surface and near surface soils samples. Organic compounds, such as fuel, oil, and solvents, also were detected. Chemicals detected in onsite soils are not expected to significantly affect groundwater. VOCs were detected in the groundwater beneath both sites. However, this contamination is believed to be associated with the Fort Ord landfill.

Baseline human health risk assessments were performed using methods approved by EPA and Cal EPA. Several receptors and exposure pathways were evaluated to assess the cancer and noncancer health effects on humans. Adverse health effects are not anticipated for the receptor/pathway scenarios analyzed. Baseline ecological risk assessments also were performed. The health of endangered species and other representative species that provide the food base for higher predators was evaluated to assess ecological health. No adverse impacts on endangered species or food base species were identified.

A feasibility study was implemented to develop and evaluate remedial alternatives to mitigate human health risks. The preferred remedial action includes excavation, separation of nonsoil debris, disposal of debris, and treatment of contaminated soils.

Site 31. Site 31 is a dump site that was used in the 1940s and 1950s. Incinerated or partially incinerated wastes were disposed of at this site. Priority pollutant metals were detected in surface and near surface soils samples. Other compounds, such as pesticides, fuel, and solvents, also were detected.

Baseline human health risk assessments were performed using methods approved by EPA and Cal EPA. Several receptors and exposure pathways were evaluated to assess the cancer and noncancer health effects on humans. Potential adverse health effects as a result of lead exposure were anticipated for resident trespassers living near former Fort Ord (i.e., children from nearby residences wandering into the area). Baseline ecological risk assessments also were performed. The health of endangered species and other

representative species that provide the food base for higher predators was evaluated to assess ecological health. No adverse impacts on endangered species or food base species were identified.

A feasibility study was implemented to develop and evaluate remedial alternatives to mitigate human health risks. The preferred remedial action includes excavation, separation of nonsoil debris, disposal of debris, and treatment of contaminated soils.

4.12 ORDNANCE AND EXPLOSIVES

OE are munitions and explosives such as bombs and warheads; guided and unguided ballistic missiles; artillery, mortar, and rocket ammunition; small arms ammunition; antipersonnel and antitank mines; demolition charges; pyrotechnics; grenades; torpedoes and depth charges; containerized or uncontainerized high explosives and propellants; and similar or related items designed to cause damage to personnel or material. UXO is a subset of OE used in training but remain unexploded such as unexploded bombs, artillery shells, mortar rounds, and grenades.

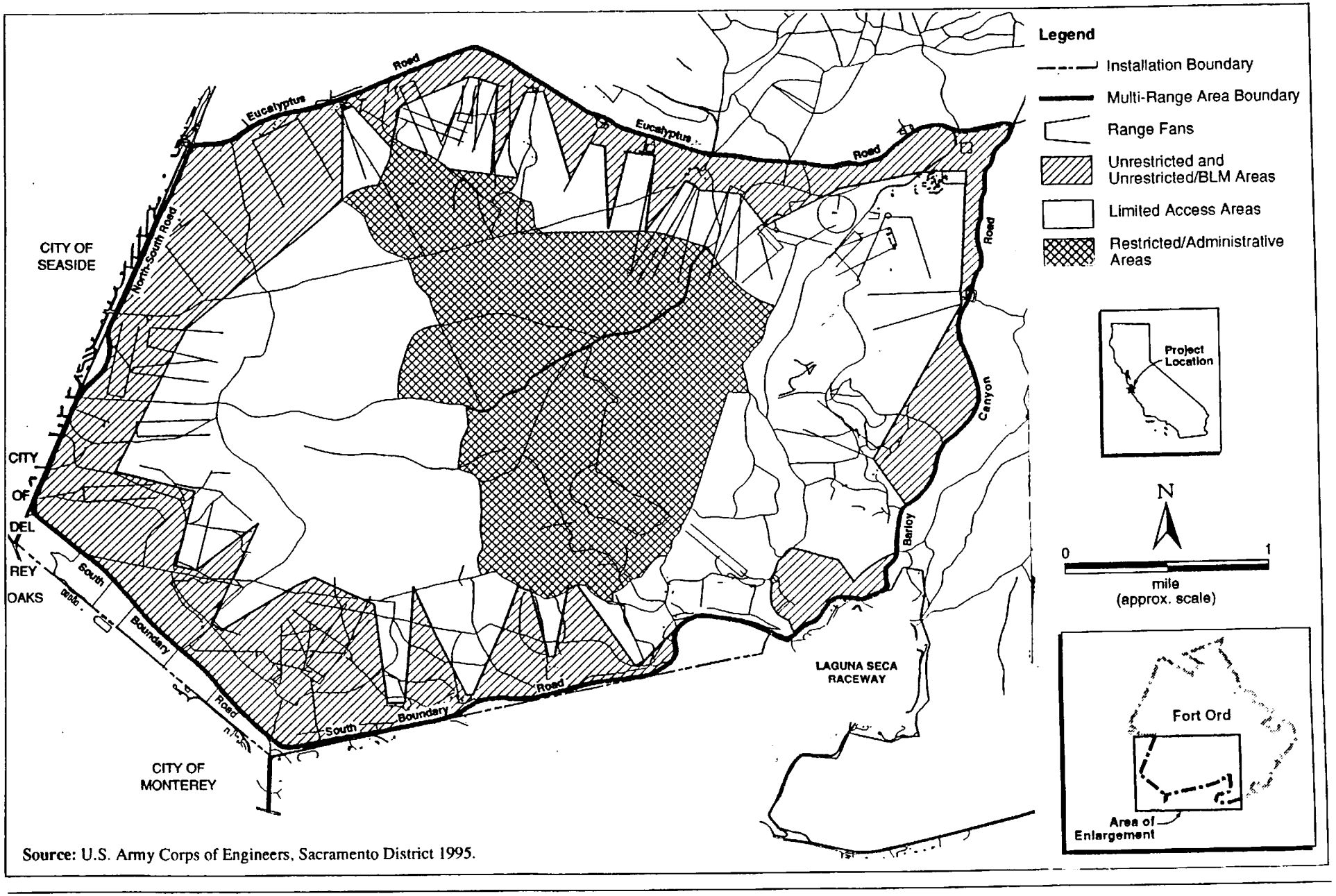
Hazardous materials sites 5, 9, and 39 (discussed in Section 4.11) may contain OE. Site 5 includes Range 36A, which was used for explosive ordnance disposal. The range was reopened in January 1994 for disposal of OE retrieved from outside the multi-range area. Site 9 includes Range 40A, which was used for training in improvised weapons using flammable materials. Range 40A also was used for fire and smoke demonstrations. Site 39 includes the multi-range area. The multi-range area has been used since the early 1900s for ordnance training exercises. Hand grenades, mortars, rockets, mines, artillery, high explosives, and small arms have been used on some of the inland ranges. In addition, some of the ranges have received rounds fired from offshore naval vessels.

An Ordnance and Explosive Waste (OEW) Archive Search Report (ASR) and supplemental OEW ASR have been completed for Fort Ord, and OE investigations are underway (U.S. Army Corps of Engineers, St. Louis District 1993 and 1994). The archives search was completed to identify those areas of Fort Ord suspected to have potential for contamination with OE, based on historical land use and training range locations. The archives search identified the multi-range area and other areas of Fort Ord that may have been used in the past for ordnance-related training.

The Army and BLM completed the Site Use Management Plan for Land Transfer and Reuse of the Multi-Range Area (U.S. Army Corps of Engineers, Sacramento District July 1995a). This document discusses the future land uses within and adjacent to the multi-range area. The following site use descriptions represent current expectations for future public and administrative uses within the multi-range area (Figure 4-4).

- U - Unrestricted. Public access will be unrestricted upon clearance of ordnance. These areas are on the perimeter of the multi-range area and are typically at or behind the firing points used by military personnel during active use of former Fort Ord. These areas are within the multi-range area but outside the lands to be transferred to BLM. These areas will be cleared of UXO and other OE following the same standards applied to other parcels designated for development. They will be transferred with the same use restrictions that are being applied to development parcels outside the multi-range area.

- UB - Unrestricted/BLM. These areas will be unrestricted to the depth of clearance for use by BLM personnel. These areas are on the perimeter of the multi-range area and are typically at or behind the firing points used by military personnel during active use of former Fort Ord. These areas will be cleared of UXO and other OE following the same standards applied to future BLM lands outside the multi-range area. They will be transferred to BLM with the same use restrictions that are being applied to parcels outside the multi-range area.



Source: U.S. Army Corps of Engineers, Sacramento District 1995.

Figure 4-4
Conceptual Multi-Range Area Land Reuse Plan

- LA - Limited Access. These areas are limited to specific uses. These areas are located within the core of the multi-range area but will be cleared to a level safe for some uses. The areas generally include old range areas, range safety fans, and other areas outside the high-impact area. These areas will be cleared of UXO and other OE sufficient to permit pedestrian and other nonmotorized access. An existing system of fire roads and firebreaks will be cleared to a sufficient standard to allow annual maintenance of fire roads with heavy equipment. They may be transferred with use restrictions that prohibit any surface disturbance or excavation outside the established system of fire roads and trails.

- RA - Restricted/Administrative. These high-impact areas will be restricted for use by BLM to trained persons only and will be off-limits to the public. The areas will be fenced by the Army, and the fence will be maintained by BLM. A system of fire roads and firebreaks will be cleared within this area to allow access for fire suppression and habitat monitoring. These areas were the primary target areas, where the density or hazard of UXO is such that it is not deemed cost-effective to remove UXO at present. UXO clearance of the high-density impact area is not planned. If new technology allows further clearance actions in a cost-effective manner, the Army and BLM would jointly seek funding for future clearances.

Based on the OEW ASRs completed for former Fort Ord (described in Section 4.12), some of the newly excessed and revised use areas were identified as potentially having OE: parcel 1 and revised use areas A, B3, B6, C, E, F1, F2, F3, H, M, O, P, Q, R, S, CC, DD, EE, FF, GG, and HH (Figure 4-1). A brief summary of the findings of the "OEW Sampling and OEW Removal Action - Final Report" (Human Factors Applications 1994) are provided for each identified parcel.

A and CC

Revised use areas A and CC include the East Garrison pistol range. An expended 3.5-inch rocket motor was found nearby. The archives search reports indicated that no known range is or was laid out in that area for firing this type of rocket. The supplemental archives search reports did not provide additional information for this site. It was recommended in the archives search reports that the site be swept to determine whether other OE were present. The site will be sampled to determine whether OE are present.

B3 and DD

The OEW ASRs indicate that portions of this area may have been used as a practice mortar range (OE Site 13B), a mine and booby trap training area (OE Site 9), and general training sites (TS-2 and TS-3).

Anti-tank and anti-personnel mines with live pyrotechnic signals and activators, trip flares, and an M63 37-mm high explosive projectile were encountered during sampling operations at Site 13B. UXO and other OE cleanup began at this site in February 1994 and will be completed prior to property disposal.

A 57-mm cartridge case, an expended 40-mm signal cartridge, an expended projectile fuse, and a rifle grenade tail were encountered during sampling operations at Site 9. Based on the results of sampling, no OE removal action was recommended for this site.

Training sites 2 and 3 were included in the OEW ASR supplement along with 23 other general training sites. These sites must be investigated to determine what actions are necessary.

B6 and EE

A Chemical, Biological, and Radioactive (CBR) Area #4 (aka the Parker Flats Gas House) was identified in this area. At CBR areas, training consisted primarily of classroom demonstrations to identify chemical agents and decontamination techniques. Tear gas and minute amounts of mustard gas were used for

familiarization training purposes. Gas houses were used by soldiers to leak test their gas masks using tear gas. The Army is evaluating the need for OE investigations in this area.

C,O,P, and Q — Portions of these areas overlay an area that was identified as a Chemical Training Area (OE Site 2). An empty practice grenade and an empty practice bomb were encountered during sampling operations. Based on the results of sampling, no OE removal action was recommended.

E — A CBR Area #1 (OE Site 4A) was identified in this area. An expended light anti-tank weapon sub-caliber round and a training grenade fuse were encountered during sampling operations. Based on the results of sampling, no OE removal action was recommended

F1, F2, F3, FF, GG, and HH — Revised use areas F1, F2, and F3 and portions of FF, GG, and HH (western T area only) are located within the multi-range area. The parcels are on the perimeter of the area and are typically at or behind the firing points used by military personnel during active use of former Fort Ord. These areas will be cleared of UXO and other OE following the same standards applied to parcels outside the multi-range area designated for development.

H — A 7-acre site (OE Site 20) near the post commissary was identified as a recoilless rifle training range. No OE were located during sampling operations; therefore, no OE removal action was recommended at this site.

M — Three potential OE sites were identified within this area. One area in the Patton family housing area was identified as a flame thrower range (OE Site 1). The site was sampled, and practice mines were discovered and removed. The second area, located near Patton Elementary School, was identified as a mine and booby trap training area (OE Site 6). The site was sampled, and no live OE were encountered. One inert M1 mine was discovered and removed. Based on the results of sampling, no OE removal action was recommended for these two sites. The third area was identified as Mortar Square #1. The necessity for onsite OE investigations of this area is under consideration.

R and S — Revised use areas R and S are located near the beach trainfire ranges (OE Site 22). Sampling operations are completed for areas in Site 22 suspected to contain OE. No significant OE or related materials were encountered in the areas sampled. The Army is evaluating the necessity for additional sampling within Site 22.

Parcel 1 — The OEW ASRs indicated that no known ranges were established in this area; however, a 100' by 100' area grid was sampled as part of a random (24-grid) sampling in the cantonment area. No OE were discovered in 24 areas that were sampled.

4.13 VEGETATION, WILDLIFE, AND WETLAND RESOURCES

4.13.1 New Biological Resource Data

Biological resources information for former Fort Ord has not changed substantially since the final EIS was published. The "Affected Environment" section of the final EIS (Volume I, page 4-95) and documents

referenced therein should be used as the primary sources of information on biological resources at former Fort Ord. New information on biological resources and refinements of existing information are described below.

1993 Sand Gilia Surveys. In spring 1993, sand gilia surveys were conducted at some locations on former Fort Ord. The survey effort was restricted to areas where sand gilia populations had been observed previously to determine population boundaries and numbers of individuals more accurately. Although a limited number of new populations were observed and some previously recorded populations were absent, the overall range and distribution of sand gilia at former Fort Ord did not change. Use of information gathered during the 1993 sand gilia surveys will not affect the analysis of impacts on the species in the supplemental EIS.

1995 Sand Gilia Surveys. Various individuals conducted surveys for sand gilia in spring 1995. The survey effort was focused on properties acquired by the U.C. Natural Reserve System, the landfill area, and the dunes west of SR 1. Results of these surveys indicated that sand gilia populations in 1995 were of a higher density and broader distribution in the areas surveyed than were recorded in either 1992 or 1993 (Dorrell pers. comm.; Grey pers. comm.; Jones & Stokes Associates unpublished data). This increase in sand gilia numbers is most likely a result of the unusually abundant rainfall during winter and spring in 1995.

Ordnance and Explosives and Biological Baseline Data. As part of implementation of the February 1994 HMP (discussed below in Section 4.13.2), biological resources must be monitored in many of the areas where UXO and other OE removal takes place. To facilitate analysis of the monitoring data, biological baseline data have been collected in several locations where UXO and other OE removal is anticipated in the near future.

The results of vegetation baseline surveys are consistent with information gathered earlier for the distribution or density of occurrence for special-status plant species at former Fort Ord. Wildlife baseline surveys have found new occurrences for one species: the California tiger salamander. Locations of newly discovered breeding ponds for this species are shown in Figure 4-5. No fairy shrimp species listed as threatened or endangered were observed during the wetland wildlife surveys.

New Sightings of Special-Status Species. Since publication of the final EIS, several new sightings of the Smith's blue butterfly occurred in low-density buckwheat populations along the dunes where the potential for important habitat previously was thought to be low.

Black legless lizards have been encountered in areas (e.g., oak woodlands and annual grasslands) that were not previously considered important habitat. It is unknown whether these additional habitat areas are frequently used by legless lizards, at what density legless lizards may occur, or whether these are pure strains of black legless lizards or intergrades with silvery legless lizards.

Because of the current uncertainties associated with identifying new areas of suitable habitat and for consistency in comparisons between alternatives analyzed in the final EIS and this document, the existing habitat models for Smith's butterflies and black legless lizard habitat have been used.

Changes in Listing Status. Since the final EIS was published, the listing status under the federal ESA has changed for 10 wildlife species and two plant species. These species and their previous and current listing status are shown in Table 4-4.

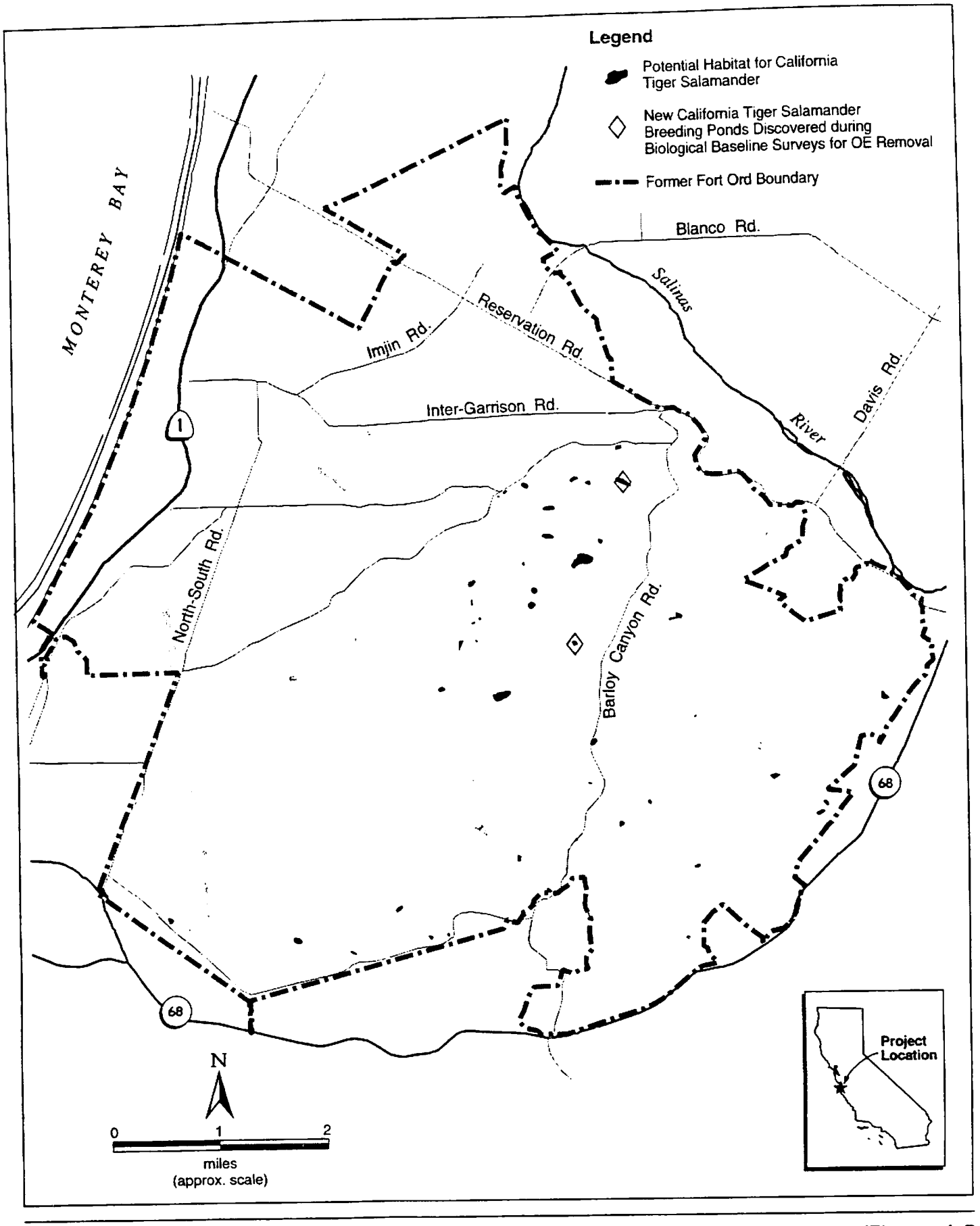


Figure 4-5
Potential Habitat and Newly Discovered Breeding Ponds for California Tiger Salamander at Fort Ord

Table 4-4. Changes in Listing Status for Special-Status Plant and Wildlife Species Since Publication of the Final EIS

Species	Legal Status[a] Listed in Final EIS Federal/State	Current Legal Status[a] Federal/State
Wildlife		
Western snowy plover	FPT/SSC	T/SSC
Black legless lizard	C2/SSC	FPE/SSC
California linderiella	FPE/--	No status
Loggerhead shrike	C2/--	No status
California horned lark	C2/--	No status
California tiger salamander	C2/SSC	C1/SSC
California red-legged frog	C1/SSC	FPE/SSC
Southwestern pond turtle	C1/SSC	C2/SSC
Burrowing owl	--/SSC	C2/SSC
Coast horned lizard	--/SSC	C2/SSC
Plant		
Monterey spineflower	FPE/--	T/--
Yadon's piperia	--/--	FPE/--

[a] Status definitions:

Federal

T = listed as threatened under the federal Endangered Species Act.

FPE = federally proposed for listing as endangered.

FPT = federally proposed for listing as threatened.

C1 = Category 1 candidate for federal listing. Category 1 includes species for which USFWS has on file enough substantial information on biological vulnerability and threat to support proposals to list them.

C2 = Category 2 candidate for federal listing. Category 2 includes species for which USFWS has some biological information indicating that listing may be appropriate but for which further biological research and field study are usually needed to clarify the most appropriate status. Category 2 species are not necessarily less rare, threatened, or endangered than Category 1 species or listed species; the distinction relates to the amount of data available and is therefore administrative, not biological.

-- = no designation.

State

SSC = considered a state species of special concern by DFG.

No status = Species is no longer given any special status under the federal and California Endangered Species Acts either throughout its range or where it occurs in California.

-- = no designation.

A majority of the species listed in Table 4-4 that have received an elevated listing status since publication of the final EIS also were addressed in the February 1994 HMP (i.e., western snowy plover, black legless lizard, California tiger salamander, and California red-legged frog). One goal of the February 1994 HMP (as well as the Draft Revised HMP, discussed below) is to serve as a prelisting conservation agreement between USFWS and local agencies. Therefore, if compliance with the February 1994 HMP (or the Draft Revised HMP) is achieved, changes in listing status will not affect an assessment of impacts on these species. This issue is discussed in more detail below.

Species Eliminated from Consideration before Impact Analysis. The American peregrine falcon, a species listed as endangered under the federal and California ESAs, and marine mammals, reptiles, and other species of birds are not expected to be affected by disposal and reuse of former Fort Ord under the conditions analyzed in this supplemental EIS, so they were not included in the impact analysis. For a more detailed description of why these species are excluded, refer to the final EIS, Section 6.11.1.3, "Species Eliminated from Consideration before Impact Analysis", (Volume I, page 6-105).

Three additional species discussed in the final EIS (California linderiella fairy shrimp, loggerhead shrike, and California horned lark) are not analyzed in this supplemental EIS because of changes in their legal status (Table 4-4).

The California linderiella fairy shrimp was proposed for listing as endangered by USFWS in May 1992. The species was considered proposed for listing during development of the final EIS. During the scientific review of the species completed during the proposal period, USFWS found the California linderiella to be more abundant than initially believed. Based on this information, USFWS withdrew the proposal to list the California linderiella in September 1994 and determined that the species is not likely to become either endangered or threatened throughout all or a significant portion of its range in the foreseeable future.

Both the California horned lark and loggerhead shrike were considered Category 2 candidates for federal listing as threatened or endangered during development of the final EIS. However, in the USFWS Animal Candidate Review for Listing as Endangered or Threatened Species (published in the Federal Register on November 15, 1994), the California horned lark and loggerhead shrike populations in California were removed from the list. The horned lark and shrike populations in California are not provided any special status under the federal ESA. It is assumed that both species were removed from the candidate list because populations were found to be more abundant than initially anticipated.

4.13.2 Fort Ord Habitat Management Plan (HMP)

The final EIS for the disposal and reuse of former Fort Ord identified the need to develop and implement an installation-wide multispecies HMP as a mitigation measure for impacts on vegetation, wildlife, and wetland resources. An HMP was completed in February 1994 and has been approved and signed by USFWS. The February 1994 HMP was developed with input from federal, state, local, and private agencies and organizations concerned with the natural resources and reuse of former Fort Ord.

The reuse plan described in the 1993 NEPA ROD was used to develop the February 1994 HMP. Implementation of the February 1994 HMP serves as mitigation for impacts on natural resources associated with the Army's disposal of former Fort Ord lands as described in the ROD.

The wildlife and plant species addressed in the February 1994 HMP are a subset of the species analyzed in the final EIS. The species addressed in the February 1994 HMP are those that were federally listed or proposed for listing as threatened or endangered, species with a significant portion of their range at former Fort Ord, or species with a significant portion of their local distribution at former Fort Ord. Habitats important to these species also were included in the February 1994 HMP.

Many of the species addressed in the February 1994 HMP are federal candidates for listing as threatened or endangered. To address the potential listing of these species as threatened or endangered in

the future, the February 1994 HMP was written as a prelisting conservation agreement between USFWS and local agencies. This agreement will preclude the need to develop additional mitigation measures, should the candidate species addressed in the February 1994 HMP become listed in the future. Provided actions taken at former Fort Ord are consistent with the goals and intentions of the February 1994 HMP, the future listing of species addressed in this HMP will not preclude these actions.

Many species that had no federal special status during development of the February 1994 HMP have similar habitat requirements as species addressed in the plan. The February 1994 HMP addresses the conservation and management of habitats as well as species populations. If species not included in this HMP are listed in the future, the habitat preserved under the plan should be sufficient to mitigate impacts on these species.

The February 1994 HMP identifies impacts and provides mitigation for predisposal, disposal, and reuse actions. The predisposal actions addressed in the February 1994 HMP include placing former Fort Ord in caretaker status, remediating contaminated sites, removing UXO and other OE, and providing interim uses. The Army is currently implementing the February 1994 HMP guidelines for these predisposal actions. Disposal and reuse are addressed concurrently in the February 1994 HMP, as described below.

The overall goal of the February 1994 HMP is to provide for, at a minimum, no net loss of populations or important habitat for any of the subject species of the February 1994 HMP. This goal is met through the careful selection of disposal and reuse options that promote preservation, enhancement, and restoration of habitat and populations of HMP species while allowing implementation of a community-based reuse plan that promotes economic recovery after closure of former Fort Ord.

The loss of HMP resources in some reuse parcels planned for development will be compensated for through the preservation and enhancement of HMP resources in other reuse parcels identified as habitat reserves. Through various restoration, enhancement, and preservation goals and implementation of management requirements developed for specific HMP resources, preservation and enhancement in habitat reserve areas will be sufficient to fulfill the no-net-loss goal of the February 1994 HMP.

Impacts on HMP resources in some polygons identified for development also will be minimized through the implementation of specific management guidelines. Some of the polygons provided with management guidelines also will function as habitat corridors to allow the passage of HMP species between reserve areas.

Each reuse parcel identified in the February 1994 HMP is designated as being either habitat reserve, habitat corridor, development with reserve areas, or having no HMP habitat preservation requirements (although some management guidelines, such as firebreaks, may be included). These polygon designations are shown in Figure 4-6. Guidelines and requirements from the February 1994 HMP for each polygon were to be included in the transfer documentation. Deed restrictions, covenants, reversion clauses, MOUs, or other methods would be used to ensure that land recipients fulfill obligations included in the February 1994 HMP.

A Draft Revised HMP has been developed as an amendment to the February 1994 HMP. The Draft Revised HMP contains the same goals, addresses the same species, and utilizes similar methods as the February 1994 HMP. The Draft Revised HMP was developed cooperatively between the Army, BLM, USFWS, UC, FORA, and other agencies to mitigate impacts on biological resources under Alternatives 7 and 8. The Draft Revised HMP is included as part of Revised Alternative 7 and described in Appendix D. Implementation of the Draft Revised HMP (as shown in Figure 5-13) serves to fully mitigate impacts on HMP resources associated with disposal and reuse of former Fort Ord.

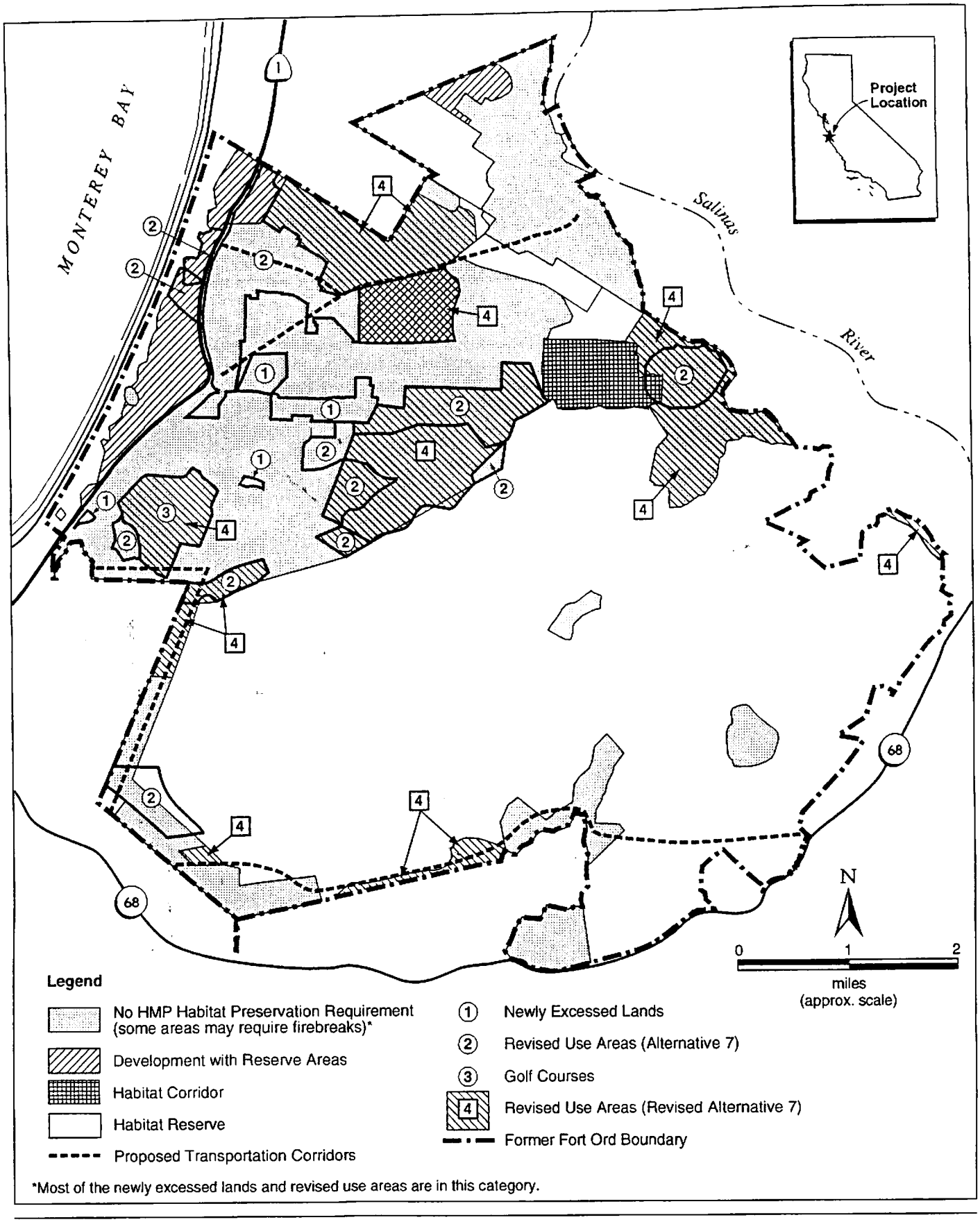


Figure 4-6
February 1994 HMP Reuse Scenario Showing Newly Excessed Lands and Revised Use Areas (See Figure 5-13 for the Draft Revised HMP)

Implementation of both the February 1994 HMP and Draft Revised HMP is facilitated through a Coordinated Resource Management Plan (CRMP). The CRMP is being developed by a working group comprised of current and future Fort Ord land recipients whose lands will have HMP habitat conservation or management requirements (i.e., BLM, State Parks, U.C. Natural Reserve System, Monterey County, and City of Marina). Regulatory agencies (e.g., USFWS and DFG) are CRMP working group members as well as other agencies (e.g., FORA and California State University).

The CRMP working group is currently preparing guidance to recipients of former Fort Ord lands concerning habitat conservation, restoration, enhancement, and management requirements for each parcel identified in the February 1994 HMP; and on monitoring procedures, reporting, and enforcement of the HMP. CRMP working group activities will be modified as necessary to reflect the Draft Revised HMP. Annual reports will be prepared by all CRMP participants, describing activities undertaken and completed in compliance with the Draft Revised HMP. These reports will be compiled by BLM and distributed to USFWS and DFG.

4.13.3 Important Biological Resources in Newly Excessed Lands and Revised Use Areas

Although most newly excessed lands and revised use areas are developed or disturbed, important biological resources do occur inside or adjacent to some areas. Occurrences of biological resources in newly excessed lands and revised use areas associated with Alternative 7 are listed in Table 4-5 (habitat types), Table 4-6 (special-status plants), and Table 4-7 (special-status wildlife). Biological resources in newly excessed lands and revised use areas associated with Revised Alternative 7 are summarized at the end of this section.

The two areas on the dunes west of SR 1 (revised use areas R and S in Figure 4-1) contain populations of Monterey spineflower and coast wallflower, contain habitat for the Smith's blue butterfly and black legless lizard, and are close to coastal areas used by nesting western snowy plovers.

Maritime chaparral, an important habitat type discussed in both the February 1994 HMP and the Draft Revised HMP, occurs in 10- to 30-acre areas in revised use areas B1, B2, B6, C, N, O, P, and Q and in 31- to 100-acre areas in areas B3, B4, F1, F2, and M. Area F3 supports approximately 190 acres of maritime chaparral. Many of these maritime chaparral areas also are considered potential habitat for the black legless lizard and support federal candidate plant species, such as sandmat manzanita, Toro manzanita, and Eastwood's ericameria.

Sand gilia, a species listed as endangered under the federal ESA, occurs at medium densities in 5- to 25-acre areas in revised use areas B1, B2, and Q and occurs in low densities in 5- to 25-acre areas in revised use areas B2, C, M, N, O, P, and Q.

More than half the newly excessed lands and revised use areas contain areas supporting high-, medium-, or low-density Monterey spineflower populations, ranging in size from 1 to 2 acres in areas B5, D, E, F2, and S to more than 75 acres in areas B3 and B6.

One wetland occurs in revised use area A. This water body consists of an artificial pond stocked with fish for use as a fishing pond associated with the Army Family Camp. The pond is filled from artificial sources and likely would not fall under Corps jurisdiction.

Table 4-5. Habitat Acreage within Newly Excessed and Revised Use Areas

Parcel/Area	Beaches, Bluffs, and Blowouts	Disturbed Dune	Ice Plant Mats	Native Coastal Strand	Coastal Scrub	Maritime Chaparral	Coast Live Oak Woodland		Annual Grassland	Ponds and Freshwater Marsh	Developed	Total
							Coastal	Inland				
1							6				182	188
1 and 4							7		3		37	47
5					1		7				1	10
A						2	63	31	60	1	93	251
B1						19						19
B2						16	17				1	33
B3						42	326		57		3	427
B5, D, and E					17		66				26	110
B6						30	75		25			130
C and N						15			2		68	85
F1 and B4						80	3					83
F2						94	2					96
F3						189						189
G and 3									3		45	48
H									88		3	91
I											337	337
L											2	2
M						66			7		16	89
O						21					16	37
P						11					45	56
Q						15	2				24	41
R		14	19	3							7	43
S	4	1	46	–	–	—	—	—	—	–	8	59
Total	4	16	65	3	19	600	575	31	245	1	914	2473

Notes: Acreages reflect resources in newly excessed lands and revised use areas associated only with Alternative 7.
Parcel and area labels correspond to Figure 4-1 in the supplemental EIS.
Acreage totals for some parcels are combined because GIS data outputs occasionally grouped newly excessed lands and revised use areas within the boundaries of reuse polygons (e.g., areas F1 and B4 are both within reuse polygon 21b; therefore, data from GIS concerning biological resources in these areas were grouped together.

Table 4-6. Acreage Supporting Special-Status Plant Populations in Newly Excessed and Revised Use Areas

Parcel/Area	Special-Status Plant Species																										
	Sand Gilia			Monterey Spineflower			Seaside Bird's Beak			Yadon's Piperia			Coast Wallflower			Toro Manzanita			Monterey Ceanothus			Eastwood's Ericameria			Wedge-Leaved Horkelia		
	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H
A				11													2										
B1		19			20															19							
B2	16	16		16	16															16							
B3				120	95	50											27									25	1
B5, D, and E				1	17															1						1	
B6				100	11															72	12		15			82	25
C and N	4																			12		5	5	5		7	4
F1 and B4				22	45		37									22	11			20	19	38	48			37	
F2				2																	94			93			
F3				17	6								18							111	41	35	140	22			
H				1																							
I																											
M	25			51						12			47	13						30	39	1	40			29	
O	21																			20			21				
P	11																			11			11				
Q	6	10			10															14			5				
R				35	4								21														
S				1	46								1														
Total	82	45	0	375	270	50	37	0	0	12	0	0	86	13	0	51	11	0	325	205	78	285	120	0	180	30	0

Notes: L = low density.
M = medium density.
H = high density.

Acreages reflect resources in newly excessed lands and revised use areas associated only with Alternative 7.

Parcel and area labels correspond to Figure 4-1 in the supplemental EIS.

Acreage totals for some parcels are combined because GIS data outputs occasionally grouped newly excessed lands and revised use areas within the boundaries of reuse polygons (e.g., areas F1 and B4 are both within reuse polygon 21b; therefore, data from GIS concerning biological resources in these areas were grouped together).

Table 4-7. Acreage of Potential Habitat for Special-Status Wildlife Species Occurring in Newly Excessed Lands and Revised Use Areas

Parcel/Area	Special-Status Wildlife Species								
	Black Legless Lizard	California Red-Legged Frog	Monterey Dusky-Footed Woodrat	Monterey Ornate Shrew	Coast Horned Lizard	Burrowing Owl	Golden Eagle	Prairie Falcon	American Badger
1			6	6					6
1 and 4			7	7		3	3	3	10
5	2		7	7	2		1		7
A		1	66	95		60	95	60	124
B1	19		19		19		19		
B2	16		32	16	16		16		16
B3	28		368	326	42	57	100	57	380
B5, D, and E	17		66	66	17		16		66
B6	13		106	75	30	25	55	25	100
C and N	16		16		17	2	19	2	3
F1 and B4	35		84	3	81		79		3
F2	94		96	2	95		94		2
F3	170		187		187		187		
G and 3						3	3	3	3
H						88	90	88	90
I									
M	66		66		66	7	74	7	8
O	21		21		21		21		
P	11		11		11		11		
Q	15		16	2	15		16		2
R	18								
S	3	—	—	—	—	—	—	—	—
Total	545	1	1,175	605	620	245	900	245	820

Notes: Acreages reflect resources in newly excessed lands and revised use areas associated only with Alternative 7.

Parcel and area labels correspond to Figure 4-1 in the supplemental EIS.

Acreage totals for some areas are combined because GIS data outputs occasionally grouped newly excessed lands and revised use areas within the boundaries of reuse polygons (e.g., areas F1 and B4 are both within reuse polygon 21b; therefore, data from GIS concerning biological resources in these areas were grouped together.

Habitat totals for northern harrier and short eared owl would be the same as those listed for burrowing owl.

Habitat totals for California tiger salamander and southwestern pond turtle would be the same as those for California red-legged frog.

Biological resources in the newly excessed lands would be the same for Alternative 7 and Revised Alternative 7. For Revised Alternative 7, maritime chaparral occurs in approximately 30- to 80-acre areas in revised use areas BB and EE and the western, southern, and eastern T areas; 140- to 225-acre areas in areas AA, CC, DD, and GG; and approximately 300 acres in revised use area FF. Many of these maritime chaparral areas are also considered potential habitat for the black legless lizard and support sensitive plant species such as sandmat manzanita, Toro manzanita, and Eastwood's ericameria. No wetlands occur in the revised use areas associated with Revised Alternative 7.

Sand gilia occurs at medium densities in an approximately 2-acre area in Revised Alternative 7 revised use area AA and in an approximately 25-acre area in revised use area BB. Sand gilia occurs at low densities in revised use areas CC, FF, and GG in areas ranging in size from less than 1 acre to approximately 30 acres and in revised use areas AA and BB in areas ranging in size from approximately 75 acres to 110 acres.

Nine of the 14 revised use areas associated with Revised Alternative 7 contain areas that support populations of Monterey spineflower at low, medium, or high density. These areas range in size from approximately 2-3 acres in revised use area 2 and the western and southern T areas (part of revised use area HH); to approximately 10-110 acres in areas AA, CC, EE, and GG; to more than 200 acres in areas BB, DD, and FF.

4.14 VISUAL RESOURCES

Visual resources at former Fort Ord were described in the final EIS (Volume I, page 4-129) and have not changed substantially since the final EIS was published. Documents referenced therein should be used as the primary sources of information on visual resources at Fort Ord.

Since preparation of the final EIS, however, Stilwell Hall (revised use area S) and the East Garrison (in revised use areas A and CC) have been identified as important cultural resources. The visual setting of these resources is one component that contributes to their historic quality. Stilwell Hall, situated along the coast, is a local landmark that can be readily identified from many peninsula vantage points. This building's stark white walls sharply contrast with its red-tiled roof, creating a vivid and distinct coastal image. The visual setting of the East Garrison is composed of chaparral-covered hills. Viewed from the Salinas Valley, the orange, clay-tiled rooftops of the East Garrison buildings appear nestled among the largely undeveloped hillside.

4.15 CULTURAL RESOURCES

The final EIS and ROD for the disposal and reuse of Fort Ord recognized the need to complete cultural resource surveys at the installation in support of the disposal action. At the time the ROD was issued in December 1993, surveys were incomplete and consultation under Section 106 of the National Historic Preservation Act (NHPA) was ongoing. These processes now have been completed and the results are reported below.

4.15.1 Historic Properties

The results of surveys for archeological and historic resources at Fort Ord were included in five reports: Report on the Historic Period Archeological Survey at Henneken's Ranch and the Windmill Site, Fort Ord, Monterey County, California (Bowman et al. 1994); Management Summary of the Historic Period Archaeological Survey at Fort Ord, Monterey County, California (Bowman 1994); A Cultural Resources Survey of 783 Hectares, Fort Ord, Monterey County, California (Waite 1994); An Inventory Survey of Historic-Period Archeological Sites at Fort Ord, Monterey County, California (Babson 1993); and Historical and Architectural Documentation Reports for Fort Ord, California (Lapp et al. 1993). These reports identified a number of properties that were evaluated for eligibility for inclusion in the National Register of Historic Places (NRHP),

including Henneken's Ranch and the Windmill Site. Subsequent review of the report findings by the Army and the California State Historic Preservation Officer (SHPO) concluded that Stilwell Hall and 35 structures in the East Garrison area were the only Fort Ord properties eligible for the NRHP.

Stilwell Hall is located on the edge of Monterey Bay, west of SR 1 in an area occupied until recently by small arms training ranges. The structure was constructed in 1940 as a soldiers' club and is significant for the World War II era at Fort Ord (1940-1945). The Works Progress Administration construction and interior art work of the structure, combined with its role as an interface between the installation and the surrounding community, contributed to the determination that it was eligible for the NRHP. In recent years, the building's integrity has been threatened by coastal bluff erosion, and it is no longer used. In anticipation of further damage from erosion, the Army has completed an Historic American Building Survey inventory of the structure and its current condition (Office of Directorate of Environmental Programs 1993).

The East Garrison area includes a variety of concrete and wood frame structures, most constructed in 1940 to act as a mess hall facility for the 7th infantry division. At the time of construction, the soldiers were occupying tents until permanent or temporary wood barracks could be constructed. Thirty-five of the structures have been determined to comprise the East Garrison historic district. These structures are concrete with tile roofing, designed in the Spanish mission revival style. They include mess halls, mess halls converted to offices, warehouses, day room/lavatories, day rooms converted to storage or offices, and a community center. The East Garrison historic district is eligible for listing in the National Register of Historic Places, although it has not yet been listed. Figure 4-7 depicts the proposed East Garrison historic district. Revised use areas A and CC include the historic district.

More detailed descriptions of these architectural resources and their current condition are contained in Historical and Architectural Documentation Reports for Fort Ord (Office of Directorate of Environmental Programs 1993).

4.15.2 Regulatory Compliance

Since issuance of the final EIS and ROD for Fort Ord disposal and reuse, the Army has continued consultation with the Advisory Council on Historic Preservation and the California SHPO in compliance with Section 106 of the NHPA. Consultation in the form of correspondence and meetings has resulted in the development of a programmatic agreement in support of disposal actions at Fort Ord (see Appendix C). This agreement, signed by the Advisory Council on Historic Preservation in May 1994, contains 15 stipulations, of which the following are most relevant to this supplemental EIS:

- The Army will provide the SHPO with recommendations of NRHP eligibility for properties within the area of effect of lands to be transferred out of federal ownership.
- The Army is free to transfer and/or lease properties and improvements that do not include historic properties identified under the stipulation above.
- If the Army transfers historic properties to federal agencies for subsequent transfer to non-federal entities, or transfers historic properties directly to non-federal entities, the signatories to the programmatic agreement will be notified within 45 days of the transfer. Separate preservation covenants for each historic property will be developed by the signatories and attached to the deed prior to transfer by the Army.
- The Army will make a good faith effort to develop preservation covenants for each historic property transferred; however, if efforts fail and following consultation between the signatories, the Army may transfer properties without a preservation covenant.
- If the Army leases historic properties, it will work in coordination with the signatories to develop clauses in the lease that require management of the identified historic property or properties.

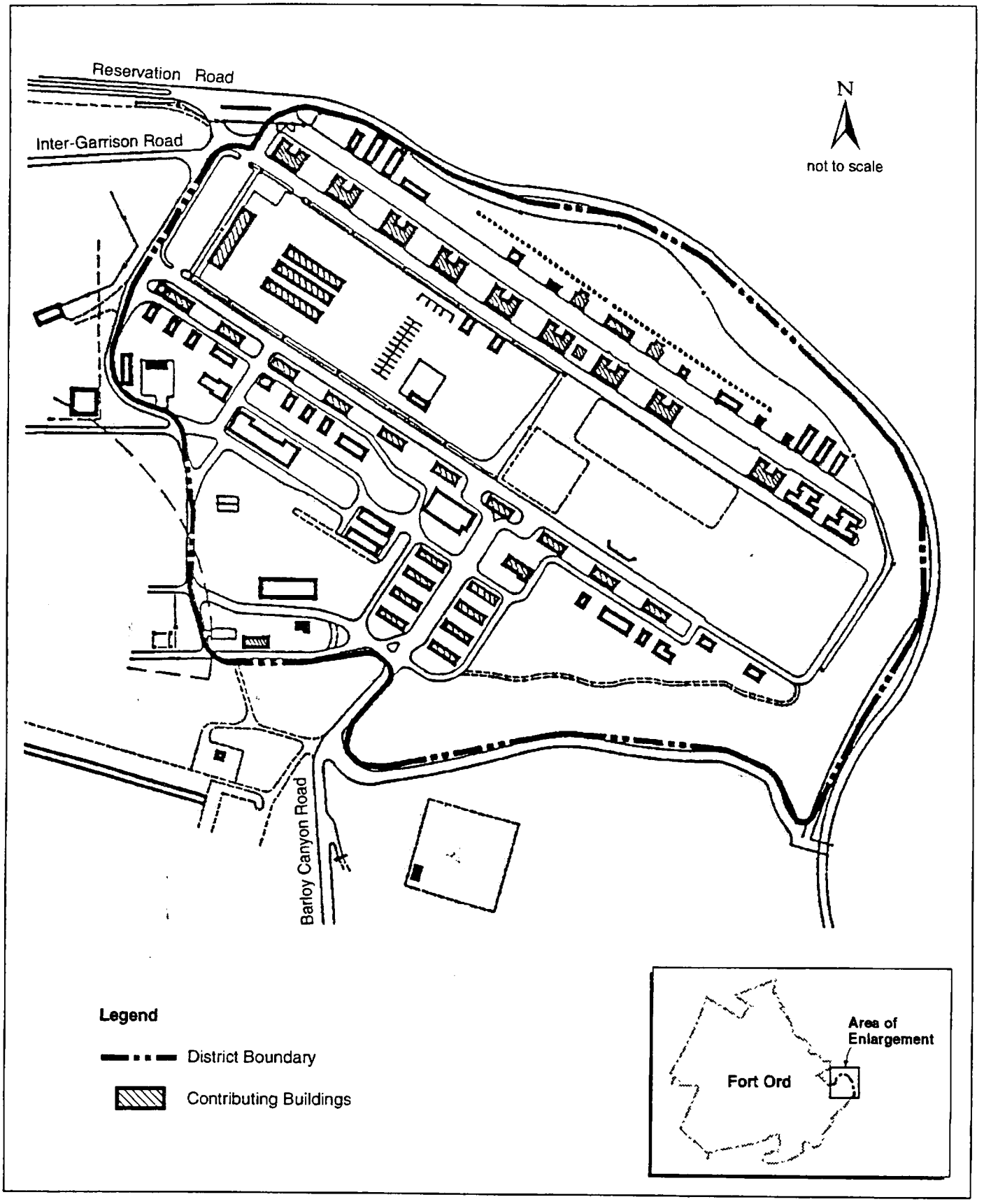


Figure 4-7
Proposed NRHP District at East Garrison, Former Fort Ord, California

- With minor exceptions, the Army will proceed with environmental testing and cleanup, to include the disposal of OE, without further consultation under the agreement.

Consultation between the Advisory Council, the California SHPO, and the Army regarding the eligibility of Fort Ord properties scheduled to leave federal ownership was completed in 1995. This consultation has determined that the Henneken's Ranch and Windmill sites are not eligible for listing in the NRHP. Correspondence regarding the eligibility of former Fort Ord properties is included in Appendix C.

Stilwell Hall and the East Garrison historic district have been identified as NRHP-eligible properties and are subject to the programmatic agreement and covenants (Appendix C).

4.16 COASTAL RESOURCES

After the final EIS and ROD were adopted, the California Coastal Commission accepted a CZMA consistency determination prepared by the Army (U.S. Army Corps of Engineers 1994b). The consistency determination examined the impacts on coastal zone resources of the Army's action to dispose of the coastal zone and inland areas and the indirect effects of the actions of subsequent landholders to implement a reuse plan for former Fort Ord.

This consistency determination concluded that the Army's actions of disposing of former Fort Ord lands were "consistent to the maximum extent practicable with the Coastal Zone Management Act and the California Coastal Act of 1976 (Coastal Act), including all of the policies listed in Division 20, Chapter 3 of the California Public Resources Code. . .".

The California Coastal Commission has authority over land uses in the coastal zone (lands between SR 1 and the Pacific Ocean on former Fort Ord). The commission's acceptance of the consistency determination was needed to allow the Army to dispose of land both in the coastal zone and inland of the coastal zone.

Revised use areas R and S are in the coastal zone and include uses with the potential to affect coastal zone resources. These uses include an Asilomar-type facility, a desalination plant, an aquaculture/ marine research area, a beach road, and stormwater retention basins. An Asilomar-type facility is a lodging and conference center characterized by a scenic setting, like the Asilomar conference center located in Pacific Grove on the Monterey Peninsula.

Inland of the coastal zone, development of revised use area F3 has the potential for developing some areas that had previously been shown as NRMA, which could result in the loss of some plant and animal species also present in the coastal zone. In reuse Alternative 7, revised use area G is proposed for a resort hotel in an area previously shown as residential. In Revised Alternative 7, this hotel is relocated to the adjacent golf course area (Parcel 2). This resort hotel has the potential to create visual impacts on the coastal zone.

A Negative Determination for Disposal of Parcels at Former Fort Ord, California, covering changes in Army actions at Fort Ord since February 1994 was submitted to the California Coastal Commission on November 1, 1995. The California Coastal Commission agreed with the Army's conclusion in the negative determination that the proposed modifications to the disposal and reuse plan do not raise any coastal resource impacts that were not previously raised and adequately addressed in the 1994 Coastal Consistency Determination and concurred with the negative determination on November 13, 1995. (U.S. Army Corps of Engineers, Sacramento District 1995b)

4.17 ENVIRONMENTAL JUSTICE

On February 11, 1994, President Clinton issued Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority and Low-Income Populations", to avoid the disproportionate placement of any adverse environmental, economic, social, or health impacts from federal actions and policies on minority and low-income populations. By memorandum on this date, the President directed the EPA to ensure that agencies analyze environmental impacts on minority and low-income communities, including human health, social, and economic effects.