

---

# RECORD OF DECISION

## PRESIDIO OF MONTEREY REAL PROPERTY MASTER PLAN ENVIRONMENTAL IMPACT STATEMENT

MONTEREY, CALIFORNIA



**August 2013**

---

*prepared by*

**U.S. Army Corps of Engineers**

Mobile District

P.O. Box 2288

Mobile, AL 36628

*This page intentionally left blank*

# RECORD OF DECISION FOR THE PRESIDIO OF MONTEREY REAL PROPERTY MASTER PLAN MONTEREY, CALIFORNIA

**Executive Summary:** This Record of Decision (ROD) pertains to the Final Environmental Impact Statement (Final EIS) for the implementation of the Real Property Master Plan (RPMP) at the U.S. Army Garrison Presidio of Monterey (USAG POM). The POM Installation is comprised of two locations, for purposes of this Proposed Action—the Presidio of Monterey and the Ord Military Community (OMC), a portion of the former Fort Ord military base. The Final EIS adequately addresses the potential environmental and socioeconomic impacts for the Army’s revised RPMP at the POM Installation. The Final EIS dated May 3, 2013 is incorporated by reference in this ROD. The U.S. Army is proceeding with its Proposed Action and the preferred alternative which includes facility improvements, updated force protection measures, and modernization of infrastructure.

## 1.0 BACKGROUND

The POM Installation must meet the needs of its tenants, the largest of which is the Defense Language Institute Foreign Language Center (DLIFLC). The mission of the DLIFLC is to provide culturally based foreign language education and training for Department of Defense (DoD) personnel to ensure success of the defense language program and enhance national security. The DLIFLC must increase its capability to meet mission requirements for training greater numbers of linguists.

The Army is currently engaged in planning the realignment of its force structure to address budgetary constraints and critical mission requirements as part of the Army 2020 planning initiative. In January 2012, the Department of Defense began implementing this initiative by announcing the Army needs to reduce the number of personnel. Additionally, the pace of overseas deployments is projected to slow. Despite this overall reduction in personnel, the Army projects a need to train a greater number of linguists for deployment throughout the world.

The demand for highly trained linguists proficient in various languages continues to increase. This condition results in a need for increasing the duration of training and additional staff. Coincidentally, the POM cannot meet the U. S. Army’s prescribed one-plus-one barracks living standards (i.e. two soldiers per barracks room). Assigning up to three service members within a single room in certain barracks buildings is necessary due to an insufficient number of spaces. Another factor impacting the POM is a lack of updated support facilities. There is a critical shortage of properly designed classrooms, foreign

language labs and General Instruction Buildings (GIBs) to adequately meet the mission requirements. Despite these requirements and planned improvements, the Army is not projecting a significant net gain in personnel at POM. The Army Stationing Installation Plan (ASIP) shows fewer permanent party service members being assigned over the next several years. The revised RPMP intends to sustain the installation and meet or exceed the required living and instructional standards of the DLIFLC.

## **2.0 PROPOSED ACTION**

The Proposed Action is intended to achieve sustainability of the installation by implementing both short-range and long-range development. The new RPMP replaces the 1983 POM Master Plan. The RPMP Alternatives meet the installation's real property vision, goals and objectives. The POM Installation's real property vision is to:

Evolve the installation into an Army top tier training and living community with state-of-the-art facilities and land usage that maximizes mission readiness and care of people while maintaining positive community relationships.

This vision also addresses the purpose and need for implementing the RPMP. The infrastructure of the POM Installation requires improvements to meet the needs of the Army. In analyzing the needs over the next 20 years, the POM Directorate of Public Works is implementing a multi-year planning effort to identify the improvements necessary to effectively meet the Army's mission. These improvements include modernizing classrooms, new barracks and improving transportation circulation within the POM. The overall goal is to enhance the educational and living conditions.

Construction of the short-range project, POM Barracks Complex Phase I, is scheduled to begin in late 2013. Construction of the majority of the long-range projects is proposed to start between 2018 and 2025, with the remainder of long-range projects extending out to 2030. Long-range projects include Access Control Point (ACP) upgrades; classroom renovations; Barracks Complex Phases II, III, and IV; and other projects. Supplemental National Environmental Policy Act (NEPA) documentation is necessary prior to the long-range projects moving into the design and construction phases.

## **3.0 ALTERNATIVES TO THE PROPOSED ACTION**

### **3.1 Alternative 1 (POM-Centric)**

Under Alternative 1 (POM-Centric), the majority of new facilities and improvements occur within the POM proper. Several new support facilities; a child development center, and a fire/police station are

planned at the OMC. Projects involve renovating existing facilities and constructing new ones. Alternative 1 focuses on future development of primary and support facilities for the DLIFLC.

### **3.2 Alternative 2 (POM and OMC)**

Alternative 2 (POM and OMC) involves constructing some of the new General Instruction Buildings and barracks at both the POM and the OMC. Under Alternative 2, the short-range project, Barracks Complex Phase I, remains at the POM while the long-range projects get built on the OMC.

### **3.3 No Action Alternative**

An environmental analysis of a No Action Alternative is required by the President's Council on Environmental Quality (CEQ) regulations. This analysis serves as the benchmark for the Proposed Action. The No Action Alternative is defined as the environmental baseline condition that exists without the Proposed Action. Under the No Action Alternative, the RPMP is not implemented, and U.S. Army continues development based on the 1983 POM Master Plan. That master plan does not meet current mission goals. An important component of the POM RPMP No Action Alternative is that the student population growth increases demand on existing facilities and places greater pressure on neighboring communities for supplemental housing or services.

### **3.4 Alternatives Considered But Eliminated from Detailed Analysis**

Finalization of the RPMP and development of the three Alternatives considered in the EIS were preceded by more than two years of intensive planning and public involvement by the POM Directorate of Public Works. A number of alternatives considered during this process were eliminated primarily because of environmental and/or land use planning constraints. The details regarding these other alternatives and the reasons for exclusion have been addressed in the Final EIS.

## **4.0 PUBLIC INVOLVEMENT**

In accordance with the CEQ regulations (40 Code of Federal Regulations (CFR) Parts 1500–1508) and the Army's NEPA implementing procedures (32 CFR Part 651, *Environmental Analysis of Army Actions*), the Army provided federal, state, local agencies, the public and other interested stakeholders with numerous opportunities to participate in the preparation of both the Draft and Final EIS as follows:

- Notice of Intent (NOI) to prepare EIS published in the Federal Register on January 6, 2009.
- Public scoping sessions on the Draft EIS held on 27 and 28 January 2009.
- Open public comment period on the Draft EIS from 28 January to 28 February 2009.

- Availability of the Draft RPMP on the POM website.
- The Draft EIS released for a mandatory 45-day public review period starting from the publication of a Notice of Availability (NOA) in the Federal Register and local newspapers on April 22, 2011.
- The Army held two open forum, public meetings in the Cities of Monterey and Seaside on May 31 and June 2, 2011 respectively. These meetings were recorded in order to answer questions and solicit public comments. All written comments on the Draft EIS were considered. The majority of concerns were incorporated within the Final EIS.

Several proposed projects were relocated to different sites on the POM based on these comments. The Barracks Complex Phases I and IV in particular were re-sited to avoid significant impacts on natural resources and better utilize existing developed areas.

- The NOA for the Final EIS was published in the Federal Register on May 2, 2013, announcing its availability. The NOA was published in the Monterey County Herald on Saturday, 11 May and Tuesday 14 May, 2013. The Final EIS was also available on the POM web site and at the local public libraries in the cities of Monterey, Pacific Grove and Seaside, California.
- Coordination with the U.S. Environmental Protection Agency (USEPA) – No comments were received on the Final EIS from the USEPA. The U.S. Army contacted their lead reviewer via telephone on Tuesday, 04 June 2013. The USEPA indicated no comments were forthcoming.
- Coordination with the U.S. Fish and Wildlife Service (USFWS) – The U.S. Army submitted a Biological Assessment to the USFWS on January 18, 2013 that initiated formal consultation under Section 7(a)(2) of the Endangered Species Act. Potentially adverse impacts were addressed on Yadon's piperia (*Piperia yadonii*), a Federally listed local plant species. The USFWS issued a Biological Opinion (BO) on July 18, 2013. That BO concluded "...the Presidio of Monterey Real Property Master Plan as proposed and revised is not likely to jeopardize the continued existence of Yadon's piperia." The U.S. Army has plans to implement all avoidance and minimization measure as identified in the BO.
- The ROD will be published/posted at [http://www.monterey.army.mil/DPW/env\\_assessment.html](http://www.monterey.army.mil/DPW/env_assessment.html)

The environmentally preferred alternative is clearly the No Action Alternative since no new surface-disturbing construction activities occur. Nevertheless, this alternative does not provide a comprehensive development plan to meet mission requirements.

## **5.0 ENVIRONMENTAL CONSEQUENCES**

Implementation of this decision is expected to result in direct, indirect, and cumulative impacts to the POM Installation. Environmental impacts are expected to occur as a result of facilities construction and changes in operations. The Final EIS evaluates the potential environmental impacts of redevelopment on the following resource areas: water supply; water quality; geology, soils, and mineral resources; air quality, vegetation and wildlife; land use; population and housing; traffic and transportation; noise; utilities, energy, and public services; hazardous, toxic, and radioactive substances; visual and aesthetic resources; public health and safety; socioeconomics; environmental justice; and cultural resources. The Final EIS analysis ensures, in making this decision, I am aware of the potential environmental and socioeconomic impacts associated with implementing the Proposed Action. The following discussion presents a summary of impacts that are predicted to occur as a result of implementing the Proposed Action or alternatives.

### **5.1 Water Supply**

Alternative 1 would increase the water needs at the POM. Over the 20-year planning horizon for the RPMP, the new facilities would increase water demand at the POM by an estimated 34 acre-feet per year (AFY). This 34 AFY would be attributed to only the long-range projects. Water will be supplied to the short-range project through an existing permit. Approximately 23 AFY of water will be available for reuse when the older, outdated barracks are demolished to provide space for the new facilities. This water allocation coupled with additional water credits of 13.9 AFY, would provide 36.9 AFY to meet the future needs at the POM. Projected water demand at the OMC under Alternative 1 would not exceed the U.S. Army's existing allocation resulting in a less than significant impact.

Under Alternative 2, constructing some long-range future buildings at the OMC would increase the projected water demand by an estimated 37 AFY compared to Alternative 1. The U.S. Army would utilize a portion of its existing water at the OMC to support this increase and still retain approximately 357 AFY for development beyond the RPMP planning horizon. Under the No Action Alternative, the overall water demand would be unchanged at the POM Installation. Because of the existing available water supply, water conservation measures and lack of demand for new sources this alternative would have a less-than-significant effects on the potable water supply. Future actions concerning a Cease and Desist Order issued to the California-American Water Company together with local water use restrictions imposed by the Monterey Peninsula Water Management District will affect water supply in the Monterey region. Nonetheless, the existing water would be adequate to supply the RPMP projects under all alternatives.

## **5.2 Water Quality**

Stormwater runoff and drainage at both the POM and OMC ultimately flow to Monterey Bay or the Pacific Ocean. Potential discharges of pollutants via stormwater runoff affect water quality. Alterations to stormwater flow resulting from additional impervious surfaces associated with the proposed construction increase that flow and ultimately effect water quality. Construction of the projects under both Alternatives 1 and 2 requires extensive grading and excavation. The effects of changes in hydrology and soil disturbance on water quality are mitigated using Best Management Practices (BMPs) during and following construction in accordance with the California Stormwater Construction General Permit. Effects of these Alternatives on water quality are less than significant with this mitigation. The effects of the No Action Alternative are also less than significant.

## **5.3 Geology, Soils, and Mineral Resources**

The POM Installation is located on the California Central Coast, a seismically active area. Existing buildings remain as built under the No Action Alternative. Some of these older buildings do not meet current State of California seismic design requirements and are not currently programmed for seismic retrofitting.

Under Alternatives 1 and 2, construction of the new barracks and GIBs would conform to current DoD building codes and standard design guidelines for seismic hazards. Replacing the old buildings with modern buildings that meet current seismic standards would reduce risks from earthquakes and increase safety. These replacements would be a beneficial effect compared to the No Action Alternative.

Construction of the projects under Alternative 1 requires extensive grading, excavation and erosion control BMPs as mitigation. Although most construction is planned on previously-developed land, construction activities on undeveloped land results in a greater loss of topsoil, resulting in increased wind and water erosion. Adherence to the California Stormwater Construction General Permit and implementation of BMPs reduces the potential for effects to less than significant with mitigation.

## **5.4 Air Quality**

Both Alternatives 1 and 2 would result in air emissions below the existing Monterey Bay Unified Air Pollution Control District (MBUAPCD) air quality thresholds for construction and operation after mitigation. Implementation of these Alternatives would have potentially short-term significant fugitive dust effects and therefore be considered less than significant with mitigation. Operational emissions from the short-range project would not exceed MBUAPCD significance thresholds for criteria pollutants or the CEQ's indicator for greenhouse gasses. The operational air quality effects would be less than significant.

Construction would not occur under the No Action Alternative and therefore result no effect on air quality.

## 5.5 Vegetation and Wildlife

Yadon's piperia is listed as a endangered plant species by the U.S. Fish and Wildlife Service (USFWS). Monterey pine is considered a species of concern by the State of California. Under Alternative 1, approximately 3.5 acres of habitat for Monterey pine (*Pinus radiata*) and Yadon's piperia are planned for removal under the short-range project. This effect is potentially significant. Mitigation measures are stipulated in the U.S. Army's biological assessment (BA) and subsequent biological opinion (BO) issued by the USFWS which protect these species while reducing the potential impacts to less-than-significant. The proposed barracks buildings are relocated to existing developed areas to preserve more of this habitat and reduce tree removal. An estimated 560 trees of various types and sizes are in the path of construction for several buildings and parking lots. A tree removal mitigation plan is being developed to further minimize the number of trees to be removed. Replanting is planned on the POM at a replacement ratio of 2:1.

Under Alternative 2, other federally listed plant species like Monterey spineflower may exist within the project area at the OMC. The Biological Conference Opinions for the Fort Ord Base Realignment and Closure issued by the USFWS and the 1997 Installation-Wide Multispecies Habitat Management Plan allow development at the OMC. Federally protected plant species must be salvaged and relocated prior to construction. The effects at the POM are the same as those for Alternative 1. Mitigation measures are required to limit the potential environmental impacts. Construction is not planned under the No Action Alternative and therefore would result in no effect on vegetation and wildlife.

## 5.6 Land Use

The RPMP serves as the official planning document to provide direction for the orderly development of the real property assets at the POM Installation; including land, facilities and infrastructure. The RPMP specifies increasing building density in already developed areas and the avoidance of effects on undeveloped property. These considerations are taken into account for selecting the site locations addressed in the FEIS. Neither Alternative 1 nor 2 change the current land use designations at the POM Installation. All construction occurs on federal property and does not conflict with local, city or county land use policies. The potential effect on land use from implementation of the RPMP is less than significant. Under the No Action Alternative land use at the POM Installation remains the same. There would be no effects on land use under the No Action Alternative.

## **5.7 Population and Housing**

Both Alternatives 1 and 2 would involve new and modernized housing facilities to meet the needs of the growing student population. Both alternatives would beneficially address housing conditions at the POM Installation and the surrounding communities. Under the No Action Alternative, the overall military population would decrease at the POM Installation. Meanwhile, the student population and number of instructors at the DLIFLC would increase due to the new student-to-teacher ratio requirements of the DoD Proficiency Enhancement Program (PEP). This increase in the student population would require maintaining the existing over occupancy rates, three persons per room, in several of the existing barracks buildings. This condition would not meet the U.S. Army's one-plus-one barracks living standard and result in a significant effect under the No Action Alternative.

## **5.8 Traffic and Transportation**

Traffic impacts under Alternative 1 would remain largely unchanged as compared to the No Action Alternative. The proposed projects would potentially affect the traffic flow within the POM Installation during construction by temporarily increasing delays at internal intersections, adding more traffic on the internal POM roadway system and changing the internal distribution of traffic flow. Over the long-term, increased parking facilities would have a positive effect. The effects on the transportation system would be reduced to less than significant with mitigation. Likewise, the potential impacts would be less than significant for the long-range projects planned at the OMC.

Under Alternative 2, potential traffic effects would be greater at the OMC due to the addition of the Barracks Complex Phases II and III, plus more GIBs. Effects on the transportation system would be less than significant if mitigated for effects from construction. New facilities would not be constructed under the No Action Alternative. Since the overall population at the POM Installation would decrease traffic effects essentially remain the same or become less in comparison to current conditions. Under the No Action Alternative, there would be no effect on the transportation system. Internal network circulation, intersection capacity and roadway capacity would not be adversely affected. Definable safety hazards or deterioration of roadway surfaces would be result.

## **5.9 Noise**

Under both Alternatives 1 and 2, construction activities would temporarily increase noise levels at and in the vicinity of the construction sites. Noise would be short-term and occur only during the period of construction. Traffic noise levels would increase from construction vehicles and haul trucks. This effect

would be temporary and only throughout the duration of the construction period . Mitigation would be necessary to reduce the effects from noise and result in a less than significant impact.

Under the No Action Alternative, construction would not occur at the POM Installation. Ambient noise would remain at the same level. Although there would be an increase in the student population the amount of noise would be negligible because most of the students living in barracks do not drive to classes.

### **5.10 Utilities, Energy, and Public Services**

Under both Alternatives 1 and 2, new construction would be designed to reduce energy usage by employing Leadership in Energy and Environmental Design–Silver standards. New buildings would be more energy efficient than the older ones and be designed with a number of energy and water efficient products. Effects on energy and utility use would be less than significant.

Due to the projected decrease in the overall military population and fewer dependents, coupled with an increase in student enrollment the demand on public schools is expected to remain constant. The U.S. Army’s student enrollment liaison officer coordinates with the local school districts to prevent overcrowding from becoming a significant issue.

Under the No Action Alternative, no construction is planned at the POM Installation. The existing utilities systems are privately owned and the responsibility of the utility providers. Energy efficiency measures are expected to reduce the demand on utilities and therefore result in less than significant impacts under all alternatives.

### **5.11 Hazardous, Toxic and Radioactive Substances**

Under Alternatives 1 and 2, the projects proposed within the POM and OMC boundaries could generate wastes classified as toxic and hazardous during building demolition. Hazardous materials such as asbestos-containing materials and lead-based paint would be removed and properly disposed in accordance with all applicable regulations. The proposed parking lot on top of the historic POM landfill would be designed to maintain the structural integrity of the clay cap. Proposed construction projects would not disturb known hazardous waste release sites on or near the OMC. The potential environmental effects from hazardous, toxic, or radioactive substances would be less than significant for all alternatives.

### **5.12 Public Health and Safety**

Construction under Alternatives 1 and 2 would not increase the potential for fires and risk to public safety. Construction would occur primarily in developed locations separated from natural resource areas

and woodlands. Moreover, construction crews for all projects would follow the standard operating procedures outlined in the Presidio of Monterey Fire & Emergency Services' *Fire Prevention Guide and Checklist for Contractors* and keep fire suppression equipment onsite. Consequently, the risk of fire would be less than significant. Potential impacts from a tsunami would not normally impact the POM Installation due to its location outside the risk zone. Construction activities would pose little or no risk to the public because of restricted access to the POM. The construction site on the OMC would be closed to the general public. Although construction activities could pose safety risks at any location all appropriate measures such as fencing and signage would be employed to reduce risk and increase public safety. The potential for public health and safety effects would be less than significant. Under the No Action Alternative, public health and safety would continue to be addressed through current POM and OMC safety programs.

### **5.13 Socioeconomics**

Alternatives 1 and 2 provide short and long-term beneficial impacts due to increases in employment opportunities. Both alternatives create similar economic growth for the region. Under the No Action Alternative, the number of instructors and support staff would increase based upon the projected student enrollment. An additional number of students and faculty have a long-term positive impact toward stimulating the local economy.

### **5.14 Environmental Justice**

Under Alternatives 1 and 2, increasing the number of barracks would reduce pressure on housing demand. These alternatives would have a beneficial effect with respect to environmental justice issues. Under the No Action Alternative, increased student enrollment would require additional housing and services from the neighboring communities. The potential effects on environmental resources would likely be more noticeable in lower income communities due to the affordability of housing. Nevertheless, given the relatively small number of students expected to live in these areas with respect to the overall communities the potential impacts would be less than significant.

### **5.15 Visual, Scenic and Aesthetic Resources**

Projects constructed under Alternatives 1 and 2 would have visual effects through the introduction of new buildings and facilities. Building renovation, demolition and construction would cause temporary adverse effects on the visual features of the work sites and surroundings locations. The POM Barracks Complex Phase I project under Alternative 1 would not obstruct scenic views of Monterey Bay from neighborhoods

outside the POM. Building shadows from this barracks would extend beyond the boundary of the POM only during the winter mornings.

Existing barricades would be replaced by state-of-the-art force-protection fencing surrounding the POM. These protective enclosures would be designed to enhance the aesthetic character of the POM while maintaining visual quality from adjacent neighborhoods. Effects on the visual character at the POM Installation would be less than significant. The long-range projects would also be designed to preserve scenic vistas from the OMC. Under the No Action Alternative, no new construction would occur. Existing buildings would remain in deferred maintenance status until operation and maintenance funding becomes available.

### **5.16 Cultural Resources**

Under Alternatives 1 and 2, the short-range project, POM Barracks Complex Phase I, includes construction of a parking lot atop the capped, historic POM landfill (a recorded archaeological site.) There is no ground disturbance associated with the construction of this parking lot or adverse effect to this archaeological site. A Section 106 consultation under the National Historic Preservation Act (NHPA) is on record and the California State Historic Preservation Officer concurs with the U.S. Army's no adverse effect determination for the POM Barracks Complex Phase I undertaking.

Under the long-range projects proposed for Alternative 1 and 2, the U.S. Army would need to complete supplemental environmental documentation, and in certain cases, a Section 106 consultation under the NHPA as part of the planning and design process. The POM Barracks Complex Phase IV project could require demolition of some or all of the buildings that constitute the Russian Village, which may result in a significant adverse effect on cultural resources because these buildings may be eligible for listing of the National Register of Historic Places (NRHP). A determination of eligibility for listing on the NRHP will be forthcoming.

The design features of the projects would comply, as applicable, with the Army's Installation Design Guide (IDG), the USAG-POM Integrated Cultural Resources Management Plan (ICRMP), and the *Programmatic Agreement Among the United States Army, the Advisory Council on Historic Preservation, and the California State Historic Preservation Officer Regarding Routine Maintenance of Historic Properties at the Presidio of Monterey* (PA). Other proposed structures would be constructed outside of the existing POM Historic District and at a distance so as not to affect it. Ground-disturbing activities associated with construction could result in inadvertent discoveries of archaeological deposits. Inadvertent discoveries would require implementation of procedures defined in the ICRMP and the

NHPA. Following the IDG, ICRMP and PA would ensure less than significant effects on cultural resources.

Under the No Action Alternative, the existing wooden buildings that are contributing elements to the POM Historic District would continue to deteriorate. The potential for adverse effects on cultural resources would be reduced to less than significant through continued adherence to the requirements outlined in the PA.

## 6.0 IMPLEMENTATION

Construction of the Preferred Alternative projects will proceed in accordance with the POM RPMP, the Military Construction Army process, and USACE work plan when funding becomes available.

## 7.0 MITIGATION COMMITMENTS

The U.S. Army is committed to sustaining and preserving the environment at the POM Installation. Appropriate mitigation measures are specified to eliminate or lessen the potential environmental impacts. These proposed mitigation measures are described in Chapter 4 of the Final EIS and outlined in Table 1 of this ROD. Some of these mitigation measures are required by law or addressed in the mandates of existing documents.

**Table 1. Summary of Mitigation Measures**

Resource Area	Mitigation Measure
Water Supply (short-term)	WS-1 – Water conservation measures and BMPs identified in the 2004 POM and OMC Water Management Plan and further refined since that time would be implemented in all new facilities. These measures would include using water saving devices, such as waterless urinals and low-flow toilets, and landscaping with drought tolerant native vegetation. Implementation of these conservation measures would reduce the water needs associated with the new buildings.
	WS-2 – Rainwater collection systems would be installed in all new buildings. Runoff from the roofs and courtyards would be stored in cisterns for use in the buildings' low-flow toilets. Reusing stormwater would offset a portion of the potable water demand from the new buildings.
	WS-3 – Purple piping for recycled water would be installed in all new buildings in anticipation of a future recycled water supply for the POM and the OMC. Recycled water availability is independent of drought conditions and represents one of the few "new" water sources available in the Monterey area. Recycled water could be used to meet non-potable water demand, such as landscape irrigation and toilet flushing, thereby decreasing potable water demand. Implementing this measure would prepare the OMC and the POM for a potential future water source; however, this measure would not affect the identified water supply effects until a recycled water source becomes available.
Water Supply (long-term)	Water Transfer – Because water rights above the projected need at the OMC are available, the Army could explore the feasibility of transferring a portion of the OMC's water rights to the POM to reduce the POM's projected supply shortfall under Alternative 1. A water transfer could involve reassigning a portion of the Army's water rights with MCWD (purveyor to the OMC) to Cal-Am (purveyor to the POM). A water transfer would increase the supply of water available to the POM without disrupting the supply/demand balance at the OMC. However, the MPWMD, in its comments on the Draft EIS, stated that this might not be feasible because the transfer of water rights would involve an interbasin transfer of water in an area that is under restrictions associated with the Cease and Desist Order and the Seaside Groundwater Basin Adjudication Decision.
	Water Trade – One water trade option depends on the fact that Cal-Am serves both the City of Seaside and the POM. A portion of the OMC water rights would be traded to the City of Seaside to augment the City of Seaside's water supply. In turn,

**Table 1. Summary of Mitigation Measures**

Resource Area	Mitigation Measure
	<p>the City of Seaside would trade a portion of its Cal-Am water supply allocation to the POM.</p> <p>Regional Water Project Buy-In – The Army could consider contracting additional water from its current water purveyors. Regional water supply projects are being developed that could potentially provide future new water supplies to the POM and the OMC if and when the regional projects are brought online. Many of these projects have had environmental documentation submitted or they are in the construction stage. This measure, however, would be effective only after a regional water supply project is realized.</p> <p>Additional Metering and Measures at the La Mesa Military Housing Facility – The La Mesa Military Housing Complex consists of housing, an elementary school and other facilities operated by the Army on behalf of the U.S. Navy. According to Cal-Am, the Army could consider installing water meters, implementing water conserving measures to claim water use credits, and employing water conservation measures for the proposed development at the POM. Unlike the OMC, which is served by the MCWD, the La Mesa Military Housing Complex is serviced by the MPWMD and the transfer of water credits would be more feasible. Currently, the facility uses about 200 AFY and consumption has been increasing by about 10 percent per year, and the facility has only one master meter, which limits the ability to assess water use and potential water saving measures.</p>
Water Quality	<p>WQ-1 – The proposed improvements would be constructed in ways that would not exacerbate flooding conditions downstream and would maximize stormwater infiltration and/or storage and minimize stormwater runoff and sediment erosion. The California Stormwater Construction General Permit has developed specific BMPs to achieve strict compliance with federal technology-based and water quality-based standards. The minimum BMPs required by the permit are contingent on the applicable sediment risk level as described by the permit and would include erosion control and sediment control BMPs. Other measures to improve stormwater quality would include good housekeeping practices, non-stormwater management on-site, run-on and run-off control, inspection, maintenance and repair measures, and implementation of a Rain Event Action Plan.</p> <p>During construction, engineering controls that may be used include hay bales, silt fencing, and inspection and monitoring would be implemented. Detailed construction plans would be developed at the time of project design and implementation. The details of each of these measures would be site-specific and described in the SWPPP for construction.</p> <p>WQ-2 – As part of the site design, BMPs would include non-structural controls as described in the California Stormwater Construction General Permit, such as green rooftops, impervious pavements, vegetated swales, setbacks and buffers that filter and settle out pollutants and provide for infiltration and/or storage at the POM and the OMC. Designs for the proposed projects may also include elongated trench drains, use of porous pavers in some existing and proposed areas of impervious surface, bio-retention cells, and chamber storage of stormwater (underground stormwater collection systems) in low elevation areas. Selection of a combination of these controls would be made during design of the proposed projects. By implementing these increases in storage, the peak runoff to Monterey Bay would be reduced to being either equal to preconstruction levels or lower as in compliance with the California Stormwater Construction General Permit.</p> <p>WQ-3 – Changes from construction can result in increased erosion and sediment transport capacity. Post-construction stormwater performance standards in the California Stormwater Construction General Permit specifically address water quality and channel protection events. Post-construction BMPs for water quality improvement include structural and non-structural controls, which detain, retain, or filter the release of pollutants to receiving waters after final stabilization is attained. Examples include downspout disconnection, soil quality preservation/enhancement, interceptor trees). Specific post-construction BMPs would be selected during project design and would comply with the post-construction runoff requirements of the California Stormwater Construction General Permit.</p>
Geology, Soils, and Mineral Resources	<p>GS-1 – The California Stormwater Construction General Permit has developed specific BMPs to achieve strict compliance with federal technology-based and water quality-based standards, as described in mitigation measure WQ-1. For each construction project, Permit Registration Documents would be prepared for submission to the SWRCB and would include a Notice of Intent, Risk Assessment, Site Map, SWPPP, a signed certification statement, post-construction documentation, and payment of fees. The findings of the Risk Assessment would determine the hazards associated with the site conditions and establish the specific compliance conditions of the permit. A SWPPP is required to be developed prior to construction to address the control of pollutant discharges using BMPs selected for the specific project and to address stormwater monitoring. The BMPs would include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Schedule construction sequences to minimize land disturbance during rainy and dry seasons</li> <li>• Provide soil stabilization to steep slope areas</li> <li>• Provide sediment controls to intercept and slow down stormwater flows</li> <li>• Cover stockpiled soil</li> <li>• Use dust suppressants, such as watering soils and unpaved roadways</li> <li>• Preserve existing vegetation where no construction activities are planned and wherever possible</li> <li>• Replant/revegetate all exposed disturbed areas immediately upon completion of construction</li> </ul>

**Table 1. Summary of Mitigation Measures**

Resource Area	Mitigation Measure
	<p>Following the completion of the development project, the site must meet the conditions for Termination of Coverage by certifying the site has been stabilized and there is no potential for construction-related stormwater discharges. On September 2, 2012, the new post-construction standards will be in effect, and post-construction BMPs and long-term maintenance plans will be required.</p> <p>GS-2 – LID techniques would be applied to the extent practical in replicating the pre-development natural hydrology of an area by using small-scale stormwater management design measures that mimic natural processes that slow, filter, infiltrate and detain runoff. These measures would help ensure that receiving waters are not negatively affected by changes in runoff temperature, volumes, durations, and flow rates. Several LID BMPs would include but be not limited to the following:</p> <ul style="list-style-type: none"> <li>• Permeable pavement</li> <li>• Rain gardens, bioretention and infiltration planters</li> <li>• Vegetated swales</li> <li>• Green roofs</li> <li>• Integration of native riparian buffers</li> <li>• Rain water harvesting or reuse where permissible</li> </ul>
Air Quality	<p>AIR-1 – This mitigation measure would include the implementation of the following BMPs:</p> <ul style="list-style-type: none"> <li>• Schedule construction sequences to minimize land disturbance during rainy and dry seasons</li> <li>• Provide soil stabilization to steep slope areas</li> <li>• Cover stockpiled soil</li> <li>• Use dust suppressants such as watering soils and unpaved roadways</li> <li>• Preserve existing vegetation where no construction activities are planned and wherever possible</li> <li>• Replant/revegetate all exposed disturbed areas immediately upon completion of construction</li> <li>• This mitigation measure also would include specifying some of the following BMPs/construction controls:</li> <li>• Apply water to surfaces three times a day</li> <li>• Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days)</li> <li>• Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations, and hydro-seed areas</li> <li>• Haul trucks shall maintain at least 2 feet of freeboard (the empty space below top of the trailer)</li> <li>• Cover all trucks hauling dirt, sand, or loose materials</li> <li>• Locate construction equipment and staging areas away from sensitive receptors and fresh air intakes to buildings and air conditions</li> <li>• Reduce use, trips, and unnecessary idling from heavy equipment</li> <li>• Maintain and tune engines per manufacturer’s specifications to perform at the CARB- and USEPA-certification levels and at verified standards applicable to retrofit technologies</li> <li>• Limit idling for all vehicles</li> <li>• Prohibit tampering with engines and require continuing adherence to manufacturer’s recommendations</li> <li>• If practicable, lease new, clean equipment meeting the most stringent of applicable federal and state standards</li> <li>• If practicable, use USEPA-registered particulate traps and other appropriate controls, where suitable, to reduce emissions.</li> </ul>
Vegetation and Wildlife	<p>BIO-1 – Focused biological surveys would be conducted by qualified professionals to identify the presence and location of individual special status plants with potential to occur within construction areas at the POM and the OMC. For any special status wildlife species encountered, the CDFG and the USFWS would be contacted to determine the appropriate course of action. Botanical surveys would include but not be limited to Yadon’s piperia, Hooker’s manzanita, small-leaved lomatium, Monterey spineflower, Monterey ceanothus, sandmat manzanita, and virgate eriastrum. If present, plants should be enumerated, photographed, and conspicuously flagged and/or fenced to maximize avoidance and determine the total number of individuals affected. Timing of field surveys and flagging should correspond with the blooming period when this species is most conspicuous and easily recognizable.</p> <p>BIO-2 – Complete consultation with the USFWS regarding effects on Yadon’s piperia and implement Biological Opinion recommendations, as required. Employ biological monitors at all construction sites prior to any soil disturbance or excavation. To reduce impacts to Yadon’s piperia habitat, construction designs would incorporate selective Monterey pine tree removal as a first choice as opposed to complete clear cutting the forest in undeveloped areas. Consult with the USFWS, as necessary,</p>

Table 1. Summary of Mitigation Measures

Resource Area	Mitigation Measure
	if unanticipated observance of these species occurs at construction sites. Establish Conservation Areas, as described in the Biological Assessment, to protect large populations of Yaden's piperia in undeveloped areas such as west of Building 630 at the POM (MACTEC, 2005) and north of Mason Road across from Building 829. Relocate Yaden's piperia into appropriate receptor sites using methods and monitoring protocols acceptable to the USFWS or when permissible, donate individual bulbs to organizations conducting research condoned by the USFWS on the species. Receptor sites should be chosen as to minimize spore drift outside of the nature preserve.
	BIO-3 - The contractor would adhere to the Tree Protection Procedures that have been adapted by the POM Installation from the City of Monterey.
	BIO-4 – All native trees scheduled for removal would be clearly flagged. Native trees at both the POM and the OMC must be replaced at a 2:1 ratio in accordance with the INRMP. Trees at the POM would include, but not be limited to, Monterey pine, coast live oak, and Monterey cypress. Coast live oaks are native trees at the OMC. All trees not scheduled for removal would be protected as described in mitigation measure BIO-2. Replacement trees, particularly Monterey pines, and would be of appropriate genetic stock for the Monterey peninsula as determined by the most up to date research.
	BIO-5 – Measures would be taken to avoid the introduction of exotic or invasive plant species. Prior to entering the project area, workers should inspect their clothing, including shoes, all vehicles, and equipment for invasive plant seeds or plant parts. If found, compressed water or air should be used within a designated containment area to remove pathogens, invasive plant seeds, or plant parts. Any invasive plant seeds or plant parts found in the containment area would be gathered, placed in plastic bags and taken to an appropriate disposal facility.  Restoration and revegetation of disturbed areas would be conducted using primarily site-specific native plants and a select number of other appropriate species from the POM Installation's approved plant list. To avoid or reduce the potential introduction of harmful, non-native plant pathogens and organisms, all nursery stock and other landscape components would be consistent with INRMP and require review and approval by Army Environmental staff prior to its use.
	BIO-6 – On the OMC prior to the implementation of construction activities, a qualified biologist would conduct surveys to determine the presence/absence of California tiger salamander within the construction zone. If California tiger salamanders are present, the USFWS would be consulted before construction begins to determine what measures should be implemented to avoid effects on these species.
	BIO-7 – To prevent effects on California tiger salamander, temporary exclusion fencing would be installed around the proposed project boundaries (including access roads and staging areas) prior to the start of construction activities. The fencing would be made of suitable material, buried at the bottom to be effective, and installed with oversight by a qualified biologist monitor. The fencing would be continuously maintained until all construction activities are completed. After construction is complete, the exclusion fencing would be removed.
	BIO-8 – Work within habitat occupied by special status plant and wildlife species would be limited to existing access roads and to the minimal area practical. Staging areas, spoils storage, and equipment/vehicle parking should occur on existing hardscape in designated areas outside of occupied habitat if feasible.
	BIO-9 - In order to comply with the HMP and associated Biological Opinion and amendments, all efforts would be made to salvage, transplant, or relocate special status plant and wildlife species encountered prior to or during construction activities, when considered feasible. Training of construction personnel for special status species identification would be facilitated through mitigation measure BIO-10.
	BIO-10 – Construction personnel would be trained prior to the commencement of construction regarding the biological resources present at the proposed project site. The training would be developed and provided by a qualified biologist familiar with the sensitive plant and wildlife species that may occur in the project area and would provide educational information on the natural history of these species, required mitigation measures to avoid effects, and penalties for not complying with biological mitigation requirements. All project personnel would be required to receive training before they start working.
	BIO-11 – To avoid violations of federal and state migratory bird protections and prevent effects on migratory bird species, project construction would be timed to occur outside the breeding bird season, which occurs generally from February 1 through August 31. If construction must occur during the migratory bird nesting season, two biological surveys shall be conducted, one 15 days prior to and a second 72 hours prior to the commencement of construction activities that could impact local breeding birds. The surveys shall be performed by a biologist with experience conducting local breeding bird surveys. The biologist shall prepare survey reports documenting the presence or absence of any protected native bird in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors). If a protected native bird is found, surveys would be continued in order to locate any nests. If an active nest is located, construction within 300 feet of the nest (500 feet for raptor nests) would be halted until the USFWS and the CDFG are notified, and guidance from these agencies is received and proper procedures are implemented. The USFWS and the CDFG would be contacted to confirm the size of the buffer zone and provide guidance on the required avoidance measures per individual species.

Table 1. Summary of Mitigation Measures

Resource Area	Mitigation Measure
	BIO-12 – A Tree Mitigation Plan would be implemented that includes measures such as replanting native tree species at a ratio of 2:1 in accordance with the INRMP. Restoration plantings would focus on site-specific native plants and adhere to landscape design standards outlined in the IDG and INRMP, including the selection, placement, and maintenance of plant material on the installation.
Traffic and Transportation	<p>T-1 – Continue the ongoing partnership with the MST to expand/refine the service routes connecting the POM and OMC to encourage use of alternative transportation.</p> <p>T-2 – Reconfigure parking and roadways within the POM Installation to be more receptive to bicycle and pedestrian accessibility.</p> <p>T-3 – Provide sidewalk and bicycle trail connectivity throughout the POM Installation to encourage non-vehicular travel within the POM.</p> <p>T-4 – Implement as appropriate the short-, medium-, and long-term recommendations provided in the 2010 Comprehensive Transportation Study (Gannett Fleming and Military Surface Deployment and Distribution Command, Transportation Engineering Agency, 2010) to mitigate effects associated with the proposed POM projects. These improvements range from simple signing and pavement marking improvements to intersection lane expansion and additions, and, in some cases, removal of unnecessary intersection legs. Due to the extensive number of projects recommended, the reader is referred to the actual 2010 Comprehensive Transportation Study, accessible from the POM web site, for further details.</p> <p>Traffic mitigation necessary for the development of a new gate at Highway 68 may be extensive. Because access to the POM would be from State Highway 68, Caltrans involvement and approval would be required. This type of project would require an environmental impact report or EIS. Additionally, the right-of-way along State Highway 68 would potentially require a deceleration lane in the northwesterly direction, and a left-turn deceleration lane in the southeasterly direction. If the Highway 68 gate moves beyond a conceptual level, the Army anticipates that the following mitigation measures may be necessary to construct a Highway 68 gate to serve the POM.</p> <p>T-5 – Prepare an EIR or EIS to comply with CEQA or NEPA, respectively, and other environmental requirements to develop the new ACP.</p> <p>T-6 – As part of the EIS or EIS, develop a detailed traffic engineering study and a microsimulation model to identify operational issues with the new potential ACP.</p> <p>T-7 – Negotiate with Caltrans to acquire new right-of-way for ingress and egress needs to serve the new ACP.</p> <p>T-8 – Encourage alternative modes of transportation (MST bus, carpool, parking at the OMC) during periods of extensive construction.</p> <p>T-9 – Develop a staging plan for each project that evaluates the possible use of nearby vacant land for staging and/or temporary parking to offset construction effects on existing parking facilities.</p>
Noise	<p>N-1 – Appropriate level of sound attenuation would be used or constructed to meet local ordinances, whenever possible. A potential sound attenuation measure that could be considered is temporary sound barriers near the construction activity noise source.</p> <p>N-2 – The construction contractor would be responsible for ensuring that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine enclosures, and engine vibration isolators, intact and operational. All construction equipment should be inspected at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers and shrouding).</p> <p>N-3 – Construction would take place during weekday, daytime hours (Monday through Friday from 7:00 A.M. to 5:00 P.M.). In addition to the above mitigation measure, the POM currently promotes quiet hours during the normal work week for some construction projects. This could include quiet hours between 6:00 A.M. and 10:00 A.M. on specific work days, if requested by affected staff.</p> <p>N-4 – Provision of public notification of the project to local area neighborhoods and posting of signage that provides a phone number for the public to call to register complaints about construction-related noise problems.</p>
Hazardous, Toxic and Radioactive Substances	<p>HW-1 – The ACM and LBP removed from building rehabilitation work would be managed according to local, state, and federal requirements. The DoD guidelines for management of LBP apply. The POM's Asbestos Management Plan to prevent human exposure to asbestos hazards would be implemented. The ACM would be managed and disposed in accordance with the MBUAPCD rules and policies.</p> <p>HW-2 – For construction projects that may affect the POM-05 landfill cap, the closure and post-closure maintenance plans would be modified. Proposed land use changes and development plans would be submitted to the local regulatory and land use agencies, the Central Coast RWQCB, and the CIWMB for approval. The plans would address the proposed parking lot design and mitigation of potential effects. There is no proposed construction directly in the landfill area. A parking lot is</p>

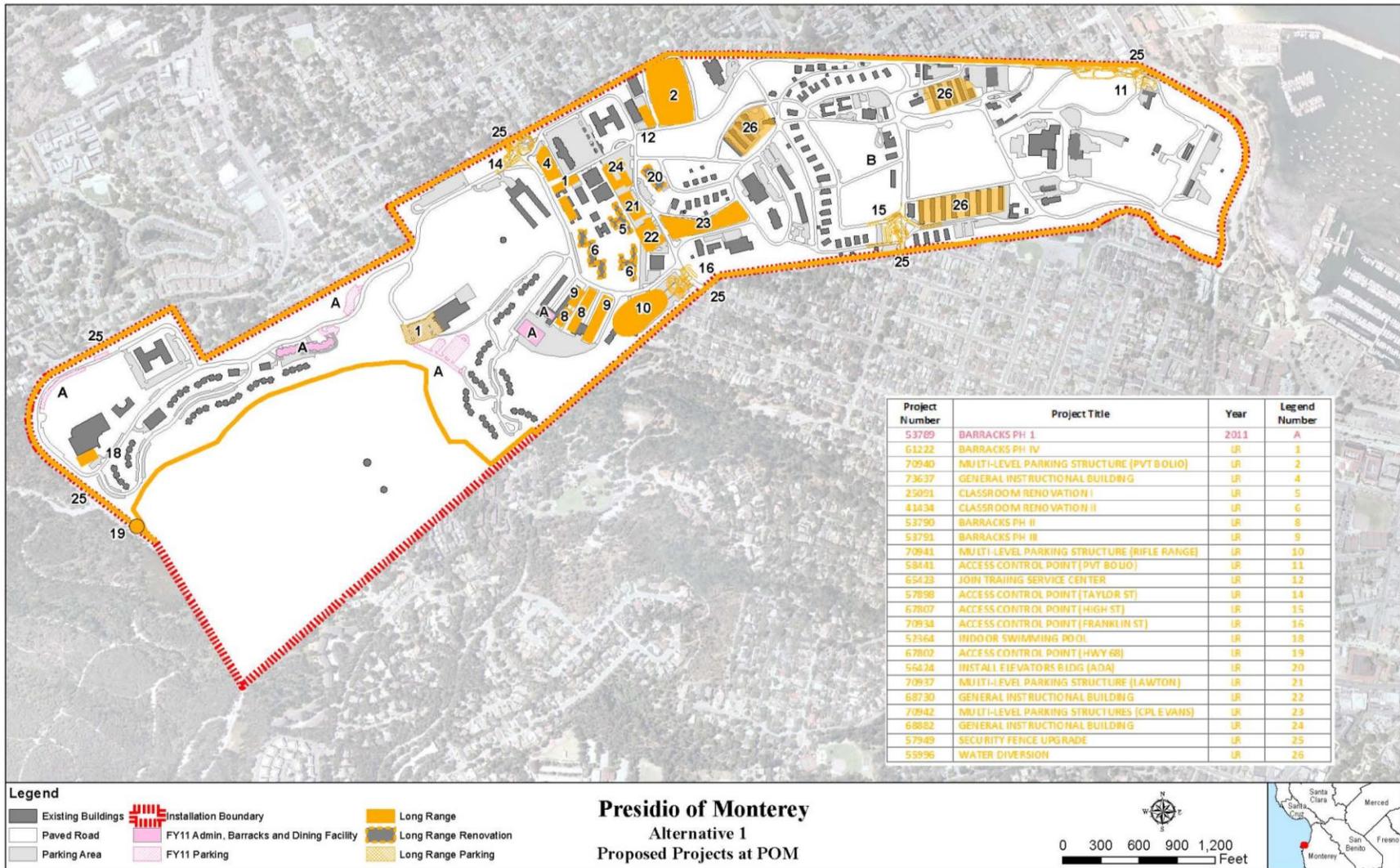
Table 1. Summary of Mitigation Measures

Resource Area	Mitigation Measure
	<p>proposed adjacent to the landfill; however, construction of this parking lot would be conducted in a manner that would not affect the landfill.</p> <p>HW-3 – Compliance with the California Stormwater Construction General Permit for stormwater practices would be necessary from the Central Coast RWQCB. This would also require development of a SWPPP that outlines BMPs for the Hazardous, Toxic, and Radioactive Substances hazardous materials handling and hazardous waste disposal in accordance with RCRA that would be implemented to reduce water quality effects associated with stormwater runoff and erosion.</p>
Visual, Scenic, and Aesthetic Resources	<p>There would be some visual effects on adjacent residences from construction of the proposed alternatives. These effects cannot be avoided, but they would be minimized to the extent practicable. Mitigation measures include, but are not limited to, minimizing the removal of mature healthy Monterey pines, using aesthetically attractive landscaping, planting additional native vegetation to serve as a visual buffer, selecting natural exterior colors more compatible with the surrounding area, and installing decorative fencing. Outdoor utility equipment would be shielded to the maximum extent practicable to minimize visual and aesthetic effects.</p>
Cultural Resources	<p>CR-1 - Construction activities associated with implementation of the RPMP have the potential to expose unknown subsurface cultural resources. If cultural resources are inadvertently discovered, work shall be halted within 30-meters of the find until it can be evaluated by a qualified professional archaeologist (per 36 CFR Part 61) and the USAG-POM Cultural Resource Manager. Inadvertent discoveries will require implementation of procedures set forth in the POM's ICRMP and Army Regulation (AR 200-1), which includes consultation procedures and planning requirements in Section 106 of the NHPA (16 U.S.C. 470f; 36 CFR Part 800).</p> <p>If an inadvertent discovery of human remains occurs, work shall cease within 30 meters of the find and immediate notification must be made to the USAG-POM Cultural Resource Manager. The Cultural Resource Manager will preliminarily determine if the remains are from a recent crime scene (50 years old or less) or are of Native American descent and will immediately notify the Garrison Commander. If the remains appear recent, a 30-meter radius will be declared off limits to everyone, except authorized personnel, and the Army's Criminal Investigation Command will assume control of the crime scene. If the remains appear to be of Native American descent, the Monterey County Coroner's Office and the Ohlone/Costanoan-Esselen Nation will be contacted.</p>
	<p>CR-2 – If Barracks Phase IV were to be built on the Rifle Range Road site, it could involve the demolition of some or all of the buildings that constitute the Russian Village classrooms. Mitigation would occur through the Section 106 consultation process, which could include at a minimum, a Memorandum of Agreement and recordation of the Russian Village to Historic American Buildings Survey standards.</p>

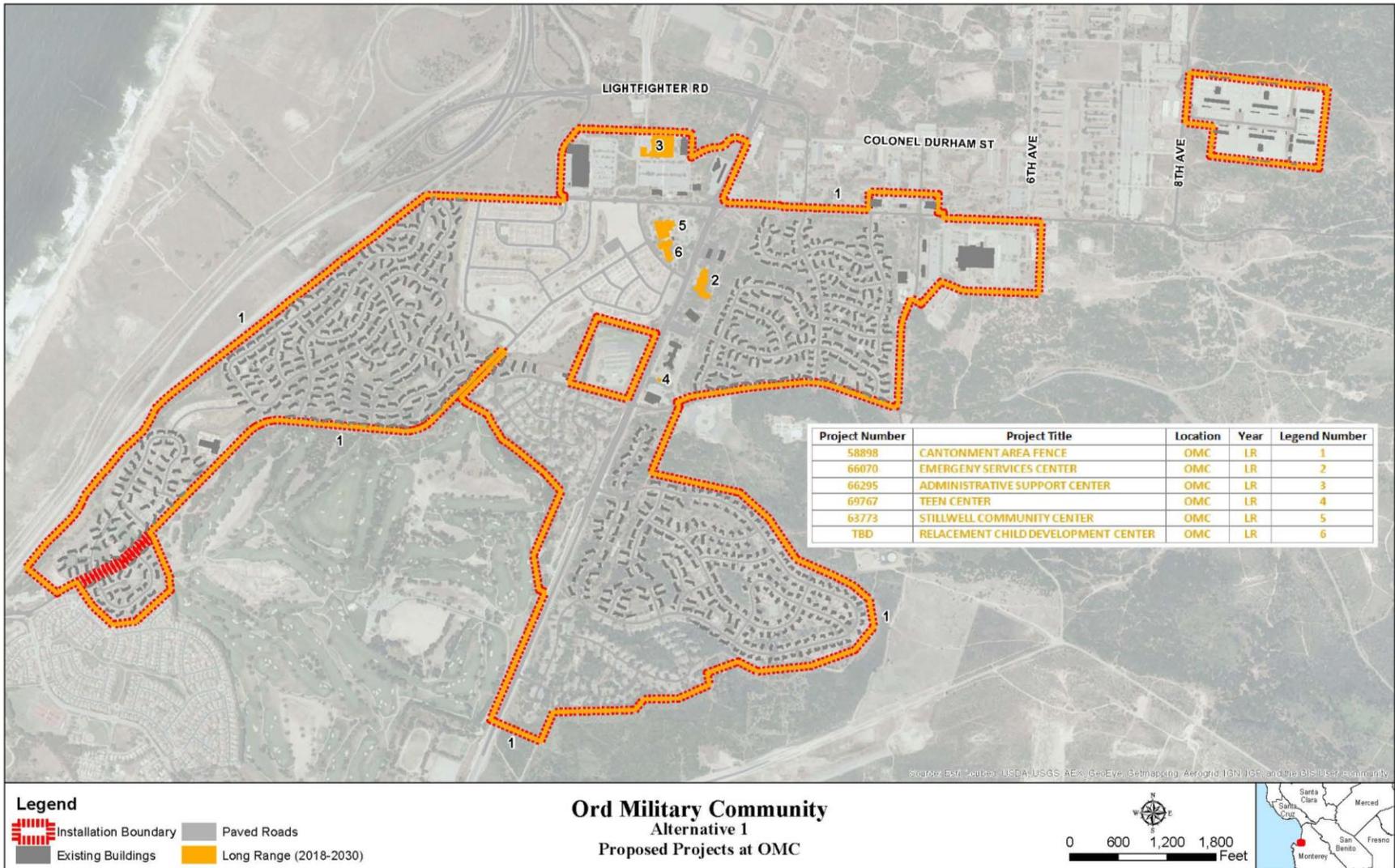
## 8.0 DECISION FOR IMPLEMENTATION OF THE REAL PROPERTY MASTER PLAN AT THE POM INSTALLATION

The U.S. Army identifies Alternative 1 as its Preferred Alternative. This alternative involves the implementation of the POM RPMP. Under the Preferred Alternative, development projects at the POM Installation include renovating existing facilities and constructing new ones. The POM Barracks Complex Phases I and IV are planned at the POM. The Preferred Alternative also proposes development of primary and support facilities such as Barracks Complex Phases II/III and additional GIBs within the centralized academic campus on the POM. The proposed project locations under the Preferred Alternative are shown in Figures 1 and 2.

Figure 1: Preferred Alternative – Proposed Projects at the POM



**Figure 2: Preferred Alternative – Proposed Projects at the OMC**



1 As the U.S. Army Installation Management Command Executive Director I have considered the results of  
2 the analysis in the Final EIS, supporting studies and comments provided through the public involvement  
3 process. Based on this review, I have determined that the Preferred Alternative provides the proper  
4 balance of initiatives for the protection of environmental and mission essential actions. The Preferred  
5 Alternative allows for timely implementation of the POM RPMP while providing the necessary facilities  
6 and infrastructure upgrades to meet the Department of Defense requirements.

7 My decision to proceed with the Proposed Action includes implementation of environmental mitigations  
8 as outlined in Section 7.0 of this ROD. All practicable means to avoid or minimize environmental harm  
9 from the selected alternative have been adopted. This decision supports the U.S. Army's effort to fulfill  
10 its mandated mission requirements and provide an exceptional learning environment. In conclusion I am  
11 approving this ROD for release and directing the U.S. Army Garrison Presidio of Monterey to proceed  
12 with the Proposed Action.

13

14

15

16 \_\_\_\_\_  
17 Joe Capps, Executive Director  
18 U.S. Army Installation Management Command  
19

\_\_\_\_\_ Date August ?? 2013